HOFFMAN CANDY COMPANY

6600 South Avalon Boulevard CHC-2022-795-HCM ENV-2022-796-CE

Agenda packet includes:

- 1. <u>Under Consideration Staff Recommendation Report</u>
- 2. <u>Historic-Cultural Monument Application</u>

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-2022-795-HCM

ENV-2022-796-CE

HEARING DATE: March 3, 2022 TIMF. 10:00 AM

PLACE: Teleconference (see

agenda for login information)

EXPIRATION DATE: The original 30-day expiration date of March 5, 2022 per Los Angeles Administrative Code Section 22.171.10(e)1 is the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency

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

Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders

Location: 6600 South Avalon Boulevard

Council District: 9 - Price

Community Plan Area: Southeast Los Angeles Area Planning Commission: South Los Angeles Neighborhood Council: Community and Neighbors for

Ninth District Unity

Legal Description: De Cantillon Tract, Arb 10 of Lot PT

Historic-Cultural Monument Application for PROJECT:

HOFFMAN CANDY COMPANY

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Nancy Soon-chun Pak

3000 West Olympic Boulevard

Los Angeles, CA 90006

Soon Chun N Pak 12128 Louise Avenue Granada Hills, CA 91344

APPLICANT: Margot Gerber

Art Deco Society of Los Angeles

PO Box 972

Los Angeles, CA 90078

PREPARER: Morgan Quirk and Mary Ringhoff

> Architectural Resources Group 360 East 2nd Street, Suite 225 Los Angeles, CA 90012

RECOMMENDATION That the Cultural Heritage Commission:

- 1. Take the property under consideration as an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal warrants further investigation.
- 2. Adopt the report findings.

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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]

Lambert M. Giessinger, Preservation Architect Office of Historic Resources

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Shannon Ryan, Senior City Planner Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Jonathan Hagar, Student Professional Worker Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

Hoffman Candy Company is a two-story industrial building located on the east side of South Avalon Boulevard between East Gage Avenue and East Florence Avenue in Southeast Los Angeles. Built in 1929, it was designed in the Art Deco style by architect Charles F. Plummer for the Hoffman Candy Company and served as their offices and main factory until 1989. The Hoffman Candy Company was one of the earliest and longest operating family-owned candy companies in Los Angeles. The property is currently used for garment manufacturing.

The Hoffman Candy Company was established in 1911 by Elic A. Hoffman, who moved to Los Angeles from Ohio that year. By the 1920s, the company had become a major chocolate producer that sold products across the western United States and in East Asia. In 1929, Hoffman commissioned Charles F. Plummer to design a new, state-of-the-art facility that featured many climate control measures for handling chocolate in addition to the natural light and ventilation characteristic of daylight factories. The company continued to expand nationwide in the following decades. Elic Hoffman died in 1956, and ownership passed to his son Richard, who joined the board of the National Confectioners Association in 1967 and became the organization's vice president in 1973. The Hoffman Candy Company began to decline in the 1970s with the unsuccessful acquisition of another confectioner, Valomilk, followed by several citations for health code violations in 1980. The company ceased operations at the subject property in 1989 and sold its remaining trademarks and machinery in 1992.

The rapid growth of Los Angeles at the end of the 19th Century led to the beginning of industrial development in the region, initially to provide building materials and, subsequently, to serve the national market. In 1908, the City of Los Angeles passed one of the nation's first major zoning laws, which established dedicated industrial districts along the Los Angeles River and major railroads, where industries had already begun to congregate. One of the most important rail corridors, connecting Downtown Los Angeles to the harbor in San Pedro, ran along Alameda Street and turned Southeast Los Angeles into the center of the region's industry in the years following the First World War. Industrial development was dominated by multi-purpose warehouses and factories, with furniture, auto parts, textiles, and food processing being the largest industries. Rapid residential growth came in the 1920s, following the expansion of industry, and Southeast Los Angeles was mostly developed by the 1950s. The area remains an important manufacturing and transportation corridor today.

Born in 1879 in Wisconsin, Charles F. Plummer relocated to Seattle where he worked at a sawmill and as a draftsman for an architectural firm. By 1913 he had moved to Los Angeles, where he established an interior design practice with Joseph Feil that lasted until 1917. Following the end of the partnership, Plummer established himself as a successful architect, joining the American Institute of Architects in 1921. Though he worked on a variety of project types, he became particularly known for restaurants and other commercial spaces, often in Period Revival styles. Notable solo works by Plummer include the Petitfils-Boos Residence (1920, HCM #835), Aldama Elementary School (1924), and the Young's Market Building (1924, HCM #113) In 1933, Plummer partnered with two younger architects, Walter C. Wurdeman and Welton Becket, establishing the firm of Plummer, Wurdeman, and Becket; the following year, the firm won the design competition for the Pan-Pacific Auditorium (HCM #183, not extant). This was followed by several prominent projects, including Clifton's Cafeteria (1935, HCM #358), and a Streamline Moderne-style apartment building at 844 South Plymouth Avenue (1936, HCM #970). Plummer remained with the partnership until his death in 1939.

Rectangular in plan, the subject property is of steel and reinforced concrete construction clad in concrete. The primary façade, facing Avalon Boulevard to the west, is divided into four bays; the

southernmost bay projects slightly and features a prominent parapet and Classically-inspired geometric reliefs. The recessed primary entrance, a partly glazed, paneled metal double door flanked by sidelights and accessed by concrete steps, is located on the ground floor of this bay, with a pair of multi-lite metal fixed and awning windows on the upper floor. The remaining bays are separated by fluted engaged columns with pinnacles and feature three multi-lite metal windows on each floor with fixed, awning, and hopper sections, as well as smaller fixed basement windows below. A decorative frieze spans the width of the primary façade and extends to the side elevations, which each feature a bay similar to those of the façade. The rest of the side and rear elevations are utilitarian, with repeating wide, multi-lite metal fixed and awning windows. A small turret with a door is located at the southeast corner of the building, with a much larger one, three stories in height, on the northern elevation. The latter features a metal chimney or vent, multiple doors, and an exterior metal staircase. It connects to a section of monitor roof with windows and composition shingle cladding located in the western portion of the building; the roof is otherwise flat and clad in rolled asphalt. Interior features include arched openings, metal safes and vaults, and terra cotta ceiling trim.

The subject property has experienced a number of alterations, including replacement of the roof in 1944; removal of interior partitions in 1951; addition of dust partitions in 1976; installation of bathrooms and removal of interior partitions in 1991; and replacement of doors and entry steps, addition of a shed to the south elevation, painting over of windows, addition of metal security grilles, and demolition of a detached garage, all at unknown dates.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the national, state, and local designation programs as an excellent example of Art Deco architecture applied to an industrial building and as an excellent example of a daylight factory.

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:

- 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.

FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.

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BACKGROUND

On February 3, 2022, the Director of Planning determined that the application for the proposed designation of the subject property as Historic-Cultural Monument was complete. The original 30-day expiration date of March 5, 2022 per Los Angeles Administrative Code Section 22.171.10(e)1 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.



NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name:							
Other Associated Names:							
Street Address:				Zip:	Council District:		il District:
Range of Addresses on Property:				Commun	munity Name:		
Assessor Parcel Number:		Tract:		Block:		Lot:	
Identification cont'd:							
Proposed Monument Property Type:	Building	Structure	Obje	ect 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 Ori	ginal Site?	Yes	No (explain in section 7)	Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style	:		Stories:	Plan Shape:	
FEATURE	PRIMARY	SECONDARY		CONDARY	
CONSTRUCTION	Туре:	Туре:			
CLADDING	Material:	Material:			
ROOF	Туре:		Туре:		
ROOF	Material:	Material:			
WINDOWS	Type: Type:				
WINDOWS	Material:	Material:			
ENTRY	Style:	Style:			
DOOR	Туре:	Туре	:		



NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This sec Include copies of permits in the nomination packet. Make sure to list any major alte	
S. 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 m	nonument 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.



State:

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

Nomination Preparer/Applicant's Representative

Phone Number:

Applicant

Name:

Zip:

Street Address:

Company: Name: Street Address: City: State: Zip: Phone Number: Email: **Property Owner** Is the owner in support of the nomination? Yes Unknown No Company: Name: Street Address: City: State: Phone Number: Zip: Email:

Company:

Email:

City:



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	,,	, additionally contemporary motors
	(8x10, the main photo of the proposed monument. Also email a digitial copy of the main photo to:	8.	Historical Photos
	planning.ohr@lacity.org)	9.	Zimas Parcel Report for all Nominated Parcels (including map)

10. RELEASE

1	read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the ed 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.

Margot Gerber	11/16/21	Mayot Serber	
Name:	Date:	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



Hoffman Candy Company (6600 S. Avalon Boulevard)

Historic-Cultural Monument Nomination Continuation Sheet

A. Property Description

Site

The Hoffman Candy Company building at 6600 S. Avalon Boulevard is centrally located in the Southeast Los Angeles neighborhood of Los Angeles, approximately seven miles south of downtown. The neighborhood is topographically flat and its streets adhere to a rectilinear grid oriented to the cardinal directions. The property is situated on an industrially zoned block bounded by S. Avalon Boulevard to the west, E. Gage Avenue to the north, Stanford Avenue to the east, and E. Florence Avenue to the south, with a historic spur track running through the block's center, parallel to S. Avalon Boulevard. The block is developed almost entirely with industrial buildings. Additional rail lines (no longer extant) ran east of the block which serviced more industrial blocks found east and north of the property. Surrounding areas to the west and south are developed with single- and multi-family residential neighborhoods, with commercial and industrial parcels located along S. Avalon Boulevard and Florence Avenue.

The Hoffman building occupies one rectangular parcel (APN 6007-018-010) that measures approximately 34,000 square feet and is part of Lot C of the 1907 DeCantillon Tract. A second parcel (APN 6007-018-011) immediately to the south is developed with a surface parking lot, a fenced patio, two mature trees, perimeter walls, and a detached garage associated with the property; this parcel and its structures do not contribute to the significance of the main building and are not included in this nomination.

Located on the east side of S. Avalon Boulevard, the Hoffman Candy Company building sits directly across from the intersection of E. 66th Street and S. Avalon Boulevard. It is shallowly set back from the sidewalk and is fronted by a wrought iron security fence with pedestrian and automatic sliding gates, running the width of the two parcels along S. Avalon Boulevard at the property line. Concrete masonry unit and chain link perimeter walls enclose the combined lots at the rear north and south sides of the property, with a perimeter wall on the east side topped with barbed wire and featuring a vehicular entrance with a sliding gate.

Exterior

The industrial building at 6600 S. Avalon Boulevard was constructed as a candy factory in 1929 in the Art Deco style. The building is rectangular in plan and two stories in height, plus a basement level. It sits on a concrete foundation and is constructed of steel framing and reinforced concrete. Its cladding is painted concrete, smooth at the primary façade and exhibiting board-formed marks on the secondary



elevations. All visible windows are steel, grouped, fixed and awning sash with divided lights, and all visible doors are metal. The building has a flat roof surfaced with rolled asphalt and surrounded by a flat parapet with decorative molded cornice details, interrupted by an off-centered stepped parapet raised above the roof edge at the primary (west) façade. An additional monitor roofline with clerestory windows on the north and south sides is centrally placed atop the flat roof and is covered with composition shingle. Attached to the east end of the monitor roof is a irregularly shaped concrete roof volume with metal double doors leading to the roof and a metal stairway leading to the top, near where a metal pipe emerges. The south wall of the rooftop volume is flush with the rest of the building's south elevation, creating a small area that is three stories in height.

The building's primary (west) façade is asymmetrically composed, with four bays; the three north bays are identical and contain vertically oriented groupings of fixed and awning steel windows with divided lights. Deeply recessed fixed metal windows sit at basement level at the bottom of each bay. Each bay is separated from the next by a large fluted-column pilaster with a tapered top. The southernmost of the façade's four bays is a highly ornamented entry bay with a parapet that rises above the rest of the roofline to emphasize verticality; the parapet's many cast concrete details include sunrise, scroll, sawtooth, geometric, and floral motifs. The recessed main entrance is accessed by a flight of concrete steps between low concrete stair walls capped by a single metal railing on each side. The entrance contains fully glazed metal double doors and sidelights with a common geometric concrete surround featuring a sunrise motif. The sidelights have decorative wrought iron grilles which appear original, while the doors have replacement metal grilles/security screens. Two sets of grouped fixed and awning steel windows with divided lights sit above the entrance.

The south elevation lacks ornamentation except at the west end, where cornice detail and a pilaster from the primary entry bay continue. A simple secondary entry is located here, with shallow pilasters creating three vertical bays – these contain typical windows (steel, divided light, grouped and awning windows) and a metal security door accessed by iron and concrete steps with wrought iron railings, all likely replacements. Another secondary entry is located near the east end, containing a metal roll-up door fronted by a replacement wood deck/dock with wood steps. A screened metal equipment shed with corrugated metal roof sits next to the deck/dock. The rest of the elevation contains typical windows, as well as some single steel awning windows with divided lights.

The north elevation is very similar to the south, with three vertical window bays with shallow pilasters at the west end. Windows here and in the rest of the elevation are typical. One vehicular roll-up metal door is present, as well as at least one person-sized door of unknown type.

The east (rear) elevation contains two metal roll-up doors, one person sized and one vehicular, and typical windows. As noted above, a small portion of this elevation rises another story above roof level as the south wall of the rooftop/monitor volume.



Interior¹

The building's entry lobby is an open space with mostly replacement finishes including textured plaster walls, spray-on ("popcorn") ceilings, and vinyl composite tile (VCT) flooring. It retains some original features and finishes, including stepped arched openings, wood doors, and glazed terra cotta ceiling trim. Glazed wood built-in cabinets and an office with interior windows and wood trim are also present, but it is unknown whether these are original. The utilitarian portions of the building are large open rooms with concrete walls, flooring, and ceiling, with concrete rounded column supports, all original in appearance. The building also contains original metal safes/vaults, a freight elevator, and restrooms with VCT flooring and wood stall partitions.

Alterations

Alteration permits obtained from the Los Angeles Department of Building and Safety (LADBS) suggest that the building remains largely intact and has experienced no major exterior alterations since its construction in 1929. In 1930, owner Hoffman Candy Co. was issued a permit for R.R. Bradley Construction Co. to construct a one-story wood frame garage. In 1944, the building's roof was replaced by contractor McCullough Co. while additional minor interior alterations to remove walls and partitions were performed in 1951. Dust partitions were installed in 1976, while a grading permit was issued in 1991 to Dick Hoffman, son of company founder Elic A. Hoffman. A final permit was issued to owner Enid (Hoffman) Madding, daughter of Elic A. Hoffman, in 1991 for the installation of ADA-compliant bathrooms and removal of nonbearing partitions.

Existing conditions photos and historic aerials demonstrate that the building has experienced some additional, unpermitted exterior alterations. Some secondary doors have been replaced, as have two sets of entry steps and a dock/deck at the south elevation. A small screen equipment shed addition is located on the south façade and is situated atop a raised metal platform. All four façades have some original window glazing that has been painted over, in addition to a metal security grille installed on the main entrance double doors.

Two detached garages associated with the property were originally constructed in 1929 and located at the rear of the lot. The 1929 detached garage at the northeast portion of the lot was demolished at an unknown date and has been replaced with a surface parking lot. The second garage is located at the

¹ Without access to the building's interior, descriptions in this section are based on LoopNet photographs accessed August 2021, https://www.loopnet.com/Listing/6600-6604-S-Avalon-Blvd-Los-Angeles-CA/22088263/.

² LADBS, Permit 28689, December 1, 1930; Historic arial photography and Sanborn Fire Insurance Maps do not show this garage building as extant and it is unclear whether the garage was ever constructed.

³ LADBS, Permit 13762, July 21, 1944; Permit 21157, October 17, 1951.

⁴ LADBS, Permit 33373, September 27, 1976; Permit 81952, October 2, 1991.

⁵ LADBS, Permit 20076, November 25, 1991.



southeast portion of the lot and is extant. However, it does not retain integrity since its original 1929 construction due to later additions and alterations made at unknown dates.

Interior alterations have included replacement of lobby floor, ceiling, and wall finishes, though some original features and finishes remain.

