

MCKEE GENERAL CONTRACTOR BRANCH OFFICE
4101 East Goodwin Avenue; 4701 North San Fernando Road
CHC-2020-4513-HCM
ENV-2020-4514-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [City Council Motion 20-0587](#)
3. [Commission/ Staff Site Inspection Photos—July 9, 2020](#)
4. [Categorical Exemption](#)
5. [Historic-Cultural Monument Application](#)
6. [Historic Resource Assessment Report \(from Owner\)](#)

Please click on each document to be directly taken to the corresponding page of the PDF.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2020-4513-HCM
ENV-2020-4514-CE

HEARING DATE: August 20, 2020
TIME: 10:00 AM
PLACE: Teleconference (see
agenda for login
information)

Location: 4101 East Goodwin Avenue;
4701 North San Fernando Road West
Council District: 13 – O'Farrell
Community Plan Area: Northeast Los Angeles
Area Planning Commission: East Los Angeles
Neighborhood Council: Atwater Village
Legal Description: Arb 22-24, Lot PT 16,
Riverdale Tract

EXPIRATION DATE: The original expiration date of August 2, 2020 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.*

PROJECT: Historic-Cultural Monument Application for the
MCKEE GENERAL CONTRACTOR BRANCH OFFICE

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: GLC Colorado LLC
c/o Alan Cockburn
18201 Von Karman Avenue, Suite 1170
Irvine, CA 92612

Ralph Grocery Company
P.O. Box 54143
Los Angeles, CA 90054

APPLICANT: City of Los Angeles
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012

RECOMMENDATION That the Cultural Heritage Commission:

1. **Declare the subject property** an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.
2. **Adopt** the staff report and findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

CHC-2020-4513-HCM

4101 East Goodwin Avenue; 4701 North San Fernando Road West

Page 2 of 7

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Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachments:

City Council Motion 20-0587
Commission/Staff Site Inspection Photos—July 9, 2020
Historic-Cultural Monument Application

FINDINGS

- The McKee General Contractor Branch Office “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” for its association with the Robert E. McKee General Contractor, Inc., a national construction firm that contributed greatly to the development of Los Angeles in the 20th century.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

SUMMARY

The McKee General Contractor Branch Office consists of two commercial buildings (4101 East Goodwin Avenue and 4701 North San Fernando Road) located at the northwest corner of North San Fernando Road and East Goodwin Avenue in an industrial zone in Northeast Los Angeles. The subject property was historically used as offices for construction and general contracting companies, most notably as the branch office for master builder Robert E. McKee General Contractor, Inc. The building at 4101 East Goodwin Avenue was constructed in 1929 in the Spanish Colonial Revival architectural style as an office for Julian Clyde (J.C.) Bannister (1888-1971), a general contractor, but in 1938, was purchased by Robert E. McKee (1889-1964) and was converted into a residence. Later the building was reverted back to commercial use, but is currently vacant. The building at 4701 North San Fernando Road was constructed in the Spanish Colonial Revival architectural style by architect Charles M. Hutchinson (1881-1969) as an office for the McKee company in 1938. Both buildings were enlarged multiple times in subsequent years to accommodate the McKee company as they expanded locally. While it is unknown how long the McKee company occupied the subject property, based on permit records, it was at least throughout the 1970s. There are other auxiliary buildings on the lot, but they are excluded from the nomination.

U-shaped in plan, 4101 East Goodwin Avenue is two-stories in height and is of wood-frame and concrete construction with smooth stucco cladding. The building features a complex roof comprising flat, hipped, gabled, and shed volumes. There are two stucco chimneys with articulated caps. The primary, south-facing elevation is divided into three volumes: a two-story volume at the east, a one-story entrance volume at the center, and a one-story volume at the west. The east and center volumes are oriented to the southeast; the west volume faces south. The primary entrance is off-centered and accessed by concrete steps and a small stoop.

Fenestration consists of multi-lite steel casement windows, some with fixed transoms, and decorative wrought iron grilles. Interior features include exposed wood rafter beams, arched doorways, niches, original bathroom tile, and original wood panel doors.

The one-story building at 4701 North San Fernando Road is irregular in plan and is of wood-frame and concrete construction with smooth stucco cladding. The building is primarily capped by a flat roof, with its perimeter covered by a low-pitched hipped volume sheathed in red clay tiles. The primary, east-facing elevation is asymmetrically composed. The main entrance is centered and slightly recessed within a scalloped arch surround. This entrance is approached by a concrete walkway and quarry tile-clad steps. It comprises a single, paneled wood door flanked by sidelites and surmounted by a transom. Adjacent to the entrance is a large mural purportedly by Millard Sheets that faces south and reads "ROBERT E. MCKEE GENERAL CONTRACTOR INC." Fenestration consists of multi-lite steel casement windows.

Julian Clyde Bannister was born in Vail, Iowa in 1888 and arrived in Los Angeles sometime in the early twentieth century, circa 1912. He worked as an appraiser for the City of Los Angeles's Building Department and was then employed by the Edwards and Wildey Company, a prolific local building and construction firm. In the early 1920s, Bannister started his own general contracting firm. Notable commissions that were awarded to Bannister's firm at this time include the City Club Building on Spring Street (1924), St. Vincent's Hospital in the Westlake district (1925), and the Hollywood United Methodist Church (1926), as well as some public school campuses. Bannister's firm was also selected as general contractor for two of the original buildings at UCLA: Royce Hall and the Powell Library, both of which were completed in 1929. Bannister continued working as a building contractor well into the post-World War II period, and died in Northern California in 1971.

Robert Eugene McKee, Sr. was born in Chicago in 1889. He attended the Manual Training School of Washington University in St. Louis before moving to El Paso, Texas around 1910, where he set down roots and pursued a career in the construction industry. In 1913, he went into business for himself and opened his own general contracting company called Robert E. McKee General Contractor, Inc., which was headquartered in his adopted hometown of El Paso. Over the course of his career, McKee grew a small, upstart business venture into one of the nation's most prolific general contracting companies; the company completed projects in 35 of the 50 states, overseeing a multitude of large buildings. The McKee company managed to thrive during the Great Depression by pursuing government work including post offices and military facilities, and the firm continued such work during World War II. Robert E. McKee General Contractor, Inc. expanded operations to Southern California in the mid-1920s, and in 1938, the company established a branch office at the subject property. The firm took on large-scale projects throughout the region, and McKee remained active in his company until he passed away in 1964. Despite his passing, the McKee company continued to operate under the same name for many more years.

Charles Milton Hutchison was born in 1881 and raised in Pennsylvania. He studied at the University of Pennsylvania in the early 1900s; by 1916, he had relocated to Los Angeles and resided in the Westlake neighborhood. Hutchison initially worked in the office of architect Albert R. Walker and then for the partnership of Walker and Eisen before beginning his own practice in 1921. Known examples of his work as an independent practitioner include a five-story addition to the Don Lee Cadillac building at Seventh and Bixel streets (1922, not extant), and a large Tudor Revival style single-family dwelling in Los Feliz (Sherwood House, 1929, HCM #1026). Hutchison was also among the many architects that were engaged by the Los Angeles Board of Education (now LAUSD) to design and redesign its public school campuses after the 1933 Long Beach

Earthquake. Later in his life, Hutchison relocated to Northern California. He died in San Mateo County in 1969.

The property has sustained a number of alterations: 4101 East Goodwin Avenue was converted into a residence in 1938 (it was later converted back to an office) and the construction of an addition to the south- and west-facing elevations; the construction of an addition to the north-facing elevation in 1940; and the infill of the veranda on the north-facing elevation, the replacement of some steel windows with vinyl, the replacement of secondary entrance doors, and the addition of wrought iron fencing to the perimeter wall along the south-facing elevation, all at unknown dates.

4701 North San Fernando Road also experienced alterations that include a number of additions to the west-facing elevation in 1949, 1952, 1961 and 1973; an addition to the east-facing elevation and the addition of a mural to the entrance in 1961; the alteration of the fenestration pattern to accommodate these additions; and the addition of wrought iron perimeter fencing to the east-facing and south-facing property lines at an unknown date.

The 2012 CRA-LA Northeast Los Angeles River Revitalization Area historic resource survey, conducted by Historic Resources Group and Galvin Preservation Associates, on behalf of the former Community Redevelopment Agency of the City of Los Angeles (CRA-LA), identified the building at 4101 East Goodwin Avenue as a potentially eligible for federal, state, and local designation as “an excellent, intact example of Spanish Colonial Revival architecture applied to a low-rise commercial building. The building has a residential quality that belies the commercial use.”

DISCUSSION

The McKee General Contractor Branch Office meets one of the Historic-Cultural Monument criteria: it “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” for its association with the Robert E. McKee General Contractor, Inc., a national construction firm that contributed greatly to the development of Los Angeles in the 20th century.

As the company expanded operations, McKee opened a number of branch offices in locales throughout the United States to sustain the business’s swift and steady growth. The work of the Los Angeles Branch Office stands out in the firm’s history due to the number of high-profile projects undertaken locally. As one of the largest and most prolific contracting companies in the city, and the nation, the McKee company played an active role in the construction of many significant Los Angeles buildings, including Los Angeles Union Station (1939, HCM #101), Los Angeles International Airport Theme Building (1961, HCM #570), the federal prison on Terminal Island (1938), various construction projects at the Veterans Administration complex in West Los Angeles, the Statler Hotel (1952), UCLA Medical Center (1951), UCLA School of Engineering (1952), the Osteopathic Hospital at the County Hospital facility (1958), the Scottish Rite Cathedral (1961), the Kaiser Foundation Hospital in Panorama City (1962), and National City Plaza (1972). The firm’s history tells the account of a labor force that significantly influenced the growth of Los Angeles in the 20th century and has left a lasting impression on the City’s built environment.

While the subject property exhibits characteristics associated with the Spanish Colonial Revival architectural style such as its asymmetrical massing, clay tile roof, stucco exterior walls, arched openings, and steel windows with metal grilles, both buildings have been extensively altered over

the years, which has diminished their integrity. When the building at 4101 Goodwin Avenue was constructed in 1929, it was a small, 648 square-foot edifice purpose-built as an office; however, modifications completed in 1938 significantly changed the building's use, appearance, and spatial relationship with its environs. Specifically, at this time there were two volumes added measuring 510-square feet and 569-square feet to the primary, south-facing and west-facing elevations, which more than doubled the size of the original building. Furthermore, there have been multiple additions (in 1949, 1952, 1961, and 1973) to the original 2,900-square foot 1938 building at 4701 North San Fernando Road totaling more than 12,500-square feet that have significantly augmented its size, plan, configuration, and appearance. Therefore, staff do not find that either building represents "an excellent intact example of Spanish Colonial Revival architecture."

Despite the current condition, particularly of the interior of 4701 San Fernando Road, the subject property appears to retain a high level of integrity of location, materials, design, setting, workmanship, feeling, and association to convey its significance under criterion 1. Most alterations of the subject property occurred within the time that the Robert E. McKee General Contractor, Inc. company occupied the site and are representative of the firm's consistent growth over time.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 "*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*"

State of California CEQA Guidelines Article 19, Section 15331, Class 31 "*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*"

The designation of the McKee General Contractor Branch Office as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior's Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and

protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2020-4514-CE was prepared on July 10, 2020.

BACKGROUND

On May 19, 2020, the Los Angeles City Council, acting upon a motion introduced by Councilmember Mitch O'Farrell, initiated consideration of the subject property as an Historic-Cultural Monument worthy of preservation. On July 9, 2020, a subcommittee of the Commission consisting of Commissioners Barron and Kanner conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources. At the time of the inspection, the interior of the building at 4701 San Fernando Road was not accessible.

The original expiration date of August 2, 2020 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*.

HOLLY L. WOLCOTT
CITY CLERK

PETTY F. SANTOS
EXECUTIVE OFFICER

City of Los Angeles
CALIFORNIA



Eric Garcetti
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division
200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213) 978-1040

PATRICE Y. LATTIMORE
DIVISION MANAGER

CLERK.LACITY.ORG

When making inquiries relative to
this matter, please refer to the
Council File No.: [20-0587](#)

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

May 19, 2020

Council File No.: [20-0587](#)

Council Meeting Date: May 19, 2020

Agenda Item No.: 19

Agenda Description: CONSIDERATION OF AND ACTIONS RELATED TO MOTION (O'FARRELL - KREKORIAN) relative to initiating consideration of the properties located at 4101 East Goodwin Avenue and 4701 North San Fernando Road for inclusion in the City's list of Historic-Cultural Monuments.

Council Action: MOTION (O'FARRELL - KREKORIAN) - ADOPTED FORTHWITH

Council Vote:	YES	BOB BLUMENFIELD
	YES	MIKE BONIN
	YES	JOE BUSCAINO
	YES	GILBERT A. CEDILLO
	YES	MARQUEECE HARRIS-DAWSON
	ABSENT	JOSE HUIZAR
	YES	PAUL KORETZ
	YES	PAUL KREKORIAN
	YES	JOHN LEE
	YES	NURY MARTINEZ
	YES	MITCH O'FARRELL
	YES	CURREN D. PRICE
	YES	MONICA RODRIGUEZ
	YES	DAVID RYU
	YES	HERB WESSON

HOLLY L. WOLCOTT
CITY CLERK

Adopted Report(s)

Title
Motion

Date
05/12/2020

MOTION

Section 22.171.10 of the Administrative Code provides that the City Council, the Cultural Heritage Commission, or the Director of Planning may initiate consideration of a proposed site, building or structure as a Historic-Cultural Monument. The Cultural Heritage Commission, after reviewing and investigating any such Council initiated designation, shall approve or disapprove in whole or in part the proposed inclusion and submit a report upon such action to the City Council. In addition, Section 22.171.12 of the Administrative Code provides that there shall be a temporary stay of demolition, substantial alteration or removal of any such proposed location or structuring pending designation.

The properties located at 4101 E. Goodwin Avenue and 4701 San Fernando Road West, located, Los Angeles, CA 90039 was developed office spaces for construction and general contracting, most notably Robert E. McKee, a master builder. The structure retains a high level of integrity and appears eligible for listing as a historic resource.

It is imperative that the City's historic-cultural treasures be celebrated, and foremost, that its historical sites be preserved for future generations. The properties located at 4101 E. Goodwin Avenue and 4701 N. San Fernando Road West, Los Angeles, CA 90039, is an architectural resource as identified in SurveyLA, the City's Historic Resources Survey. It was identified as being an excellent intact example of a Spanish Colonial Revival architecture applied to a low rising commercial building.

I THEREFORE MOVE that the Council initiate consideration of the properties located at 4101 E. Goodwin Avenue and 4701 N. San Fernando Road West, Los Angeles, CA 90039 as a City Historic-Cultural Monument under the procedures set forth in Section 22.170.10 of the Administrative Code, and instruct the Planning Department to prepare the Historic Cultural Monument application for review and consideration of the Cultural Heritage Commission.

I FURTHER MOVE that after reviewing the application, the Cultural Heritage Commission submit its report and recommendation to the Council regarding the inclusion of the properties located at 4101 E. Goodwin Avenue and 4701 N. San Fernando Road West, Los Angeles, CA 90039, on the City's list of Historic-Cultural Monuments.


PRESENTED BY:

MITCH O'FARRELL

Councilmember, 13th District

SECONDED BY:

Paul Krikorian



May 12, 2020

MAY 12 2020

ORIGINAL

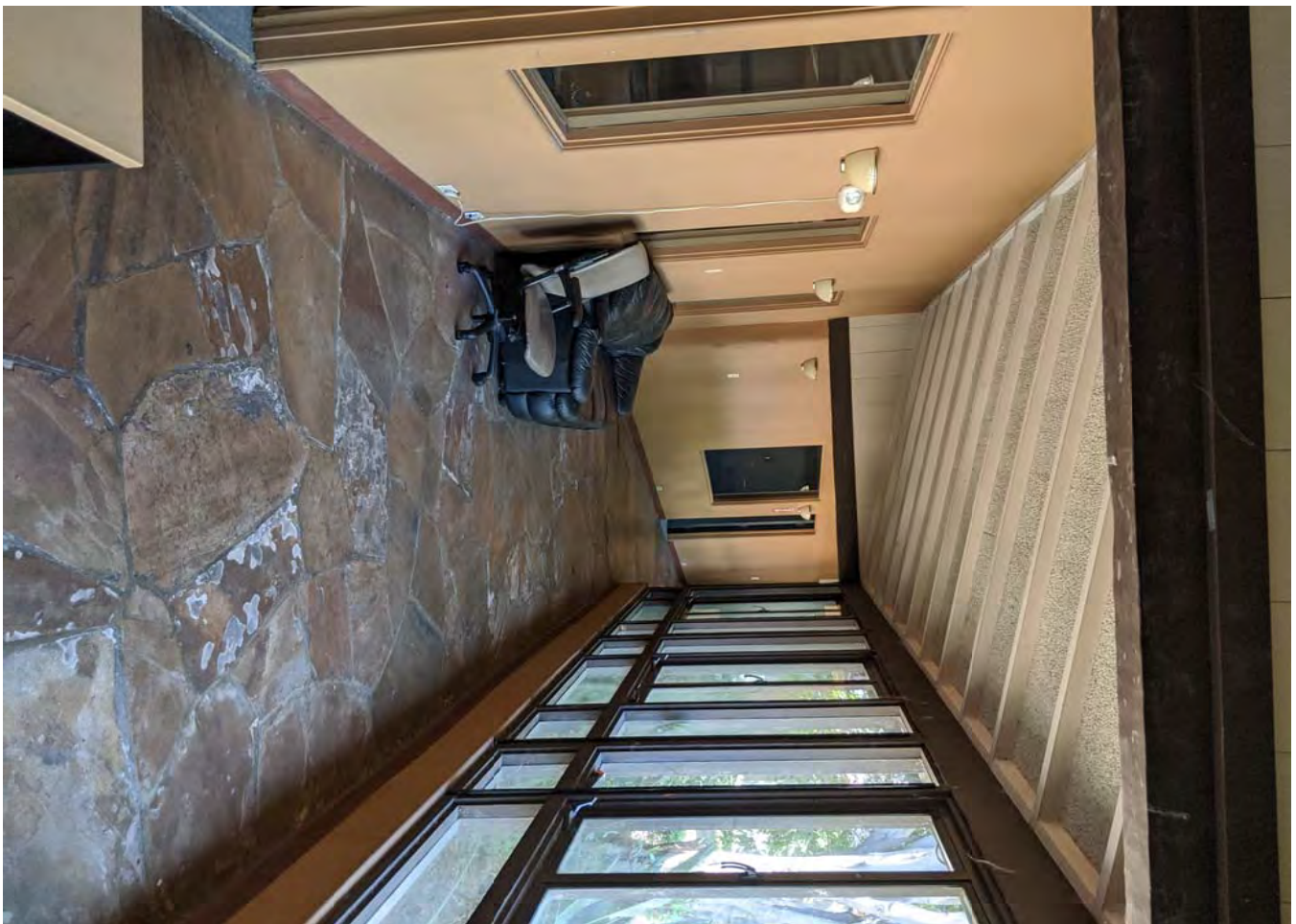


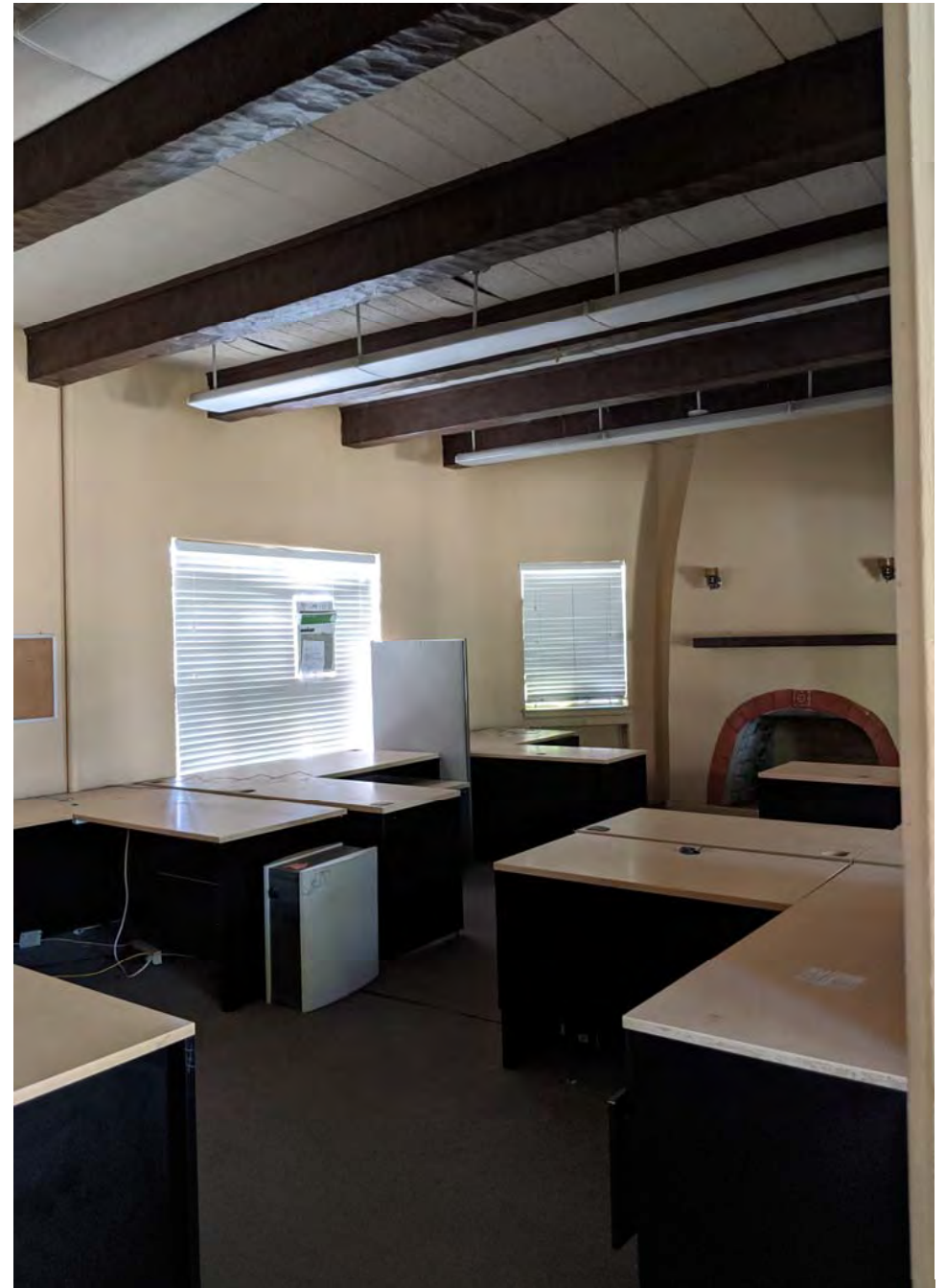








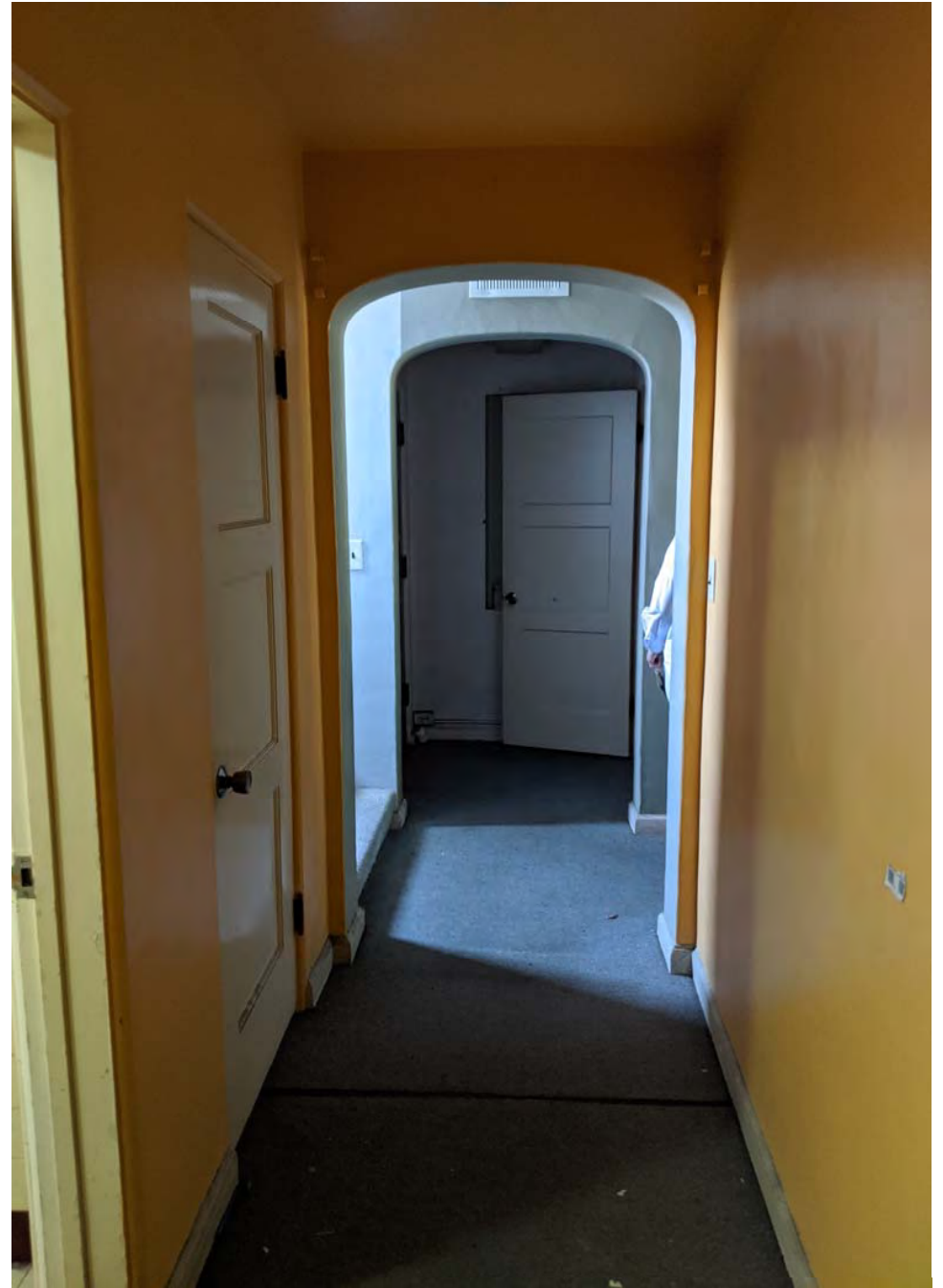


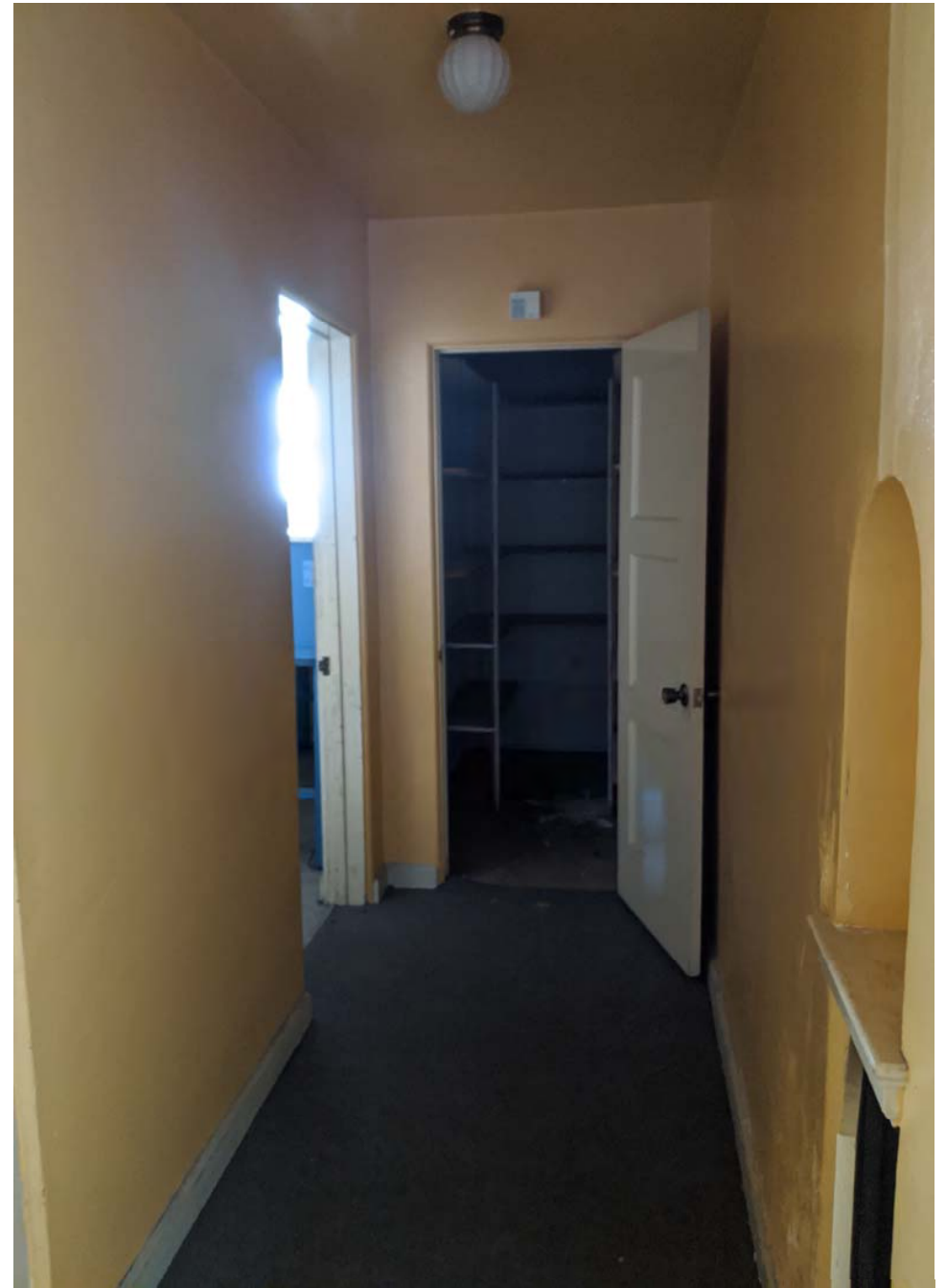










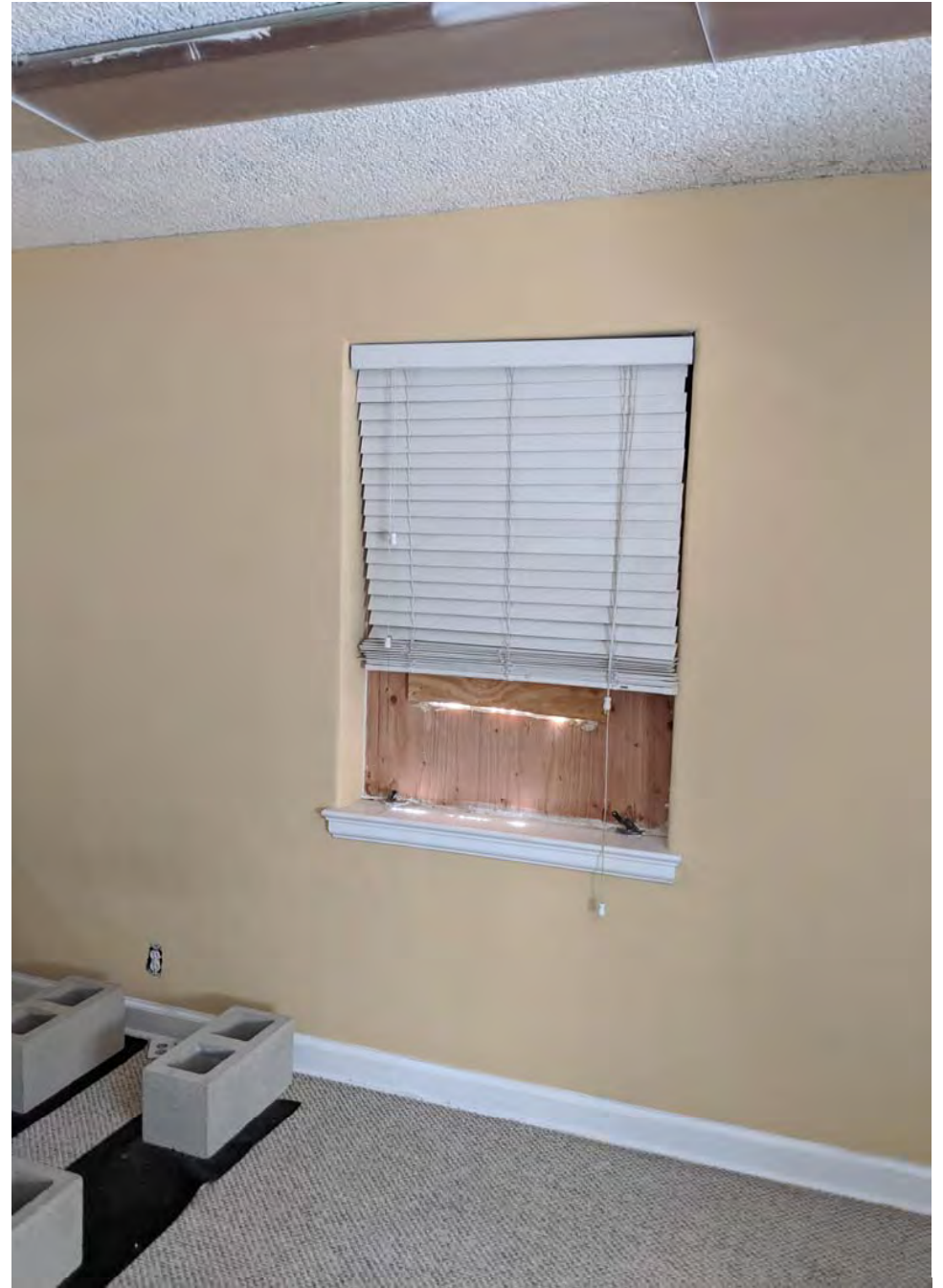


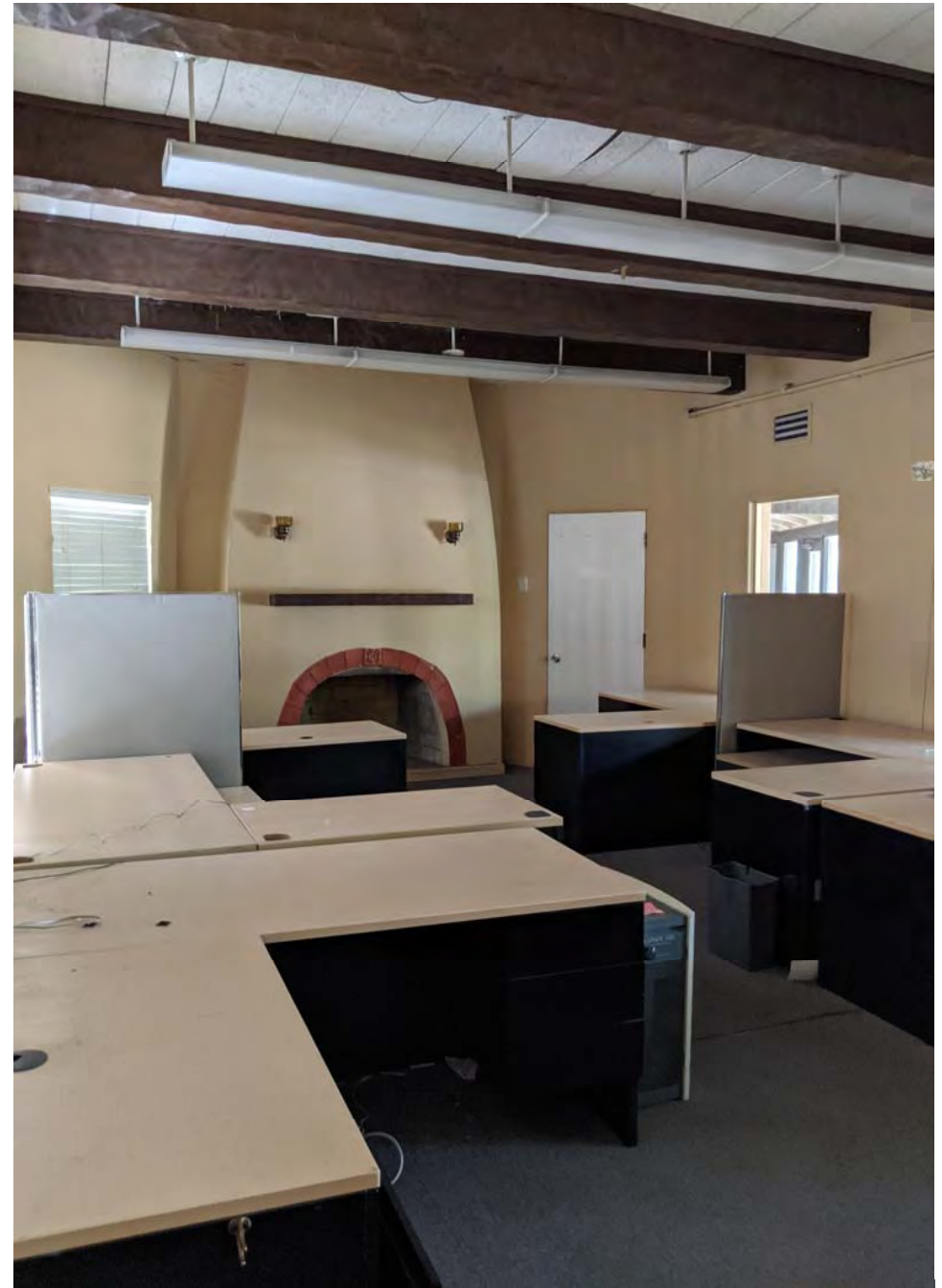


























































COUNTY CLERK'S USE

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

CHC-2020-4513-HCM

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2020-4514-CE

PROJECT TITLE

McKee General Contractor Branch Office

COUNCIL DISTRICT

13

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

4101 East Goodwin Avenue; 4701 North San Fernando Road, Los Angeles, CA 90039

☐ Map attached.

PROJECT DESCRIPTION:

Designation of the McKee Construction Company as an Historic-Cultural Monument.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

N/A

CONTACT PERSON (If different from Applicant/Owner above)

Melissa Jones

(AREA CODE) TELEPHONE NUMBER

213-847-3679

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) 8 and 31☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

☐ Additional page(s) attached

Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the **McKee General Contractor Branch Office** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Melissa Jones

[SIGNED COPY IN FILE]

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

N/A

FEE:

N/A

RECEIPT NO.

N/A

REC'D. BY (DCP DSC STAFF NAME)

N/A

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name:					
Other Associated Names:					
Street Address:				Zip:	Council District:
Range of Addresses on Property:				Community Name:	
Assessor Parcel Number:	Tract:			Block:	Lot:
Identification cont'd:					
Proposed Monument Property Type:	Building	Structure	Object	Site/Open Space	Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:					

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built:	Factual	Estimated	Threatened?	
Architect/Designer:			Contractor:	
Original Use:			Present Use:	
Is the Proposed Monument on its Original Site?		Yes	No (explain in section 7)	Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style:		Stories:	Plan Shape:
<i>FEATURE</i>	<i>PRIMARY</i>	<i>SECONDARY</i>	
CONSTRUCTION	Type:	Type:	
CLADDING	Material:	Material:	
ROOF	Type:	Type:	
	Material:	Material:	
WINDOWS	Type:	Type:	
	Material:	Material:	
ENTRY	Style:	Style:	
DOOR	Type:	Type:	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

Listed in the National Register of Historic Places	
Listed in the California Register of Historical Resources	
Formally determined eligible for the National and/or California Registers	
Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designations:	

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
2. Is associated with the lives of historic personages important to national, state, city, or local history.
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Applicant

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

Property Owner

Is the owner in support of the nomination?

Yes

No

Unknown

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

Nomination Preparer/Applicant's Representative

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| 1. ✓ Nomination Form | 5. ✓ Copies of Primary/Secondary Documentation |
| 2. ✓ Written Statements A and B | 6. ✓ Copies of Building Permits for Major Alterations
(include first construction permits) |
| 3. ✓ Bibliography | 7. ✓ Additional, Contemporary Photos |
| 4. ✓ Two Primary Photos of Exterior/Main Facade
(8x10, the main photo of the proposed monument. Also
email a digital copy of the main photo to:
planning.ohr@lacity.org) | 8. ✓ Historical Photos |
| | 9. ✓ Zimas Parcel Report for all Nominated Parcels
(including map) |

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.



I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.



I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.



I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Melissa Jones

Name: City Planning Associate, OHR Date: 8-5-20

Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

Phone: 213-874-3679
Website: preservation.lacity.org

MCKEE GENERAL CONTRACTOR BRANCH OFFICE
4101 East Goodwin Avenue; 4701 North San Fernando Road

A. Property Description

Site

The subject property is located at the northwest corner of North San Fernando Road and East Goodwin Avenue in an industrial zone in Northeast Los Angeles. Located north of the Atwater Village neighborhood, this industrial zone comprises a long, narrow stretch of land that is bounded by the Los Angeles River on the west and the Southern Pacific Railroad right-of-way on the east. The area is primarily developed with low-scale, vernacular industrial buildings with large footprints.

The subject property occupies a large industrial parcel that is flat and roughly trapezoidal in shape. It is surrounded by industrial development on the north, west, and east. To the south, on the opposite side of Goodwin Avenue, is a residential neighborhood that is primarily developed with single-family dwellings.

The site includes two buildings designed in the Spanish Colonial Revival architectural style: a two-story commercial building at the south end of the property (4101 East Goodwin Avenue) that was constructed in 1929, and a single-story commercial building at the east end of the property (4701 North San Fernando Road) that was constructed in 1938. There are other industrial buildings and ancillary structures on the property, which are not included in the nomination.

Exterior

4101 East Goodwin Avenue

U-shaped in plan, the subject building is of wood-frame and concrete construction with smooth stucco cladding. The building features a complex roof comprising flat, hipped, gabled, and shed volumes. The flat volume is not visible, but appears to be sheathed in rolled asphalt and is spanned by a low parapet with clay tile coping. The other volumes are low in pitch, sheathed in clay tiles, and feature shallow eaves and exposed rafter tails. There are two stucco chimneys with articulated caps.

The primary, south-facing elevation is divided into three volumes: a two-story volume at the east, a one-story entrance volume at the center, and a one-story volume at the west. The east and center volumes sit at a slight angle and are oriented to the southeast; the west volume is aligned with the cardinal directions and faces due south. The center volume is defined by a small elevated stoop that is accessed by three concrete steps. The stoop leads to a single paneled wood door that reads as the main entrance. This door is obscured by a metal screen, and is set within a decorative surround comprising a stylized arch and inset keystone. Fenestration on the primary elevation consists of multi-lite steel casement windows with fixed transoms. Some of the windows feature decorative wrought iron grilles.

The east and west elevations feature multi-lite steel casement windows, some with decorative wrought iron grilles.

The rear, north-facing elevation is oriented around a small courtyard. This elevation is approached by a walkway that spans the courtyard and is recessed beneath the roof, which is supported by squared wood posts. This walkway leads to a rear entrance comprising a single, glazed wood door and sidelite. Other walls facing the courtyard are extensively glazed and consist of bands of fixed, floor-to-ceiling wood windows. Fenestration consists of multi-lite steel casement windows.

4701 North San Fernando Road

Irregular in plan, the subject building is of wood-frame and concrete construction with smooth stucco cladding. The building is primarily capped by a flat roof that appears to be sheathed in rolled asphalt, with its perimeter covered by a low-pitched hipped volume sheathed in red clay tiles. Punched into its center is a small interior courtyard, which is enveloped by walls on all sides and is not visible from the street.

The primary, east-facing elevation is asymmetrically composed. The main entrance is centered and slightly recessed within a scalloped arch surround. This entrance is approached by a concrete walkway and quarry tile-clad steps. It comprises a single, paneled wood door flanked by sidelites and surmounted by a transom. The sidelites and transom are all accentuated by spindled wood grilles. Adjacent to the entrance is a large mural purportedly by Millard Sheets that faces south and spans the full height of the building. Commissioned by the building's former tenant, a general contracting company, this mural depicts various themes in building construction and features the former tenant's name: "ROBERT E. MCKEE GENERAL CONTRACTOR INC."

There are additional entrances on the north-facing elevation, each of which is slightly elevated and is approached by a small stoop and concrete steps. The south elevation features a canted bay projection, which is capped by a low-pitched hipped roof with red clay tile cladding, slight eaves, and exposed rafter tails. Fenestration on all elevations consists of multi-lite steel casement windows.

Alterations

The property has sustained a number of alterations: 4101 East Goodwin Avenue was converted into a residence in 1938 (it was later converted back to an office) and the construction of an addition to the south- and west-facing elevations; the construction of an addition to the north-facing elevation in 1940; and the infill of the veranda on the north-facing elevation, the replacement of some steel windows with vinyl, the replacement of secondary entrance doors, and the addition of wrought iron fencing to the perimeter wall along the south-facing elevation, all at unknown dates.

4701 North San Fernando Road also experienced alterations that include a number of additions to the west-facing elevation in 1949, 1952, 1961 and 1973; an addition to the east-facing elevation and the addition of a mural to the entrance in 1961; the alteration of the fenestration pattern to accommodate these additions; and the addition of wrought iron perimeter fencing to the east-facing and south-facing property lines at an unknown date.

Permit History

- 1929 Permit issued to construct a new 2-story office building at the south end of the property (4101 E. Goodwin Ave). J.C. Bannister is listed as the architect, contractor, and owner. Bannister was a general contractor; this building was erected to house his company's offices.
- 1938 Permit issued to construct a new, one-story office building at the southeast corner of the property (4701 N. San Fernando Rd). Charles M. Hutchison is listed as the architect; William Mellema is listed as the contractor; Robert E. McKee is listed as the owner. When this building was constructed, its address was listed as 4700 N. San Fernando Rd.
- Permit issued to convert 4101 E. Goodwin Ave from an office to a residence, and to append a living room/service wing addition to the primary (south) and west elevation.
- 1940 Permit issued to add 2 new bedrooms with baths on the ground floor of 4101 E Goodwin Ave. This appears to have resulted in a small addition to the rear elevation. Postle and Postle are listed as the architects; Robert E. McKee is listed as the contractor and owner.
- Permit issued to alter tile work in bathrooms of 4101 E. Goodwin Ave. B.V. Collins is listed as the contractor; Robert E. McKee is listed as the owner.
- 1944 Permit issued for interior improvements to 4701 N. San Fernando Rd, all relating to the refinishing of the basement level. Robert E. McKee is listed as the contractor and owner. Permit issued to repair termite damage to 4101 E. Goodwin Ave. Terminix Company is listed as the contractor; Robert E. McKee is listed as the owner.
- 1949 Permit issued to construct a 70' x 50' addition to the southwest corner of 4701 N. San Fernando Rd to accommodate 3 offices, a hall, and a toilet. C.M. Hutchison and M.R. Lawson are listed as the architects; Robert E. McKee is listed as the contractor and owner. A Certificate of Occupancy was issued in Aug. 1950.
- 1952 Street address of office building at the southeast corner of the property was changed from 4700 N. San Fernando Rd to 4701 N. San Fernando Rd. Permit issued to construct a 22' x 48' addition to the northwest corner of 4701 N. San Fernando Rd to accommodate an expanded estimating department, 2 offices, and 1 toilet. Charles M. Hutchison and Marshall R. Lawson are listed as the architects; Robert E. McKee is listed as the contractor and owner.¹⁴ A Certificate of Occupancy was issued in Sept. 1952.

- 1956 Permit issued to remodel/ relocate interior partitions on 4701 N. San Fernando Rd. Robert E. McKee is listed as the contractor and owner.
- 1961 Permit issued to construct two additions to 4701 N. San Fernando Rd: a 13' x 24' addition to the west elevation, and a 17' x 40' addition to the primary elevation, to accommodate expanded offices. Charles M. Hutchison is listed as the architect; Robert E. McKee is listed as the contractor and owner. A Certificate of Occupancy was issued in Nov. 1961.
- 1968 Permit issued for interior improvements to 4701 N. San Fernando Rd; scope included the addition of partitions in basement. Robert E. McKee is listed as the contractor and owner.
- 1972 Sign permit issued. Scope included modification of letters on the primary elevation of 4701 N. San Fernando Rd to read "ROBERT E MCKEE INC." This sign does not appear to be extant. Federal Sign & Signal is listed as the contractor; Robert E. McKee is listed as the owner.
- 1973 Permit issued to construct a 90' x 78' addition to the west elevation of 4701 N. San Fernando Rd. This addition significantly enlarged the building and resulted in the creation of the interior courtyard. Haas Greenfield Associates is listed as the architect; Robert E. McKee is listed as the owner. A Certificate of Occupancy was issued in Jul. 1974.
- Post-1973* Various, mostly minor alterations have been made to the subject buildings and their immediate environs, which because of their minor scope are not reflected in the permit record. Among these alterations are the replacement of some doors and windows (4101 E. Goodwin Avenue), and the addition of wrought iron perimeter fencing (both buildings). 4101 E. Goodwin Avenue, used as a residence for many years, has been reverted back to an office.
- 2017 Electrical permit issued to install one dedicated outlet at 4701 N. San Fernando Rd. Brennan Electrical Inc. is listed as the contractor; Ralphs Grocery Co. is listed as the owner.

B. Statement of Significance

The McKee General Contractor Branch Office meets one of the Historic-Cultural Monument criteria:

It “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” for its association with the Robert E. McKee General Contractor, Inc., a national construction firm that contributed greatly to the development of Los Angeles. As one of the largest and most prolific contracting companies in the city, the McKee company was responsible for the construction of many significant Los Angeles buildings. The firm’s history tells the account of a labor force that majorly influenced the growth of Los Angeles in the twentieth century.

The two subject buildings were historically used as offices for construction and general contracting companies. 4101 East Goodwin Avenue was constructed in 1929 as an office for Julian Clyde (J.C.) Bannister, a general contractor, but in 1938 was converted into a residence, when the property was purchased by Robert E. McKee. It was later reverted back to commercial use, but is currently vacant. 4701 North San Fernando Road was constructed as an office for the general contractor Robert E. McKee in 1938. The building was enlarged multiple times in subsequent years to accommodate the McKee company as they expanded locally. These alterations occurred within the period of significance for the subject property – the time during which the McKee company occupied the site – and the property retains a high level of integrity of location, materials, design, setting, workmanship, feeling, and association to convey its significance.

The 2012 CRA-LA Northeast Los Angeles River Revitalization Area historic resource survey, conducted by Historic Resources Group and Galvin Preservation Associates, on behalf of the former Community Redevelopment Agency of the City of Los Angeles (CRA-LA), identified the building at 4101 East Goodwin Avenue as a potentially eligible for federal, state, and local designation as “an excellent, intact example of Spanish Colonial Revival architecture applied to a low-rise commercial building. The building has a residential quality that belies the commercial use.”

Industrial Development in Northeast Los Angeles

The subject property is associated with broad patterns of industrial development that have characterized this peripheral pocket of Northeast Los Angeles since the early decades of the twentieth century. This area is often described as the northern section of Atwater Village; however, it is more accurately depicted as an interstitial zone that sits along the eastern bank of the Los Angeles River and is sandwiched between the communities of Atwater Village (south) and Glendale (north and west).

This area of Los Angeles was very sparsely developed prior to the turn of the twentieth century. It was located several miles from the central business district, and while a network of streetcars

began to extend into some parts of Northeast Los Angeles, they did not yet reach this far into the urban periphery, making this area somewhat difficult to access. Moreover, its location on the banks of the Los Angeles River – which was known for its unpredictable course and tendency to flood – was not particularly conducive to large-scale development. Rather, at that time the dominant land use in the area was agriculture.

Rail transport has long been a determinant of development patterns in this area of the city, beginning in the 1870s, when the Southern Pacific Railroad constructed a route connecting San Francisco and Los Angeles. The tracks associated with this route transected the San Fernando Valley and extended south to Downtown Los Angeles, via a route that generally paralleled the course of the Los Angeles River and San Fernando Road. Development soon began to coalesce alongside the rail corridor.

In the early twentieth century, Los Angeles's expanding streetcar network opened branch lines that reached out into areas north and east of downtown, providing convenient access to these once-peripheral pockets of the city. The arrival of these interurban rail lines "transformed a largely pastoral landscape characterized by ranches and farms to a collection of full-service working and middle-class neighborhoods powered by a robust industrial sector." Developers acquired large tracts of land in proximity to streetcar lines, subdividing them into residential neighborhoods that were largely geared toward working and middle-income households. Detached, single-family residences accounted for the majority of development in these suburban neighborhoods as they matured in the early decades of the twentieth century.

However, the properties nearest the Southern Pacific Railroad tracks, such as the subject property, witnessed a flurry of industrial development, giving rise to a teeming industrial district that was oriented alongside the railroad corridor. These railroad-adjacent parcels were conducive to industrial uses, as their location allowed for the easy transport of raw materials and manufactured goods into and out of the city. In addition, industrial employers provided a multitude of jobs that fueled the development of working-class neighborhoods in the surrounding areas.

A variety of industrial uses were represented in this railroad-adjacent industrial corridor. Among the myriad businesses that set up shop in Northeast Los Angeles included ceramic and pottery manufacturers, furniture makers, clothing manufacturers, food processors, wholesale bakeries, and engine repair companies. Other common industrial uses that were represented here included construction yards, concrete production, metal shops, and other construction-affiliated enterprises.

Industrial development in Northeast Los Angeles continued apace for the better part of the 20th century. However, by the turn of the 21st century some of the more notable industrial complexes in this area had shuttered, and their properties had been repurposed for contemporary uses.

Consistent with the surrounding area's broad patterns of industrial development, the subject property historically served as the offices and equipment yard of two general contracting companies: J.C. Bannister and Robert E. McKee General Contractor, Inc. In 1929, Bannister, of

Los Angeles, constructed 4101 East Goodwin Avenue as the offices of his construction company, which was known as J.C. Bannister and later as Bannister-Field. In 1938, the property was purchased by another general contractor, Robert E. McKee. McKee's construction company, Robert E. McKee General Contractor, Inc., was headquartered in El Paso, but used the subject property as a branch office to support its project load in Southern California. Not long after purchasing the property, McKee converted the existing office at 4101 East Goodwin Avenue into a residence – presumably for his own use when visiting Los Angeles– and then constructed a new office building at the east end of the property (4701 North San Fernando Road). McKee further improved the property by erecting ancillary structures and an equipment yard to the rear of these buildings, taking advantage of the 3.25 acre parcel. It is not known how long Robert E. McKee General Contractor, Inc.'s Los Angeles offices occupied the subject property; permit records indicate that the company remained here through at least the 1970s.

Robert E. McKee

Robert Eugene McKee, Sr. was born in Chicago in 1889. As a young child, he moved to St. Louis with his family and attended the Manual Training School of Washington University. Around 1910, McKee moved to New Mexico and then to El Paso, Texas, where he set down roots and pursued a career in the construction industry. In 1913 he went into business for himself and opened his own general contracting company called Robert E. McKee General Contractor, Inc., which was headquartered in his adopted hometown of El Paso.

McKee's fledgling business quickly grew into one of El Paso's largest and most prolific general contracting firms. Between 1913 and 1920, McKee contracted for more than a million dollars' worth of construction, and his company expanded into many southwestern states. As the business grew, it undertook projects that were larger in scale and more complex in scope including commercial blocks, train depots, hospitals, and schools. Between 1929 and 1930, McKee worked with hotelier Conrad Hilton and architect Henry Charles Trost and constructed the Hilton Hotel (now called the Plaza Hotel) in El Paso.

Due in large part to its size, Robert E. McKee General Contractor, Inc. had the personnel to take on large-scale projects related to military and government operations during World War II. In the 1940s, the firm constructed what was then the nation's largest military center near Brownwood, Texas in a mere ten months, and also constructed large military installations in the Panama Canal Zone in what was then the Territory of Hawaii. Among its best-known projects outside of El Paso include the construction of the Naval Docks and Marine Hospital in San Diego (1935); facilities at Hickam Field, Hawaii (1940-41); Camp Bowie near Brownwood, Texas (1939-40); the Los Alamos Atomic Energy Project facilities near Los Alamos, New Mexico (1942-45); and the Air Force Academy near Colorado Springs, Colorado (1956).

By the postwar period, the company had a presence in almost every state in addition to U.S. territories, including Hawaii and the Panama Canal Zone. McKee opened a number of branch offices in locales throughout the United States to sustain the business' growth. Branch offices

were opened in Dallas, Santa Fe, Los Angeles, San Francisco, Honolulu, and the Panama Canal Zone – all places where McKee’s business was awarded considerable work. By the 1960s, the firm had completed projects in 35 of the 50 states, and had developed particular expertise in the construction of extremely large-scale institutional projects including hospitals, college and university campuses, and airports in cities across the nation. At one point there were 42,000 employees on the company’s payroll, which rendered the firm among the largest and most prolific private contracting companies in the nation.

Robert E. McKee died on October 21, 1964 in El Paso. However, his firm, including branch offices, remained active and continued to operate under the same name for many more years.

Los Angeles Branch Office

Los Angeles was one of many locations across the nation in which Robert E. McKee General Contractor, Inc. opened and operated branch offices as the company grew. The work of the Los Angeles Branch Office stands out in the firm’s history due to the number of high-profile projects undertaken locally.

It is not known precisely when McKee opened a branch office in Los Angeles, but he appears to have first started working in Southern California in the mid-1920s. The first known mention of McKee in local newspapers dates to 1925, when the *Los Angeles Times* notes that McKee was retained by the Santa Fe Railroad “to erect a two-story recreation building at the railway shops in San Bernardino.” In subsequent years, the Los Angeles office of Robert E. McKee General Contractor, Inc. undertook a wide variety of construction projects in cities across Southern California.

