Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

HEARING DATE: February 5, 2015
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

CASE NO.: CHC-2014-4585-HCM
ENV-2014-4586-CE

LOCATION: 4680 Wilshire Blvd.
Council District: 4
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Greater Wilshire
Legal Description: TR 3912, Lot 1

PROJECT: Historic-Cultural Monument Application for the
FARMERS INSURANCE HEADQUARTERS

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): Mullen Wilshire Blvd LA Owner LLC
C/O Dan Rippis
6922 Hollywood Blvd, 10th Floor
Los Angeles CA 90026

APPLICANT: Jane Gilman, Windsor Square-Hancock Park Historical Society
137 N. Larchmont Blvd., #135
Los Angeles, CA 90004

PREPARER: Portia Lee, California Archives
6047 Metropolitan Plaza
Los Angeles, CA 90036

RECOMMENDATION: That the Cultural Heritage Commission:

1. Declare the subject property a Historic-Cultural Monument per Los Angeles
   Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.

2. Adopt the staff report and findings.

MICHAEL J. LOGRANDE
Director of Planning

Ken Bernstein, AICP, Manager
Office of Historic Resources

Nels Youngborg, Preservation Planner
Office of Historic Resources

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Attachments: Historic-Cultural Monument Application
FINDINGS

- The property "reflects the broad cultural, economic, or social history of the nation, State or community," for its association with Farmers Insurance as its headquarters during its period of significance.

- The property embodies "the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" as an example of the Art Deco style.

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, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

SUMMARY

Built in 1937, the Farmers Insurance Headquarters is a seven-story office building located within the Park Mile Area of Wilshire Boulevard. It was designed in the Moderne style by architects Walker & Eisen. The building is of concrete construction and has a flat roof. The building features a stepped pillar off the northwest corner of the building and is solid concrete with horizontal, triple scoring at regular intervals, which is implemented at each corner of the building. The primary entrance is off the south eastern corner of Wilshire and Rimpau. Towering above the entrance is a narrow, single-bay window running the height of the building that is fronted by a decorative metal screen with a tracery pattern of inset eight-point stars and plant forms. Atop this is a cast stone finial set in a scroll.

The architecture firm of Walker and Eisen gained prominence in Los Angeles during the population boom in Los Angeles after World War II. The partners are known for their architecturally detailed designs for residential, institutional, commercial and civic designs. Examples of notable buildings designed by this firm are:

- Taft Building, 1923, Hollywood (HCM #666)
- El Cortez Hotel, 1926, San Diego (NRHP #01001458)
- The Oviatt, 1927, Los Angeles (HCM #195, NHRP #83004529)
- United Artists Theatre Building, 1927, Los Angeles (HCM #523)
- The Fine Arts Building, 1928, Los Angeles (HCM #125)
- Bay Cities Guaranty Building, 1929, Santa Monica (Santa Monica Landmark #64)
- Beverly Wilshire Hotel, 1929, Beverly Hills (NHRP #87000908)

Farmers Inter-Insurance Exchange was founded in 1928 in Los Angeles as an automobile insurance company, but soon expanded to fire insurance and truck insurance. Today, the Farmers Insurance Group of Companies is the nation's third-largest writer of both automobile
and homeowners insurance. The subject building was the second headquarters for the company.

The building has undergone alterations and additions. The original 1937 building was three stories in height. In 1948, four stories were added on top of the building. Claude Beelman designed this addition in the same style and detail as the original building. In addition to space for more employees, the enlarged building contained a cafeteria, restaurant, and seventh-floor garden terrace for staff. In the mid-1960s, an addition was constructed to expand the building to occupy the entire block, again in the same style and detail.

DISCUSSION

Farmers Insurance Headquarters successfully meets two of the specified Historic-Cultural Monument criteria: 1) "reflects the broad cultural, economic, or social history of the nation, State or community" and 2) embodies "the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction." The subject property was the headquarters for Farmers Insurance, a significant global insurance company for a majority of the 20th century. The primary architectural style of the building is Art Deco due to the architects who designed it, the construction chronology and myriad of architectural details that adorn the building.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

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

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

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

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.
The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of Historic buildings in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving Rehabilitating, Restoring, and Reconstructing Historic Buildings.

BACKGROUND

On December 18th, 2014 the Cultural Heritage Commission took the property under consideration with a Commission-Initiated Motion. On January 15th, a subcommittee of the Commission consisting of Commissioners Barron and Irvine toured the property accompanied by a staff person from the Office of Historic Resources.
# HISTORIC-CULTURAL MONUMENT
## NOMINATION FORM

### 1. PROPERTY IDENTIFICATION

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<tr>
<th>Proposed Monument Name:</th>
<th>Farmers Insurance Headquarters</th>
<th>First Owner/Tenant</th>
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<td>Street Address:</td>
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Proposed Monument Property Type: Building, Structure, Object, Site/Open Space, Natural Feature

Describe any additional resources located on the property to be included in the nomination, here:

### 2. CONSTRUCTION HISTORY & CURRENT STATUS

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<th>Year built:</th>
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<th>Factual</th>
<th>Estimated</th>
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<td>Present Use:</td>
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<tr>
<td>Is the Proposed Monument on its Original Site?</td>
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<td>No (explain in section 7)</td>
<td>Unknown (explain in section 7)</td>
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### 3. STYLE & MATERIALS

Architectural Style: Modern

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</tr>
<tr>
<td>DOOR</td>
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</tbody>
</table>
4. ALTERATION HISTORY

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

1948 A seamless 33,000 sq. ft. addition by Walker & Eisen added three stories and a cafeteria.

1966 Seamless southward expansion to 8th Street.
Permits attached indicating additional minor alterations.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

Listed in the National Register of Historic Places

Listed in the California Register of Historical Resources

Formally determined eligible for the National and/or California Registers

Located in an Historic Preservation Overlay Zone (HPOZ)

Survey Name(s):

Determined eligible for national, state, or local landmark status by an historic resources survey(s)

Contributing feature
Non-contributing feature

Other historical or cultural resource designations:

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

✔ Reflects the broad cultural, economic, or social history of the nation, state, or community

✔ Is identified with historic personages or with important events in the main currents of national, state, or local history

✔ Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction

✔ A notable work of a master builder, designer, or architect whose individual genius influenced his or her age
HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

Name: Jane Gilman
Street Address: 137 N. Larchmont Blvd, #135
Zip: 90004
Phone Number: 213-243-8182
Company: Windsor Square-Hancock Park Historical Society
City: Los Angeles
State: CA
Email: info@wshphs.org

Property Owner

Name: 
Street Address: 6922 Hollywood Blvd., #900
Zip: 90028
Phone Number: 323-860-4900
Company: CIM Group
City: Los Angeles
State: CA
Email: cwood@cimgroup.com

Nomination Preparer/Applicant's Representative

Name: Portia Lee
Street Address: 6047 Metropolitan Plaza
Zip: 90036
Phone Number: 323-939-1651
Company: California Archives
City: Los Angeles
State: CA
Email: calarchv@sbcglobal.net
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
2. ✔ Written Statements A and B
3. ✔ Bibliography
4. ✔ Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digital copy of the main photo to: planning.ohr@lacity.org)
5. ✔ Copies of Primary/Secondary Documentation
6. ✔ Copies of Building Permits for Major Alterations (include first construction permits)
7. ✔ Additional, Contemporary Photos
8. ✔ Historical Photos
9. ✔ Zimas Parcel Report for all Nominated Parcels (including map)

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

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

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

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

Name: Jane Gilman  Date: 10-22-14  Signature: Jane Gilman

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

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012
Phone: 213-978-1200
Website: preservation.lacity.org

Att: Edgar Garcia
Farmers Insurance Group Headquarters Building

Written Statements

A. Architectural Description

The Farmers Insurance Group Home Office, a seven-story commercial office building built in 1937, was designed in the Moderne style by architects Walker & Eisen. The structure, constructed in concrete, carries a flat roof. A stepped, entry pillar off the building’s northwest corner is solid concrete with horizontal triple scoring at regular intervals; a treatment characterizing each of the building’s four corners. The slightly recessed main entrance, composed of paired glass and metal frame doors, appears to be a recent alteration. These doors are flanked by full-height glass sidelights topped with a glass transom. A flat roofed overhang with angled sides above the entry is framed in wide, abstract, deco-style, step-molded surrounds. To the west of the main entrance, the words “Farmers Insurance Group Home Office” in block metal lettering are affixed to the building. In front of the main entry, a wide walkway leads to a set of three curvilinear entry stairs. Both the walkway and the stairs are terrazzo. Running full-height above the entry level at the beveled corner is a narrow, single-bay window well with black Vitrolite spandrel glass. The slightly recessed well is fronted by an elaborate decorative metal screen with a tracery pattern of inset eight-point stars and plant forms. Atop this well is a pointed finial set in a scroll; atop the entry pillar a metal flagpole carries a bulb finial.