Character-Defining Features

Site

• Location on east side of S. Avalon Boulevard, oriented toward the street and set back from the sidewalk

Exterior

- Rectangular footprint
- Two-story configuration, with a basement
- Simple geometric massing
- Set back monitor roofline with clerestory windows
- Asymmetrical primary façade divided into four vertical bays
- Recessed main entry in vertically oriented, highly detailed bay with parapet ornamentation and recessed main entry
- Painted smooth and board-formed concrete cladding
- Flat roof with stepped parapet decorated in low relief geometric forms, extending beyond roof edge above main entry
- Fully glazed double door main entry and sidelights with decorative metal grilles and stylized geometric cast stone door surround
- Bands of grouped steel fixed and awning windows, oriented in vertical bays on the primary façade and horizontally on secondary façades, interrupted by fluted ornamental columns and flat pilasters on the primary façade
- Stylized cast concrete elements featuring geometric forms inspired by nature, including swirl, scroll, sawtooth, sunrise, and linear motifs atop complex layering of surfaces

Interior

- Original lobby spaces, features and finishes, including stepped arch openings and decorative terra cotta ceiling trim
- Open manufacturing spaces with board-formed concrete finishes and wide concrete support columns with extended capitals
- Wood paneled doors with metal hardware and metal vault doors



B. Statement of Significance

Summary

The Hoffman Candy Company building meets the following criteria for designation as a Los Angeles Historic-Cultural Monument (HCM):

Criterion A: 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.

Criterion C: 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.

Constructed in 1929, the property at 6600 S. Avalon Boulevard satisfies Criterion A as the main factory and administrative building of the Hoffman Candy Company, first established in Los Angeles by Elic A. Hoffman in 1911. Specializing in the manufacture of chocolates and candy bars sold throughout the nation and abroad, the Hoffman Candy Company was one of the earliest and longest operating, family-owned candy companies in the city. Its Avalon Boulevard factory, built near the historic Atchison Topeka & Santa Fe Railway during a period of immense industrial expansion and development, embodies important patterns of industrial development in 1920s Los Angeles. The building is also significant under Criterion C for embodying the distinctive characteristics of an industrial property type and of the Art Deco style, as designed by a master architect. As a daylight factory, it represents an important historic method of construction used prior to the advent of electrical lighting and continuing into the early 20th century. The building is also an excellent example of a 1920s Art Deco factory building, embodying the distinguishing characteristics of the Art Deco architectural style. It represents a notable work by master Los Angeles architect Charles F. Plummer.

In 2015, the SurveyLA citywide historic resources inventory identified the Hoffman building as individually eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a Los Angeles Historic-Cultural Monument as an excellent example of the Art Deco style, and as an excellent example of a daylight factory. Additionally, the Hoffman Candy Company building was identified as an individual resource in the Southeast Los Angeles Industrial Zone as one of only three industrial resources in the community plan area to be designed in the Art Deco architectural style.

Industrial Development of Southeast Los Angeles⁶

⁶ Excerpted and adapted from the "Supplemental Historic Resources Survey Report: Industrial Zone Properties in the Southeast Los Angeles Community Plan Area," SurveyLA, prepared by GPA Consulting for the City of Los Angeles, Department of City



Like much of the greater Los Angeles area, the area south of downtown Los Angeles was initially devoted to agricultural land. Due to the city's relatively small population until the 1880s, industrial growth remained modest until that time. As the city's population grew, however, the influx of new residents made the production of building materials necessary. The arrival of the railroads in the late nineteenth and early twentieth centuries further encouraged industrial growth. As the city's industrial sector grew in the late nineteenth century, controversy arose regarding where to locate industrial buildings and districts. Many favored creating districts devoted to industrial uses, separate from residential districts.

In 1908, the city passed the first major zoning law in the country. The law created several industrial districts along the Los Angeles River and railroad lines to the east and south of downtown. These areas were already developing into industrial districts as the railroads laid tracks along both sides of the river and on land that was previously occupied by vineyards east of Alameda Street. The first railroad line in the city was laid along Alameda Street and connected downtown with San Pedro to the south. It serves as one of the city's major shipping routes to this day. It Cities such as Vernon, which borders a portion of the Southeast Los Angeles area to the east, grew due to proximity to the railroad. It eventually developed into a primarily industrial city, with only a small number of houses and residents. The establishment of these industrially-zoned areas paved the way for the concentrations of industrial properties in these areas, including Southeast Los Angeles, to the present day.

An economic boom following World War I led to industrial expansion in the area and Los Angeles in general. Nationally-known companies such as Goodyear Tire, Arrowhead, and Dr. Pepper constructed plants in the Southeast Los Angeles area in the decades between the two world wars. This industrial growth was due in part to the efforts of the Los Angeles Chamber of Commerce, which enthusiastically promoted the city as friendly to industry. Southeast Los Angeles was predominately devoted to small-scale manufacturing. Many of the industrial buildings in the area consist of one-story warehouses or factories in which businesses provided their own equipment. They could serve multiple functions and were not necessarily purpose-built. Properties related to the automobile, food processing, and garment industries can also be found.

Planning, Office of Historic Resources, December 2015, https://planning.lacity.org/odocument/a892639d-d06c-45e4-889c-70d5cc2e42d9/SurveyLASoutheastLosAngeles IndustrialReport 0.pdf (accessed July 2021).

⁷ LSA Associates, "Los Angeles Citywide Historic Context Statement; Context: Industrial Development, 1850-1980," SurveyLA, prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources, September 2011; rev. February 2018, https://planning.lacity.org/odocument/ad40500b-cf5a-436e-8c80-a81606544c01/IndustrialDevelopment_1850-1980.pdf (accessed July 2021).

⁸ Ibid

⁹ Los Angeles Conservancy, "Cruising Industrial Los Angeles," tour pamphlet, 1997, 9.

¹⁰ Galvin Preservation Associates, "1600 E. 6th Street, Los Angeles Historic Resource Report," May 2010, 14.

¹¹ Los Angeles Conservancy, 3.

¹² Galvin Preservation Associates, 12-13.



The Hoffman Candy Company was constructed approximately one block south of the historic Atchison Topeka & Santa Fe Railway and was serviced by one of the railway's many spur tracks east of the property. Completed in 1888, the rail line paralleled Slauson Avenue and from Los Angeles to freight wharves and an oil terminal in Redondo Beach, providing primarily freight service with some passenger service.

In the early 1920s, the Atchison Topeka & Santa Fe route shifted from Redondo to Wilmington at the Port of Los Angeles, though it retained its original east/west section through most of South and Southeast Los Angeles areas. Train traffic increased along the new Harbor Subdivision line, and Slauson Avenue saw steady industrial development as a result. Sanborn Fire Insurance Maps indicate that industrial operations like manufacturing plants, bottling plants, lumber yards, and machine shops appeared over the next several decades along S. Avalon Boulevard, with several specializing in furniture manufacturing. Residential development exploded in the 1920s, in response to the regional economic boom and facilitated by the expansion of streetcar networks through the area. By the early 1950s, most of the area south of Slauson Avenue in Southeast Los Angeles was developed, with some places exclusively industrial in nature, including the S. Avalon Boulevard block where the Hoffman Candy Company building is located. The Harbor Subdivision line later became part of the Burlington Northern & Santa Fe Railway, and ended nearly all of its service when the more direct Alameda Corridor was established in the early 2000s. Today the line is out of service.

E.A. Hoffman Candy Company

The E.A. Hoffman Candy Company operated under the Hoffman family from 1911 to 1989 in Los Angeles and specialized in the production of chocolates and candy bars. Much like many of the early food processing businesses in Los Angeles, the company began as a small and exclusively local enterprise. However, the arrival of the Southern Pacific Railroad in 1876 and the Santa Fe Railroad in 1885 had greatly expanded the industry's capacity to produce larger quantities and ship products outside the city. By the early twentieth century, the Los Angeles Chamber of Commerce began aggressively promoting local industrial development as opposed to exporting raw materials. Forming an Industrial Bureau in 1915, the Chamber surveyed potential industrial sites and actively campaigned to bring new industries to the city. As a direct result, dozens of new food processing businesses opened in Los Angeles during the late 1910s and 1920s. ¹⁴ At its inception, the Hoffman Candy Company was fully engaged in this era of mass production and expanded rapidly to become a nationally and internationally recognized candy manufacturer.

¹³ Sanborn Map Company, Los Angeles, California, 1951.

¹⁴ LSA Associates, "Los Angeles Citywide Historic Context Statement; Context: Industrial Development, 1850-1980," SurveyLA, prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources, September 2011; rev. February 2018, https://planning.lacity.org/odocument/ad40500b-cf5a-436e-8c80-a81606544c01/IndustrialDevelopment_1850-1980.pdf (accessed July 2021).



A native of Ohio, Elic A. Hoffman was born in 1883 and first came to Los Angeles in 1911 after working as a laborer and clerk on a dairy farm in Cuyahoga County, Ohio. ¹⁵ Early Los Angeles city directories listed Hoffman's occupation as confectioner, establishing the first candy making plant for the E.A. Hoffman Candy Company in 1911 in downtown Los Angeles at 258 E. 5th Street. ¹⁶ The company at that time employed six people working the factory, and one salesman selling goods across Los Angeles County. ¹⁷ To keep up with production demand, the Hoffman Candy Company moved to 641 S. Central Avenue from 1914 to 1916 until moving again to 611 E. 9th Street from 1917 to 1918. By 1920, the company had grown to employ 100 people and was housed at 634 S. San Pedro Street, occupying 20,000 square feet of space. Elic A. Hoffman continued to serve as the founder and company president, while Ben Myerson was brought on as general sales manager and H.C. Bartosh was hired as the office manager. Hoffman Candy Company's early line of products included boxed chocolates called the "Betsy Ross" and "Bohemian Girl" while individual candy bars and chocolates featured names like "Jazzland," "Apple Blossom," "Whipped Cream," "Nuts and Fruits," "Garden of Allah," and "Springtime Chocolates."

In 1921, the Hoffman Candy Company was considered one of the "largest and best equipped factories on the Pacific Coast for the manufacture of high-grade chocolates," with products being sold as far east as the Mississippi River, throughout the entire Northwest, the Hawaiian Islands, and in parts of China and the Philippines. ¹⁸ Three years later, the company began leasing a second building at 2473-75 Hunter Street to serve as a receiving point for raw materials and distribution center for the finished products. However, it continued to occupy the more permanent space at 634 S. San Pedro Street for general offices and manufacturing. ¹⁹ In the company's first 13 years of operation, it had already outgrown three separate locations.

The Hoffman Candy Company was part of the wave of bakeries, confectionaries, and bottling plants that proliferated as the food processing industry increased mass production, mechanizing and enlarging operations to meet the production required to supply new chain stores. ²⁰ Thus, it was no surprise that the company announced plans to construct a new factory building in 1929. Elic A. Hoffman hired prominent Los Angeles architect and engineer Charles F. Plummer to design a two-story, steel frame and reinforced concrete daylight factory in Southeast Los Angeles at 6600 S. Avalon Boulevard, near a spur track for carload shipments. A *Los Angeles Times* announcement detailed plans for the modern Art Deco building and declared that the new plant would be "the largest candy factory devoted to fine chocolates west of the Mississippi River." ²¹ Plummer's Art Deco design was also in line with many of the industrial

¹⁵ 1900 & 1910 United States Federal Census.

¹⁶ Los Angeles City Directories, 1911, 1912, and 1913.

¹⁷ "E.A. Hoffman Candy Co.," Los Angeles Times, January 1, 1921.

¹⁸ "E.A. Hoffman Candy Co.," Los Angeles Times, January 1, 1921.

¹⁹ "Candy Company Leases Building for Expansion," Los Angeles Times, October 5, 1924.

²⁰ LSA Associates, "Los Angeles Citywide Historic Context Statement; Context: Industrial Development, 1850-1980," SurveyLA, prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources, September 2011; rev. February 2018, https://planning.lacity.org/odocument/ad40500b-cf5a-436e-8c80-a81606544c01/IndustrialDevelopment_1850-1980.pdf (accessed July 2021).

²¹ "Candy Company Plans New Home," Los Angeles Times, January 27, 1929.



buildings constructed at the time, often designed in eclectic, Period Revival-style architecture. The company's new daylight factory included modern features like special air conditioning and insulation to maintain proper temperatures and the installation of "labor-saving machinery" for the handling of raw materials. ²² The building also showcased bands of steel windows and a monitor roofline with clerestory windows—both characteristic of daylight factories—for greater access to daylight and ventilation. As a result of the new factory completed in 1929, Hoffman Candy Company continued to produce mass quantities of chocolate candies and touted itself as having excellent working conditions in countless classified advertisements for many years after.

From the 1930s to the 1950s, the Hoffman Candy Company invented new kinds of chocolate products that were sold in drugstores across the country. One of the most popular creations was the "Cup-o-Gold" chocolate cup with almonds, coconut, and a creamy marshmallow-like center. While another staple was the original "Cherry-a-Let" chocolate bar which featured a chocolate covered nougat with crushed cherries. Both candies were marketed in national newspapers with sweepstakes for customers who could mail in candy wrappers in the hopes of winning cash prizes and international vacations.

Elic A. Hoffman continued to oversee the company's operations until his death in November 1956.²³ His son, Richard Hoffman, took over as president of the company and manufacturing continued out of the 6600 S. Avalon Boulevard building. By 1967, Richard Hoffman was elected to the board of the National Confectioners Association and subsequently became the vice president of the organization in 1973.²⁴ In the 1970s, the success of the Hoffman Candy Company led to an attempt to buy a smaller family-owned company, Valomilk. However, the merger was unsuccessful when Hoffman Candy Company wanted to cut production costs of Valomilk's original chocolate candies by using less expensive ingredients.²⁵

The company entered a period of decline when it was cited for violating ten health and sanitation codes related to food contamination and unclean premises in 1980. ²⁶ By 1989, the processing and packaging equipment at the Hoffman Candy Company factory plant at 6600 S. Avalon Boulevard was listed for auction. The sale included such equipment as bar coating lines, cooking kettles, marshmallow and bulk sugar systems, wrapping machinery, material handling equipment, and office furniture. ²⁷ A 1992 *Los Angeles Times* article stated that Richard Hoffman had recently sold his family trademarked candy lines and machinery to the larger Adams & Brooks Candy Company in Los Angeles, signaling the end of the Hoffman Candy Company operations. ²⁸ The company operated out of its Southeast Los Angeles plant for over 60 years, with the last available permit issued to Elic A. Hoffman's daughter, owner Enid (Hoffman) Manning, in 1991 for the installation of three bathrooms and removal of nonbearing partitions. The

²² Ibid.

²³ "Candy Firm Founders Funeral Set Friday," Los Angeles Times, November 9, 1956.

²⁴ "Business and People," Los Angeles Times, July 6, 1967; "Business and People," Los Angeles Times, July 13, 1973.

²⁵ "Many Family Food Firms Thriving," Los Angeles Times, June 12, 1992.

²⁶ "Hoffman Candy Co. Fined," Los Angeles Times, January 13, 1980.

²⁷ "Three Auctions," Los Angeles Times, November 26, 1989.

²⁸ "Many Family Food Firms Thriving," Los Angeles Times, June 12, 1992.



building appeared to be vacant for some time following the candy company's departure until its present use for garment manufacturing, established sometime in the 2010s.

Daylight Factory Property Type²⁹

The 1929 Hoffman Candy Company building is an excellent example of a daylight factory building constructed on an exclusively industrial block in Southeast los Angeles. At the time of the factory's construction, one of the most important issues that needed to be addressed in the design of industrial buildings was lighting. Workshops and factories in the 19th century were wholly dependent on daylight to provide illumination of the workspace. This limited working hours and drove designers to develop new ways to bring in the maximum amount of available light. In the mid-19th century, some manufacturers were experimenting with "window walls," where vertical rows of windows set between structural members increased the ratio of windows to wall space. Factories with load-bearing brick walls were structurally limited in increasing fenestration for lighting, but it could be accomplished by introducing one or two wood-framed window walls into the building. With the advent of steel framing and mill construction, designers used the newfound structural freedom to create curtain walls of glass. Around the turn of the century steel industrial sash was introduced from England. With their thin frames, industrial sash dramatically increased the amount of glazing on the wall. In addition, they were viewed as more economical to maintain than wood and were non-combustible. The sash was fitted with pivoting panels that could provide ventilation without letting in rain. By 1910, steel industrial sash had become the standard windows for industrial buildings. The marketing of steel sash as "daylight units" helped to coin the term "daylight factory" to refer to reinforced concrete and steel buildings with steel sash.30

Almost immediately following the introduction of steel sash to walls of factories, designers started to use them on the roof as well. They developed a variety of roof forms and patterns for skylights. The monitor roofline, as demonstrated in the Hoffman Candy Company building, was popular because it also provided ventilation, pulling hot air up through the open sash for the entire length of the building. A sawtooth roof was generally oriented to the north to bring indirect light in without also heating up the building with direct sunlight. From these two basic forms came many others that modified variables of lighting, ventilation, material cost, height, and interior supports.