City directories indicate that during the 1920s and much of the 1930s, the Los Angeles branch office of Robert E. McKee General Contractor, Inc. occupied a suite in a downtown office building at 108 West Sixth Street. In 1933, when unemployment was nearly thirty percent in Los Angeles and joblessness in the construction industry hit fifty percent, the McKee company managed to expand their operations. The firm soldiered on – and actually thrived – during the Great Depression by pursuing government work including post offices and military facilities. The company was able provide jobs in construction to a growing number of Angelenos during this time of economic hardship.

One important moment in Robert E. McKee General Contractor, Inc.’s Los Angeles operations came in 1937, when the firm was selected as general contractor for Los Angeles Union Station (HCM #101). In this capacity, the McKee company executed the plans for the main rail terminal building that was constructed by architects John and Donald Parkinson. McKee worked under the direction of A.J. Barclay, construction superintendent for the job; Barclay appears to have been affiliated with the Santa Fe Railroad’s engineering department.

In 1938, the company purchased the subject property at Goodwin Avenue and San Fernando Road with the intent of expanding its Southern California branch office. Permits indicate that

McKee was involved with many of the improvements that took place at the property following its 1938 sale. Specifically, McKee is the contractor of record for the addition that was appended to 4101 East Goodwin Avenue when it was converted to residential use in 1938. Permits also list McKee as the contractor of record for a number of the additions and remodeling projects that were subsequently completed at the property. These alterations represent the growth of McKee's Los Angeles Branch Office as the company expanded its labor force and took on larger commissions.

Notably, in 1959, Robert E. McKee General Contractor, Inc. was awarded the general contracting job for the new Los Angeles International Airport in Westchester. The scope of work awarded to the firm for this commission included "erection of the central theme structure, six satellite buildings to be used as terminals by commercial airlines and five ticketing structures." The Theme Building (HCM #570) is considered an iconic Modernist structure. Serving as the symbolic gates to Los Angeles, the futuristic design was intended to convey a new prosperity and the embrace of technological innovation. While the architects, Pereira & Luckman, are considered masters in part for their design work on the project, the McKee company is also significant as representation of the workforce that erected the landmark.

In addition to Union Station and LAX Airport, notable projects in Los Angeles that were undertaken by Robert E. McKee General Contractor, Inc. include the Federal prison on Terminal Island (1938), various construction projects at the Veterans Administration complex in West Los Angeles, the Statler Hotel in Downtown Los Angeles (1952), UCLA Medical Center (1951) and School of Engineering (1952) in Westwood, the Osteopathic Hospital at the County Hospital facility in Boyle Heights (1958), the Scottish Rite Cathedral in Hancock Park (1961), the Kaiser Foundation Hospital in Panorama City (1962), and the Arco Towers and Plaza (1972).

Charles Hutchinson

Several of the improvements at the subject property were designed by architect Charles M. Hutchison (1881-1969). Hutchison designed 4701 North San Fernando Road in 1938, and designed some of the additions that were appended to the building in subsequent years. He also designed the large, one-story addition that was appended to 4101 East Goodwin Ave when it was converted to a residence in 1938.

Charles Milton Hutchison, the son of a carpenter, was born in 1881 and raised in Pennsylvania. He studied at the University of Pennsylvania in the early 1900s; by 1916, he had relocated to Los Angeles and resided in the Westlake neighborhood. Hutchison initially worked as a draftsman, and then as an architect in the office of architect Albert R. Walker. In 1919, it was noted in *American Architect and Architecture* that "Albert R. Walker, [Percy A.] Eisen, and Charles M. Hutchison, associated architects of Los Angeles, have formed a partnership for practice under the firm name of Walker and Eisen." However, this partnership was short-lived; in 1921 Hutchison left to begin his own practice.

Known examples of Hutchison's work as an independent practitioner include a five-story addition to the Don Lee Cadillac building at Seventh and Bixel streets (1922, not extant), and a large Tudor Revival style single-family dwelling in Los Feliz (Sherwood House, 1929, HCM #1026). Hutchison was also among the many architects that were engaged by the Los Angeles Board of Education (now LAUSD) to design and redesign its public school campuses after the 1933 Long Beach Earthquake. Hutchison designed multiple LAUSD campuses in the 1930s including the 39th Street School (now Tom Bradley Elementary School) in Leimert Park (1936), Alta Loma Elementary School in Mid City (1936), and Rio Vista Elementary School in North Hollywood (1937). In 1949, Hutchison, who was working in partnership with fellow architect Marshall R. Lawson at this time, designed the facilities for Wilmington Middle School, a campus comprising five buildings.

Hutchison, like most architects of his day, designed projects in a variety of idioms that were popular at the time, including the Beaux Arts architectural style, the PWA Moderne style, and the Late Moderne style that was popular in the early postwar years. Hutchison also designed buildings in an eclectic array of Period Revival styles.

Later in his life, Hutchison relocated to Northern California. His last known residence was in the Bay Area community of Menlo Park. Hutchison died in San Mateo County in 1969.

J.C. Bannister

Original permits for 4101 East Goodwin Avenue, dated 1929, indicate that this building was designed and constructed by building contractor Julian Clyde (J.C.) Bannister (1888-1971).

Bannister was born in Vail, Iowa and arrived in Los Angeles sometime in the early twentieth century, circa 1912. He worked as an appraiser for the City of Los Angeles's Building Department and was then employed by the Edwards and Wildey Company, a prolific local building and construction firm.

By the early 1920s, Bannister had left Edwards-Wildey and had started his own, eponymous general contracting firm. Many of his early commissions as an independent practitioner involved construction projects at public schools. By the mid-1920s, Bannister's upstart firm had grown into a large general contracting practice with a much broader base of projects. Notable commissions that were awarded to Bannister's firm at this time include the City Club Building on Spring Street (1924), St. Vincent's Hospital in the Westlake district (1925), and the Hollywood United Methodist Church (1926), as well as some public school campuses. Bannister's firm was also selected as general contractor for two of the original buildings at UCLA: Royce Hall and the Powell Library, both of which were completed in 1929. The UCLA commission was a high profile job that helped cement the firm's – and, by proxy, Bannister's – professional identity as a prominent player in the local construction industry at this time.

Between 1924 and 1929, Bannister's offices were located in the Guaranty Building in Hollywood. In 1929, he moved his offices into the subject building at 4101 East Goodwin Avenue, which was constructed specifically for this purpose. This building occupied a large industrial parcel that was also developed with a small residence and a construction equipment yard to the rear (north) of the office building.

Bannister's success in the 1920s appears to have been cut short by the Great Depression. Aside from some miscellaneous jobs at UCLA and a handful of public school commissions, his firm is seldom mentioned after about 1930. By 1932, Bannister had entered into partnership with another contractor, H.R. Field, and the firm was subsequently re-branded as the Bannister-Field Company; by 1938, Bannister-Field had vacated the Goodwin Avenue property, and a lack of any further mention of Bannister, Bannister-Field, or a successor firm indicates that his practice had closed up shop for good.

Bannister continued working as a building contractor well into the post-World War II period, and died in Northern California in 1971. Over the course of his career, Bannister was involved with professional organizations like the Los Angeles City Club and the local chapter of the General Contractors of America.

Spanish Colonial Revival Architecture

4101 E. Goodwin Avenue and 4701 N. San Fernando Road are both designed in the Spanish Colonial Revival style, a popular architectural style in Southern California in the decades preceding World War II.

Spanish Colonial Revival architecture is a derivative of the Period Revival movement, which flourished after World War I and heavily influenced Southern California's architectural character in the interwar years. Broadly speaking, the Period Revival movement appropriated and reinterpreted elements of historical architecture, often loosely and eclectically. To an extent, referencing past architectural styles represented a reaction against mass industrialization by evoking imagery of a romanticized past. In many places, and particularly in the rapidly growing region of Southern California, it also represented a search for identity. By visually referencing well-established forms and idioms, architects were able to evince a sense of perpetuity and longevity in a region that was self-conscious about its relative youth.

The Spanish Colonial Revival style was among the many Period Revival idioms that were popular in the early decades of the twentieth century. Its ascent is generally attributed to the widespread exposure it received during the Panama-California Exposition of 1915, which was held in San Diego to celebrate the opening of the Panama Canal. Anchoring the exposition grounds was a collection of ornamented, monumental buildings that were designed by noted architect Bertram Grosvenor Goodhue and aimed to emphasize the richness and diversity of Spanish architecture. The exposition buildings – whose florid, resplendent façades incorporated elaborate sculptural

ornament juxtaposed against simple stucco surfaces – exemplified an embellished interpretation of Spanish architecture known as Churrigueresque.

The resounding success of the exposition, and the widespread attention that Goodhue's buildings attracted, fueled interest in Spanish architecture and prompted other architects and designers to look to Spain for inspiration. Many of these architects were also stationed in Europe during World War I and were introduced to the architectural forms of Spain. What resulted was an amalgamation of Spanish-derived architectural elements that collectively became known as the Spanish Colonial Revival style.

Spanish Colonial Revival architecture came of age at just the same time that Southern California was amid a major development boom. The idiom was seen as appropriately suited to the region, and was embraced as a means of celebrating and romanticizing its Spanish roots. It also proved to be a versatile style that could be adapted to any number of building types and construction budgets. The hallmark characteristics of the style, including asymmetrical massing, clay tile roof, stucco exterior walls, arched openings, and steel windows with metal grilles, were expressed in myriad building typologies.

Often, the Spanish Colonial Revival style would borrow from other styles that were popular at the time including Churrigueresque, Gothic Revival, Mediterranean Revival, Moorish Revival, and Art Deco. Spanish Colonial Revival architecture reached its zenith in the 1920s but remained popular through the 1930s, with later versions often simpler in form and ornament.

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Address: 2816 E FUTURE ST
 Name:
 Year built: 1919
 Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	6Z
Reason:	Although this residence was previously evaluated for listing as a local landmark, it has been substantially altered and no longer retains sufficient integrity to convey significance.



Address: 4010 E GOODWIN AVE
 Name:
 Year built: 1913
 Architectural style: Craftsman, Airplane Bungalow

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	An excellent intact example of a Craftsman airplane bungalow. The only example of this style and type in the area that retains integrity.



Address: 4101 E GOODWIN AVE
 Name: Roger E. McKee General Contractor
 Year built: 1930
 Architectural style: Spanish Colonial Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context

Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Spanish Colonial Revival, 1915-1942
Property type:	Commercial - Office
Property sub type:	Office Building
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	An excellent intact example of Spanish Colonial Revival architecture applied to a low rise commercial building. The building has a residential quality that belies the commercial use.



Address: 3331 E GRANADA ST
 Name:
 Year built: 1890
 Architectural style: Stick/Eastlake

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	QQQ
Reason:	An excellent example of Eastlake architecture, representing the earliest pattern of development in the area. The only remaining example observed in the area. However, more information is required on the original design and subsequent alterations to evaluate integrity.



Address: 3304 E LOOSMORE ST
 Name:
 Year built: 1912
 Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	7SQ
Reason:	Although this residence was previously evaluated as eligible for listing as a local landmark, it does not appear to meet the eligibility standards. It is a modest example of the Craftsman style and the windows have been replaced.

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) 4101 E. Goodwin Avenue

P1. Other Identifier: Robert E. McKee General Contractor

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 4101 E. Goodwin Avenue City Los Angeles Zip 90039
d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 5593-020-017

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

4101 E. Goodwin Avenue is a two-story commercial office building that was constructed in 1929. Designed in the Spanish Colonial Revival style, the building is slightly set back from the street and is oriented to the south, toward Goodwin Avenue. The building sits on a concrete foundation, and is constructed of concrete and wood frame. It exhibits horizontal massing and a U-shaped plan.

The building is capped by a complex roof comprising flat, hipped, gabled, and shed volumes. The flat volume is not visible, but appears to be sheathed in rolled asphalt and is spanned by a low parapet with clay tile coping. The other volumes are low in pitch, sheathed in clay tiles, and feature shallow eaves and exposed rafter tails. Two stucco chimneys with articulated caps pierce the roof and are visible from the south. Clay tile vents are incorporated into the exterior walls beneath the roof line. Exterior walls on all elevations are clad in a smooth stucco finish.

The primary (south) elevation is divided into three volumes: a two-story volume at the east, a one-story entrance volume at the center, and a rambling one-story volume at the west. The east and center volumes sit at a slight angle and are oriented to the southeast; the west volume is aligned with the cardinal directions and faces due south. The center volume is defined by a small elevated stoop that is
(continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story Commercial Building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.):

*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (view, date, accession #) South elevation, view northeast (ARG, 2019)

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both
1929 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:
Not recorded

*P8. Recorded by: Name, affiliation, and address)
Andrew Goodrich, AICP
Architectural Resources Group
360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

*P9. Date Recorded: 2/20/2020

*P10. Survey Type: (Describe)
☒ Intensive ☐ Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") 4101 E. Goodwin Avenue/4701 N. San Fernando Road Historic Resource Assessment Report (ARG, 2020)

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List) _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 8

*NRHP Status Code 6Z

B1. Historic Name: (None identified)

B2. Common Name: Robert E. McKee General Contractor

B3. Original Use: Commercial Office

B4. Present Use: Commercial Office

*B5. Architectural Style Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
(see Page 3)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____ Original Location: _____

*B8. Related Features: (None identified)

B9a. Architect: (None identified)

b. Builder: J.C. Bannister

*B10. Significance: Theme N/A

Area N/A

Period of Significance: N/A

Property Type: N/A

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Summary Statement of Significance

4101 E. Goodwin Avenue does not meet eligibility criteria for federal (National Register/NRHP), state (California Register/CRHR), or local (Los Angeles Historic-Cultural Monument) listing. Below is a discussion of how this determination was made.

National Register/California Register/Local (HCM) Criterion A/1/1

The subject building was constructed for commercial purposes and was used for a period as an on-site residence, but it sits on an industrial parcel and was historically associated with general contracting companies that are generally considered to be industrial in use. This property, then, is associated with broad patterns of industrial development that shaped land use patterns in this area of Northeast Los Angeles for much of the twentieth century. Specifically, its continued occupancy by a general contracting company is indicative of how land along the railroad right-of-way was developed with factories, equipment yards, food processing plants and distribution facilities, and other industrial uses that were well-served by this area's adjacency to freight rail. It is located in an area that has long functioned as the industrial epicenter of Northeast Los Angeles.

The property's longtime use as a general contracting business is consistent with prevailing patterns of industrial development in the immediate area, but does not bear a meaningful association with the industrial history of Northeast Los Angeles in the same vein as household names like Van de Kamp's Holland Dutch Bakeries, Gladding, McBean and Company, and Lawry's Foods, all of which operated large industrial plants in the vicinity and, because of their pedigrees and brand identity, arguably carry much more weight in enumerating the history of industry in this area.

Compared to the above-listed industries, the subject property is more representative of these development patterns than it is exemplary. The property reads as a fairly typical industrial complex in this part of the city, which is dominated by industrial development. It was not the first example of an industrial property in this area, nor does it appear to have influenced the surrounding

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: *(see Page 7)*

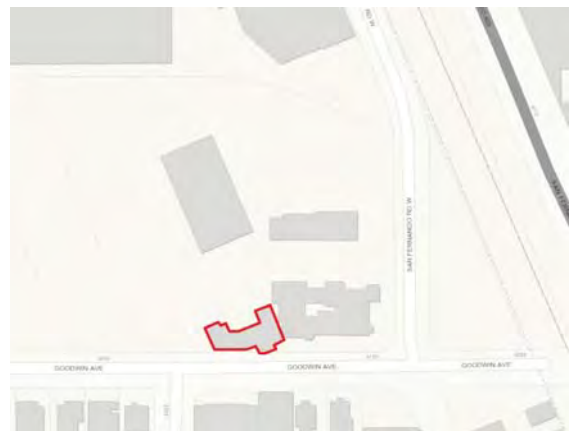
B13. Remarks:

*B14. Evaluator: Andrew Goodrich, AICP
Architectural Resources Group
360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

*Date of Evaluation: 2/20/2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



ARG, 2020

Base map source: ESRI World Topo Map



CONTINUATION SHEET

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*Resource Name or # (Assigned by recorder) 4101 E. Goodwin Avenue

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☒ Continuation ☐ Update

***P3a. Description** (continued from page 1):

accessed by three concrete steps. The stoop leads to a single, wood door that reads as the main entrance. This door is obscured by a metal screen, and is set within a decorative surround comprising a stylized arch and inset keystone. Fenestration on the primary elevation consists of multi-light steel casement windows with fixed transoms. Some of the windows feature decorative wrought iron grilles. One original steel window on the upper story of this elevation has been replaced with a vinyl window.

The two side (east and west) elevations ascribe to a similar visual vocabulary, but are notably less articulated. Each consists of smooth stucco walls that are periodically punctuated by multi-light steel casement windows. Some of the windows on the west elevation also feature wrought iron grilles.

The rear (north) elevation assumes a U-shape and is oriented around a small courtyard. This elevation is approached by a concrete walkway that spans the courtyard and is recessed beneath the roof, which is supported by squared wood posts. This walkway leads to a rear entrance comprising a single, glazed wood door and sidelight. Other walls facing the courtyard are extensively glazed and consist of bands of fixed, floor-to-ceiling wood windows. Another rear entrance is incorporated into this window system and comprises a glazed wood door. Elsewhere on the north elevation, fenestration consists of multi-light steel casement windows. One original window on the upper story has been replaced with a vinyl window.

***B6. Construction History** (continued from page 2):

- 1929. Original construction of subject building; it was constructed as the office of building contractor J.C. Bannister
- 1938. Subject property purchased by Robert E. McKee, Inc., another building contractor
- 1938. Building repurposed from an office to a residence; large addition (30' x 17', 32.5' x 17.5') appended to the west elevation to accommodate this change of use
- 1940. Addition (20' x 50') appended to the north elevation to accommodate additional bedrooms and bathrooms
- 1944. Termite damage remediated
- Post-1973: Building converted from a residence back to an office

Alterations to the subject building are listed below. Some were noted during field inspection but are not reflected in the permit record. For alterations that are reflected in the permits record, the year that the alteration took place is listed parenthetically.

- The building was converted from an office to a residence (1938), and back into an office (post-1973)
- A large addition (30' x 17', 32.5' x 17.5') was appended to the primary/south and west elevations (1938)
- An addition (20' x 50') was appended to the north elevation (1940)
- A veranda spanning the rear elevation was largely infilled with doors and windows
- Some original steel windows were replaced with vinyl windows
- Secondary entrance doors were replaced
- Wrought iron fencing was added to the top of the perimeter wall along the south elevation

***B10. Significance** (continued from page 2):

area's industrial development in any sort of significant way. Due to its ubiquity, then, the subject property is not associated with broad patterns of development in a manner that is equally expressed by the numerous other industrial properties in the vicinity that bear similar physical and contextual qualities.

For the reasons stated above, 4101 E. Goodwin Avenue is not associated with events or patterns of events that have made a significant contribution to history. Thus, the building does not satisfy National Register/California Register Criterion A/1, or local Criterion 1.

National Register/California Register/Local (HCM) Criterion B/2/2

4101 E. Goodwin Avenue was originally constructed as an office building supporting the day-to-day operations of J.C. Bannister, an eponymous general contracting company. It functioned as an office between 1929 and 1938, and currently serves in this capacity. As such, a number of people, including staff and clients, have presumably visited this building to conduct business.

(continued on page 4)

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*Resource Name or # (Assigned by recorder) 4101 E. Goodwin Ave.

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☐ Update

*B10. Significance (continued from page 3):

It is customary for office buildings to be loosely associated with a variety of people, as these buildings are generally intended to be accessible to the public at large and a cadre of professional staff. However, there is insufficient evidence to demonstrate that any one of the individuals associated with this building is historically significant in the spirit of this criterion. Some, and perhaps all of the company affiliates who worked in the building had successful careers and led productive lives, but absent any information about these individuals and their accomplishments there is insufficient evidence to suggest that any of them made notable contributions to history.

National Register Bulletin (NRB) 15: *How to Apply the National Register Criteria for Evaluation* provides guidance related to the evaluation of properties that are associated with historic personages. It enumerates two benchmarks that should be met for a property to meet Criterion B: first, "the persons associated with the property must be individually significant within a historic context," and second, the property is "associated with a person's productive life, reflecting the time period when he or she achieved significance." Toward this second point, the bulletin further states that each property associated with an important individual should be compared to other associated properties to identify those that best represent the person's historic contributions."

Research indicates that original owner J.C. Bannister was a successful local contractor, working on a variety of institutional projects, until the Great Depression thwarted his initial success. However, Bannister does not appear to have made notable contributions to his industry, or to any other facet of history, that would render him a historically significant individual under this criterion.

Subsequent owner Robert E. McKee may be regarded as a historically significant individual because of his contributions to the American building and construction industry. McKee demonstrated considerable business acumen over the course of his career, growing a small, upstart building business venture into one of the nation's most prolific general contracting companies. Notably, Robert E. McKee Inc. completed projects in 35 of the 50 states, where it presided over an impressive number of large edifices.

However, comparative analysis of the subject property against other properties associated with McKee suggests that this is not the property best associated with his contributions to the American building industry. Given the immense breadth of his company's operations, it is not clear how much McKee himself was personally involved with the goings-on of his Los Angeles branch office. This was one of many branch offices that his company operated in cities across the nation, and while it is difficult to pinpoint precisely how often McKee personally carried out work in the Los Angeles branch office, evidence suggests that he conducted his work out of his headquarters in El Paso, Texas – where he lived – and came to Los Angeles when needed. McKee presumably stayed at the residence at 4101 E. Goodwin Avenue when he came to Los Angeles for business, but at no point did he appear to have taken up long-term residence here. Census records, city directories, and other documentary sources affirm that McKee's primary place of residence continued to be in El Paso until his death in 1964.

On this point, McKee's contributions to the American building industry are arguably expressed most strongly in El Paso, Texas, where he set down roots and resided for his entire productive life. Though his company had a presence in cities and states across the nation, McKee always proudly self-identified as an El Pasoan. Key buildings that are directly associated with Robert E. McKee's life and career, and are located in El Paso, remain extant. For instance, his longtime personal residence at 2630 Richmond Avenue, El Paso – a large Federal style dwelling where he raised his family – is extant, and has been declared a local landmark in that jurisdiction. The main operational headquarters of Robert E. McKee, Inc. at 1918 Texas Avenue, El Paso is also extant and appears to be intact from its historical period. The operational headquarters of his nationwide construction company, where he is believed to have personally conducted most of his significant work with respect to the management of large construction projects, arguably bears a more direct and palpable association with his productive period than does the subject property, which was one of many branch offices that were under the umbrella of his company.

For the reasons stated above, 4101 E. Goodwin Avenue is not associated with the lives of significant persons in the spirit of this criterion. Therefore, neither building satisfies National Register/California Register Criterion B/2, or local Criterion 2.

National Register/California Register/Local (HCM) Criterion C/3/3

4101 E. Goodwin Avenue is designed in the Spanish Colonial Revival style, a common architectural idiom in Southern California in the decades prior to World War II. The building was identified in a 2012 survey of CRA-LA's Northeast Los Angeles River Revitalization Area for its architectural merit. The survey concluded that it appears to be "an excellent intact example of Spanish Colonial Revival architecture applied to a low-rise commercial building. The building has a residential quality that belies the

(continued on page 5)

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***Resource Name or #** (Assigned by recorder) 4101 E. Goodwin Avenue
Recorded By: Architectural Resources Group **Date:** 2/20/2020 ☒ Continuation ☐ Update

***B10. Significance** (continued from page 4):

commercial use.” The building was assigned the status codes of 3S/3CS/5S3, connoting that it appears eligible for federal, state, and local listing, respectively.

The scope of a historic resource survey is limited to what can be seen from the public-right-of-way and gleaned from limited research. More research into the history of this building revealed that it has been altered. When it was constructed in 1929, it consisted of just the east volume that is oriented at an angle. Sanborn maps and permits show that in its original state, the building was a small edifice with a compact footprint, and that it was purpose-built for commercial use as an office. However, modifications that were completed in 1938 changed the building’s use, appearance, and spatial relationship with its environs. Specifically, the 1938 addition added two volumes to the primary/south and west elevations: one that measured 30’ x 17’, and another that measured 32.5’ x 17.5’. This more than doubled the size of the original building and transformed its compact footprint into one that was long and rambling. The additions, while loosely executed in the same Spanish Colonial Revival aesthetic as the original building, exuded a more domestic quality, commensurate with its change of use from an office to a residence at this time. There are some differences in massing, scale, and detail between the original (1929) and added (1938) volumes, underscoring the fact that this building does not represent a singular vision but was rather constructed in two parts, by two designers, for different clients with different intentions and programmatic needs.

Other miscellaneous alterations have further diminished the integrity of the building. These include an addition that was made to the north/rear elevation in 1940, the replacement of some original doors and windows, and the partial infill of a veranda on the north elevation – which, in itself, was an alteration. Weighed alongside the aforementioned additions (1938), the building reads more as an amalgamation of disparate parts, loosely designed to resemble one another, than as a cohesive and deliberate architectural statement.

The building is not notable on account of its method of construction. It is a typical, concrete-and-frame building that was constructed using common methods and materials, and there is nothing particularly unusual or noteworthy about the manner in which it was constructed. The building does not possess high artistic values. There does not exist a significant enough concentration of buildings in the immediate area to constitute a historic district, so the property does not represent a significant entity whose components lack individual distinction.

The building does not represent a notable work of a master. Charles Hutchison, the architect who designed the large residential addition to 4101 E. Goodwin Avenue (1938), seems to have been an accomplished local architect, but did not invoke influence on the architectural landscape of Los Angeles in a manner that would render him a master. The same can be said of J.C. Bannister, the builder who constructed 4101 E. Goodwin Avenue; he, too, appears to have been accomplished, but there is insufficient evidence to demonstrate that he exerted influence, either locally or regionally, in a manner that would render him a master builder.

Robert E. McKee, who purchased the property in 1938 and commissioned many of the subsequent improvements on site, may be regarded as a master builder. While this property was occupied for many years by a branch office of his El Paso-based construction company, it does not appear to represent a notable work of the McKee enterprise. In Los Angeles, McKee’s reputation as a master builder is expressed most strongly in the fruits of his company’s labor – notably, in buildings like Los Angeles Union Station and the Theme Building at LAX. In contrast, there is nothing particularly notable about the subject property that is demonstrative of McKee’s mastery aside from the fact that it was occupied by the company that bore his name. It lacks the immense scale and structural complexity that are distinguishing features of McKee’s work.

Moreover, permit records also indicate that some of the key improvements on site were not completed by McKee. Specifically, 4101 E. Goodwin Avenue was an existing edifice that was constructed by J.C. Bannister; the original portion of 4701 N. San Fernando Road, commissioned by McKee and erected in 1938, was not built by McKee but was rather constructed by building contractor William Mellema. McKee is the contractor of record for some of the later additions that were made to both buildings. There is nothing particularly notable about the design or construction of either building that is a profound physical expression of his craft.

4101 E. Goodwin Avenue, then, is not significant for reasons related to its architecture or physical design. It is not an excellent example of the Spanish Colonial Revival style, is not notable for its method of construction, and is not a notable work of a master that exemplifies their expertise. It reads as a relatively modest interpretation of the Spanish Colonial Revival style, and has also been altered. For these reasons, the building does not satisfy National Register/California Register C/3, or local Criterion 3.

National Register/California Register Criterion D/4

As an archaeological assessment was not conducted as part of this study, the property’s potential for containing subsurface archaeological resources is unknown.

(continued on page 6)

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***Resource Name or #** (Assigned by recorder) 4101 E. Goodwin Avenue
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***B10. Significance** (continued from page 5):

Evaluation of Integrity

Location. 4101 E. Goodwin Avenue has not been moved from its original location. The building retains integrity of location.

Design. 4101 E. Goodwin Avenue has experienced multiple alterations that have collectively diminished its integrity of design. The building's original form and plan have been significantly compromised with the construction of multiple additions to the primary/south and north elevations. These additions have significantly changed the flow, plan, configuration, and general appearance of the building. Other alterations, like the replacement of some metal windows with vinyl windows and the partial enclosure of a rear veranda, also deviate from the original design intent. For these reasons, the building does not retain integrity of design.

Setting. Some nominal changes to the property itself have been made over time, but overall the immediate setting of 4101 E. Goodwin Avenue has remained unchanged. This area, located alongside the railroad tracks, has been predominantly occupied by low-scale industrial uses, and has sat opposite a residential neighborhood comprising single-family bungalows, since the early twentieth century. These essential land use patterns remain virtually unchanged. For this reason, the building retains integrity of setting.

Materials. Most of the original materials on 4101 E. Goodwin Avenue appear to be intact. The removal of original materials is nominal in scope, consisting of the removal and replacement of a few original windows and doors on side elevations. However, large additions that have been appended to the building have introduced a number of new materials where they did not originally exist. Generally, these materials are visually consistent with older materials, but in some instances – including decorative metal window grilles – the addition of new materials deviated from the building's original material palette. These new materials were used to draw visual attention in a way that was not intended originally. The differences between original materials and new materials, then, are different, yet bear enough visual similarities as to where it is hard to decipher original materials from later additions.

Thus, while original materials generally remain intact, they have been overshadowed by later additions. For this reason, the building does not retain integrity of materials.

Workmanship. Distinguishing characteristics that historically provided 4101 E. Goodwin Avenue with its form and character have been overshadowed by subsequent additions and the introduction of new materials and details. The building continues to convey the physical evidence of technological practices and aesthetic principles associated with its period of construction, but these practices and principles are easily conflated with later additions. For these reasons, the building does not retain integrity of workmanship.

Feeling. 4101 E. Goodwin Avenue was constructed as an office, was subsequently converted to a residence, and has since been converted back into an office – a course of events that has muddled its use, identity, and general appearance. The original volume of the building, which dates to 1929, was constructed as an office and continues to read as such, but the additions that date to 1938 and are visible from the street exude a more domestic quality, consistent with the scale and overall appearance of a residence. The building is clearly a product of the pre-World War II period, but from visual observation alone it is not evident what it was originally used for. This point is underscored in the 2012 survey evaluation, which remarks that “the building has a residential quality that belies the commercial use.” Moreover, the building has lost its integrity of design, materials, and workmanship. For these reasons, the building does not retain integrity of feeling.

Association. 4101 E. Goodwin Avenue is an amalgamation of disparate parts that exhibits characteristics of both commercial and residential architecture; because of this it does not retain the distinctive look, feel, and appearance of either an office or a residence from its pre-World War II period of development. The building continues to read as a product of the 1920s and 30s, but because of multiple additions it struggles to retain its distinctive look, feel, and appearance in the spirit of this integrity consideration. The building exhibits enough original fabric to retain integrity of association, though this aspect of integrity has been compromised.

Summary of Integrity. 4101 E. Goodwin Avenue retains integrity of location and setting, but has lost integrity of design, materials, workmanship, and feeling. Its integrity of association remains intact but has been compromised. When these aspects are weighed together, the building does not retain sufficient integrity to be eligible for federal, state, or local listing.

CONTINUATION SHEET

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Recorded By: Architectural Resources Group ***Resource Name or #** (Assigned by recorder) 4101 E. Goodwin Avenue
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***B12. References** (continued from page 2):

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State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI _____

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Recorded By: Architectural Resources Group ***Resource Name or #** (Assigned by recorder) 4101 E. Goodwin Avenue
Date: 2/20/2020 ☒ Continuation ☐ Update



Image 2. Primary/south elevation, view northwest (ARG, 2019)



Image 3. Primary/south elevation, view north (ARG, 2019)



Image 4. North elevation, view southeast (ARG, 2019)



Image 5. North elevation, view southwest (ARG, 2019)



Image 6. Rear courtyard, view southwest (ARG, 2019)



Image 7. North and west elevations, view southeast (ARG, 2019)

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) 4701 N. San Fernando Road

P1. Other Identifier: Robert E. McKee General Contractor

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 4701 N. San Fernando Road City Los Angeles Zip 90039
d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 5593-020-017

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

4701 N. San Fernando Road is a one-story commercial office building that was constructed in 1938 and designed in the Spanish Colonial Revival style. This building is located at the southeast corner of the subject property, with street frontage on both San Fernando Road and Goodwin Avenue. Both street-facing elevations are moderately set back from the lot line. The building sits on a concrete foundation, and is constructed of concrete and wood frame. It has horizontal massing and an irregular footprint. Punched into its center is a small interior courtyard, which is enveloped by walls on all sides and is not visible from the street.

Most of the building is capped by a flat roof that appears to be sheathed in rolled asphalt; however, its perimeter is spanned by a low-pitched hipped volume sheathed in clay tiles. Thus, when viewed from the street the building appears to have a hipped roof. Projecting from the southeast corner of the building is a conical volume that is sheathed in clay tile and capped by a weathervane. The entire roof is accentuated by a molded box cornice. Exterior walls are clad with a smooth stucco finish.

(continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story Commercial Building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.):

*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (view, date, accession #) East elevation, view northwest (ARG, 2019)

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both
1938 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:
Not recorded

*P8. Recorded by: Name, affiliation, and address)
Andrew Goodrich, AICP
Architectural Resources Group
360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

*P9. Date Recorded: 2/20/2020

*P10. Survey Type: (Describe)
☒ Intensive ☐ Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") 4101 E. Goodwin Avenue/4701 N. San Fernando Road Historic Resource Assessment Report (ARG, 2020)

*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List) _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 8

*NRHP Status Code 6Z

B1. Historic Name: (None identified)

B2. Common Name: Robert E. McKee General Contractor

B3. Original Use: Commercial Office

B4. Present Use: Commercial Office

*B5. Architectural Style Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
(see Page 3)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____ Original Location: _____

*B8. Related Features: (None identified)

B9a. Architect: Charles M. Hutchison

b. Builder: William Mellema

*B10. Significance: Theme N/A

Area N/A

Period of Significance: N/A

Property Type: N/A

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Summary Statement of Significance

4701 N. San Fernando Road does not meet eligibility criteria for federal (National Register/NRHP), state (California Register/CRHR), or local (Los Angeles Historic-Cultural Monument) listing. Below is a discussion of how this determination was made.

National Register/California Register/Local (HCM) Criterion A/1/1

The subject building was constructed as a commercial office, but it sits on an industrial parcel and was historically associated with general contracting companies that are generally considered to be industrial in use. This property, then, is associated with broad patterns of industrial development that shaped land use patterns in this area of Northeast Los Angeles for much of the twentieth century. Specifically, its continued occupancy by a general contracting company is indicative of how land along the railroad right-of-way was developed with factories, equipment yards, food processing plants and distribution facilities, and other industrial uses that were well-served by this area's adjacency to freight rail. It is located in an area that has long functioned as the industrial epicenter of Northeast Los Angeles.

The property's longtime use as a general contracting business is consistent with prevailing patterns of industrial development in the immediate area, but does not bear a meaningful association with the industrial history of Northeast Los Angeles in the same vein as household names like Van de Kamp's Holland Dutch Bakeries, Gladding, McBean and Company, and Lawry's Foods, all of which operated large industrial plants in the vicinity and, because of their pedigrees and brand identity, arguably carry much more weight in enumerating the history of industry in this area.

Compared to the above-listed industries, the subject property is more representative of these development patterns than it is exemplary. The property reads as a fairly typical industrial complex in this area of the city, which is dominated by industrial development. It was not the first example of an industrial property in this area, nor does it appear to have influenced the surrounding

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: (see Page 6)

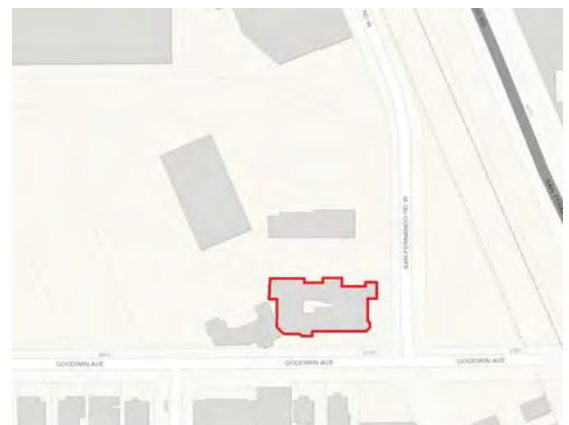
B13. Remarks:

*B14. Evaluator: Andrew Goodrich, AICP
Architectural Resources Group
360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

*Date of Evaluation: 2/20/2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



ARG, 2020

Base map source: ESRI World Topo Map



CONTINUATION SHEET

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***Resource Name or #** (Assigned by recorder) 4701 N. San Fernando Road
Recorded By: Architectural Resources Group **Date:** 2/20/2020 ☒ Continuation ☐ Update

***P3a. Description** (continued from page 1):

The primary elevation is oriented to the east, toward San Fernando Road. Features on this elevation are asymmetrical. Near the center of this elevation is the building's main entrance, which is slightly recessed and is set within a scalloped arch surround. This entrance is approached by a concrete walkway and quarry tile-clad steps. It comprises a single, paneled wood door that is flanked by sidelights and surmounted by a transom. The sidelights and transom are accentuated by spindled wood grilles. Adjacent to the entrance is a large mural that is oriented to the south and spans the full height of the building. Commissioned by the building's former tenant, a general contracting company, this mural depicts various themes in building construction and features the former tenant's name: "ROBERT E. MCKEE GENERAL CONTRACTOR INC." The mural is located on a building addition that dates to 1961, indicating that it was added to the building at about this time.

There are additional entrances on the north elevation, each of which is slightly elevated and is approached by a small stoop and concrete steps. Each secondary entrance consists of a single, paneled wood door with partial glazing. The door nearest the street, near the east end of the north elevation, is surmounted by a wood transom and is set beneath a simple metal canopy. The steps approaching this entrance are clad with the same quarry tile that is applied to the main entrance.

The south and west elevations ascribe to the same visual vocabulary as the rest of the building, but are minimally articulated. The south elevation features a canted bay projection, which is capped by a low-pitched hipped roof with clay tile cladding, slight eaves, and exposed rafter tails.

Fenestration on all elevations consists of multi-light steel casement windows. The windows lack surrounds and appear as if they are "punched" into the face of the building. Most are surmounted by a fixed transom; some of the windows on the east, north, and south elevations are accentuated by wood shutters.

***B6. Construction History** (continued from page 2):

- 1938. Original construction of subject building; this building was constructed as an office for a construction company
- 1944. Interior improvements completed, all relating to the refinishing of the basement level
- 1949. Addition (70' x 50') appended to the southwest corner of the building
- 1952. Addition (22' x 48') appended to the northwest corner of the building
- 1956. Interior partitions modified
- 1961. Addition (13' x 24') appended to the west elevation; addition (17' x 40') appended to the primary/east elevation
- 1968. Partitions added to basement level interior spaces
- 1972. Sign permit issued to modify exterior building signage; this sign does not appear to be intact
- 1973. Addition (90' x 78') appended to the west elevation

Alterations to the subject building are listed below. Some were noted during field inspection but are not reflected in the permit record. For alterations that are reflected in the permits record, the year that the alteration took place is listed parenthetically.

- An addition was appended to the primary/east elevation (1961)
- Multiple additions were appended to the west elevation (1949, 1952, 1961, 1973)
- A mural was added to the primary entrance (circa 1961)
- Original fenestration patterns were modified to accommodate these later additions
- Wrought iron perimeter fencing was added to the east and south property lines

***B10. Significance** (continued from page 2):

area's industrial development in any sort of significant way. Due to its ubiquity, then, the subject property is not associated with broad patterns of development in a manner that is equally expressed by the numerous other industrial properties in the vicinity that bear similar physical and contextual qualities.

For these reasons, 4701 N. San Fernando Road is not associated with events or patterns of events that have made a significant contribution to history. Thus, the building does not satisfy National Register/California Register Criterion A/1, or local Criterion 1.

(continued on page 4)

CONTINUATION SHEET

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*Resource Name or # (Assigned by recorder) 4701 N. San Fernando Road

Recorded By: Architectural Resources Group

Date: 2/20/2020

☒ Continuation

☐ Update

***B10. Significance** (continued from page 3):

National Register/California Register/Local (HCM) Criterion B/2/2

4701 N. San Fernando Road was originally constructed as an office building supporting the day-to-day operations of Robert E. McKee, Inc., a general contracting company.

It is customary for office buildings to be loosely associated with a variety of people, as these buildings are generally intended to be accessible to the public at large and a cadre of professional staff. However, there is insufficient evidence to demonstrate that any one of the individuals associated with this building is historically significant in the spirit of this criterion. Some, and perhaps all of the company affiliates who worked in the building had successful careers and led productive lives, but absent any information about these individuals and their accomplishments there is insufficient evidence to suggest that any of them made notable contributions to history.

National Register Bulletin (NRB) 15: *How to Apply the National Register Criteria for Evaluation* provides guidance related to the evaluation of properties that are associated with historic personages. It enumerates two benchmarks that should be met for a property to meet Criterion B: first, “the persons associated with the property must be individually significant within a historic context,” and second, the property is “associated with a person’s productive life, reflecting the time period when he or she achieved significance.” Toward this second point, the bulletin further states that each property associated with an important individual should be compared to other associated properties to identify those that best represent the person’s historic contributions.”

Longtime owner Robert E. McKee may be regarded as a historically significant individual because of his contributions to the American building and construction industry. McKee demonstrated considerable business acumen over the course of his career, growing a small, upstart building business venture into one of the nation’s most prolific general contracting companies. Notably, Robert E. McKee Inc. completed projects in 35 of the 50 states, where it presided over an impressive number of large edifices.

However, comparative analysis of the subject property against other properties associated with McKee suggests that this is not the property best associated with his contributions to the American building industry. Given the immense breadth of his company’s operations, it is not clear how much McKee himself was personally involved with the goings-on of his Los Angeles branch office. This was one of many branch offices that his company operated in cities across the nation, and while it is difficult to pinpoint precisely how often McKee personally carried out work in the Los Angeles branch office, evidence suggests that he conducted his work out of his headquarters in El Paso, Texas – where he lived– and came to Los Angeles when needed. McKee presumably stayed at the residence at 4101 E. Goodwin Avenue when he came to Los Angeles for business, but at no point did he appear to have taken up long-term residence here. Census records, city directories, and other documentary sources affirm that McKee’s primary place of residence continued to be in El Paso until his death in 1964.

On this point, McKee’s contributions to the American building industry are arguably expressed most strongly in El Paso, Texas, where he set down roots and resided for his entire productive life. Though his company had a presence in cities and states across the nation, McKee always proudly self-identified as an El Pasoan. Key buildings that are directly associated with Robert E. McKee’s life and career, and are located in El Paso, remain extant. For instance, his longtime personal residence at 2630 Richmond Avenue, El Paso – a large Federal style dwelling where he raised his family – is extant, and has been declared a local landmark in that jurisdiction. The main operational headquarters of Robert E. McKee, Inc. at 1918 Texas Avenue, El Paso is also extant and appears to be intact from its historical period. The operational headquarters of his nationwide construction company, where he is believed to have personally conducted most of his significant work with respect to the management of large construction projects, arguably bears a more direct and palpable association with his productive period than does the subject property, which was one of many branch offices that were under the umbrella of his company.

For the reasons stated above, 4701 N. San Fernando Road is not associated with the lives of significant persons in the spirit of this criterion. Therefore, the building does not satisfy National Register/California Register Criterion B/2, or local Criterion 2.

National Register/California Register/Local (HCM) Criterion C/3/3

4701 N. San Fernando Road is designed in the Spanish Colonial Revival style, a common architectural idiom in Southern California in the decades prior to World War II.

This building exhibits some common characteristics of the Spanish Colonial Revival style including horizontal massing, clay tile roof cladding, stucco exterior walls, steel windows, and a paneled wood door with an arched surround and wood grilles. However, it reads as a vernacular interpretation of the style, and lacks the level of articulation that would be needed to justify its architectural merit.

(continued on page 5)

CONTINUATION SHEET

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Recorded By: Architectural Resources Group ***Resource Name or #** (Assigned by recorder) 4701 N. San Fernando Road
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***B10. Significance** (continued from page 4):

Moreover, this building has been extensively modified. Five separate additions (in 1949, 1952, 1961, 1961, and 1973) have been appended to the building, which significantly augmented its size and changed its plan, configuration, and appearance. It thus reads as an amalgamation of disparate parts that bear some resemblance to one another but were combined in a somewhat piecemeal manner.

There are numerous examples of this style of architecture in Los Angeles, as it was one of the most popular regional idioms prior to World War II. The subject building is a representative example of the Spanish Colonial Revival style and its application to a low-scale commercial building; when compared against the broader pool of Spanish Colonial Revival commercial architecture in the city it reads as a relatively modest edifice that is more typical of the style than it is exemplary. It lacks the articulation that is found on other examples of Spanish Colonial Revival style commercial buildings like the Automobile Club of Southern California in University Park (HCM #72, Hunt and Burns), which features Baroque ornament, a commanding octagonal tower, and an integral courtyard; the Granada Shoppes and Studios in Westlake (HCM #238, Franklin Harper), which utilizes a pastiche of picturesque elements to emulate a Spanish streetscape; the Chapman Park Market in Koreatown (HCM #386, Morgan, Walls and Clements), which is awash in Churrigueresque details; and the Janss Investment Company Building in Westwood (HCM #364, Allison and Allison), which is capped by a Moorish style dome trimmed in gold leaf. All of these buildings were extensively written about in trade journals, touting the quality of their design; the subject building, on the other hand, was not. Buildings like those listed above are valuable to a study of Spanish Colonial Revival architecture and its application to a non-residential context in a way that the subject building is not.

The building is not notable on account of its method of construction. It is a typical, concrete-and-frame building that was constructed using common methods and materials, and there is nothing particularly unusual or noteworthy about the manner in which it was constructed. The building does not possess high artistic values. There does not exist a significant enough concentration of buildings in the immediate area to constitute a historic district, so the property does not represent a significant entity whose components lack individual distinction.

The property does not represent a notable work of a master. Charles Hutchison, the architect who designed the building and several of its subsequent additions, seems to have been an accomplished local architect, but did not invoke influence on the architectural landscape of Los Angeles in a manner that would render him a master.

Robert E. McKee, who purchased the property in 1938 and commissioned many of the subsequent improvements on site, may be regarded as a master builder. While this property was occupied for many years by a branch office of his El Paso-based construction company, it does not appear to represent a notable work of the McKee enterprise. In Los Angeles, McKee's reputation as a master builder is expressed most strongly in the fruits of his company's labor – notably, in buildings like Los Angeles Union Station and the Theme Building at LAX. In contrast, there is nothing particularly notable about the subject property that is demonstrative of McKee's mastery aside from the fact that it was occupied by the company that bore his name. It lacks the immense scale and structural complexity that are distinguishing features of McKee's work.

Moreover, permit records also indicate that some of the key improvements on site were not completed by McKee. Specifically, 4101 E. Goodwin Avenue was an existing edifice that was constructed by J.C. Bannister; the original portion of 4701 N. San Fernando Road, commissioned by McKee and erected in 1938, was not built by McKee but was rather constructed by building contractor William Mellema. McKee is the contractor of record for some of the later additions that were made to both buildings. There is nothing particularly notable about the design or construction of either building that is a profound physical expression of his craft.

4701 N. San Fernando Road, then, is not significant for reasons related to its architecture or physical design. It is not an excellent example of the Spanish Colonial Revival style, is not notable for its method of construction, and is not a notable work of a master. It reads as a relatively modest interpretation of the Spanish Colonial Revival style, and has also been altered. For these reasons, the building does not satisfy National Register/California Register C/3, or local Criterion 3.

National Register/California Register Criterion D/4

As an archaeological assessment was not conducted as part of this study, the property's potential for containing subsurface archaeological resources is unknown.

Evaluation of Integrity

Location. 4701 N. San Fernando Road has not been moved from its original location. It retains integrity of location.

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***Resource Name or #** (Assigned by recorder) 4701 N. San Fernando Road
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***B10. Significance** (continued from page 5):

Design. Multiple additions to 4701 N. San Fernando Road have affected its integrity of design. These additions have more than doubled the size of the building and have significantly changed the way that it is experienced, both from the street and from within. Fenestration patterns have been modified in order to accommodate these additions. Collectively, these alterations represent a relatively sharp deviation from the original design intent. For these reasons, the building does not retain integrity of design.

Setting. Some nominal changes to the property itself have been made over time, but overall the immediate setting of 4701 N. San Fernando Road has remained unchanged. This area, located alongside the railroad tracks, has been predominantly occupied by low-scale industrial uses, and has sat opposite a residential neighborhood comprising single-family bungalows, since the early twentieth century. These essential land use patterns remain virtually unchanged. For this reason, the building retains integrity of setting.

Materials. Most of the original materials on 4701 N. San Fernando Road appear to be intact. However, large additions that have been appended to the building have introduced a number of new materials where they did not originally exist. Generally, these materials were visually consistent with the older materials, but in some instances – including decorative shutters and a large mural at the primary entrance– the addition of new materials deviated from the building’s original material palette. These new materials were used to draw visual attention in a way that was not intended in their original design. The differences between original materials and new materials are different, yet bear enough visual similarities as to where it is hard to decipher original materials from later additions.

Thus, while original materials generally remain intact, they have been overshadowed by later additions. For this reason, the building does not retain integrity of materials.

Workmanship. Distinguishing characteristics that historically provided 4701 N. San Fernando Road with its form and character have been overshadowed by subsequent additions and the introduction of new materials and details. The building continues to convey the physical evidence of technological practices and aesthetic principles associated with its period of construction, but these practices and principles are easily conflated with later additions. For these reasons, the building does not retain integrity of workmanship.

Feeling. 4701 N. San Fernando Road continues to read as a pre-World War II low-rise office building, though numerous additions that have been appended to this building have culminated in a loss of integrity of design, materials, and workmanship. Enough of the original scale and form of the original building are intact to glean its historic use at a fundamental level. For this reason, the building retains integrity of feeling, though this aspect of integrity has been compromised.

Association. 4701 N. San Fernando Road is composed of multiple pieces from multiple eras, and because of this it is difficult to discern old from new. The building continues to read as a product of the 1920s and ‘30s, but because of multiple additions it struggles to retain its distinctive look, feel, and appearance in the spirit of this integrity consideration. The building exhibits enough original fabric to retain integrity of association, though this aspect of integrity has been compromised.

Summary of Integrity. 4701 N. San Fernando Road retains integrity of location and setting, but has lost integrity of design, materials, and workmanship. Its integrity of feeling and association remain intact but have been compromised. When these aspects are weighed together, the building does not retain sufficient integrity to be eligible for federal, state, or local listing.

***B12. References** (continued from page 2):

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California Office of Historic Preservation. *Technical Assistance Series #5: California Register of Historical Resources, The Listing Process*. Sacramento, CA: California Department of Parks and Recreation, n.d.

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***Resource Name or #** (Assigned by recorder) 4701 N. San Fernando Road
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***B12. References** (continued from page 6):

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Stanley, Irene and Duffy. Texas State Historical Association. "McKee, Robert Eugene, Sr." Accessed Jan. 2020. <https://tshaonline.org/handbook/online/articles/fmcnv>

SurveyLA, Los Angeles Citywide Historic Context Statement. "Context: Architecture and Engineering, Theme: Period Revival, 1919-1950." Jan. 2016.

U.S. Department of the Interior. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, 1990, revised 1997.

U.S. Department of the Interior, *National Register Bulletin 16A: How to Complete the National Register Registration Form*. Washington, D.C.: National Park Service, 1997.

Weeks, Kay D., and Anne E. Grimmer. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. Washington, D.C.: National Park Service, 1995.

Zanetell, Myrna I. "2 Tales of Impressive El Pasoans." Accessed Jan. 2020, http://www.mckeefoundation.org/master_book.htm

State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI _____

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Recorded By: Architectural Resources Group ***Resource Name or #** (Assigned by recorder) 4701 N. San Fernando Road
Date: 2/20/2020 ☒ Continuation ☐ Update



Image 2. Primary/east elevation, view southwest (ARG, 2019)



Image 3. South elevation, view northwest (ARG, 2019)



Image 4. Primary/east elevation, detail of main entrance, view west (ARG, 2019)



Image 5. North elevation, view southwest (ARG, 2019)



Image 6. North elevation, view southeast (ARG, 2019)



Image 7. Conical volume at SE corner of building (ARG, 2019)

MANY BUILDINGS UNDER WAY BY MEMBERS OF ASSOCIATED GENERAL CONTRACTORS HERE

The Southern California Chapter, Associated General Contractors of America, announce activities of some of its members for the last week as follows:

Bent Brothers, public works contractors, were awarded a bid by the County Supervisors for the construction of a 1,000,000 gallon reservoir for Huntington Park. The container will cover a ground area of 14,095 square feet and will be built of reinforced concrete. The cost of construction will be approximately \$10,800.

A. A. Laisy & Co., have just completed a one-story brick shop building on Figueroa street, between Seventh and Eighth streets for Spencer Thorpe. The structure, designed by Morgan, Walls & Morgan, local architects, was built to conform to class C type of construction. The contract price was \$18,500.

The Los Angeles Building and Contracting Company is rapidly completing work on a one-story and part two-story building for the Merchants National Bank at the northeast corner of Washington and Main streets. The structure, designed by Joseph Western, local architect, is of the class A type, having a granite base, reinforced concrete walls and an exterior finish of terra cotta. The total cost of construction is \$66,500.

ON FIGUEROA

The Winter Construction Company has the contract to erect a four-story class C hotel and store building at the northwest corner of Figueroa and Twenty-seventh streets. The structure, which is to be built for J. Wiseman MacDonald, will cover an area of 80 by 105 feet, and cost approximately \$100,000.

The Winter Construction Company also has been awarded a contract by Shaw & Merwin for the construction of a one-story arcade shop building at the corner of Seventh and Coronado streets. The structure will be of the class C type and cost about \$25,000. Fourteen shops will be included in the building, covering an area of 100 by 135 feet.

J. C. Bannister, who specializes in school construction, started work upon the erection of a new building on the Lockwood school site, for which he was recently awarded a contract by the Board of

Education. The structure will cost approximately \$88,570.

TO IMPROVE STREET

The Griffith Company, general engineering contractors, have been awarded a contract by the County Supervisors for the improvement of Baker avenue, between Flora street and Compton avenue and Jaboneria Road. The contract calls for the removal of 7800 cubic yards of earth.

The J. V. McNeil Company started work upon a one-story station for the Pacific Electric Company on Brand Boulevard, near Broadway, Glendale, which is to cost approximately \$50,000. The building, designed by Alfred F. Priest, local architect, will cover an area of 20 by 90 feet. It will conform to class C construction, having a pressed brick facing and terra cotta trim. The structure will be used by the railway company as a terminal for all Glendale-Los Angeles cars.

BUILDERS BUSILY ENGAGED

Associated General Contractors Report New Buildings Under Way in Los Angeles and Vicinity.

Continued construction prosperity is seen in the announcement of new building projects and recent contract awards by the Southern California Chapter of the Associated General Contractors. Some of the activities of the association follow:

Contract has been awarded to C. L. Peck for the erection of a nine-story medical office building at 1405 South Hope street, for Dr. Albert Sollard. Plans prepared by John J. Fraunfelder provide for a structure of reinforced concrete construction, containing 600 offices for doctors, associated with the California Lutheran Hospital.

The Mann Building Company, Inc., has been awarded the contract at \$120,000 for the construction of a four-story apartment building on Vermont avenue north of Santa Monica Boulevard. The structure when completed will contain fifty rooms.

A contract has been awarded by the city of Elsinore to the Claude Fisher Company at \$131,000 for the construction of water-work system under the 1915 Improvement Bond District Act. The proposed work will include three wells approximately 500 feet deep; a 2,000,000 gallon reinforced concrete reservoir and a distributing system.

The Ray DeCamp Company, Inc., has been awarded the contract for the erection of a one-story addition to a warehouse at 1736 East

Fifteenth street for the Los Angeles Lime Company.

The Santa Fe has awarded a contract to Robert E. McKee Construction Company to erect a two-story recreation building at the railway shops at San Bernardino, to cost \$27,000.

Edwards Brothers have been awarded a contract to erect a theater building at Carthay Center for Carthay Center Holding Company. Construction will start next week on a two-story warehouse and factory building at 1924 Atlantic street for the Southwest Hardware Company. The general contract has been awarded to Bavin & Burch.

The Mann Building Company, Inc., has been awarded a contract at \$300,000 for the erection of a four-story and basement hotel building at Alhambra. The building will be of Moorish architecture, containing 127 hotel and apartment rooms.

The Lynch Construction Company has been awarded the contract at \$29,700 to erect a one-story frame warehouse on South Park avenue, near Merrill avenue, for Mickey Brothers.

Contract has been awarded to the Raymond Concrete Pile Company for placing the concrete pile foundation for a new police substation at 4526 West Pico street. The general contract for the erection of the substation was awarded to the Bowman Construction Company last week at \$119,092.

School Projects Furtherance Announced

Award of four additional school structural contracts totaling \$192,-486 and bid calls for five more projects to total approximately \$265,000, have been announced by the Los Angeles Board of Education.

Contract for the construction of a one-story school building at the San Fernando school site, corner Mission Boulevard and Mott street, San Fernando, was awarded to Brunzell & Jacobson at \$62,790. This was the largest of the four awards and provides for a structure with ground dimensions 229 by 58 feet. A. S. Nibecker, Jr., is the architect.

Other contracts awarded, the projects, their sites and costs, are as follows:

To Harry F. Miller for a school building at the Sixty-eighth-street school site, 612 West Sixty-eighth street, the unit to have ground dimensions 57 by 191 feet and contain twelve rooms; \$57,515. A. S. Nibecker, Jr., is the architect.

To H. A. Nichols, for reconstruction, rehabilitation and strengthening of the auditorium section of the annex building at the Malabar-street school site, 3200 Malabar street; \$20,081. Frederick Scholer is the architect.

To Blystone & Van Tuyle at \$52,-100 for construction of a one-story building at the Lorena-street school site, 1015 South Lorena street; unit to have ground dimensions 100 by 131 feet; \$52,100. A. S. Nibecker is the architect.

BID CALLS

Bid calls are:

Until January 30, for reconstruction, rehabilitation and strengthening of the main building at the Belvedere elementary school site, 3724 East First street; estimated cost, \$67,000.

Until January 31, for reconstruction, rehabilitation and strengthening of the 1926 portion of the main building at the Ninety-seventh-street school site, 400 West Ninety-seventh street; approximate cost, \$50,000. Paul C. Pape is the architect.