The building has three street-facing elevations. The north elevation faces Wilshire Boulevard; the west elevation faces Rimpau Boulevard; the south elevation faces 8th Street. Each presents an identical design program: a continuous, full-height vertical striping pattern of flat, narrow, concrete bands with simple molded edges. Between the concrete bands is a slightly recessed program of 4-and-4 vertically adapted fixed and operable metal frame windows at each level. Within this program, each spandrel has a 5-and-5 pattern clad in metal-framed black Vitrolite glass. All view windows and spandrel glass within a given vertical band meet at an unbroken predominant vertical mullion that extends slightly outward to form a ridge running continuously upward. Each of the window bands culminate in a decorative concrete cap reinforcing the angled outward pitch of the windows below. A low, stepped base runs horizontally along the Wilshire
and Rimpau elevations. Near the center of the long, multi-bay Rimpau elevation is a side entry framed with simple concrete half-surrounds below a small, flat-roofed canopy. This entry is approached by a scored pebble dash walkway.

The building’s east elevation faces a private, black-top parking lot for building employees. The treatment of this elevation varies from the three street-facing elevations. Like the others, vertical banding is a dominant feature and similar concrete banding is present. These windows present a three-part horizontal metal frame, with blank concrete spandrels above and below. A permanently fastened armature contains metal architectural screens fronting each window bay. The armature and its screens provide visual texture to the elevation with the screens serving as a *brise-soleil*. A solid vertical core of unadorned concrete is visible within the northern portion of the east elevation.

A low, single-story, flat-roofed service bay is affixed to the east elevation on its southern portion. The service bay is of solid, unadorned concrete with a slightly recessed entry facing south. Along the east elevation an open, stone block corridor runs between two walls of gold stained textured brick. The wall’s outer (eastern) face is concrete clad. A pair of stairways lead to an adjacent, below-grade parking lot. A cypress tree marks the end of the stair. The corridor has a rectangular plaque titled Farmers “Walk of Fame” which features three round bronze plaques and a wall incised with stars and names of Farmers employees who gave outstanding service to the Company. Three other plaques are titled “Spirit of Farmers,” “Farmers Star” and “Chairman’s Circle. The plaques were dedicated at the 75th Anniversary of Farmers Group Insurance Company.

In front of the building’s street-facing elevations is a landscape program featuring fully mature tree specimens including tall, coniferous trees; manicured hedges, strips of lawn and small trees running against elevations. Flanking the building’s main entry is a pair of mature specimen shade trees. In front of the main entrance walkway is a circular planter featuring palm specimens, boulders, and variegated ground cover. Adjacent to the building at the main entry are molded, semicircular planters containing small specimen palm.
B. Statement of Significance

**Cultural Heritage Monument Criteria**

Sec. 22.171.7. Definition of Monument.

*A Historic-Cultural Monument (Monument) is any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles, including historic structures or sites in which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified; or which is identified with historic personages or with important events in the main currents of national, State or local history; or which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction; or a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.*

Farmers Insurance Headquarters building meets the requirements of the Cultural Heritage Ordinance as a site which exemplifies the broad economic and social history of Los Angeles. The building represents the entrepreneurship that built the foundation of the City's economic development. Both of the men who founded the practice came to Los Angeles with a goal - to form an organization that would provide security for the farmers and ranchers working in the widespread agricultural area that surrounded the City of Los Angeles and extended into Los Angeles County and valleys beyond.

The building is also significant as it embodies the distinguishing characteristics of an architectural style - Moderne - inherently valuable for a study of a period, style or method of construction; or a notable work of a master builder, designer, or architect whose individual genius influenced his age. For the Farmers building Walker & Eisen chose a style that was on the forefront of Modernism, new and relatively unknown in the city at that early date. Farmers Insurance Headquarters carries many of the character-defining features of the style: a vertical orientation, smooth walls and bezeled fenestration. Walker & Eisen featured it in their rendering of Farmers Insurance Building in the first years of the early period of Moderne style.
The firm had 21 years of practice in Los Angeles. They influenced the look of the city, its skyline and its reputation for innovative architectural design. Farmers Headquarters Building, as one of Walker & Eisen's most visible structures situated on Los Angeles’ most historic roadway, Wilshire Boulevard, meets the criteria for qualification for listing as a Historic Cultural Monument of the City of Los Angeles.

**Walker & Eisen**

Walker & Eisen's partnership rose to prominence during the building boom which immediately followed the World War I. In the year 1923, Los Angeles recorded $185,000,000 in building expenditures. Walker & Eisen at that time employed fifty draftsmen in their office. In 21 years of partnership (1920-41), Walker & Eisen were responsible for $40,000,000 worth of buildings.

The partners were renowned for their skill in surface treatment of cladding and details to highlight the play between light, window and wall. Their renditions of the vertical Art Moderne style in the Oviatt (1927) and Fine Arts Building (1928) were highly influential on other interpretations of Art Moderne and their buildings were prominent in the development of western Los Angeles and throughout the state. For the Bay City Guaranty and Loan Building (Crocker Bank) in Santa Monica they employed a Moderne style variation: Zigzag ornamentation. Other important examples of the firm's early influential practice are the Beverly Wilshire Hotel, the Sunkist Building, and San Gabriel City Hall. The firm also had a thriving residential practice and many homes in neighborhoods adjacent to the Farmers Building, such as Windsor Square, Hancock Park and the Park Mile district, were also designed by the partners.

**William Simpson Construction Company**

William Simpson was educated in civil and architectural engineering practice. He and his father came to Los Angeles in 1915 and established the William Simpson Construction Company. He became a member of the Los Angeles Chamber of Commerce in 1917 and served as president and director of the Los Angeles Chapter of the Associated General Contractors of America.
Building History and Context

4680 Wilshire Boulevard comprises a seven story commercial office building situated at the southeast corner of Wilshire and Rimpau Boulevards in Los Angeles, California. The original permit for the building is dated “7/37”; purpose of building is listed as” Insurance Office.” The named owner is Farmers Insurance Exchange located at the Trans America Building in Los Angeles. Walker & Eisen are the listed architects. Wm. Simpson Co is the contractor. Two articles in the Los Angeles Times, both dated March 14, 1937, heralded the event. Under the headline “Handsome New Wilshire Structure,” the report stated “the project entails investment of approximately $400,000”. A second article titled “Preparation Furthered for Large Building’s Construction,” stated “The building of modern American vertical-type design will have a frontage of 119 feet on Wilshire Boulevard and extend 115 feet along Rimpau Boulevard towards Eighth Street.” Setbacks were designed to conform to the district’s building regulations.

Originally three stories in height with an employee’s cafeteria installed in the basement and a mezzanine providing 48,752 square feet of office space, the building was expanded by architects Walker & Eisen who subsequently oversaw its expansion to seven stories by 1966. A seamless 33,000 square feet addition raised the building three more stories and added a cafeteria in 1948. In the 1960s the building was expanded horizontally southward to 8th Street to add an additional story. This alteration is also seamless.