Manufacturers were among the most eager customers of the nascent utility companies. Electrical lighting was used in an industrial setting as early as the 1880s in Lowell, Massachusetts textile mills. Electric lights had the potential to increase production hours beyond the day and to provide needed illumination in areas of poor illumination. However, it was not until high-wattage, high-pressure mercury

²⁹ Excerpted and adapted from "Los Angeles Citywide Historic Context Statement; Context: Industrial Development, 1850-1980," SurveyLA, prepared by LSA Associates, Inc. for the City of Los Angeles, Department of City Planning, Office of Historic Resources, September 2011; rev. February 2018, https://planning.lacity.org/odocument/ad40500b-cf5a-436e-8c80-a81606544c01/IndustrialDevelopment 1850-1980.pdf (accessed July 2021).

³⁰ Betsy Hunter Bradley, The Works: The Industrial Architecture of the United States (Oxford University Press, 1999), 106.



lamps and fluorescent lamps were developed in 1935 and 1938 that factories could work independent from daylight illumination. ³¹ Combined with the recent development of air conditioning and forced air ventilation, manufacturers found that they could create controlled conditions that were not subject to weather. One of the first windowless "controlled conditions" plants ever created was the Simonds Saw & Steel Company plant in Fitchburg, Massachusetts. The controlled conditions model picked up after World War II and remains the standard for manufacturing.

The Hoffman Candy Company embodies several character-defining features of the daylight factory property type, including its two-story height; a monitor roofline; and bands of steel fixed and awning windows.

Art Deco Architecture

The Art Deco style emerged in the United States in the 1920s, inspired primarily by Eliel Saarinen's 1922 unrealized design for the *Chicago Tribune* building and the 1925 *Exposition Internationale des Arts Décoratifs et Industriels Modernes* in Paris. Considered to be among the first major architectural style to consciously reject historical precedents (unlike its Period Revival counterparts), Art Deco drew on the industry of the Machine Age for designs applicable to anything from jewelry to skyscrapers. Art Deco architecture enjoyed a brief but influential reign as Los Angeles' signature style, as its sense of exuberance and glamour reflected the city's 1920s boom resulting from its success in the oil, real estate and film industries. It was applied largely to public and commercial buildings like theaters, department stores, and large hotels, with rarer use in single-family residential architecture. Hollywood's film industry played an indispensable role in the regional adaptation of Art Deco architecture, catering to popular interest in exotic worlds by romanticizing the style and bringing it to the masses through the architecture of its theaters and studio buildings as well as its stage sets.

Art Deco is characterized by its vertical emphasis (enhanced by elements like fluted pilasters, stepped towers, piers, and spires), flat roofs with parapets, steel fixed or casement windows, and smooth wall surfaces (typically stucco). Despite Modern tendencies, the style also embraced ornamentation that was uninhibited and extravagant. Decoration included highly stylized, geometric motifs such as zigzags, chevrons, spirals, steps, ziggurats, and pyramids. These appeared both as molded features and as part of ornate metalwork. Ornamentation also depicted motifs found in ancient mythology and indigenous cultures, as well as local flora, fauna and natural features; the latter is commonly seen in Southern California-inspired imagery such as sunbursts, seashells, foliation, and scenes of paradise.

Experimentation with materials offered new potential for applied decoration; metals could be treated in a variety of different ways, while terra cotta could be used to apply color to a building's exterior but was

³¹ Ibid.

³² Suzanne Tarbell Cooper, Amy Ronnebeck Hall, and Frank E. Cooper, Jr., *Los Angeles Art Deco*, Charleston, SC: Arcadia Publishing, 2005, 7.

³³ Carla Breeze, American Art Deco (New York: W.W. Norton & Company, 2003), 223.



inexpensive and easy to maintain.³⁴ The vibrant, exhilarating images that resulted reflected a society that was very much living in the moment.

A growing dependency on the automobile had a significant influence on Los Angeles' pre-World War II architectural design, as architects designed to accommodate the automobile. With its vertical emphasis and exuberant ornamentation, Art Deco proved the ideal style to attract the attention of driving passersby. As a result, a number of prominent Art Deco buildings were constructed along rapidly developing commercial corridors. Wilshire's Miracle Mile boasted some of the city's grandest examples, including the Wilshire Tower (HCM #332), the Wiltern Theatre/Pellissier Building (HCM #118), the E. Clem Wilson Building, and the former Bullocks Wilshire Department Store (now Southwestern Law School, HCM #56). Downtown Los Angeles also had a notable collection of Art Deco buildings, including the Garfield Building (HCM #121), the Oviatt Building (HCM #195), the Eastern Columbia Building (HCM #294) and the Los Angeles Central Library (HCM #46). However, the fact that it was already well established by the 1920s and '30s "precipitated less new building...than the other two 'rival' downtowns'" of Hollywood and Miracle Mile.³⁵

As the United States hit the height of the Great Depression, Art Deco came to be seen as too lavish and exorbitant. The American public turned to simpler, forward-thinking Moderne styles like the Streamline Moderne, PWA Moderne, and Hollywood Regency/Regency Moderne, all of which transparently "evoked an idea of the future." ³⁶ By the mid-1930s, Art Deco had largely fallen out of fashion, but it had left a significant mark on the architecture of Los Angeles.

The Hoffman Candy Company building was developed at the height of the Art Deco movement in Los Angeles and is exemplary of the style, with its flat roofline; simple geometric massing; smooth exterior cladding; and vertical elements including an asymmetrical primary façade divided into four vertical bays and a stepped parapet extending beyond the roof edge above the main entry. Other decorative Art Deco elements are found in the ornamental fluted columns; molded panels, cornice, window and door surrounds; and geometric forms in low relief—including swirl, scroll, sawtooth, sunrise, and linear motifs—atop a complex layering of surfaces on the primary façade.

Charles F. Plummer, AIA (1879-1939)

Charles Forest Plummer was born around 1879 in Wisconsin, where he was raised on his family's farm by an American father and Canadian mother. By 1900, Plummer and his family moved to Washington state where Plummer took a job as a laborer at a sawmill before becoming a draftsman at an architecture firm ten years later in Seattle.³⁷ While it is unclear whether Charles Plummer ever received a formal architecture education, he would go on to have a prolific career as an architect and engineer in

³⁴ Cooper et al., 27.

³⁵ Thomas S. Hines, *Architecture of the Sun: Los Angeles Modernism 1900-1970*, New York: Rizzoli International Publications, Inc., 2010, 224.

³⁶ David Gebhard and Robert Winter, *An Architectural Guidebook to Los Angeles*, Rev. ed. Layton, UT: Gibbs Smith, 2003, 22.

³⁷ 1900 & 1910 United States Federal Census.



Southern California, first establishing a firm with designer Joseph Feil in Los Angeles in 1913. Known as Plummer and Feil, Interior Designers, the firm produced a small body of commercial and residential work before it dissolved in 1917, after which Plummer formed his own practice.³⁸

Plummer's earliest projects consisted of several shops and restaurants in downtown Los Angeles, including a candy store for Walter Petitfils and a cafeteria for the Boos Brothers. ³⁹ These initial projects established Plummer as a coveted architect among Los Angeles' business elite. He joined the ranks of prominent Los Angeles architects as a member of the American Institute of Architects (AIA) in 1921 and served as the secretary of the local AIA chapter until 1924. ⁴⁰ Many of his projects in the 1910s and 1920s included stately residences, as well as commercial, industrial, and institutional buildings throughout the city. A 1919 issue of *Southwest Builder and Contractor* stated that Plummer was working at "1108 Story Building" and details almost twenty distinct projects that the architect was designing in the Los Angeles area—a small indication of the prolific nature of his career. ⁴¹ Plummer also became known as one of the most skilled and sought-after architects in the realm of restaurants and food operations, as demonstrated in his early projects, as well as in 1921 when the National Restaurant Association invited him to speak at their annual meeting where he delivered an address on "Architecture in Restaurants." ⁴² By 1922, his practice was located in the 1909 Beaux Arts Walter P. Story building at 610 N. Broadway, which housed a variety of upscale office and retail spaces. ⁴³

Plummer's designs featured a range of eclectic and Period Revival styles, from the Italian Renaissance Revival W.M. Petrifils Residence (1920), to the Spanish Colonial Revival Aldama Elementary School (1924), and the Mediterranean Revival Schaber's Cafeteria No. 1 in downtown Los Angeles (1927-28). One of his largest commissions was the 1924 Beaux Arts design of the Young's Market Company building in downtown Los Angeles, which comprised a collection of forty-six outlets—specializing in meats, coffee, fine foods, and baked goods—all encapsulated in a large and elegant food store that featured a drive-in facility. ⁴⁴ As shown in the intricate terra cotta tiling on the Young's Market building façade, Plummer's designs consistently illustrated a high level of architectural detail and mastery of these various styles. This expertise was further demonstrated in the Art Deco Hoffman Candy Company's cast concrete motifs and layered elements on the building's primary façade. Other notable designs include the Boos Brothers' Cafeteria (1916) in downtown Los Angeles; the Hawkinson Residence in Windsor Square (date of construction is unknown); Maxime's Building (1924); Hotel Casa del Mar in Santa Monica (1926); as well as the Pig'n Whistle Restaurant at the Orpheum Theatre Building in downtown Los

³⁸ Ann Harrison, "Finding aid for the Welton Becket architectural drawings and photographs, 1913-2009, bulk 1930-1969," Biographical/Historical Note, The Getty Research Institute Special Collections via the Online Archive of California, https://oac.cdlib.org/findaid/ark:/13030/c8639v5d/entire_text/ (accessed July 2021).

³⁹ Teresa Grimes, "Petitfils/Boos Residence," National Register of Historic Places Nomination Form, National Park Service, May 17, 2004, Reference No. 05000049.

⁴⁰ "Charles Plummer Retires as Secretary of Local Chapter of AIA," Southwest Builder & Contractor, January 11, 1924.

⁴¹ Southwest Builder and Contractor, F.W. Dodge Company, 1919.

⁴² Cafeteria Management Magazine, Volumes 1-3, 1921.

⁴³ American Institute of Architects, Journal of the American Institute of Architects, Volume 10, 1922.

⁴⁴ Richard W. Longstreth, *The Drive-In, The Supermarket, and The Transformation of Commercial Space In Los Angeles, 1914-1941*, MIT Press, 1999, 111.



Angeles (1929).⁴⁵ In addition to several of Plummer's buildings becoming designated Los Angeles Historic-Cultural Monuments, he was also the architect of numerous properties listed on the National Register of Historic Places, including the Petitfils/Boos Residence and the Hotel Casa del Mar.

While visiting Boston in 1928, Charles Plummer came across the drawings of MIT student, Walter C. Wurdeman, and offered Wurdeman a job as a draftsman back on the West Coast. 46 Soon after, Wurdeman reconnected with a past classmate, Welton Becket, in Santa Monica. The two young architects moved back to their hometown of Seattle where they began practicing together. However, in 1932, Plummer offered a partnership to both architects. Following negotiations, the three men formed Plummer, Wurdeman and Becket, Architects of Los Angeles in 1933.⁴⁷ Initially drawing on Plummer's past client relationships for the new firm's early projects, a critical turning point occurred when Plummer, Wurdeman and Becket won the international design competition for the National Housing Exposition with their Streamline Moderne Pan-Pacific Auditorium in the Fairfax District (1934-35; no longer extant). The firm gained prominence and many of their subsequent commissions included residences for wealthy Angelenos, including members of Hollywood's elite. The firm even designed model homes and master plans for early tract developments, such as Sunset Park Tract (1936). 48 In 1935, Plummer, Wurdeman and Becket designed the forest-themed Clifton's Brookdale Cafeteria on South Broadway, considered the world's largest public cafeteria, and no doubt drawing from Plummer's past experience designing cafeterias and restaurants for the Boos Brothers—Clifton's predecessor. ⁴⁹ As a design practice, Plummer, Wurdeman and Becket advocated for the concept of "total design," which gave the architects complete control over the building's design, engineering, landscaping, and furnishing. This was demonstrated in many of the firm's residential projects, including the 1936 Streamline Moderne apartment building at 844-846 South Plymouth Boulevard in Los Angeles (HCM #970).⁵⁰

The three architects continued to work together until the beginning of 1938, as indicated by a shift in the signature block on architectural drawings from Plummer, Wurdeman and Becket to either signatures from Plummer alone or by Wurdeman and Becket.⁵¹ No additional work was completed under the three

⁴⁵ "Charles F. Plummer (Architect)," Pacific Coast Architecture Database, http://pcad.lib.washington.edu/person/417/ (accessed July 2021).

⁴⁶ Ann Harrison, "Finding aid for the Welton Becket architectural drawings and photographs, 1913-2009, bulk 1930-1969," Biographical/Historical Note, The Getty Research Institute Special Collections via the Online Archive of California, https://oac.cdlib.org/findaid/ark:/13030/c8639v5d/entire_text/ (accessed July 2021).

⁴⁸ "Charles F. Plummer, architectural records," Becket (Welton) Architectural Drawings and Photographs, The Getty Research Institute Special Collections via the Online Archive of California,

https://oac.cdlib.org/findaid/ark:/13030/c8639v5d/dsc/#aspace_ref81_j2i (accessed July 2021).

⁴⁹ George Geary, *L.A.'s Legendary Restaurants*, Santa Monica Press, 2016; "Clifton's Brookdale Cafeteria," Los Angeles Conservancy, https://www.laconservancy.org/issues/cliftons-brookdale-cafeteria (accessed July 2021).

⁵⁰ Suzanne Tarbell Cooper, Amy Ronnebeck Hall, and Frank E. Cooper, Jr., Los Angeles Art Deco, Charleston, SC: Arcadia Publishing, 2005, 40.

Suzanne Tarbell Cooper, Amy Ronnebeck Hall, and Frank E. Cooper, Jr., Los Angeles Art Deco, Charleston, SC: Arcadia Publishing, 2005, 40.



names following that period. Plummer continued to practice architecture, including working on many additions and alterations for his earlier independent projects, until his sudden death at the age of 60 years old in April 1939. Following Plummer's death, Wurdeman and Becket continued their partnership with further success and acclaim until Wurdeman's death ten years later, after which Welton Becket and Associates was formed. Sa

The Hoffman Candy Company building was constructed in 1929, at the height of Plummer's prominence as an individual practitioner and during a period when many of his designs showcased a high level of expertise across various styles and materials. The architectural detailing found in the 1929 factory building is representative of Plummer's mastery of the Art Deco style of architecture. The Hoffman Candy Company was also part of the expansive work Plummer produced within the realm of restaurants and food processing facilities. These projects made up a significant portion of his body of work throughout his entire career in Southern California from 1913 to 1939, with the Hoffman Candy Company serving as one of his most intact extant examples.

Period of Significance

The period of significance for the Hoffman Candy Company building is defined as 1929 for its daylight factory property type, Art Deco architecture, and association with master architect Charles F. Plummer, reflecting its date of construction. The period of significance for its use as a candy manufacturing building is 1929-1989, reflecting the period of its occupation by the Hoffman Candy Company; this period ends with the last year the candy company appears to have operated out of the building.

cal Note, The Getty Research Institute Special Collections via the Online Archive of California, https://oac.cdlib.org/findaid/ark:/13030/c8639v5d/entire_text/ (accessed July 2021).

⁵² "Plummer," Hollywood Citizen News, April 17, 1939.

⁵³ "Plummer, Wurdeman, and Becket, Architects," Pacific Coast Architecture Database, http://pcad.lib.washington.edu/firm/163/ (accessed July 2021).



Integrity

In addition to meeting eligibility criteria, the Hoffman Candy Company building retains a high degree of integrity. Historic integrity is the ability of a property to convey its significance and is defined 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." ⁵⁴ The aspects of integrity, as defined by the National Park Service, are location, design, setting, materials, workmanship, feeling and association.

- Location: The building is in its original location and therefore retains this aspect of integrity.
- **Design:** The building retains most of its character-defining features from its period of construction, and therefore is able to convey its historic significance as an Art Deco factory building. Few exterior alterations have taken place, with only one small storage shed addition made on the south façade; the installation of a metal security grille on the main entrance doors; replacement of some secondary doors and secondary entry steps; and window glazing that has been painted over. However, all façades' configurations and fenestration patterns remain intact, all window openings are unaltered, and the building's overall massing, configuration, and distinctive decorative elements remain. The building continues to exhibit characteristics of the Art Deco style, including its flat rooflines; smooth exterior cladding; vertical elements including a stepped parapet and fluted columns; as well as decorative elements including molded panels, cornice, and surrounds. Therefore, the building retains integrity of design.
- Setting: The building is located on an industrial block along S. Avalon Boulevard in the Southeast Los Angeles neighborhood of Los Angeles. It sits among a number of low-scale industrial properties primarily constructed between the 1920s and the 1940s and is situated near a historic spur track that cuts through the block to the east. While many of the buildings have experienced alterations and some recent infill development has occurred, the area retains many original properties and planning features. This element of integrity remains intact.
- Materials: The building as experienced relatively few exterior alterations that have affected its
 integrity of materials. All materials dating to the building's period of significance remain intact,
 including the smooth concrete cladding, steel windows, primary double doors, and decorative
 elements including wrought iron. Because the property retains the majority of its materials from
 the time of its construction, this element of integrity remains intact.
- Workmanship: The building's original workmanship is still evident through its overall
 construction method and material; minor alterations as noted above have not obscured details
 like vertical elements and molded Art Deco decorative elements. Because the property retains

⁵⁴ 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.



the physical characteristics from the time it was constructed, it continues to reflect the workmanship of its builders. Therefore, the building retains this element of integrity.