Until February 3, for reconstruction, rehabilitation and strengthening of the main building at the Thirty-ninth-street school site, corner Thirty-ninth street and Fifth avenue; approximate cost, \$38,000. Charles M. Hutchison is the architect.

Until February 4 for the reconstruction, rehabilitation and strengthening of the auditorium and boiler room at the George Washington High School site, 10860 South Denker avenue; approximate cost, \$60,000. Eugene Weston, Jr., is the architect.

Until February 5, for construction of a physical education building at the Mount Vernon Junior High School site, 4066 West Seventeenth street; approximate cost, \$50,000. John C. Austin and Frederic M. Ashley are the architects.

RAILROAD TERMINAL PROJECT GIVEN IMPETUS

Go Signal Starts Construction of Picturesque Main Depot Building and Other Important Details

BY CHARLES C. COHAN

All aboard! The "Go" signal has been given for construction of the main building of Los Angeles' \$10,000,000 union station project.

Amid the sound of mighty whacks from one of the world's largest pile drivers and other bustling activity, this work, well started as the week was ending, is moving along a clear track to its completion destination about a year away.

With expected uninterrupted of the work, Los Angeles then will have one of the nation's most modern and beautiful railroad passenger stations—materialization of a dream of a score of years that some day this city would have such a terminal befitting the importance and progress of the Southern California metropolis.

It will be the terminus of three great transcontinental railroads—the Southern Pacific, Union Pacific and Santa Fe—which are jointly constructing it.

The project is under construction direction of a joint railroad committee, of which M. C. Blanchard, head of the Santa Fe's engineering department, is chairman. A. J. Barclay is the construction superintendent on the job.

The contract for the main depot building was awarded recently to Robert E. McKee.

OTHER PROJECTS

As the work moves along it is freighted with plans and expectations of other great developments that will make the city's Civic Center area the place of outstanding community-center up-building envisioned for it.

Other structures of the Civic Center plan will rise near the station's site which is east of the Plaza. Avenues leading to the terminal will be improved and beautified. Buildings housing activities contributing materially to the city's cultural advancement will take form.

The enterprise and vision which see opportunity for other projects of unique beauty as well as essential utility will be given new impetus.

The station already has come to the point of development that indicates its magnitude.

MUCH ACCOMPLISHED

Within the area bounded at the west by Alameda street, at the north by Macy street and at the south by Aliso street, a huge amount of construction has been accomplished preliminary to the formation of the depot building itself and completion of structures well started.

Into the site of the principal building, for which an extensive excavation has been prepared, 900 piles are being pounded to a depth of some twenty-two feet below what will be the basement floor . . . almost 20,000 feet of piling, long enough, if placed end-to-end, to reach from the City Hall to about Wilshire Boulevard and Western avenue.

This will give the building thorough solidity.

As the work progresses, there will rise a structure of charming Spanish architectural design, well in keeping with the traditions of the Southland.

Afforded will be opportunity for landscaping of such charm as can be developed only in this region.

Furtherance of plans for beau-

tification of the Los Angeles River channel and adjacent areas will mean railroad entry into the city through a locality that immediately will intensify the lure of Los Angeles for hordes of visitors coming here each year.

Truly, they then will come into Los Angeles through the front door.

Along with the work on the main building, the already built lengthy one-story structure that will house the mail, baggage and express departments will rise to its two and three-story dimensions specified in the plans for it.

The long, spacious subsurface passenger corridor extending to the train platforms is in readiness. The ramps leading from it are in place. The long steel framework of the train sheds is being completed.

Other details of the project are well advanced.

NEW SUBWAY

Incidental to preparation of the terminal and to provide adequate approach space for trackage, a subway, one of the most unique constructions of its kind, is nearing completion to carry Macy street past and under the north end of the station site. This subway is a tunnel built in the open and then to be covered with a level surface for the railroad tracks. It is 505 feet long, seventeen feet high and is a level-road underpass. It is a P.W.A. project with its cost of \$274,000 defrayed out of the \$1,000,000 allocated by Los Angeles county and city as their part in adjacent street preparation for the station project.

The subway and its approaches were designed and planned under supervision of City Engineer Lloyd Aldrich, in the city's bridge and structural design division, which is under direction of Design Engineer M. N. Butler and his assistants, R. W. Stewart and H. H. Winter.

Its approaches have been given architectural attractiveness. It will be white tile lined to a height of seven feet.

Contract Let for Dozen L.A. Airport Buildings

**El Paso Firm Gets \$24,090,383 Award as
Part of \$59.7 Million Expansion Program**

A \$24,090,383 contract for construction of 12 buildings at Los Angeles International Airport as part of its \$59.7 million expansion program was awarded yesterday by the Airport Commission. The award went to Robert E. McKee General Contractor, Inc., El Paso.

The work to be completed in 1961 includes erection of the central theme structure, six satellite buildings to be used as terminals by commercial airlines and five ticketing structures.

23 Million Passengers

The new airport will be capable of handling 23 million passengers annually. The central structure, known as the theme and arch building because of its unique design, will cost \$1,750,000. It will house a restaurant suspended in the air and an observation deck. The building, designed to accentuate the idea of space

with its flying saucer-shaped restaurant, will cantilever out from a 34-ft. diameter core at a height of 60 ft above the ground, with the roof of the cafe supported by arches rising 130 ft. above the ground.

The satellite terminal buildings will connect with the ticketing and baggage processing structures by tunnels below the aircraft parking areas which will speed the loading and unloading of passengers.

Funds for the jet age development of the airport were provided by a bond issue approved by the voters in 1956.

Contingency Allocation

Harry C. Dow, vice president of the commission, said bids on the construction project were higher than had been estimated, reflecting in part the uncertain steel price situation.

In addition to awarding

the contract the commission allocated \$990,000 for contingencies and inspection fees for the project.

Two other contracts for development of the airport re-

main to be awarded. These include paving of the aircraft aprons in the terminal area and surfacing of auto parking lots and roadways at costs totaling \$5.5 million.

MCKEE GENERAL CONTRACTOR BRANCH OFFICE
4101 East Goodwin Avenue; 4701 North San Fernando Road

Building Permits
4101 East Goodwin Avenue

All Applications Must be Filled Out by Applicant

Bldg. Form 1

PLANS AND SPECIFICATIONS
and other data must also be filed

1

BUILDING DIVISION

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Buildings

CLASS ~~A~~ ~~B~~ ~~C~~ ~~D~~ Concrete

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO
ROOM No. 6
REAR OF
NORTH
ANNEX
1st Floor
CITY CLERK
PLEASE
VERIFY

TAKE TO
FIRST FLOOR
242 SO.
BROADWAY
ENGINEER
PLEASE
VERIFY

Lot No. art 16 Block 16
(Description of Property) Part of Lot 16
TAKE TO Riverdale
ROOM No. 248
(2nd FLOOR)

District No. 34 M. B. Page 4 F. B. Page 11
TAKE TO 500' W of San Fernando Rd
ROOM No. 6 Street 4101 Goodwin Ave.
(Location of Job)

O. K. City Clerk W. H. D. Deputy
By W. H. D. Deputy
O. K. City Engineer W. H. D. Deputy

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Office No. of Rooms 4 No. of Families Wm.
- Owner's name J. C. Banister Phone Gr. 1096
- Owner's address 1231 Hollywood Blvd.
- Architect's name Banister Phone
- Contractor's name Banister Phone
- Contractor's address do
- TOTAL VALUATION OF BUILDING { Including all Material, Labor, Finish-
ing, Equipment and Appliances in
Completed Building. } \$ 2500.00
- Any other building or permit for a building on lot at present? yes How used? Residence
- Size of proposed building 24 x 27 Size of lot 142 x 432 feet
- Number of stories in height 2 Height to highest point 24 ft.
- Material of foundation Concrete Character of soil loosey loam
- Material of exterior walls Concrete
- Material of interior construction Wood
- Material of floors Wood & cement
- Material of roof Wood with tile covering
- Will all lathing and plastering comply with Ordinance? yes
- What zone is property in? Industrial

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree, if a permit is issued, that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

OVER

1/26/29 (Sign Here) J. C. Banister
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>3893</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>W. H. D.</u> Exam. Examiner	Application checked and found O. K. <u>W. H. D.</u> Clerk	Stamp here when permit is issued. <u>10011111</u> FEB 13 1929
---------------------------	----------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------	---------------------------------------------------------------------

PLANS
Test
825

FOR DEPARTMENT USE ONLY

APPLICATION	O.K. <i>[Signature]</i>
CONSTRUCTION	O.K. <i>[Signature]</i>
ZONING	O.K. <i>[Signature]</i>
SET-BACK LINE	O.K. <i>[Signature]</i>
ORD. 33761 (N. S.)	O.K. <i>[Signature]</i>
FIRE DISTRICT	O.K. <i>[Signature]</i>

REMARKS

Lathing and Plastering Ordinance
will be complied with

[Signature]
Owner or Authorized Agent

There will be an unobstructed passageway, at least 10 feet wide, extending from any dwelling on lot to a public street, or to a public alley at least 10 feet in width.

[Signature]
Owner or Authorized Agent

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISIONApplication to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building } 4101 Goodwin Ave. Near W. San Fernando Rd
(House Number and Street)New location of building }
(House Number and Street)

Between what cross streets } W. San Fernando Rd & Brunswick

Approved by
City Engineer.

Deputy.

1. Purpose of PRESENT building. Office Families..... Rooms 4
(Store, Residence, Apartment House, Hotel, or any other purpose)2. Use of building AFTER alteration or moving. Residence Families 1 Rooms 73. Owner (Print Name) Robert E. McKee Phone.....4. Owner's Address Central Bldg., L. A.5. Certificated Architect Chas. M. Hutchison State License No. B 811 Phone TO 78236. Licensed Engineer None State License No. Phone7. Contractor Owner State License No. Phone8. Contractor's Address None9. VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.} \$ 3500- Sliding10. State how many buildings NOW on lot and give use of each. {1 story Res. Garage, Storage Sheds Loading Platform etc
(Residence, Hotel, Apartment House, or any other purpose)11. Size of existing building 25 x 27 Number of stories high 2 Height to highest point 3412. Class of building D Material of existing walls Stone Tile Exterior framework studs
(Wood or Steel)

Describe briefly and fully all proposed construction and work:

Additions - Living Rm and Service wing, changes to existing building

7-14-38 Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO.		FOR DEPARTMENT USE ONLY				Fee <u>1350</u>	
22762	Plans and Specifications checked	Zone <u>E</u>	Fire District No. <u>10</u>		Stamp here when Permit is issued		
	Corrections verified	Bldg. Line <u>10</u> Ft.	Street Widening <u>10</u> Ft.				
	Plans, Specifications and Applications checked and approved	Application checked and approved <u>1/21/38</u>					
PLANS	By Plans Sec.	Filed with	SPRINKLER		Inspector		
		Required Valuation included	Specified Case No.				

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition 30×17
 $32\frac{1}{2} \times 12\frac{1}{2}$ Size of Lot.....x..... Number of Stories when complete.....2.....
Material of Foundation...CONC..... Width of Footing... $4\frac{1}{2}$ "..... Depth of footing below ground...1'-6"
Width Foundation Wall...6" and 8"..... Size of Redwood Sill.....2...x...6..... Material Exterior Walls...stud & plaster
Size of Exterior Studs.....2...x...6..... Size of Interior Bearing Studs.....2...x...4.....
Joists: First Floor...CONC. Fl...... Second Floor...---..... Rafters...2...x...6..... Roofing Material...Comp & Tile

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here Chas M. Hutchinson
(Owner or Authorized Agent)

By.....

FOR DEPARTMENT USE ONLY			
Application <u> </u>	Fire District <u> </u>	Bldg. Line <u> </u>	Termite Inspection.....
Construction <u> </u>	Zoning <u> </u>	Street Widening <u> </u>	Forced Draft Ventil.....
(1) REINFORCED CONCRETE Barrels of Cement..... Tons of Reinforcing Steel.....		(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet fromStreet Sign Here..... (Owner or Authorized Agent)	
(3) No required windows will be obstructed. Sign Here..... (Owner or Authorized Agent)		(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. Sign Here..... (Owner or Authorized Agent)	

REMARKS:
PLAN CHECKING

RECEIPT NO. 71765
VALUATION \$ 350.00
FEE PAID 0.75

I hereby certify that there is
no general contractor for this
building or work

(Signed) Chas M. Hutchinson

2

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

RM 505

Application for the Erection of a Building
OF
CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No.

Tract.

Location of Building: 4101 Goodwin Ave. } Approved by
(House Number and Street) City Engineer

Between what cross streets: San Fernando Road, West } Deputy.

Brumswick

USE INK OR INDELIBLE PENCIL

1. Purpose of building: GARAGE Families: _____ Rooms: _____
(Store, Residence, Apartment House, Hotel, or any other purpose)

2. Owner (Print Name): Robert E. McKee Phone: OM 3914

3. Owner's address: 4101 Goodwin Ave.

4. Certificated Architect: [Signature] State License No. _____ Phone: _____

5. Licensed Engineer: _____ State License No. _____ Phone: _____

6. Contractor: Robert E. McKee, Gen'l. Bldg. State License No. 137 Phone: TR 0291

7. Contractor's address: 1128 Central Bldg. OK-W.P.

8. VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$ 450.00

9. State how many buildings NOW } Residence 1 fam. DOUBLE FEES
on lot and give use of each. (Store, Residence, Apartment House, Hotel, or any other purpose)

10. Size of new building: 19' x 23' No. Stories: 1 Height to highest point: 12' Size lot: x

11. Type of soil: Sandy Loam Foundation (Material): Conc. Depth in ground: 1'-0"

12. Width of footing: 12" Width of foundation wall: Steel in Footings 6" Size of redwood sill: 3" x 6"

13. Material exterior wall: Frame & Stucco Size of studs: (Exterior) 2" x 4" (Interior bearing) 2" x 4"

14. Joist: First floor: Conc Floor Reinforced Second floor: 2" x 4" Rafters: 2" x 4" Material of roof: Comp. Roof

15. Chimney (Material): X Size Flue: X No. inlets each flue: X Depth footing in ground: X

I have carefully examined and read the above completed Application and know the same is true and correct, and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinance and State Laws will be complied with whether herein specified or not; I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws.

Sign here: Robert E. McKee
(Owner or Authorized Agent)

Plans, Specifications and other data must be filed if required.

By: [Signature]

PERMIT NO. 31594	FOR DEPARTMENT USE ONLY				Fee: <u>7.00</u> NOT PAID
	Plans and Specifications checked	Zone <u>B</u>	Fire District <u>No.</u>		
	Corrections verified	Bldg. Line <u>No</u>	Street Widening <u>No</u>		
	Plans, Specifications and Application rechecked and approved	Application checked and approved <u>9/27/38</u>			
PLANS	For Plans See	Filed with	SPRINKLER		Inspector <u>[Signature]</u>
			Required Valuation Included	Specified Yes—No	

FOR DEPARTMENT USE ONLY			
Application <i>M</i>	Fire District <i>M</i>	Bldg. Line <i>M</i>	Forced Draft Ventil.
Construction	Zoning	Street Widening	

(1) **REINFORCED CONCRETE**

Barrels of Cement.....

Tons of Reinforcing Steel.....

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.

Sign here.....
(Owner or Authorized Agent)

(2) The building referred to in this Application will be more than 100 feet from

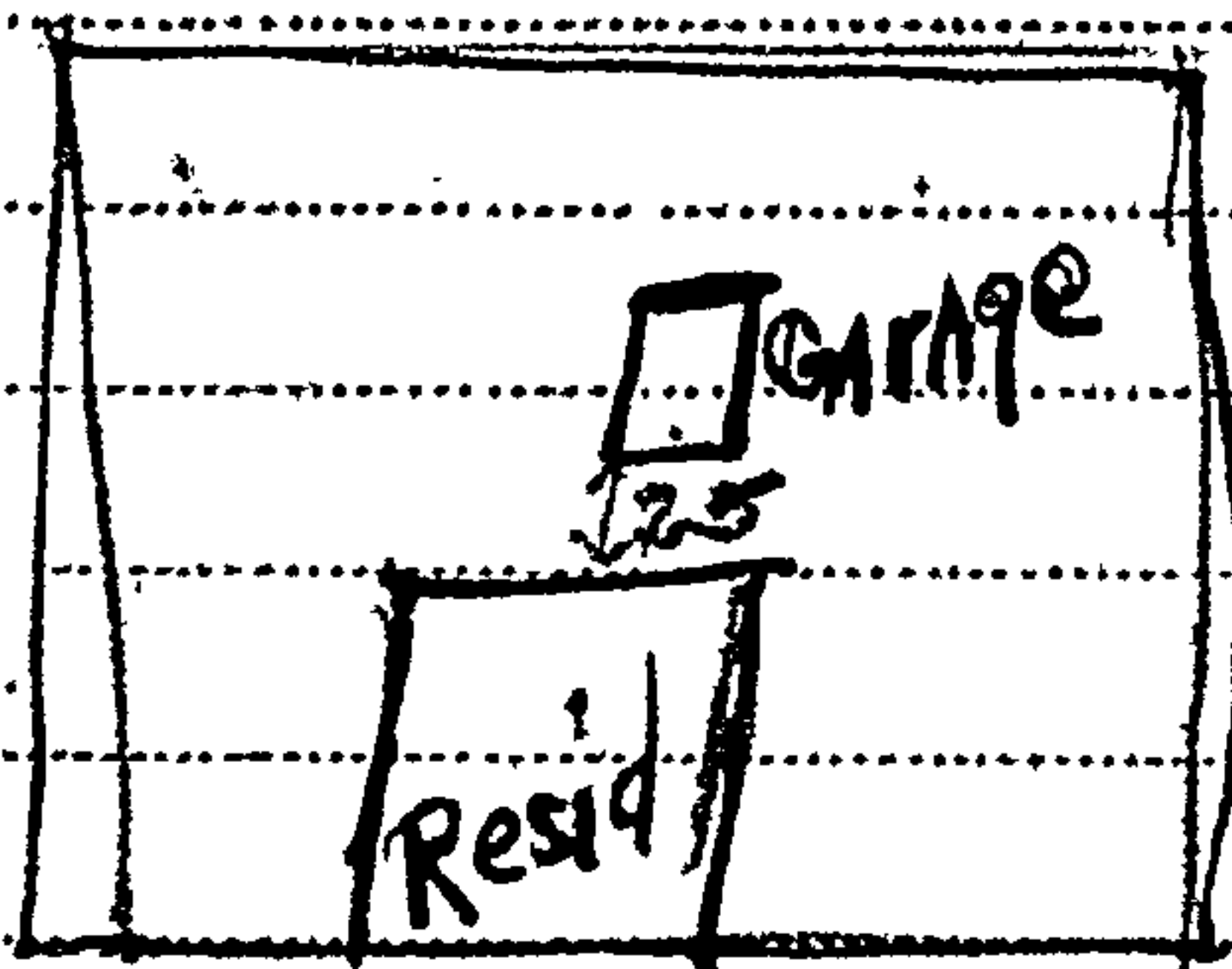
.....Street

Sign Here.....
(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here.....
(Owner or Authorized Agent)

REMARKS:



Street

I hereby certify that there is
no general contractor for this
building or work.

(Signed)

M. Carson

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building } 4101 Goodwin.
(House Number and Street)New location of building } —
(House Number and Street)Between what cross streets } San Fernando Rd West, Brunswick
Deputy.Approved by
City Engineer.1. Purpose of PRESENT building Residence Families 1 Rooms 7
(Store, Residence, Apartment House, Hotel, or any other purpose)2. Use of building AFTER alteration or moving Residence Families 1 Rooms 93. OWNER (Print Name) Robert E. McKee Phone CA-531414. Owner's Address 4101 Goodwin5. Certificated Architect Pastle & Pastle State CA License No. 71001 Phone 71267

6. Licensed Engineer _____ State _____ License No. _____ Phone _____

7. Contractor Robert E. McKee State _____ License No. 137 Phone _____8. Contractor's Address 4700 San Fernando Road West.9. VALUATION OF PROPOSED WORK Garage \$4000.00
(Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.)10. State how many buildings NOW 2 Residence, Garage
on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)11. Size of existing building 35 x 60 Number of stories high 2 Height to highest point 2612. Class of building D Material of existing walls Wood Exterior framework Wood
(Wood or Steel)

Describe briefly and fully all proposed construction and work:

2 Additional Bedrooms with baths, all on First Floor level.

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO. 7651		FOR DEPARTMENT USE ONLY		Fee <u>15.00</u>	
Plans and Specifications checked <u>Smad</u>		Zone <u>E</u>		Fire District No. <u>10</u>	
Corrections verified <u>Smad</u>		Bldg. Line No. <u>10</u> Ft. <u>10</u>		Street Widening No. <u>10</u> Ft. <u>10</u>	
Plans, Specifications and Applications checked and approved <u>McKee</u>		Application checked and approved <u>Byron</u>		Stamp here when Permit is issued MAR -4 1940	
FLANS <u>7/27/40</u>		Required Valuation Included <u>SPRINKLER</u> Specified Yes—No		Inspector <u>Chew</u>	

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition 20 50 x 50 Size of Lot 50 x 50 Number of Stories when complete 1
Material of Foundation Concrete Width of Footing 14" Depth of footing below ground 20"
Width Foundation Wall 6" Size of Redwood Sill 2 x 6" Material Exterior Walls Wood Siding
Size of Exterior Studs 2 x 6 Size of Interior Bearing Studs 2 x 4
Joists: First Floor 2 x 8 Second Floor 2 x 4 Rafter 2 x 4 Roofing Material Tile

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State Laws.

Sign Here

R. E. McKee

(Owner or Authorized Agent)

By

C. A. Wright

FOR DEPARTMENT USE ONLY

Application <u>1107</u>	Fire District <u>1</u>	Bldg. Line <u>1</u>	Termite Inspection
Construction <u>1107</u>	Zoning <u>1</u>	Street Width <u>1</u>	Forced Draft Ventil.
(1) REINFORCED CONCRETE Barrels of Cement Tons of Reinforcing Steel	(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from Street Sign Here (Owner or Authorized Agent)		
(3) No required windows will be obstructed. Sign Here (Owner or Authorized Agent)	(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. Sign Here (Owner or Authorized Agent)		

REMARKS:

PLAN CHECKING

RECEIPT NO. 24891

VALUATION \$ 4000.00

FEE PAID \$ 75.00

All wood and lumber below the first floor boards will be
PRESSURE treated as required by Sec. 91.121 of the Los
Angeles Municipal Code AND WILL BE KEPT MORE
THAN 6 INCHES ABOVE THE GROUND EXCEPT
WHEN PRESSURE TREATED WITH CREOSOTE
C. A. Wright
Owner or Authorized Agent

3

1651

USE INK OR
INDELIBLE PENCIL

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

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Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot.....

Lot.....

Tract.....

Tract.....

Present location of building } 4101 Goodwin Avenue
(House Number and Street)

New location of building }
(House Number and Street)

Between what cross streets }

Approved by
City Engineer.

Deputy.

1. Purpose of PRESENT building.....Residence.....Families.....Rooms.....
(Store, Residence, Apartment House, Hotel, or any other purpose)

2. Use of building AFTER alteration or moving.....Families.....Rooms.....

3. Owner (Print Name).....Robert E. McKee.....Phone.....

4. Owner's Address.....4101 Goodwin Avenue.....

5. Certificated Architect.....State License No.....Phone.....

6. Licensed Engineer.....State License No.....Phone.....

7. Contractor.....B. V. Collins.....State License No. 1393.....Phone PR-5141

8. Contractor's Address.....1431 E 16th Street, Los Angeles, Calif.....

9. VALUATION OF PROPOSED WORK {including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and or elevator equipment therein or thereon} \$.....
Reg. No. T-296

10. State how many buildings NOW } on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)

11. Size of existing building.....x.....Number of stories high.....Height to highest point.....

12. Class of building.....Material of existing walls.....Exterior framework.....
(Wood or Steel)

Describe briefly and fully all proposed construction and work:

Tile work in bathrooms

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY					
PERMIT NO. 23140	Plans and Specifications checked		Zone	Fire District	
	Corrections verified		Blg. Line	No.	
	Plans, Specifications and Applications resubmitted and approved		FL	FL	
	Application checked and approved		Street Widening		
PLANS	For Plans See	Filed with	SPRINKLER		Specified
Rec'd			Required Valuation Included		Yes-No

Stamp here when Permit is issued

JUN 13 1940

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....
Material of Foundation.....Width of Footing.....Depth of footing below ground.....
Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....
Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....
Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here.....B. V. COLLINS.....

(Owner or Authorized Agent)

By.....

Assistant Manager

FOR DEPARTMENT USE ONLY

Application	Fire District	Bldg. Line	Termite Inspection.....
Construction.....	Zoning	Street Widening	Forced Draft Ventil.....
(1) REINFORCED CONCRETE Barrels of Cement..... Tons of Reinforcing Steel.....	(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet fromStreet Sign Here..... (Owner or Authorized Agent)	(3) No required windows will be obstructed. Sign Here..... (Owner or Authorized Agent)	(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. Sign Here..... (Owner or Authorized Agent)

REMARKS:

RECEIVED BUREAU
CASHIER'S CHECK
MONEY ORDER
CHECK
Opened By
Checked By

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS:

1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT Pt. of 16	BLK.	TRACT Riverdale	ADDRESS APPROVED R/2					
2. BUILDING ADDRESS 4101 Goodwin Ave.				DIST. MAP 162-205					
3. BETWEEN CROSS STREETS San Fernando Rd. WEST AND Brunswick				ZONE M-3-1					
4. PRESENT USE OF BUILDING Garage	SAME	NEW USE OF BUILDING Same		FIRE DIST. II 50/50					
5. OWNER'S NAME Robert E. McKee Gen. Cont. Inc.	PHONE OH 57771			INSIDE KEY					
6. OWNER'S ADDRESS 4701 San Fernando Rd.	P. O.			COR. LOT					
7. CERT. ARCH. Chas. M. Hutchinson	STATE LICENSE			REV. COR. LOT SIZE					
8. LIC. ENGR.	STATE LICENSE			PHONE Inc. Legal					
9. CONTRACTOR Owner	STATE LICENSE 117025			PHONE OH 57771					
10. CONTRACTOR'S ADDRESS 4701 San Fernando Rd.	P. O.			ZONE REAR ALLEY SIDE ALLEY BLDG. LINE					
11. SIZE OF EXISTING BLDG. 18x22' 10"	STORIES 1	HEIGHT 8	NO. OF EXISTING BUILDINGS ON LOT AND USE 9 Contractors office & yard	BLDG. AREA DISTRICT OFFICE L.A.					
12. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE	ROOF CONST.	<input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER	ROOFING	SPRINKLERS REQ'D. SPECIFIED					
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 500.00	VALUATION APPROVED			AFFIDAVITS 03-10565					
14. SIZE OF ADDITION 6x22' 10"	STORIES	HEIGHT	APPLICATION CHECKED	ZA 10191					
15. NEW WORK: (Describe) Extend exist. garage by moving E. wall.	EXT. WALLS	ROOFING	PLANS CHECKED	DWELL. UNITS					
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.			CORRECTIONS VERIFIED	SPACES PARKING					
Signed <i>[Signature]</i>			PLANS APPROVED	GUEST ROOMS					
This Form When Properly Validated is a Permit to Do the Work Described.			APPLICATION APPROVED	FILE WITH					
			INSPECTOR	CONT. INSP.					
TYPE II	GROUP R	MAX. OCC. —	P.C. 175	S.P.C.	G.P.I. KOKK	B.P. 350	I.F.	O.S.	C/O

SEWER (Available) (Not Available)

CRITICAL SOIL

CASHIER'S USE ONLY

LA 74355

NOV-7-60

72042

B - 2 CK

1.75

NOV-7-60

72043

B - 1 CK

3.50

P.C. No.

GRADING Yes

CRIT. SOIL

CONS.

Addresss of
Buildingg

4101 Goodwin Avenue



CITY OF LOS ANGELES
Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

Issued: 1-4-61

Permit No. and Year

LA 74355 - 60

1 story, type V, 6' x 22'10" addition to
an existing 1 story, type V, 18' x 22'10"
garage accessory to R-1 occupancy.

Owner-

Robert E. McKee Gen. Construction Inc.

Owner'ss
Addresss

4701 San Fernando Road
Los Angeles, Calif.

K. W. Hull

as

MCKEE GENERAL CONTRACTOR BRANCH OFFICE
4101 East Goodwin Avenue; 4701 North San Fernando Road

Building Permits
4701 North San Fernando Road

1

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building

OF
CLASS ~~MANUFACTORY~~ D Masonry

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No: Part of 16 M.R. 54/A1 285' Frontage on W. San Fernando

Tract Riverdale

Location of building 4700 West San Fernando Rd
(House Number, and Street)

Approved by
City Engineer

Between what cross streets Corner of Goodwin Ave

USE INK OR INDELIBLE PENCIL

1. Purpose of building Office Families Rooms
(Store, Residence, Apartment House, Hotel, or any other purpose)

2. Owner (Print Name) Robert E. McKee Phone

3. Owner's address Central Bldg L.A.

4. Certificated Architect Chas. M. Hutchison State Cal License No. B. 811 Phone TU. 7823

5. Licensed Engineer William Mellema State Cal License No. Phone

6. Contractor Owner State Cal License No. Phone

7. Contractor's address 15000 Shady

8. VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.} 10,000

9. State how many buildings NOW on lot and give use of each. Garage Shed Loading Platform House etc
(Store, Residence, Apartment House, Hotel or any other purpose)

10. Size of new building 46 x 64 No. Stories 1 Height to highest point 17

11. Size of lot 431 x 285 Type of soil Sand Loam

12. Foundation (Material) Concrete Depth in ground 6'

13. Material Exterior Walls Reinf Conc Skeleton framework
(Structural Steel, Reinforced Concrete)

14. Material of floors Wood 1st Conc Asmt Roofing material Tile and compo

I have carefully examined and read the above completed Application and know the same is true and correct and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinances and State Laws will be complied with, whether herein specified or not; I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws.

Sign here Chas M Hutchison archt
(Owner or Authorized Agent)

Plans, Specifications and other data must be filed.

By

PERMIT NO. 16374	FOR DEPARTMENT USE ONLY <u>7068</u>				Fees <u>48.00</u> Stamp here when Permit is issued JUN -1 1938
	Plans and Specifications checked <u> </u>	Zone <u>E</u>	Fire District No. <u>10</u>		
	Corrections verified <u> </u>	Bldg. Line <u> </u> Ft.	Street Widening <u> </u> Ft.		
	Plans, Specifications and Application reviewed and approved <u> </u>	Application checked and approved <u> </u> Clerk			
PLANS <u>5/16/38</u>	1st Plan Fee <u> </u>	Filed with <u> </u>	Required Valuation Included <u> </u>	Specified <u> </u>	Inspector <u>D. J. Sheehan</u>

FOR DEPARTMENT USE ONLY

Application..... <i>P</i>	Fire District..... <i>5</i>	Bldg. Line.....	Forced Draft Ventil.....
Construction.....	Zoning.....	Street widening.....	

(1) **REINFORCED CONCRETE**
 Barrels of Cement.....*450*
 Tons of Reinforcing Steel.....*12*

(2) The building referred to in this Application will be more than 100 feet from
Street
 Sign here.....
 (Owner or Authorized Agent)

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.
 Sign here.....
 (Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least 10 feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.
 Sign here.....
 (Owner or Authorized Agent)

REMARKS:.....

I hereby certify that there is
no general contractor for this
building or work.

PLAN CHECKING
RECEIPT NO. *20550*
VALUATION \$ *15000.00*
FEE PAID \$ *25.00*

(Signed) *Chas M. [Signature]*

12 Tons Reinf. Steel
450 bbls Cement

199 0541
261

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Department of Building, for a building permit in accordance with the description and for the purpose hereinafter stated. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the granting of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, in any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in each permit.

REMOVED FROM

REMOVED TO

DISTRICT

Lot _____ Tract _____
Present location of building } 4700 San Fernando Road West, Los Angeles.
(House Number and Street)
New location of building } _____
(House Number and Street)
Between what cross streets } _____
Approved by City Engineer _____
Deputy _____

1. Purpose of PRESENT building Office Families _____ Rooms _____
(Store, Residence, Apartment House, Hotel, or any other purpose)
2. Use of building AFTER alteration or moving Office Families _____ Rooms _____
3. Owner (Print Name) ROBERT E. McKEE, GENERAL CONTRACTOR Phone _____
4. Owner's Address 4700 San Fernando Road West, Los Angeles
5. Certificated Architect _____ State _____ License No. _____ Phone _____
6. Licensed Engineer _____ State _____ License No. _____ Phone _____
7. Contractor ROBERT E. McKEE, GENERAL CONTRACTOR State _____ License No. 137 Phone 3314
8. Contractor's Address _____
9. VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, gas, ventilation, electrical wiring and/or elevator equipment therein or thereon.} 1200.00

10. State how many buildings NOW on lot and give use of each. Office Floor Residence & Warehouse
11. Size of existing building _____ Number of stories high ONE Height to highest point 9'
12. Class of building B Material of existing walls _____ Exterior framework CONCRETE
(Wood or Steel)

Describe briefly and fully all proposed construction and work:

REPAIRS INTERIOR OF BASEMENT ROOM, WORK CONSISTS OF LATHING, PLASTERING, BRICKWORK, E. WALL, BRICKWORK CEILING, INSTALL ALUMINUM FLOOR, ELECTRICITY, AND PLUMBING, ROOM SIZE 15'-0" x 31'-0"

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY			
PERMIT NO. <u>5313</u>	Plans and Specifications checked	Zone <u>E</u>	Fire District <u>7</u>
	Corrections verified	Bldg. Use <u>Office</u>	Street Widening <u>FL</u>
	Plans, Specifications and Applications rechecked and approved	Application checked and approved	
PLANS	For Plans See <u>Plan 101</u>	SPRINKLER	Inspector _____
	Required Valuation Included	Specified Fee-No	

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Have
Size of Addition ☒ Size of Lot ☒ Number of Stories when complete ☒
Material of Foundation ☒ Width of Footing ☒ Depth of footing below ground ☒
Width Foundation Wall ☒ Size of Redwood Sill ☒ Material Exterior Walls ☒
Size of Exterior Studs ☒ Size of Interior Bearing Studs ☒
Joists: First Floor ☒ Second Floor ☒ Rafters ☒ Roofing Material ☒

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here Ross E. McKel General Contractor
(Owner or Authorized Agent)

By R. J. Seandean

FOR DEPARTMENT USE ONLY

Application <input checked="" type="checkbox"/>	Fire District <input checked="" type="checkbox"/>	Bldg. Line <input checked="" type="checkbox"/>	Termite Inspection <input checked="" type="checkbox"/>
Construction <input checked="" type="checkbox"/>	zoning <input checked="" type="checkbox"/>	Street Widening <input checked="" type="checkbox"/>	Forced Draft Vent <input checked="" type="checkbox"/>

(1) **REINFORCED CONCRETE**

Barrels of Cement

Tons of Reinforcing Steel

(2) The building (and, or addition) referred to in this Application is, or will be when moved, more than 100 feet from

Street

Sign Here Ross E. McKel
(Owner or Authorized Agent)

(3) No required windows will be obstructed.

Sign Here Ross E. McKel
(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here Ross E. McKel
(Owner or Authorized Agent)

REMARKS:

EMPLOYER'S COMPENSATION

Date

I hereby certify that I am the applicant for this permit and that in doing the work authorized thereby, I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Ross E. McKel General Contractor
Signature of Applicant

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

14487-E

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Department of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure thereon described, or any portion thereof, upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure thereon described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession to, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot

Lot

Tract

Tract

Present location of building

4700 San Fernando Road, West
(House Number and Street)

New location of building

Same

(House Number and Street)

Between what cross streets

Colorado

Approved by
City Engineer

Deputy

- Purpose of PRESENT building... Residence... Families 1... Rooms 10.
(State, Residence, Apartment House, Hotel, or any other purpose)
- Use of building AFTER alteration or moving... Same... Families... Rooms
- Owner (Print Name) ROBT. E. MC KEE, GENERAL CONTRACTORS, Phone CH 53141
- Owner's Address 4700 San Fernando Road, West
- Certificated Architect TERMINIX COMPANY State License No. Phone
- Licensed Engineer E. L. DILLON CO., INC. State License No. Phone
- Contractor 2252 West Washington Blvd., Los Angeles State License No. Phone
- Contractor's Address PHONE PARKWAY 9101
- VALUATION OF PROPOSED WORK {including all labor and material and all permanent heating, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$ 500.00
- State how many buildings NOW on lot and give use of each. 1 residence
(Residence, Hotel, Apartment House, or any other purpose)
- Size of existing building 56' x 80' Number of stories high 2 Height to highest point 29'
- Class of building C Material of existing walls Plaster Exterior framework FRAMES
(Wood or Steel)

Describe briefly and fully all proposed construction and work:

PERMITS REPAIR WORK

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO.		FOR DEPARTMENT USE ONLY				For	
5954		Plans and Specifications checked	Zone	Fire District	Stamp here when Permit is issued		
		Corrections verified	Bldg. Line	Street Widening			
PLANS		Plans, Specifications and Applications checked and approved	Application checked and approved		Inspector		
		For Plans See	Filed with	SPRINKLER			
		Required Valuation Included	Specified Fee-No				

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition... ☒ ...Size of Lot... ☒ ...Number of Stories when complete...
Material of Foundation... Width of Footing... Depth of footing below ground...
Width Foundation Wall... Size of Redwood Sill... ☒ ...Material Exterior Walls...
Size of Exterior Studs... ☒ ...Size of Interior Bearing Studs... ☒ ...
Joists: First Floor... ☒ ...Second Floor... ☒ ...Rafters... ☒ ...Roofing Material...

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State Laws.

Sign Here

By

FOR DEPARTMENT USE ONLY

Application	Fire District	Bldg. Line	Termite Inspection
Construction	Zoning	Street Widening	Forced Draft Ventil.

(1) **REINFORCED CONCRETE**

Barrels of Cement

Tons of Reinforcing Steel

(2)

The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

Street

Sign Here

(Owner or Authorized Agent)

(3)

No required windows will be obstructed.

Sign Here

(Owner or Authorized Agent)

(4)

There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here

(Owner or Authorized Agent)

REMARKS:

Date

3/30/44

I hereby certify that I am the applicant for this permit, and that in doing the work authorized thereby, I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Signature

Witness

3

APPLICATION TO
ALTER, REPAIR, or DEMOLISH
AND FOR A
Certificate of Occupancy

CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. PORTION LOT 16

Tract RIVERDALE 4725 Lucile 9/12/51

Location of Building 4700 San Fernando Road West, Zone 39
(House Number and Street)

Approved by
City Engineer

Between what cross streets San Fernando Road West & Burnside Ave.

Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building Storage shed Families — Rooms —
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy 5 years
3. Use of building AFTER alteration or moving Same Families — Rooms —
4. Owner Robert E. McKee, General Contractor Phone CH 53141
(Print Name)
5. Owner's Address 4700 San Fernando Road West, Los Angeles 39
6. Certificated Architect — State — License No. — Phone —
7. Licensed Engineer — State — License No. — Phone —
8. Contractor Robert E. McKee, Gen'l Contr' Inc State — License No. 117025 Phone —
9. Contractor's Address 4700 San Fernando Road West, L.A. 39
10. VALUATION OF PROPOSED WORK \$1200.00
(Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevators equipment therein or thereon)
11. State how many buildings NOW 8 - 1 office, 2 residences, shop & storage shed
(Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 100 x 70 Number of stories high 1 Height to highest point 10'-1"
13. Material Exterior Walls WOOD & PLASTER Exterior framework WOOD
(Wood, Steel or Masonry) (Wood or Steel)
14. Describe briefly all proposed construction and work:
BUILD 13 X 20 ADDITION TO PRESENT BLDG.
4" PIPE COL. SET IN CONC.
4" BEAM - KNEE BRACED

NEW CONSTRUCTION

15. Size of Addition 13 x 20 Size of Lot — Number of Stories when complete 1
16. Footing, Width — Depth in Ground — Width of Wall — Size of Floor Joists —
17. Size of Studs x Material of Floor — Size of Rafters 2 x 6 Type of Roofing Asph/Flt

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

DISTRICT
OFFICE

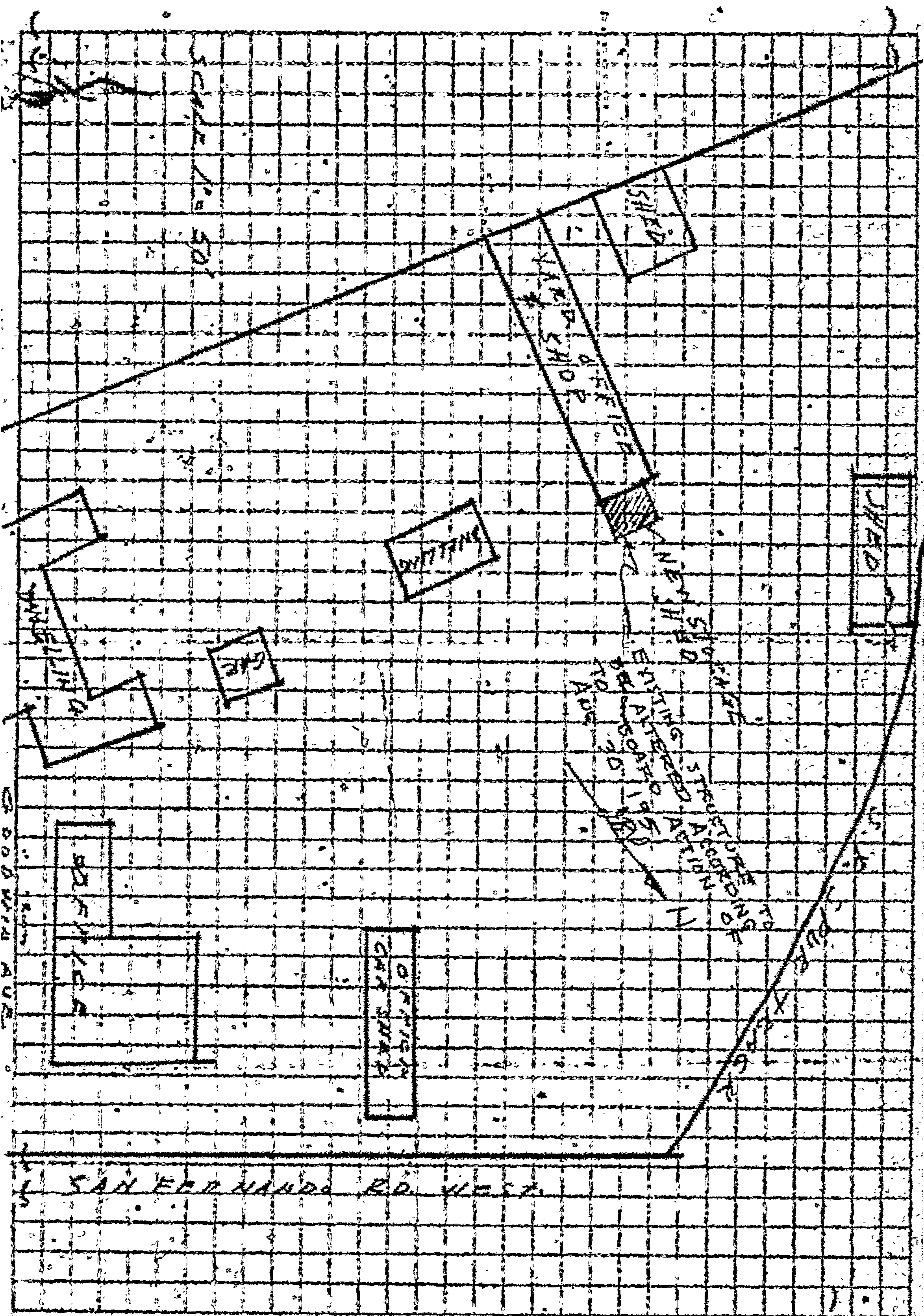
Signed Robert E. McKee, Gen'l Contr' Inc
By R. D. Deaudrean

FOR DEPARTMENT USE ONLY

PLAN CHECKING				OCCUPANCY SURVEY		Investigation Fee & Cost of Occupancy Fee & Bldg. Permit Fee & Total	
Valuation <u>\$1200</u>		Area of Bldg. <u>—</u> Sq. Ft.		Fee <u>—</u>		Total <u>—</u>	
TYPE	Maximum No. Occupants	Inside Lot	Key Lot	Lot Size	Fire District	City	State
GROUP	Plans and specifications checked	Corner Lot	Corner Lot Keyed	Zone <u>M3</u>	Fire District <u>II</u>	City <u>Los Angeles</u>	State <u>Calif.</u>
For Plans See	Correction <u>—</u>	Zone	Zone	Street Widening	Application checked and approved		
Filed with	Plans, specifications and application checked and approved	Consent to inspection	Consent to inspection	SERIALS	Inspection		
				Specified—Required	Valuation Included		
				Yes <u>—</u> No <u>—</u>			

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	SEP 11 1951		LA 11851		
Supplemental Plan Checking					
Building Permit	SEP 11 1951		LA 11851B		



September 17, 1951

Robert E. McKee
1700 San Fernando Road West
Los Angeles 19, California

RE: 1700 San Fernando Road West is
changed to 1701 San Fernando St. West

The Department of Building and Safety authorizes
the following change on permit application:

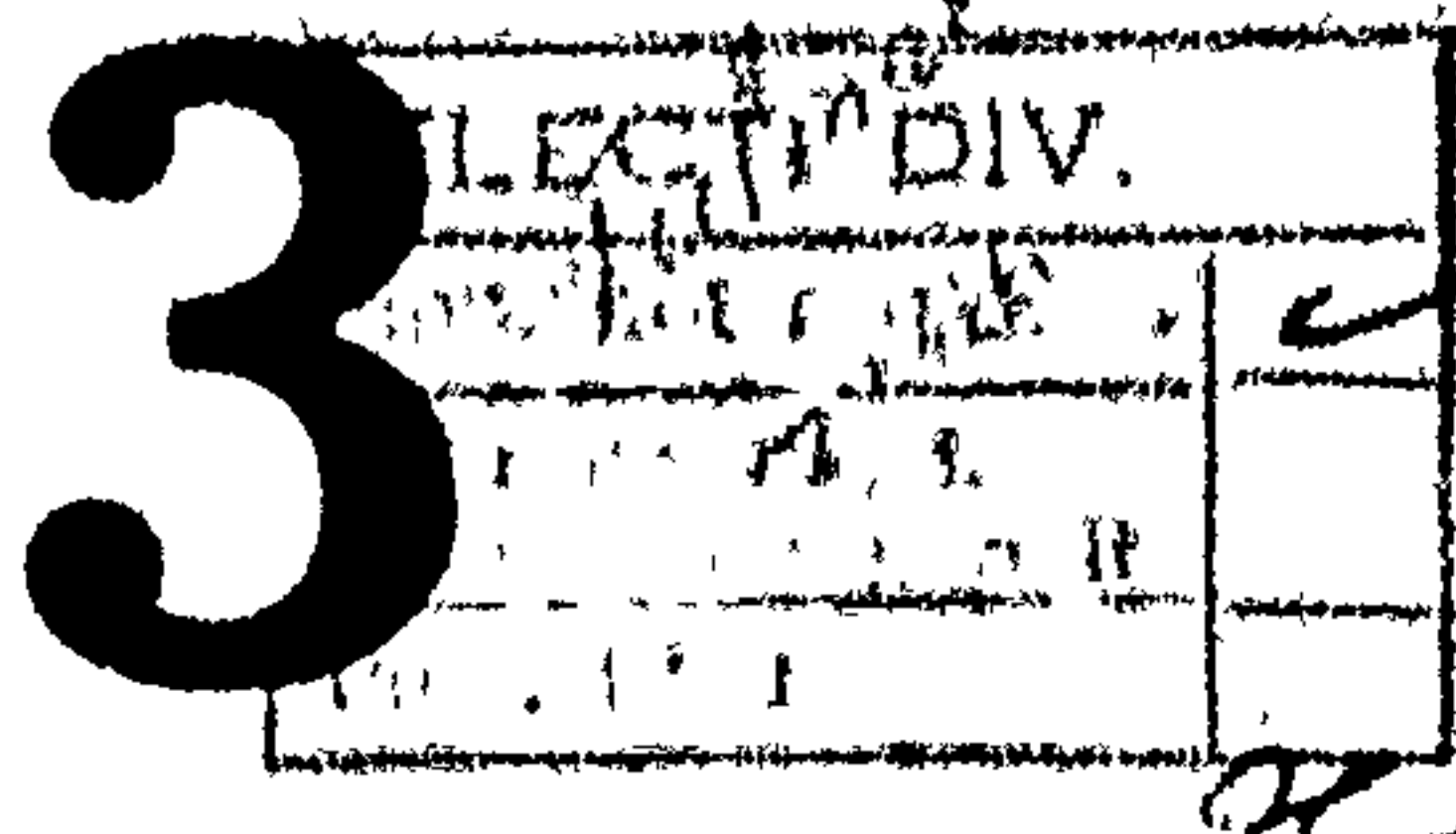
1-1055

1700 San Fernando Road West is hereby changed to
1701 San Fernando Road West.

G. E. MORRIS
Superintendent of Building

JEL:rb
cc: Ed. Var.

BY WILLIAM A. TAYLOR



APPLICATION TO
ALTER, REPAIR, or DEMOLISH
AND FOR A
Certificate of Occupancy

Form B-3
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 16 (PART OF) RIVERDALE TRACT

Tract.....

Location of Building 4701 SAN FERNANDO RD. WEST
(House Number and Street)

Approved by
City Engineer

Between what cross streets? GORDON AVE &

Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building CONTRACTORS OFFICE Families.....Rooms.....
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. State how long building has been used for present occupancy 12 years

3. Use of building AFTER alteration or moving OFFICE Families.....Rooms.....

4. Owner ROBERT E. MCKEE Phone CH 5-3141
(Print Name)

5. Owner's Address 4701 SAN FERNANDO RD. WEST P. O. Box 350
CHARLES M. HUTCHISON State 8811

6. Certificated Architect MARSHALL E. LAWSON License No. B 1155 Phone 202-96245
State

7. Licensed Engineer S. B. BARNES License No. 601 Phone 202-2385
State

8. Contractor ROBERT E. MCKEE License No. 117025 Phone CH 5-3141
State

9. Contractor's Address 4701 SAN FERNANDO RD. WEST

10. VALUATION OF PROPOSED WORK \$25000.00
Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.

11. State how many buildings NOW 6 - Contractors office & yard & shops
on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building 40 x 60 + Annex Number of stories high 1 Height to highest point 13'

13. Material Exterior Walls Stucco & Concrete Exterior framework frame & concrete
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:
Add to present estimating dept plus 2 private office & 1 toilet.

NEW CONSTRUCTION

15. Size of Addition 48 x 20 Size of Lot.....x..... Number of Stories when complete.....

16. Footing: Width.....Depth in Ground.....Width of Wall.....Size of Floor Joists.....x.....

17. Size of Studs.....x.....Material of floor.....Size of Rafters.....x.....Type of Roofing.....

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here

(Owner or Authorized Agent)

DISTRICT ENGINEER ROOM 16
OFFICE

FOR DEPARTMENT USE ONLY

PLAN CHECKING				OCCUPANCY SURVEY		Investigation Fee \$.....	
Valuation <u>\$25000</u>				Area of Bldg.Sq. Ft.		Cert. of Occupancy Fee \$.....	
Fee <u>\$40.00</u>				Fee \$.....		Bldg. Permit Fee <u>\$13.00</u>	
Total <u>\$73.00</u>						Total \$.....	
TYPE <u>I</u>	Maximum No. Occupants	Inside Lot <u>Corner Lot</u>	Key Lot	Lot Size <u>1 REG</u>	Ft. rear alley		Clerk
GROUP <u>G-1</u>	Plans and Specifications checked	Corner Lot Keyed	Zone <u>M-3</u>	Fire District <u>50</u>	Ft. side alley		
For Plans See	Correction Voted	Bldg. Line	Street Widening	No. <u>2</u>	District Map No. <u>162-205</u>		
Filed with	Plans, Specifications and Application rechecked and approved.	Continuous Inspection	Inspector	Application checked and approved			
				<u>JAN 22 1952</u>			
				Clerk			
				<u>10944</u>			
				<u>123989</u>			

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	JAN 10 '52		10944		
Supplemental Plan Checking					
Building Permit	JAN 23 '52				

NEW BASEMENT IS SPRINKLERED

7/24/54

DIRT ROAD
431.94'

DWELLING

GARAGE

SHOP-YARD OFFICE

BRUNSWICK AVE

GOODWIN AVE

PL 0.7 PL 4.44

GUEST HOUSE

YARD

PARKING

OFFICE (GARAGE)

EXISTING OFFICE

ADDITION

295'

SAN FERNANDO RD. WEST

MAIN LINES
S.P. 211
LINE 5

N

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy
Must be approved by the Department of
Building and Safety.

Address of Building 4701 San Fernando Rd. West

Permit No. and Year LA 23989 - 1952

Certificate Issued September 29, 1952

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

1 Story, Type V, 22' x 48' Addition to 40' x 60'
Existing Office Building, G-1 Occupancy

Owner

Owner's
Address

R. E. McKee
4701 San Fernando Road West
Los Angeles 39, California

JOHN D. MILLER 1hr

3

APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

Form B-3
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. Portion of Lot 16, Riverdale TractTract RIVERDALE TRACTLocation of Building 4701 San Fernando Road West
(House Number and Street)Approved by
City EngineerBetween what cross streets? Goodwin Ave & Colorado Blvd.
Deputy,

USE INK OR INDELIBLE PENCIL

1. Present use of building SHOP Families — Rooms —
(Store, Dwelling, Apartment House, Hotel or other purpose)2. State how long building has been used for present occupancy 15 year plus3. Use of building AFTER alteration or moving Same Families — Rooms —4. Owner Robert E. McKee, General Contractor Inc. Phone CH. 53141
(Print Name)5. Owner's Address 4701 San Fernando Road West P. O. Los Angeles 39

6. Certificated Architect _____ State _____ License No. _____ Phone _____

7. Licensed Engineer _____ State _____ License No. _____ Phone _____

8. Contractor Robert E. McKee, General Contr. State _____ License No. _____ Phone _____9. Contractor's Address 4701 San Fernando Road West10. VALUATION OF PROPOSED WORK \$2000.00
(Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.)11. State how many buildings NOW } 5 - 1 office, 2 residences 2 warehouses
on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)12. Size of existing building _____ x _____ Number of stories high 1 Height to highest point _____13. Material Exterior Walls _____ Exterior framework _____
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:

To repair fire damage so that present shop can be used until new shops designed and constructed.
m-2

3% by Anderson - Dunt
NEW CONSTRUCTION

15. Size of Addition _____ x _____ Size of Lot _____ x _____ Number of Stories when complete _____

16. Footing: Width _____ Depth in Ground _____ Width of Wall _____ Size of Floor Joists _____ x _____

17. Size of Studs _____ x _____ Material of Floor _____ Size of Rafters _____ x _____ Type of Roofing _____

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

DISTRICT
OFFICE

OK. ad.
G GRADING

Sign here Robert E. McKee, Gen'l Contr. Inc.
(Owner or Authorized Agent)By L. J. Blaudian

* FOR DEPARTMENT USE ONLY

PLAN CHECKING

OCCUPANCY SURVEY

Valuation \$ —

Area of Bldg. _____ Sq. Ft.

Fee \$ —Fee \$ —Investigation Fee \$ —Cert. of Occupancy Fee \$ —Bldg. Permit Fee \$ 9-Total \$ —

TYPE Maximum No. Occupants Inside Lot Key Lot Lot Size

GROUP Plans and Specifications checked Zone Corner Lot Keyed Fire District

For Plans See Correction Verified Bldg. Line No. Street Widening

Filed with Plans, Specifications and Application rechecked and approved Continuous Inspection SPRINKLER

Inspector

Valuation Included Yes — No

OVERSIZED BLDG - DO NOT WRITE BELOW THIS LINE 10565

TYPE OF RECEIPT DATE ISSUED TRACER NO. (M) RECEIPT NO. CODE FEE PAID

Plan Checking

Supplemental Plan Checking

Building Permit 76631 DEC 22 1953

COMPACT FILE

1

EL. DIV.	
First Floor	
Appr. by	
Before	
Permit	
File	

APPLICATION TO
ERECT A NEW BUILDING
AND FOR A
Certificate of Occupancy

Form B-1
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. Portion of Lot 16 of the Riverdale Tract

MR 54 p 41

Tract Riverdale

Location of Building 4701 San Fernando Rd. West
(House Number and Street)

Approved by
City Engineer

Between what cross streets? Colorado Blvd & Goodwin Ave

Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Repair Shop Families — Rooms —
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. Owner Robt. E. McKee Gen. Contractor Inc. Phone CH 53141
(Print Name)

3. Owner's Address 4701 San Fernando Rd. W. P. O. Los Angeles, Calif.

4. Certificated Architect Hutchison & Lawson State License No. B-811 Phone DU 9-6245

5. Licensed Engineer Wilson & Wilson State License No. — Phone —

6. Contractor Robt. E. McKee Gen. Cont. Inc. State License No. 137 Phone CH 53141

7. Contractor's Address 4701 San Fernando Rd. W. Los Angeles, Calif.

8. VALUATION OF PROPOSED WORK including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon. \$ 38,680.00

9. State how many buildings NOW on lot and give use of each. 1 - office 2 - Residence
1 - car shed 2 - Shop & Storage
(Store, Dwelling, Apartment House, Hotel or other purpose)

10. Size of new building 37'-3" x 12'-0" No. Stories 1 Height to highest point 19'-0" Size lot 325' x 325'

11. Material Exterior Walls Conc. Block Type of Roofing Felt & Gravel

12. Buildings and similar structures } (a) Footing: Width 1'-6" Depth in Ground 1'-0" Width of Wall 1'-0"
(b) Size of Studs Conc. Block 8" Material of Floor Conc.
(c) Size of Floor Joists — Size of Rafters steel joist

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

E. A. 10919

DISTRICT OFFICE PLANING

Sign here Robt. E. McKee Gen. Cont. Inc.
(Owner or Authorized Agent)

By W. J. Murphy

OVERSIZED BUILDINGS FOR DEPARTMENT USE ONLY						
PLAN CHECKING						
Valuation \$ <u>38,680</u>		Investigation Fee \$ <u>—</u>		Bldg. Permit Fee \$ <u>101</u>		Total \$ <u>101</u>
Fee \$ <u>50</u>		Corner Lot Keyed <u>—</u>		Fire District <u>50</u>		
TYPE <u>IV</u>	Maximum No. Occupants <u>46</u>	Inside Lot <u>—</u>	Key Lot <u>—</u>	Lot Size <u>—</u>	Ft. rear alley <u>—</u>	Ft. side alley <u>—</u>
GROUP <u>F-1 & G-1</u>	Plans and Specifications checked <u>—</u>	Zone <u>M-3</u>	Bldg. Line <u>—</u>	No. <u>2</u>	District Map No. <u>162-205</u>	Application checked and approved <u>—</u>
For Plans See <u>—</u>	Correction Verified <u>—</u>	Continuous Inspection <u>—</u>	SPRINKLER Specified <u>—</u>	Valuation Included <u>—</u>	Inspector <u>—</u>	Clerk <u>—</u>
Filed with <u>—</u>	Plans, Specifications and Application rechecked and approved <u>—</u>	Continuous Inspection <u>—</u>	SPRINKLER Specified <u>—</u>	Valuation Included <u>—</u>	Inspector <u>—</u>	Clerk <u>—</u>

COMPACT. FILL (SEE FILE) DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	MAR 9 1954		LA 44812		
Supplemental Plan Checking					
Building Permit	MAR 9 1954		LA 86668		

BRUNSWICK
AVE



GRADWIN AVE

PORTION OF LOT 16
RIVERDALE TRACT.