Moderne Style (Art Moderne) 1930-1950

Moderne Style developed just after Art Deco. Both are part of the modern movement in architecture influenced by industrial design- automobiles, airplanes, railroad engines and ships. Designers were drawn to the style in order to express a new aesthetic that deviated from historic styles. Character-defining Moderne features are flat roofs, smooth wall surfaces, rounded corners, and curved glass. Essentially a commercial building type, it was frequently used in office and public buildings. With construction stopped during Work War II, few structures of the style were built until the Late Moderne period. The character-defining feature of commercial modern architecture and the Late Moderne was beveled windows. These were outlined in a bezel, a protruding flange which was frequently extended to wrap around the window.
Farmers Insurance Group History

Farmers Inter-Insurance Exchange was founded in 1928. At its inception in Los Angeles, the firm’s headquarters had a one-room office for three employees: John C. “Jack” Tyler, Thomas E. Leavey and a secretary. Both men had served in World War I. After the Armistice, Tyler followed his father into the insurance industry. Leavey obtained a law degree and began a career in banking. Both men came from a rural background and as partners decided to enter the insurance business as partners. Their shared goal: to provide a “high quality insurance product at a reasonable price to farmers and ranchers.” Savings from Tyler and Leavey provided the company capital. After hiring a salesman, they traveled to rural farms and ranches selling insurance policies. As the company prospered they made plans to commission a new headquarters building.

Park Mile Specific Plan

Farmers Insurance Building is located in the Park Mile Specific Plan area. A Wilshire District Plan was adopted by the Los Angeles City Council in 1976 for the purpose of designating quantitative and qualitative standards to regulate floor area ratios, use of land and buildings, height and bulk of buildings, architectural and landscape treatment, signs, vehicular and pedestrian circulation. After study by a Citizen’s Advisory Commission, a Proposed Specific Plan Ordinance for the Park Mile district was approved and became effective in July 1979. It was “designed to protect the low density, single family residential nature of the area and to promote only that development which is compatible with adjoining residential neighborhoods by reinforcing the characteristic pattern which provides the Park Mile area with an image, a sense of community and orientation.” Boundaries of the Park Mile Specific Plan extend along Wilshire Boulevard and into neighborhoods Sixth Street to 8th Street and Wilton Street to Highland Boulevard.

Park Mile Neighborhood/Brookside

The Brookside neighborhood has many of the character-defining features of neighborhoods within the residential areas of the Park Mile Plan, Originally called Windsor Crest. It was part of the original Rancho Las Cienegas. Its tree-lined streets are bounded by Wilshire and Olympic
Boulevard, Highland Avenue and Muirfield Road, populated primarily by single family houses built in the 1920s when the Rimpau Estate Company began to sell home sites.

Along Longwood Avenue rear lots are deep, bisected by a natural underground stream – El Río de Jardín de las Flores (brook of the flower gardens). Surfacing briefly, the stream wanders from one side of Longwood Avenue to the other. Planners developed around the stream to prevent its running on only one side of the street, preserving some of the natural arroyos, barrancas and hills of the original tract. An old development plan notes that Windsor Crest is the highest elevation on Wilshire Boulevard, west of Western Avenue. The area has an active Homeowners Association and is included in the Park Mile Specific Plan.
Bibliography

I. Published Sources


Moderne Style –Modern Movements Moderne style 1930-1950 University of Pennsylvania http://www.portal.state.pa

Roderick, Kevin. Wilshire Boulevard Concourse of Los Angeles. Angel City Press, Santa Monica, California


Wilshire Boulevard Building to Total $400,000 Investment. Los Angeles Times (1923-Current File); Feb. 7, 1937; ProQuest Historical Newspapers. Los Angeles Times (1881-1900)

II. Unpublished Sources

“Brookside Neighborhood.” Cohen, Laura Foti; Sound Input LLC. lcohen@soundinput.com

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### Jurisdictional Information

| Community Plan Area       | Wilshire |
| Neighborhood Council      | Greater Wilshire |
| Council District          | CD 4 - Tom LaBonge |
| Census Tract #            | 2127 02 |
| LADBS District Office     | Los Angeles Metro |

### Planning and Zoning Information

| Special Notes             | None |
| Zoning                    | CR(PM)+1 |
| Zoning Information (ZI)   | ZI-2410 Metro Westside Subway Extension Project |
| General Plan Land Use     | General Commercial |
| General Plan Footnote(s)  | Yes |
| Hillsite Area (Zoning Code)| No |
| Baseline Hillside Ordinance | No |
| Baseline Mansionization Ordinance | No |
| Specific Plan Area        | Park Mile |
| Special Land Use / Zoning | None |
| Design Review Board       | Yes |
| Historic Preservation Review | No |
| Historic Preservation Overlay Zone | None |
| Other Historic Designations | None |
| Other Historic Survey Information | None |
| Mills Act Contract        | None |
| POD - Pedestrian Oriented Districts | None |
| CDD - Community Design Overlay | None |
| NSO - Neighborhood Stabilization Overlay | No |
| Streetscape               | No |
| Sign District             | No |
| Adaptive Reuse Incentive Area | None |
| CRA - Community Redevelopment Agency | None |
| Central City Parking      | 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.

zimas.lacity.org | cityplanning.lacity.org
<table>
<thead>
<tr>
<th>Property</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown Parking</td>
<td>No</td>
</tr>
<tr>
<td>Building Line</td>
<td>None</td>
</tr>
<tr>
<td>500 Ft School Zone</td>
<td>No</td>
</tr>
<tr>
<td>500 Ft Park Zone</td>
<td>No</td>
</tr>
</tbody>
</table>

**Assessor Information**
- **Assessor Parcel No. (APN):** 50900009020
- **APN Area (Co. Public Works)*:** 1.570 (ac)
- **Use Code:** Not Available
- **Assessed Land Val:** $10,302,006
- **Assessed Improvement Val:** $14,436,100
- **Last Owner Change:** 04/21/14
- **Last Sale Amount:** $22,370,223
- **Tax Rate Area:** 67
- **Deed Ref No. (City Clerk):** None

**Building 1**
- **Year Built:** 1937
- **Building Class:** BX
- **Number of Units:** 0
- **Number of Bedrooms:** 0
- **Number of Bathrooms:** 0
- **Building Square Footage:** 211,508.0 (sq ft)

**Building 2**
- **No data for building 2**

**Building 3**
- **No data for building 3**

**Building 4**
- **No data for building 4**

**Building 5**
- **No data for building 5**

**Additional Information**
- **Airport Hazard:** None
- **Coastal Zone:** None
- **Farmland:** Area Not Mapped
- **Very High Fire Hazard Severity Zone:** No
- **Fire District No. 1:** No
- **Flood Zone:** None
- **Watersource:** No
- **Hazardous Waste / Border Zone Properties:** No
- **Methane Hazard Site:** Methane Zone
- **High Wind Velocity Areas:** No
- **Special Grading Area (BOE Basic Grid Map A-13372):** No
- **Oil Wells:** None

**Seismic Hazards**
- **Active Fault Near Source Zone:**
  - Nearest Fault (Distance in km): 2.87142926
  - Nearest Fault (Name): Puente Hills Blind Thrust
  - Region: Los Angeles Blind Thrusts
  - Fault Type: B
  - Slip Rate (mm/year): 0.702000000
  - Slip Geometry: Reverse
  - Slip Type: Moderately / Poorly Constrained
  - Down Dip Width (km): 19.000000000
  - Rupture Top: 5.000000000
  - Rupture Bottom: 13.000000000
  - Dip Angle (degrees): 25.000000000
  - Maximum Magnitude: 7.000000000
  - Aftershock-Prediction Fault Zone: No
  - Landslide: No

---

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(*) - APN Area is provided "as is" from the Los Angeles County’s Public Works. Flood Control Benefit Assessment.
<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Liquefaction</td>
<td>No</td>
</tr>
<tr>
<td>Tsunami Inundation Zone</td>
<td>No</td>
</tr>
<tr>
<td><strong>Economic Development Areas</strong></td>
<td></td>
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<tr>
<td>Business Improvement District</td>
<td>None</td>
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<tr>
<td>Renewal Community</td>
<td>No</td>
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<tr>
<td>Revitalization Zone</td>
<td>Central City</td>
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<tr>
<td>State Enterprise Zone</td>
<td>None</td>
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<tr>
<td>State Enterprise Zone Adjacency</td>
<td>No</td>
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<tr>
<td>Targeted Neighborhood Initiative</td>
<td>None</td>
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<tr>
<td><strong>Public Safety</strong></td>
<td></td>
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<tr>
<td>Police Information</td>
<td></td>
</tr>
<tr>
<td>Bureau</td>
<td>West</td>
</tr>
<tr>
<td>Division / Station</td>
<td>Wilshire</td>
</tr>
<tr>
<td>Reporting District</td>
<td>749</td>
</tr>
<tr>
<td><strong>Fire Information</strong></td>
<td></td>
</tr>
<tr>
<td>Division</td>
<td>1</td>
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<tr>
<td>Battalion</td>
<td>1</td>
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<tr>
<td>District / Fire Station</td>
<td>29</td>
</tr>
<tr>
<td>Red Flag Restricted Parking</td>
<td>No</td>
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</tbody>
</table>
CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number: DIR-2005-1475-DRB-SPP
Required Action(s): DRB-DESIGN REVIEW BOARD
Project Description(s): SURFACE PARKING LOT