- Feeling: The property retains its essential character-defining features and appearance from its
 historical period. There have been no major, irreversible alterations. Further, the surrounding
 industrial area remains largely intact; while some adjacent properties have undergone
 alterations and some infill development has occurred, the streetscape still reflects its original
 development. Therefore, the building retains integrity of feeling.
- **Association:** The building was continuously used as a candy factory from its completion in 1929 until the company's acquisition around 1989. As it largely retains its original appearance, it is clearly recognizable as a 1920s Art Deco daylight factory, and is directly linked with this period of development in the city. Therefore, it retains integrity of association.



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Items Attached

Exhibit 1. Tract Map

Exhibit 2. Sanborn Fire Insurance Map, 1951

Exhibit 3. Original Building Permits

Exhibit 4. Newspaper Articles

Exhibit 5. Existing Conditions Photos, ARG, 2021

Exhibit 6. Historical Photos and Drawings

Exhibit 7. Parcel Profile Report



Exhibit 1. Tract Map

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Exhibit 2. Sanborn Fire Insurance Map, 1951

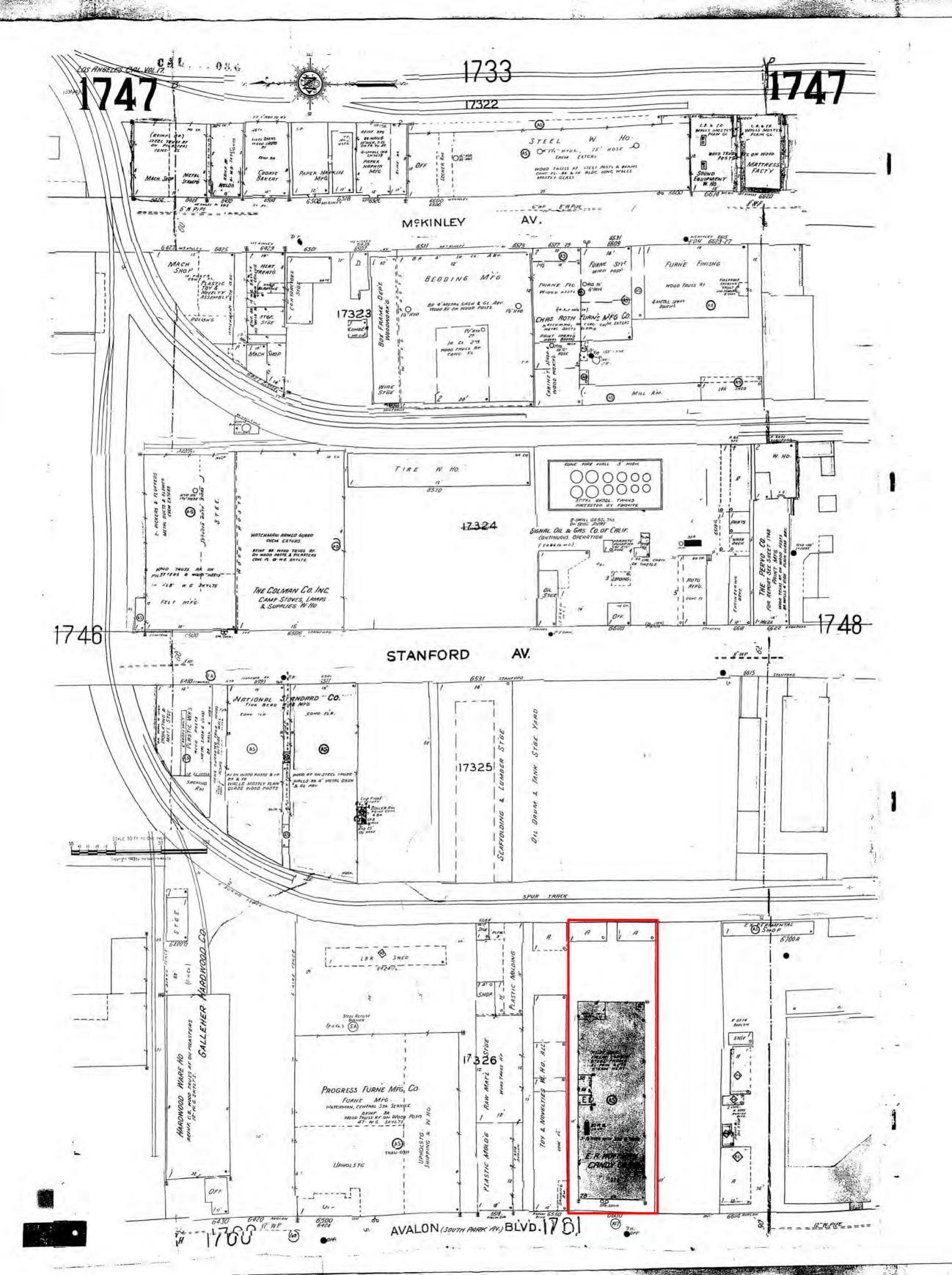




Exhibit 3. Original Building Permits

Bidg. Form 1

BUILDING DIVISION

PLANS AND SPECIFICATIONS and other data must also be filed

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Buildings
CLASS "A" F B "C"

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FOR DEPARTMENT USE ONLY

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BUILDING DIVISION

DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, Repair 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 TAKE TO ROOM No. 248 (2ND FLOOR) CITY CLERK PLEASE 0 VERIFY TAKE TO ROOM No. 5 Book Page F. B. Page Book Page F. B. Page (MAIN ST. From No. 6600 Avalog Blad. Street FLOOR) ENGINEER PLEASE VERIFY (USE INK OR INDELIBLE PENCIL) 2. What purpose will Building be used for hereafter? 3. Owner's name E. A. Hoffman Candy Co. Phone & BETTHERE THE Phone & BETTHERE THE THE PARTY OF THE PROPERTY OF THE PARTY O 4. Owner's address 634 So. San Pearo. 5. Architect's name Chas-F. Plummer. Phone Thuy! 6. Contractor's name Richards Newstadt Phone 7. Contractor's address._____ (Including all Material, Labor, Finishing, Equip-) 8. VALUATION OF PROPOSED WORK (ment and Appliances in Completed Building. 10. Number of stories in height. 2 Size present Building 29 x 220 11. State how many buildings are on this lot. Noize 12. State purpose buildings on lot are used for Canden 12 for (Apartment House, Hotel, Residence, or any other purpose.) 13. What Zone is Property in? Industrial. STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING: Footings Revised for Good Foilhoad from 8000 Soilload enrich 10942 David Yrr/29 I have carefully examined and read the above application and know the same is true and correct, and

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

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

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Bidg, Form I

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of

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4.	Architec	t's name	chas. F.	Plummer		************	Phone	TR. 449]
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REMARKS

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Bids. Form 2

BUILDING DIVISION

DEPARTMENT OF BUILDING AND SAFETY Application for the Erection of Frame Buildings

CLASS "D"

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	Third: That t	he granting	of the permit of	y hereafter he problem not affect or p	ilbited by ordina rejudice any cla	nce of the City of i lm of title to, or	Los Angeles. right of possession	in, the prope	erty
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4.	Architect's	s name	6		Luna		Phone.	4491	
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11.	Material o	f founda	tion.	Elzochf footii	gs-Size	of wall	Depth below g	ground	***
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FOR DEPARTMENT USE ONLY

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REMARKS

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Bldg. Form \$

BUILDING DIVISION

DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, Repuls 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 normit does not grant any right or privilege to use any building or other structure therein described, or any

portion thereof, for Third: That th	any purpose that e granting of the	t is, or may hereafter l permit does not affect	be prohibited by	v ordinance of th	he City of Los	Angeles.	
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PLANS AND SPECIFICATIONS and other data must also be filed

Bidg. Form 3

BUILDING DIVISION

DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, Repair 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 pertion 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 to great any possession in the property

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	FOR DEPA	RTMENT	USE ONLY
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Military Form 1

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application for the Erection of Frame Buildings

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REMARKS

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CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

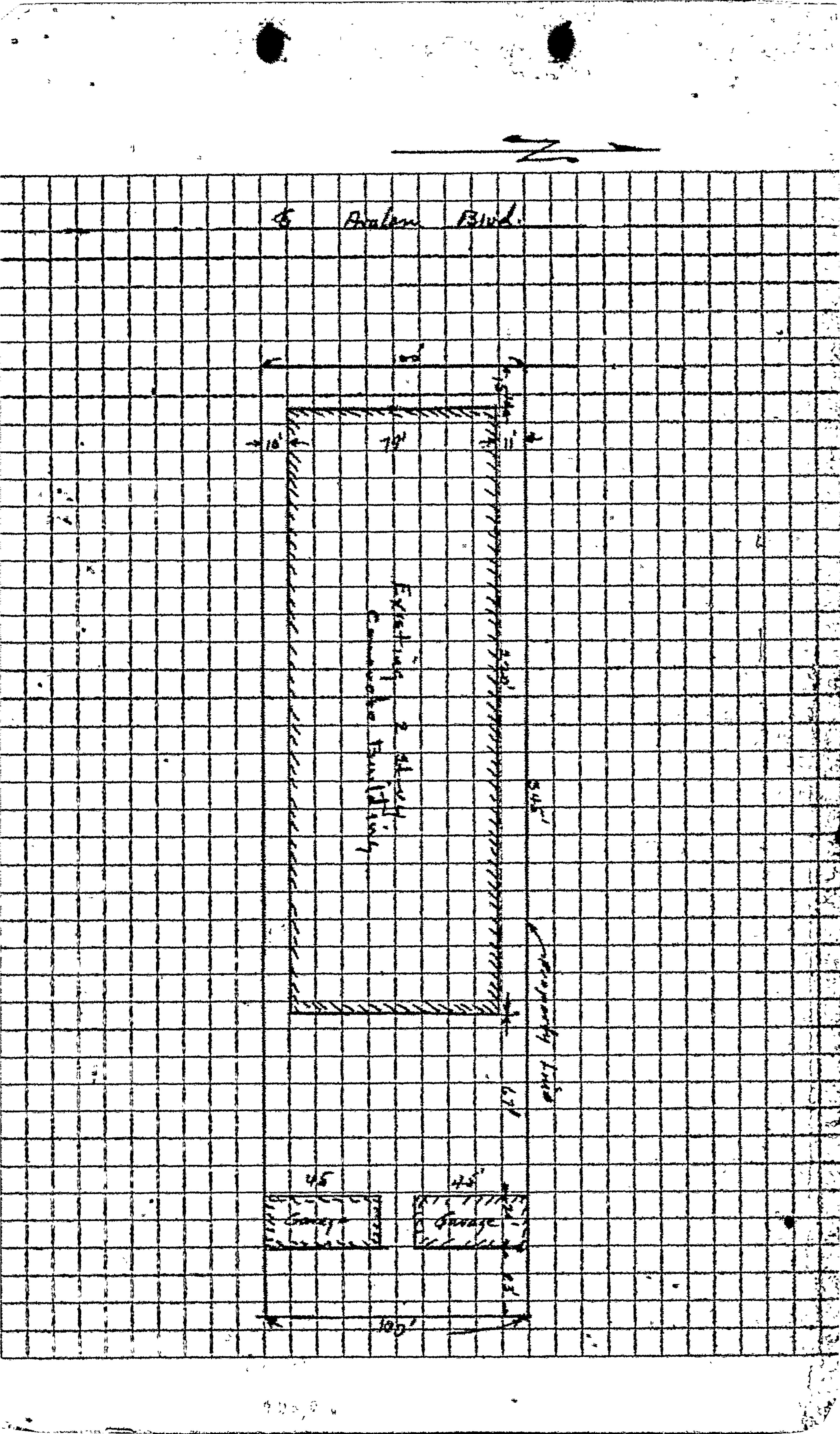
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NEW CONSTRUCTION. Material of Foundation. Width of Footing. Depth of footing below ground. I have correctly examined and read both sides of this completed Application and know the same is true and correct and because weren't am agree if a Permit is issued, that all the provisions of the Building Ordinances and State Lowe will be which whether herein specified or not: also certify that plans and specifications, if required to be filed, will conform the previsions of the Building Ordinances and State stays. Sign Here. Morniel Agent! FOR DEPARTMENT USE ONLY we re none or the Pire District! Bldg. Line Termite-Inspection. Street Widening Forced Draft Ventil **{1}** RENFORCED CONGRETE The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from larrais of Coment. Time of Rainforcing Steel... Here... Sign (Owner or Suikertsed Agent) windows will be ob-There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public structed. Street or Public Alley at least 10 feet in width. Sign Here... hen Here inwest of Authorized Agent) (Owner of Anthirined Asent) REMARKS: I hereby certify that I am the applicant for this permit, and that in doing the work authorized tharaby. I will not explay any percen in violation of the Labor Coda of the State of California relating to Morksen's

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

ALTER, REPAIR, or DEMOLISH CITY OF LOS ANOTIES DEPARTMENT AND FOR A BUILDING AND SAFETY Certificate of Occupancy BUILDING DIVISION Lot "C" De Cantillon Tract -10T XI OF R & COM 3 701.30 FT. ldt No. -Prok-3-I. cor-op.gloi-lue.auxion.blyd. Thes.s. 100 ft. bith UNIFORM DEPTH OF 345 FT B **PART OF TOT "C" Tract Location of Building 6600 Avalon Elyd Approved by City Engineer Between what cross streets? USE INK OR INDELIBLE PENCIL 1. Present use of building.... Candy Factory Families. Rooms store Dwelling, Apartment Heure Hotel on other purposes 2. State how long building has been used for present occupancy 3. Use of building AFTER alteration or moving Canty & action Families Rooms. 4. Owner E.A. Hoffman 5. Owner's Address 6600 Avalon Live Los Angeles P.O. 6. Certificated Architect Suit Lacense No. Phone State 7, Licensed Engineer, James A Lynch License No. 6055 TH JILL . Phone State 8. Contractor Lynch Construction Co. 114 TH 3161 License No. Phone 9. Contractor's Address. 730 East Gage Ave. including all labor and material and all permanent 10. VALUATION OF PROPOSED WORK lighting, heating, ventileting water supply plumb-1,000.00 ing. Are iprinkler, electrical wiring and elevator II. State how many buildings NOW ----txo_(2)_ in lot and give use of each. iStore. Dwelling Apartment House Hotel ar other purpose. 12. Size of existing building 79 x.220 Number of stories high. ... Height to highest point 13. Material Exterior Walls. Concrete Exterior framework. Concrete (Word, Steel or Majoney) Wood or Steels 14. Describe briefly all proposed construction and work: Construct Incombustable partition-First Floor with themes to the the second Marine Calendary of Marine Marine 1 - 57 X 2/388 minter NEW CONSTRUCTION 15. Size of Addition Size of Lot. x. Number of Stories when complete 16. Footing: Width __ Depth in Ground Wall Wall __ Size of Floor Joists 17. Size of Studs ... x ... Material of Floor ... Size of Ratters x ... Type of Roofing . .. I herehweeffify 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 have E.A. Minister Assistance Again. DISTRICT FOR DEPARTMENT USE ONLY PLAN CHECKING Investigation Fee 3 Cert of Valuation \$ Ares of Bldg Occupancy Fee Bldg. Permit Fee ! Total TYPE deximment do. A TRAINE LANG Lot Size Occupante FL rear alley 130x 345 Musing MARIAN Promise Carmer Lat Kaned Prile state it GROUP - Days and Specifications cheeked Shirt District & Zyne Distract For Plans See Je Cogention Verified Midg. Line Attect Widening Approcation executed and armoved 3PRINKLER Concincens inspector Pians, Specifications and Application LISTER LON recheckted and approved. Speciace-Eughted FRIENCE ENCINEED 142- -- NA DO NOT WRITE BELOW THIS LIVE TYPE OF RECEIPT DATE ISSUED TRACER NO. (M) REFEIRT NO. CODE FEE PAID 9554 िर्देश । । । Plan Checking Supplemental Plan Checking GGT 1 ? 1651 LA21157