FUTURE OIL
STORAGE SHED

OVER 10' 0"

NEW SHOP

EXIST

OFFICE
BLDG

FUTURE CARWASH

SAN FERNANDO RD W.

38' 0"

53' 0"

40' 0"

25' 0"

40' 0"

PROPERTY DESCRIPTION
PORTION OF ROBERT E. MCKEE GENERAL CONTRACTOR, INC.
PROPERTY
4700 SAN FERNANDO RD., WEST
LOS ANGELES 39, CALIFORNIA

That portion of Lot 16 of the Riverdale Tract, as per map recorded in Book 54, Page 41 of Miscellaneous Records of said County, described as follows:

Beginning at the point of intersection of the North line of Goodwin Avenue (50 feet wide) as shown on the map of Tract No. 644, recorded in Book 15, Pages 198 and 199 of Maps, in the office of the County Recorder of said County, with a line parallel with and distant Easterly 25 feet, at right angles, from that portion of the Westerly line of Phyllis Avenue, as shown on the map filed in the Action to condemn in Superior Court case No. 265845, having a bearing of North $0^{\circ} 17' 33''$ West, said point of intersection being distant Westerly 169.04 feet, more or less, along said North line of Goodwin Avenue, from the Northeasterly line of said Lot 16; thence Westerly along said North line of Goodwin Avenue, 178.90 feet, more or less, to a point distant Westerly thereon 347.94 feet from said Northeasterly line of Lot 16; thence Northwesteasterly parallel with said Northeasterly line of Lot 16, a distance of 431.94 feet, more or less, to the South line of the strip of land conveyed to the Southern Pacific Railroad Company, by deed recorded in Book 4036, Page 102 of Official Records of said County; thence Easterly and Southeasterly along the South and Southwest lines of the strip of land conveyed by said deed to the intersection with the above described line which is parallel with and distant Easterly 25 feet, at right angles, from the West line of Phyllis Avenue; thence Southerly along said last mentioned parallel line to the point of beginning.

42-82002A1

Address of Building **4701 San Fernando Rd.**

Permit No. and Year **LA 86668 - 1954**

Certificate Issued **April 14, 1955**, 19.....

**CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY**

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

**1 Story, Type IV, 37' x 124' Auto Repair shop
including a 21' x 37' storage area. F-1 and G-1
Occupancies.**

Owner **Robert E. McKee Inc.**
Owner's Address **4701 San Fernando Rd.
Los Angeles 39, Calif.**

WILLIAM A. TINKER
By.....

1

APPLICATION TO
ERECT A NEW BUILDING
AND FOR A
Certificate of OccupancyForm B-1
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISIONLot No. Portion of Lot 16 of the Riverdale Tract
MR 54 p 41 (Legal Description attached)
Tract RiverdaleLocation of Building 4701 San Fernando Rd West
(House Number and Street)
Between what cross streets? Colorado Blvd & Goodwin Ave
Approved by
City Engineer
Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Paint & oil storage 864 GALLONS Families — Rooms 1
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. Owner Robt. E. McKee General Contractor Inc. Phone CH 53141
(Print Name)
3. Owner's Address 4701 San Fernando Rd. W. P. O. 350 Glendale, Calif.
4. Certificated Architect Hutchison & Lawson State License No. B-811 Phone DU 9-6245
5. Licensed Engineer Wilson & Wilson State License No. — Phone —
6. Contractor Robt. E. McKee Gen. Cont. Inc. State License No. 137 Phone CH 53141
7. Contractor's Address 4701 San Fernando Rd W. Los Angeles, Calif.

8. VALUATION OF PROPOSED WORK

Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon. \$ 1400⁰⁰ - 22009. State how many buildings NOW on lot and give use of each. 1 - office, 1 - Car Shed, 2 Residences, 2 Shops & Storage.
(Store, Dwelling, Apartment House, Hotel or other purpose)
10. Size of new building 8-11 1/8 x 13-3 1/8 No. Stories 1 Height to highest point 12 8 Size lot 325.0 x 325.0
11. Material Exterior Walls Conc. Block Type of Roofing Felt & Gravel
For Accessory Buildings and similar structures }
(a) Footing: Width 1 6 Depth in Ground 1 6 Width of Wall 8"
(b) Size of Studs Conc. Block Material of Floor Conc.
(c) Size of Floor Joists — X — Size of Rafters Steel Joist

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

DISTRICT
OFFICE

Sign here

(Owner or Authorized Agent)

By

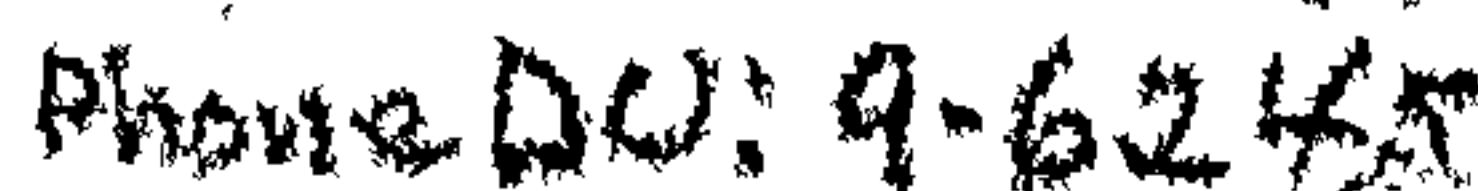
OVERSIZED Bldg 10565 FOR DEPARTMENT USE ONLY					
PLAN CHECKING					
Valuation \$ <u>1400 -</u>		Investigation Fee \$ <u>—</u>		Bldg. Permit Fee \$ <u>7.20</u>	
Fee \$ <u>3 -</u>		Total \$ <u>7.20</u>			
TYPE <u>III-B</u>	Maximum No. Occupants <u>—</u>	Inside Lot <u>—</u>	Key Lot <u>—</u>	Lot Size <u>16224</u>	ft. rear alley <u>—</u>
GROUP <u>E-1</u>	Plans and Specifications checked <u>—</u>	Corner Lot <u>—</u>	Corner Lot Keyed <u>—</u>	Fire District <u>50</u>	ft. side alley <u>—</u>
For Plans See <u>—</u>	Correction Verified <u>—</u>	Bldg. Line <u>—</u>	Street Widening <u>—</u>	No. <u>2</u>	District Map No. <u>162-205</u>
Filed with <u>—</u>	Plans, Specifications and Application rechecked and approved. <u>—</u>	Continuous Inspection <u>—</u>	SPRINKLER Specified—Required Validation included Yes—No <u>—</u>	Application checked and approved <u>—</u>	
				Inspector <u>—</u>	Clerk <u>—</u>

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	MAY 11 1954		51432		
Supplemental Plan Checking			LA 81666		
Building Permit	JUN 3 1954		LAB 6003		

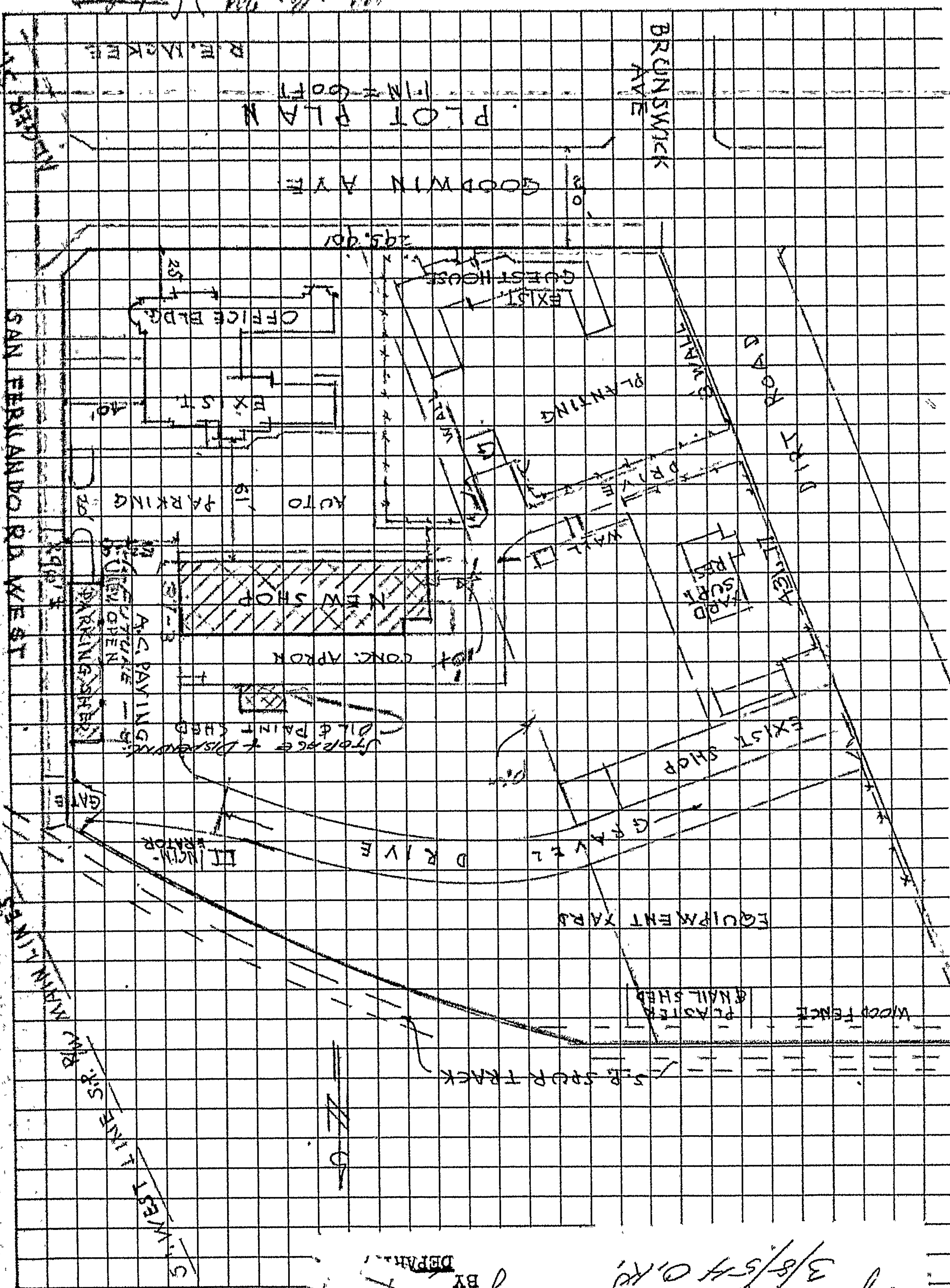
Approved for alterations or additions on action of City Planning Commission dated May 17, 1951, under City Plan Case No. 3674, only insofar as this private street is concerned. *Proposed structure*

DEPARTMENT OF CITY PLANNING



occurrence #1
TYPE III B

Approved for alterations or additions to this private street
Commission dated May 17, 1951,
3/8/54 O.K.
By *Refinery Building*
DEPARTMENT



Walter M. Muthmann
License No. B-811
Phone DU: 9-6245

PROPERTY DESCRIPTION
PORTION OF ROBERT E. MCKEE GENERAL CONTRACTOR, ETC.
PROPERTY
4700 SAN FERNANDO RD., WEST
LOS ANGELES 39, CALIFORNIA

That portion of Lot 16 of the Riverdale Tract, as per map recorded in Book 54, Page 41 of Miscellaneous Records of said County, described as follows:

Beginning at the point of intersection of the North line of Goodwin Avenue (50 feet wide) as shown on the map of Tract No. 644, recorded in Book 15, Pages 198 and 199 of Maps, in the office of the County Recorder of said County, with a line parallel with and distant Easterly 25 feet, at right angles, from that portion of the Westerly line of Phyllis Avenue, as shown on the map filed in the Action to condemn in Superior Court case No. 265845, having a bearing of North $0^{\circ} 17' 33''$ West, said point of intersection being distant Westerly 169.04 feet, more or less, along said North line of Goodwin Avenue, from the Northeasterly line of said Lot 16; thence Westerly along said North line of Goodwin Avenue, 178.90 feet, more or less, to a point distant Westerly thereon 347.94 feet from said Northeasterly line of Lot 16; thence Northwesterly parallel with said Northeasterly line of Lot 16, a distance of 431.94 feet, more or less, to the South line of the strip of land conveyed to the Southern Pacific Railroad Company, by deed recorded in Book 4036, Page 102 of Official Records of said County; thence Easterly and Southeasterly along the South and Southwest lines of the strip of land conveyed by said deed to the intersection with the above described line which is parallel with and distant Easterly 25 feet, at right angles, from the West line of Phyllis Avenue; thence Southerly along said last mentioned parallel line to the point of beginning.

Address of Building 4701 W. San Fernando Rd.

Permit No. and Year .. LA 86669 - 1954

Certificate Issued April 20, 1955, 19.....

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

1 Story, Type III-B, 13' x 19' Flammable Liquid Storage and Dispensing Room, Group F-1 Flammable Liquids, Maximum 864 gallons. E-1 Occupancy.

Owner Robert McKee General Contractor, Inc.
Owner's P.O. Box 350
Address Glendale, Calif.

WILLIAM A. TINKERag

By.....

1

APPLICATION TO
ERECT A NEW BUILDING
AND FOR A
Certificate of Occupancy

Form B-1
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. Portion of Lot 16 Riverdale Tract.

See Legal Description attached.

Tract Riverdale

Location of Building 4701 San Fernando Rd. W.
(House Number and Street)

Between what cross streets? Goodwin & Colorado Blvd.

Approved by
City Engineer
JB
Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Car parking shed Families — Rooms —
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. Owner Robt. E. McKee Gen. Contractor Inc. Phone CH 53141
(Print Name)

3. Owner's Address 4701 San Fernando Rd. W. P. O. 350 Glendale, Calif.

4. Certificated Architect Chas. M. Hutchinson State License No. — Phone —

5. Licensed Engineer — State License No. — Phone —

6. Contractor Robt. E. McKee Gen. Cont. Inc. State License No. — Phone CH 53141

7. Contractor's Address 4701 San Fernando Rd. W. 4500 72

8: VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) \$ 3600

9. State how many buildings NOW on lot and give use of each. 1 office, 1 Shop, 1 Oil Storage
(Store, Dwelling, Apartment House, Hotel or other purpose)

10. Size of new building 15' x 80' No. Stories 1 Height to highest point 12' Size 153.90 x 431.94

11. Material Exterior Walls Conc. Block Type of Roofing Irregular Slaps

For Accessory Buildings and similar structures (a) Footing: Width 1' Depth in Ground 1' Width of Wall 8"

(b) Size of Studs — Material of Floor Asph. tile

(c) Size of Floor Joists — Size of Rafters 3" x 5 1/2"

2" o.c.

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

DISTRICT OFFICE **G GRADING** Sign here Robert E. McKee Gen. Cont. Inc.
(Owner or Authorized Agent)

By J. J. Murphy

FOR DEPARTMENT USE ONLY						
PLAN CHECKING				Investigation Fee \$ <u>16.50</u>		
Valuation \$ <u>3600</u>	\$ <u>9.00</u>	OK (Art. Brozan)		Bldg. Permit Fee \$ <u>16.50</u>		Total \$ <u>36.00</u>
Fee \$ <u>7.50</u>	\$ <u>2.50</u>	TYPE <u>I</u>	Maximum No. Occupants <u>—</u>	Inside Lot <u>—</u>	Key Lot <u>—</u>	Lot Size <u>—</u>
GROUP <u>F-1</u>		Plans and Specifications checked <u>—</u>	Zone <u>M-3</u>	Fire District <u>2</u>	No. <u>50</u>	District Map No. <u>162-200</u>
For Plans See <u>—</u>		Correction Verified <u>—</u>	Bldg. Line <u>—</u>	Street Widening <u>—</u>	Application checked and approved <u>—</u>	
Filed with <u>86609/54</u>		Plans, Specifications and Application rechecked and approved <u>—</u>	Continuous Inspection <u>NONE</u>	SPRINKLER Specified <u>—</u>	Required <u>—</u>	Inspector <u>—</u>

DO NOT WRITE BELOW THIS LINE						
TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID	
Plan Checking	12/19/54		51875			
Supplemental Plan Checking	12/23/54		52085		V	
Building Permit	1/1/55		LA90521			

SO. WEST LINE S.P.R. & MAIN LINES

SAN FERNANDO RD. WEST

ALGER ST



S.P. SPUR TRACK

WOOD FENCE

PLASTER
& MAILED

EQUIPMENT YARD

DRIVE

GR

EXIST. SHOP

DEPT.
CLAUSTRY
RES.

431.27

DIRT ROAD

WALL

DRIVE

WALL

PLANTING

EXIST. GUEST HOUSE

295.90'

GOODWIN AVE.

BRUNSWICK AVE

PLOT PLAN
1 IN. = 60 FT

GATE

38'

15'-8"

PARKING SHED

80'-0"

53'-8"

CONC APPLON

NEW SHOP
JUNE 1954

AUTO

PARKING

20'

40'

EXIST.

OFFICE BLDG.

132'

883.0'

PROPERTY DESCRIPTION
PORTION OF ROBERT E. MCKEE GENERAL CONTRACTOR, INC.
PROPERTY
4700 SAN FERNANDO RD., WEST
LOS ANGELES 39, CALIFORNIA

That portion of Lot 16 of the Riverdale Tract, as per map recorded in Book 54, Page 41 of Miscellaneous Records of said County, described as follows:

Beginning at the point of intersection of the North line of Goodwin Avenue (50 feet wide) as shown on the map of Tract No. 644, recorded in Book 15, Pages 198 and 199 of Maps, in the office of the County Recorder of said County, with a line parallel with and distant Easterly 25 feet, at right angles, from that portion of the Westerly line of Phyllis Avenue, as shown on the map filed in the Action to condemn in Superior Court case No. 265845, having a bearing of North $0^{\circ} 17' 33''$ West, said point of intersection being distant Westerly 169.04 feet, more or less, along said North line of Goodwin Avenue, from the Northeasterly line of said Lot 16; thence Westerly along said North line of Goodwin Avenue, 178.90 feet, more or less, to a point distant Westerly thereon 347.94 feet from said Northeasterly line of Lot 16; thence Northwesterly parallel with said Northeasterly line of Lot 16, a distance of 431.94 feet, more or less, to the South line of the strip of land conveyed to the Southern Pacific Railroad Company, by deed recorded in Book 4036, Page 102 of Official Records of said County; thence Easterly and Southeasterly along the South and Southwest lines of the strip of land conveyed by said deed to the intersection with the above described line which is parallel with and distant Easterly 25 feet, at right angles, from the West line of Phyllis Avenue; thence Southerly along said last mentioned parallel line to the point of beginning.

Address of Building **4701 San Fernando Rd.**
Permit No. and Year **LA 90521 - 1954**
Certificate Issued **April 14, 1955** 19.....

**CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY**

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

**1 Story, Type V, 15' x 80½' Car parking shed.
J-1 Occupancy.**

Owner **Robert McKee Inc.**
Owner's Address **4701 San Fernando Rd.
Los Angeles 39, Calif.**

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP 162-205	1. LEGAL LOT Part of lot 16	BLK. 4700	TRACT Riverdale	M-54 Page 41
ZONE M-3	2. BLDG. ADDRESS 4700 San Fernando Road West			APPROVED
FIRE DIST. 50 II 50	3. BETWEEN CROSS STS. Colorado Blvd. AND Croodwin Ave.			
INSIDE KEY	4. PRESENT USE OF BLDG. Office		NEW USE OF BLDG. Same	
COR. LOT X	5. OWNER Robert. E. McKee General Cont. Inc.			
REV. COR. LOT SIZE Acroage	6. OWNER'S ADDRESS 4700 San Fernando Road West			
REAR ALLEY	7. CERT. ARCH.		STATE LICENSE NUMBER	
SIDE ALLEY	8. LIC. ENG.		STATE LICENSE NUMBER	
BLDG. LINE	9. CONTRACTOR Robert E. McKee		STATE LICENSE NUMBER CH 5-3141	
AFFIDAVITS	10. SIZE OF EX. BLDG. 50' X 60' STORIES 1 HEIGHT 14'			
BLDG. AREA	11. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input checked="" type="checkbox"/> CONCRETE			
SPRINKLERS REQ'D. SPECIFIED	ROOF CONST. <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input checked="" type="checkbox"/> Gravel		<input type="checkbox"/> CONC. <input type="checkbox"/> OTHER	

3

4700 San Fernando Road West

VALIDATION

LA47879

JM-1156

62264

B - 2 CS

1.00

TYPE	GROUP	MAX. OCC.			
III-A	G-1	NC	JM-1156	62265	B - 1 CS 2.50

DIST. OFFICE L.A.

C. OF O. ISSUED

P.C. 1.00

B.P. 250

DWELL. UNITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. \$ 250.00	VALUATION APPROVED <i>[Signature]</i>
PARKING SPACES	13. SIZE OF ADDITION Remodel X	APPLICATION CHECKED Schumaker
GUEST ROOMS	14. NEW WORK: Relocate interior partitions MATERIAL EXT. WALLS MATERIAL ROOF	PLANS CHECKED <i>[Signature]</i>
FILE WITH	I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance. <i>[Signature]</i> SIGNED	CORRECTIONS VERIFIED <i>[Signature]</i>
CONT. INSP.		PLANS APPROVED <i>[Signature]</i>
oversize bldg. 10566 Comp. Fill 2000 psf. GRADING.		APPLICATION APPROVED <i>[Signature]</i>

This form when properly validated is a permit to do the work described.

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

03.1

1.0 1.0 1.0

1.0 1.0 1.0

1.0 1.0 1.0

1.0 1.0 1.0

03.2

1.0 1.0 1.0

1.0 1.0 1.0

1.0 1.0 1.0

No Change
1st Plot
2nd Plot

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

SEWER (Available) (Not Available)

CRITICAL SOIL

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED					
	Pt. lot 16		Riverdale						
2. BUILDING ADDRESS				DIST. MAP					
4701 San Fernando Rd.				162-205					
3. BETWEEN CROSS STREETS				ZONE					
Colorado Blvd. AND Woodwin Ave.				M-3-1					
4. PRESENT USE OF BUILDING		NEW USE OF BUILDING		FIRE DIST.					
Office		Same		II 50/50					
5. OWNER'S NAME			PHONE	INSIDE					
Robt. E. McKee Gen. Cont. Inc.			CH 57771	KEY					
6. OWNER'S ADDRESS			P.O.	ZONE	COR. LOT X				
4701 San Fernando Rd.					REV. COR.				
7. CERT. ARCH.			STATE LICENSE	PHONE	LOT SIZE				
Chas. M. Hutchison			B-811	HU 31044					
8. LIC. ENGR.			STATE LICENSE	PHONE	Inc. Legal				
Wilson & Wilson			SE 446	CA 20291					
9. CONTRACTOR			STATE LICENSE	PHONE	REAR ALLEY				
Robt. E. McKee Gen Cont. Inc.			117025		SIDE ALLEY				
10. CONTRACTOR'S ADDRESS			P.O.	ZONE	BLDG. LINE				
Above									
11. NO. OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE						
2	1	16	29 9 existing Various						
3 4701 San Fernando Rd.									
12. MATERIAL		ROOF		ROOFING					
<input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK		<input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL		<input checked="" type="checkbox"/> SPRINKLERS					
EXT. WALLS: <input checked="" type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE		CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER		<input checked="" type="checkbox"/> SPECIFIED					
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.			VALUATION APPROVED		AFFIDAVITS				
\$ 22,350			Hegman						
14. SIZE OF ADDITION			APPLICATION CHECKED						
13'7" x 24'6" & 17' x 40'2"			Grun*						
15. NEW WORK: EXT. WALLS		ROOFING		DWELL. UNITS					
(Describe)				X					
Extend office at East & West sides.				SPACES PARKING					
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.				GUEST ROOMS					
Signed X J. Mearns				FILE WITH					
This Form When Properly Validated is a Permit to Do the Work Described.				CONT. INSP.					
				GUNITE					
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	S.C.I.F.	O.S.	C/O
I	G-1	9	44-25			89			

DEC-28-60

84331

C - 2 CK

44.75

JAN-27-61

06400

C - 1 CK

89.50

LA79707

F111 2000 #/Ft 2

P.C. No. 2

GRADING

CRIT. SOIL

CONS.

CASHIER'S USE ONLY

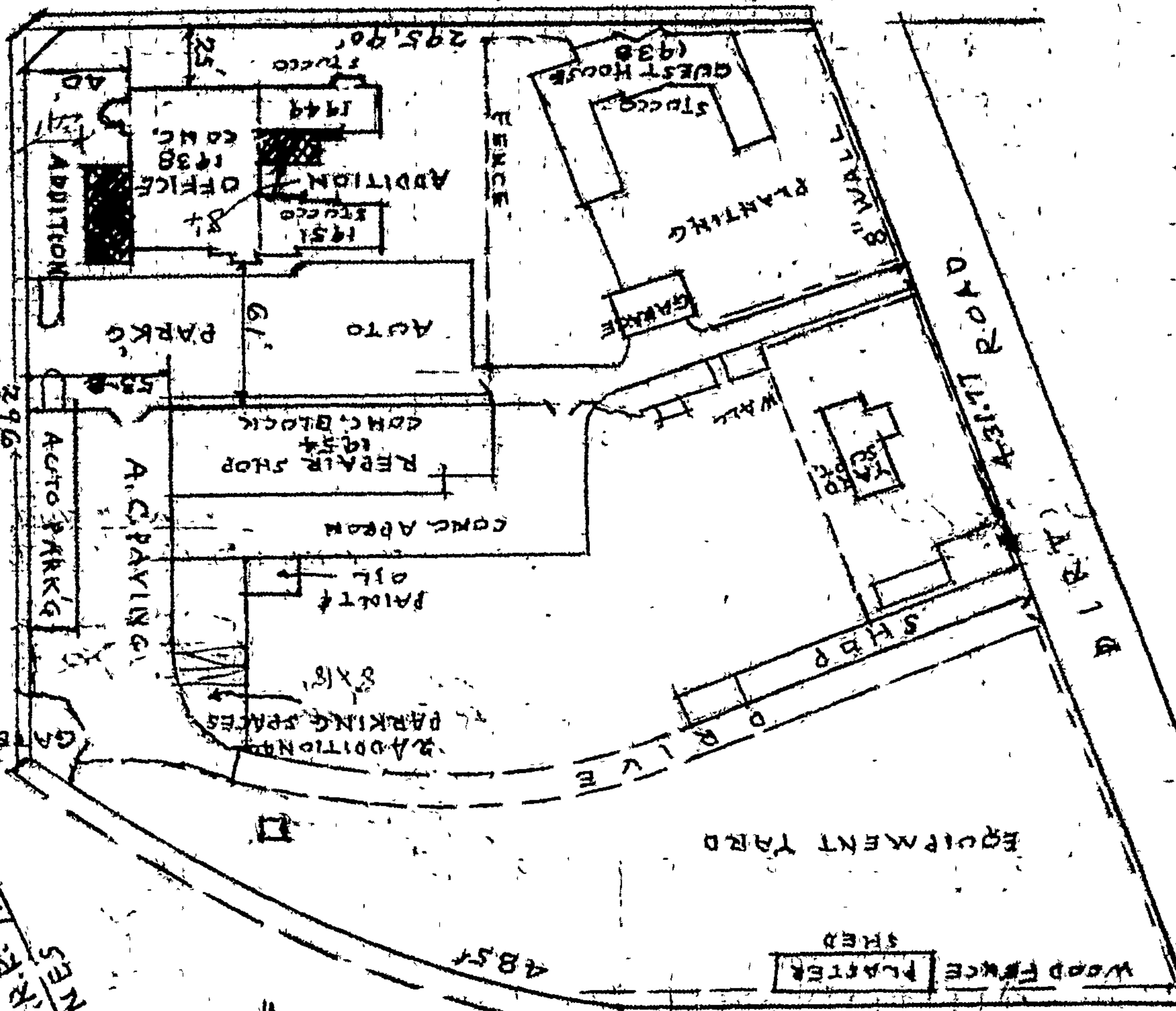
15th
335th
PLOT PLAN
1 IN = 80 FT

BRUNSWICK
AVE.

50'
GOODWIN AVE

SAN FERNANDO R.D. WEST

15th
335th
SAN FERNANDO R.D. WEST



S.P. STUR

15th 335th

That portion of lot 16 of the Riverdale Tract, as per map recorded in Book 54, Page 41 of Miscellaneous Records of said County, described as follows: Beginning at the point of intersection of the North line of Goodwin Avenue (50 feet wide) as shown on the map of Tract No. 644, recorded in Book 15, Pages 198 and 199 of Maps, in the office of the County Recorder of said County, with a line parallel with and distant Easterly 25 feet, at right angles, from that portion of the westerly line of Phyllis Avenue, as shown on the map filed in the action to condemn in Superior Court case No. 1265845, having a bearing of North 0° 17' 33" West, said point of intersection being distant Westerly 169.04 feet, more or less, along said North line of Goodwin Avenue, from the northeasterly line of said lot 16; thence Westerly along said North line of Goodwin Avenue, 178.90 feet, more or less, to a point distant Westerly thereon 347.94 feet from said northeasterly line of lot 16; thence Northwesterly parallel with said northeasterly line of lot 16, a distance of 431.94 feet, more or less, to the South line of the strip of land conveyed to the Southern Pacific Railroad Company, by deed recorded in Book 4036, Page 102 of Official Records of said County; thence Easterly and Southeasterly along the South and Southwest lines of the strip of land conveyed by said deed to the intersection with the above described line which is parallel with and distant Easterly 25 feet, at right angles; from the West line of Phyllis Avenue, thence Southerly along said last mentioned parallel line to the point of beginning

Book 15, Page 198

m

1245

Address of
Building

4701 San Fernando Road West

CITY OF LOS ANGELES

Certificate of Occupancy



NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act, for following occupancies:

Issued **11-15-61** Permit No. and Year

LA 79707 - 61

1 story, type V, 13'7" x 24'6" and 17' x 40'2"
additions to an existing 1 story, type V,
70' x 95' office building. G-1 occupancy.

Owner

Robert E. McKee, General Contr., Inc.

Owner's
Address

4701 San Fernando Road West
Los Angeles, Calif.

Form B
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY

Registered Deputy Building Inspector's
Certificate of Compliance

Date of this Certificate

3-12-61

4701 SAN FERNANDO

RD W 55TH
Address of
Building

ROBERT E. McKEE CORP. Owner

LA 79707

Permit
Number

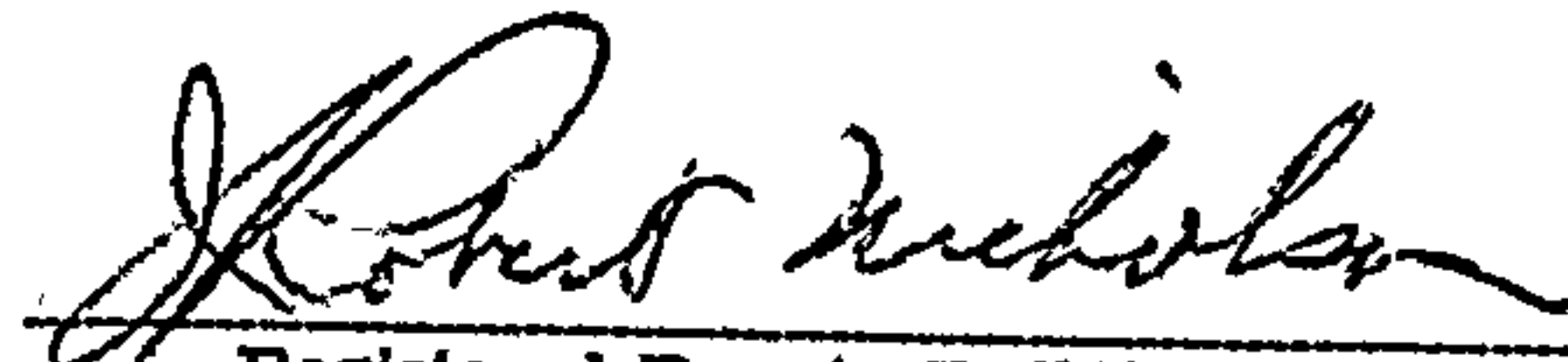
1961

Year

TO THE SUPERINTENDENT OF BUILDING:

I hereby certify that the following portions of the work on the buildings at the above address which required continuous inspection, and which I was employed to inspect, were inspected by me and comply with the provisions of the Building Code applicable thereto:

INSPECTED APPLICATION OF GUNITE TO BEAM AND
COLUMN IN ROOM #1 OF BLDG. ADDITION.



Registered Deputy Building Inspector

3 NO HID APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

B&S Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT pt. of 16	BLK.	TRACT Riverdale	ADDRESS APPROVED MHB				
2. BUILDING ADDRESS	4701 San Fernando Rd. - WEST			DIST. MAP 162-205				
3. BETWEEN CROSS STREETS	Goodwin AND Colorado Blvd.			ZONE M-3-1				
4. PRESENT USE OF BUILDING	storage			FIRE DIST. II				
5. OWNER'S NAME	Robt. E. McKee, Gen. Contr.			INSIDE KEY				
6. OWNER'S ADDRESS	4701 San Fernando Rd.			COR. LOT				
7. CERT. ARCH.	none			REV. COR. LOT SIZE				
8. LIC. ENGR.	none			incom. legal				
9. CONTRACTOR	Robt. E. McKee, Gen. Contr. Inc.			REAR ALLEY				
10. CONTRACTOR'S ADDRESS	4701 San Fernando Rd.			SIDE ALLEY				
11. SIZE OF EXISTING BLDG.	STORIES 1	HEIGHT 12	NO. OF EXISTING BUILDINGS ON LOT AND USE 8-office, shops, res.	BLDG. AREA				
3 4701 San Fernando Rd.				DISTRICT OFFICE LA				
12. MATERIAL	<input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> ROOF <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> ROOFING EXT. WALLS: <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE <input type="checkbox"/> CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER			SPRINKLERS REQ'D. SPECIFIED				
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 800			VALUATION APPROVED				
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED	AFFIDAVITS				
15. NEW WORK: (Describe)	EXT. WALLS	ROOFING	PLANS CHECKED	DWELL. UNITS				
demolish no planning PER PLANS			CORRECTIONS VERIFIED	SPACES PARKING				
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance, and I have read reverse side of Application.			PLANS APPROVED	GUEST ROOMS				
Signed X			APPLICATION APPROVED	FILE WITH				
This Form When Properly Validated is a Permit to Do the Work Described.			INSPECTOR	CONT. INSP.				
TYPE	GROUP	MAX. OCC.	P.S.C.	G.P.I.	B.P.O.	I.F.	O.S.	C/O
V	G-1	-	325	-	500	/	-	-

CASHIER'S USE ONLY

JUN-14-64

26948 E

•67743

Z - 2 CS

3.25

JUN-14-64

26949 E

•67743

Z - 1 CS

5.00

P.C. No.

GRADING

CRIT. SOIL

CONS.

1

APPLICATION FOR INSPECTION OF NEW BUILDING
AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

B&S B-1—Rev. 3-64
7068-1
DEPT. OF BUILDING AND SAFETYINSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.				LOT (over) por. 16		BLK.		TRACT Riverdale		CENSUS TRACT DIST. MAP 162-205	
2. PURPOSE OF BUILDING (22) Warehouse										ZONE M-3-1	
3. JOB ADDRESS 4701 San Fernando Road West										FIRE DIST. II 50/50	
4. BETWEEN CROSS STREETS Goodwin Ave. AND Colorado Blvd.										INSIDE COR. LOT KEY REV. COR.	
5. OWNER'S NAME Robert E. McKee Gen. Contr. 245-7771										LOT SIZE IRREG.	
6. OWNER'S ADDRESS 4701 San Fernando Road West LA										SEE OVER	
7. ARCHITECT OR DESIGNER										STATE LICENSE NO. PHONE	
8. ENGINEER Bldg. Dale Wipson CE 1380 PHONE 60911 Found John Case SE 429 DL 42291										REAR ALLEY SIDE ALLEY BLDG. LINE	
9. CONTRACTOR owner										AFFIDAVITS COMP. FILE 2000 P.S.F.	
10. SIZE OF NEW BLDG. 80x150		STORIES 1		HEIGHT 16		NO. OF EXISTING BUILDINGS ON LOT AND USE contractors yard					
11. MATERIAL OF CONSTRUCTION		EXT. WALLS metal		ROOF metal		FLOOR conc slab on grade					
12. JOB ADDRESS 4701 San Fernando Road West										DISTRICT OFFICE LA	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$48,000										GRADING CRIT. SOIL	
1. PURPOSE OF BUILDING Warehouse										VALUATION APPROVED Valencia	
TYPE IV		GROUP G-1		STORIES 1		PLANS CHECKED Valencia		HIGHWAY DED. YES			
BLDG. AREA 12000		MAX. OCC.		TOTAL 40		PLANS APPROVED Fleming		FLOOD CONS.			
DWELL. UNITS		GUEST ROOMS		SPACES REQ'D 20 Add		PROVIDED		APPLICATION APPROVED		ZONED BY C. Howe	
SPRINKLERS REQ'D SPECIFIED		CONT. INSP. H.S. Bolts, Lic Fab. Weld.		FILE WITH							
P.C. No. S 8895										INSPECTOR	
P.C. 98.80		S.P.C.		G.P.I.		B.P. 15200		I.F. /		O.S.	
								C/O		TYPIST la	

JUN-26-64

31187 E

W-2 CS

98.80

JUL-24-64

36470 E

72065

W-1 CK

152.00

CASHIER'S USE ONLY

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed

Robert E. McKee Gen. Contr. Inc.
(Owner or Agent)

Name

Date

Bureau of Engineering

ADDRESS APPROVED

RB

6-25-64

SEWERS AVAILABLE

CEH

6/26/64

NOT AVAILABLE

DRIVEWAY APPROVED

HIGHWAY DEDICATION REQUIRED

COMPLETED

Not on Master Plan at this pt.
McGinnell 6-23-64

FLOOD CLEARANCE APPROVED

Conservation

APPROVED FOR ISSUE
FILE #

Plumbing

PRIVATE SEWAGE DISPOSAL
SYSTEM APPROVED

Planning

APPROVED UNDER
CASE #

Fire

APPROVED (TITLE 19)
(L.A.M.C.-S700)

Traffic

APPROVED FOR

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED



Portion of Lot 16, Riverdale Tract:

Parcel 21: Com at inters N. line Goodwin Ave with N.E. line , Lot 16, th W on said N Line 134.04 ft, th N $45^{\circ}17'33''$ W 14.14 ft, th N on E. line San Fernando Road West to ~~W~~ SW line 17ft spur track, th S.E. there on to NE line , Lot 16, th SE to beg.

Parcel 22: Com at inters SW line 17ft spur track with ~~W~~ W line San Fernando Road West, th S on said W line to N line Goodwin Ave, th W ther on 285.90 ft, th N $22^{\circ}50'$ W 431.90ft to S line said track, th Ely and SE ther on to beg.

Parcel 23: Lot on N. line Goodwin Ave com W 489.94 ft from SW line 100 ft NW, th W on said N line 32.55 ft with a uniform depth of 431.97 ft N $22^{\circ}50'$ W.

Parcel 24: Lon on N. line Goodwin Ave com W 522.49 ft from SW line 100 ft from SW line 100ft R/W, th W on said N. line 32.55 ft with a uniform depth of 431.97 ft N $22^{\circ}50'$ W.

Lot cut prior to
June 1, 1946 per
City Clerk, W Carr
Rm 253
Valencia
7/23/68

Address of
Building

4701 San Fernando Rd. West



CITY OF LOS ANGELES
Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9 Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act—for following occupancies:

Issued: **3/22/65** Permit No. and Year **LA 72065/64**

1 story, type IV, 80' X 150' Warehouse, storage
of contractors equipment. G-1 occupancy.

Owner

Robert E. McKee

Owner's
Address

4701 San Fernando Rd. West
Los Angeles, Calif.

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

B&S Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

SEWER (Available) (Not Available)

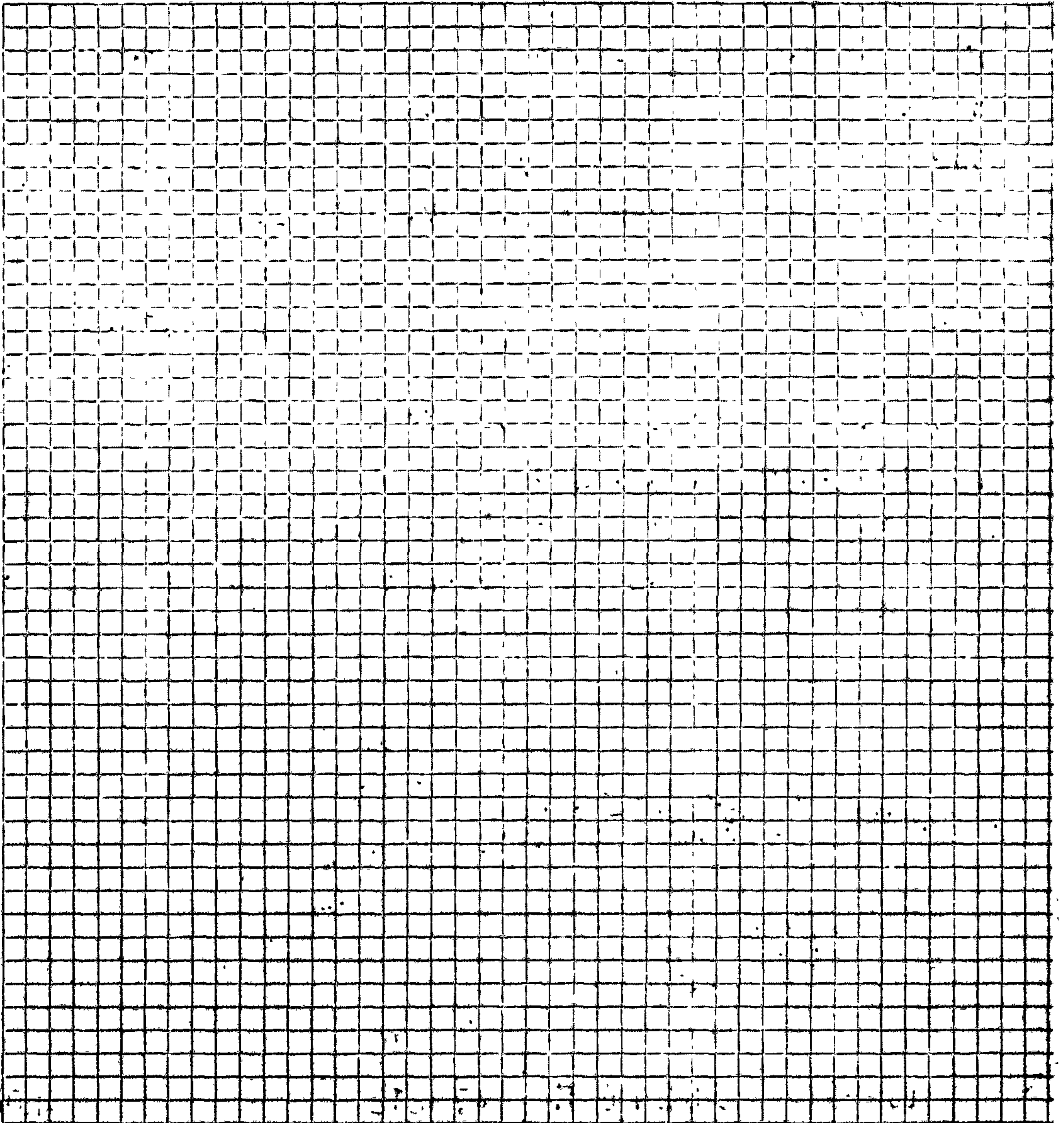
9/6/64 Sewer Critical Soil

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED
	pt. of 15		Riverdale	
2. BUILDING ADDRESS	4701 San Fernando Rd. West			DIST. MAP 162-205
3. BETWEEN CROSS STREETS	Goodwin AND Colorado Blvd.			ZONE M-3-1
4. PRESENT USE OF BUILDING	storage			FIRE DIST. II
5. OWNER'S NAME	Robt. E. McKee General Contr. Inc.			INSIDE CH 5777
6. OWNER'S ADDRESS	Above LA 39			COR. LOT REV. COR. LOT SIZE Inc. legal
7. CERT. ARCH.	None			
8. LIC. ENGR.	None			
9. CONTRACTOR	Robt. E. McKee General Contr. Inc.			REAR ALLEY SIDE ALLEY BLDG. LINE
10. CONTRACTOR'S ADDRESS	4701 San Fernando Rd. West LA 39			
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA
23'6"x62'	1	12'	8 office, shops	
3	4701 San Fernando Rd. West			DISTRICT OFFICE L.A.
12. MATERIAL	WOOD <input checked="" type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> ROOF <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> ROOFING			SPRINKLERS REQ'D. SPECIFIED
EXT. WALLS:	STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE <input type="checkbox"/> CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER <input type="checkbox"/>			
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 600			VALUATION APPROVED
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED Nora jk	
15. NEW WORK: (Describe)	EXT. WALLS ROOFING			PLANS CHECKED
Demolish - p/bg	Se # 50289			CORRECTIONS VERIFIED
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance, and I have read reverse side of Application.				PLANS APPROVED
Signed				APPLICATION APPROVED
This Form When Properly Validated is a Permit to Do the Work Described.				INSPECTOR
				CONT. INSP.
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.
OCT-9-64 50276 E •78213 X - 1 CK 4.00				

CASHIER'S USE ONLY

P.C. No. GRADING CRIT. SOIL CONS.

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



SCOPE OF PERMIT

This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

3

APPLICATION TO ALTER-REPAIR-DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES
DEPT. OF BUILDING AND SAFETY

AC4

INSTRUCTIONS: 1. Application to Complete Numbered Items Only
2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.		LOT	BLK.	TRACT		CENSUS TRACT	
		Part of	16	Riverdale Tract		DIST. MAP	
2. PRESENT USE OF BUILDING		NEW USE OF BUILDING		ZONE			
13) Office		13) Same		M-3-1			
3. JOB ADDRESS						FIRE DIST.	
4701 San Fernando Rd. West						II 50	
4. BETWEEN CROSS STREETS		AND		COLORADO BLVD.		INSIDE COR. LOT	
Goodwin Ave.						KEY REV. COR.	
5. OWNER'S NAME		PHONE		LOT SIZE			
Robert E. McKee		245-7771		acreage			
6. OWNER'S ADDRESS		P.O. BOX		ZIP			
4701 San Fernando Rd. West		LA		90039			
7. ARCHITECT OR DESIGNER		STATE LICENSE NO.		PHONE		REAR ALLEY	
						SIDE ALLEY	
8. ENGINEER		STATE LICENSE NO.		PHONE		BLDG. LINE	
9. CONTRACTOR		STATE LICENSE NO.		PHONE		AFFIDAVITS	
Robert E. McKee						See D.M.	
10. SIZE OF EXISTING BLDG.		STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE			
		1					
11. MATERIAL OF CONSTRUCTION		EXT. WALLS	ROOF	FLOOR			
		CONC	WOOD	CONC			
12. JOB ADDRESS						DISTRICT OFFICE	
4701 San Fernando Rd. West						LA	
13. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING						GRADING	
\$3,500							
14. NEW WORK: (Describe)						CRIT. SOIL	
Add partitions to make offices in							
BASEMENT						HIGHWAY DED.	
NEW USE OF BUILDING		SIZE OF ADDITION		STORIES	HEIGHT	FLOOD	
SAME							
TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED		VALUATION APPROVED		CONS.	
111-A	G-1					C. Fry	
BLDG. AREA	MAX OCC.	TOTAL		PLANS CHECKED		ZONED BY	
NC							
DWELL. UNITS	GUEST ROOMS	SPACES REQ'D	PROVIDED	PLANS APPROVED		FILE WITH	
P.C. No.	CONT. INSP.		APPLICATION APPROVED		INSPECTOR		
P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O	TYPIST
10.40			16-	1			lh

Plan check expires six months after fee is paid. Permit expires one year after fee is paid or six month after fee is paid if construction is not commenced.

FEB-15-68	076205	•61093	X - 2 CS	10.40
FEB-15-68	076215	•61093	X - 1 CS	16.00

CASHIER USE ONLY

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed Robert E. McKee Inc.
(Owner or Agent)

Bureau of Engineering		ADDRESS APPROVED	S.B.	2-14
		SEWERS AVAILABLE		
		NOT AVAILABLE		
		DRIVEWAY APPROVED		
		HIGHWAY DEDICATION REQUIRED		
		COMPLETED		
		FLOOD CLEARANCE APPROVED		
Conservation		APPROVED FOR ISSUE		
		FILE #		
Plumbing		PRIVATE SEWAGE DISPOSAL		
		SYSTEM APPROVED		
Planning		APPROVED UNDER		
		CASE #		
Fire		APPROVED (TITLE 19)		
		(L.A.M.C.-S700)		
		APPROVED FOR		

CITY OF LOS ANGELES		APPLICATION FOR INSPECTION OF SIGNS L A 19422		S-1 DEPT. OF BUILDING AND SAFETY		B&S B-5—Rev. 10-48	
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.							
1.	LEGAL DESCR.	LOT	BLK.	TRACT	CENSUS TRACT		
		Pl. 16		Rivendale Tr.	1881		
2.	TYPE OF SIGN OR NEW WORK					DIST. MAP	
	19 Reduce size of existing Wall sign					162-205	
3.	JOB ADDRESS					ZONE	
	4701 SAN FERNANDO RD. West St. L A					M3-1	
4.	BETWEEN CROSS STREETS					FIRE DIST.	
	GOODWIN AND Colorado					TWO	
5.	OWNER'S NAME					LOT (TYPE)	
	ROBERT E. MOKEE					Interior	
6.	OWNER'S ADDRESS					LOT SIZE	
	4701 San fernando Rd.					Inc. Legal.	
7.	ARCHITECT OR ENGINEER					STATE LICENSE NO. PHONE	
8.	CONTRACTOR					STATE LICENSE NO. PHONE	
	FEDERAL SIGN & SIGNAL					217730 221 6141	
9.	LENDER					ADDRESS	
						BLDG. LINE	
10.	SIZE OF SIGN		HEIGHT ABOVE		TOTAL COPY AREA		
	1' 2" x 15"		GRADE 11 2x 1/2 ROOF FT.		15 sq. ft.		
11.	ILLUMINATION TO BE USED: SINGLE FACE <input checked="" type="checkbox"/> DOUBLE FACE <input type="checkbox"/>						
	NONE <input type="checkbox"/> DIRECT <input type="checkbox"/> INDIRECT <input checked="" type="checkbox"/> FLASHING <input type="checkbox"/> OTHER						
12.	MATERIAL OF CONSTRUCTION		SUPPORTING FRAME		FRAME OF SURFACE		SURFACE OF SIGN
			steel		metl.		metl.
13.	JOB ADDRESS						
	4701 SAN FERNANDO RD. L.A.						
14.	VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN.						
	\$ 101						
15.	SIZE OF EXISTING BUILDING		TYPE		STORIES		EXT. WALLS
					(1)		Stucco
16.	TYPE OF SIGN OR NEW WORK						
	(19) Reduce Sign to read Robert & Mc Kee Inc.						
FREEWAY CLEARANCE				NOT REQUIRED <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/>			
FREEWAY CHECKED				INSPECTION ACTIVITY			
				COMB. GEN. MAJ.S. CONS.			
FLASHING LIGHTS Yes <input type="checkbox"/> No <input type="checkbox"/>				PLANS CHECKED			
MOVING PARTS Yes <input type="checkbox"/> No <input type="checkbox"/>				PLANS APPROVED			
ANIMATIONS Yes <input type="checkbox"/> No <input type="checkbox"/>				APPLICATION APPROVED			
OTHER				DATE			
SIGN REQUIRES: TRAFFIC APPROVAL <input type="checkbox"/> BOARD APPROVAL <input type="checkbox"/>				6/28/72			
P.C. No.				CONT. INSP.			
				INSPECTOR			
				I			
P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O	TYPIST
409			630				

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

JUN-29-72	3 7 6 2 6	53512	T = 6 CS	4.00
JUN-29-72	3 7 6 2 7	53512	T = 1 CS	6.30

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby, I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed

(Owner or Agent)

Name

Date

Bureau of Engineering

ADDRESS APPROVED

HIGHWAY DEDICATION REQUIRED

COMPLETED

Municipal Arts Commissioners

APPROVED FOR ISSUE

Board of Building Safety Commissioners

APPROVED FOR ISSUE

FILE #

Traffic

APPROVED FOR ISSUE

Planning

APPROVED UNDER

CASE #

Conservation

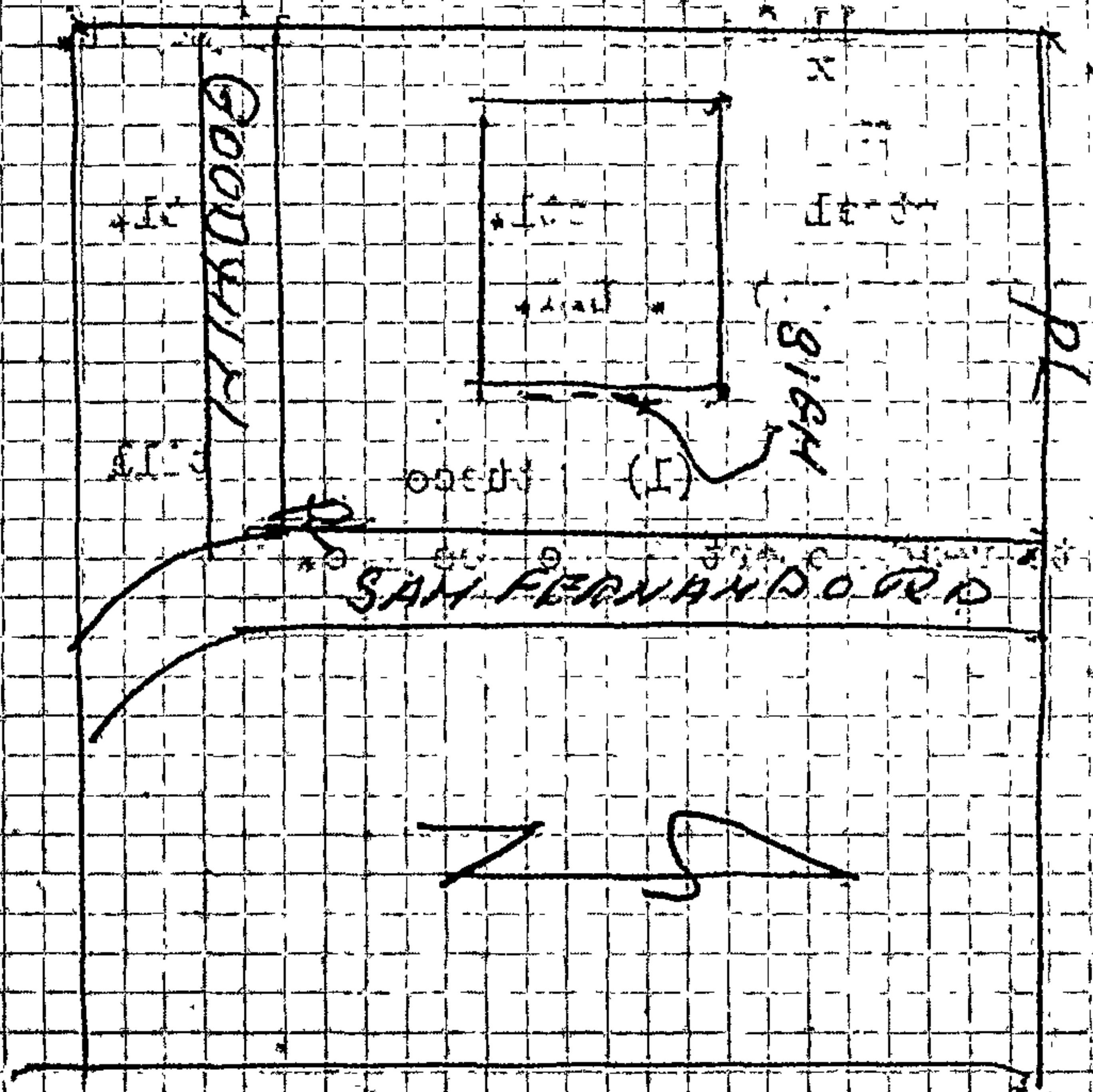
APPROVED FOR ISSUE

FILE #

6/29/72

ON LOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

JUN 27 5 35 PM '72
LA



3		APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH				CITY OF LOS ANGELES		AND FOR CERTIFICATE OF OCCUPANCY		DEPT. OF BUILDING AND SAFETY	
INSTRUCTIONS: Applicant to Complete Numbered Items Only.											
1. LEGAL DESCR.		LOT		BLK.		TRACT		CENSUS TRACT			
		pt of 16				Riverdale Tr.		1881.00			
2. PRESENT USE OF BUILDING				NEW USE OF BUILDING				DIST. MAP			
13 Office Bldg				13 same				162-205			
3. JOB ADDRESS								ZONE			
4701 San Fernando Rd.								M3-1			
4. BETWEEN CROSS STREETS								FIRE DIST.			
Goodwin Av. Colorado Bld								two			
5. OWNER'S NAME								PHONE		LOT (TYPE)	
Robert E. McKee INC								245-7771		cor	
6. OWNER'S ADDRESS								CITY		ZIP	
same LA 90039										LOT SIZE	
7. ARCHITECT OR DESIGNER								STATE LICENSE No.		PHONE	
Haas Greenfield Assoc								C4961		254-6885	
8. ENGINEER								STATE LICENSE No.		PHONE	
none										ALLEY	
9. CONTRACTOR								STATE LICENSE No.		PHONE	
n/s										BLDG. LINE	
10. LENDER				BRANCH				ADDRESS			
								AFFIDAVITS			
								fill gnd			
11. SIZE OF EXISTING BLDG.				STORIES		HEIGHT		NO. OF EXISTING BUILDINGS ON LOT AND USE		2000 PSF	
LENGTH 112 WIDTH 76				1				1 office bldg		prior	
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG				EXT. WALLS		ROOF		FLOOR		5/1/46	
				plaster/wd/stud		comp/tile		frame		wd/s	
13. JOB ADDRESS								DISTRICT OFFICE			
3 4701 San Fernando Rd.								LA			
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING								GRADING			
								/			
15. NEW WORK: (Describe)								CRIT. SOIL			
addition & alterations								/			

NEW USE OF BUILDING		SIZE OF ADDITION		STORIES		HEIGHT		FLOOD	
(13) SAME		90x78 11x19		1		10'		/	
TYPE		GROUP		SPRINKLERS REQ'D SPECIFIED		INSPECTION ACTIVITY		CONS.	
IV		G-1		Yes (Asmt)		COMB GEN'S MAJ. S. CONS		/	
BLDG. AREA		MAX. OCC.		TOTAL		PLANS CHECKED		ZONED BY	
3009/9400				150		P. O. 112		skomsvold	
DWELL UNITS		GUEST ROOMS		PARKING REQ'D PROVIDED		PLANS APPROVED		FILE WITH	
0		0		7/58 58		APPROVED		INSPECTOR	
P.C. No.		CONT. INSP.		APPLICATION APPROVED					
W1354		NONE		APPROVED					
96702		S.P.C. 20		G.P.I.		B.P. 50		I.F. /	
62		20		270		50		O.S. /	
								C/O	
								TYPIST	
								SJ	

AN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER E IS PAID IF CONSTRUCTION IS NOT COMMENCED.