Case Number: ENV-2005-1477-CE
Required Action(s): CE-CATEGORICAL EXEMPTION
Project Description(s): SURFACE PARKING LOT

DATA NOT AVAILABLE

CPC-3005
CPC-27006
CASE-5002
ORD-59677
ORD-59188
ORD-57441
ORD-54622
ORD-46550
ORD-16350
ORD-158266
ORD-152472
ORD-153471
ORD-125944
ZA-8028
ZA-6328
ZA-17064
ZA-15792
ZA-15780
ZA-15229
ZA-11851
YV-11821
AF-61-554949-MB

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CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building

CLASS (A) OR (B) OR (C)

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

Applicants hereby make to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Buildings, for a building permit in accordance with the description and size of the proposed structure of the following:

Lot No. 1

Tract No. 3912 - Received DA 42 - Lya 1936 19 to 75

Location of building: 4680 Wilsing Blvd.

Approved by City Engineer

Between what cross streets: Rimpau Blvd & Mariposa

USE INK OR INDELIBLE PENCIL

1. Purpose of building: INSURANCE OFFICE

2. Owner: Farmers Insurance Exch. - Phone TR 61781

3. Owner's address: Transamerica Bldg - Los Angeles


5. Licensed Engineer: E. H. Evans

6. Contractor: H. Simpson Covert & Sons

Contractor's address: 3603 W. Los Angeles

7. VALUATION OF PROPOSED WORK

8. State how many buildings are on lot and give use of each

9. Size of new building: 65' x 65'

10. Size of lot: 200 ft x 150 ft

11. Type of soil: Course Soil & Trench

12. Foundation (Material): Concrete

13. Material Exterior Walls: Reinforced Concrete - Skeleton framework

14. Material of floors: Reinforced Concrete - Roofing material: Reinforced Concrete

I have carefully verified and read the above completed Application and know the same to be true and correct and hereby certify and declare that I am owner and have executed all the provisions of the Building Ordinances and State Laws and that the plans, specifications and data filed will conform to all the Building Ordinances and State Laws.

Sign here:

By:

[Signature]

04/08/37

FOR DEPARTMENT USE ONLY:

PERMIT NO.: 1113

Date: 04/08/37

SPINKLER:

Clerk

Inspector

77.21 g
REINFORCED CONCRETE:

Barrels of Cement: 6000
Tons of Reinf. Steel: 185

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

Sign here: (Owner or Authorized Agent)

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

Sign here: (Owner or Authorized Agent)

REMARKS:

PLAN CHECKING
RECEIPT NO. 1211 1
 VALUATION $ 0
 FEE PAID $ 0.25

April 1936 - Plan was reviewed and found to conform to Zoning.

Henry D. Freeman
Board of City Planning Commissioner

[Signature]

[Signature]
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION
Application to Alter, Repair, Move or Demolish

Lot

REMOVED FROM

REMOVED TO

Tract

Location

Applicant

Approved by

City Engineer.

Deputy.

Purpose of PRESENT building

Insurance Office

Families

Rooms

(Owner, Residence, Apartment House, Hotel, or any other purpose)

Use of building AFTER alteration or moving

Store

Families

Rooms

Owner (Print Name)

FARMERS INTER-INSURANCE EXCHANGE

Phone TR 0781

Owner's Address

Transamerica Bldg

Los Angeles Calif

Certificated Architect

Kaufman & Embri

State

B406

Phone TR 7704

Certificated Engineer

E. Palmer

State

B290

Phone M 1092

Contractor

H. L. Sanner

State

B290

Phone TR 7704

Contractor's Address

Transamerica Bldg

Los Angeles Calif

VALUATION OF PROPOSED WORK

State how many buildings NOW on lot and give use of each.

Size of existing building:

Accuracy of figures, 12 x 14.5

Number of stories high:

Height to highest point:

Class of building:

Material of existing walls:

Exterior framework:

(Stone or Brick)

Describe briefly and fully all proposed construction and work:

Permit number on the north or east wall to be reduced to 12" in thickness between structural columns.

Fill in Application on other side and Sign Statement

(Over)

PERMIT NO.

FOR DEPARTMENT USE ONLY

Plant and Specifications checked

Zone

Fire District

Permit No.

Corrections made

Date

No. 10

Date

No. 10

Remarks

Application filed and accepted

11/5/37

Inspector

Comm. 11/36-37

MAY 11 1937

05/11/37
NEW CONSTRUCTION

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

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

Signed Here
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

<table>
<thead>
<tr>
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</tbody>
</table>

(1) REINFORCED CONCRETE

Barrels of Cement
Tons of Reinforcing Steel

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

Signed Here
(Owner or Authorized Agent)

(3) No required windows will be obstructed.

Sign Here
(Owner or Authorized Agent)

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

Sign Here
(Owner or Authorized Agent)

REMARKS:

While the permit is required by Ordinance it does not actually increase the width of the complete building and therefore no additional plan sheeting is required to be filed...
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

Applications are hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Department in the following conditions, which are hereby agreed to by the undersigned applicant and shall be deemed conditions relating to the exercise of the powers herein granted.

1. That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof.

2. That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof.

3. That the permit does not grant any title or interest in the real property described in such permit.

4. That the granting of the permit does not vest, or apprise any title or interest in, or right of possession to, the property described in such permit.

Lot...

REMOVED FROM...

Tract...

REMOVED TO...

Approved by City Engineer.

City Engineer.

Lot.

Tract.

Name.

Pomona & Wilshire Blvd.

S. E. Cameron.

Deputy.

1. Purpose of PRESENT building... Insurers...

Insurance Office

Families

Rooms.

(Insure offices, apartment houses, etc., or any other purpose)

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

Home

Families

Rooms.

3. Owner's name...

Farmers Interv. Insurance Exchange.

Phone T.R. 7181.

4. Owner's Address...

215 South Grand Ave.,

Los Angeles.

5. Certified Architect...

Walls.

State License No. 840.

Phone T.R. 7181.

6. License...

State License No. 218.

Phone M. 322.

7. Contractor...

Terminus, Seattle.

Contractor's Address.

8. Contractor's Address...

Architect's.

State.

9. VALUATION OF PROPOSED WORK...

Amount...

10. State how many buildings NOW...

on lot and give use of each.

(Insure offices, apartment houses, etc., or any other purpose)

11. Size of existing building...

Number of stories...

Height to highest point.

12. Class of building...

Material of existing walls...

(Exterior framework.

Describe briefly and fully all proposed construction and work:

CHANGE reinforcing steel only in beams 1 and 2.

CHANGE reinforcing steel in building.

Full in Application on other Side and Sign Statement

(Over)

PERMIT NO.

FOR DEPARTMENT USE ONLY

Paid and Specifications checked.

Zone.

Planimeter.

Permit No. 16014.

May 13.

05/13/37
NEW CONSTRUCTION

Size of Addition: ___________
Size of Lot: ___________
Number of Stories when complete: ___________

Material of Foundation: ___________
Width of Footing: ___________
Depth of footing below ground: ___________

Width Foundation Wall: ___________
Size of Redwood Sill: ___________
Material of Exterior Walls: ___________

Size of Exterior Stud: ___________
Size of Interior Bearing Stud: ___________

Joint: First Floor: ___________
Second Floor: ___________
Rafters: ___________
Roofing Material: ___________

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

Sign Here: ____________________________  (Owner or Authorized Agent)

By: ____________________________  (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

Application ___________
Fire District ___________
Bldg. Line ___________
Termite Inspection ___________

Construction ___________
Zoning ___________
Street Widening ___________
Forced Draft Ventil ___________

(1) REINFORCED CONCRETE

Barrels of Cement ___________
Tons of Reinforcing Steel ___________

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

Sign Here: ____________________________  (Owner or Authorized Agent)

Street ___________

(3) No required windows will be obstructed.