Building Permit



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8. ARCHITECT	OR DES	IGNER	BUS. LIC.	NO.	ACTIVE	STATE LIC. NO	. PHONE	<u> </u>	BLDG. LINE
9. CONTRACTO			BUS. LIC.			STATE LIC. NO	. PHONI	<u> </u>	AFFIDAVITS
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S	SEP	-27-76	2312	5 5		33373	V	1 C	K 31 nn
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			work specified hornia relating to			- •	• -	in violat	ion of the Labor
"This	permi	t is an app	olication for inspe	ection,	the issu	ance of which	ch is not a		val or an author-
		-	•				•		l it be construed Neither the City
									ranty or shall be n of the property
•		-	ork is performed.	•		Sec 9 .0202			
Signed	(Duran		ng Property Owner's Cor		- CO		Signatur	re/Date	
Bureau of	COMPEL	or myene navil	ADDRESS APPROVE				Volt	e 9 -	27-76
Engineering	***************************************		DRIVEWAY						
-			HIGHWAY DEDICAT	ION		REQUIRED			
			FLOOD CLEARANCE	<u> </u>		COMPLETED		- .	
	SEWER	S		xx	SEWERS	AVAILABLE	Йоlре	9_2	7-76
		<u> </u>			NOT AVA	ILABLE	<u> </u>		
			PLUMBING REQ'D.		SFC PAID				<u>. </u>
Ca	XX	SFC NOT AP		NO.	SFC DUE				·
Conservation			FOR ISSUE (TITLE 19) (L.A.M.C:		FILE		<u> </u>		<u> </u>
Fire Housing		 	UTHORITY APPROVAL	J100/	 				<u> </u>
Planning		-	UNDER CASE #					<u>. </u>	

APPROVED FOR

Traffic

LEGAL DESCRIPTION

		# # <u>##</u> # 19 T		* + 2.2 * * * * * * * * * * * * * * * * * *	24 pu	See Section 1	
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•	2. PURPOSE OF	GRADING Indergrour	nd Tank Removal &	Recomp.		ZONE M2-1	;
_		valon Blv				FIRE DIST.	COUN. DIST.
_	Floren	ROSS STREETS Ce Avenue	AND G	GE PHONE		Int.	<u></u>
-	Dick H	offman	CITY	(213) 749-3	226	(see mag) ·
-		valon Blv		90008 TATE LIC. NO. P	HONE	ALLEY	
•	. CIVIL ENGR.	ADDRESS	CITY	ZIP		BLDG. LIN	<u> </u>
•	. ENGR. GEOL	OGIST	BUS. LIC. NO. ACTIVES	TATE LIC. NO./CERT.	IO., PHONE	AFFIDAVITS ZI 1231	3
-	10. SOIL ENGR.	TESTING AGEN	ICY BUS. LIC. NO. ACTIVE S	TATE LIC. NO.	HONE	ZI 1645	7
	11. CONTRACTO A. E.	Schmidt	579601-20 1992	10 (213) 875	HONE 1434	Prior 7/	29/62
- -	أحالها والمراجع	ng Station	Road Canyon Countr	y 91351 STREET	GUIDE		1
	13. JOB / 6600	Avalon E	lvd.		-	DIST. OFF.	P.C. REQ'D
•	CUBIC	YARDS CUT	125 RETAINING WALL REQUIRED	BOARD .		I.A	SEISMIC
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-			-ACT-REQUIREMENTS		VED	ZONED BY/	
•	EXEMPL		OMPLETED	PLANS CHECKED	Lee	TYPIST	
	BOND CASH	DATE POSTED		- APPLICATION APPL	OVED-	INSPECTOR	
-	SURETY	CA #			†¢	08—B-100	(R. 8/88)
ر ا	P.C. ¹ 123.50	G.P.I. + NP	G P.I. INSPECTOR	11/512/91 10:56	•	13 ·T~4692	C 06
◀	S P.C.	I.F.,	Ciaims for refund of fees paid on parm must be filed: 1. Within one year fro date of payment of fee, or 2. Within o	IS SEADING FLA	y C	1	23.50 ; 90.00
₹	G.P. 190.00	0 S.S. 27	year from date of expiration of extension by the Dept. of B. & S. SECTIONS 22.	on Pine Brup	7.}	319	≥ 2
∢	ISSUING OFFICE LA P.C. NO.	S.O.S.S.	& 22.13 LAMC.	CHECK		319	٠,
◀.	Unless a shorter period	of time has been estab	lished by an official action, plan check ar	-	7 ILA	岩19	52
_	is paid or 180 days after	the fee is paid if consti	this permit expires two years after the fouction is not commenced.				<u> </u>
			CLARATIONS AND LICENSED CONTRACTO	RS DECLARATION			
	Business and Profes	ssions Code, and	my license is in full force and C-21 Lic. No. 11992/	d effect.		00) of Division	1 3 of the
17	. I hereby affirm th	<i><−)</i> at i am exempt	from the Contractor's License	ECLARATION Law for the following	reason (Sec.	7031.5, Bus	iness and
	prior to its issuance provisions of the Co	o, also requires the ontractor's Licens	which requires a permit to commencing applicant for such permit to be Law (Chapter 9 (commencing therefrom and the basis for	file a signed statement g with Section 7000) of	it that he is li f Division 3 of	censed pursu the Business	ent to the and Pro-
į	any applicant for a i, as owner of is not intended or	permit subjects to the property, or a offered for sale	he applicant to a civil penalty ny employees with wages as t (Sec. 7044, Business and Prof	of not more than five their sole compensation essions Code: The Con	nundred dollar , will do the t tractor's Licer	s (\$500).,); work, and the ise Law does	structure not apply
	to an owner of proprovided that such	perty who builds improvements are	or improves thereon, and when not intended or offered for a uilder will have the burden of	o does such work him isle. If, however, the b	self or through	n nis own e rovement is s	mployees, old within
	i, as owner of Business and Profes	isions Code: The	n exclusively contracting with Contractor's License Law does n projects with a contractor(s	s not apply to an owne	r of property '	MUO DAIIQ e ol	Improves
	☐ I am exempt u	inder Sec	, B. & P. C. for this	reason			
4 4	R. I hereby affirm th	Tet I have a ceri	VORKERS' COMPENSATIONS	ON DECLARATION	√ Vorker's Comi	pensation ins	urance, or
1	☐ Certified copy	is hereby furnish	Lab. C.)Insurance Company ed.			- <u>-</u>	,
;	ヘーメ ノひって	-011	os Angeles City Dept. of Bidg. Applicant's Signature 7 / 7 / DWG 576		* * * * * * * * * * * * * * * * * * *	L. CA	3/351
	CERT	FICATE OF E	XEMPTION FROM WOR	KERS' COMPENSA	TION INSU	JRÁNCE	•
•	Date	bject to the Wor	kers' Compensation Laws of C Applicant's Signature	alifornia			<u>-</u>
,	pensation provisions revoked.	s of the Labor C	naking this Certificate of Execode, you must forthwith com CONSTRUCTION LEN	ply with such provision. DING AGENCY	ns or this pe	ermit shall be	aeemea
•	3.1 hereby affirm th (See Sec. 91.0202 L/ Lender's Name	AMC)	etruction lending agency for t	he performance of the		n this permit	is issued
	and county ordinand enter upon the above	ces and state law ve-mentioned pro	ication and state that the aboves relating to building construction purposes.	ction, and hereby auth	orize represe	ntatives of th	IS CITY TO
	i realize that this that it does not aut Angeles nor any bo	permit is an app horize or permit and, department.	plication for inspection, that it any violation or failure to correction or failure to correction.	does not approve or apply with any applicablake any warranty or s	le law, that r hall be respo	neither the Ci neible for the	th of For
	(See Sec. 91.0292 1) Signed	SOCY 1	d herein or the condition of t	X Causto!	X WINCH \$00	10.79	1
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	Signed (Owner 4)	agent having pr	operty owner's consent)	Position	— —	Date	

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Exhibit 4. Newspaper Articles

LOS ANGELES

E. A. Hoffman Candy Co.

TYPIFYING California's slogan of suc-1 company are "Jazzland," "Apple Blos-E. A. Hoffman Candy Company was estab- Fruits," "Garden of Allah," "Assorted Nut ished in Los Angeles in 1913 and its con- | Boxes' and "Springtime Chocolates." tinued growth since that time is sufficient | The Hoffman Candy Company maintains proof that the products of this company one of the largest and best equipped facrank among the best of California candies. | tories on the Pacific Coast for the manu-

with a force of six people working in the the purest and best ingredients are used factory and one salesman selling goods in | in the manufacture of Hoffman candies

a cess, "The Best of Everything," the som," "Whipped Cream," "Nuts and

The Hoffman Candy Company began facture of high-grade chocolates. Only



ception the company has constantly ex- only pure fruit for flavoring purposes.

Girl." Other brands manufacteured by this chocolates.

Los Angeles county exclusively. From in- and the centers of all chocolates contain

panded until at present it has about 100 | The Hoffman Candy Company employs mployees working in the factory and six- only the highest class workers in its faceen men on the road selling its products tory. These employees work under the as far east as the Mississippi River and most sanitary conditions and Hoffman throughout the entire Northwest. The candies are doubly safeguarded from any company's original floor space was 1280 impurities. Mr. E. A. Hoffman located the square feet; today the factory occupies first plant at 641 Central avenue. The popuover 20,000 square feet. larity of Hoffman's chocolates was such While the company has representatives that in a comparatively short time it was as far east as the Mississippi River, many necessary for the company to remove to mail orders are received from the Eastern 611 East Ninth street, and a short time States from dealers who sell only the high- later another move was necessary to larest grade candies on the market, the com- | ger quarters at 634-36-38 South San pany is also represented in the Philippines, | Pedro street, which is its present location. the Hawaiian Islands and China. | Associated with Mr. Hoffman in the candy Realizing that perfection can be obtained company and largely responsible for the only through specialization, the Hoffman growth and success of the company are Candy Company specializes in chocolates. Mr. Ben Myerson, general sales manager, No other candy is made. Some of the and H. C. Bartosh, office manager. This company's leaders in fancy box choco- trio has made the name of the Hoffman lates are "Betsy Ross" and "Bohemian Candy Company synonymous with good

Candy Company Leases Building for Expansion

Los Angeles Times, October 5, 1924

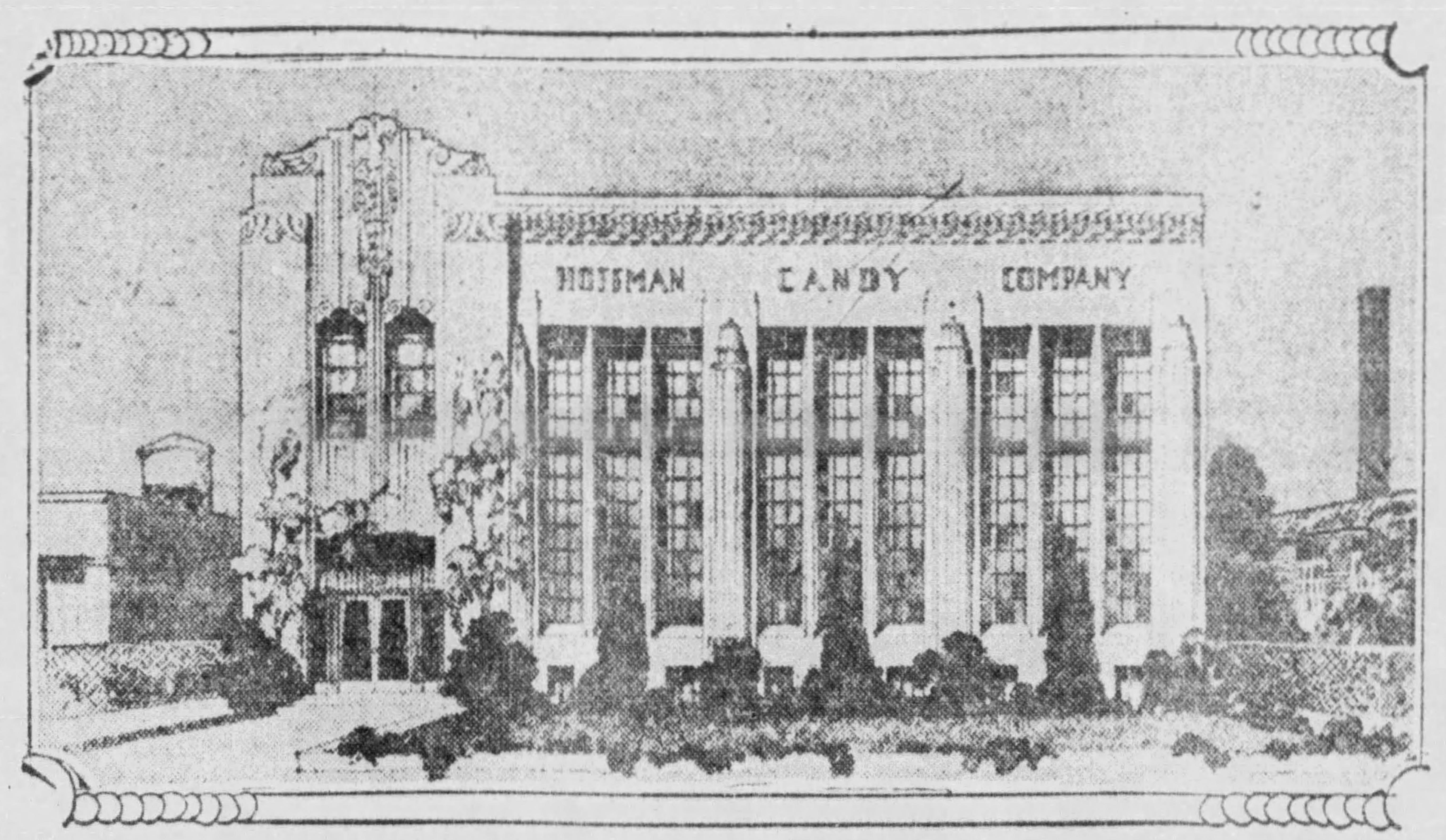
The E. A. Hoffman Candy Company has leased for a term of years the one-story brick building located at 2473-75 Hunter street, according to J. W. Lewis Company. The Parker Webb Company is the lessor and S. G. Ries of the Lewis Company represented both parties in the negotiations. The space leased is provided with trackage | and will be occupied in addition to the company's permanent location at 634 South San Pedro street, where the general offices and manufacturing plant are maintained. The additional space will be used as a receiving point for raw materials as well as a distributing point for the finished product, both of which operations involve carload shipments.

It is interesting to note that the Hoffman Candy Company is a local corporation established about ten years ago, and during that time it

has outgrown three locations.

CANDY COMPANY PLANS NEW HOME

Two-Story Structure for E. A. Hoffman on Avalon



Architect Plummer Preparing Design

COUNTY FILINGS INCREASE

Long Beach First in Volume of Business in Cities Outside of Los Angeles

Continuing its steady upward movement, the filing of instruments in Los Angeles county for the week ending the 19th inst. showing a total of 8215 as compared with 8159 for the previous week, according to figures for carload handling. compiled by the Title Guarantee and Trust Company.

LEASE DEALS ON BUSINESS UNITS SIGNED

ing \$60,000 Reported by Campbell Company

industrial Three business and property leases involving a total consideration of \$60,000 were consummated last week through the W. Ross Campbell Company, business property brokers, by Clem S. Glass, vice-president.

The entire north one-half of the third floor in the McComas Building, Class A structure, located on Deeds. Mtgs. deeds. Amt. West. From a small local business the southwest corner of Eighth San Fernando Valley 210 11 203 8 385,785 and Los Angeles streets, was leased Long Beach ... 192 13 127 761,870 to A. F. Towler for a term of six Glendale 90 15 76 502.622 in carload lots to various years. The rental for the period is Burbank 57 3 34 85.012 throughout the country. Said to approximate \$25,000. A. F. Beverly Hills ... 49 8 40 337,355 The company is a closed controller is the Pacific Coast representation of the period is Burbank 57 3 34 85,012 throughout the country. The company is a closed controller is the Pacific Coast representation and the period is the Pacific Coast representation of the period is Burbank 57 3 34 85,012 throughout the country. The company is a closed controller is the Pacific Coast representation of the period is Burbank 50 18 31 282,247 The company is a closed controller in the period is Burbank 50 18 31 282,247 The company is a closed controller in the period is a closed controller in the period is the period is a closed controller in the period in the period is a closed controller in the period in

Adams - Goodman Company, retailers and wholesalers of sporting!

in nine communities, Long Beach two stories and a basement, with was first, with San Fernando Valley will be equipped in the most modern second and Glendale third. In valuations Long Beach led with a total tributing its products, and will be of \$883,062 followed by San Fer-\$209.124, and Pasadena, \$244.982.