JUN-13-73	05052 E	V-6 CK	167.02
JUL-24-73	13421 E	74939 S-6 CK	62.90
JUL-24-73	13422 E	74939 S-1 CK	270.50

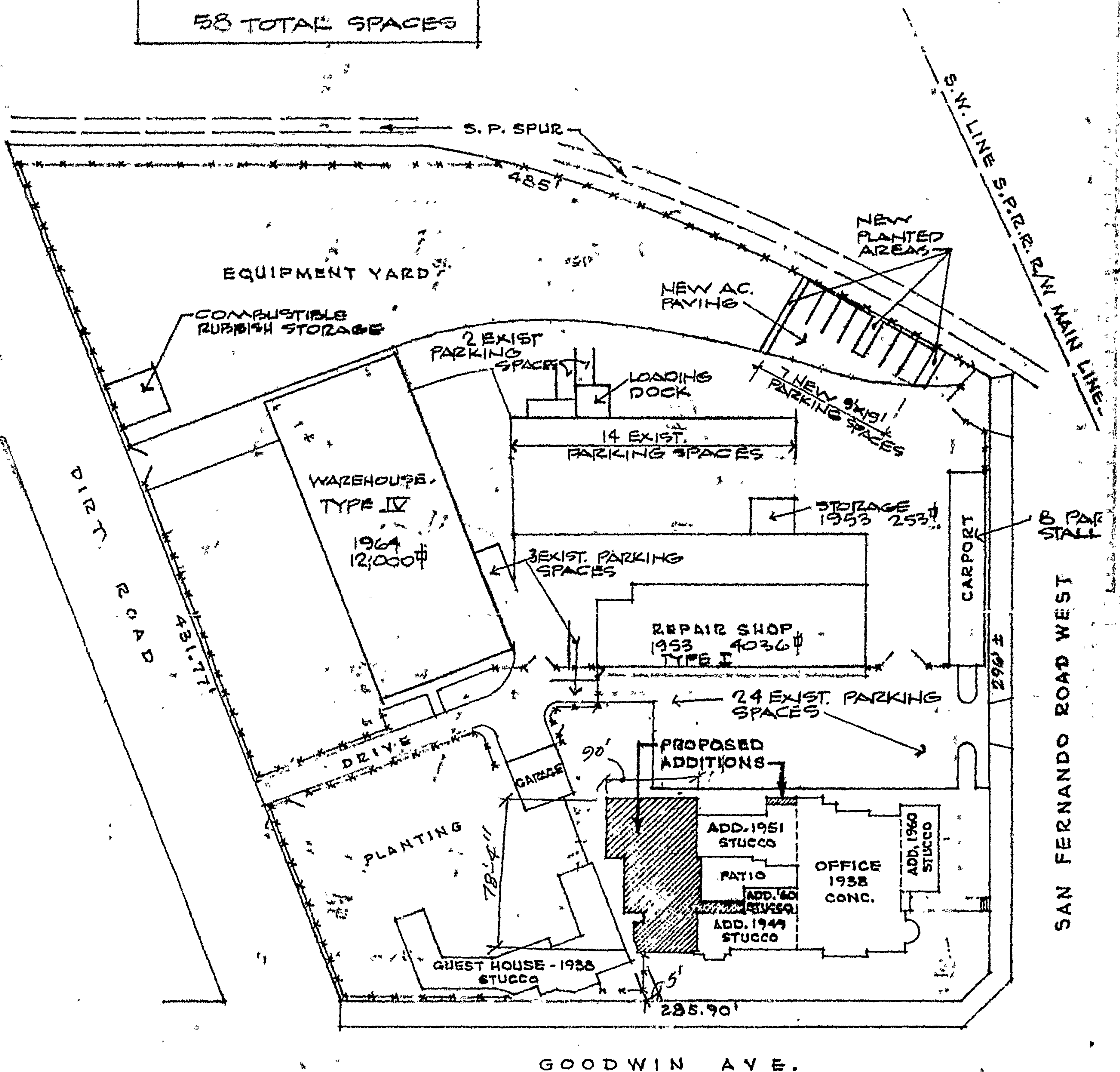
STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

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Signed: <i>Robert E. McKee</i>		Name		Date	
(Owner or Agent)					
Bureau of Engineering		ADDRESS APPROVED		Tgo11 6-12-73	
		SEWERS AVAILABLE		SFC PD CEN-11584 7-23-73	
		NOT AVAILABLE		SFC due 6-12-73	
		DRIVEWAY APPROVED		7-23-73	
		HIGHWAY DEDICATION REQUIRED		7-23-73	
		N/A COMPLETED		6-14-73	
		FLOOD CLEARANCE APPROVED			
Conservation		APPROVED FOR ISSUE			
		FILE #			
Plumbing		PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED			
Planning		APPROVED UNDER			
		CASE # LANDSCAPING -		7/22/73	
Fire		APPROVED (TITLE 19)			
		I.L.A.M.C.-5700)		7-23-73	
Traffic		APPROVED FOR			
		Demurrage Green Location & 11/11/73			

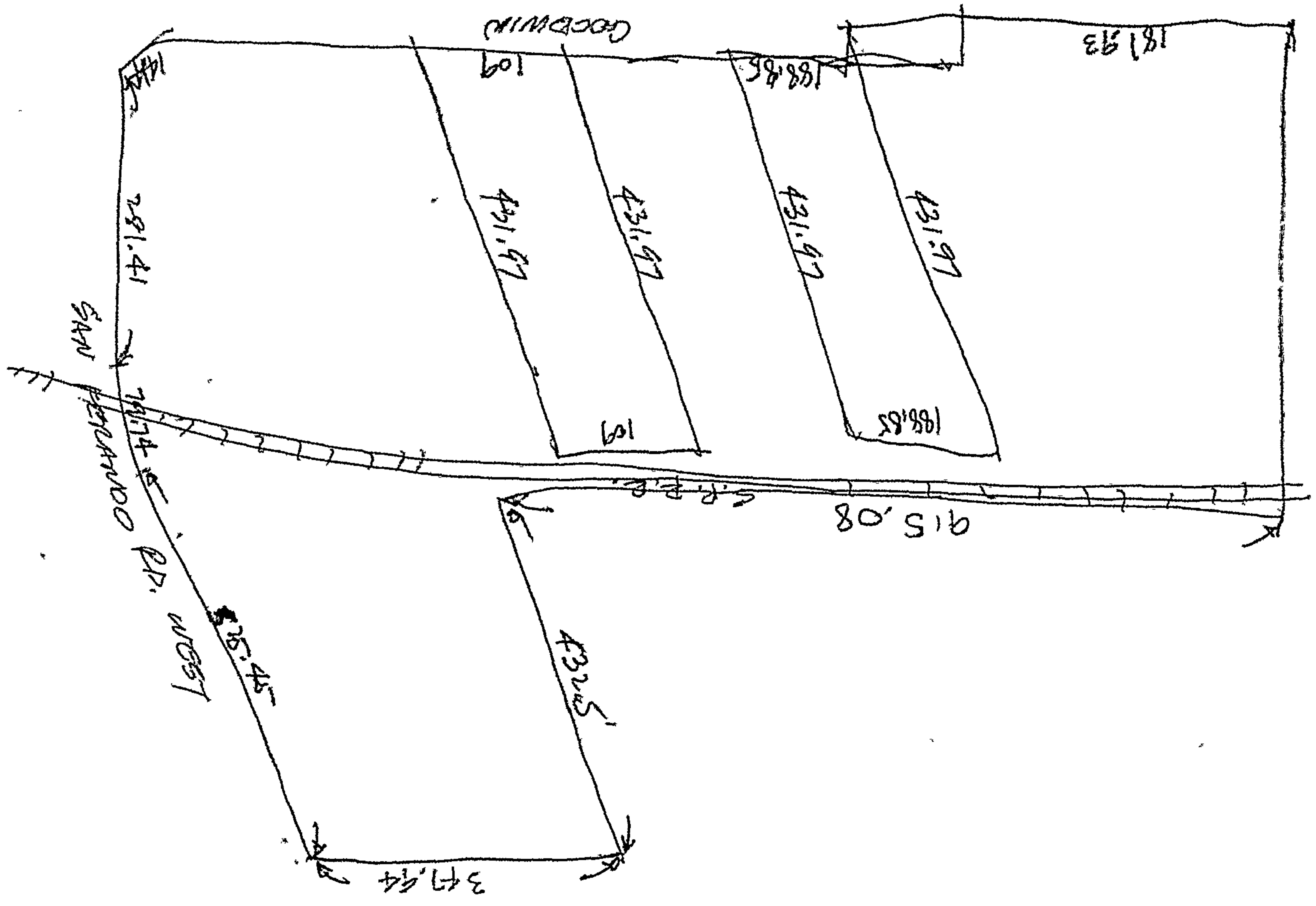
PARKING -
51 EXIST. SPACES
7 NEW SPACES
58 TOTAL SPACES



PARTIAL
PLOT PLAN (SEE OVER)

SCALE: 1" = 60'-0"

[The page contains faint, illegible markings and bleed-through from the reverse side.]



4701 N San Fernando Road



Permit #:

17041 - 90000 - 42929

Plan Check #:

Printed: 11/29/17 01:31 PM

Event Code:

Electrical Commercial Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR ELECTRICAL PLAN CHECK AND INSPECTION	Issued On: 11/29/2017 Last Status: Issued Status Date: 11/29/2017
-------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------

1. PROPERTY OWNER			
RALPHS GROCERY CO	1014 VINE ST 7TH FL	CINCINNATI OH 45202	
2. APPLICANT INFORMATION (Relationship: Net Applicant)			
GREGORY J BRENNAN	423 N GLENDORA AVE	GLENDORA, CA 91741	(626) 922-2573
3. TENANT INFORMATION			

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(C) BRENNAN ELECTRICAL INC	2041 EAST GLENDORA, CA 91740	C10	920654	(626) 922-2573

5. APPLICATION COMMENTS E-Permit paid by credit card, fax number-> (909)305-4720.	6. DESCRIPTION OF WORK Installing one dedicated outlet
---------------------------------------------------------------------------------------------	------------------------------------------------------------------

7. CHECKLIST ITEMS:

8. COUNCIL DISTRICT: 13

9. APPLICATION PROCESSING INFORMATION Plan Check By: OK for Cashier: Signature:_____ Date:_____

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
Outside LA County, call (213) 473-3231 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 74142929**

NOTICE:
The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

10. FEE INFORMATION	
Inspection Fee Period	
Permit Fee: 59.95	
INSPECTION TOTAL Electrical	59.95
Permit Total	59.95
Permit Fee Subtotal Electrical	55.00
Permit D.S.C. Surcharge	1.65
Permit Sys. Development Surcharge	3.30
Permit Issuing Fee	0.00

Payment Date: 11/29/17
Receipt No: ON262291
Amount: \$59.95

4701 N San Fernando Road
17041 - 90000 - 42929

11. FEE ITEM INFORMATION

NEW BRANCH CIRCUIT

Ltg/Gen Rec, Dwell App, Non-Dwell App (1) 17.00

PERMIT EXPIRATION/REFUNDS : This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

12. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **C10** License No.: **920654** Contractor: **BRENNAN ELECTRICAL INC**

13. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **TBD** Policy Number: **WWC3172287**

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

14. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead www.aqmd.gov (909) 396-2336 and the notification form at per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead

15. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): Lender's Address:

16. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **GREGORY BRENNAN** Sign: **Internet e-Permit System Declaration** Date: **11/29/2017** ☒ Contractor ☐ Authorized Agent

4701 N San Fernando Road West



Permit #:
Plan Check #: B20WL00271
Event Code:

20019 - 30000 - 00325

Printed: 04/23/20 11:22 AM

Bldg-Demolition
Commercial
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety

**APPLICATION FOR INSPECTION TO
DEMOLISH BUILDING OR STRUCTURE**

Issued on: 04/23/2020

Last Status: Issued

Status Date: 04/23/2020

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
RIVERDALE TRACT		16	22	M R 54-41	162B205 174	5593 - 020 - 017

3. PARCEL INFORMATION

Area Planning Commission - East Los Angeles	Community Plan Area - Northeast Los Angeles	Fire District - 2
LADBS Branch Office - LA	Census Tract - 1881.00	Near Source Zone Distance - 0
Council District - 13	District Map - 162B205	Thomas Brothers Map Grid - 564-C6
Cmpt. Fill Grd. - CFG-2003	Environmentally Sensitive Area - YES	Thomas Brothers Map Grid - 564-D6
Certified Neighborhood Council - Atwater Village	Energy Zone - 9	

ZONES(S): M3-1-RIO

4. DOCUMENTS

ZI - ZI-1117 MTA Project	ORD - ORD-172316	CPC - CPC-2007-3036-RIO
ZI - ZI-2129 EAST LOS ANGELES STATE E	ORD - ORD-183144	CPC - CPC-2008-3125
ZI - ZI-2358 River Improvement Overlay Dist	ORD - ORD-183145	
ZA - ZA-10191	CPC - CPC-1989-177	

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
GLC COLORADO LLC
18201 VON KARMAN AVE STE 1170, IRVINE CA 92612 --
Tenant:

Applicant: (Relationship: Agent for Owner)
JAIRUS WILLIAMS -
-- , - 90025 -- (310) 336-4858

7. EXISTING USE

(22) Warehouse
(22) Storage Building

PROPOSED USE

(23) Demolition

For Cashier's Use Only

W/O #: 01900325

8. DESCRIPTION OF WORK

Demolish warehouse and storage building.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Jahanshah Pourhassan	DAS PC By:
OK for Cashier: Jason Jangada	Coord. OK:
Signature:	Date: 04/23/2020

11. PROJECT VALUATION

Final Fee Period

Permit Valuation: \$37,825 PC Valuation:

Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS

CEQA Bldg Demolition Notice Plot Plan
Demo Affirmation Posting Signed Declaration

For inspection requests, call toll-free (888) LA4BUILD (524-2845), or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311.
Outside LA County, call (213) 473-3231.

WL JACK 302088920 4/23/2020 11:21:52 AM	
DEMO PERMIT	\$398.00
BUILDING PLAN CHECK	\$0.00
EI COMMERCIAL	\$10.59
DEV SERV CENTER SURCH	\$12.26
SYSTEMS DEVT FEE	\$24.52
CITY PLANNING SURCH	\$23.88
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$27.86
CA BLDG STD COMMISSION SURCHARGE	\$2.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$509.11

Permit #: 200193000000325
Building Card #: 2020WL06082
Receipt #: 0302177793



* P 2 0 0 1 9 3 0 0 0 0 0 3 2 5 F N *

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

20019 - 30000 - 00325

(P) S2 Occ. Group: -112000 Sqft / 0 Sqft

14. APPLICATION COMMENTS:

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:**16. CONTRACTOR, ARCHITECT & ENGINEER NAME****ADDRESS****CLASS****LICENSE #****PHONE #**

(C) AMERICAN WRECKING INC

2459 LEE AVE,

SOUTH EL MONTE, CA 91731

C21

685192

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: C21 License No.: 685192 Contractor: AMERICAN WRECKING INC**18. WORKERS' COMPENSATION DECLARATION**

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE COMP. INS. FUNDPolicy Number: 9161690

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: _____

Sign: _____

Date: 04/23/2020

Contractor



Authorized Agent

Bldg-Demolition
Commercial
Plan Check

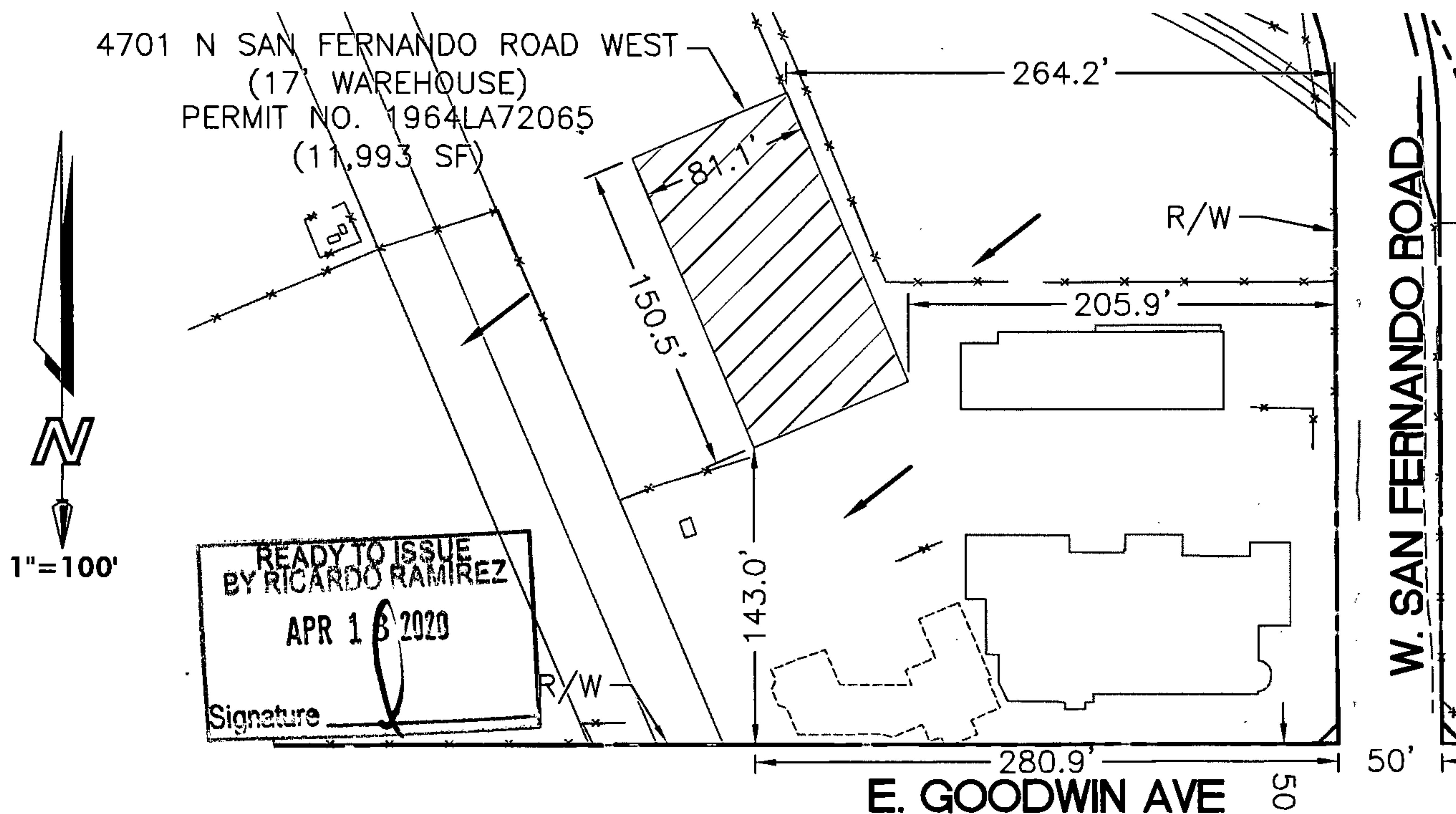
City of Los Angeles - Department of Building and Safety

Plan Check #: B20WL00271
Initiating Office: WEST LA
Printed on: 04/13/20 10:23:01

PLOT PLAN ATTACHMENT

METHOD OF DEMOLITION:

HAND SALVAGE INTERIORS
HEAVY MACHINERY AND
CABLE WRECKING FOR
DEMOLITION OF STRUCTURE.



NOTES:

- ALL DEBRIS SHALL BE WET AT TIME OF HANDLING TO PREVENT DUST.
- NO STRUCTURAL MEMBER IN ANY STORY SHALL BE DEMOLISHED UNTIL THE STORY ABOVE IS COMPLETELY REMOVED.
- THERE WILL BE NO FREE FALL DUMPING OVER EXTERIOR WALL FOR A HEIGHT OF MORE THAN 25 FEET.
- CALL FOR INSPECTION AT LEAST 24 HOURS BEFORE STARTING WORK.
- APPROVAL OF PROTECTION FENCES AND CANOPIES IS REQUIRED PRIOR TO DEMOLITION.
- ALL BASEMENT FILLS SHALL BE CLEAN AND UNIFORM.
- STORAGE OF MATERIALS ON FLOORS SHALL NOT EXCEED MAX. LIVE LOAD AS DICTATED BY A LICENSED STRUCTURAL ENGINEER.

LEGEND

- RIGHT OF WAY
- PROPERTY LINE
- x FENCE
- ← DRAINAGE PATTERN
- EXISTING

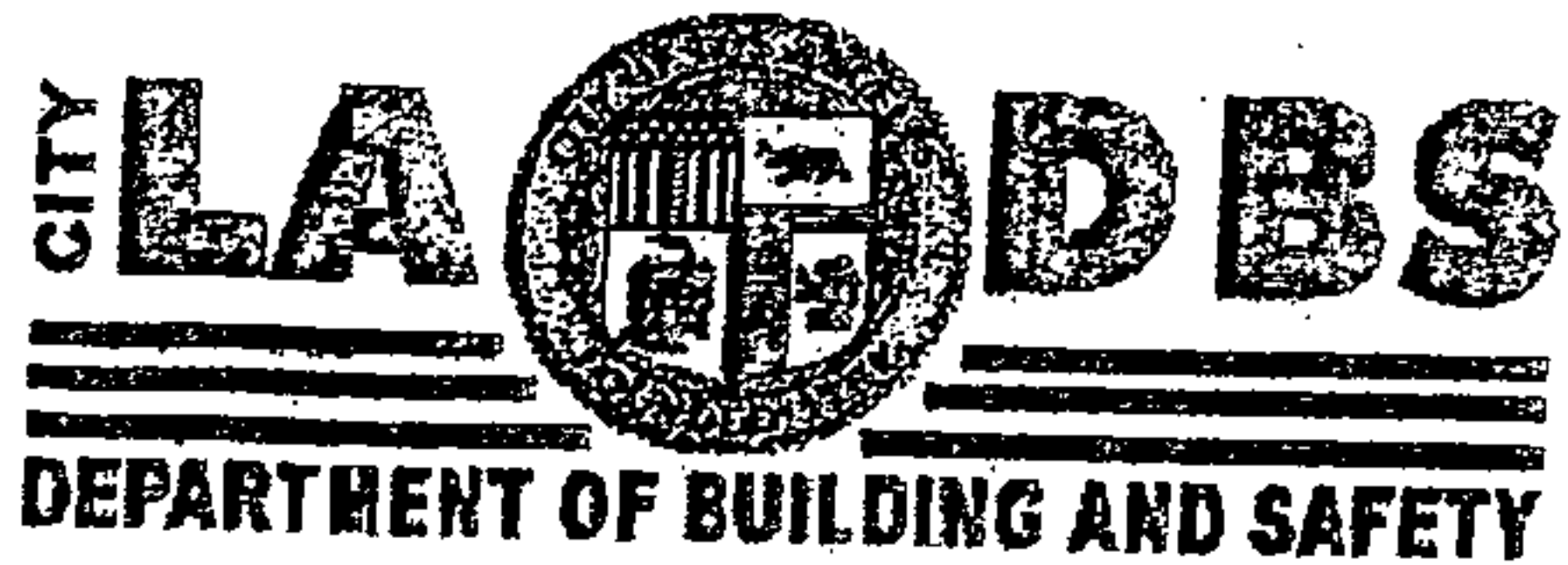
LEGAL DESCRIPTION

PORTIONS OF THE RANCHO SAN REFAEL AND LOTS 15 AND 16 OF THE RIVEFDALE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. FOR ALL COMPLETE LEGAL DESCRIPTION DETAILS REFER TO THE ALTA/NSPS SURVEY PREPARED BY DAVIS LAND SURVEYING, INC, DATED 06/07/19.

APN: 5593020017

PREPARED BY:

FUSCOE
ENGINEERING
600 Wilshire Blvd., Suite 1470
Los Angeles, California 90017
tel 213.988.8802 • fax 213.988.8803
www.fuscoa.com



**AFFIRMATION OF POSTING FOR DEMOLITION OF
EXISTING BUILDINGS OR STRUCTURES**
LAMC Section 91.106.4.5.1

Project Address: 4701 N. San Fernando Rd. West ↓ Demolition Permit #: 20019-30000-00325

Affirmation of Posting

The Los Angeles Municipal Code (LAMC) Section 91.106.4.5.1 requires posting of a notice prior to the issuance of a permit for demolition of an existing building or structure for which the original building permit was issued more than 45 years prior to the date of submittal of the application for demolition preinspection, or where information submitted with the application indicates that the building or structure is more than 45 years old based on the date the application is submitted, the property shall be posted in a conspicuous place near the entrance of the property where demolition will occur, with a public notice of the application for demolition preinspection.

I hereby affirm that the property located at 4701 N. San Fernando Road West was posted on 02/05/2020 (mm/dd/yyyy) in accordance with LAMC 91.106.4.5.1 at least 30 days prior to the issuance of this permit for demolition of the existing building(s) or structure(s).

Print Name: Allan Catap

Signature: [Signature] Date: 02/05/20

Please check one: () Owner, () Contractor, (☒) Authorized Agent for owner/contractor

FOR DEPARTMENT USE ONLY

DPI Application #: 19019-10000-06272 Date notification letters mailed: 12/26/19
Note: Verify notification and posting were completed at least 30 days prior to demolition permit issuance.

Reviewed by (print name): J. POURHASSAN Signature: [Signature]



City of Los Angeles - Department of Building and Safety
Attachment to Application for Demolition Permit:
Notice and Owner's Declaration Related to CEQA
and Project Scope

I. Notice to Owner

If you are applying for a demolition permit to facilitate the construction or development of the project site, you may be referred to the Planning Department for further assistance.

The California Environmental Quality Act (CEQA) directs public agencies to assess and disclose the environmental effects of the projects it approves. In determining whether a proposed project is subject to CEQA, the City is required to consider all of the parts and phases of the project and may not limit its review to the specific permits or approvals sought. (Public Resources Code Section 21065) Failure by a project applicant to disclose future construction or development activities on the project site may result in a violation of CEQA. If the City determines that an application or approval is part of a larger undisclosed project, the City may revoke and/or stay any approvals until a full and complete CEQA analysis of the whole project is reviewed and an appropriate CEQA clearance is adopted or certified.

Please contact the Planning Department if you have additional questions after reviewing this notice.

II. Owner's Project Information

Based upon the above-stated rule, is the proposed demolition part of a larger development project at the demolition site, and if so, will the larger project require any discretionary approvals from the City? (Select "Yes" or "No," and follow the related instructions)

Yes ☐ A CEQA clearance from the Planning Department will be required prior to the issuance of the demolition permit for the proposed project. Return this form to a Department of Building and Safety Plan Check Engineer at the time of plan check.

No ☒ Sign and notarize the signature at the bottom of the form and return the notarized form to a Department of Building and Safety Plan Check Engineer at the time of plan check.

III. Owner's Declaration

I own the property located at 4701 N San Fernando Road West
Los Angeles, California 90065. I have read the above "Notice to Owner." I understand that a "project," as defined by CEQA, is the whole of the proposed activity and is not limited to the demolition subject to this application. I further understand that CEQA prohibits treatment of each separate approval as a separate project for purposes of evaluating environmental impacts. I acknowledge and understand that should the City determine that the demolition proposed is part of a larger project requiring any discretionary permits, the City may revoke and/or stay any approvals (including certificates of occupancy) until a full and complete CEQA analysis is prepared and clearance is adopted or certified.

I certify that (i) the demolition authorized by this permit is not to facilitate the construction or development of a larger project at the project site, or (ii) the demolition is part of a larger project and, after using all reasonable efforts, including consulting with the City Planning Department, I have determined there are no discretionary permits required for the project, including but not limited to haul route permits, permits to remove protected trees, historic resource review, or any discretionary zoning or map approvals.

Date 3/6/2020 Name of the Owner (Print) GLC Colorado LLC

Signature [Signature]

(See page 2 of 2 For Notary Acknowledgment)



City of Los Angeles - Department of Building and Safety
Attachment to Application for Demolition Permit:
Notice and Owner's Declaration Related to CEQA
and Project Scope

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California Orange
County of Los Angeles

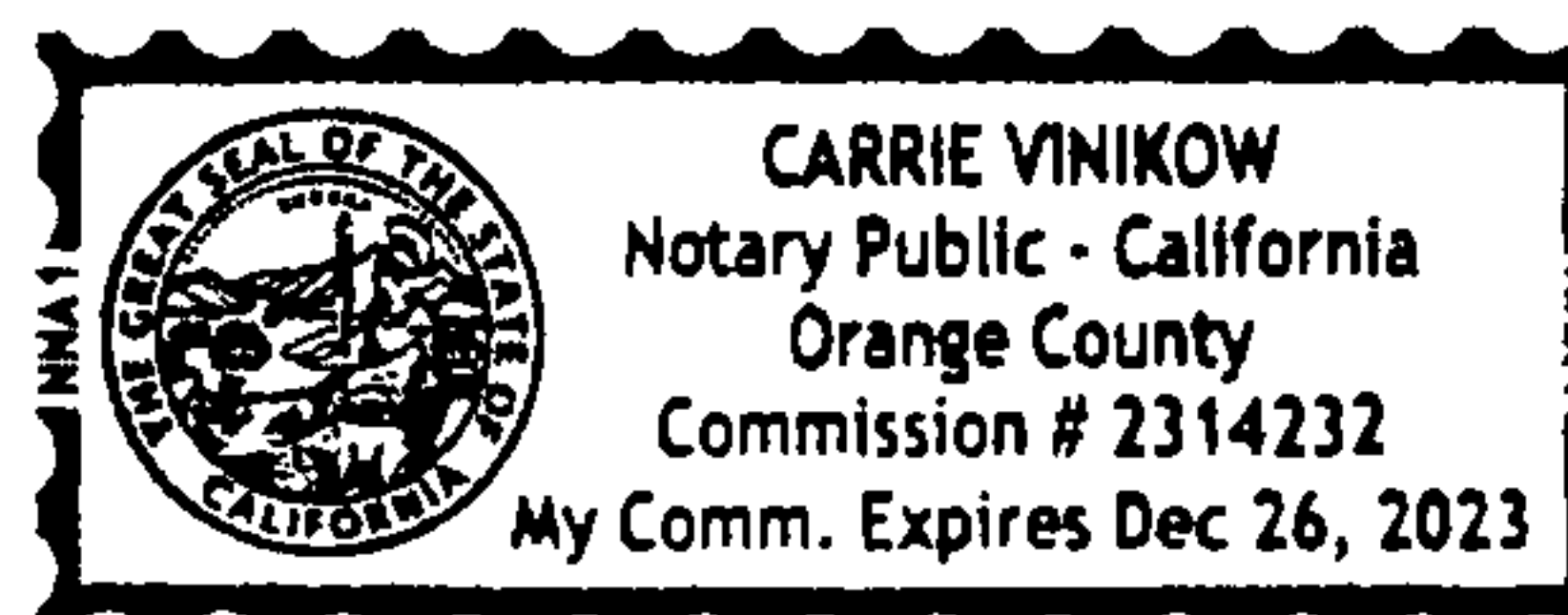
On March 9, 2020 before me, Carrie Vinikow, Notary Public
(insert name and title of the officer)

personally appeared Anthony Rozic
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



Job Address: 4701 N. San Fernando Road

Application #: 20019-3000-00325

City of Los Angeles – Department of Building and Safety
Signature Declaration Attachment Form

Instructions

Applicant (contractor, owner, or agent): Complete and sign the appropriate statements below only after completely reviewing the entire permit application for accuracy. Also, indicate the job address on the top of the form. This attachment will become part of the permit application.

Building and Safety Staff Member: Complete the "APPLICATION#:" and make sure the job address is shown above. Give a copy of the permit application to the applicant.

"Signature Declaration"

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAM C). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: C21 License No.: 685192 Contractor: Tuan Goardo Galviz

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: State Compensation Insurance Fund Policy Number: 9161690-19

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.agmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: Alfonso Cortez Sign: [Signature] Date: 4/20/20 () Contractor ☒ Authorized Agent

4801 N San Fernando Road West



Permit #:
Plan Check #: B20WL00275
Event Code:

20019 - 30000 - 00330

Printed: 04/23/20 11:23 AM

Bldg-Demolition
Commercial
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR INSPECTION TO
DEMOLISH BUILDING OR STRUCTURE**

Issued on: 04/23/2020
Last Status: Issued
Status Date: 04/23/2020

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
RIVERDALE TRACT		16	19	M R 54-41	162B205 170	5593 - 017 - 024

<u>3. PARCEL INFORMATION</u>		
Area Planning Commission - East Los Angeles	Community Plan Area - Northeast Los Angeles	Fire District - 2
LADBS Branch Office - LA	Census Tract - 1881.00	Near Source Zone Distance - 0
Council District - 13	District Map - 162B205	Thomas Brothers Map Grid - 564-C6
Cmpt. Fill Grd. - CFG-200)	Environmentally Sensitive Area - YES	Thomas Brothers Map Grid - 564-D6
Certified Neighborhood Council - Atwater Village	Energy Zone - 9	
ZONES(S): M3-1-RIO		

4. DOCUMENTS

ZI - ZI-1117 MTA Project ORD - ORD-172316 CPC - CPC-2007-3036-RIO
ZI - ZI-2129 EAST LOS ANGELES STATE F ORD - ORD-183144 CPC - CPC-2008-3125
ZI - ZI-2358 River Improvement Overlay Dist ORD - ORD-183145
ZA - ZA-10191 CPC - CPC-1989-177

5. CHECKLIST ITEMS

Sewer Cap - Permit Required

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
GLC COLORADO LLC
18201 VON KARMAN AVE STE 1170, IRVINE CA 92612 --
Tenant:

Applicant: (Relationship: Agent for Owner)
JAIRUS WILLIAMS -
-- , - 90025 -- (310) 936-4858

For Cashier's Use Only

W/O #: 01900330

7. EXISTING USE

(22) Warehouse
(13) Office

PROPOSED USE

(23) Demolition

8. DESCRIPTION OF WORK

Demolition of warehouse with office.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Manuel Garcia DAS PC By:
OK for Cashier: Jason Jangada Coord. OK:
Signature: Date: 04/23/2020

11. PROJECT VALUATION

Final Fee Period

Permit Valuation: \$1C3,904 PC Valuation:

Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS

CEQA Bldg Demolition Notice Plot Plan
Demo Affirmation Posting Signed Declaration

For inspection requests, call toll-free (888) LA4BUILD (524-2845), or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311.
Outside LA County, call (213) 473-3231.



* P 2 0 0 1 9 3 0 0 0 0 0 3 3 0 F N *

WL JACK 302088921 4/23/2020 11:23:29 AM
DEMO PERMIT \$759.00
BUILDING PLAN CHECK \$0.00
EI COMMERCIAL \$29.09
DEV SERV CENTER SURCH \$23.64
SYSTEMS DEVT FEE \$47.29
CITY PLANNING SURCH \$45.54
MISCELLANEOUS \$10.00
PLANNING GEN PLAN MAINT SURCH \$53.13
CA BLDG STD COMMISSION SURCHARGE \$5.00
BUILDING PLAN CHECK \$0.00

Sub Total: \$972.69

Permit #: 200193000000330
Building Card #: 2020WL06083
Receipt #: 0302177794

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

20019 - 30000 - 00330

(P) Height (ZC): -1 Feet / 0 Feet
(P) Stories: Stories
(P) S2 Occ. Group: -32945 Sqft / 0 Sqft
(P) Type III-B Construction

14. APPLICATION COMMENTS:

Reference: 01016-10000-14941

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:**16. CONTRACTOR, ARCHITECT & ENGINEER NAME****ADDRESS****CLASS****LICENSE #****PHONE #**

(C) AMERICAN WRECKING INC

2459 LEE AVE,

SOUTH EL MONTE, CA 91731

C21

685192

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

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I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: C21 License No.: 685192 Contractor: AMERICAN WRECKING INC**18. WORKERS' COMPENSATION DECLARATION**

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE COMP. INS. FUNDPolicy Number: 9161690

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

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Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: _____

Sign: _____

Date: 04/23/2020

Contractor



Authorized Agent



**AFFIRMATION OF POSTING FOR DEMOLITION OF
EXISTING BUILDINGS OR STRUCTURES**

LAMC Section 91.106.4.5.1

Project Address: 4801 N. San Fernando Road West Demolition Permit #: 20019-30000-00330

Affirmation of Posting

The Los Angeles Municipal Code(LAMC) Section 91.106.4.5.1 requires posting of a notice prior to the issuance of a permit for demolition of an existing building or structure for which the original building permit was issued more than 45 years prior to the date of submittal of the application for demolition preinspection, or where information submitted with the application indicates that the building or structure is more than 45 years old based on the date the application is submitted, the property shall be posted in a conspicuous place near the entrance of the property where demolition will occur, with a public notice of the application for demolition preinspection.

I hereby affirm that the property located at 4801 N. San Fernando Road West was posted on 02/05/2020 (mm/dd/yyyy) in accordance with LAMC 91.106.4.5.1 at least 30 days prior to the issuance of this permit for demolition of the existing building(s) or structure(s).

Print Name: Allan Catap

Signature: [Signature] Date: 02/05/20

Please check one: () Owner, () Contractor, (☒) Authorized Agent for owner/contractor

FOR DEPARTMENT USE ONLY

DPI Application #: 19019-10000-00274 Date notification letters mailed: 12/20/19

Note: Verify notification and posting were completed at least 30 days prior to demolition permit issuance.

Reviewed by (print name): Picardo Ramirez Signature: [Signature]

Bldg-Demolition
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

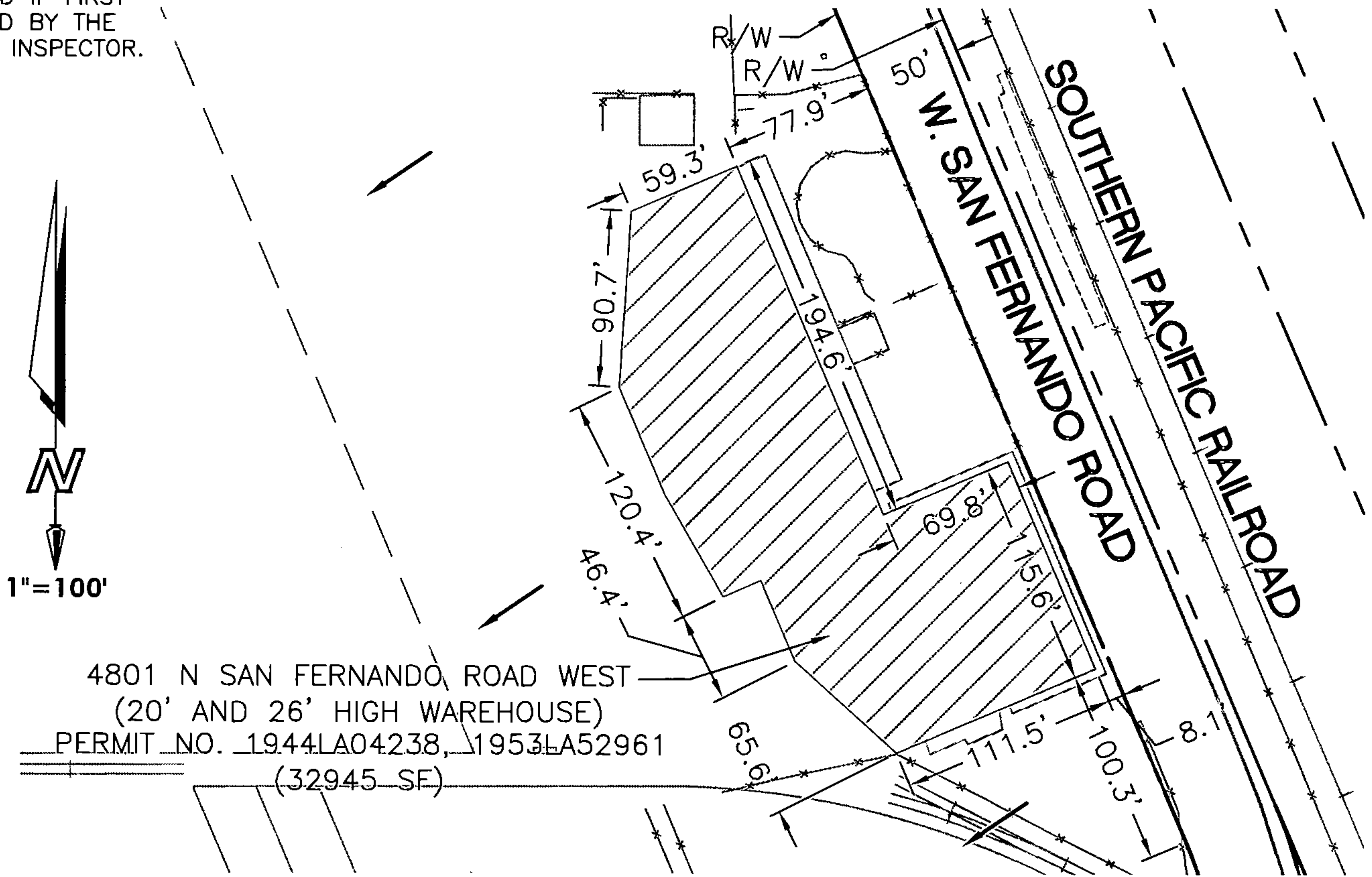
Plan Check #:
Initiating Office:
Printed on:

PLOT PLAN ATTACHMENT

METHOD OF DEMOLITION:

HANDWRECKING - USE OF SMALL WHEEL-MOUNTED PNEUMATIC TOOLS WILL BE PERMITTED IF FIRST APPROVED BY THE BUILDING INSPECTOR.

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



NOTES:

- ALL DEBRIS SHALL BE WET AT TIME OF HANDLING TO PREVENT DUST.
- NO STRUCTURAL MEMBER IN ANY STORY SHALL BE DEMOLISHED UNTIL THE STORY ABOVE IS COMPLETELY REMOVED.
- THERE WILL BE NO FREE FALL DUMPING OVER EXTERIOR WALL FOR A HEIGHT OF MORE THAN 25 FEET.
- CALL FOR INSPECTION AT LEAST 24 HOURS BEFORE STARTING WORK.
- APPROVAL OF PROTECTION FENCES AND CANOPIES IS REQUIRED PRIOR TO DEMOLITION.
- ALL BASEMENT FILLS SHALL BE CLEAN AND UNIFORM.
- STORAGE OF MATERIALS ON FLOORS SHALL NOT EXCEED MAX. LIVE LOAD AS DICTATED BY A LICENSED STRUCTURAL ENGINEER.

LEGEND

- RIGHT OF WAY
- PROPERTY LINE
- x FENCE
- DRAINAGE PATTERN
- EXISTING

LEGAL DESCRIPTION

PORTIONS OF THE RANCHO SAN REFAEL AND LOTS 15 AND 16 OF THE RIVERDALE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. FOR ALL COMPLETE LEGAL DESCRIPTION DETAILS REFER TO THE ALTA/NSPS SURVEY PREPARED BY DAVIS LAND SURVEYING, INC. DATED 06/07/19.

APN: 5593017024

PREPARED BY:



FUSCOE

600 Wilshire Blvd., Suite 1470
Los Angeles, California 90017
tel 213.988.8802 • fax 213.988.8803
www.fuscoengineering.com

READY TO ISSUE
BY KAVIAN REFAEL
APR 17 2020

Signature

DECEMBER 18, 2019



City of Los Angeles - Department of Building and Safety
**Attachment to Application for Demolition Permit:
 Notice and Owner's Declaration Related to CEQA
 and Project Scope**

I. Notice to Owner

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The California Environmental Quality Act (CEQA) directs public agencies to assess and disclose the environmental effects of the projects it approves. In determining whether a proposed project is subject to CEQA, the City is required to consider all of the parts and phases of the project and may not limit its review to the specific permits or approvals sought. (Public Resources Code Section 21065) Failure by a project applicant to disclose future construction or development activities on the project site may result in a violation of CEQA. If the City determines that an application or approval is part of a larger undisclosed project, the City may revoke and/or stay any approvals until a full and complete CEQA analysis of the whole project is reviewed and an appropriate CEQA clearance is adopted or certified.

Please contact the Planning Department if you have additional questions after reviewing this notice.

II. Owner's Project Information

Based upon the above-stated rule, is the proposed demolition part of a larger development project at the demolition site, and if so, will the larger project require any discretionary approvals from the City? (Select "Yes" or "No," and follow the related instructions)

Yes A CEQA clearance from the Planning Department will be required prior to the issuance of the demolition permit for the proposed project. Return this form to a Department of Building and Safety Plan Check Engineer at the time of plan check.

No ☒ Sign and notarize the signature at the bottom of the form and return the notarized form to a Department of Building and Safety Plan Check Engineer at the time of plan check.

III. Owner's Declaration

I own the property located at 4801 N San Fernando Road
Los Angeles, California 90065. I have read the above "Notice to Owner." I understand that a "project," as defined by CEQA, is the whole of the proposed activity and is not limited to the demolition subject to this application. I further understand that CEQA prohibits treatment of each separate approval as a separate project for purposes of evaluating environmental impacts. I acknowledge and understand that should the City determine that the demolition proposed is part of a larger project requiring any discretionary permits, the City may revoke and/or stay any approvals (including certificates of occupancy) until a full and complete CEQA analysis is prepared and clearance is adopted or certified.

I certify that (i) the demolition authorized by this permit is not to facilitate the construction or development of a larger project at the project site, or (ii) the demolition is part of a larger project and, after using all reasonable efforts, including consulting with the City Planning Department, I have determined there are no discretionary permits required for the project, including but not limited to haul route permits, permits to remove protected trees, historic resource review, or any discretionary zoning or map approvals.

Date 3/6/2020 Name of the Owner (Print) GLC Colorado LLC

Signature [Signature]

(See page 2 of 2 For Notary Acknowledgment)



City of Los Angeles - Department of Building and Safety
Attachment to Application for Demolition Permit:
Notice and Owner's Declaration Related to CEQA
and Project Scope

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California orange
County of (Los Angeles)

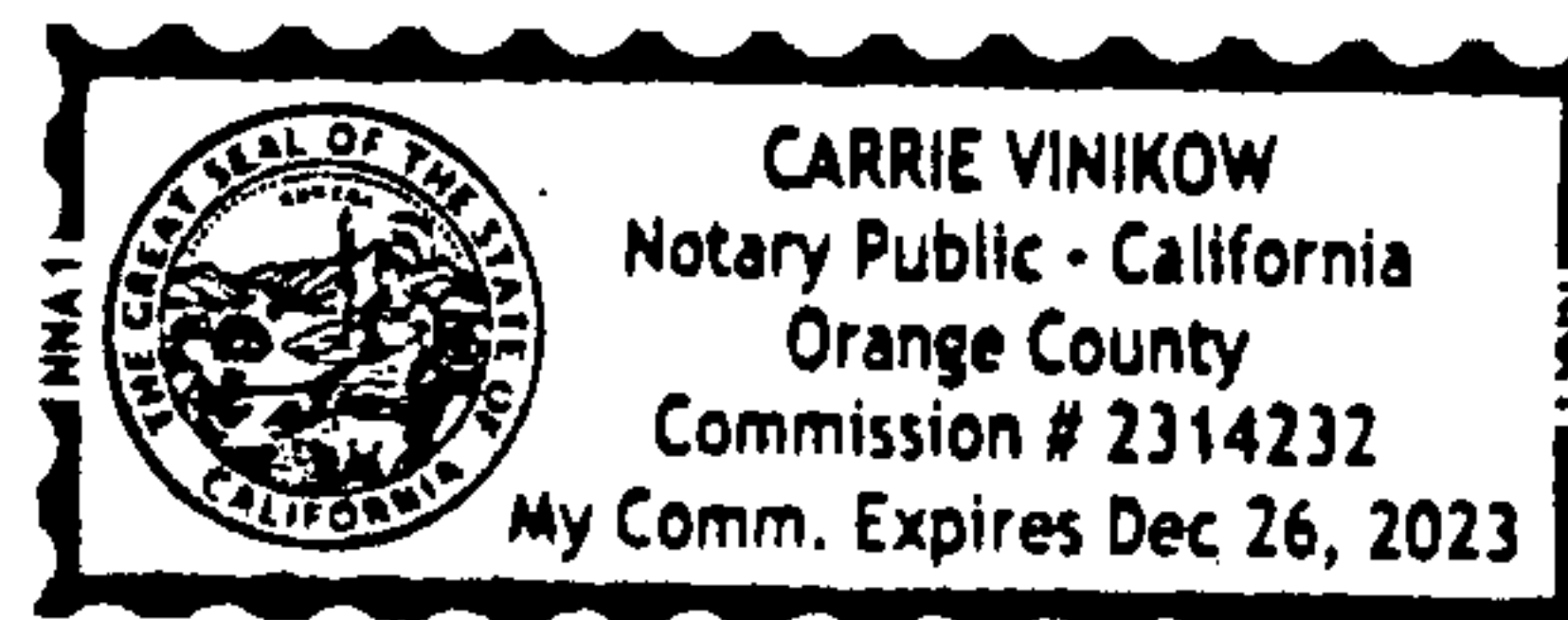
On march 9, 2020 before me, Carrie Vinikow, Notary Public
(insert name and title of the officer)

personally appeared Anthony Rozic,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies); and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



Job Address: 4801 N. San Fernando Road West Application #: 20019-30000-00330

City of Los Angeles – Department of Building and Safety
Signature Declaration Attachment Form

Instructions

Applicant (contractor, owner, or agent): Complete and sign the appropriate statements below only after completely reviewing the entire permit application for accuracy. Also, indicate the job address on the top of the form. This attachment will become part of the permit application.

Building and Safety Staff Member: Complete the "APPLICATION#:" and make sure the job address is shown above. Give a copy of the permit application to the applicant.

"Signature Declaration"

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAM C). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: C1 License No.: 685192 Contractor: Juan Gerardo Galaviz

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: State Compensation Insurance Fund Policy Number: 9161690-19

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQ.MD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.agmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: Alan Catay Sign: [Signature] Date: 4/30/20 () Contractor (X) Authorized Agent

4701 N San Fernando Road West



Permit #:

20019 - 30000 - 00331

Plan Check #: B20WL00276

Printed: 04/23/20 10:19 AM

Event Code:

Bldg-Demolition
Commercial
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety

**APPLICATION FOR INSPECTION TO
DEMOLISH BUILDING OR STRUCTURE**

Issued on: 04/23/2020

Last Status: Issued

Status Date: 04/23/2020

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
RIVERDALE TRACT		16	22	M R 54-41	162B205 174	5593 - 020 - 017

3. PARCEL INFORMATION

Area Planning Commission - East Los Angeles
LADBS Branch Office - LA
Council District - 13
Cmpt. Fill Grd. - CFG-200H
Certified Neighborhood Council - Atwater Village

Community Plan Area - Northeast Los Angeles
Census Tract - 1881.00
District Map - 162B205
Environmentally Sensitive Area - YES
Energy Zone - 9

Fire District - 2
Near Source Zone Distance - 0
Thomas Brothers Map Grid - 564-C6
Thomas Brothers Map Grid - 564-D6

ZONES(S): M3-1-RIO

4. DOCUMENTS

ZI - ZI-1117 MTA Project ORD - ORD-172316
ZI - ZI-2129 EAST LOS ANGELES STATE E ORD - ORD-183144
ZI - ZI-2358 River Improvement Overlay Dist ORD - ORD-183145
ZA - ZA-10191 CPC - CPC-1989-177

CPC - CPC-2007-3036-RIO
CPC - CPC-2008-3125

5. CHECKLIST ITEMS

Sewer Cap - Permit Required

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
GLC COLORADO LLC
18201 VON KARMAN AVE STE 1170, IRVINE CA 92612 --
Tenant:

Applicant: (Relationship: Agent for Owner)
JAIRUS WILLIAM S -
-- , - 90025 -- (310) 336-4858

For Cashier's Use Only

W/O #: 01900331

7. EXISTING USE

(08) Auto Repair Garage

PROPOSED USE

(23) Demolition

8. DESCRIPTION OF WORK

Demolish auto repair shop. Pedestrian protection fence and sewer cap required.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Jahanshah Pourhassan
OK for Cashier: Jason Mangada

DAS PC By:
Coord. OK:

Signature:

Date: 04/23/2020

11. PROJECT VALUATION

Final Fee Period

Permit Valuation: \$12,635

PC Valuation:

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

CEQA Bldg Demolition Notice Plot Plan
Demo Affirmation Posting Signed Declaration

For inspection requests, call toll-free (888) LA4BUILD (524-2845), or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311.
Outside LA County, call 213) 473-3231.