Sign Here: ____________________________  (Owner or Authorized Agent)

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

Sign Here: ____________________________  (Owner or Authorized Agent)

REMARKS:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________
Application to Alter, Repair, Move or Demolish

Lot: __________________________

Tract: __________________________

Present location of building: 4680 Wilshire Blvd

New location of building: __________________________

Between what cross streets: __________________________

Purpose of PRESENT building: __________________________

Use of building AFTER alteration or moving: __________________________

Owner (Print Name): Farmers Inter-Insurance Exchange

Owner's Address: Trans American Bldg. L.A.

Certified Architect: Walker & Eisen

Licensed Engineer: F. E. Evans

Contractor: Wm. Simpson Constr. Co.

Contractor's Address: Architects Bldg. L.A.

VALUATION OF PROPOSED WORK: __________________________

State how many buildings NOW on lot and give use of each: __________________________

Size of existing building: __________________________

Class of building: __________________________

Material of existing walls: __________________________

Exterior framework: __________________________

Reducing each story height 1/20

Fill in Application on other Side and Sign Statement (OVER)
NEW CONSTRUCTION

Size of Addition: x
Size of Lot: x
Number of Stories: x

Material of Foundation: x
Width of Footing: x
Depth of footing below ground: x

Width Foundation Wall: x
Size of Reinf. Wood Sill: x
Material Exterior Walls: x

Size of Exterior Studs: x
Size of Interior Bearing Studs: x

Joists: First Floor: x
Second Floor: x
Rafters: x
Roofing Material: x

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

Sign Here: Walker & Green
By: E. C. Pichonborg

FOR DEPARTMENT USE ONLY

<table>
<thead>
<tr>
<th>Application</th>
<th>Fire District</th>
<th>Zoning</th>
<th>Bldg. Line</th>
<th>Termite Inspection:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction</td>
<td>Street Widening</td>
<td>Forged Draft Ventil.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(1) REINFORCED CONCRETE

Barrels of Cement: x
Tons of Reinforcing Steel: x

Sign Here: (Owner or Authorized Agent)

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

Sign Here: (Owner or Authorized Agent)

(3) No required windows will be obstructed.

Sign Here: (Owner or Authorized Agent)

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

Sign Here: (Owner or Authorized Agent)

REMARKS: x

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

BUILDING LINE AGREEMENT

I hereby agree that the building and every portion thereof referred to in this application will be set back from the street property line not less than 25 feet, except that the following projections may extend into such setback space, as follows:

- Cornices, canopies and eaves: 2 ft. 6 in.
- Landing or terrace, without roof, extending to first floor level only: 6 ft.
- Open railing, not over 33 in. high, around such landing or terrace: 6 ft.
- Fire Escapes: 4 ft. 6 in.

I hereby agree to the above conditions and accept the permit to do the work mentioned in this application in accordance therewith.

(Signed) Owner or Authorized Agent
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

Removed from
Lot
Tract

Address

Same

Approved by City Engineer

DEPOT NO. 2
INVALUABLE PENCIL

REMOVED TO
Lot
Tract

Address

Same

Approved by City Engineer

1. Purpose of present building: Office [underline]
   Families
   Rooms

2. Use of building after alteration or moving: [underline]
   Families
   Rooms

3. Owner (Print Name): Lawrence Automobile Co.
   Address: 4680 Wilshire Blvd.
   Phone:

4. Owner's Address: 4680 Wilshire Blvd.

5. Certified Architect: [space]
   Field.

6. State License No.
   Phone:

7. Licensed Engineer:
   State License No.
   Phone:

8. Contractor: [space]
   State License No.
   Phone:

9. Contractor's Address: 4680 Wilshire Blvd.
   Phone:

10. Valuation of proposed work: $ 850.00
    [Including all labor and materials (and all permissible)
    [including all labor and materials (and all permissible)
    [including all labor and materials (and all permissible)
    [including all labor and materials (and all permissible)

11. State how many buildings now on lot and give use of each:

12. Size of existing building: 0 x 0
    Number of stories high: 0
    Height to highest point: 0

13. Class of building: "A"
    Material of existing walls: [underline]
    Exterior framework: [underline]
    [Wood or Masonry]

14. Describe briefly and fully all proposed construction and work:
    [Handwritten notes]

Fill in Application on other side and sign statement (OVER)

PERMIT NO.

5298

FOR DEPARTMENT USE ONELY

Plants and specifications checked 10/25/40

Fire District

No.

15

N.B. No. 15

Applications checked and approved

5/14/40

NYE 14/40

1/4/40

11/14/40

5/14/40

Inspector: [Handwritten signature]

N.B. No. 15

NYE 14/40

1/4/40

11/14/40

5/14/40

Inspector: [Handwritten signature]
**NEW CONSTRUCTION**

<table>
<thead>
<tr>
<th>Size of Addition</th>
<th>Size of Lot</th>
<th>Number of Stories when complete</th>
</tr>
</thead>
<tbody>
<tr>
<td>Material of Foundation</td>
<td>Width of Footing</td>
<td>Depth of footing below ground</td>
</tr>
<tr>
<td>Width Foundation Wall</td>
<td>Size of Redwood Bill</td>
<td>Material Exterior Walls</td>
</tr>
<tr>
<td>Size of Exterior Studs</td>
<td>Size of Redwood Bill</td>
<td>Material Exterior Walls</td>
</tr>
<tr>
<td>Joists: First Floor</td>
<td>Second Floor</td>
<td>Rafter</td>
</tr>
<tr>
<td>Roofing Material</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

Sign Here.

(Owner or Authorized Agent)

---

**FOR DEPARTMENT USE ONLY**

<table>
<thead>
<tr>
<th>Application</th>
<th>Fire District</th>
<th>Zoning</th>
<th>Eleg. Line</th>
<th>Street\s Widening</th>
<th>Termite Inspection</th>
<th>Forced Draft Vent</th>
</tr>
</thead>
</table>

(1) **REINFORCED CONCRETE**

<table>
<thead>
<tr>
<th>Barrels of Cement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tons of Reinforcing Steel</td>
</tr>
</tbody>
</table>

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

Sign Here.

(Owner or Authorized Agent)

(3) No required windows will be obstructed.

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

Sign Here.

(Owner or Authorized Agent)

---

**REMARKS:**

<table>
<thead>
<tr>
<th>Remarks</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location of Building</td>
</tr>
<tr>
<td>----------------------</td>
</tr>
<tr>
<td>Owner</td>
</tr>
<tr>
<td>Contractor</td>
</tr>
</tbody>
</table>

**NEW CONSTRUCTION**

- **Type of Construction**: CONCRETE
- **Size of Addition**: 14' x 13'
- **Number of Stories when complete**: 3
- **Type of Roof**: Flat
- **Condition of Existing Wall**: New, on top of wall
- **Condition of Existing Floor**: New, on top of floor

**FEES**

<table>
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<tr>
<th>Description</th>
<th>Fee</th>
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</thead>
<tbody>
<tr>
<td>Plan Check</td>
<td>$50.00</td>
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<tr>
<td>Plan Set</td>
<td>$50.00</td>
</tr>
<tr>
<td>Total</td>
<td>$100.00</td>
</tr>
</tbody>
</table>

Approved by: [Signature]

Date: [Date]

Plan Set 2: [Date]

Plan Set 3: [Date]

Plan Set 4: [Date]
Application to Alter, Repair or Demolish

Location of Building: 1650

Estimate what cross streets: 16th & Wilshire

Present use of building: Apartment

State how long building has been used for present occupancy: 1 year

Use of building after alterations or moving: Apartment

Owner: John Doe

Owner's Address: 123 Main St.

Certificate of Occupancy: 1

Licensed Engineer: Jane Smith

Contractor: Smith & Associates

Contractor's Address: 456 Elm St.

Valuation of Proposed Work:

Rate or many buildings now on lot and give use of each:

Size of existing building: 15 sq. ft.

Number of stories: 1

Height to highest point: 10 ft.

Material Exterior Walls: Wood

Exterior framework: Wood

Describe briefly all proposed construction and work:

New Construction

Size of Addition: 20 sq. ft.

Size of Lot: 25 sq. ft.