Deeds, mortgages, trust deeds and for the week ending the 19th inst.. as compared with the January 12 period, follow:

WEEK ENDING JANUARY 19, 1929

	4	***	Trust	
De	ecs.	MIGS.	deeds.	Amt.
Long Beach	206	20	121	\$ 883,062
San Fernando				
Vailey	202	15	97	415.633
Glendale	86	15	59	209,124
Pasadena	62	18	29	244,982
Inglewood	46	7	25	75,278
Burbank	46	4	234	73,918
Santa Monica	43	5	30	187,603
Beverly Hills	38	8	36	422,058
Alhambra	38	4	53	172,279

Total \$2.683.937 WEEK ENDING JANUARY 12, 1929

Total \$2.760.558 | secretary-treasurer. Comparative filings for the last

LANS have been approved and ground will be broken within a short time for the E. A. Hoffman Candy Company's daylight factory, to be located at 6600 Avalon Boulevard. Charles F. Plummer, architect and engineer, now is pre-

Los Angeles Times, January 27, 1929

The building site has a frontage of 100 feet on Avalon Boulevard and a depth of 345 feet to a spur track

The building proper will be of In numbers of instruments filed | Class A construction, 79x220 feet, | provision for future expansion. It manner for manufacturing and disthe largest candy factory devoted to nando Valley, \$415.633; Glendale, fine chocolates west of the Mississippi River, it is asserted.

Arrangements now are under way Three Contracts Aggregat- valuations for the nine communities for the installation of modern and efficient equipment for volume production. Special air conditioning equipment will be installed and a large portion of the building will be insulated to insure proper temperatures. Labor-saving machinery will be installed for the handling of the raw materials, and special attention has been given to the flow i of goods through the factory.

The E. A. Hoffman Candy Company had its inception fifteen years ago. It has grown steadily since that time, and now is recognized as one of the leading houses in the manufacture of chocolates in the a few years ago the concern has 761.870 grown to where its output is shipped 502,622 in carload lots to various points

337,355 The company is a closed corpora-230.769 tion with the following personnel: sentative of the Bigelow Hartford Alhambra 34 9 36 107.880 E. A. Hoffman, president; Ben My- 107.880 E. A. Hoffman, president; Ben My- 107.880 E. A. Hoffman, president; H. C. Bartosh, 107.880 E. A. Hoffman, 107.880 E. A. Hoffm



MEN & WOMEN-

To work at HOFFMAN CANDY Co.
No experience required. Fine opportunity for housewives & students to earn money for Christmas.
Pleasant work in modern factory.
Day shift. 8 to 4 p.m.

Apply 6600 AVALON BLVD.

CHOCOLATE DIPPERS MODERN CANDY FACTORY

TOP WAGES

Excellent Working Conditions

E. A. HOFFMAN CANDY CO.

6600 AVALON BLVD.

Candy Firm Founder's Funeral Set Friday

Adam Hoffman, 73, owner and until his death last Monand president of the Hoffman day at Good Samaritan Hos-Candy Co., will be conduct-pital, he had been active in ed at 10:30 a.m. Friday at its management. the Church of the Recession- He was a native of Cleveal, Forest Lawn Memorial-land and moved to Los Ange-Park. Entombment will fol-les in 1900 after serving in low under direction of the the Spanish-American War. Forest Lawn Mortuary. Mr. Hoffman leaves his

a pioneer candy manufac-thy Hoffman, Mrs. Enid turer in this area. His firm's Madding and Mrs. Helen Bar-

Funeral services for Elic throughout the nation today

Los Angeles Times, November 7, 1956

Mr. Hoffman entered the widow, Florence, of 1103 S retail candy business in 1912 Wilton Place; a son, Richard; with a small shop to become three daughters, Miss Doroproduct is distributed ker, and four grandchildren.

STAR PARTIES

Nothing to Write! Easy to Win! A Southern California Sweepstakes-Not National-Not Statewide

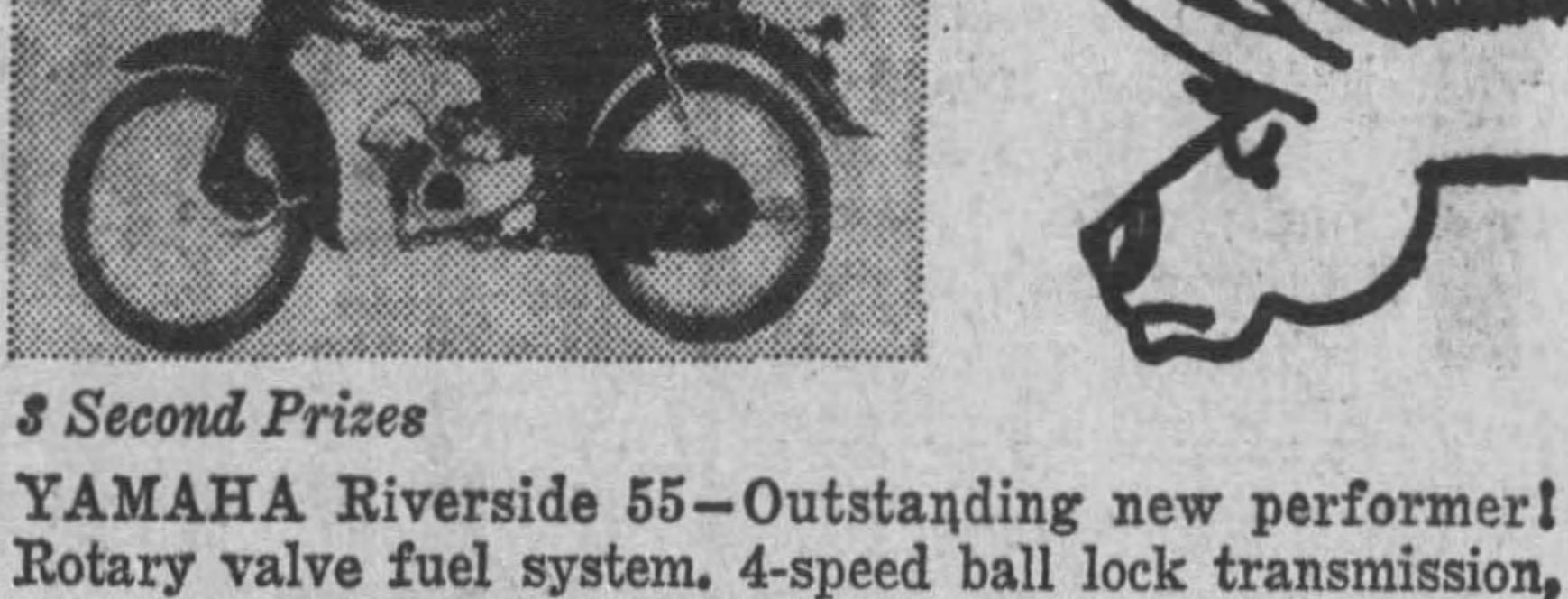
WIN A 6 DAY FIESTA IN MEXICO CITY



INTERCONTINENTAL 10 First Prizes

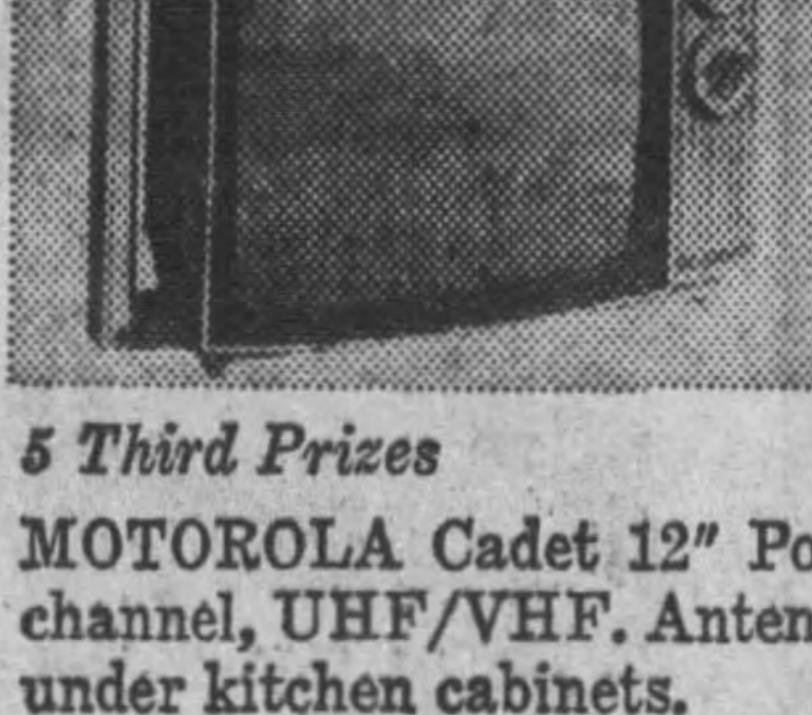


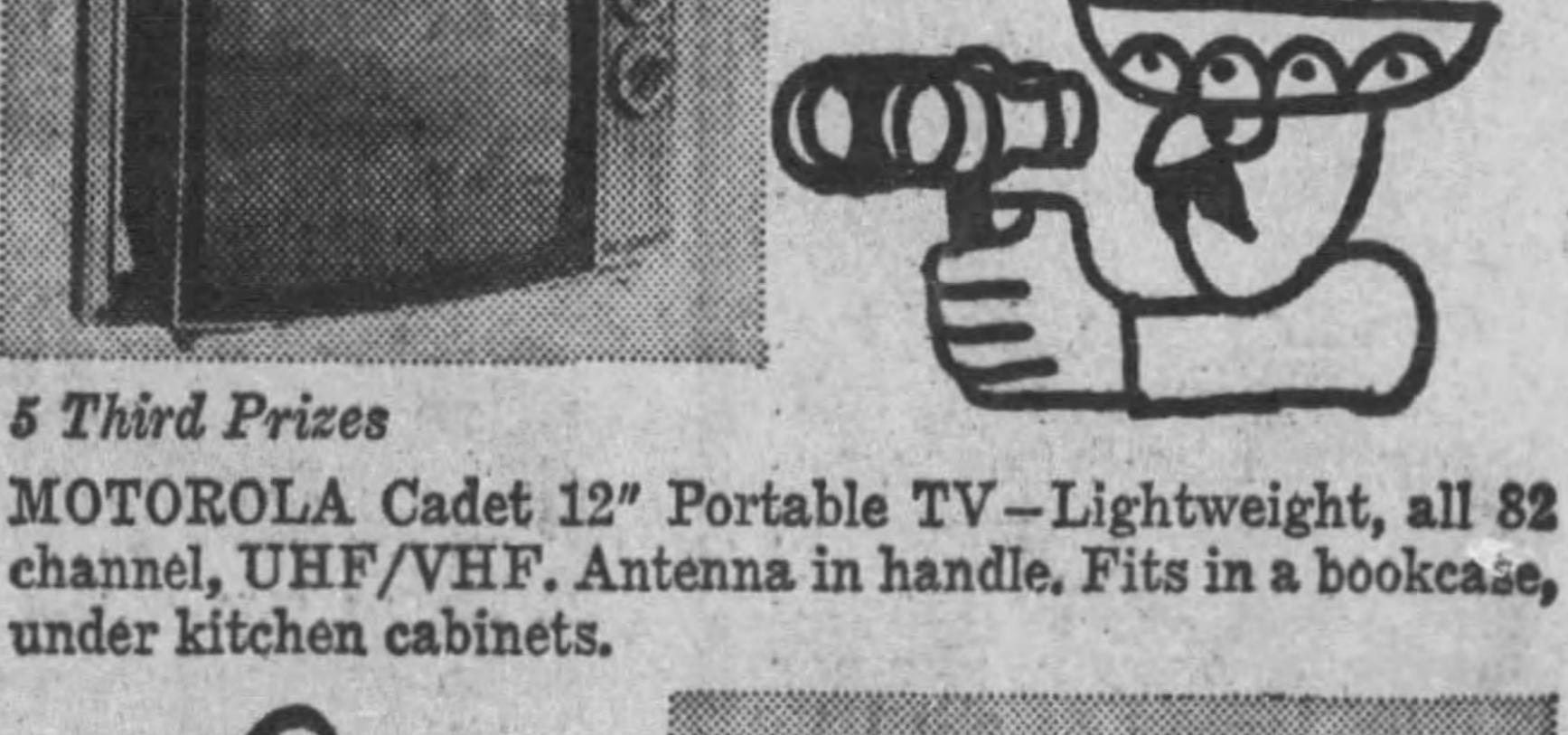
A fabulous fiesta for two! Fly Mexicana Airlines to glamorous Mexico City. 5 nights, 6 fun-filled days at the luxurious Reforma Intercontinental Hotel in the heart of the city. Special sight-seeing tours included.





front and rear suspension. Join the fun of motorcycle sports with a YAMAHA.





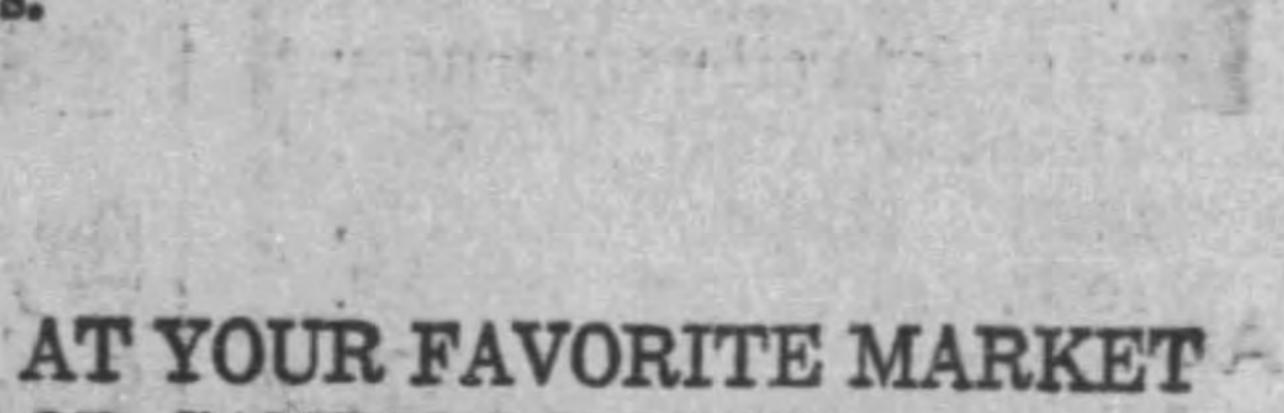






My Love - The Lettermen. Includes

"Everybody Loves Somebody",



RULES: Fill in the entry blank and enclose with one Hoffman's CUP-O-GOLD wrapper or reasonable facsimile.

Sweepstakes entries must be postmarked no later than midnight April 30, 1965, and received no later than May 5, 1965. Enter as often as you like, but all entries must be mailed separately. Winners will be selected by an independent judging organization within 30 days after close of Sweepstakes. No more than one prize per family. Winners will be notified by mail. All

selections will be final. First Prize trips must be utilized within one year after notification. Employees of Hoffman's Candy Company and its advertising agency are ineligible. Void where prohibited by law. Name Address

City. State MAIL TO: Hoffman's Candy Co., P.O. Box 253, Glendale, California

Business & People

Los Angeles Times, July 6, 1967

Don Cunningham has been promoted to general manager of Foote, Cone & Belding's Los Angeles office. .. Russell D. Albers, president of McFarlane's Candies of Southern California Inc. and Richard L. Hoffman, president of Hoffman Candy Co., have been elected to the board of directors of the Chicago-based National Confectioners Assn.

Los Angeles Times, July 13, 1973

Martin Elenbass has been named regional vice president in charge of all Bank of America community offices in Central, South and East Los Angeles and in the San Gabriel Valley. Elenbass succeeds Hubert C. Perry who plans to retire soon after 35 years of service with B of A.

John D. Bippart has been appointed vice president, marketing manager, for Century Carpet Mills Inc. . . . James E. Sargeant has been elected vice president and regional manager of Reynolds Aluminum Supply Co., Los Angeles unit of Reynolds Metals Co.

Jackson (Jack) Key has been named regional vice president, West Coast, for the Chilton Co., Radnor, Pa., and will headquarter in Los Angeles. . . Richard L. Hoffman, president, Hoffman Candy Co., Los Angeles, has been elected a vice president of the National Confectioners Assn.

Hoffman Candy Co. was fined \$3,-750 after pleading "no contest" to 10 health and sanitation charges relating to food contamination and dirty premises. Inspectors found live moths, fruit flies, cockroaches and rodent pellets in several locations, according to Lynn Miller, deputy Los Angeles city attorney. She said the ingredients were ordered destroyed by health inspectors. In addition to the fine, Hoffman was ordered not to commit any further violations in the next two years.

Packaging Equipment

Tuesday, Dec 5th at 10 am • Kellogg's Salado Canada, Inc.