WL JACK 302088918 4/23/2020 10:19:01 AM
DEMO PERMIT \$198.75
BUILDING PLAN CHECK \$0.00
EI COMMERCIAL \$3.54
DEV SERV CENTER SURCH \$6.07
SYSTEMS DEVT FEE \$12.14
CITY PLANNING SURCH \$11.93
MISCELLANEOUS \$10.00
PLANNING GEN PLAN MAINT SURCH \$13.91
CA BLDG STD COMMISSION SURCHARGE \$1.00
BUILDING PLAN CHECK \$0.00

Sub Total: \$257.34

Permit #: 200193000000331
Building Card #: 2020WL06080
Receipt #: 0302177791



* P 2 0 0 1 9 3 0 0 0 0 0 3 3 1 F N *

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

20019 - 30000 - 00331

(P) F1 Occ. Group: -4006 Sqft / 0 Sqft

14. APPLICATION COMMENTS:

(E) building permit under 1954LA86668. DPI under 19019-10000-06275 dater 1/7/2020. Notices mailed 12/26/19.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:**16. CONTRACTOR, ARCHITECT & ENGINEER NAME****ADDRESS****CLASS****LICENSE #****PHONE #**

(C) AMERICAN WRECKING INC

2459 LEE AVE,

SOUTH EL MONTE, CA 91731

C21

685192

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

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License Class: C21 License No.: 685192 Contractor: AMERICAN WRECKING INC**18. WORKERS' COMPENSATION DECLARATION**

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☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE COMP. INS. FUNDPolicy Number: 9161690

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

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21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: _____

Sign: _____

Date: 04/23/2020☒ Contractor☐ Authorized Agent

Bldg-Demolition
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B20WL00276
Initiating Office: WEST LA
Printed on: 04/13/20 10:44:53

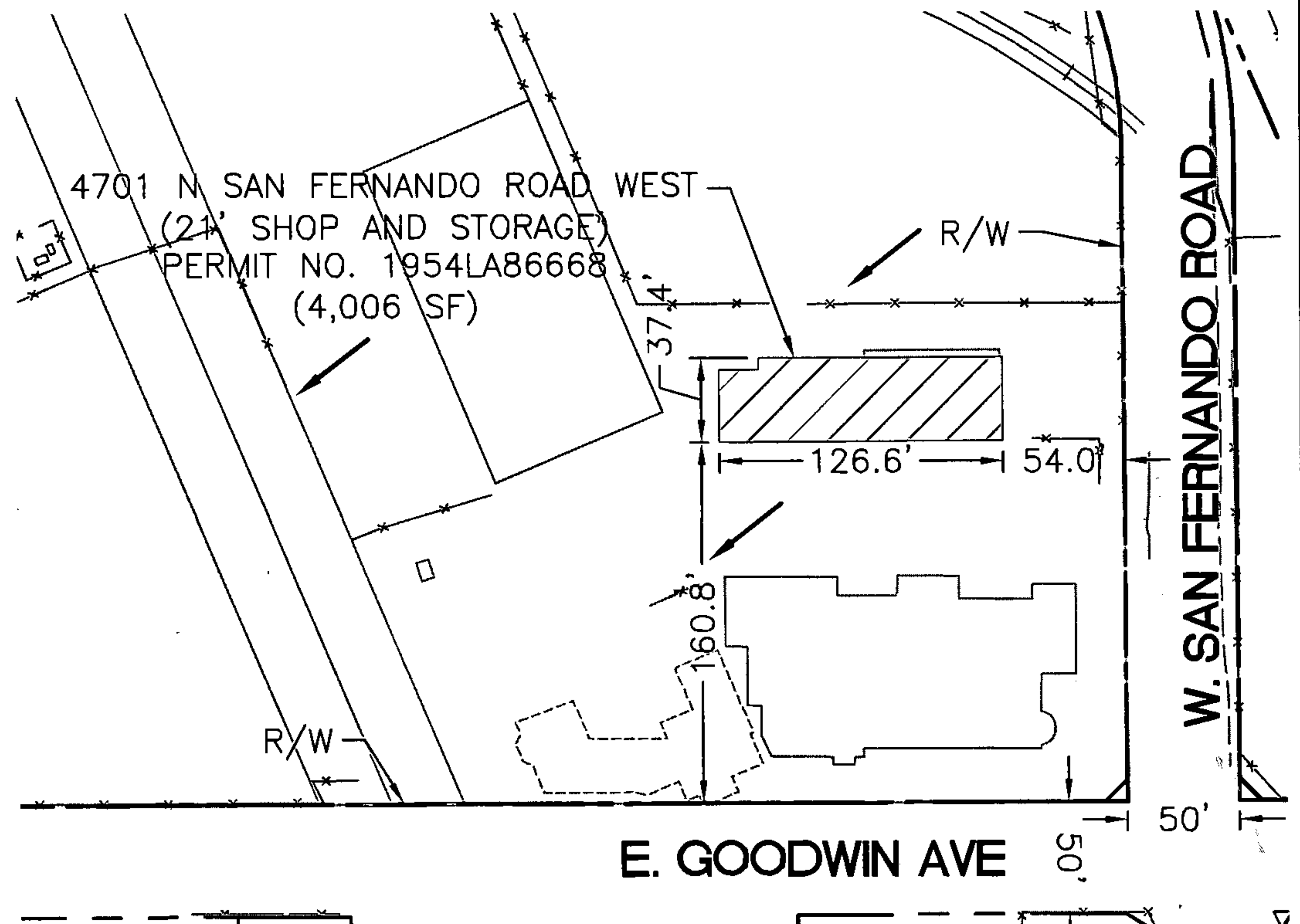
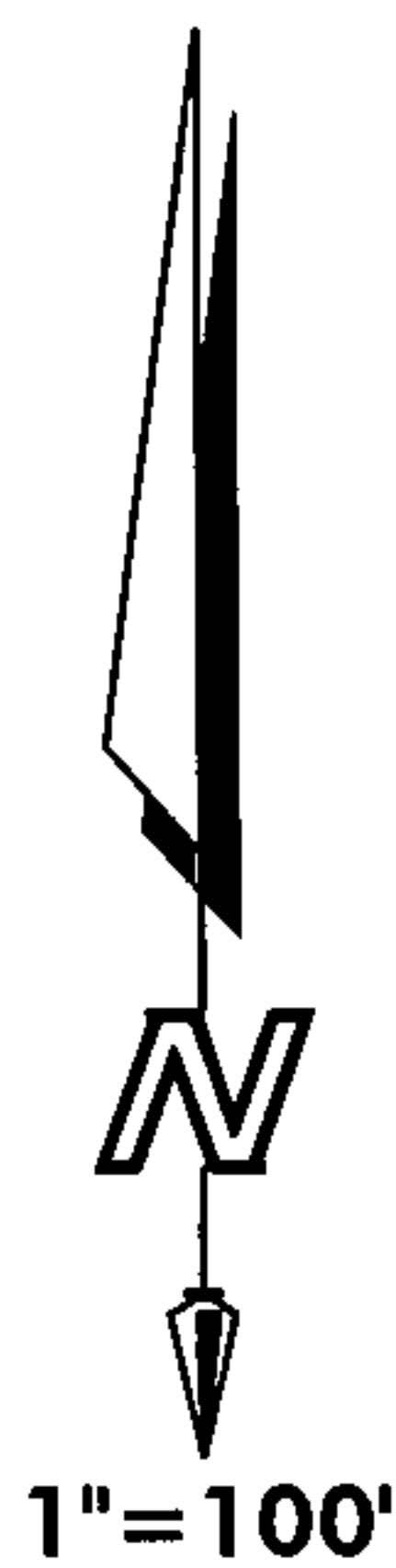
PLOT PLAN ATTACHMENT

METHOD OF DEMOLITION:

HAND SALVAGE INTERIORS
HEAVY MACHINERY AND
CABLE WRECKING FOR
DEMOLITION OF STRUCTURE.

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



NOTES:

- ALL DEBRIS SHALL BE WET AT TIME OF HANDLING TO PREVENT DUST.
- NO STRUCTURAL MEMBER IN ANY STORY SHALL BE DEMOLISHED UNTIL THE STORY ABOVE IS COMPLETELY REMOVED.
- THERE WILL BE NO FREE FALL DUMPING OVER EXTERIOR WALL FOR A HEIGHT OF MORE THAN 25 FEET.
- CALL FOR INSPECTION AT LEAST 24 HOURS BEFORE STARTING WORK.
- APPROVAL OF PROTECTION FENCES AND CANOPIES IS REQUIRED PRIOR TO DEMOLITION.
- ALL BASEMENT FILLS SHALL BE CLEAN AND UNIFORM.
- STORAGE OF MATERIALS ON FLOORS SHALL NOT EXCEED MAX. LIVE LOAD AS DICTATED BY A LICENSED STRUCTURAL ENGINEER.

LEGEND

- RIGHT OF WAY
- PROPERTY LINE
- x FENCE
- ← DRAINAGE PATTERN
- EXISTING

LEGAL DESCRIPTION

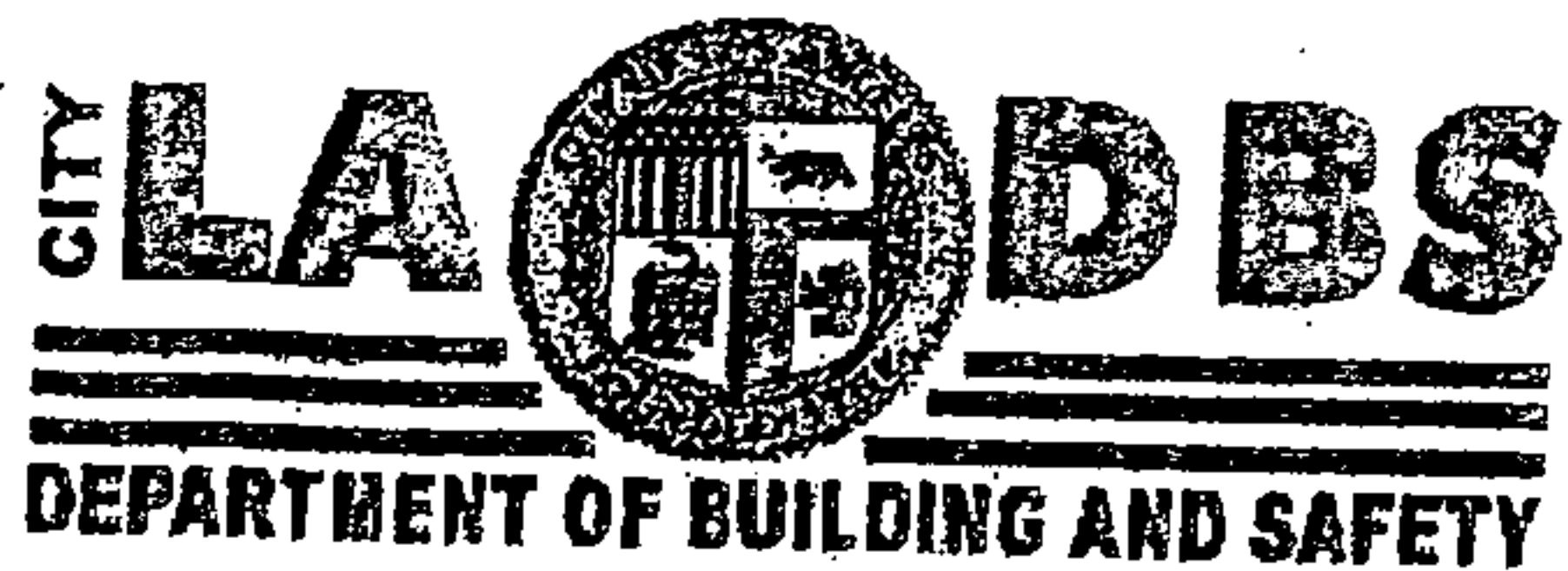
PORTIONS OF THE RANCHO SAN REFAEL AND LOTS 15 AND 16 OF THE RIVERDALE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. FOR ALL COMPLETE LEGAL DESCRIPTION DETAILS REFER TO THE ALTA/NSPS SURVEY PREPARED BY DAVIS LAND SURVEYING, INC, DATED 06/07/19.

APN: 5593020017

READY TO ISSUE
BY RICARDO RAMIREZ
APR 13 2020
Signature

PREPARED BY:

FUSCOE
ENGINEERING
600 Wilshire Blvd., Suite 1470
Los Angeles, California 90017
tel 213.988.8802 • fax 213.988.8803
www.fuscoe.com



**AFFIRMATION OF POSTING FOR DEMOLITION OF
EXISTING BUILDINGS OR STRUCTURES**

LAMC Section 91.106.4.5.1

Fernando Rd. West

Project Address: 4701 N. San ↓ Demolition Permit #: 20019-30000-00331

Affirmation of Posting

The Los Angeles Municipal Code(LAMC) Section 91.106.4.5.1 requires posting of a notice prior to the issuance of a permit for demolition of an existing building or structure for which the original building permit was issued more than 45 years prior to the date of submittal of the application for demolition preinspection, or where information submitted with the application indicates that the building or structure is more than 45 years old based on the date the application is submitted, the property shall be posted in a conspicuous place near the entrance of the property where demolition will occur, with a public notice of the application for demolition preinspection.

I hereby affirm that the property located at 4701 San Fernando Road West was posted on 02/05/2020 (mm/dd/yyyy) in accordance with LAMC 91.106.4.5.1 at least 30 days prior to the issuance of this permit for demolition of the existing building(s) or structure(s).

Print Name: Allan Casto

Signature: [Signature] Date: 02/05/20

Please check one: () Owner, () Contractor, ☒ Authorized Agent for owner/contractor

FOR DEPARTMENT USE ONLY

DPI Application #: 19019-10000-06275 Date notification letters mailed: 12/26/19
Note: Verify notification and posting were completed at least 30 days prior to demolition permit issuance.

Reviewed by (print name): J. Pourhassain Signature: [Signature]



City of Los Angeles - Department of Building and Safety
**Attachment to Application for Demolition Permit:
 Notice and Owner's Declaration Related to CEQA
 and Project Scope**

I. Notice to Owner

If you are applying for a demolition permit to facilitate the construction or development of the project site, you may be referred to the Planning Department for further assistance.

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Please contact the Planning Department if you have additional questions after reviewing this notice.

II. Owner's Project Information

Based upon the above-stated rule, is the proposed demolition part of a larger development project at the demolition site, and if so, will the larger project require any discretionary approvals from the City? (Select "Yes" or "No," and follow the related instructions)

Yes ☐ A CEQA clearance from the Planning Department will be required prior to the issuance of the demolition permit for the proposed project. Return this form to a Department of Building and Safety Plan Check Engineer at the time of plan check.

No ☒ Sign and notarize the signature at the bottom of the form and return the notarized form to a Department of Building and Safety Plan Check Engineer at the time of plan check.

III. Owner's Declaration

I own the property located at 4701 N San Fernando Road West
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Date 3/6/2020 Name of the Owner (Print) GLC Colorado LLC

Signature [Signature]

(See page 2 of 2 For Notary Acknowledgment)



City of Los Angeles - Department of Building and Safety
Attachment to Application for Demolition Permit:
Notice and Owner's Declaration Related to CEQA
and Project Scope

ACKNOWLEDGMENT

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State of California orange
County of of Los Angeles

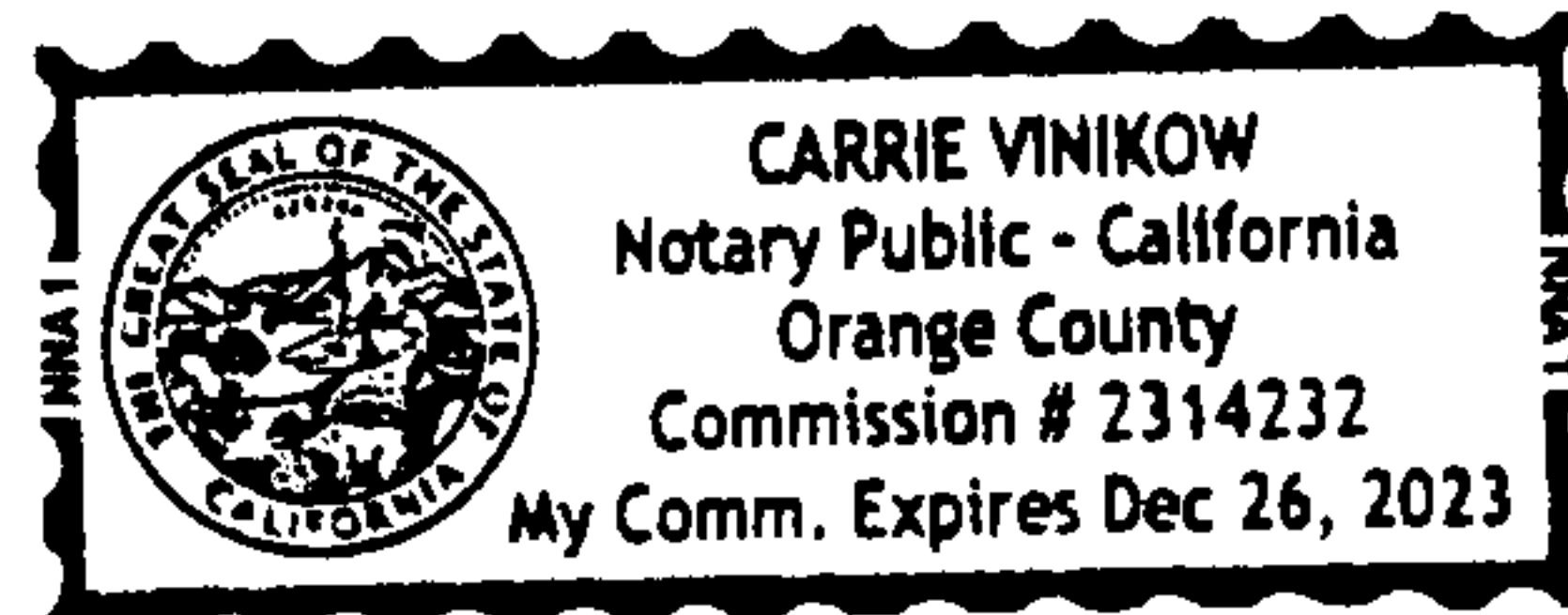
On March 9, 2020 before me, Carrie Vinikow, Notary Public
(insert name and title of the officer)

personally appeared Anthony Rozic
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



Job Address 4701 W. San Fernando Road West Application #: 20019-30000-00331

City of Los Angeles – Department of Building and Safety
Signature Declaration Attachment Form

Instructions

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"Signature Declaration"

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Carrier: State Compensation Insurance Fund Policy Number: 9161690-19

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WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: Allan Cortez Sign: [Signature] Date: 4/30/20 () Contractor (X) Authorized Agent



City of Los Angeles Department of City Planning

7/31/2020 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

4701 N SAN FERNANDO ROAD
WEST

ZIP CODES

90039

RECENT ACTIVITY

CHC-2020-4513-HCM

ENV-2020-4514-CE

CASE NUMBERS

CPC-2008-3125-CA

CPC-2007-3036-RIO

CPC-1989-177

ORD-183145

ORD-183144

ORD-172316

ZA-10191

AA-1996-65-PMEX

ENV-2007-3037-ND

CFG-2000

Address/Legal Information

PIN Number	162B205 174
Lot/Parcel Area (Calculated)	85,276.9 (sq ft)
Thomas Brothers Grid	PAGE 564 - GRID C6 PAGE 564 - GRID D6
Assessor Parcel No. (APN)	5593020017
Tract	RIVERDALE TRACT
Map Reference	M R 54-41
Block	None
Lot	PT 16
Arb (Lot Cut Reference)	22
Map Sheet	162B205

Jurisdictional Information

Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles
Neighborhood Council	Atwater Village
Council District	CD 13 - Mitch O'Farrell
Census Tract #	1881.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION
Zoning	M3-1-RIO
Zoning Information (ZI)	ZI-2358 River Improvement Overlay District ZI-1117 Metro Right-of-Way (ROW) Project Area ZI-2129 EAST LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use	Heavy Manufacturing
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	Yes
SN: Sign District	No
Streetscape	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5593020017
Ownership (Assessor)	
Owner1	GLC COLORADO LLC C/O C/O ALAN COCKBURN
Address	18201 VON KARMAN AVE STE 1170 IRVINE CA 92612
Ownership (Bureau of Engineering, Land Records)	
Owner	RALPH GROCERY COMPANY
Address	P.O. BOX 54143 LOS ANGELES CA 90054
Owner	RALPH GROCERY COMPANY
Address	E P.O. BOX 54143 LOS ANGELES CA 90054
APN Area (Co. Public Works)*	3.850 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$11,107,800
Assessed Improvement Val.	\$91,800
Last Owner Change	05/30/2019
Last Sale Amount	\$127,696,731
Tax Rate Area	13
Deed Ref No. (City Clerk)	985
	4073
	4071
	2542598
	1572555
	1208647
Building 1	
Year Built	1964
Building Class	SX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	12,000.0 (sq ft)
Building 2	
Year Built	1954
Building Class	C5A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	4,033.0 (sq ft)
Building 3	
Year Built	1938
Building Class	C55C
Number of Units	0

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	15,123.0 (sq ft)
Building 4	
Year Built	1929
Building Class	D4
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building 5	
Year Built	1965
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	13,000.0 (sq ft)
Rent Stabilization Ordinance (RSO)	No [APN: 5593020017]

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Hubzone	Not Qualified
Opportunity Zone	No
Promise Zone	None

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5593020017]
Ellis Act Property	No

Public Safety

Police Information

Bureau	Central
Division / Station	Northeast
Reporting District	1102

Fire Information

Bureau	Central
Batallion	2
District / Fire Station	50
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2008-3125-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	THE ADDITION OF A RIVER IMPROVEMENT OVERLAY (RIO) DISTRICT AS SECTION 13.12 OF THE L.A.M.C. IN RESPONSE TO THE LOS ANGELES RIVER REVITALIZATION MASTER PLAN (LARRMP) THAT WAS ADOPTED IN MAY 2007. THIS SUPPLEMENTAL USE DISTRICT WOULD ESTABLISH STANDARDS FOR NEW DEVELOPMENT ALONG WATERWAYS
Case Number:	CPC-2007-3036-RIO
Required Action(s):	RIO-RIVER IMPROVEMENT OVERLAY DISTRICT
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	CPC-1989-177
Required Action(s):	Data Not Available
Project Descriptions(s):	INTERIM CONTROL ORDINANCE FOR THE ENTIRE NORTHEAST LOS ANGELES DISTRICT PLAN CONTINUATION OF CPC-89-0177. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	AA-1996-65-PMEX
Required Action(s):	PMEX-PARCEL MAP EXEMPTION
Project Descriptions(s):	Data Not Available
Case Number:	ENV-2007-3037-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.

DATA NOT AVAILABLE

ORD-183145
ORD-183144
ORD-172316
ZA-10191
CFG-2000



Address: 4701 N SAN FERNANDO ROAD WEST Tract: RIVERDALE TRACT

Zoning: M3-1-RIO

APN: 5593020017

Block: None

General Plan: Heavy Manufacturing

PIN #: 162B205 174

Lot: PT 16

Arb: 22



MCKEE GENERAL CONTRACTOR BRANCH OFFICE
4101 East Goodwin Avenue; 4701 North San Fernando Road
CHC-2020-4513-HCM
ENV-2020-4514-CE

HISTORIC RESOURCE ASSESSMENT REPORT (FROM OWNER)



4101 E. Goodwin Avenue/4701 N. San Fernando Road Historic Resource Assessment Report

Prepared for:

GLC Colorado LLC

Prepared by:



Architectural
Resources Group

Architectural Resources Group
360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

February 20, 2020

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Attachments

- A. Department of Parks and Recreation (DPR) 523 Series Forms (prepared by ARG, 2020)
- B. Excerpt from 2012 Historic Resources Survey Report (prepared by HRG and GPA, 2012)
- C. Interior Photos, 4101 E. Goodwin Ave (provided by ownership, 2020)
- D. Resumes

1. Introduction

Architectural Resources Group (ARG) has prepared this Historic Resource Assessment Report for the property at 4101 E. Goodwin Avenue/4701 N. San Fernando Road, Los Angeles. This report addresses two buildings on site: a two-story commercial building at the south end of the property (4101 E. Goodwin Avenue) that was constructed in 1929, and a single-story commercial building at the east end of the property (4701 N. San Fernando Road) that was constructed in 1938. Both buildings exhibit characteristics of the Spanish Colonial Revival style. There are other industrial buildings and ancillary structures on the property, which are not addressed in this report.

The two subject buildings were historically used as offices for construction and general contracting companies. 4101 E. Goodwin Avenue (1929) was constructed as an office for Julian Clyde (J.C.) Bannister, a general contractor, but in 1938 was converted into a residence. It has been reverted back to commercial use and currently serves as an office. 4701 N. San Fernando Road (1938) was constructed as an office for the general contractor Robert E. McKee. This building has been enlarged multiple times in subsequent years.

This assessment evaluates each building against federal (National Register of Historic Places), state (California Register of Historical Resources), and local (Los Angeles Historic-Cultural Monument) criteria.

In 2012, 4101 E. Goodwin Avenue was identified as a potentially eligible historic resource in the Northeast Los Angeles River Revitalization Area Historic Resources Survey Report, commissioned by the former Community Redevelopment Agency of the City of Los Angeles (CRA). The survey identified the property as an excellent, intact example of the Spanish Colonial Revival style.

However, the scope of a survey is limited to what can be readily seen from the public-right-of-way and through limited research. Upon additional research and analysis, it is ARG's opinion that this building is neither an excellent example of its style, nor is it intact. Although it exhibits some characteristics of the Spanish Colonial Revival style, it is more representative than exemplary when compared against other examples of the style. Moreover, additional property-specific research revealed that the building has been extensively altered over time and bears little resemblance to its original form and appearance. For these reasons, ARG concludes that this building is not eligible for federal, state, or local listing.

4701 N. San Fernando Road has not been identified in a survey. Upon thorough analysis, ARG concludes that this building does not meet eligibility criteria for federal, state, or local listing. The following sections provide a detailed discussion of how this conclusion was reached.

2. Assessment Methodology

2.1. Field and Research Methods

Preparation of this report included the following tasks related to research, documentation, and analysis:

- Reviewed documentation related to the previous evaluation of 4101 E. Goodwin Avenue, conducted as part of the historic resources survey of the Northeast Los Angeles River Revitalization Area (2012);
- Reviewed pertinent federal and state technical bulletins, local ordinances, and other reference materials related to the evaluation of historical resources;
- Reviewed applicable background materials including historical building permits and Historic Resources Inventory (HRI) data for the subject property;
- Conducted supplemental primary and secondary source research to glean additional information about the property's development history, design, occupancy, and potential historical significance;
- Identified applicable historic contexts and themes; and
- Evaluated both buildings against eligibility criteria for the National Register, the California Register, and as a Los Angeles Historic-Cultural Monument (HCM).

Research materials were culled from the following sources: the Los Angeles Public Library; the archives of the *Los Angeles Times* and other local periodicals; building permits obtained from the Los Angeles Department of Building and Safety; historic Los Angeles city directories; technical assistance bulletins published by the National Park Service (NPS) and the California Office of Historic Preservation (OHP); online image collections of the California State Library and USC Library; various online repositories; and ARG's in-house collection of architectural books and reference materials. A complete list of sources is included in *Section 9: Bibliography* of this report.

In addition to extensive archival research, ARG visited the site on December 3, 2019 to assess and document existing conditions. During the site visit, the property was documented with written notes and digital photographs, and careful attention was paid to each building's appearance and condition.

2.2 Preparer Qualifications

This report was prepared by Katie E. Horak, Principal, and Andrew Goodrich, AICP, Associate. Ms. Horak and Mr. Goodrich are Architectural Historians and Preservation Planners who meet the *Secretary of the Interior's Professional Qualifications Standards*, 36 CFR Part 61, in the discipline of Architectural History.

3. Previous Evaluations and Designations

Neither 4101 E. Goodwin Avenue nor 4701 N. San Fernando Road has been previously designated at the federal, state, or local levels. Neither address is listed in the HRI for Los Angeles County (last updated 2012).

In 2012, Historic Resources Group and Galvin Preservation Associates, on behalf of the former Community Redevelopment Agency of the City of Los Angeles (CRA-LA), conducted a historic resource survey of CRA-LA's Northeast Los Angeles River Revitalization Area. 4101 E. Goodwin Avenue was identified as a potentially eligible historic resource in this survey. The survey concluded that this building appeared eligible for federal (National Register), state (California Register), and local (HCM) designation under Criterion C/3/3. The evaluation notes that the building appeared eligible under the Architecture and Engineering/Spanish Colonial Revival theme/sub-theme as "an excellent, intact example of Spanish Colonial Revival architecture applied to a low rise commercial building. The building has a residential quality that belies the commercial use."¹ It was given the corresponding status codes of 3S, 3CS and 5S3.

4701 N. San Fernando Road has not been identified in a historic resource survey, and does not appear to have been evaluated for historical significance at any point in the past.

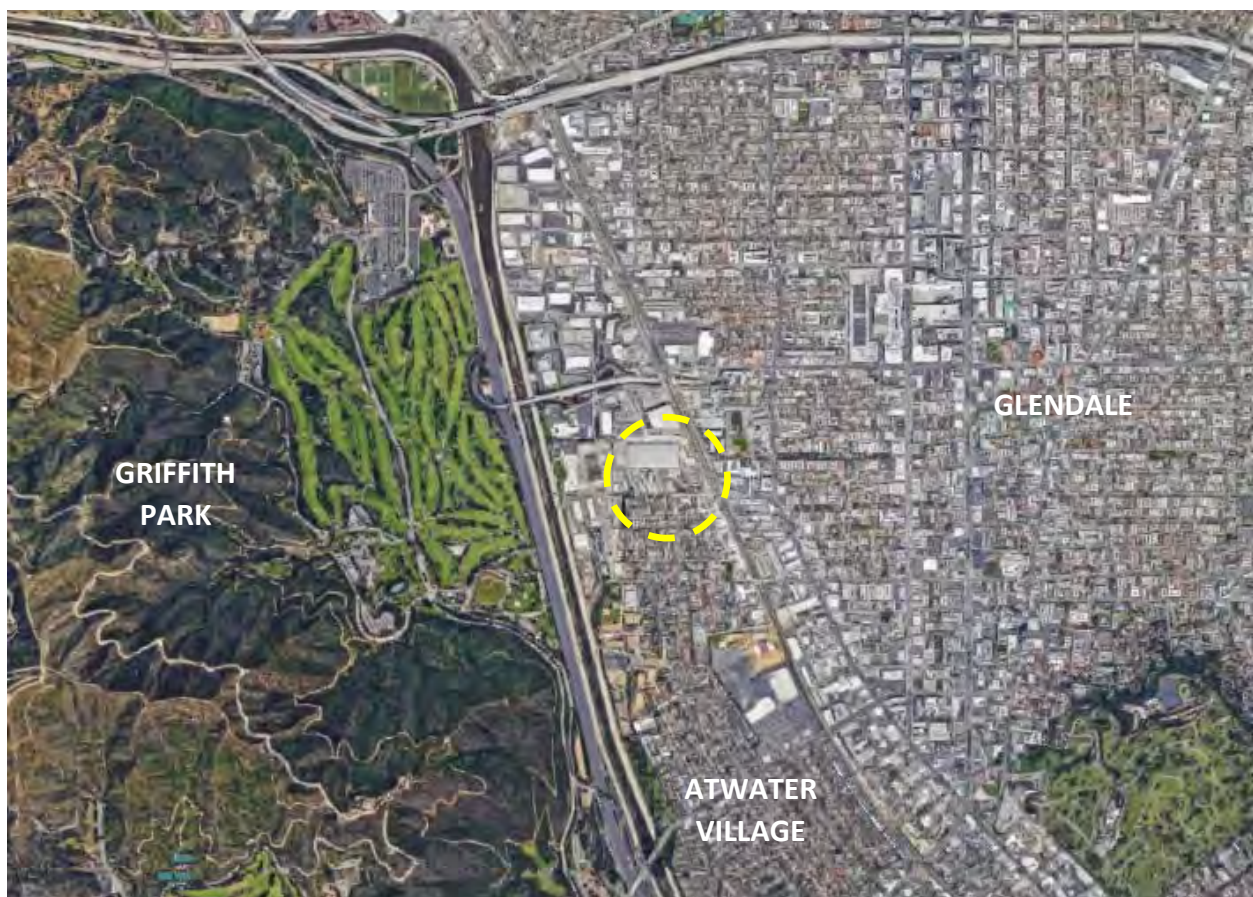
¹ Excerpts from the Northeast Los Angeles River Revitalization Area Survey Report are included as an appendix to this report.

4. Property History

4.1. General Setting

The property at 4101 E. Goodwin Avenue/4701 N. San Fernando Road occupies an industrial zone in Northeast Los Angeles that is located to the immediate north of the Atwater Village neighborhood. This industrial zone comprises a long, narrow stretch of land that is bounded by the Los Angeles River and the Golden State Freeway/Interstate 5 on the west, and the Southern Pacific Railroad right-of-way on the east. The railroad tracks demarcate the city limit between Los Angeles and Glendale. The area is primarily developed with low-scale, vernacular industrial buildings with large footprints. These buildings date to various periods between the early twentieth century and the present day. Much of the land in the surrounding area is occupied by surface parking lots. The street network adheres to a grid that is askew of the cardinal directions and corresponds to the angled route of the adjacent railroad tracks.

The subject property is located at the northwest corner of San Fernando Road and Goodwin Avenue. It occupies a large industrial parcel that is flat and roughly trapezoidal in shape. It is surrounded by industrial development on the north, west, and east. To the south, on the opposite side of Goodwin Avenue, is a residential neighborhood that is primarily developed with detached single-family dwellings.



Location Map. The general location of the subject property is marked in yellow (Google Maps).

There are multiple improvements on the property, two of which are the subject of this report. At the south end of the property, facing Goodwin Avenue, is a two-story commercial building that is designed in the Spanish Colonial Revival style. It was originally constructed as an office, subsequently converted into a residence, and later reverted back to an office. This building is currently used as an office. To its east, at the southeast corner of the property, is a single-story commercial office building that is also designed in the Spanish Colonial Revival style. This building is currently vacant.



Site map. The footprint of each subject building is indicated in yellow and labeled accordingly (Google Maps).

4.2. Architectural Description

4101 E. Goodwin Avenue

4101 E. Goodwin Avenue is a two-story commercial office building that was constructed in 1929.² Designed in the Spanish Colonial Revival style, the building is slightly set back from the street and is oriented to the south, toward Goodwin Avenue. The building sits on a concrete foundation, and is constructed of concrete and wood frame. It exhibits horizontal massing and a rambling, U-shaped plan.

² Construction date obtained from the Los Angeles County Office of the Assessor.

The building is capped by a complex roof comprising flat, hipped, gabled, and shed volumes. The flat volume is not visible, but appears to be sheathed in rolled asphalt and is spanned by a low parapet with clay tile coping. The other volumes are low in pitch, sheathed in clay tiles, and feature shallow eaves and exposed rafter tails. Two stucco chimneys with articulated caps pierce the roof and are visible from the south. Clay tile vents are incorporated into the exterior walls beneath the roof line. Exterior walls on all elevations are clad in a smooth stucco finish.

The primary (south) elevation is divided into three volumes: a two-story volume at the east, a one-story entrance volume at the center, and a rambling one-story volume at the west. The east and center volumes sit at a slight angle and are oriented to the southeast; the west volume is aligned with the cardinal directions and faces due south. The center volume is defined by a small elevated stoop that is accessed by three concrete steps. The stoop leads to a single paneled wood door that reads as the main entrance. This door is obscured by a metal screen, and is set within a decorative surround comprising a stylized arch and inset keystone. Fenestration on the primary elevation consists of multi-light steel casement windows with fixed transoms. Some of the windows feature decorative wrought iron grilles. One original steel window on the upper story of this elevation has been replaced with a vinyl window.

The two side (east and west) elevations ascribe to a similar visual vocabulary but are notably less articulated. Each consists of smooth stucco walls that are periodically punctuated by multi-light steel casement windows. Some of the windows on the west elevation also feature wrought iron grilles.

The rear (north) elevation assumes a U-shape and is oriented around a small courtyard. This elevation is approached by a walkway that spans the courtyard and is recessed beneath the roof, which is supported by squared wood posts. This walkway leads to a rear entrance comprising a single, glazed wood door and sidelight. Other walls facing the courtyard are extensively glazed and consist of bands of fixed, floor-to-ceiling wood windows. Another rear entrance is incorporated into this window system and comprises a glazed wood door. Elsewhere on the north elevation, fenestration consists of multi-light steel casement windows. One original window on the upper story has been replaced with a vinyl window.

Current Photos: 4101 E. Goodwin Avenue



Primary (south) elevation, view northeast (ARG, 2019)



Primary elevation, view northwest (ARG, 2019)



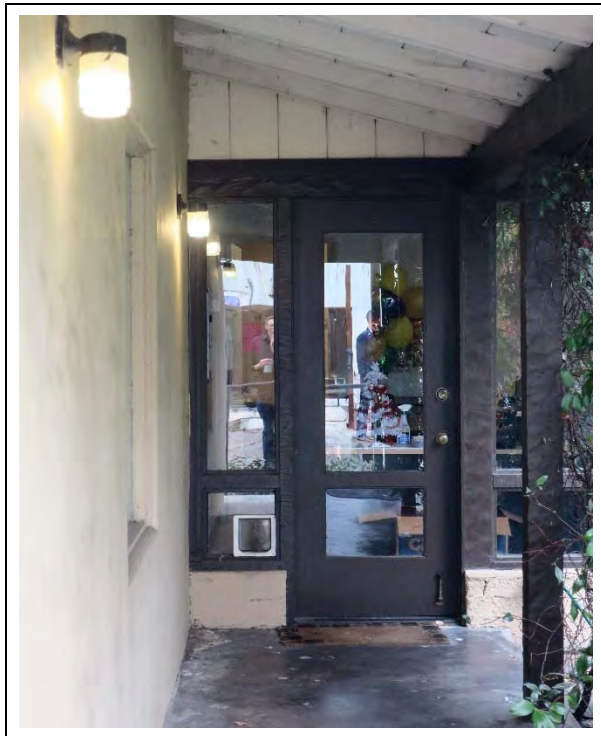
Primary elevation, view north. Note slight angle of east and center volumes (ARG, 2019)



Detail of entrance on primary elevation, view northwest. Note decorative surround (ARG, 2019)



East elevation, view south (ARG, 2019)



Detail of rear entrance on north elevation, view south (ARG, 2019)



North elevation, view southeast (ARG, 2019)



North elevation, view southwest. Note bands of fixed windows (ARG, 2019)



Rear courtyard as viewed from north elevation, view southwest (ARG, 2019)



North and west elevations, view southeast (ARG, 2019)

4701 N. San Fernando Road

4701 N. San Fernando Road is a one-story commercial office building that was constructed in 1938.³ It, too, was designed in the Spanish Colonial Revival style. This building is located at the corner of the lot, with frontage on both San Fernando Road and Goodwin Avenue. Both street-facing elevations are moderately set back from the lot line. The building sits on a concrete foundation and is constructed of concrete and wood frame. It has horizontal massing and an irregular footprint. Punched into its center is a small interior courtyard that is enveloped by walls on all sides and is not visible from the street.

The building is generally capped by a flat roof that appears to be sheathed in rolled asphalt; however, its perimeter is spanned by a low-pitched hipped volume sheathed in red clay tiles. Thus, when viewed from the street the building appears to have a hipped roof. Projecting from the southeast corner of the

³ Construction date obtained from the Los Angeles County Office of the Assessor.

building is a conical volume that is sheathed in red clay tile and capped by a weathervane. The entire roof is accentuated by a molded box cornice. Exterior walls are clad with a smooth stucco finish.

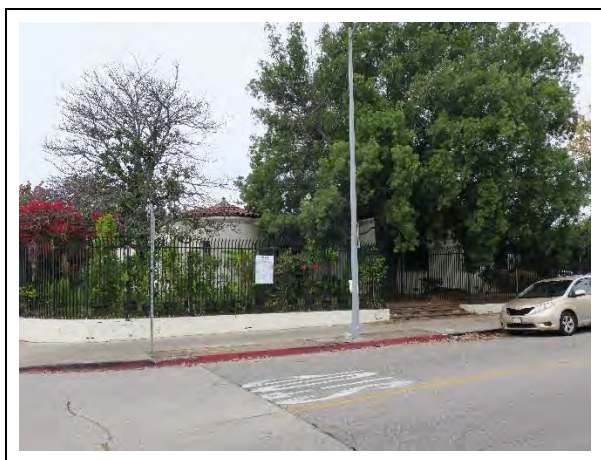
The primary elevation is oriented to the east, toward San Fernando Road. Features on this elevation are asymmetrical. Near its center is the building's main entrance, which is slightly recessed and is set within a scalloped arch surround. This entrance is approached by a concrete walkway and quarry tile-clad steps. It comprises a single, paneled wood door flanked by sidelights and surmounted by a transom. The sidelights and transom are all accentuated by spindled wood grilles. Adjacent to the entrance is a large mural that is oriented to the south and spans the full height of the building. Commissioned by the building's former tenant, a general contracting company, this mural depicts various themes in building construction and features the former tenant's name: "ROBERT E. MCKEE GENERAL CONTRACTOR INC."

There are additional entrances on the north elevation, each of which is slightly elevated and is approached by a small stoop and several concrete steps. Each secondary entrance consists of a single, paneled wood door with partial glazing. The door nearest the street, near the east end of the north elevation, is surmounted by a wood transom and is set beneath a simple metal canopy. The steps approaching this entrance are clad with the same quarry tile finish that is applied to the main entrance.

The south and west elevations ascribe to the same visual vocabulary as the rest of the building, but are minimally articulated. The south elevation features a canted bay projection, which is capped by a low-pitched hipped roof with red clay tile cladding, slight eaves, and exposed rafter tails.

Fenestration on all elevations consists of multi-light steel casement windows. The windows lack surrounds and appear as if they are "punched" into the face of the building. Most are surmounted by a fixed transom; some of the windows on the east, north, and south elevations feature wood shutters.

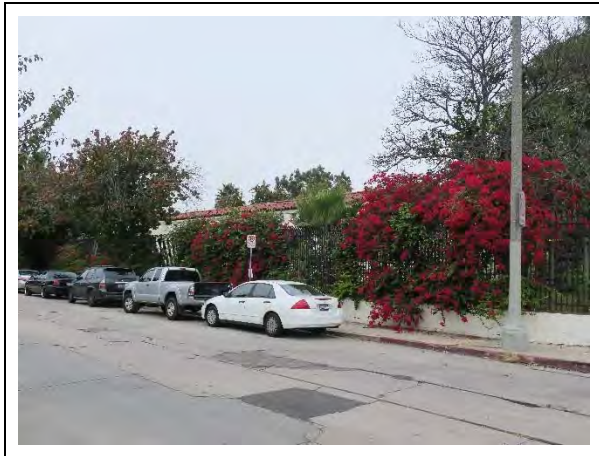
Current Photos: 4701 N. San Fernando Road



Primary (east) elevation, view northwest (ARG, 2019)



Primary elevation, view southwest (ARG, 2019)



South elevation, view northwest (ARG, 2019)



Detail of main entrance on primary elevation, view west (ARG, 2019)



Detail of mural adjacent to primary entrance, view northwest (ARG, 2019)



Detail of conical volume at southeast corner of the building, view northwest (ARG, 2019)



North elevation, view southwest (ARG, 2019)



North elevation, view southeast (ARG, 2019)



Detail of secondary entrance on north elevation, view south (ARG, 2019)



West elevation, view southeast (ARG, 2019)

4.3. Site and Landscape Features

The front setback of 4701 N. San Fernando Road is extensively landscaped. It features a small lawn that is elevated above sidewalk level and framed by a low brick retaining wall. Wrought iron fencing is installed atop the retaining wall. The lawn is bisected by a concrete footpath that leads to the main

entrance. Where the footpath meets the sidewalk, there is a set of three shallow steps with quarry tile treads and stone risers. Other landscaping in the front setback includes perimeter shrubs and various species of mature trees, including a large, mature podocarpus tree adjacent to the front walkway and main entrance. Mature shrubs and trees are also planted along the building's north and south perimeters. Bougainvillea vines are woven into the wrought iron fence along the south lot line, and flowering pear trees occupy the parkway space along Goodwin Avenue. The north elevation of this building is approached by a surface parking lot that is accessed from the east, via San Fernando Road.

Landscape features associated with 4101 E. Goodwin Avenue are generally confined to the rear of the building. This space features a broad lawn that is peppered with various types of mature trees and manicured shrubs. The south property line is delineated by a brick perimeter wall capped with wrought iron fencing. An iron gate is incorporated into this perimeter wall and provides access to the rear yard.

4.4. Chronology of Development and Use

Following is a chronology of development and use for the two subject buildings. Source materials include online building permits obtained from the City of Los Angeles Department of Building and Safety, Sanborn Fire Insurance Maps, historical newspaper articles from the *Los Angeles Times* and other local publications, historic photographs and historic aerial images, and other pertinent archival materials.

The chronology below references permits that directly relate to the two subject buildings: 4101 E. Goodwin Avenue and 4701 N. San Fernando Road. Other permits have been issued over the years for other improvements on the property, most of which relate to the construction and modification of ancillary buildings and other site features. Because these other permits are not associated with either subject building and are tangential to the focus of this report, they are not included in the list below.

1929	Permit issued to construct a new 2-story office building at the south end of the property (4101 E. Goodwin Ave). J.C. Bannister is listed as the architect, contractor, and owner. ⁴ Bannister was a general contractor; this building was erected to house his company's offices.
1938	Property purchased by Robert E. McKee. McKee, also a general contractor, owned a prolific construction company that was based out of El Paso, TX but operated multiple satellite offices in cities around the nation, including one in Los Angeles. Upon acquiring the subject property, McKee announced plans to construct a new office building and storage facilities. ⁵ Permit issued to construct a new, one-story office building at the southeast corner of the property (4701 N. San Fernando Rd). Charles M. Hutchison is listed as the architect; William Mellema is listed as the contractor; Robert E. McKee is listed as the owner. ⁶ When this building was constructed, its address was listed as 4700 N. San Fernando Rd.

⁴ Los Angeles Department of Building and Safety, Permit No. LA03893, issued Feb. 13, 1929.

⁵ "Corner Industrial Site Purchased," *Los Angeles Times*, Feb. 13, 1938.

⁶ Los Angeles Department of Building and Safety, Permit No. LA16374, issued Jun. 1, 1938.

1938	Permit issued to convert 4101 E. Goodwin Ave from an office to a residence, and to append a living room/service wing addition to the primary (south) and west elevation. This significantly enlarged the building's footprint. Charles M. Hutchison is listed as the architect; Robert E. McKee is listed as the contractor and owner. ⁷
1940	<p>Permit issued to add 2 new bedrooms with baths on the ground floor of 4101 E Goodwin Ave. This appears to have resulted in a small addition to the rear elevation. Postle and Postle are listed as the architects; Robert E. McKee is listed as the contractor and owner.⁸</p> <p>Permit issued to alter tile work in bathrooms of 4101 E. Goodwin Ave. B.V. Collins is listed as the contractor; Robert E. McKee is listed as the owner.⁹</p>
1944	<p>Permit issued for interior improvements to 4701 N. San Fernando Rd, all relating to the refinishing of the basement level. Robert E. McKee is listed as the contractor and owner.¹⁰</p> <p>Permit issued to repair termite damage to 4101 E. Goodwin Ave. Terminix Company is listed as the contractor; Robert E. McKee is listed as the owner.¹¹</p>
1949	Permit issued to construct a 70' x 50' addition to the southwest corner of 4701 N. San Fernando Rd to accommodate 3 offices, a hall, and a toilet. C.M. Hutchison and M.R. Lawson are listed as the architects; Robert E. McKee is listed as the contractor and owner. ¹² A Certificate of Occupancy was issued in Aug. 1950.
1952	<p>Street address of office building at the southeast corner of the property was changed from 4700 N. San Fernando Rd to 4701 N. San Fernando Rd.¹³</p> <p>Permit issued to construct a 22' x 48' addition to the northwest corner of 4701 N. San Fernando Rd to accommodate an expanded estimating department, 2 offices, and 1 toilet. Charles M. Hutchison and Marshall R. Lawson are listed as the architects; Robert E. McKee is listed as the contractor and owner.¹⁴ A Certificate of Occupancy was issued in Sept. 1952.</p>
1956	Permit issued to remodel/ relocate interior partitions on 4701 N. San Fernando Rd. Robert E. McKee is listed as the contractor and owner. ¹⁵
1961	Permit issued to construct two additions to 4701 N. San Fernando Rd: a 13' x 24' addition to the west elevation, and a 17' x 40' addition to the primary elevation, to accommodate expanded offices. Charles M. Hutchison is listed as the architect; Robert E. McKee is listed as the contractor and owner. ¹⁶ A Certificate of Occupancy was issued in Nov. 1961.

⁷ Los Angeles Department of Building and Safety, Permit No. LA22762, issued Jul. 31, 1938.

⁸ Los Angeles Department of Building and Safety, Permit No. LA07651, issued Mar. 4, 1940.

⁹ Los Angeles Department of Building and Safety, Permit No. LA23140, issued Jun. 13, 1940.

¹⁰ Los Angeles Department of Building and Safety, Permit No. LA05313, issued Mar. 27, 1944.

¹¹ Los Angeles Department of Building and Safety, Permit No. LA05954, issued Apr. 3, 1944.

¹² Los Angeles Department of Building and Safety, Permit No. LA07651, issued Mar. 4, 1940.

¹³ Building permits issued in 1952 include notes indicating that the street address was changed at this time.

¹⁴ Los Angeles Department of Building and Safety, Permit No. LA23989, issued Jan. 23, 1952.

¹⁵ Los Angeles Department of Building and Safety, Permit No. LA47879, issued Jul. 11, 1956.

¹⁶ Los Angeles Department of Building and Safety, Permit No. LA79707, issued Jan. 27, 1961.

1968	Permit issued for interior improvements to 4701 N. San Fernando Rd; scope included the addition of partitions in basement. Robert E. McKee is listed as the contractor and owner. ¹⁷
1972	Sign permit issued. Scope included modification of letters on the primary elevation of 4701 N. San Fernando Rd to read "ROBERT E MCKEE INC." This sign does not appear to be extant. Federal Sign & Signal is listed as the contractor; Robert E. McKee is listed as the owner. ¹⁸
1973	Permit issued to construct a 90' x 78' addition to the west elevation of 4701 N. San Fernando Rd. This addition significantly enlarged the building and resulted in the creation of the interior courtyard. Haas Greenfield Associates is listed as the architect; Robert E. McKee is listed as the owner. ¹⁹ A Certificate of Occupancy was issued in Jul. 1974.
Post-1973	Various, mostly minor alterations have been made to the subject buildings and their immediate environs, which because of their minor scope are not reflected in the permit record. Among these alterations are the replacement of some doors and windows (4101 E. Goodwin Avenue), and the addition of wrought iron perimeter fencing (both buildings). 4101 E. Goodwin Avenue, used as a residence for many years, has been reverted back to an office.
2017	Electrical permit issued to install one dedicated outlet at 4701 N. San Fernando Rd. Brennan Electrical Inc. is listed as the contractor; Ralphs Grocery Co. is listed as the owner. ²⁰

4.5. Alterations

The following alterations were observed on a site visit conducted by ARG on December 3, 2019.

Whenever possible, these alterations were corroborated by building permits listed above, Sanborn Fire Insurance Maps, historic images, property data from the Los Angeles County Office of the Assessor, and other archival sources. The alterations listed herein pertain only to the exterior of each building.

For alterations that are reflected in the permit record and/or other sources, the year that the alteration occurred is listed parenthetically. It is not always known when the alterations below took place.

4101 E. Goodwin Avenue

- The building was originally constructed as an office, but was subsequently converted into a residence (1938); it has since been converted back to an office
- A large addition was appended to the primary (south) and west elevations. Construction of the addition corresponded with the building's conversion from an office to a residence (1938)
- An addition was appended to the north elevation (1940)
- A veranda spanning the rear/north elevation was largely infilled with doors and windows. Sanborn maps indicate that this veranda was originally open
- Some original steel windows were replaced with vinyl windows

¹⁷ Los Angeles Department of Building and Safety, Permit No. LA61093, issued Feb. 15, 1968.

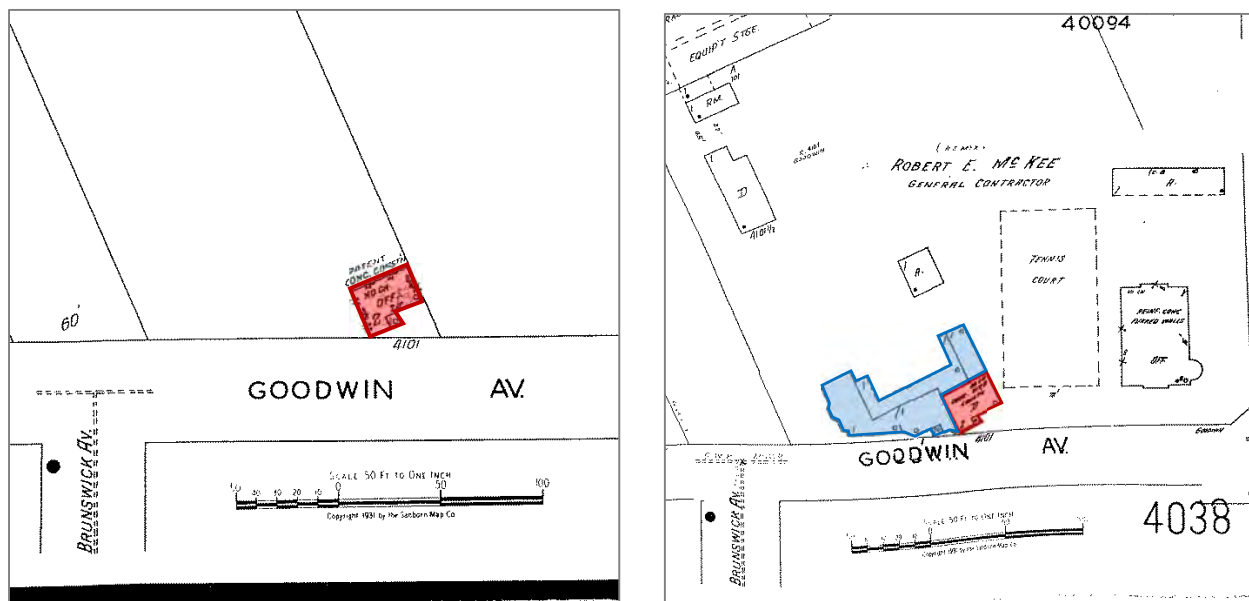
¹⁸ Los Angeles Department of Building and Safety, Permit No. LA53512, issued Jun. 29, 1972.

¹⁹ Los Angeles Department of Building and Safety, Permit No. LA74939, issued Jul. 24, 1973.

²⁰ Los Angeles Department of Building and Safety, Permit No. 17041-90000-42929, issued Nov. 29, 2017.

- Secondary entrance doors were replaced
- Wrought iron fencing was added to the top of the perimeter wall along the south elevation

In addition to facilitating the building's change of use from an office to a residence, the 1938 addition culminated in significant changes to its overall size, plan, and configuration. The building, in its original state, had a small footprint that measured 25' x 27'.²¹ The 1938 addition added two volumes to the primary/south and west elevations: one that measured 30' x 17', and another that measured 32.5' x 17.5'.²² This more than doubled the square footage of the building, and also changed its footprint from one that was small and compact into one that was long and rambling. The 1940 addition augmented the size of the building even more, this time by 20' x 50'.²³ Permit records do not indicate the location of this addition, but based on visual observation it appears to have been made to the rear/north elevation.



Comparison of Sanborn maps with emphasis on 4101 E. Goodwin Ave, 1930 (left) and 1951 (right). The volume of the building shaded red dates to its original (1929) construction; the volume shaded blue dates to subsequent additions (Los Angeles Public Library).

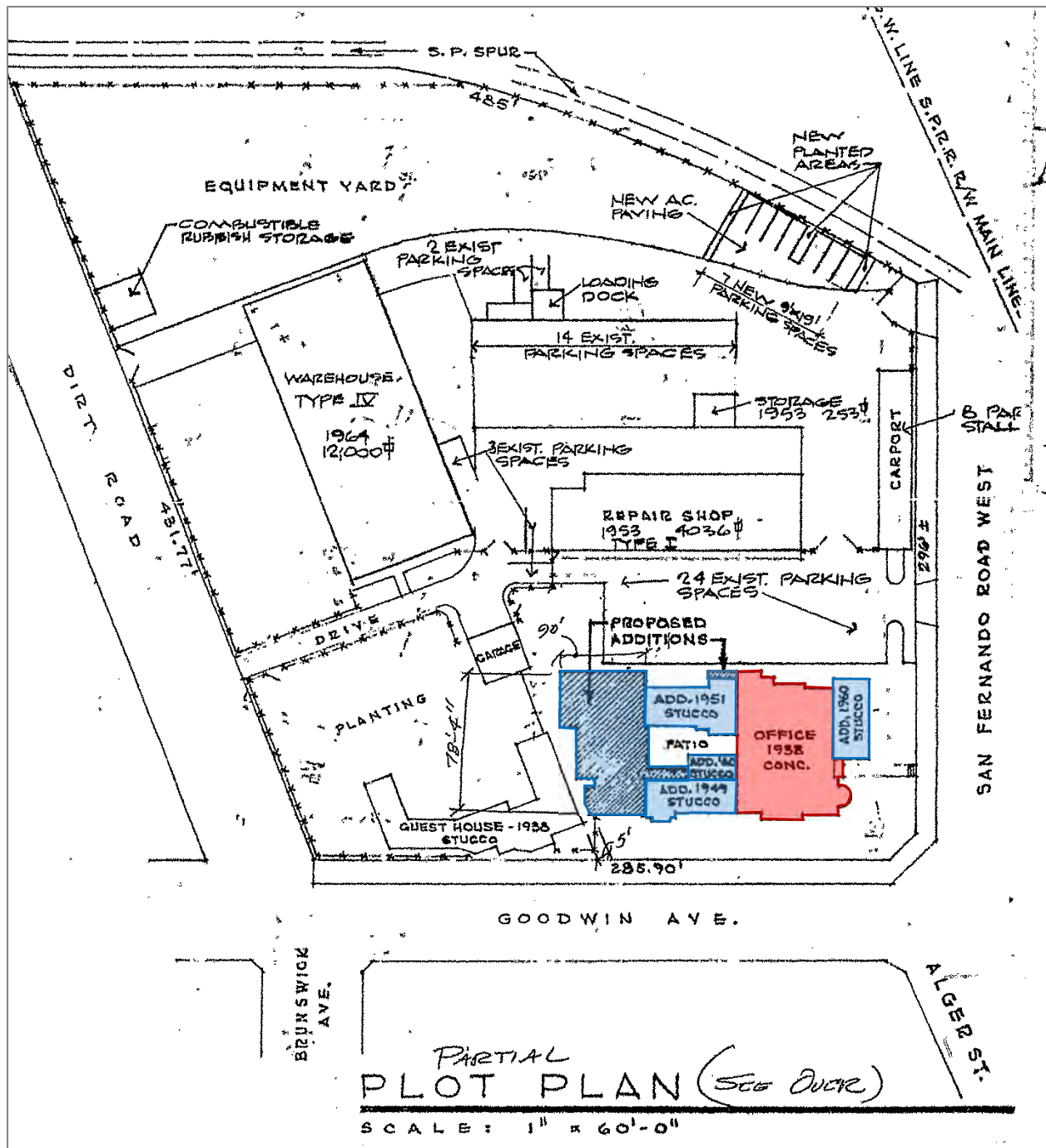
4701 N. San Fernando Road

- An addition was appended to the primary/east elevation (1961)
- Multiple additions were appended to the west elevation (1949, 1952, 1961, 1973)
- A mural was added to the primary entrance (circa 1961)
- Original fenestration patterns were modified to accommodate these additions
- Wrought iron perimeter fencing was added to the east and south property lines

²¹ Los Angeles Department of Building and Safety, Permit No. LA22762, issued Jul. 31, 1938.

²² Ibid.