Number of Stories when complete: 1

First Story: 12 ft. x 16 ft.

Second Story: 12 ft. x 16 ft.

Material of Floor: Wood

Size of Rafter: 2 x 4

Type of Roofing: Shingles

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

Bills for:

Bids

Concrete

Reinforced Concrete

Fees

Check Field for:

\[\text{FEES} \times \text{Cost of Construction} \]

\[\text{Total} \]

\[\text{Paid} \]

\[\text{Balance Due} \]

For Departments Use Only:

\[\text{Plans and Specifications submitted} \]

\[\text{Drawings approved} \]

\[\text{Appraisal accepted} \]

\[\text{Certificate of Occupancy} \]

\[\text{Approved by City Engineer} \]
<table>
<thead>
<tr>
<th>Item</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>LOT DESCR: 162</td>
</tr>
<tr>
<td>2.</td>
<td>TRACT 3912 Map Book 42</td>
</tr>
<tr>
<td>3.</td>
<td>ADDRESS: 4680 Wilshire Blvd</td>
</tr>
<tr>
<td>4.</td>
<td>ZONE 5-C-R-2/R-1</td>
</tr>
<tr>
<td>5.</td>
<td>INSIDE FIRE DIST. 1/100</td>
</tr>
<tr>
<td>6.</td>
<td>INSIDE KEY</td>
</tr>
<tr>
<td>7.</td>
<td>STATE LICENSE PHONE</td>
</tr>
<tr>
<td>8.</td>
<td>STATE LICENSE PHONE</td>
</tr>
<tr>
<td>9.</td>
<td>CONTRACTOR: Leonard L. Burgeson</td>
</tr>
<tr>
<td>10.</td>
<td>CONTRACTOR'S ADDRESS: 1489 Burbank Blvd</td>
</tr>
<tr>
<td>11.</td>
<td>SIZE OF EXISTING BLDG: 299x130</td>
</tr>
<tr>
<td>12.</td>
<td>MATERIALS: Wood, Metal, Conc. Block, Roof</td>
</tr>
<tr>
<td>13.</td>
<td>VALUATION: $5,000.00</td>
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<tr>
<td>14.</td>
<td>NEW WORK: Dry Wall, Roofing</td>
</tr>
<tr>
<td>15.</td>
<td>SIGNATURE: Leonard L. Burgeson</td>
</tr>
</tbody>
</table>

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workman’s compensation insurance, and I have read and signed Application.

Signed: Leonard L. Burgeson

This Form When Properly Validated is a Permit to Do Work Described.
INSTRUCTIONS:
1. Applicant to Complete Numbered Items Only
2. Plot Plan Required on Back of Original

DISTRICT TRACT
5094
24-P
CR-2
LOT SIZE
1,100/60
1-150

OWNERS NAME
Rimpau
Mullen

ARCHITECT OR DESIGNER
John Fortune & Associates
STATE LICENSE NO. PHONE
C-897 626-1338

ENGINEER
STATE LICENSE NO. PHONE

CONTRACTOR not selected

SIZE OF EXISTING BLDG. STORIES HEIGHT NO. OF EXISTING BUILDINGS NVN LOT AND USE
109' x 613' 7 101-5 1 general offices

MATERIAL OF CONSTRUCTION EX. WALLS ROOF conc. & CONC.

JOB ADDRESS
3601 Wilshire Blvd. LA 90010

VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING
57,000.00 B.P.

NEW WORK:

DOOR PATCH PLASTER & PAINTING ON 6TH FLOOR

DESTRUCTION OF EXIST. PART, NEW ELEVATOR

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

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

(See Sec. 91.0202 L.A.M.C.)

Signature

Bureau of Engineering
ADDRESS APPROVED
SEWERS AVAILABLE
NOT AVAILABLE

Date

(Owner or Agent)
**City of Los Angeles**

**Certificate of Occupancy**

**Department of Building and Safety**

**Certificate Tract:** 3012

**Legal Desq.:**

- **Lot:** 1 and 2
- **Blk.:** 3012
- **Tract:** 3012
- **Dist. Map:** 5094
- **Zone:** CR 2/R-1
- **Fire Dist.:** I 109/100
- **Inside Cor. Lot Key Rev. Coil:**

**Present Use of Building:**

- **New Use of Building:**
  - Gen. offices
  - Same

**Owner's Name:** Farmers Underwriters Assoc.

**Owner's Address:**

- 4680 Wilshire Blvd.
- Mullen Ave.

**Architect or Designer:** John Fortune

**Owner's Name:**

- Brandow & Johnston

**Architect or Designer:**

- Not selected

**Size of Existing Building:**

- No. of Existing Buildings on Lot: 7
- No. of Stories: 1

**Material of Construction:**

- Ext. Walls: Conc.
- Roof: Conc.

**New Work:**

- 7-story addition to existing building

**Over Existing Basement:**

- Yes

**Rooms & Cafeteria:**

- Size of Addition: 105' x 132'
- Height: 92'

**Sprinklers:**

- Max. Occ.: 600
- Spaces: 200

**Plants-Approved:**

- Vigil

**Application Approved:**

- Approval Date:

**Statement of Responsibility:**

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

This permit is on application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be liable for the performance or results of any work described herein, or the condition of the property which such work is performed.

Signed:

- **Name:** S. Trubey
- **Date:** 8/10/66

**Inspection:**

- Signed by:
  - Bureau of Engineering
  - Date: 8/15/66

**Inspection Date:**

- Mon, 11

**Not Available:**

- Date: 8/15/66
INSTRUCTIONS: 1. Applicant to Complete Number 3 Items Only 2. Plot Plan Required on Back of Original.

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<tr>
<td>13 office</td>
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<tr>
<th>OWNER'S NAME</th>
<th>Farmers Ins. Co. 931 1961</th>
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<tr>
<td>PHONE</td>
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<tr>
<td>Harbor Sandblasting Co. 205047 #P 51301</td>
<td>7A11527</td>
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<th>SIZE OF EXISTING BLDG.</th>
<th>STORIES</th>
<th>HEIGHT</th>
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<tbody>
<tr>
<td>150 x 120</td>
<td>8</td>
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<th>MATERIAL OF CONSTRUCTION</th>
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<tbody>
<tr>
<td>Conc</td>
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<tr>
<td>Compo</td>
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<th>NEW WORK (Describe)</th>
<th>sandblast east wall of existing bldg.</th>
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<th>OFFICE</th>
<th>SIZE OF ADDITION</th>
<th>STORIES</th>
<th>HEIGHT</th>
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<th>TYPE</th>
<th>T</th>
<th>GROUP</th>
<th>SPRINKLERS</th>
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<th>WELL</th>
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<th>SPACES</th>
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<th>C.O.</th>
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<tr>
<th>STATEMENT OF RESPONSIBILITY</th>
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</table>

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

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

Signed: [Signature]

Bureau of Engineering
ADDRESS APPROVED: L. Dalton 4/7/67
SEWERS AVAILABLE: NOT AVAILABLE

<table>
<thead>
<tr>
<th>Name</th>
<th>Date</th>
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840 15857 843807 16 1CK 8.40
CITY OF LOS ANGELES
DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS:
1. Any person required to complete numbered items only.
2. Plot Plans Required on each of Original.

LEGAL
LOT 1
BLK
TRACT XXXX 3912

CENSUS TRACT
DIST. MAP 5094

PRESENT USE OF BUILDING
13. Office

NEW USE OF BUILDING
13. Same

ZONE C-R-2

JOB ADDRESS
4680 Wilshire Blvd.

FIRE DIST. 1 60/100

BETWEEN CROSS STREETS
Rimpau and Mullen

INSIDE COR. LOT
PHONE

INSIDE COR.

KEY

OWNERS NAME
Firmers Ins. Co.

I COR.

OWNERS ADDRESS
4680 Wilshire Blvd. LA

REV. COR.

STATE LICENSE NO. PHONE

REV. COR.

ARCHITECT OR DESIGNER

STATE LICENSE NO. PHONE

ARCHITECT OR DESGINER

ENGINEER

STATE LICENSE NO. PHONE


CONTRACTOR

STATE LICENSE NO. PHONE


5' Wilshire Affidavits

Harbor Sandblasting Co. 204047 TE 42861

so. map

SIZE OF EXISTING BLDG.
100 x 100

Gross.