Complete Jam and Jelly Department

| Modern well maintained production line with stainless steel batch | cooking and mixing system, Manzini rotary coil batch evaporator system with homogenizer, vacuum pan system, and complete glass filling and packaging line for 250 ml, 375 ml, 500 ml and 750 ml bottles. • 6700 Finch Avenue West • Rexdale (Toronto Area) Ontario--Canada • Plant Phone: 416-675-5200 • Inspect: Monday, Dec. 4, from 9 am to 4 pm

Thursday, Dec. 7th at 10 am • Hoffman Candy Company Large Candy Plant

Sale Highlights include: Greer & National 34" bar coating lines, NID starch molding plant, stainless and copper cooking kettles, marshmallow systems, packaging and wrapping machinery, bulk sugar system, material handling equipment & office furniture. • 6600 Avalon • Los Angeles, California • Plant Phone: 213-759-9165 • Inspect: Wednesday, December 6, from 9 am to 4 pm

Tuesday, Dec. 12th at 10 am • Warner Lambert Co. Huge Equipment Inventory

Special offering of modern equipment for the pharmaceutical, cosmetic, chemical, food & candy industries. Partial listing of equipment includes wrappers, cartoners, fillers, labelers, unscrambles, coders, cappers, casers, form fill & seal machines, centrifuges, mixers, mills, filters, tablet presses, capsule fillers, vial packaging department, candy equipment, pumps, lab equipment, kettles & tanks, material handling and plant utility equipment. Many items stainless steel and like new. • 182 Tabor Road • Morris Plains, New Jersey • Plant Phone: 201-540-3933 • Inspect: Monday, December 11, from 9 am to 4 pm



660 Third Street AUCTION EERS San Francisco, CA 94107 [415] 543-9500 FAX [415] 543-2578



DAVE OCHSNER / For The Times

Dave Swiercinsky, left, and Russell Sifers stand behind trays full of Valomilk candy stacked to cool.

SMALL BUSINESS / JANE APPLEGATE

Many Family Food Firms Thriving

A merica's new passion for the comfortable and familiar is revitalizing scores of small, family-owned food businesses across the country, according to the author of a book showcasing the tiny enterprises.

"There are wonderful products that have been made in this country for decades," said Allison Engel, co-author of "Food Finds" (Harper Perennial, \$16), a guide to 400 companies producing domestic delicacies from smoked lobster to caramel corn. "Almost all these companies are thriving, even in these tough economic times."

Engel and her sister, Margaret, both journalists, spent about 10 years traveling across the country visiting the small businesses they profiled. Their book dispels the myth that the best food is imported. "Think about how long imported food has been sitting on loading docks," Engel pointed out.

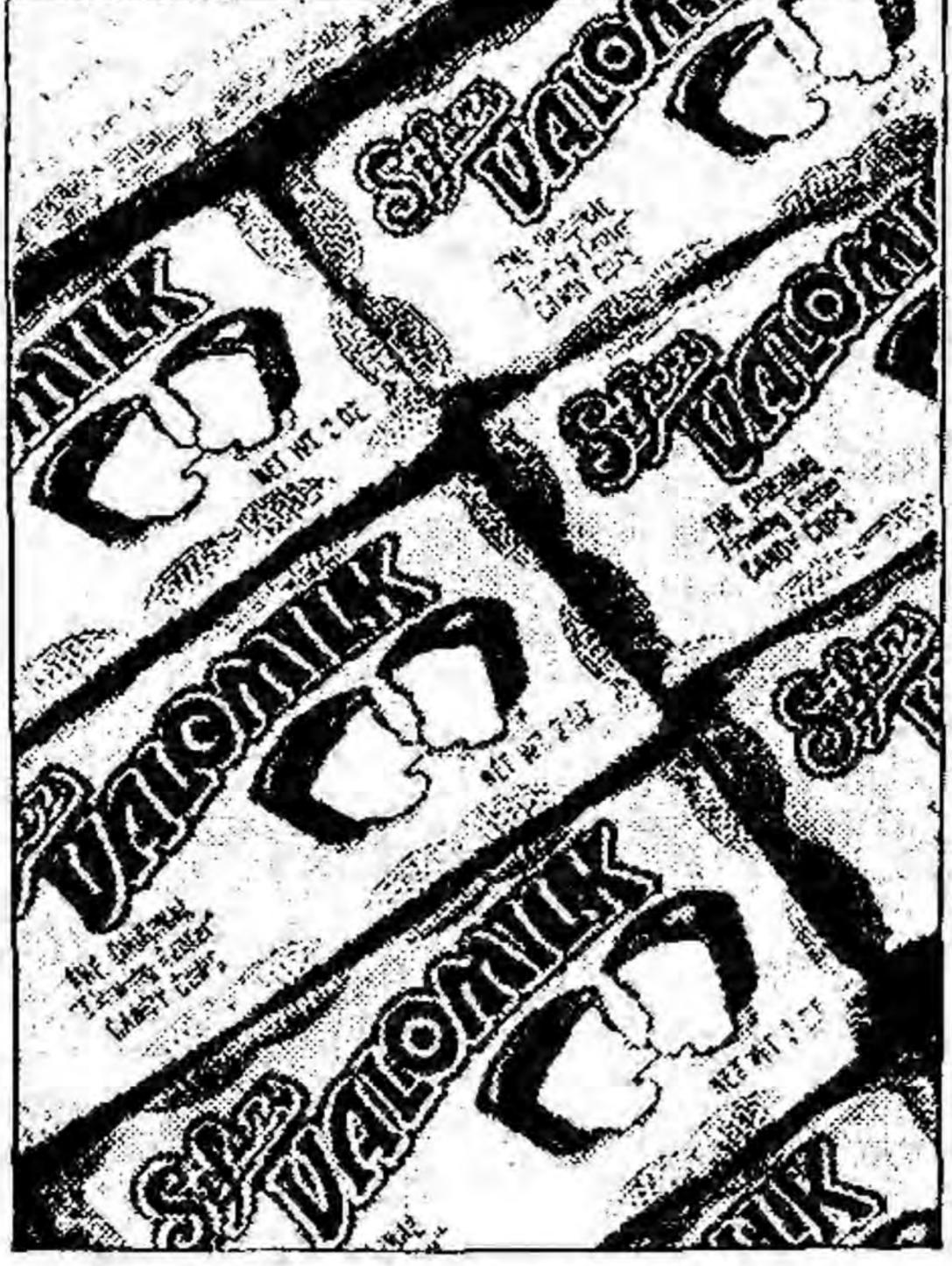
She said most of the successful food businesses are family-owned and have been around for generations. They generally make one product and make it well.

"The people work extremely hard," Engel said. "But they are happy, have a lot of control over their lives and take a great deal of pride in what they make."

One of the Engels' favorite businesses is Sifers Candy Co. in Merriam, Kan. Russell Sifers, a former General Motors production worker, resurrected the family's flagship candy, Valomilk, in 1987.

If you grew up in the Midwest, you'll remember Valomilk as the chocolate cup candy that dribbled creamy marshmallow down your chin.

Created by Harry Sifers in the early 1930s, Valomilk was known



Valomilk and other older candy brands are making a comeback.

for its delicious "flowing center," made from corn syrup, sugar, egg whites, salt, water and vanilla. Sixty years later, the sweet, gooey stuff still flows out of a delicious milk chocolate cup.

Hoping to increase production and expand distribution nation-wide, the Sifers sold the company to Los Angeles-based Hoffman Candy Co. in 1970.

"In the 1970s, we were in a merger mania," Russell Sifers says. "The big candy companies were gobbling up the little guys."

For a while, Valomilk seemed compatible with Hoffman's other candies, including Cup O' Gold, a similar filled chocolate cup confection.

"The sale sounded good to us, but it just didn't work out," Sifers said. The Sifers resisted Hoffman's desire to cut production costs by using less-expensive ingredients.

Hoffman stopped making Valomilk about 1980.

A few years later, Sifers obtained the rights to the Valomilk name from Hoffman. He began making it again in 1987, using the original copper pots his grandfather did.

Richard Hoffman, who sold his trademarked candy lines and machinery to Adams & Brooks Candy Co. in Los Angeles, agrees with Sifers that older brands of candy are gaining popularity.

"There was a period when I thought Mars and Peter Paul and Nestle were going to buy us all out of the market, but I believe we are coming back," said Hoffman, who oversees production of Cup O' Gold at Adams & Brooks.

Meanwhile, back in Kansas, Sifers said he's happy that Valomilk is back on the shelves after disappearing for nearly a decade. Sales are still under a million dollars a year, but he's signing up new distributors every month.

Today, six or seven employees help Sifers produce about 700 cases a month. Although distribution is still limited to the Midwest, sales are growing, and Sifers will fill mail orders if it's not too warm outside. Valomilk has a low melting point and doesn't do well in airplanes because it springs leaks at high altitudes.

(Depending on the weather, Sifers will ship you 24 packages, each with two Valomilks, for \$19.95, which includes shipping. The address is: 5112 Merriam Drive, Merriam, Kan. 66203.)

Jane Applegate is a syndicated columnist and author. Write to her through the Los Angeles Times, Times Mirror Square, Los Angeles, Calif. 90053.



Exhibit 5. Existing Conditions Photos, ARG, 2021





Property overview showing primary (west) façade, view southeast (ARG, 2021).



Primary (west) façade, view northeast (ARG, 2021).





Primary (west) and south façades, view northeast (ARG, 2021).



South façade, view northeast (ARG, 2021).





North and primary (west) façades, view southeast (ARG, 2021).





Detail: primary entrance (ARG, 2021).



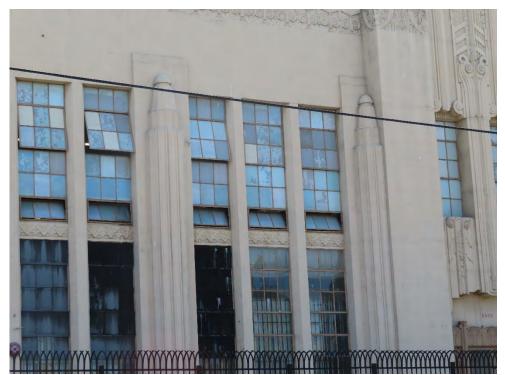


Detail: vertical massing and upper portion of primary façade (ARG, 2021).





Detail: upper portion and parapet on primary façade (ARG, 2021).



Detail: divided light steel windows and ornamental fluted columns on primary façade (ARG, 2021).



Exhibit 6. Historical Photos and Drawings





Hoffman Candy Co., Los Angeles Public Library, Security Pacific National Bank Collection, 1929.



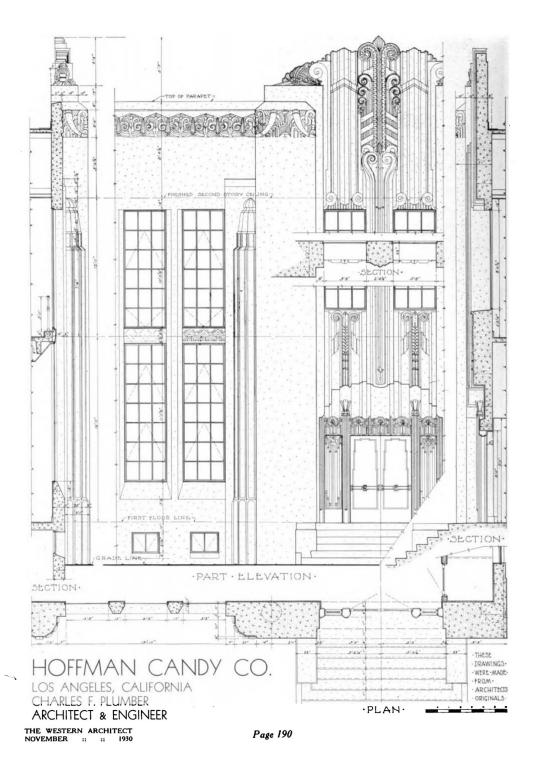
Hoffman Candy Co., USC Digital Library, Dick Wittington Studio, 1929.





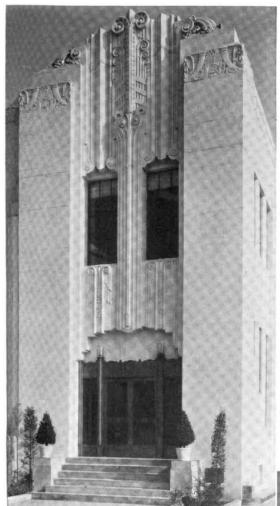
Hoffman Candy Co., California State Library, Mott Studios, 1930.





The Western Architect, November 1930.





LOS ANGELES, CALIFORNIA CHARLES F. PLUMBER ARCHITECT & ENGINEER



Page 191

CURRENT ARCHITECTURE

The Western Architect, November 1930.



Exhibit 7. Parcel Profile Report



City of Los Angeles Department of City Planning

2/3/2022 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

6600 S AVALON BLVD

ZIP CODES

90003

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2019-4000-ZC-GPA-HD-CPIO

CPC-2018-6005-CA

CPC-2013-3169

CPC-2010-2772-CRA CPC-2010-2278-GPA

CPC-2008-1553-CPU CPC-2007-3827-ICO

CPC-1990-346-CA

CPC-1983-506

ORD-185925

ORD-185924-SA2485

ORD-180103 ORD-171682

ORD-171681

ORD-162128

ENV-2019-4121-ND

ENV-2018-6006-CE ENV-2017-2196-SE

ENV-2013-3392-CE

ENV-2013-3170-CE

ENV-2010-2279-CE ENV-2008-1780-EIR

PRIOR-07/29/1962

Address/Legal Information

 PIN Number
 105B205
 1310

 Lot/Parcel Area (Calculated)
 34,004.3 (sq ft)

Thomas Brothers Grid PAGE 674 - GRID D7

Assessor Parcel No. (APN) 6007018010

Tract DE CANTILLON TRACT
Map Reference M B 12-164

Block None

Lot PT LT C

Arb (Lot Cut Reference) 10

Map Sheet 102B205

105B205

Southeast Los Angeles

Jurisdictional Information

Community Plan Area
Area Planning Commission

Area Planning Commission South Los Angeles

Neighborhood Council Community and Neighbors for Ninth District Unity

Council District CD 9 - Curren D. Price Jr.

Census Tract # 2393.30

LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None
Zoning M2-1-CPIO

Zoning Information (ZI) ZI-2452 Transit Priority Area in the City of Los Angeles

ZI-2374 State Enterprise Zone: Los Angeles

ZI-2498 Local Emergency Temporary Regulations - Time Limits and

Parking Relief - LAMC 16.02.1

ZI-1231 Specific Plan: South Los Angeles Alcohol Sales ZI-2488 Redevelopment Project Area: Council District 9

ZI-2483 Community Plan Implementation Overlay: Southeast Los

Angeles

General Plan Land Use Light Industrial

General Plan Note(s) Yes Hillside Area (Zoning Code) No

Specific Plan Area SOUTH LOS ANGELES ALCOHOL SALES

Subarea None Special Land Use / Zoning None Historic Preservation Review No 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 Southeast Los Angeles
Subarea Industrial Innovation

CUGU: Clean Up-Green Up None
HCR: Hillside Construction Regulation 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.