²³ Los Angeles Department of Building and Safety, Permit No. LA07651, issued Mar. 4, 1940.



Plot plan with emphasis on 4701 N. San Fernando Rd, 1973. The volume of the building shaded red dates to its original (1929) construction; the volumes shaded blue date to subsequent additions (City of Los Angeles Department of Building and Safety, Permit No. LA74939).

5. Historical Background and Context

5.1. Industrial Development in Northeast Los Angeles

The subject property is associated with broad patterns of industrial development that have characterized this peripheral pocket of Northeast Los Angeles since the early decades of the twentieth century. This area is often described as the northern section of Atwater Village; however, it is more accurately depicted as an interstitial zone that sits along the eastern bank of the Los Angeles River and is sandwiched between the communities of Atwater Village (south) and Glendale (north and west).

This area of Los Angeles was very sparsely developed prior to the turn of the twentieth century. It was located several miles from the central business district, and while a network of streetcars began to extend into some parts of Northeast Los Angeles they did not yet reach this far into the urban periphery, making this area somewhat difficult to access. Moreover, its location on the banks of the Los Angeles River – which was known for its unpredictable course and tendency to flood – was not particularly conducive to large-scale development. Rather, at that time the dominant land use in the area was agriculture. Its rich alluvial soil and temperate climate lent impetus to truck farms, flower fields, strawberry farms, and other agrarian ventures that peppered the otherwise-undeveloped landscape.²⁴

Rail transport has long been a determinant of development patterns in this area of the city. This trend began in the 1870s, when the Southern Pacific Railroad expanded its reach and constructed a route connecting San Francisco and Los Angeles; the tracks associated with this route transected the San Fernando Valley and extended south to Downtown Los Angeles, via a route that generally paralleled the course of the Los Angeles River and San Fernando Road.²⁵ Development soon began to coalesce alongside the rail corridor. Early settlement in the area was largely concentrated around the present-day intersection of San Fernando Road and Central Avenue, in a town called Tropico that was founded along the railroad tracks in the late 1880s. Tropico featured a rail depot and a business district but was primarily known as a small agricultural town, “famous for its produce and especially its strawberries, sold as ‘Tropico Beauties.’”²⁶ Several rail yards and freight storage facilities were also developed in peripheral areas to the north of Downtown Los Angeles, adjacent to the tracks, as rail traffic increased.²⁷

Transportation infrastructure continued to play a heavy hand in the development of this area. In the early twentieth century, Los Angeles’s expanding streetcar network opened branch lines that reached out into areas north and east of downtown, providing convenient access to these once-peripheral pockets of the city. In 1903, the Los Angeles and Glendale Electric Railway opened, forging a direct connection between Downtown Los Angeles and Glendale via Glendale Boulevard.²⁸ Not long after, the Los Angeles Railway built a line connecting Downtown Los Angeles and Eagle Rock via Cypress Avenue

²⁴ “Historic Resources Survey Report: Northeast Los Angeles Revitalization Area,” prepared by Historic Resources Group and Galvin Preservation Associates, Jun. 2012, 13, 22.

²⁵ Ibid, 13.

²⁶ Nathan Masters, “The Lost City of Tropico, California,” *KCET*, Jun. 16, 2014.

²⁷ “Historic Resources Survey Report: Northeast Los Angeles Revitalization Area,” 2012, 13, 25-27.

²⁸ Ibid, 15.

and Eagle Rock Boulevard.²⁹ Yet more branch lines were added to the City's increasingly intricate web of streetcars in subsequent years, further connecting Northeast Los Angeles to the rest of the city.

The arrival of these interurban rail lines "transformed a largely pastoral landscape characterized by ranches and farms to a collection of full-service working and middle-class neighborhoods powered by a robust industrial sector."³⁰ Developers acquired large tracts of land in proximity to streetcar lines, subdividing them into residential neighborhoods that were largely geared toward working and middle-income households. In the early twentieth century, Cypress Park and Glassell Park developed into streetcar suburbs; further to the north, Atwater Village and Elysian Valley began to take shape as suburban enclaves during the 1910s and '20s. These growing communities were eyed with interest by the City of Los Angeles, which at the time was amid an annexation and consolidation program that significantly enlarged its urban footprint. In turn, the City annexed the Atwater Village and Elysian Valley areas in 1910, Cypress Park and most of Glassell Park in 1912, and the rest of Glassell Park in 1916.³¹

Detached, single-family residences accounted for the majority of development in these suburban neighborhoods as they matured in the early decades of the twentieth century. However, the properties nearest the Southern Pacific Railroad tracks witnessed a flurry of industrial development, giving rise to a teeming industrial district that was oriented alongside the railroad corridor. These railroad-adjacent parcels were conducive to industrial uses, as their location allowed for the easy transport of raw materials and manufactured goods into and out of the city. This area was also attractive to industry because of its central location within the Southern California region. Industrial employers provided "thousands of jobs, fueling the development of thriving working-class neighborhoods in the surrounding areas" of Cypress Park, Glassell Park, Atwater Village, Elysian Valley, and other nearby communities.³²

A variety of industrial uses were represented in this railroad-adjacent industrial corridor. Among the myriad businesses that set up shop in Northeast Los Angeles included ceramic and pottery manufacturers, furniture makers, clothing manufacturers, food processors, wholesale bakeries, and engine repair companies. Other common industrial uses that were represented here included construction yards, concrete production, metal shops, and other construction-affiliated enterprises.³³

Some of these industrial properties were associated with well-known Los Angeles companies. In 1901, a manufacturing plant for floor tile and decorative pottery opened on Los Feliz Boulevard and was later acquired by Gladding, McBean and Company, "specialists in the manufacture of ceramic products for the building and architectural trades."³⁴ The ceramics plant was operated by Gladding, McBean between the 1920s and '80s, and was the site where its popular Franciscan Pottery line of dinnerware was exclusively manufactured for half a century.³⁵ In 1923, a five-story factory was erected on San Fernando Road for the Theme Hosiery Company, a popular manufacturer of silk stockings.³⁶ In 1931, Van de

²⁹ Ibid, 14.

³⁰ Ibid, 15.

³¹ Ibid, 19; *Map of Territory Annexed to the City of Los Angeles*, A.C. Hansen, City Engineer, 1918.

³² "Historic Resources Survey Report: Northeast Los Angeles Revitalization Area," 2012, 27.

³³ Ibid; this information was further corroborated by Sanborn Maps.

³⁴ "Historic Resources Survey Report: Northeast Los Angeles Revitalization Area," 2012, 28.

³⁵ Ibid; Doug Smith, "Building Potential: Schools Study Franciscan Plant Site," *Los Angeles Times*, Oct. 20, 1988.

³⁶ "Big Factory To Be Built," *Los Angeles Times*, Jun. 6, 1923; "New Factories Are Completed," *Los Angeles Times*, May 11, 1924.

Kamp's Holland Dutch Bakeries constructed an iconic, Dutch style factory and office building on Fletcher Drive that served as the company's headquarters and became synonymous with its brand. And in the early 1950s, Lawry's Foods, a prominent restaurateur and purveyor of popular seasonings, spices, and sauces, located its corporate headquarters at the corner of Avenue 26 and Idell Street in Cypress Park.³⁷

Industrial development in Northeast Los Angeles continued apace for the better part of the twentieth century. However, by the turn of the 21st century some of the more notable industrial complexes in this area had shuttered, and their properties had been repurposed for contemporary uses. Gladding, McBean's Franciscan Ceramics factory closed in 1984 and was redeveloped into a shopping center; Van de Kamp's vacated its iconic bakery on Fletcher Drive in 1990, and many years later the building was repurposed for educational use; Lawry's shuttered its headquarters in Cypress Park in 1992, which has since been transformed into the Los Angeles River Center and Gardens; and Taylor Yard, a freight yard and switching station that was operated by the Southern Pacific Railroad, closed in 1985, and its expansive industrial site has since been subdivided and redeveloped into a variety of modern-day uses.³⁸

Consistent with the surrounding area's broad patterns of industrial development, the subject property historically served as the offices and equipment yard of two general contracting companies: J.C. Bannister and Robert E. McKee, Inc. In 1929, Bannister, of Los Angeles, constructed 4101 E. Goodwin Avenue as the offices of his construction company, which was known as J.C. Bannister and later as Bannister-Field. In 1938, the property was purchased by another general contractor, Robert E. McKee. McKee's construction company, Robert E. McKee, Inc., was headquartered in El Paso, but used the subject property as a branch office to support its project load Southern California. Not long after purchasing the property, McKee converted the existing office (4101 E. Goodwin Avenue) into a residence – presumably for his own use when visiting Los Angeles from his home city of El Paso – and then constructed a new office building at the east end of the property (4701 N. San Fernando Road). McKee further improved the property by erecting ancillary structures and an equipment yard to the rear of these buildings. It is not known how long Robert E. McKee, Inc.'s Los Angeles offices occupied the subject property; permit records indicate that the company remained here through at least the 1970s.

5.2. Spanish Colonial Revival Architecture

4101 E. Goodwin Avenue and 4701 N. San Fernando Road are both designed in the Spanish Colonial Revival style, a popular architectural idiom in Southern California in the decades preceding World War II.

Spanish Colonial Revival architecture is a derivative of the Period Revival movement, which flourished after World War I and heavily influenced Southern California's architectural character in the interwar years. Broadly speaking, the Period Revival movement appropriated and reinterpreted elements of historical architecture, often loosely and eclectically. To an extent, referencing past architectural styles represented a reaction against mass industrialization by evoking imagery of a romanticized past. In many places, and particularly in the rapidly growing region of Southern California, it also represented a

³⁷ Amy Louise Kazmin, "For Lawry's Diners, A 'Paradise Lost,'" *Los Angeles Times*, Oct. 17, 1991.

³⁸ "Historic Resources Survey Report: Northeast Los Angeles Revitalization Area," 2012, 25-31.

search for identity. By visually referencing well-established forms and idioms, architects were able to evince a sense of perpetuity and longevity in a region that was self-conscious about its relative youth.³⁹

The Spanish Colonial Revival style was among the many Period Revival idioms that were popular in the early decades of the twentieth century. Its ascent is generally attributed to the widespread exposure it received during the Panama-California Exposition of 1915, which was held in San Diego to celebrate the opening of the Panama Canal.⁴⁰ Anchoring the exposition grounds was a collection of ornamented, monumental buildings that were designed by noted architect Bertram Grosvenor Goodhue and aimed to emphasize the richness and diversity of Spanish architecture. The exposition buildings – whose florid, resplendent façades incorporated elaborate sculptural ornament juxtaposed against simple stucco surfaces – exemplified an embellished interpretation of Spanish architecture known as Churrigueresque.

The resounding success of the exposition, and the widespread attention that Goodhue’s buildings attracted, fueled interest in Spanish architecture and prompted other architects and designers to look to Spain for inspiration. Many of these architects were also stationed in Europe during World War I and were introduced to the architectural forms of Spain. What resulted was an amalgamation of Spanish-derived architectural elements that collectively became known as the Spanish Colonial Revival style.

Spanish Colonial Revival architecture came of age at just the same time that Southern California was amid a major development boom. The idiom was seen as appropriately suited to the region, and was embraced as a means of celebrating and romanticizing its Spanish roots. It also proved to be a versatile style that could be adapted to any number of building types and construction budgets. The hallmark characteristics of the style were expressed in myriad contexts including modest bungalows, higher style residences, apartment houses and multi-family dwellings, commercial and institutional buildings, and even industrial plants. Given its mass appeal, the style was embraced by developers, and influenced the architectural character of entire communities such as Santa Barbara and Rancho Santa Fe.⁴¹

Often, the Spanish Colonial Revival style would borrow from other styles that were popular at the time including Churrigueresque, Gothic Revival, Mediterranean Revival, Moorish Revival, and Art Deco. Spanish Colonial Revival architecture reached its zenith in the 1920s but remained popular through the 1930s, with later versions often simpler in form and ornament.

In SurveyLA, significant examples of Spanish Colonial Revival architecture are addressed in the “Architecture and Engineering/Mediterranean and Indigenous Revival Architecture” theme/subtheme combination.⁴² The following are listed in the corresponding Historic Context Statement as character-defining features of the Spanish Colonial Revival style:

- Typically asymmetrical horizontal assemblage of building masses
- Stucco or plastered exterior walls

³⁹ SurveyLA, Los Angeles Citywide Historic Context Statement, “Context: Architecture and Engineering, Theme: Period Revival, 1919-1950,” Jan. 2016, accessed Jun. 2019.

⁴⁰ Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2009), 418.

⁴¹ David Gebhard, “The Spanish Colonial Revival in Southern California, 1895-1930,” *Journal of the Society of Architectural Historians* 26.2 (May 1967): 131-147.

⁴² City of Los Angeles Office of Historic Resources, “SurveyLA Citywide Historic Context Statement, Context: Architecture and Engineering 1850-1980, Theme: Mediterranean and Indigenous Revival Architecture, 1893-1948,” Nov. 2018, 31-32.

- Distinctively shaped and capped chimneys
- Low sloped clay tile roofs or roof trim
- Arched openings, individually serving doors and windows or arranged in arcades
- Towers used as vertical accents to horizontal assemblages
- Patios, courtyards, and loggias or covered porches and/or balconies
- Spare detailing making use of wrought iron, wood, cast stone, terra cotta, polychromatic tile
- Grilles, or *rejas*, of cast iron or wood over windows and other wall openings
- Attic vents or clay tiles or pipe

The Historic Context Statement enumerates that to be eligible under this Context/Theme, a resource must meet the following eligibility standards:⁴³

- Was constructed during the period of significance (1912-1948)
- Exemplify the character-defining features of the Spanish Colonial Revival style
- Be an excellent example of the style and/or the work of a significant architect or builder

The Historic Context Statement further enumerates that a resource must satisfy the following integrity considerations to be eligible under this Context/Theme:⁴⁴

- Should retain integrity of Design, Materials, Workmanship and Feeling
- Stucco repair or replacement must duplicate the original in texture and appearance
- Roof replacement should duplicate original in materials, color, texture, dimension, and installation pattern
- New additions should be appropriately scaled and located so as to not overwhelm the original design and massing
- Evolution of plant materials is expected, but significant designed landscapes should be retained
- Original use may have changed
- Setting may have changed (surrounding buildings and land uses)
- Limited window replacement may be acceptable
- Commercial storefronts alterations may be acceptable if most of the original architectural detailing is retained and proportions are not substantially altered
- For residential properties alterations to garages may be permissible
- Security bars may have been added

5.3. Architects and Builders

J.C. Bannister, Builder

Original permits for 4101 E. Goodwin Avenue, dated 1929, indicate that this building was designed and constructed by building contractor Julian Clyde (J.C.) Bannister (1888-1971).

⁴³ Ibid.

⁴⁴ Ibid.

Information about the early life of Bannister is scant. It is known that he was born in Vail, Iowa and arrived in Los Angeles sometime in the early twentieth century, circa 1912.⁴⁵ City directories and other sources indicate that in the 1910s, he worked as an appraiser for the City of Los Angeles's Building Department and was then employed by the Edwards and Wildey Company, a prolific local building and construction firm.⁴⁶ Source materials alternatively identify his list as "civil engineer" and "building contractor"; whatever his specific title, it is well established that he worked in the construction industry.

By the early 1920s, Bannister had left Edwards-Wildey and had started his own, eponymous general contracting firm. A 1924 *Los Angeles Times* article notes that Bannister "specializes in school construction," and indeed many of his early commissions as an independent practitioner involved construction projects at public schools.⁴⁷ By the mid-1920s, Bannister's upstart firm had grown into a large general contracting practice with a much broader base of projects. Notable commissions that were awarded to Bannister's firm at this time include the City Club Building on Spring Street (1924), St. Vincent's Hospital in the Westlake district (1925), and the Hollywood United Methodist Church (1926), as well as some public school campuses. Bannister's firm was also selected as general contractor for two of the original buildings at UCLA: Royce Hall and the Powell Library, both of which were completed in 1929. The UCLA commission was a high profile job that helped cement the firm's – and, by proxy, Bannister's – professional identity as a prominent player in the local construction industry at this time.⁴⁸

Between 1924 and 1929, Bannister's offices were located in the Guaranty Building in Hollywood.⁴⁹ In 1929, he moved his offices into the subject building at 4101 E. Goodwin Avenue, which was constructed specifically for this purpose. This building occupied a large industrial parcel that was also developed with a small residence and a construction equipment yard to the rear (north) of the office building.⁵⁰

Bannister's success in the 1920s appears to have been cut short by the Great Depression. Aside from some miscellaneous jobs at UCLA and a handful of public school commissions, his firm is seldom mentioned after about 1930. By 1932, Bannister had entered into partnership with another contractor, H.R. Field, and the firm was subsequently re-branded as the Bannister-Field Company; by 1938, Bannister-Field had vacated the Goodwin Avenue property, and a lack of any further mention of Bannister, Bannister-Field, or a successor firm indicates that his practice had closed up shop for good.⁵¹

Research turned up very little information about Bannister's career after 1938. He appears to have continued working as a building contractor well into the post-World War II period, and died in Northern California in 1971.⁵² Over the course of his career, Bannister was involved with professional organizations like the Los Angeles City Club and the local chapter of the General Contractors of America.

⁴⁵ Date and place of birth obtained from WWI Draft Registration Card, 1917, accessed via Ancestry.com. Bannister's name first appears in Los Angeles City Directories in 1912, indicating that he arrived in Los Angeles at approximately this time.

⁴⁶ "To Weld Methods of Assessments: New Appraisal Bureau Is To Hold Meeting With Members of the Interested Public," *Los Angeles Times*, May 20, 1915; WWI Draft Registration Card, 1917, accessed via Ancestry.com.

⁴⁷ "Many Buildings Under Way By Members of Associated General Contractors Here," *Los Angeles Times*, Mar. 2, 1924.

⁴⁸ "Contracts Let For Two New Buildings of Local University," *Los Angeles Times*, Sept. 14, 1927.

⁴⁹ "Guaranty Sales Over a Million," *Los Angeles Times*, Sept. 7, 1924. This information was corroborated by City Directories.

⁵⁰ Gleaned from Sanborn Fire Insurance Maps, 1930.

⁵¹ "Corner Industrial Site Purchased," *Los Angeles Times*, Feb. 13, 1938.

⁵² California Death Index, 1940-1997, accessed via Ancestry.com.

Robert E. McKee, Builder

In 1938, the subject property was purchased by building contractor Robert E. McKee (1889-1964). Permits indicate that McKee was involved with many of the improvements that took place at the property following its 1938 sale. Specifically, McKee is the contractor of record for the addition that was appended to 4101 E. Goodwin Avenue when it was converted to residential use in 1938. Permits also list McKee as the contractor of record for a number of the additions and remodeling projects that were subsequently completed at the property.

Robert Eugene McKee, Sr. was born in Chicago in 1889. As a young child, he moved to St. Louis with his family and attended the Manual Training School of Washington University.⁵³ Around 1910, McKee moved to New Mexico and then to El Paso, TX, where he set down roots and pursued a career in the construction industry. In 1913 he went into business for himself and opened his own general contracting company called Robert E. McKee, Inc., which was headquartered in his adopted hometown of El Paso.⁵⁴

McKee's fledgling business quickly grew into one of El Paso's largest and most prolific general contracting firms. Between 1913 and 1920, McKee "contracted for more than a million dollars' worth of construction, and his company expanded into Arizona, New Mexico and eastward into Dallas and Houston."⁵⁵ As the business grew, it undertook projects that were larger in scale and more complex in scope including commercial blocks, train depots, hospitals, and schools.⁵⁶ Between 1929 and 1930, McKee worked with hotelier Conrad Hilton and architect Henry Charles Trost and constructed the Hilton Hotel (now called the Plaza Hotel), a landmark edifice that is a defining feature of the El Paso skyline.⁵⁷

According to a biographical account of McKee developed by the Texas State Historical Association:

El Paso's skyline could almost be labeled 'made by McKee.' His company built a large percentage of El Paso's major structures, to include offices, hospitals, banks, schools, churches, military installations and facilities at UTEP [University of Texas at El Paso]. Two of his pet projects were the Austin High School stadium named for him, and the Southwestern Children's Home.⁵⁸

The company was well-known for its penchant for managing construction of large-scale military complexes. Among its best known projects outside of El Paso include the construction of the Naval Docks and Marine Hospital in San Diego (1935); facilities at Hickam Field, Hawaii (1940-41); Camp Bowie near Brownwood, Texas (1939-40); the Los Alamos Atomic Energy Project facilities near Los Alamos, New Mexico (1942-45); and the Air Force Academy near Colorado Springs, Colorado (1956).⁵⁹

By the postwar period, the company had a presence in almost every state in addition to U.S. territories, including Hawaii and the Panama Canal Zone. McKee opened a number of branch offices in locales throughout the United States to sustain the business's swift and steady growth. Branch offices were opened in Dallas, Santa Fe, Los Angeles, San Francisco, Honolulu and the Panama Canal Zone – all places

⁵³ Pacific Coast Architecture Database, "Robert Eugene McKee Sr. (Building Contractor)," accessed Jan. 2020.

⁵⁴ Irene and Duffy Stanley, Texas State Historical Association, "McKee, Robert Eugene, Sr.," accessed Jan. 2020.

⁵⁵ Myrna I. Zanetell, "2 Tales of Impressive El Pasoans," accessed Jan. 2020.

⁵⁶ Irene and Duffy Stanley, Texas State Historical Association, "McKee, Robert Eugene, Sr.," accessed Jan. 2020.

⁵⁷ Staff report package for 2630 Richmond Ave, prepared by the City of El Paso, May 19, 2009.

⁵⁸ Irene and Duffy Stanley, Texas State Historical Association, "McKee, Robert Eugene, Sr.," accessed Jan. 2020.

⁵⁹ Staff report package for 2630 Richmond Ave, prepared by the City of El Paso, May 19, 2009.

where McKee's business was awarded considerable work – though over the entire course of his productive life McKee lived in El Paso and kept his business headquartered there.⁶⁰ Both the operational headquarters of Robert E. McKee, Inc. and McKee's personal residence, both in El Paso, are extant.

Robert E. McKee died in 1964. However, his firm remained active and continued to operate under the same name for many more years.

Though he played an active role in major construction projects throughout the United States, including Los Angeles, McKee's legacy arguably looms largest in El Paso, the city that he called home for his entire productive life. McKee's firm constructed a substantial number of El Paso's major buildings. McKee, the man, was also an engaged El Pasoan who played a remarkably active role in local government, society, and philanthropy. In 1960, the City of El Paso bestowed on him the honorary title of "conquistador"; in 1967 he was posthumously inducted into the El Paso County Historical Society's Hall of Fame.⁶¹ Over the course of his lifetime, McKee founded a local charitable organization that remains active to this day.

Los Angeles Branch Office

Los Angeles was one of many locations across the nation in which Robert E. McKee, Inc. opened and operated branch offices as the company grew.

It is not known precisely when McKee opened a branch office in Los Angeles, but he appears to have first started working in Southern California in the mid-1920s. The first known mention of McKee in local newspapers dates to 1925, when the *Los Angeles Times* notes that McKee was retained by the Santa Fe Railroad "to erect a two-story recreation building at the railway shops in San Bernardino."⁶² In subsequent years, the Los Angeles office of Robert E. McKee, Inc. undertook a wide variety of construction projects in cities across Southern California. The firm soldiered on – and actually thrived – during the Great Depression by pursuing government work including post offices and military facilities.

City directories indicate that during the 1920s and much of the 1930s, the Los Angeles branch office of Robert E. McKee, Inc. occupied a suite in a downtown office building at 108 West Sixth Street.⁶³

One important moment in Robert E. McKee, Inc.'s Los Angeles operations came in 1937, when the firm was selected as general contractor for Los Angeles Union Station.⁶⁴ In this capacity, the McKee company executed the plans for the main rail terminal building that was constructed by architects John and Donald Parkinson. It is not clear how much McKee was personally involved in this construction project, as he oversaw a large staff across multiple offices around the nation and continued to reside in El Paso at this time. McKee worked under the direction of A.J. Barclay, construction superintendent for the job; Barclay appears to have been affiliated with the Santa Fe Railroad's engineering department.⁶⁵

In 1938, the company purchased the subject property at Goodwin Avenue and San Fernando Road with the intent of expanding its Southern California branch office. "The purchaser," remarks the *Los Angeles*

⁶⁰ Gleaned from census data and other vital records related to McKee, accessed Jan. 2020 via Ancestry.com.

⁶¹ Ibid.

⁶² "Builders Busily Engaged," *Los Angeles Times*, May 3, 1925.

⁶³ Gleaned from city directories (various dates), accessed Feb. 2020 via the Los Angeles Public Library.

⁶⁴ Charles C. Cohan, "Railroad Terminal Project Given Impetus," *Los Angeles Times*, May 2, 1937.

⁶⁵ Ibid.

Times about the sale, “contemplates construction there of an office building and storage facilities to cost approximately \$20,000.”⁶⁶

Due in large part to its size, Robert E. McKee, Inc. had the wherewithal and the personnel to take on large-scale projects related to military and government operations during World War II. In the 1940s, the firm constructed what was then the nation’s largest military center near Brownwood, Texas in a mere ten months, and also constructed large military installations in the Panama Canal Zone and what was then the Territory of Hawaii.⁶⁷ At one point there were 42,000 employees on the company’s payroll, which rendered the firm among the largest and most prolific private contracting companies in the nation.⁶⁸ The business only continued to grow in the postwar period; by the 1960s the firm had completed projects in 35 of the 50 states, and had developed particular expertise in the construction of extremely large-scale institutional projects including hospitals, college and university campuses, and airports in cities across the nation.

Notably, in 1959 Robert E. McKee, Inc. was awarded the general contracting job for the new Los Angeles International Airport in Westchester.⁶⁹ The scope of work awarded to the firm for this commission included “erection of the central theme structure, six satellite buildings to be used as terminals by commercial airlines and five ticketing structures.”⁷⁰

In addition to Union Station and LAX Airport, notable projects in the City of Los Angeles that were undertaken by Robert E. McKee, Inc. during the lifetime of its namesake include the following:

- Federal prison, Terminal Island (1938)
- Various construction projects at the Veterans Administration complex, West Los Angeles
- Statler Hotel, Downtown Los Angeles (1952)
- UCLA Medical Center (1951) and School of Engineering (1952), Westwood
- Osteopathic Hospital at the County Hospital facility, Boyle Heights (1958)
- Scottish Rite Cathedral, Hancock Park (1961)
- Kaiser Foundation Hospital, Panorama City (1962)

Charles M. Hutchison, Architect

Many of the improvements at the subject property were designed by architect Charles M. Hutchison (1881-1969). Hutchison designed 4701 N. San Fernando Road in 1938, and designed some of the additions that were appended to the building in subsequent years. He also designed the large, one-story addition that was appended to 4101 E. Goodwin Ave when it was converted to a residence in 1938.

Charles Milton Hutchison, the son of a carpenter, was born in 1881 and raised in Pennsylvania. He studied at the University of Pennsylvania in the early 1900s; by 1916, he had relocated to Los Angeles

⁶⁶ “Corner Industrial Site Purchased,” *Los Angeles Times*, Feb. 13, 1938.

⁶⁷ Irene and Duffy Stanley, Texas State Historical Association, “McKee, Robert Eugene, Sr.,” accessed Jan. 2020.

⁶⁸ Pacific Coast Architecture Database, “Robert Eugene McKee Sr. (Building Contractor),” accessed Jan. 2020.

⁶⁹ “Contract Let for Dozen L.A. Airport Buildings,” *Los Angeles Times*, Nov. 11, 1959.

⁷⁰ *Ibid.*

and resided in the Westlake neighborhood.⁷¹ Hutchison initially worked as a draftsman, and then as an architect in the office of architect Albert R. Walker. In 1919, it was noted in *American Architect and Architecture* that “Albert R. Walker, [Percy A.] Eisen, and Charles M. Hutchison, associated architects of Los Angeles, have formed a partnership for practice under the firm name of Walker and Eisen.”⁷²

However, this partnership was short-lived; in 1921 Hutchison left to begin his own practice, and his erstwhile partners went on to become one of Los Angeles’s most acclaimed architectural firms.⁷³

Research turned up relatively little about Hutchison’s subsequent career. Known examples of his work as an independent practitioner include a five-story addition to the Don Lee Cadillac building at Seventh and Bixel streets (1922, not extant), and a large Tudor Revival style single-family dwelling in Los Feliz (Sherwood House, 1929, HCM #1026). Hutchison was also among the many architects that were engaged by the Los Angeles Board of Education (now LAUSD) to design and redesign its public school campuses after the 1933 Long Beach Earthquake. Hutchison designed multiple LAUSD campuses in the 1930s including the 39th Street School (now Tom Bradley Elementary School) in Leimert Park (1936), Alta Loma Elementary School in Mid City (1936), and Rio Vista Elementary School in North Hollywood (1937).⁷⁴ In 1949, Hutchison, who was working in partnership with fellow architect Marshall R. Lawson at this time, designed the facilities for Wilmington Middle School, a campus comprising five buildings.⁷⁵

Review of his known works indicates that Hutchison, like most architects of his day, was not married to any one architectural style, but rather exhibited comfort designing in a variety of idioms that were popular at the time. His aesthetic also evolved over time, commensurate with shifts in popular taste. The Don Lee Cadillac building was designed in the Beaux Arts style that was frequently applied to commercial structures in the 1920s; the 39th Street and Alta Loma school campuses exude the sense of austerity associated with the PWA Moderne style, which was favored by public agencies in the 1930s; and Wilmington Middle School exemplifies the heavy massing and rectilinear forms of the Late Moderne style that was popular in the early postwar years. Hutchison also designed buildings in an eclectic array of Period Revival styles. In the case of the subject buildings – 4701 N. San Fernando Road, and the addition to 4101 E. Goodwin Avenue – he employed a modest interpretation of the Spanish Colonial Revival style that was popular architectural idiom in Southern California between the 1920s and ‘30s.

Later in his life, Hutchison relocated to Northern California. His last known residence was in the Bay Area community of Menlo Park. Hutchison died in San Mateo County in 1969.⁷⁶

⁷¹ Pacific Coast Architecture Database, “Charles Milton Hutchison Sr. (Architect),” accessed Jan. 2020.

⁷² “Personal,” *American Architect and Architecture* 116.2295 (Dec. 17, 1919), 763.

⁷³ “Personal and Trade Notes,” *Southwest Builder and Contractor*, Jul. 15, 1921, 11.

⁷⁴ “School Projects Furtherance Announced,” *Los Angeles Times*, Jan. 26, 1936; “School Rehabilitation Program Given Impetus,” *Los Angeles Times*, Jan. 19, 1936; “Board Orders School Plans,” *Los Angeles Times*, Oct. 8, 1937.

⁷⁵ “Five Buildings Included In School Project,” *Los Angeles Times*, Jun. 26, 1949.

⁷⁶ Pacific Coast Architecture Database, “Charles Milton Hutchison Sr. (Architect),” accessed Jan. 2020.

6. Regulatory Framework

6.1. National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's master inventory of known historic resources. Established under the auspices of the National Historic Preservation Act of 1966, the National Register is administered by the National Park Service (NPS) and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. Eligibility for in the National Register is addressed in National Register Bulletin (NRB) 15: *How to Apply the National Register Criteria for Evaluation*. NRB 15 states that in order to be eligible for the National Register, a resource must both: (1) be historically significant, and (2) retain sufficient integrity to adequately convey its significance.

Significance is assessed by evaluating a resource against established eligibility criteria. A resource is considered significant if it satisfies any one of the following four National Register criteria:⁷⁷

- Criterion A (events): associated with events that have made a significant contribution to the broad patterns of our history;
- Criterion B (persons): associated with the lives of significant persons in our past;
- Criterion C (architecture): embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction;
- Criterion D (information potential): has yielded or may be likely to yield, information important in prehistory or history.

Once significance has been established, it must then be demonstrated that a resource retains enough of its physical and associative qualities – or *integrity* – to convey the reason(s) for its significance. Integrity is best described as a resource's "authenticity" as expressed through its physical features and extant characteristics. Generally, if a resource is recognizable as such in its present state, it is said to retain integrity, but if it has been extensively altered then it does not. Whether a resource retains sufficient integrity for listing is determined by evaluating the seven aspects of integrity defined by NPS:

- Location (the place where the historic property was constructed or the place where the historic event occurred);
- Setting (the physical environment of a historic property);
- Design (the combination of elements that create the form, plan, space, structure, and style of a property);

⁷⁷ Some resources may meet multiple criteria, though only one needs to be satisfied for National Register eligibility.

- Materials (the physical elements that were combined or deposited during a particular period of time and in a particular manner or configuration to form a historic property);
- Workmanship (the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory);
- Feeling (a property's expression of the aesthetic or historic sense of a particular period of time);
- Association (the direct link between an important historic event/person and a historic property).

Integrity is evaluated by weighing all seven of these aspects together and is ultimately a “yes or no” determination – that is, a resource either retains sufficient integrity, or it does not.⁷⁸ Some aspects of integrity may be weighed more heavily than others depending on the type of resource being evaluated and the reason(s) for the resource's significance. Since integrity depends on a resource's placement within a historic context, integrity can be assessed only after it has been concluded that the resource is in fact significant.

6.2. California Register of Historical Resources

The California Register of Historical Resources (California Register) is an authoritative guide used to identify, inventory, and protect historical resources in California. Established by an act of the State Legislature in 1998, the California Register program encourages public recognition and protection of significant architectural, historical, archeological, and cultural resources; identifies these resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protections under the California Environmental Quality Act (CEQA).

The structure of the California Register program is similar to that of the National Register, though the former more heavily emphasizes resources that have contributed specifically to the development of California. To be eligible for the California Register, a resource must first be deemed significant under one of the following four criteria, which are modeled after the National Register criteria listed above:

- Criterion 1 (events): associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
- Criterion 2 (persons): associated with the lives of persons important to local, California, or national history;
- Criterion 3 (architecture): embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
- Criterion 4 (information potential): has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state, or the nation.

⁷⁸ Derived from NRB 15, Section VIII: “How to Evaluate the Integrity of a Property.”

Mirroring the National Register, the California Register also requires that resources retain sufficient integrity to be eligible for listing. A resource's integrity is assessed using the same seven aspects of integrity used for the National Register. However, since integrity thresholds associated with the California Register are generally less rigid than those associated with the National Register, it is possible that a resource may lack the integrity required for the National Register but still be eligible for listing in the California Register.

Certain properties are automatically listed in the California Register, as follows:⁷⁹

- All California properties that are listed in the National Register;
- All California properties that have formally been determined eligible for listing in the National Register (by the State Office of Historic Preservation);
- All California Historical Landmarks numbered 770 and above; and
- California Points of Historical Interest which have been reviewed by the State Office of Historic Preservation and recommended for listing by the State Historical Resources Commission.

Resources may be nominated directly to the California Register. State Historic Landmarks #770 and forward are also automatically listed in the California Register. There is no prescribed age limit for listing in the California Register, although guidelines state that sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with a resource.

6.3. City of Los Angeles Cultural Heritage Ordinance

The local designation programs for the City of Los Angeles include Historic-Cultural Monument (HCM) designation for individual resources and the adoption of Historic Preservation Overlay Zones (HPOZs) for concentrations of buildings, commonly known as historic districts.

The City of Los Angeles Cultural Heritage Ordinance (Chapter 9, Section 22.171 *et seq.* of the Los Angeles Administrative Code) defines an HCM as any site (including significant trees or other plant life located thereon), building, or structure of particular historic or cultural significance to the City of Los Angeles, meaning that it meets one or more of the following criteria:

1. It is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city, or community; or
2. It is associated with the lives of historic personages important to national, state, city, or local history; or

⁷⁹ California Public Resources Code, Division 5, Chapter 1, Article 2, § 5024.1.

3. It embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

The City of Los Angeles established its HPOZ ordinance in 1979. The ordinance was revised in 1997, 2000 and 2004. According to §12.20.3.B.17 of the Los Angeles Municipal Code (LAMC), a *Preservation Zone* is “any area of the City of Los Angeles containing buildings, structures, landscaping, natural features or lots having historic, architectural, cultural or aesthetic significance.”

Local historic preservation ordinances often include standards for determining whether a resource retains sufficient integrity to merit local historic designation, and this language can vary widely from municipality to municipality. Some local ordinances do not mention integrity at all. The Los Angeles Cultural Heritage Ordinance does not include language about integrity. When evaluating historic resources in municipalities where the historic preservation ordinance does not provide guidance for assessing integrity, in accordance with best professional practices it is customary to use the National Register seven aspects of integrity to assess whether or not a resource retains sufficient integrity to convey its significance at the local level.

As with the National and California Registers, in assessing integrity at the local level, some aspects may be weighed more heavily than others depending on the type of resource being evaluated and the reason(s) for its significance. For example, if a property is significant as an excellent example of an architectural style, integrity of design, workmanship and materials may weigh more heavily than integrity of setting. In contrast, if a property is significant for its association with an important event or person, integrity of setting, feeling, and association may weigh more heavily than integrity of design.

7. Evaluation of Eligibility

7.1. Evaluation of Significance

ARG concludes that neither 4101 E. Goodwin Avenue nor 4701 N. San Fernando Rd is eligible for the National Register of Historic Places, the California Register of Historical Resources, or as a Los Angeles Historic-Cultural Monument (HCM), as follows.

National/California Register Criterion A/1: *associated with events that have made a significant contribution to the broad patterns of history.*

Local (HCM) Criterion 1: *is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city, or community.*

The two subject buildings were constructed for commercial and residential use, but sit on an industrial parcel and were historically associated with construction enterprises that are generally regarded as industrial in use. This property, then, is associated with broad patterns of industrial development that shaped land use patterns in this area of Northeast Los Angeles for much of the twentieth century. Specifically, its continued occupancy by a general contracting company is indicative of how land along the railroad right-of-way was developed with factories, equipment yards, food processing plants and distribution facilities, and other industrial uses that were well-served by this area's adjacency to freight rail. It is located in an area that has long functioned as the industrial epicenter of Northeast Los Angeles.

The property's longtime use as a general contracting business is consistent with prevailing patterns of industrial development in the immediate area, but does not bear a meaningful association with the industrial history of Northeast Los Angeles in the same vein as household names like Van de Kamp's Holland Dutch Bakeries, Gladding, McBean and Company, and Lawry's Foods, all of which operated large industrial plants in the vicinity and, because of their pedigrees and brand identity, arguably carry much more weight in enumerating the history of industry in this area.

Compared to the above-listed industries, the subject property is more representative of these development patterns than it is exemplary. The property reads as a fairly typical industrial complex in this area of the city, which is dominated by industrial development.⁸⁰ It was not the first example of an industrial property in this area, nor does it appear to have influenced the surrounding area's industrial development in any sort of significant way. Due to its ubiquity, then, the subject property is not associated with broad patterns of development in a manner that is equally expressed by the numerous other industrial properties in the vicinity that bear similar physical and contextual qualities.

Extensive research about the subject property did not uncover any evidence demonstrating that the property is associated with an event that is considered singularly significant to history.

⁸⁰ There are other industrial structures on the property, which were not evaluated in this report.

For the reasons stated above, neither 4101 E. Goodwin Avenue nor 4701 N. San Fernando Road is associated with events or patterns of events that have made a significant contribution to history. Thus, neither building satisfies National Register/California Register Criterion A/1, or local Criterion 1.

National/California Register Criterion B/2: *associated with the lives of persons significant in our past.*

Local (HCM) Criterion 2: *is associated with the lives of historic personages important to national, state, city, or local history.*

4101 E. Goodwin Avenue was originally constructed as an office building supporting the day-to-day operations of J.C. Bannister, a general contracting company. It functioned as an office between 1929 and 1938, and currently serves in this capacity. As such, a number of people, including staff and clients, have presumably visited this building to conduct business. 4701 N. San Fernando Road was purpose-built as an office for Robert E. McKee, Inc., another general contracting company, in 1938, and has functioned as an office ever since. It, too, has been visited by numerous staff and clients over the course of its history.

It is typical for office buildings to be loosely associated with a variety of people, as these buildings are generally intended to be accessible to the public at large and a cadre of professional staff. However, there is insufficient evidence to demonstrate that any one of the individuals associated with either building is historically significant in the spirit of this criterion. Some, and perhaps all of the company affiliates who worked in these buildings had successful careers and led productive lives, but absent any information about these people and their accomplishments there is insufficient evidence to suggest that any of them made notable contributions to local, state, or national history.

National Register Bulletin (NRB) 15: *How to Apply the National Register Criteria for Evaluation* provides guidance related to the evaluation of properties that are associated with historic personages. It enumerates two benchmarks that should be met for a property to meet Criterion B: first, “the persons associated with the property must be individually significant within a historic context,” and second, the property is “associated with a person’s productive life, reflecting the time period when he or she achieved significance.”⁸¹ Toward this second point, the bulletin further states that each property associated with an important individual should be compared to other associated properties to identify those that best represent the person’s historic contributions.”⁸²

Research indicates that original owner J.C. Bannister was a successful local contractor, working on a variety of institutional projects, until the Great Depression threw cold water on his initial success. However, Bannister does not appear to have made notable contributions to his industry, or to any other facet of history, that would render him a historically significant individual under this criterion.

Subsequent owner Robert E. McKee may be regarded as a historically significant individual because of his contributions to the American building and construction industry. McKee demonstrated considerable business acumen over the course of his career, growing a small, upstart building business venture into

⁸¹ Derived from National Register Bulletin (NRB) 15: *How to Apply the National Register Criteria for Evaluation*.

⁸² Ibid.

one of the nation's most prolific general contracting companies. Notably, Robert E. McKee Inc. completed projects in 35 of the 50 states, where it presided over an impressive number of large edifices.

However, comparative analysis of the subject property against other properties associated with McKee suggests that this is not the property best associated with his contributions to the American building industry. Given the immense breadth of his company's operations, it is not clear how much McKee himself was personally involved with the goings-on of his Los Angeles branch office. This was one of many branch offices that his company operated in cities across the nation, and while it is difficult to pinpoint precisely how often McKee personally carried out work in the Los Angeles branch office, evidence suggests that he conducted his work out of his headquarters in El Paso, Texas – where he lived– and came to Los Angeles when needed. McKee presumably stayed at the residence at 4101 E. Goodwin Avenue when he came to Los Angeles for business, but at no point did he appear to have taken up long-term residence here. Census records, city directories, and other documentary sources affirm that McKee's primary place of residence continued to be in El Paso until his death in 1964.

On this point, McKee's contributions to the American building industry are arguably expressed most strongly in El Paso, Texas, where he set down roots and resided for his entire productive life. Though his company had a presence in cities and states across the nation, McKee always proudly self-identified as an El Pasoan. Key buildings that are directly associated with Robert E. McKee's life and career, and are located in El Paso, remain extant. For instance, his longtime personal residence at 2630 Richmond Avenue, El Paso – a large Federal style dwelling where he raised his family – is extant, and has been declared a local landmark in that jurisdiction.⁸³ The main operational headquarters of Robert E. McKee, Inc. at 1918 Texas Avenue, El Paso is also extant and appears to be intact from its historical period. The operational headquarters of his nationwide construction company, where he is believed to have personally conducted most of his significant work with respect to the management of large construction projects, arguably bears a more direct and palpable association with his productive period than does the subject property, which was one of many branch offices that were under the umbrella of his company.

For the reasons stated above, neither 4101 E. Goodwin Avenue nor 4701 N. San Fernando Road is associated with the lives of significant persons in the spirit of this criterion. Therefore, neither building satisfies National Register/California Register Criterion B/2, or local Criterion 2.

National/California Register Criterion C/3: embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Local (HCM) Criterion 3: embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

4101 E. Goodwin Avenue and 4701 N. San Fernando Road are both designed in the Spanish Colonial Revival style, a common architectural idiom in Southern California in the decades prior to World War II.

⁸³ Staff report package for 2630 Richmond Ave, prepared by the City of El Paso, May 19, 2009.

4101 E. Goodwin Avenue was identified in a 2012 survey of CRA-LA's Northeast Los Angeles River Revitalization Area for its architectural merit. The survey concluded that this building is "an excellent intact example of Spanish Colonial Revival architecture applied to a low-rise commercial building. The building has a residential quality that belies the commercial use." The building was assigned the status codes of 3S/3CS/5S3, connoting that it appears eligible for federal, state, and local listing, respectively.

It is true that that the building exhibits characteristics of the Spanish Colonial Revival style. Common characteristics of the style that are expressed in its design includes its horizontality, asymmetrical massing, clay tile roof, stucco exterior walls, arched door surround, and steel windows with metal grilles.

There are numerous examples of this style of architecture in Los Angeles, as it was one of the most popular regional idioms prior to World War II. The subject building is a representative example of the Spanish Colonial Revival style and its application to a low-scale commercial building; when compared against the broader pool of Spanish Colonial Revival commercial architecture in the city it reads as a relatively modest edifice that is more typical of the style than it is exemplary. It lacks the level of articulation that is found on many other examples of Spanish Colonial Revival style commercial buildings like the Automobile Club of Southern California in University Park (HCM #72, Hunt and Burns), which features Baroque ornament, a commanding octagonal tower, and an integral courtyard; the Granada Shoppes and Studios in Westlake (HCM #238, Franklin Harper), which utilizes complex massing and a pastiche of picturesque elements to emulate a Spanish streetscape; the Chapman Park Market in Koreatown (HCM #386, Morgan, Walls and Clements), which is awash in Churrigueresque style details; and the Janss Investment Company Building in Westwood (HCM #364, Allison and Allison), which is capped by a Moorish style dome trimmed in gold leaf. All of these buildings were extensively written about in architectural trade journals, touting the quality of their design; the subject building, on the other hand, was not. Buildings like those listed above are valuable to a study of Spanish Colonial Revival architecture and its application to a non-residential context in a way that the subject building is not.

Moreover, research revealed that this building has been altered. When it was constructed in 1929, it consisted of just the east volume that is oriented at a slight angle. Sanborn maps and permits show that in its original state, the building was a small edifice with a compact footprint, and that it was purpose-built for commercial use as an office. However, modifications that were completed in 1938 significantly changed the building's use, appearance, and spatial relationship with its environs. Specifically, the 1938 addition added two volumes to the primary/south and west elevations: one that measured 30' x 17', and another that measured 32.5' x 17.5'.⁸⁴ This more than doubled the size of the original building and altered its compact footprint into one that was long and rambling. The additions, while loosely executed in the same Spanish Colonial Revival aesthetic as the original building, exuded a more domestic quality, commensurate with its change of use from an office to a residence at this time. There are some differences in massing, scale, and detail between the original (1929) and added (1938) volumes, underscoring the fact that this building does not represent a singular vision but was rather constructed in two parts, by two designers, for different clients with different intentions and programmatic needs.

Other miscellaneous alterations have further diminished the integrity of the building. These include an addition that was made to the north/rear elevation in 1940, the replacement of some original doors and

⁸⁴ Ibid.

windows, and the partial infill of a veranda on the north elevation – which, in itself, was an alteration. Weighed alongside the aforementioned additions (1938), the building reads more as an amalgamation of disparate parts, loosely designed to resemble one another, than as a cohesive and deliberate architectural statement.

4701 N. San Fernando Road has not been determined eligible for listing in the past. This building also exhibits some common characteristics of the Spanish Colonial Revival style including horizontal massing, a clay tile roof, stucco exterior walls, steel windows, and a paneled wood door with an arched surround and wood grilles. However, it also reads as a vernacular interpretation of the style, and lacks the level of articulation that would be needed to justify its architectural merit. Moreover, this building has been extensively modified. Five separate additions (in 1949, 1952, 1961, 1961, and 1973) have been appended to the building, which significantly augmented its size and changed its plan, configuration, and appearance. It, too, reads as an amalgamation of disparate parts that bear some resemblance to one another but were combined in a somewhat piecemeal manner.

The property is not notable on account of its method of construction. Both buildings on site are typical, concrete-and-frame buildings that were constructed using common methods and materials. There is nothing particularly unusual or noteworthy about the manner in which either building was constructed. Neither building possesses high artistic values. There does not exist a significant enough concentration of buildings in the immediate area to constitute a historic district, so the property does not represent a significant entity whose components lack individual distinction.

The property does not represent a notable work of a master. Charles Hutchison, the architect who designed the residential addition to 4101 E Goodwin Avenue (1938) and designed the original building and some of the later additions to 4701 N. San Fernando Road (1938), seems to have been an accomplished local architect, but did not invoke influence on the architectural landscape of Los Angeles in a manner that would render him a master. The same can be said of J.C. Bannister, the builder who constructed 4101 E. Goodwin Avenue; he, too, appears to have been successful, but there is insufficient evidence to demonstrate that he exerted influence, either locally or regionally, in a manner consistent with a master builder.

Robert E. McKee, who purchased the property in 1938 and commissioned many of the subsequent improvements on site, may be regarded as a master builder. While this property was occupied for many years by a branch office of his El Paso-based construction company, it does not appear to represent a notable work of the McKee enterprise. In Los Angeles, McKee's reputation as a master builder is expressed most strongly in the fruits of his company's labor – notably, in buildings like Los Angeles Union Station and the Theme Building at LAX. In contrast, there is nothing particularly notable about the subject property that is demonstrative of McKee's mastery aside from the fact that it was occupied by the company that bore his name. It lacks the immense scale and structural complexity that are distinguishing features of McKee's work.

Moreover, permit records also indicate that some of the key improvements on site were not completed by McKee. Specifically, 4101 E. Goodwin Avenue was an existing edifice that was constructed by J.C. Bannister; the original portion of 4701 N. San Fernando Road, commissioned by McKee and erected in 1938, was not built by McKee but was rather constructed by building contractor William Mellema.

McKee is the contractor of record for some of the later additions that were made to both buildings. There is nothing particularly notable about the design or construction of either building that is a profound physical expression of his craft.

For these reasons, neither 4101 E Goodwin Avenue nor 4701 N. San Fernando Road is significant for reasons related to architecture or physical design. Neither is an excellent example of the Spanish Colonial Revival style, is notable for its method of construction, or is a notable work of a master. Both read as modest interpretations of the Spanish Colonial Revival style, and both have been significantly altered. Neither building satisfies National Register/California Register C/3, or local Criterion 3.

National/California Register Criterion D/4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

As an archaeological assessment was not conducted as part of this study, the property's potential for containing subsurface archaeological resources is unknown.

7.2. Evaluation of Integrity

Integrity is the ability of a property to convey its significance, and is defined by the National Park Service (NPS) as the “authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s prehistoric or historic period.”⁸⁵ NPS identifies seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

The following is an integrity analysis for the subject property.

Location

Location is the place where the historic property was constructed or the place where the historic event occurred.

Neither 4101 E. Goodwin Avenue nor 4701 N. San Fernando Road has been moved from its original location. Both buildings retain integrity of location.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

4101 E. Goodwin Avenue has experienced multiple alterations that have diminished its integrity of design. The building’s original form and plan have been significantly compromised with the construction of multiple additions to the primary/south and north elevations. These additions have significantly changed the flow, plan, configuration, and general appearance of the building. Other alterations like the replacement of metal windows with incompatible vinyl windows and the partial enclosure of a veranda

⁸⁵ U.S. Department of the Interior, *National Register Bulletin 16A: How to Complete the National Register Registration Form* (Washington D.C.: National Park Service, 1997), 4.

also deviate from the original design intent. Multiple additions to 4701 N. San Fernando Road have also affected the integrity of design of that building. These additions have more than doubled the original size of the building and have significantly changed the way that it is experienced, both from the street and from within. Fenestration patterns have also been modified to accommodate these additions.

For these reasons, neither building retains integrity of design.

Setting

Setting is the physical environment of a historic property constituting topographical features, vegetation, manmade features, and relationships between buildings and open space.

Some nominal changes to the property itself have been made over time, but overall the immediate setting of the subject property has remained unchanged. This area, located alongside the railroad tracks, has been predominantly occupied by low-scale industrial uses, and has sat opposite a residential neighborhood comprising single-family bungalows, since the early twentieth century. These essential land use patterns remain virtually unchanged. For this reason, both buildings retain integrity of setting.

Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Most original materials on both buildings, 4101 E. Goodwin Avenue and 4701 N. San Fernando Road, appear to be intact. The removal of original materials is largely confined to 4101 E. Goodwin Avenue and is nominal in scope, consisting of the removal and replacement of a few original windows and doors on side elevations. However, large additions that have been appended to both buildings have introduced a number of new materials where they did not originally exist. Generally, these materials were visually consistent with the older materials, but in some instances – including decorative window grilles to 4101 E. Goodwin Avenue, and decorative shutters and a large mural to 4701 N. San Fernando Road – the addition of new materials deviated from each building's original material palette. These new materials were used to draw visual attention in a way that was not intended in their original design. The differences between original materials and new materials, then, are different, yet bear enough visual similarities as to where it is hard to decipher original materials from later additions.

Therefore, while original materials generally remain intact, they have been overshadowed by later additions. Neither building, then, retains integrity of materials.

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture, people or artisan during any given period in history or pre-history.

Distinguishing characteristics that historically provided each building with its distinctive character have been overshadowed by subsequent additions and the introduction of new materials and architectural details. Each building continues to convey the physical evidence of technological practices and aesthetic

principles associated with its period of construction, but these practices and principles are easily conflated with later additions. For these reasons, neither building retains integrity of workmanship.

Feeling

Feeling is a property's expression of the aesthetic or historical sense of a particular period of time.

4101 E. Goodwin Avenue was constructed as an office, was then converted to a residence, and has since been converted back into an office – a course of events that has muddled its identity and general appearance. The original volume of the building, which dates to 1929, was constructed as an office and continues to read as such, but the additions that date to 1938 and are visible from the street exude a more domestic quality, consistent with the scale and overall appearance of a residence. The building is clearly a product of the pre-World War II period, but from visual observation alone it is not evident what it was originally used for. This point is underscored in the 2012 survey evaluation, which remarks that “the building has a residential quality that belies the commercial use.”⁸⁶ Moreover, the building has lost its integrity of design, materials, and workmanship. For these reasons, 4101 E. Goodwin Avenue does not retain integrity of feeling.

4701 N. San Fernando Road reads as a pre-World War II low-rise office building, though the numerous additions that have been appended to this building have culminated in a loss of integrity of design, materials, and workmanship. Enough of the original scale and form of the original building are intact to glean its historic use at a basic level. For this reason, the building retains integrity of feeling, though this aspect of integrity has been compromised.

Association

Association is the direct link between an important historic event and a historic property.

4101 E. Goodwin Avenue is an amalgamation of disparate parts that exhibits characteristics of both commercial and residential architecture; because of this it does not retain the distinctive look, feel, and appearance of either an office or a residence from its period of development. 4701 N. San Fernando Road is also composed of multiple pieces from multiple eras, and because of this it is difficult to discern old from new. Both buildings continue to read as products of the 1920s and 30s, but because of multiple additions neither building retains its distinctive look, feel, and appearance in the spirit of this integrity consideration. The buildings exhibit enough original fabric to retain integrity of association, though this aspect of integrity – like integrity of feeling – has been compromised.

Summary of Integrity

To be eligible for listing, a resource must retain enough of its historic character or appearance to be recognizable as a historic resource and convey the reason(s) for its significance. Toward this end, the SurveyLA Historic Context Statement addressing Spanish Colonial Revival architecture notes that a

⁸⁶ Excerpts from the Northeast Los Angeles River Revitalization Area Survey Report are included as an appendix to this report.

building's "original use may have changed," but states that a resource "should retain Integrity of Design, Materials, Workmanship, and Feeling" to be eligible for listing.⁸⁷

4101 E. Goodwin Avenue retains integrity of location and setting, but has lost integrity of design, materials, workmanship, and feeling. Its integrity of association remains intact but is compromised.

4701 N. San Fernando Road retains integrity of location and setting, but has lost integrity of design, materials, and workmanship. Its integrity of feeling and association are intact but are compromised.

Neither building retains enough aspects of integrity to be eligible for federal, state, or local listing.

⁸⁷ City of Los Angeles Office of Historic Resources, "SurveyLA Citywide Historic Context Statement, Context: Architecture and Engineering 1850-1980, Theme: Mediterranean and Indigenous Revival Architecture, 1893-1948," Nov. 2018, 32.

8. Conclusion

4101 E. Goodwin Avenue was identified as a potentially eligible historic resource in a survey of the CRA's Northeast Los Angeles River Revitalization Area (2012) on it being believed to be an excellent, intact example of the Spanish Colonial Revival style. While this building exhibits some common features of the Spanish Colonial Revival style, it is more representative than exemplary of this style of architecture. Moreover, through additional research it was discovered that the building has been significantly altered. For these reasons, ARG concludes that this building is ineligible for federal, state, or local listing.

4701 N. San Fernando Road has not been identified in a survey. ARG concludes that this building does not meet eligibility criteria for federal, state, or local listing.

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PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 8

*Resource Name or # (Assigned by recorder) 4101 E. Goodwin Avenue

P1. Other Identifier: Robert E. McKee General Contractor

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 4101 E. Goodwin Avenue City Los Angeles Zip 90039
d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 5593-020-017

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

4101 E. Goodwin Avenue is a two-story commercial office building that was constructed in 1929. Designed in the Spanish Colonial Revival style, the building is slightly set back from the street and is oriented to the south, toward Goodwin Avenue. The building sits on a concrete foundation, and is constructed of concrete and wood frame. It exhibits horizontal massing and a U-shaped plan.

The building is capped by a complex roof comprising flat, hipped, gabled, and shed volumes. The flat volume is not visible, but appears to be sheathed in rolled asphalt and is spanned by a low parapet with clay tile coping. The other volumes are low in pitch, sheathed in clay tiles, and feature shallow eaves and exposed rafter tails. Two stucco chimneys with articulated caps pierce the roof and are visible from the south. Clay tile vents are incorporated into the exterior walls beneath the roof line. Exterior walls on all elevations are clad in a smooth stucco finish.