HEIGHT
7 102

FLOOR
1 office

MAT. OF CONSTRUCTION
Ext. WAlls
Conc

Roof
Conc

FLOOD yes

USE OF BUILDING

SIZE OF ADDITION

STORIES

HEIGHT

FLOOD yes

TYPE

GROUP

SPEAKERS

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SPEA...

1. LEGAL DESCRL OT 1 BLK. TRACT 3912
2. PRESENT USE OF BUILDING OFFICE NEW USE OF BUILDING OFFICE
3. JOB ADDRESS 4680 Wilshire Blvd. AND Mullen
4. BETWEEN CROSS STREETS Rayn Rimpau and Mullen
5. OWNER'S NAME Farmers Ins. Co 931 1961 PHONE
6. OWNER'S ADDRESS same P.O. BOX ZIP
7. ARCHITECT OR DESIGNER ) FORTUNE
8. ENGINEER
9. CONTRACTOR C. L. Peck STATE LICENSE NO. PHONE
10. SIZE OF EXISTING BLDG. 1600 x 120 STORIES 8 HEIGHT 102 NO. OF EXISTING BUILDINGS ON LOT AND USE 1
11. MATERIAL OF CONSTRUCTION EXT. WALLS conc ROOT comp FLOOR
12. JOB ADDRESS 4680 Wilshire Blvd. DISTRICT OFFICE
13. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING $65,000
14. NEW WORK: int. alterations GROUND TURF 5741

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<tr>
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<th>SPRINKLERS</th>
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<th>PLANS CHECKED</th>
<th>ZONED BY</th>
<th>FILE WITH</th>
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Plan check expires six months after fee is paid. Permit expires one year after fee is paid or six months after fee is paid if construction is not commenced.

<table>
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STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby, I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance. "This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed: (owner or agent)
**INSTRUCTIONS:**
1. Application to Complete Numbered Items Only
2. Plot Plan Required on Back of Original.

**CENSUS TRACT:** 3912
**DIST. MAP:** 90064
**ZONE:** C-R-2
**FIRE DIST.:** 60/100
**INSIDE COR. LOT:** N
**KEY REV. COR.:** N

**LOT SIZE:** irreg.
**REAR ALLEY:** 
**SIDE ALLEY:** 
**BLDG. LINE:** 5' Wils. Bvd.

**OWNERS NAME:** Farmers Ins. Co.
**OWNERS ADDRESS:** 4608 Wilshire Blvd., LA
**P.O. BOX:** 
**ZIP:** 
**PHONE:** 
**LOT SIZE:** irreg.

**ARCHITECT OR DESIGNER:** John Fortune & Assoc.
**STATE LICENSE NO.:** 676-138Y
**PHONE:** 
**REAR ALLEY:** 
**SIDE ALLEY:** 
**BLDG. LINE:** 5' Wils. Bvd.

**ENGINEER:** gamma & Johnson Assoc.
**STATE LICENSE NO.:** 385-249Y
**PHONE:** 
**AFFIDAVITS:**

**CONTRACTOR:** C. L. Peck
**STATE LICENACE NO.:** 
**PHONE:** 

**SIZE OF EXISTING BLDG.:** 100x100
**STORIES:** 7
**HEIGHT:** 102
**NO. OF EXISTING BUILDINGS ON LOT AND USE:** 1 off.
**MATERIAL OF CONSTRUCTION:** ext. walls conc, roof comp, floor conc
**see map**

**JOB ADDRESS:** 4608 Wilshire Blvd.

**VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING:** $30,000

**NEW WORK (Describe):** 1/2" CT. WT conc fill to existing floors

**USE OF BUILDING:** GROUND TO 5th

**USE OF BUILDING:**
- **MC**

**SIZE OF ADDITION:**
- **STORIES:**
- **HEIGHT:**
- **FLOOD:**

**GROUP:** 
**SPRINKLERS:** req'd specified
**TOTAL:** 
**PLANS CHECKED:**
**CONC.:**
**VALUATION APPROVED:**
**CONS.:**

**BNDG. AREA:**
- **MAX. OCC.:**
- **SPACES:**
- **REACH:**
- **SPACES:**
- **REACH:**
- **PARKING:**
- **SOFA:**
- **SOFA:**

**GUEST ROOMS:**
- **FLOOR:**
- **FLOOR:**

**CONT. INSP.:** NO
**FILE WITH:** LA46070/6

**PC. No.** 7-216
**S.P.C.** 8580
**S.P.C.** 8580
**G.P.I.** 132
**G.P.I.** 132
**B.P.** 132
**B.P.** 132
**F.I.**

**O.S.**
**C/O**

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

| OCT 16-67 | 49438 | 5 | 54809 | Z | 2 | CK | 85.80 |
| OCT 16-67 | 49439 | 5 | 54809 | Z | 1 | CK | 132.00 |

**STATEMENT OF RESPONSIBILITY**

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

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**Signed:**

[Signature]

(Owner or Agent)

<table>
<thead>
<tr>
<th>Bureau of Engineering</th>
<th>ADDRESS APPROVED</th>
<th>SEWERS AVAILABLE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**INSTRUCTIONS:**
1. Application to Complete Numbered Items Only
2. Plot Plan Required on Back of Original

<table>
<thead>
<tr>
<th>1. LEGAL DESC.</th>
<th>LOT</th>
<th>BLK.</th>
<th>TRACT</th>
<th>CENSUS TRACT</th>
</tr>
</thead>
<tbody>
<tr>
<td>L</td>
<td>1</td>
<td></td>
<td>3912</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. PREVIOUS USE OF BUILDING</th>
<th>NEW USE OF BUILDING</th>
</tr>
</thead>
<tbody>
<tr>
<td>13 office</td>
<td>13, same</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. JOB ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>4680 Wilshire Blvd</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4. BETWEEN CROSS STREETS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rampau</td>
</tr>
<tr>
<td>Mullen</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5. OWNER'S NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farmers Ins Co</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>6. OWNER'S ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>4680 Wilshire Blvd</td>
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<table>
<thead>
<tr>
<th>7. ARCHITECT OR DESIGNER</th>
</tr>
</thead>
<tbody>
<tr>
<td>John Fortune &amp; Assoc</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>8. ENGINEER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brandow &amp; Johnston Assoc</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>9. CONTRACTOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>C. L. Peck</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>10. SIZE OF EXISTING BLDG.</th>
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<tbody>
<tr>
<td>100 x 100</td>
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<table>
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<th>11. MATERIAL OF CONSTRUCTION</th>
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<tbody>
<tr>
<td>ext. walls: conc</td>
</tr>
<tr>
<td>roof: compo</td>
</tr>
<tr>
<td>floor: conc</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>12. JOB ADDRESS</th>
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</thead>
<tbody>
<tr>
<td>4680 Wilshire Blvd</td>
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</tbody>
</table>

| 13. VALUATION TO INCLUDE ALL FIXED |
| equipment required to operate and use proposed building |

<table>
<thead>
<tr>
<th>14. NEW WORK:</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Describe)</td>
</tr>
<tr>
<td>add canopy</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>15. Höhe OF BUILDING</th>
</tr>
</thead>
<tbody>
<tr>
<td>NC</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>16. SIZE OF ADDITION</th>
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<tbody>
<tr>
<td>5.5 x 14</td>
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<table>
<thead>
<tr>
<th>17. STORIES</th>
</tr>
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<tbody>
<tr>
<td>1</td>
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<table>
<thead>
<tr>
<th>18. HEIGHT</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
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</table>

<table>
<thead>
<tr>
<th>19. FLOOD</th>
</tr>
</thead>
<tbody>
<tr>
<td>NC</td>
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<table>
<thead>
<tr>
<th>20. TYPE</th>
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<tr>
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<table>
<thead>
<tr>
<th>21. GROUP</th>
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<table>
<thead>
<tr>
<th>22. SPRINKLERS</th>
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</thead>
<tbody>
<tr>
<td>req'd specified</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>23. PLANS CHECKED</th>
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<tbody>
<tr>
<td>CONS.</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>24. ZONED BY</th>
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</thead>
<tbody>
<tr>
<td>APODACA</td>
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</table>