NSO: Neighborhood Stabilization Overlay

POD: Pedestrian Oriented Districts

RFA: Residential Floor Area District

RIO: River Implementation Overlay

SN: Sign District

No

Streetscape

Adaptive Reuse Incentive Area

No

Affordable Housing Linkage Fee

Residential Market Area Low

Non-Residential Market Area Exempt (Prior to 2/17/21)

Transit Oriented Communities (TOC) Tier 1

RPA: Redevelopment Project Area Council District 9

Central City Parking No
Downtown Parking No
Building Line None

500 Ft School Zone Active: 66th Street Elementary

500 Ft Park Zone No

Assessor Information

Assessor Parcel No. (APN) 6007018010

Ownership (Assessor)

 Owner1
 PAK,SOON CHUN N

 Address
 12128 LOUISE AVE

 GRANADA HILLS CA 91344

Ownership (Bureau of Engineering, Land

Records)

Owner PAK, NANCI SOONCHUN
Address 3000 W. OLYMPIC BL.
LOS ANGELES CA 90006

APN Area (Co. Public Works)* 0.728 (ac)

Use Code 3420 - Industrial - Food Processing Plant - Other - One Story

Assessed Land Val. \$438,006
Assessed Improvement Val. \$601,862
Last Owner Change 03/06/2017
Last Sale Amount \$9

Tax Rate Area 6659

Deed Ref No. (City Clerk) 896708

Building 1

Year Built 1929
Building Class AX
Number of Units 0
Number of Bedrooms 0
Number of Bathrooms 0

Building Square Footage 55,471.0 (sq ft)

Building 2

Year Built 1930
Building Class DX
Number of Units 0
Number of Bedrooms 0

Number of Bathrooms

Building Square Footage 200.0 (sq ft)

Building 3

Year Built 1964
Building Class CX
Number of Units 0
Number of Bedrooms 0
Number of Bathrooms 0

Building Square Footage 16,000.0 (sq ft)

Building 4

Year Built 1966
Building Class C5A
Number of Units 0
Number of Bedrooms 0
Number of Bathrooms 0

Building 5 No data for building 5

Rent Stabilization Ordinance (RSO) No [APN: 6007018010]

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- No

13372)

Wells None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km) 4.3104816

Nearest Fault (Name)Puente Hills Blind ThrustRegionLos Angeles Blind Thrusts

Fault Type B

Slip Rate (mm/year) 0.70000000
Slip Geometry Reverse

Slip Type Moderately / Poorly Constrained

 Down Dip Width (km)
 19.00000000

 Rupture Top
 5.00000000

 Rupture Bottom
 13.00000000

 Dip Angle (degrees)
 25.00000000

 Maximum Magnitude
 7.10000000

Alquist-Priolo Fault Zone No
Landslide No
Liquefaction Yes
Preliminary Fault Rupture Study Area No
Tsunami Inundation Zone No

Economic Development Areas

Business Improvement District SOUTH LOS ANGELES INDUSTRIAL TRACT (GOODYEAR)

Hubzone Qualified Opportunity Zone Yes

Promise Zone South Los Angeles Transit Empowerment Zone
State Enterprise Zone LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to Los Angeles Housing Department

Telephone (866) 557-7368

Website https://housing.lacity.org
Rent Stabilization Ordinance (RSO) No [APN: 6007018010]

Ellis Act Property No
AB 1482: Tenant Protection Act No

Public Safety

Police Information

Bureau Central
Division / Station Newton
Reporting District 1395

Fire Information

Bureau South
Batallion 13
District / Fire Station 33
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-2019-4000-ZC-GPA-HD-CPIO

Required Action(s): ZC-ZONE CHANGE

GPA-GENERAL PLAN AMENDMENT

HD-HEIGHT DISTRICT

CPIO-COMMUNITY PLAN IMPLEMENTATION OVERLAY AMENDMENT AND ESTABLISHMENT

Project Descriptions(s): GENERAL PLAN AMENDMENTS, ZONE CHANGE, HEIGHT DISTRICT CHANGE, AND AMENDMENTS TO THE WEST ADAMS-

BALDWIN HILLS-LEIMERT CPIO, SOUTH LOS ANGELES CPIO, AND SOUTHEAST LOS ANGELES CPIO AS PART OF THE

SLAUSON CORRIDOR TRANSIT NEIGHBORHOOD PLAN.

Case Number: CPC-2018-6005-CA

Required Action(s): CA-CODE AMENDMENT

Project Descriptions(s): RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT

TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE

AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.

Case Number: CPC-2013-3169

Required Action(s): Data Not Available

Project Descriptions(s): THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24,

13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE

DEPARTMENT OF CITY PLANNING

Case Number: CPC-2010-2772-CRA

Required Action(s): CRA-COMMUNITY REDEVELOPMENT AGENCY

Project Descriptions(s): CD9 CORRIDORS REDEVELOPMENT PLAN. A PRELIMINARY PLAN FOR A PROPOSED AMENDMENT TO THE CD9

CORRIDORS REDEVELOPMENT PLAN.

Case Number: CPC-2010-2278-GPA

Required Action(s): GPA-GENERAL PLAN AMENDMENT

Project Descriptions(s): GENERAL PLAN AMENDMENT FOR EXISTING FAST FOOD INTERIM CONTROL ORDINANCE (ICO) TO CREATE A GENERAL

PLANT FOOTNOTE FOR THE PROHIBITION OF CERTAIN PROJECTS.

Case Number: CPC-2008-1553-CPU

Required Action(s): CPU-COMMUNITY PLAN UPDATE

Project Descriptions(s): SOUTHEAST LOS ANGELES COMMUNITY PLAN UPDATE

Case Number: CPC-2007-3827-ICO

Required Action(s): ICO-INTERIM CONTROL ORDINANCE

Project Descriptions(s): ESTABLISHMENT OF AN ICO TO TEMPORARILY PROHIBIT THE ISSUANCE OF ALL PERMITS RELATED TO THE

ESTABLISHMENT OF NEW FAST-FOOD RESTAURANTS LOCATED IN WHOLE OR IN PART WITHIN THE PROPOSED ICO

BOUNDARY.

Case Number: CPC-1990-346-CA

Required Action(s): CA-CODE AMENDMENT

Project Descriptions(s): AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT

FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)\

Case Number: CPC-1983-506

Required Action(s): Data Not Available

Project Descriptions(s): SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH

ARE GENERALLY LOCATED INTHE SOUTH CENTRAL AREA OF THE CITY

Case Number: ENV-2019-4121-ND

Required Action(s): ND-NEGATIVE DECLARATION

Project Descriptions(s): RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT

TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE

AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.

Case Number: ENV-2018-6006-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT

TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE

AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.

Case Number: ENV-2017-2196-SE

Required Action(s): SE-STATUTORY EXEMPTIONS

Project Descriptions(s): N/A: LADOT SIGN-OFF

Case Number: ENV-2013-3392-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW

ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE

LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.

Case Number: ENV-2013-3170-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24,

13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE

DEPARTMENT OF CITY PLANNING

Case Number: ENV-2010-2279-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): GENERAL PLAN AMENDMENT FOR EXISTING FAST FOOD INTERIM CONTROL ORDINANCE (ICO) TO CREATE A GENERAL

PLANT FOOTNOTE FOR THE PROHIBITION OF CERTAIN PROJECTS.

Case Number: ENV-2008-1780-EIR

Required Action(s): EIR-ENVIRONMENTAL IMPACT REPORT

Project Descriptions(s): SOUTHEAST LOS ANGELES COMMUNITY PLAN UPDATE

DATA NOT AVAILABLE

ORD-185925

ORD-185924-SA2485

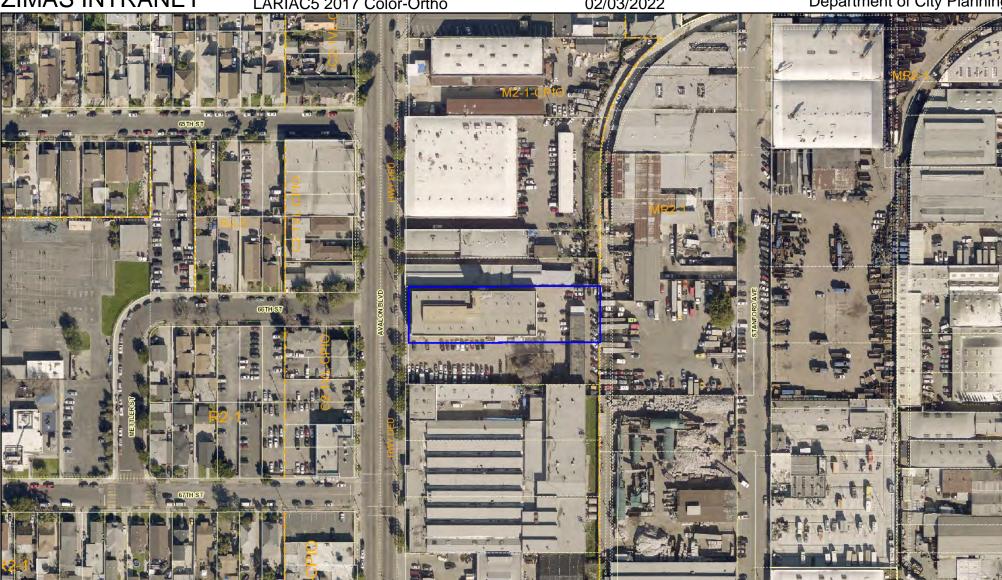
ORD-180103

ORD-171682

ORD-171681

ORD-162128

PRIOR-07/29/1962



Address: 6600 S AVALON BLVD

APN: 6007018010 PIN #: 105B205 1310 Tract: DE CANTILLON TRACT

Block: None Lot: PT LT C Arb: 10 Zoning: M2-1-CPIO

General Plan: Light Industrial



LEGEND

GENERALIZED ZONING

OS, GW

A, RA

RE, RS, R1, RU, RZ, RW1

R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP

CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU

CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI

P, PB

PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

Minimum Residential

Very Low / Very Low I Residential

Very Low II Residential

Low / Low I Residential

Low II Residential

Low Medium / Low Medium I Residential

Low Medium II Residential

Medium Residential

High Medium Residential

High Density Residential

Very High Medium Residential

COMMERCIAL

Limited Commercial

kimited Commercial - Mixed Medium Residential

Highway Oriented Commercial

Highway Oriented and Limited Commercial

Highway Oriented Commercial - Mixed Medium Residential

Neighborhood Office Commercial

Community Commercial

Community Commercial - Mixed High Residential

Regional Center Commercial

FRAMEWORK

COMMERCIAL

Neighborhood Commercial

General Commercial

Community Commercial

Regional Mixed Commercial

INDUSTRIAL

Commercial Manufacturing

Limited Manufacturing

Light Manufacturing

Heavy Manufacturing

Hybrid Industrial

PARKING

Parking Buffer

PORT OF LOS ANGELES

General / Bulk Cargo - Non Hazardous (Industrial / Commercial)

General / Bulk Cargo - Hazard

Commercial Fishing

Recreation and Commercial

Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

Airport Landside / Airport Landside Support

Airport Airside

LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

Open Space

Public / Open Space

Public / Quasi-Public Open Space

Other Public Open Space

Public Facilities

INDUSTRIAL

Limited Industrial

Light Industrial

CIRCULATION

STREET

STREET			
0000000000	Arterial Mountain Road		Major Scenic Highway
	Collector Scenic Street		Major Scenic Highway (Modified)
	Collector Street	•••••••	Major Scenic Highway II
	Collector Street (Hillside)		Mountain Collector Street
***************************************	Collector Street (Modified)		Park Road
	Collector Street (Proposed)		Parkway
	Country Road		Principal Major Highway
	Divided Major Highway II		Private Street
	Divided Secondary Scenic Highway	•••••••	Scenic Divided Major Highway II
000000000	Local Scenic Road		Scenic Park
	Local Street	••••••••••••••••••••••••••••••••••••••	Scenic Parkway
, *********** /	Major Highway (Modified)		Secondary Highway
	Major Highway I		Secondary Highway (Modified)
	Major Highway II	•••••••	Secondary Scenic Highway
/ /	Major Highway II (Modified)		Special Collector Street
FREEWA	vc		Super Major Highway
	Freeway		
	Interchange On-Ramp / Off- Ramp		
	Railroad		
	Scenic Freeway Highway		
000000000	Scenic reeway riighway		
MISC. LII	NES		
	Airport Boundary		MSA Desirable Open Space
	Bus Line		Major Scenic Controls
	Coastal Zone Boundary		Multi-Purpose Trail
	Coastline Boundary		Natural Resource Reserve
	Collector Scenic Street (Proposed)		Park Road
	Commercial Areas		Park Road (Proposed)
	Commercial Center		Quasi-Public
	Community Redevelopment Project Area		Rapid Transit Line
	Country Road		Residential Planned Development
× × × ×	DWP Power Lines		Scenic Highway (Obsolete)
***	Desirable Open Space	oo	Secondary Scenic Controls
• - • -	Detached Single Family House	- • - •	Secondary Scenic Highway (Proposed)
• • • • • •	Endangered Ridgeline		Site Boundary
	Equestrian and/or Hiking Trail	\otimes —	Southern California Edison Power
	Hiking Trail		Special Study Area
• - • - • - •	Historical Preservation		Specific Plan Area
• == • ==	Horsekeeping Area		Stagecoach Line
	Local Street		Wildlife Corridor

POINTS OF INTEREST f Alternative Youth Hostel (Proposed) Animal Shelter 🕍 Area Library 🕍 Area Library (Proposed) The Bridge ▲ Campground ▲ Campground (Proposed) Cemetery **HW** Church ▲ City Hall (XX) Community Center (MI) Community Library (Proposed Expansion) I/I Community Library (Proposed) XX Community Park (XX) Community Park (Proposed Expansion) XX Community Park (Proposed) Community Transit Center ♣ Convalescent Hospital Correctional Facility Cultural / Historic Site (Proposed) * Cultural / Historical Site Cultural Arts Center DMV DMV Office DWP DWP T DWP Pumping Station Equestrian Center Fire Department Headquarters Fire Station Fire Station (Proposed Expansion) Fire Station (Proposed) Fire Supply & Maintenance ★ Fire Training Site 🏯 Fireboat Station ➡ Health Center / Medical Facility Helistop Historic Monument

m Historical / Cultural Monument

>> Horsekeeping Area (Proposed)

>> Horsekeeping Area

%	Horticultural Center
•	Hospital
+	Hospital (Proposed)
HW	House of Worship
е	Important Ecological Area
e	Important Ecological Area (Proposed)
Θ	Interpretive Center (Proposed)
ĴĈ	Junior College
(1)	MTA / Metrolink Station
(1)	MTA Station
	MTA Stop
MWD	MWD Headquarters
9	Maintenance Yard
$\underline{\bot}$	Municipal Office Building
P	Municipal Parking lot
X	Neighborhood Park
X	Neighborhood Park (Proposed Expansion
X	Neighborhood Park (Proposed)
1	Oil Collection Center
₽	Parking Enforcement
HQ	Police Headquarters
•	Police Station
	Police Station (Proposed Expansion)
•	Police Station (Proposed)
•	Police Training site
PO	Post Office
*	Power Distribution Station
*	Power Distribution Station (Proposed)
\$	Power Receiving Station
\$	Power Receiving Station (Proposed)
С	Private College
Ε	Private Elementary School
1	Private Golf Course
<u>/</u>	Private Golf Course (Proposed)
JH	Private Junior High School
PS	Private Pre-School
XXX	Private Recreation & Cultural Facility
SH	Private Senior High School
SF	Private Special School
Ê	Public Elementary (Proposed Expansion)

	É	Public Elementary School
	Ê	Public Elementary School (Proposed)
	*	Public Golf Course
	1	Public Golf Course (Proposed)
		Public Housing
		Public Housing (Proposed Expansion)
	ĴΉ	Public Junior High School
	ĴΉ	Public Junior High School (Proposed)
	MS	Public Middle School
	SH	Public Senior High School
	ŝĤ	Public Senior High School (Proposed)
	*	Pumping Station
	$\overline{*}$	Pumping Station (Proposed)
	* Aces	Refuse Collection Center
	ivii	Regional Library
		Regional Library (Proposed Expansion)
1)		Regional Library (Proposed)
	菰	Regional Park
	菰	Regional Park (Proposed)
	RPD	Residential Plan Development
		Scenic View Site
		Scenic View Site (Proposed)
	ADM	School District Headquarters
	SC	School Unspecified Loc/Type (Proposed)
	*	Skill Center
	SS	Social Services
	*	Special Feature
	Ŵ	Special Recreation (a)
	SF	Special School Facility
	SF	Special School Facility (Proposed)
	111111	Steam Plant
	\$m	Surface Mining
	\Rightarrow	Trail & Assembly Area
	*	Trail & Assembly Area (Proposed)
	UTL	Utility Yard
	•	Water Tank Reservoir
	Ł	Wildlife Migration Corridor
	\sim	Wildlife Preserve Gate

SCHOOLS/PARKS WITH 500 FT. BUFFER Planned School/Park Site Existing School/Park Site Inside 500 Ft. Buffer Other Facilities **Opportunity School Aquatic Facilities Charter School** Park / Recreation Centers Beaches **Elementary School** Parks **Child Care Centers** Performing / Visual Arts Centers Span School Dog Parks

Senior Citizen Centers High School **Historic Sites** Middle School Horticulture/Gardens

Recreation Centers

Early Education Center

COASTAL ZONE

Golf Course

Skate Parks

Not in Coastal Zone

Coastal Commission Permit Area Tier 3 Tier 1 **Dual Permit Jurisdiction Area** Tier 2 Tier 4 Single Permit Jurisdiction Area Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards

prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

TRANSIT ORIENTED COMMUNITIES (TOC)

Special Education School

WAIVER OF DEDICATION OR IMPROVEMENT

Public Work Approval (PWA) Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

ITIER STRIBOLS		
—— Lot Line	Airport Hazard Zone	Flood Zone
—— Tract Line	Census Tract	Hazardous Waste
Lot Cut	Coastal Zone	High Wind Zone
Easement	Council District	Hillside Grading
■ • ■ Zone Boundary	LADBS District Office	Historic Preservation Overlay Zone
—— Building Line	Downtown Parking	Specific Plan Area
Lot Split	Fault Zone	Very High Fire Hazard Severity Zone
Community Driveway	Fire District No. 1	Wells
•	Tract Map	
Building Outlines 2014 Building Outlines 2008	Parcel Map	