The primary (south) elevation is divided into three volumes: a two-story volume at the east, a one-story entrance volume at the center, and a rambling one-story volume at the west. The east and center volumes sit at a slight angle and are oriented to the southeast; the west volume is aligned with the cardinal directions and faces due south. The center volume is defined by a small elevated stoop that is
(continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story Commercial Building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.):

*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (view, date, accession #) South elevation, view northeast (ARG, 2019)

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both
1929 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:
Not recorded

*P8. Recorded by: Name, affiliation, and address)
Andrew Goodrich, AICP
Architectural Resources Group
360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

*P9. Date Recorded: 2/20/2020

*P10. Survey Type: (Describe)
☒ Intensive ☐ Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") 4101 E. Goodwin Avenue/4701 N. San Fernando Road Historic Resource Assessment Report (ARG, 2020)

*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List) _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 8

*NRHP Status Code 6Z

B1. Historic Name: (None identified)

B2. Common Name: Robert E. McKee General Contractor

B3. Original Use: Commercial Office

B4. Present Use: Commercial Office

*B5. Architectural Style Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
(see Page 3)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____ Original Location: _____

*B8. Related Features: (None identified)

B9a. Architect: (None identified)

b. Builder: J.C. Bannister

*B10. Significance: Theme N/A

Area N/A

Period of Significance: N/A

Property Type: N/A

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Summary Statement of Significance

4101 E. Goodwin Avenue does not meet eligibility criteria for federal (National Register/NRHP), state (California Register/CRHR), or local (Los Angeles Historic-Cultural Monument) listing. Below is a discussion of how this determination was made.

National Register/California Register/Local (HCM) Criterion A/1/1

The subject building was constructed for commercial purposes and was used for a period as an on-site residence, but it sits on an industrial parcel and was historically associated with general contracting companies that are generally considered to be industrial in use. This property, then, is associated with broad patterns of industrial development that shaped land use patterns in this area of Northeast Los Angeles for much of the twentieth century. Specifically, its continued occupancy by a general contracting company is indicative of how land along the railroad right-of-way was developed with factories, equipment yards, food processing plants and distribution facilities, and other industrial uses that were well-served by this area's adjacency to freight rail. It is located in an area that has long functioned as the industrial epicenter of Northeast Los Angeles.

The property's longtime use as a general contracting business is consistent with prevailing patterns of industrial development in the immediate area, but does not bear a meaningful association with the industrial history of Northeast Los Angeles in the same vein as household names like Van de Kamp's Holland Dutch Bakeries, Gladding, McBean and Company, and Lawry's Foods, all of which operated large industrial plants in the vicinity and, because of their pedigrees and brand identity, arguably carry much more weight in enumerating the history of industry in this area.

Compared to the above-listed industries, the subject property is more representative of these development patterns than it is exemplary. The property reads as a fairly typical industrial complex in this part of the city, which is dominated by industrial development. It was not the first example of an industrial property in this area, nor does it appear to have influenced the surrounding

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: (see Page 7)

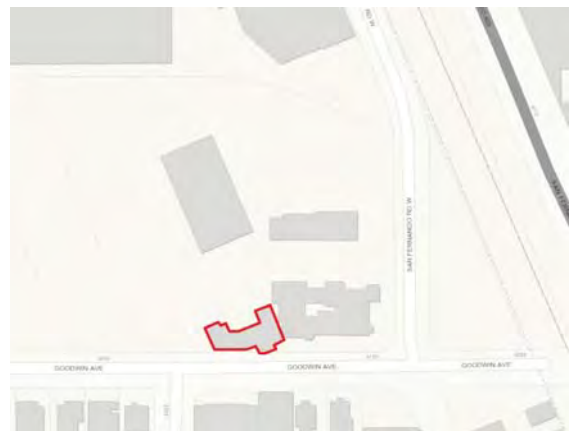
B13. Remarks:

*B14. Evaluator: Andrew Goodrich, AICP
Architectural Resources Group
360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

*Date of Evaluation: 2/20/2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



ARG, 2020

Base map source: ESRI World Topo Map



CONTINUATION SHEET

Page 3 of 8

*Resource Name or # (Assigned by recorder) 4101 E. Goodwin Avenue

Recorded By: Architectural Resources Group

Date: 2/20/2020

☒ Continuation ☐ Update

***P3a. Description** (continued from page 1):

accessed by three concrete steps. The stoop leads to a single, wood door that reads as the main entrance. This door is obscured by a metal screen, and is set within a decorative surround comprising a stylized arch and inset keystone. Fenestration on the primary elevation consists of multi-light steel casement windows with fixed transoms. Some of the windows feature decorative wrought iron grilles. One original steel window on the upper story of this elevation has been replaced with a vinyl window.

The two side (east and west) elevations ascribe to a similar visual vocabulary, but are notably less articulated. Each consists of smooth stucco walls that are periodically punctuated by multi-light steel casement windows. Some of the windows on the west elevation also feature wrought iron grilles.

The rear (north) elevation assumes a U-shape and is oriented around a small courtyard. This elevation is approached by a concrete walkway that spans the courtyard and is recessed beneath the roof, which is supported by squared wood posts. This walkway leads to a rear entrance comprising a single, glazed wood door and sidelight. Other walls facing the courtyard are extensively glazed and consist of bands of fixed, floor-to-ceiling wood windows. Another rear entrance is incorporated into this window system and comprises a glazed wood door. Elsewhere on the north elevation, fenestration consists of multi-light steel casement windows. One original window on the upper story has been replaced with a vinyl window.

***B6. Construction History** (continued from page 2):

- 1929. Original construction of subject building; it was constructed as the office of building contractor J.C. Bannister
- 1938. Subject property purchased by Robert E. McKee, Inc., another building contractor
- 1938. Building repurposed from an office to a residence; large addition (30' x 17', 32.5' x 17.5') appended to the west elevation to accommodate this change of use
- 1940. Addition (20' x 50') appended to the north elevation to accommodate additional bedrooms and bathrooms
- 1944. Termite damage remediated
- Post-1973: Building converted from a residence back to an office

Alterations to the subject building are listed below. Some were noted during field inspection but are not reflected in the permit record. For alterations that are reflected in the permits record, the year that the alteration took place is listed parenthetically.

- The building was converted from an office to a residence (1938), and back into an office (post-1973)
- A large addition (30' x 17', 32.5' x 17.5') was appended to the primary/south and west elevations (1938)
- An addition (20' x 50') was appended to the north elevation (1940)
- A veranda spanning the rear elevation was largely infilled with doors and windows
- Some original steel windows were replaced with vinyl windows
- Secondary entrance doors were replaced
- Wrought iron fencing was added to the top of the perimeter wall along the south elevation

***B10. Significance** (continued from page 2):

area's industrial development in any sort of significant way. Due to its ubiquity, then, the subject property is not associated with broad patterns of development in a manner that is equally expressed by the numerous other industrial properties in the vicinity that bear similar physical and contextual qualities.

For the reasons stated above, 4101 E. Goodwin Avenue is not associated with events or patterns of events that have made a significant contribution to history. Thus, the building does not satisfy National Register/California Register Criterion A/1, or local Criterion 1.

National Register/California Register/Local (HCM) Criterion B/2/2

4101 E. Goodwin Avenue was originally constructed as an office building supporting the day-to-day operations of J.C. Bannister, an eponymous general contracting company. It functioned as an office between 1929 and 1938, and currently serves in this capacity. As such, a number of people, including staff and clients, have presumably visited this building to conduct business.

(continued on page 4)

CONTINUATION SHEET

Page 4 of 8

*Resource Name or # (Assigned by recorder) 4101 E. Goodwin Ave.

Recorded By: Architectural Resources Group

Date: 2/20/2020

☒ Continuation

☐ Update

***B10. Significance** (continued from page 3):

It is customary for office buildings to be loosely associated with a variety of people, as these buildings are generally intended to be accessible to the public at large and a cadre of professional staff. However, there is insufficient evidence to demonstrate that any one of the individuals associated with this building is historically significant in the spirit of this criterion. Some, and perhaps all of the company affiliates who worked in the building had successful careers and led productive lives, but absent any information about these individuals and their accomplishments there is insufficient evidence to suggest that any of them made notable contributions to history.

National Register Bulletin (NRB) 15: *How to Apply the National Register Criteria for Evaluation* provides guidance related to the evaluation of properties that are associated with historic personages. It enumerates two benchmarks that should be met for a property to meet Criterion B: first, "the persons associated with the property must be individually significant within a historic context," and second, the property is "associated with a person's productive life, reflecting the time period when he or she achieved significance." Toward this second point, the bulletin further states that each property associated with an important individual should be compared to other associated properties to identify those that best represent the person's historic contributions."

Research indicates that original owner J.C. Bannister was a successful local contractor, working on a variety of institutional projects, until the Great Depression thwarted his initial success. However, Bannister does not appear to have made notable contributions to his industry, or to any other facet of history, that would render him a historically significant individual under this criterion.

Subsequent owner Robert E. McKee may be regarded as a historically significant individual because of his contributions to the American building and construction industry. McKee demonstrated considerable business acumen over the course of his career, growing a small, upstart building business venture into one of the nation's most prolific general contracting companies. Notably, Robert E. McKee Inc. completed projects in 35 of the 50 states, where it presided over an impressive number of large edifices.

However, comparative analysis of the subject property against other properties associated with McKee suggests that this is not the property best associated with his contributions to the American building industry. Given the immense breadth of his company's operations, it is not clear how much McKee himself was personally involved with the goings-on of his Los Angeles branch office. This was one of many branch offices that his company operated in cities across the nation, and while it is difficult to pinpoint precisely how often McKee personally carried out work in the Los Angeles branch office, evidence suggests that he conducted his work out of his headquarters in El Paso, Texas – where he lived – and came to Los Angeles when needed. McKee presumably stayed at the residence at 4101 E. Goodwin Avenue when he came to Los Angeles for business, but at no point did he appear to have taken up long-term residence here. Census records, city directories, and other documentary sources affirm that McKee's primary place of residence continued to be in El Paso until his death in 1964.

On this point, McKee's contributions to the American building industry are arguably expressed most strongly in El Paso, Texas, where he set down roots and resided for his entire productive life. Though his company had a presence in cities and states across the nation, McKee always proudly self-identified as an El Pasoan. Key buildings that are directly associated with Robert E. McKee's life and career, and are located in El Paso, remain extant. For instance, his longtime personal residence at 2630 Richmond Avenue, El Paso – a large Federal style dwelling where he raised his family – is extant, and has been declared a local landmark in that jurisdiction. The main operational headquarters of Robert E. McKee, Inc. at 1918 Texas Avenue, El Paso is also extant and appears to be intact from its historical period. The operational headquarters of his nationwide construction company, where he is believed to have personally conducted most of his significant work with respect to the management of large construction projects, arguably bears a more direct and palpable association with his productive period than does the subject property, which was one of many branch offices that were under the umbrella of his company.

For the reasons stated above, 4101 E. Goodwin Avenue is not associated with the lives of significant persons in the spirit of this criterion. Therefore, neither building satisfies National Register/California Register Criterion B/2, or local Criterion 2.

National Register/California Register/Local (HCM) Criterion C/3/3

4101 E. Goodwin Avenue is designed in the Spanish Colonial Revival style, a common architectural idiom in Southern California in the decades prior to World War II. The building was identified in a 2012 survey of CRA-LA's Northeast Los Angeles River Revitalization Area for its architectural merit. The survey concluded that it appears to be "an excellent intact example of Spanish Colonial Revival architecture applied to a low-rise commercial building. The building has a residential quality that belies the

(continued on page 5)

CONTINUATION SHEET

Page 5 of 8

***Resource Name or #** (Assigned by recorder) 4101 E. Goodwin Avenue
Recorded By: Architectural Resources Group **Date:** 2/20/2020 ☒ Continuation ☐ Update

***B10. Significance** (continued from page 4):

commercial use.” The building was assigned the status codes of 3S/3CS/5S3, connoting that it appears eligible for federal, state, and local listing, respectively.

The scope of a historic resource survey is limited to what can be seen from the public-right-of-way and gleaned from limited research. More research into the history of this building revealed that it has been altered. When it was constructed in 1929, it consisted of just the east volume that is oriented at an angle. Sanborn maps and permits show that in its original state, the building was a small edifice with a compact footprint, and that it was purpose-built for commercial use as an office. However, modifications that were completed in 1938 changed the building’s use, appearance, and spatial relationship with its environs. Specifically, the 1938 addition added two volumes to the primary/south and west elevations: one that measured 30’ x 17’, and another that measured 32.5’ x 17.5’. This more than doubled the size of the original building and transformed its compact footprint into one that was long and rambling. The additions, while loosely executed in the same Spanish Colonial Revival aesthetic as the original building, exuded a more domestic quality, commensurate with its change of use from an office to a residence at this time. There are some differences in massing, scale, and detail between the original (1929) and added (1938) volumes, underscoring the fact that this building does not represent a singular vision but was rather constructed in two parts, by two designers, for different clients with different intentions and programmatic needs.

Other miscellaneous alterations have further diminished the integrity of the building. These include an addition that was made to the north/rear elevation in 1940, the replacement of some original doors and windows, and the partial infill of a veranda on the north elevation – which, in itself, was an alteration. Weighed alongside the aforementioned additions (1938), the building reads more as an amalgamation of disparate parts, loosely designed to resemble one another, than as a cohesive and deliberate architectural statement.

The building is not notable on account of its method of construction. It is a typical, concrete-and-frame building that was constructed using common methods and materials, and there is nothing particularly unusual or noteworthy about the manner in which it was constructed. The building does not possess high artistic values. There does not exist a significant enough concentration of buildings in the immediate area to constitute a historic district, so the property does not represent a significant entity whose components lack individual distinction.

The building does not represent a notable work of a master. Charles Hutchison, the architect who designed the large residential addition to 4101 E. Goodwin Avenue (1938), seems to have been an accomplished local architect, but did not invoke influence on the architectural landscape of Los Angeles in a manner that would render him a master. The same can be said of J.C. Bannister, the builder who constructed 4101 E. Goodwin Avenue; he, too, appears to have been accomplished, but there is insufficient evidence to demonstrate that he exerted influence, either locally or regionally, in a manner that would render him a master builder.

Robert E. McKee, who purchased the property in 1938 and commissioned many of the subsequent improvements on site, may be regarded as a master builder. While this property was occupied for many years by a branch office of his El Paso-based construction company, it does not appear to represent a notable work of the McKee enterprise. In Los Angeles, McKee’s reputation as a master builder is expressed most strongly in the fruits of his company’s labor – notably, in buildings like Los Angeles Union Station and the Theme Building at LAX. In contrast, there is nothing particularly notable about the subject property that is demonstrative of McKee’s mastery aside from the fact that it was occupied by the company that bore his name. It lacks the immense scale and structural complexity that are distinguishing features of McKee’s work.

Moreover, permit records also indicate that some of the key improvements on site were not completed by McKee. Specifically, 4101 E. Goodwin Avenue was an existing edifice that was constructed by J.C. Bannister; the original portion of 4701 N. San Fernando Road, commissioned by McKee and erected in 1938, was not built by McKee but was rather constructed by building contractor William Mellema. McKee is the contractor of record for some of the later additions that were made to both buildings. There is nothing particularly notable about the design or construction of either building that is a profound physical expression of his craft.

4101 E. Goodwin Avenue, then, is not significant for reasons related to its architecture or physical design. It is not an excellent example of the Spanish Colonial Revival style, is not notable for its method of construction, and is not a notable work of a master that exemplifies their expertise. It reads as a relatively modest interpretation of the Spanish Colonial Revival style, and has also been altered. For these reasons, the building does not satisfy National Register/California Register C/3, or local Criterion 3.

National Register/California Register Criterion D/4

As an archaeological assessment was not conducted as part of this study, the property’s potential for containing subsurface archaeological resources is unknown.

(continued on page 6)

CONTINUATION SHEET

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***Resource Name or #** (Assigned by recorder) 4101 E. Goodwin Avenue
Recorded By: Architectural Resources Group **Date:** 2/20/2020 ☒ Continuation ☐ Update

***B10. Significance** (continued from page 5):

Evaluation of Integrity

Location. 4101 E. Goodwin Avenue has not been moved from its original location. The building retains integrity of location.

Design. 4101 E. Goodwin Avenue has experienced multiple alterations that have collectively diminished its integrity of design. The building's original form and plan have been significantly compromised with the construction of multiple additions to the primary/south and north elevations. These additions have significantly changed the flow, plan, configuration, and general appearance of the building. Other alterations, like the replacement of some metal windows with vinyl windows and the partial enclosure of a rear veranda, also deviate from the original design intent. For these reasons, the building does not retain integrity of design.

Setting. Some nominal changes to the property itself have been made over time, but overall the immediate setting of 4101 E. Goodwin Avenue has remained unchanged. This area, located alongside the railroad tracks, has been predominantly occupied by low-scale industrial uses, and has sat opposite a residential neighborhood comprising single-family bungalows, since the early twentieth century. These essential land use patterns remain virtually unchanged. For this reason, the building retains integrity of setting.

Materials. Most of the original materials on 4101 E. Goodwin Avenue appear to be intact. The removal of original materials is nominal in scope, consisting of the removal and replacement of a few original windows and doors on side elevations. However, large additions that have been appended to the building have introduced a number of new materials where they did not originally exist. Generally, these materials are visually consistent with older materials, but in some instances – including decorative metal window grilles – the addition of new materials deviated from the building's original material palette. These new materials were used to draw visual attention in a way that was not intended originally. The differences between original materials and new materials, then, are different, yet bear enough visual similarities as to where it is hard to decipher original materials from later additions.

Thus, while original materials generally remain intact, they have been overshadowed by later additions. For this reason, the building does not retain integrity of materials.

Workmanship. Distinguishing characteristics that historically provided 4101 E. Goodwin Avenue with its form and character have been overshadowed by subsequent additions and the introduction of new materials and details. The building continues to convey the physical evidence of technological practices and aesthetic principles associated with its period of construction, but these practices and principles are easily conflated with later additions. For these reasons, the building does not retain integrity of workmanship.

Feeling. 4101 E. Goodwin Avenue was constructed as an office, was subsequently converted to a residence, and has since been converted back into an office – a course of events that has muddled its use, identity, and general appearance. The original volume of the building, which dates to 1929, was constructed as an office and continues to read as such, but the additions that date to 1938 and are visible from the street exude a more domestic quality, consistent with the scale and overall appearance of a residence. The building is clearly a product of the pre-World War II period, but from visual observation alone it is not evident what it was originally used for. This point is underscored in the 2012 survey evaluation, which remarks that “the building has a residential quality that belies the commercial use.” Moreover, the building has lost its integrity of design, materials, and workmanship. For these reasons, the building does not retain integrity of feeling.

Association. 4101 E. Goodwin Avenue is an amalgamation of disparate parts that exhibits characteristics of both commercial and residential architecture; because of this it does not retain the distinctive look, feel, and appearance of either an office or a residence from its pre-World War II period of development. The building continues to read as a product of the 1920s and 30s, but because of multiple additions it struggles to retain its distinctive look, feel, and appearance in the spirit of this integrity consideration. The building exhibits enough original fabric to retain integrity of association, though this aspect of integrity has been compromised.

Summary of Integrity. 4101 E. Goodwin Avenue retains integrity of location and setting, but has lost integrity of design, materials, workmanship, and feeling. Its integrity of association remains intact but has been compromised. When these aspects are weighed together, the building does not retain sufficient integrity to be eligible for federal, state, or local listing.

CONTINUATION SHEET

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Recorded By: Architectural Resources Group ***Resource Name or #** (Assigned by recorder) 4101 E. Goodwin Avenue
Date: 2/20/2020 ☒ Continuation ☐ Update

***B12. References** (continued from page 2):

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State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

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Primary # _____
HRI _____

Recorded By: Architectural Resources Group ***Resource Name or #** (Assigned by recorder) 4101 E. Goodwin Avenue
Date: 2/20/2020 ☒ Continuation ☐ Update



Image 2. Primary/south elevation, view northwest (ARG, 2019)



Image 3. Primary/south elevation, view north (ARG, 2019)



Image 4. North elevation, view southeast (ARG, 2019)



Image 5. North elevation, view southwest (ARG, 2019)



Image 6. Rear courtyard, view southwest (ARG, 2019)



Image 7. North and west elevations, view southeast (ARG, 2019)

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) 4701 N. San Fernando Road

P1. Other Identifier: Robert E. McKee General Contractor

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 4701 N. San Fernando Road City Los Angeles Zip 90039
d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 5593-020-017

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

4701 N. San Fernando Road is a one-story commercial office building that was constructed in 1938 and designed in the Spanish Colonial Revival style. This building is located at the southeast corner of the subject property, with street frontage on both San Fernando Road and Goodwin Avenue. Both street-facing elevations are moderately set back from the lot line. The building sits on a concrete foundation, and is constructed of concrete and wood frame. It has horizontal massing and an irregular footprint. Punched into its center is a small interior courtyard, which is enveloped by walls on all sides and is not visible from the street.

Most of the building is capped by a flat roof that appears to be sheathed in rolled asphalt; however, its perimeter is spanned by a low-pitched hipped volume sheathed in clay tiles. Thus, when viewed from the street the building appears to have a hipped roof. Projecting from the southeast corner of the building is a conical volume that is sheathed in clay tile and capped by a weathervane. The entire roof is accentuated by a molded box cornice. Exterior walls are clad with a smooth stucco finish.

(continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story Commercial Building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.):

*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (view, date, accession #) East elevation, view northwest (ARG, 2019)

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both
1938 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:
Not recorded

*P8. Recorded by: Name, affiliation, and address)
Andrew Goodrich, AICP
Architectural Resources Group
360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

*P9. Date Recorded: 2/20/2020

*P10. Survey Type: (Describe)
☒ Intensive ☐ Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") 4101 E. Goodwin Avenue/4701 N. San Fernando Road Historic Resource Assessment Report (ARG, 2020)

*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List) _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 8

*NRHP Status Code 6Z

B1. Historic Name: (None identified)

B2. Common Name: Robert E. McKee General Contractor

B3. Original Use: Commercial Office

B4. Present Use: Commercial Office

*B5. Architectural Style Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
(see Page 3)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____ Original Location: _____

*B8. Related Features: (None identified)

B9a. Architect: Charles M. Hutchison

b. Builder: William Mellema

*B10. Significance: Theme N/A

Area N/A

Period of Significance: N/A

Property Type: N/A

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Summary Statement of Significance

4701 N. San Fernando Road does not meet eligibility criteria for federal (National Register/NRHP), state (California Register/CRHR), or local (Los Angeles Historic-Cultural Monument) listing. Below is a discussion of how this determination was made.

National Register/California Register/Local (HCM) Criterion A/1/1

The subject building was constructed as a commercial office, but it sits on an industrial parcel and was historically associated with general contracting companies that are generally considered to be industrial in use. This property, then, is associated with broad patterns of industrial development that shaped land use patterns in this area of Northeast Los Angeles for much of the twentieth century. Specifically, its continued occupancy by a general contracting company is indicative of how land along the railroad right-of-way was developed with factories, equipment yards, food processing plants and distribution facilities, and other industrial uses that were well-served by this area's adjacency to freight rail. It is located in an area that has long functioned as the industrial epicenter of Northeast Los Angeles.

The property's longtime use as a general contracting business is consistent with prevailing patterns of industrial development in the immediate area, but does not bear a meaningful association with the industrial history of Northeast Los Angeles in the same vein as household names like Van de Kamp's Holland Dutch Bakeries, Gladding, McBean and Company, and Lawry's Foods, all of which operated large industrial plants in the vicinity and, because of their pedigrees and brand identity, arguably carry much more weight in enumerating the history of industry in this area.

Compared to the above-listed industries, the subject property is more representative of these development patterns than it is exemplary. The property reads as a fairly typical industrial complex in this area of the city, which is dominated by industrial development. It was not the first example of an industrial property in this area, nor does it appear to have influenced the surrounding

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: (see Page 6)

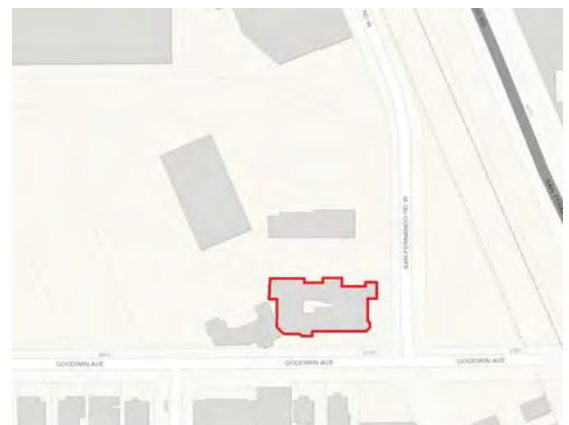
B13. Remarks:

*B14. Evaluator: Andrew Goodrich, AICP
Architectural Resources Group
360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

*Date of Evaluation: 2/20/2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



ARG, 2020

Base map source: ESRI World Topo Map



CONTINUATION SHEET

Page 3 of 8

*Resource Name or # (Assigned by recorder) 4701 N. San Fernando Road

Recorded By: Architectural Resources Group

Date: 2/20/2020

☒ Continuation

☐ Update

***P3a. Description** (continued from page 1):

The primary elevation is oriented to the east, toward San Fernando Road. Features on this elevation are asymmetrical. Near the center of this elevation is the building's main entrance, which is slightly recessed and is set within a scalloped arch surround. This entrance is approached by a concrete walkway and quarry tile-clad steps. It comprises a single, paneled wood door that is flanked by sidelights and surmounted by a transom. The sidelights and transom are accentuated by spindled wood grilles. Adjacent to the entrance is a large mural that is oriented to the south and spans the full height of the building. Commissioned by the building's former tenant, a general contracting company, this mural depicts various themes in building construction and features the former tenant's name: "ROBERT E. MCKEE GENERAL CONTRACTOR INC." The mural is located on a building addition that dates to 1961, indicating that it was added to the building at about this time.

There are additional entrances on the north elevation, each of which is slightly elevated and is approached by a small stoop and concrete steps. Each secondary entrance consists of a single, paneled wood door with partial glazing. The door nearest the street, near the east end of the north elevation, is surmounted by a wood transom and is set beneath a simple metal canopy. The steps approaching this entrance are clad with the same quarry tile that is applied to the main entrance.

The south and west elevations ascribe to the same visual vocabulary as the rest of the building, but are minimally articulated. The south elevation features a canted bay projection, which is capped by a low-pitched hipped roof with clay tile cladding, slight eaves, and exposed rafter tails.

Fenestration on all elevations consists of multi-light steel casement windows. The windows lack surrounds and appear as if they are "punched" into the face of the building. Most are surmounted by a fixed transom; some of the windows on the east, north, and south elevations are accentuated by wood shutters.

***B6. Construction History** (continued from page 2):

- 1938. Original construction of subject building; this building was constructed as an office for a construction company
- 1944. Interior improvements completed, all relating to the refinishing of the basement level
- 1949. Addition (70' x 50') appended to the southwest corner of the building
- 1952. Addition (22' x 48') appended to the northwest corner of the building
- 1956. Interior partitions modified
- 1961. Addition (13' x 24') appended to the west elevation; addition (17' x 40') appended to the primary/east elevation
- 1968. Partitions added to basement level interior spaces
- 1972. Sign permit issued to modify exterior building signage; this sign does not appear to be intact
- 1973. Addition (90' x 78') appended to the west elevation

Alterations to the subject building are listed below. Some were noted during field inspection but are not reflected in the permit record. For alterations that are reflected in the permits record, the year that the alteration took place is listed parenthetically.

- An addition was appended to the primary/east elevation (1961)
- Multiple additions were appended to the west elevation (1949, 1952, 1961, 1973)
- A mural was added to the primary entrance (circa 1961)
- Original fenestration patterns were modified to accommodate these later additions
- Wrought iron perimeter fencing was added to the east and south property lines

***B10. Significance** (continued from page 2):

area's industrial development in any sort of significant way. Due to its ubiquity, then, the subject property is not associated with broad patterns of development in a manner that is equally expressed by the numerous other industrial properties in the vicinity that bear similar physical and contextual qualities.

For these reasons, 4701 N. San Fernando Road is not associated with events or patterns of events that have made a significant contribution to history. Thus, the building does not satisfy National Register/California Register Criterion A/1, or local Criterion 1.

(continued on page 4)

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*Resource Name or # (Assigned by recorder) 4701 N. San Fernando Road

Recorded By: Architectural Resources Group

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☒ Continuation

☐ Update

***B10. Significance** (continued from page 3):

National Register/California Register/Local (HCM) Criterion B/2/2

4701 N. San Fernando Road was originally constructed as an office building supporting the day-to-day operations of Robert E. McKee, Inc., a general contracting company.

It is customary for office buildings to be loosely associated with a variety of people, as these buildings are generally intended to be accessible to the public at large and a cadre of professional staff. However, there is insufficient evidence to demonstrate that any one of the individuals associated with this building is historically significant in the spirit of this criterion. Some, and perhaps all of the company affiliates who worked in the building had successful careers and led productive lives, but absent any information about these individuals and their accomplishments there is insufficient evidence to suggest that any of them made notable contributions to history.

National Register Bulletin (NRB) 15: *How to Apply the National Register Criteria for Evaluation* provides guidance related to the evaluation of properties that are associated with historic personages. It enumerates two benchmarks that should be met for a property to meet Criterion B: first, “the persons associated with the property must be individually significant within a historic context,” and second, the property is “associated with a person’s productive life, reflecting the time period when he or she achieved significance.” Toward this second point, the bulletin further states that each property associated with an important individual should be compared to other associated properties to identify those that best represent the person’s historic contributions.”

Longtime owner Robert E. McKee may be regarded as a historically significant individual because of his contributions to the American building and construction industry. McKee demonstrated considerable business acumen over the course of his career, growing a small, upstart building business venture into one of the nation’s most prolific general contracting companies. Notably, Robert E. McKee Inc. completed projects in 35 of the 50 states, where it presided over an impressive number of large edifices.

However, comparative analysis of the subject property against other properties associated with McKee suggests that this is not the property best associated with his contributions to the American building industry. Given the immense breadth of his company’s operations, it is not clear how much McKee himself was personally involved with the goings-on of his Los Angeles branch office. This was one of many branch offices that his company operated in cities across the nation, and while it is difficult to pinpoint precisely how often McKee personally carried out work in the Los Angeles branch office, evidence suggests that he conducted his work out of his headquarters in El Paso, Texas – where he lived– and came to Los Angeles when needed. McKee presumably stayed at the residence at 4101 E. Goodwin Avenue when he came to Los Angeles for business, but at no point did he appear to have taken up long-term residence here. Census records, city directories, and other documentary sources affirm that McKee’s primary place of residence continued to be in El Paso until his death in 1964.

On this point, McKee’s contributions to the American building industry are arguably expressed most strongly in El Paso, Texas, where he set down roots and resided for his entire productive life. Though his company had a presence in cities and states across the nation, McKee always proudly self-identified as an El Pasoan. Key buildings that are directly associated with Robert E. McKee’s life and career, and are located in El Paso, remain extant. For instance, his longtime personal residence at 2630 Richmond Avenue, El Paso – a large Federal style dwelling where he raised his family – is extant, and has been declared a local landmark in that jurisdiction. The main operational headquarters of Robert E. McKee, Inc. at 1918 Texas Avenue, El Paso is also extant and appears to be intact from its historical period. The operational headquarters of his nationwide construction company, where he is believed to have personally conducted most of his significant work with respect to the management of large construction projects, arguably bears a more direct and palpable association with his productive period than does the subject property, which was one of many branch offices that were under the umbrella of his company.

For the reasons stated above, 4701 N. San Fernando Road is not associated with the lives of significant persons in the spirit of this criterion. Therefore, the building does not satisfy National Register/California Register Criterion B/2, or local Criterion 2.

National Register/California Register/Local (HCM) Criterion C/3/3

4701 N. San Fernando Road is designed in the Spanish Colonial Revival style, a common architectural idiom in Southern California in the decades prior to World War II.

This building exhibits some common characteristics of the Spanish Colonial Revival style including horizontal massing, clay tile roof cladding, stucco exterior walls, steel windows, and a paneled wood door with an arched surround and wood grilles. However, it reads as a vernacular interpretation of the style, and lacks the level of articulation that would be needed to justify its architectural merit.

(continued on page 5)

CONTINUATION SHEET

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***Resource Name or #** (Assigned by recorder) 4701 N. San Fernando Road
Recorded By: Architectural Resources Group **Date:** 2/20/2020 ☒ Continuation ☐ Update

***B10. Significance** (continued from page 4):

Moreover, this building has been extensively modified. Five separate additions (in 1949, 1952, 1961, 1961, and 1973) have been appended to the building, which significantly augmented its size and changed its plan, configuration, and appearance. It thus reads as an amalgamation of disparate parts that bear some resemblance to one another but were combined in a somewhat piecemeal manner.

There are numerous examples of this style of architecture in Los Angeles, as it was one of the most popular regional idioms prior to World War II. The subject building is a representative example of the Spanish Colonial Revival style and its application to a low-scale commercial building; when compared against the broader pool of Spanish Colonial Revival commercial architecture in the city it reads as a relatively modest edifice that is more typical of the style than it is exemplary. It lacks the articulation that is found on other examples of Spanish Colonial Revival style commercial buildings like the Automobile Club of Southern California in University Park (HCM #72, Hunt and Burns), which features Baroque ornament, a commanding octagonal tower, and an integral courtyard; the Granada Shoppes and Studios in Westlake (HCM #238, Franklin Harper), which utilizes a pastiche of picturesque elements to emulate a Spanish streetscape; the Chapman Park Market in Koreatown (HCM #386, Morgan, Walls and Clements), which is awash in Churrigueresque details; and the Janss Investment Company Building in Westwood (HCM #364, Allison and Allison), which is capped by a Moorish style dome trimmed in gold leaf. All of these buildings were extensively written about in trade journals, touting the quality of their design; the subject building, on the other hand, was not. Buildings like those listed above are valuable to a study of Spanish Colonial Revival architecture and its application to a non-residential context in a way that the subject building is not.

The building is not notable on account of its method of construction. It is a typical, concrete-and-frame building that was constructed using common methods and materials, and there is nothing particularly unusual or noteworthy about the manner in which it was constructed. The building does not possess high artistic values. There does not exist a significant enough concentration of buildings in the immediate area to constitute a historic district, so the property does not represent a significant entity whose components lack individual distinction.

The property does not represent a notable work of a master. Charles Hutchison, the architect who designed the building and several of its subsequent additions, seems to have been an accomplished local architect, but did not invoke influence on the architectural landscape of Los Angeles in a manner that would render him a master.

Robert E. McKee, who purchased the property in 1938 and commissioned many of the subsequent improvements on site, may be regarded as a master builder. While this property was occupied for many years by a branch office of his El Paso-based construction company, it does not appear to represent a notable work of the McKee enterprise. In Los Angeles, McKee's reputation as a master builder is expressed most strongly in the fruits of his company's labor – notably, in buildings like Los Angeles Union Station and the Theme Building at LAX. In contrast, there is nothing particularly notable about the subject property that is demonstrative of McKee's mastery aside from the fact that it was occupied by the company that bore his name. It lacks the immense scale and structural complexity that are distinguishing features of McKee's work.

Moreover, permit records also indicate that some of the key improvements on site were not completed by McKee. Specifically, 4101 E. Goodwin Avenue was an existing edifice that was constructed by J.C. Bannister; the original portion of 4701 N. San Fernando Road, commissioned by McKee and erected in 1938, was not built by McKee but was rather constructed by building contractor William Mellema. McKee is the contractor of record for some of the later additions that were made to both buildings. There is nothing particularly notable about the design or construction of either building that is a profound physical expression of his craft.

4701 N. San Fernando Road, then, is not significant for reasons related to its architecture or physical design. It is not an excellent example of the Spanish Colonial Revival style, is not notable for its method of construction, and is not a notable work of a master. It reads as a relatively modest interpretation of the Spanish Colonial Revival style, and has also been altered. For these reasons, the building does not satisfy National Register/California Register C/3, or local Criterion 3.

National Register/California Register Criterion D/4

As an archaeological assessment was not conducted as part of this study, the property's potential for containing subsurface archaeological resources is unknown.

Evaluation of Integrity

Location. 4701 N. San Fernando Road has not been moved from its original location. It retains integrity of location.

(continued on page 6)

CONTINUATION SHEET

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***Resource Name or #** (Assigned by recorder) 4701 N. San Fernando Road
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***B10. Significance** (continued from page 5):

Design. Multiple additions to 4701 N. San Fernando Road have affected its integrity of design. These additions have more than doubled the size of the building and have significantly changed the way that it is experienced, both from the street and from within. Fenestration patterns have been modified in order to accommodate these additions. Collectively, these alterations represent a relatively sharp deviation from the original design intent. For these reasons, the building does not retain integrity of design.

Setting. Some nominal changes to the property itself have been made over time, but overall the immediate setting of 4701 N. San Fernando Road has remained unchanged. This area, located alongside the railroad tracks, has been predominantly occupied by low-scale industrial uses, and has sat opposite a residential neighborhood comprising single-family bungalows, since the early twentieth century. These essential land use patterns remain virtually unchanged. For this reason, the building retains integrity of setting.

Materials. Most of the original materials on 4701 N. San Fernando Road appear to be intact. However, large additions that have been appended to the building have introduced a number of new materials where they did not originally exist. Generally, these materials were visually consistent with the older materials, but in some instances – including decorative shutters and a large mural at the primary entrance– the addition of new materials deviated from the building’s original material palette. These new materials were used to draw visual attention in a way that was not intended in their original design. The differences between original materials and new materials are different, yet bear enough visual similarities as to where it is hard to decipher original materials from later additions.

Thus, while original materials generally remain intact, they have been overshadowed by later additions. For this reason, the building does not retain integrity of materials.

Workmanship. Distinguishing characteristics that historically provided 4701 N. San Fernando Road with its form and character have been overshadowed by subsequent additions and the introduction of new materials and details. The building continues to convey the physical evidence of technological practices and aesthetic principles associated with its period of construction, but these practices and principles are easily conflated with later additions. For these reasons, the building does not retain integrity of workmanship.

Feeling. 4701 N. San Fernando Road continues to read as a pre-World War II low-rise office building, though numerous additions that have been appended to this building have culminated in a loss of integrity of design, materials, and workmanship. Enough of the original scale and form of the original building are intact to glean its historic use at a fundamental level. For this reason, the building retains integrity of feeling, though this aspect of integrity has been compromised.

Association. 4701 N. San Fernando Road is composed of multiple pieces from multiple eras, and because of this it is difficult to discern old from new. The building continues to read as a product of the 1920s and ‘30s, but because of multiple additions it struggles to retain its distinctive look, feel, and appearance in the spirit of this integrity consideration. The building exhibits enough original fabric to retain integrity of association, though this aspect of integrity has been compromised.

Summary of Integrity. 4701 N. San Fernando Road retains integrity of location and setting, but has lost integrity of design, materials, and workmanship. Its integrity of feeling and association remain intact but have been compromised. When these aspects are weighed together, the building does not retain sufficient integrity to be eligible for federal, state, or local listing.

***B12. References** (continued from page 2):

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(continued on page 7)

CONTINUATION SHEET

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***Resource Name or #** (Assigned by recorder) 4701 N. San Fernando Road
Recorded By: Architectural Resources Group **Date:** 2/20/2020 ☒ Continuation ☐ Update

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State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI _____

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Recorded By: Architectural Resources Group ***Resource Name or #** (Assigned by recorder) 4701 N. San Fernando Road
Date: 2/20/2020 ☒ Continuation ☐ Update



Image 2. Primary/east elevation, view southwest (ARG, 2019)



Image 3. South elevation, view northwest (ARG, 2019)



Image 4. Primary/east elevation, detail of main entrance, view west (ARG, 2019)



Image 5. North elevation, view southwest (ARG, 2019)



Image 6. North elevation, view southeast (ARG, 2019)



Image 7. Conical volume at SE corner of building (ARG, 2019)



Address: 2816 E FUTURE ST
 Name:
 Year built: 1919
 Architectural style: Craftsman

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	6Z
Reason:	Although this residence was previously evaluated for listing as a local landmark, it has been substantially altered and no longer retains sufficient integrity to convey significance.



Address: 4010 E GOODWIN AVE
 Name:
 Year built: 1913
 Architectural style: Craftsman, Airplane Bungalow

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	An excellent intact example of a Craftsman airplane bungalow. The only example of this style and type in the area that retains integrity.



Address: 4101 E GOODWIN AVE
 Name: Roger E. McKee General Contractor
 Year built: 1930
 Architectural style: Spanish Colonial Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context

Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Spanish Colonial Revival, 1915-1942
Property type:	Commercial - Office
Property sub type:	Office Building
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	An excellent intact example of Spanish Colonial Revival architecture applied to a low rise commercial building. The building has a residential quality that belies the commercial use.



Address: 3331 E GRANADA ST
 Name:
 Year built: 1890
 Architectural style: Stick/Eastlake

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	QQQ
Reason:	An excellent example of Eastlake architecture, representing the earliest pattern of development in the area. The only remaining example observed in the area. However, more information is required on the original design and subsequent alterations to evaluate integrity.

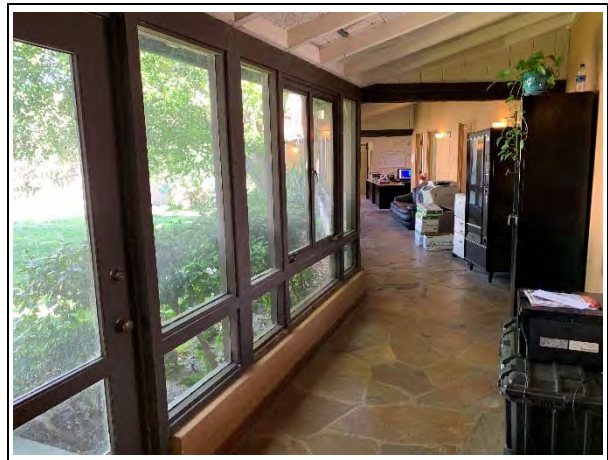
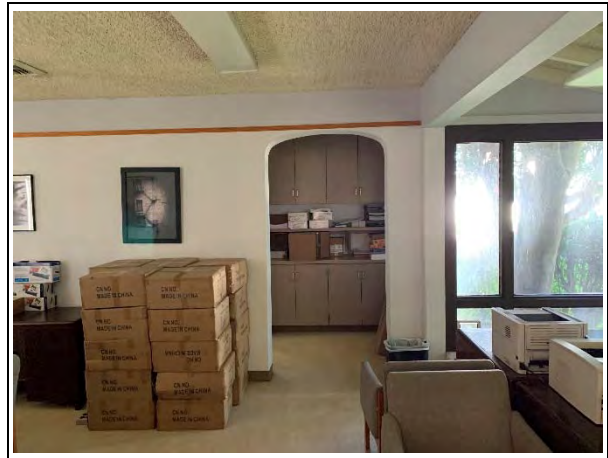
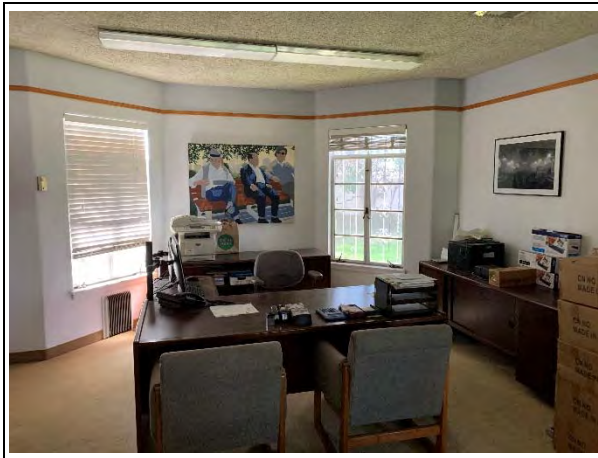


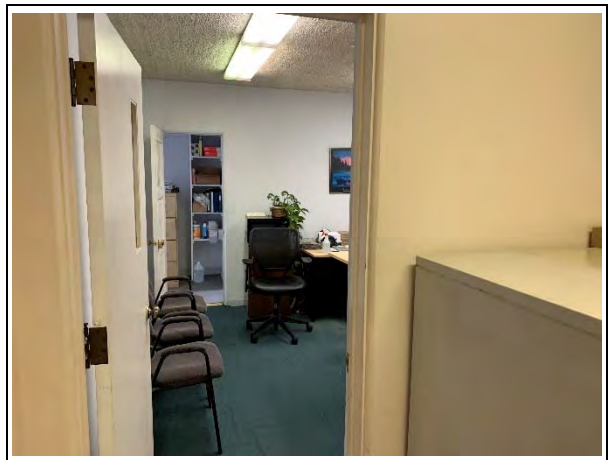
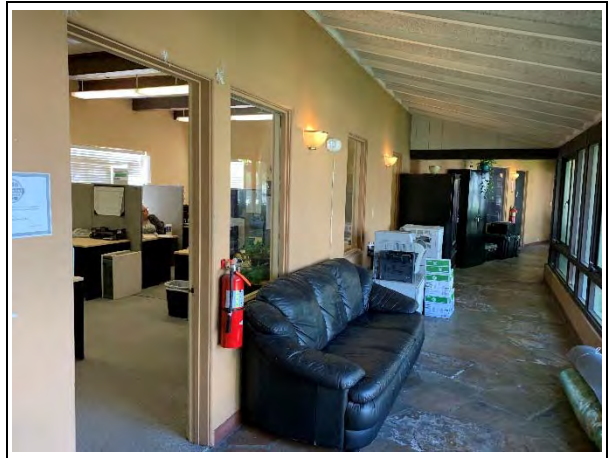
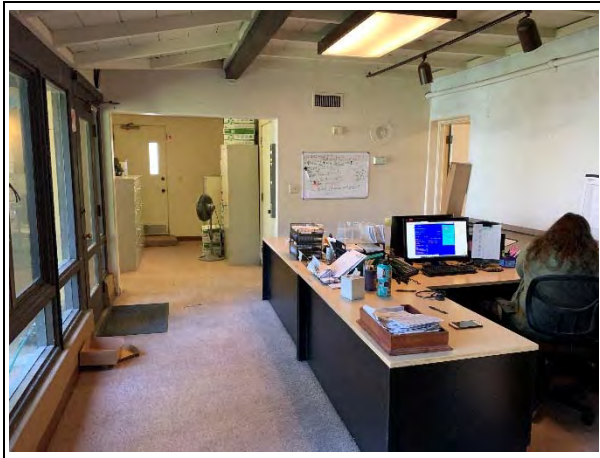
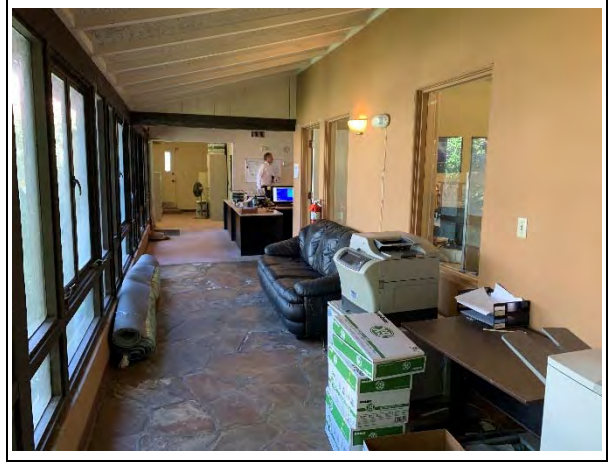
Address: 3304 E LOOSMORE ST
 Name:
 Year built: 1912
 Architectural style: Craftsman

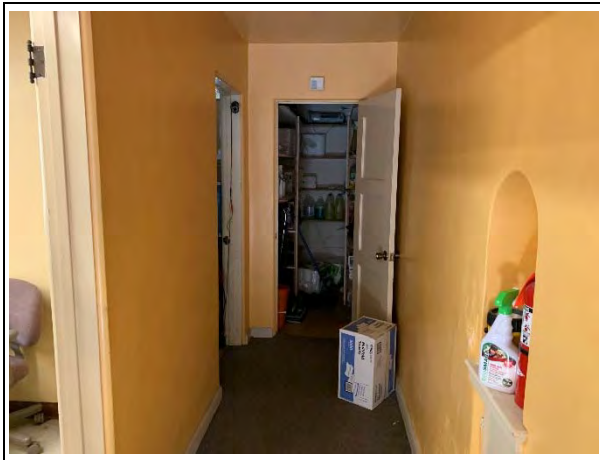
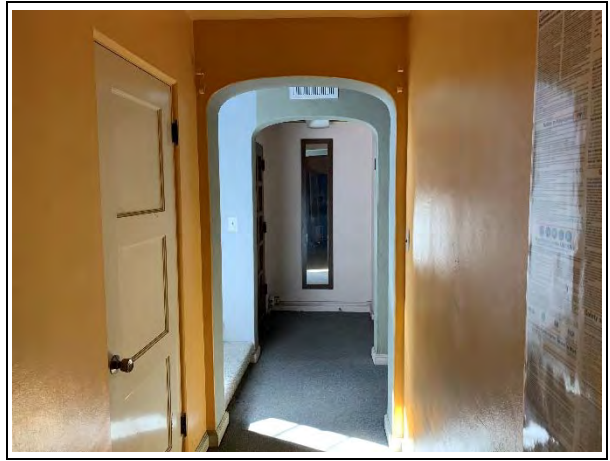
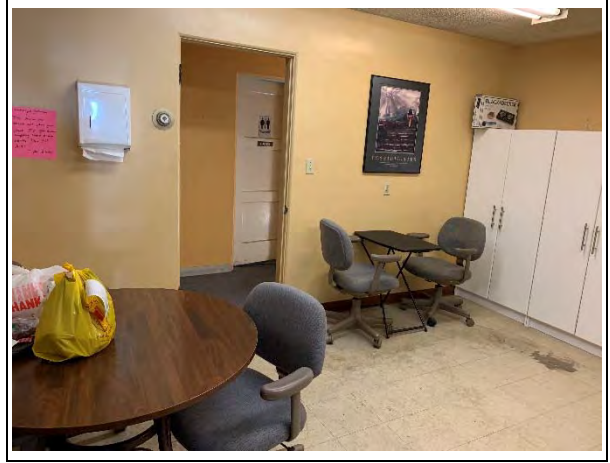
Context 1:

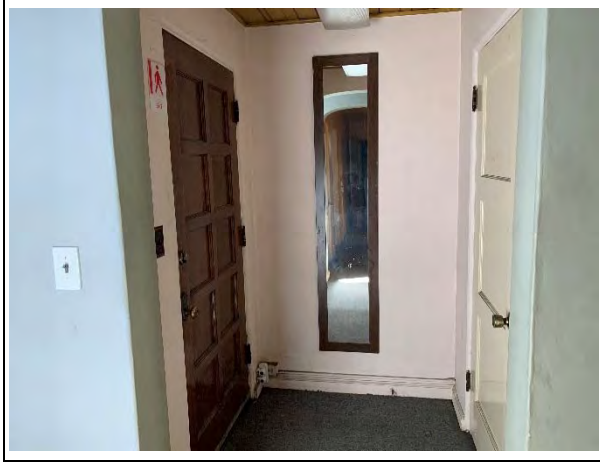
Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	7SQ
Reason:	Although this residence was previously evaluated as eligible for listing as a local landmark, it does not appear to meet the eligibility standards. It is a modest example of the Craftsman style and the windows have been replaced.

Interior Photos of 4101 E. Goodwin Avenue (2020)









Preparer Qualifications

KATIE E. HORAK

Principal | Architectural Historian & Preservation Planner

Katie is a Los Angeles-area native and Principal in ARG's Los Angeles office. She has more than fifteen years experience in the field of historic resource management in both the public and private sectors. Katie is a recognized leader in the industry, bringing creative and innovative solutions to complex issues related to historic site documentation, management, and adaptive re-use. Katie brings additional experience with California Environmental Quality Act (CEQA) compliance documentation, historic structure reports, determinations of eligibility, design review, and Mills Act Property Tax Abatement Program administration.

Relevant Project Experience

- UC San Diego (La Jolla Campus), Campus-Wide Historic Resources Survey and Preservation Plan, La Jolla, CA
- University of Southern California, Historic Resources Survey, Los Angeles, CA
- Claremont McKenna College, Historical Resources Technical Report under CEQA, Claremont, CA
- Pomona College Master Plan EIR, Historical Resources Technical Report under CEQA, Claremont, CA
- Lucas Museum of Narrative Art EIR, Historical Resources Technical Report, Los Angeles, CA
- SurveyLA, Los Angeles Citywide Historic Resources Survey: Citywide Historic Context Statement (The Ranch House and Los Angeles Modernism), Pilot Survey, Groups 1, 2, 4, 5, 6, 7, 8, 9, and 10 Surveys
- Los Angeles Union Station, Historic Structures Report and ongoing historic preservation consultation, Los Angeles, CA
- Historic Signs Survey and Ordinance Review, Burbank, CA
- City of Beverly Hills, Citywide Historic Resource Survey, Beverly Hills, CA
- City of Arcadia, Citywide Historic Resources Survey, Arcadia, CA
- City of Santa Monica, Historic Resources Inventory (HRI) Update, Santa Monica, CA

Selected Lectures

- "Minoru Yamasaki and the 'World's Most Beautiful Hotel'" Preserving the City of the Future: Civic and Corporate Los Angeles in the 20th Century, Los Angeles County Museum of Art (LACMA), June 2019
- "Preservation Possibilities for 1990s Architecture," Preserving the Recent Past Conference, Los Angeles, March 2019
- "Implementing Heritage Surveys and Digital Inventories," National Trust for Canada Conference, Fredericton, New Brunswick, Oct. 2018
- "Historic Surveys and Designation: From Identification to Nomination." California Preservation Foundation Workshop, January 2016.
- "Beyond Mid-Century Modern," California Preservation Conference, May 2015.
- "How to Measure Integrity in Historic Resources," Palm Springs Modernism Week, February 2015, and California Preservation Conference, May 2015.
- "Current Trends in Historic Resources Surveys for Preservation Planning," California APA Conference, Visalia, CA Oct. 2013.



Education

Master of Heritage Conservation,
University of Southern California,
Los Angeles

University of Oregon, Eugene
Historic Preservation Field School
in Canova, Italy

Bachelor of Arts, Art (Painting/
Drawing), Whitworth College,
Spokane, Washington

Meets *The Secretary of
the Interior's Professional
Qualifications Standards* in
Architectural History and History

Memberships

Board of Directors, Docomomo US

Founding President, Docomomo
US, Southern California Chapter

Los Angeles Conservancy

National Trust for Historic
Preservation

Society of Architectural Historians,
Southern California Chapter

Academic Involvement

Adjunct Assistant Professor,
University of Southern California.

Current courses taught:
*Introduction to Historic Site
Documentation*, and *Advanced
Documentation: Historic Resources
Surveys*

Preparer Qualifications

ANDREW GOODRICH

Associate | AICP | Architectural Historian & Preservation Planner

Andrew is an Architectural Historian and Preservation Planner in ARG's Los Angeles office, with a joint background in city planning and historic preservation and formal training in both fields. His academic and professional pursuits have led him to develop an interest in how public policy can be used to enliven the historic built environment. He also brings an understanding of urban landscapes and is versed in Geographic Information Systems (GIS) software. A Los Angeles-area native with a keen interest in the region and its history, Andrew has been practicing in the preservation planning field since 2008 and worked for various public and not-for-profit agencies prior to joining ARG. At ARG, he has managed and contributed to numerous historic resource surveys and historic context statements that have ranged in scale from entire cities, to college campuses, and down to individual neighborhoods. His experience also includes landmark nominations, historic property assessments, and rehabilitation incentives. Andrew is a member of the American Institute of Certified Planners (AICP), and sits on the Programs Committee for the American Planning Association (APA)'s Los Angeles chapter.

Relevant Project Experience

- CSU San Bernardino Historical Resources Evaluation Report, San Bernardino, CA
- UC San Diego (La Jolla Campus), Campus-Wide Historic Resources Survey and Preservation Plan, La Jolla, CA
- UC San Diego (Hillcrest Campus), Historic Resources Survey and CEQA Technical Report, San Diego, CA
- Pomona College, CEQA Technical Report, Claremont, CA
- SurveyLA, Los Angeles Citywide Historic Resources Survey: Group 6 Surveys (Arleta-Pacoima, Mission Hills-Panorama City-North Hills Community Plan Area); Group 7 Surveys (Boyle Heights, Wilshire Community Plan Areas); Group 8 Surveys (Chatsworth-Porter Ranch, Northridge Community Plan Areas); Group 10 Survey (Central City Community Plan Area)
- SurveyLA, Los Angeles Citywide Historic Resources Survey: Historic Context Statement (The Ranch House, Los Angeles Modernism)
- City of Santa Monica, Historic Resources Inventory (HRI) Update, Santa Monica, CA
- City of Dana Point, Citywide Historic Resources Inventory Update, Dana Point, CA
- City of Beverly Hills, Citywide Historic Resource Survey, Beverly Hills, CA
- Melville J. Courson Park Pool and Buildings, Historic Resource Evaluation and Documentation, Palmdale, CA
- Canter's Delicatessen, Historic-Cultural Monument (HCM) Application, Los Angeles, CA
- 119 and 127-29 N. Kenwood Street, CEQA Review and Reconnaissance Survey, Glendale, CA
- Oxford Square, Historic Preservation Overlay Zone (HPOZ) Survey, Los Angeles, CA
- Culver City Ice Arena, Historic Resource Evaluation, Culver City, CA
- 401 25th Street (Bundy House), Landmark Assessment, Santa Monica, CA
- La Rosita Drive Inn, Historic Resource Evaluation, Redlands, CA
- Greenleaf Masonic Center, Historic Resource Evaluation, Whittier, CA



Education

Master of Heritage Conservation,
University of Southern California

Master of Planning, Concentration
in Economic Development,
University of Southern California

Bachelor of Arts, Urban Studies
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Meets *The Secretary of
the Interior's Professional
Qualifications Standards* in
Architectural History and History

Memberships

American Institute of Certified
Planners (AICP)

American Planning Association

Los Angeles Conservancy

Honors

Tau Sigma Delta, Honors Society
for Architecture and Allied Arts

Pi Alpha Alpha, Honors Society for
Public Affairs and Administration

Greta and Dean Wilkinson Fellow,
School of Architecture, University
of Southern California

Dean's Merit Scholar, Sol Price
School of Public Policy, University
of Southern California