<table>
<thead>
<tr>
<th>25. FILE WITH</th>
</tr>
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<tbody>
<tr>
<td>LA46070/67</td>
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<table>
<thead>
<tr>
<th>26. APPLICATION APPROVED</th>
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<tbody>
<tr>
<td>C. No. 1805</td>
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<table>
<thead>
<tr>
<th>27. CONT. INSPI.</th>
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</thead>
<tbody>
<tr>
<td>FAB</td>
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<table>
<thead>
<tr>
<th>28. B. P.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1400 sq. ft.</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>29. O. S.</th>
</tr>
</thead>
<tbody>
<tr>
<td>C/O</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>30. TYPIST</th>
</tr>
</thead>
<tbody>
<tr>
<td>dw</td>
</tr>
</tbody>
</table>

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

**STATEMENT OF RESPONSIBILITY**
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Signed ____________________________

Bureau of Engineering

[Signature]

Date

**ADDRESS APPROVED**

SEWERS AVAILABLE

NOT AVAIL 20" E
A document containing information about a building permit, including details such as the address, LOT and BLK, TRACT, ZONE, FIRE DIST., INSIDE COR. LO., REAR ALLEY, SIDE ALLEY, BLDG. LINE, and more. The document also includes a section titled "STATEMENT OF RESPONSIBILITY," which certifies that the work authorized is in compliance with labor laws and other regulations.
# Application for Inspection of New Building

**City of Los Angeles**

**Department of Building and Safety**

## Instructions:
1. Applicant to complete numbered items only.
2. Plot plan required on back of original.

<table>
<thead>
<tr>
<th>Legal Descr.</th>
<th>Lot</th>
<th>Blk</th>
<th>Tract</th>
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</thead>
<tbody>
<tr>
<td>1-6</td>
<td>1</td>
<td></td>
<td>4573</td>
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<table>
<thead>
<tr>
<th>Censustract</th>
<th>Dist. Map</th>
<th>Zone</th>
<th>FIRE DIST.</th>
<th>Lot Size</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>5094</td>
<td>0-4-2/R-1</td>
<td>I &amp; II</td>
<td>Irreg.</td>
</tr>
</tbody>
</table>

**Purpose of Building:** Block Wall

**Job Address:**
4680 Wilshire Blvd

**Owner:**

| Name | Mullen
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Phone</td>
<td>Farmers Underwriter's Assoc.</td>
</tr>
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</table>

**Owner's Address:**
4680 Wilshire Blvd

**Architect or Designer:**

<table>
<thead>
<tr>
<th>Name</th>
<th>State License No.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Phone</td>
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</table>

**Contractor:**

<table>
<thead>
<tr>
<th>Name</th>
<th>State License No.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Phone</td>
</tr>
</tbody>
</table>

**Applicants:**
ZA 17651
ZA 9344
ZA 10764

**Size of New Building:**

<table>
<thead>
<tr>
<th>Units</th>
<th>Stories</th>
<th>Height</th>
<th>No. of Existing Buildings on Lot and Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ext. Walls</td>
<td>Roof</td>
<td>Floor</td>
<td></td>
</tr>
</tbody>
</table>

**Job Address:**
4680 Wilshire Blvd.

**Valuation:** To include all fixed equipment required to operate and use proposed building.

$600.00

**District Office:**
LA

**Grading:**

<table>
<thead>
<tr>
<th>Crit. Soil</th>
</tr>
</thead>
</table>

**Inspection:**
Coutchie

**Cashier:**

<table>
<thead>
<tr>
<th>Date</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Statement of Responsibility

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

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

(See Sec. 91.0202 L.A.M.C.)

**Signed:**

[Signature]

**Name:**
L. Dalton

**Date:**
12-14
<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>CITY</th>
<th>DISTRICT OFFICE</th>
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<tbody>
<tr>
<td>4880 Wilshire Blvd.</td>
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<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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(See Sec. 91 0202 L.A.M.C.)

---

<table>
<thead>
<tr>
<th>Permit Number</th>
<th>Description</th>
<th>Date</th>
<th>Code</th>
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<tbody>
<tr>
<td>T - 6 CK</td>
<td></td>
<td>10071</td>
<td>90.52</td>
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<tr>
<td>T - 1 CK</td>
<td></td>
<td>10071</td>
<td>106.50</td>
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<table>
<thead>
<tr>
<th>Bureau of Engineering</th>
<th>Address Approved</th>
<th>SEwers</th>
<th>SEwers Available</th>
<th>NOT AVAILABLE</th>
<th>SFC PAID</th>
<th>Signature/Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Alvarez 7-2-75</td>
<td></td>
<td></td>
<td>NO SEWER/PLUMBING REQ'D</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

- **NO PLOT PLAN**
APPLICATION FOR INSPECTION — TO ASSURER-REPAIR-DEMOLISH

CITY OF LOS ANGELES
AND FOR CERTIFICATE OF OCCUPANCY
DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LOT BLK TRACT DIST MAP
   1 3912 5094
   CENSUS TRACT 2127.00
   ZONE CR-2/R1-1
   FIRE DIST. 1
   LOT TYPE: IRREG.
   OWNERS NAME Farmers Insurance Co.
   OWNERS ADDRESS 4680 Wilshire Blvd.
   ZIP 90010
   CITY
   ZIP
   PHONE
   LOT SIZE:
   ALLEY
   BLDG LINE
   LOT NO.
   LOT SIZE:
   SEISMIC STUDY ZONE:
   DIST. OFFICE:
   CRIT. SOIL:
   GRADING:
   HIGHWAY DED:
   VGS:

3. JOB ADDRESS 4680 Wilshire

13. JOB ADDRESS 4680 Wilshire

2. PRESENT USE OF BUILDING (13 com bldg-office) NEW USE OF BUILDING (13 same)
   SAME

3. JOB ADDRESS 4680 Wilshire Blvd.
   AND
   Rimpau
   AND
   Fairfield
   Rev. Cor.

5. OWNER'S NAME Farmers Insurance Co.

6. OWNER'S ADDRESS 4680 Wilshire Blvd.

7. ENGINEER BLS LIC NC ACTIVE STATE LIC NO PHONE ALLEY
   8. ARCHITECT OR DESIGNER BLS LIC NO ACTIVE STATE LIC NO PHONE BLDG LINE
   9. CONTRACTOR ACE SANDBLAST C51187868 245-2712
   10. BRANCH LENDER ADDRESS CITY

11. SIZE OF EXISTING BLDG. WIDTH
   12. CONST. MATERIAL OF EXISTING BLDG. Width Ext. Walls.
   13. JOB ADDRESS 4680 Wilshire
   14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING $150,000 $250,000
   15. NEW WORK: (Describe) wet sandblast rear columns

NEW USE OF BUILDING

13-same

STATEMENT OF RESPONSIBILITY

I certify that in doing the work specified herein I will not employ any person in violation of the Labor Code of the State of California relating to workers' compensation insurance.

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Signed (Owner or Agent having Property Owner's Consent) Signature/Date
APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LOT
   1 & 2
   BLK
   TRACT
   3912
   DIST. MAP
   5094
   CENSUS TRACT
   2127.00

2. PRESENT USE OF BUILDING
   OFFICE
   NEW USE OF BUILDING
   OFFICE
   SAME AS
   4-2/R1-1

3. JOB ADDRESS
   4680 WILSHIRE BLVD.
   AND
   R TMPAI
   ONE
   LOT (TYPE)
   COR.

4. BETWEEN CROSS STREETS
   MULLEN
   IRREG

5. OWNER'S NAME
   FARMERS UNDERWRITERS ASSOC. 32.3200
   CITY
   ZIP
   90010
   ALLEY

6. ENGINEER
   R. SNYDER BUS LIC NO. 11267
   BRANDOW & JOHNSTON 484-8750

7. ARCHITECT OR DESIGNER
   BUS LIC NO. 177575
   PHONE
   256-412

8. CONTRACTOR
   WRATHERITE T.496522-188
   ADDRESS
   CITY
   ZIP
   90010

9. SIZE OF EXISTING BLDG.
   WIDTH
   110
   LENGTH
   252
   STORIES
   7
   HEIGHT
   101
   NO. OF EXISTING BUILDINGS ON LOT AND USE
   1 OFFICE

10. BRANCH LENDER
    OR EXISTING BANK

11. SIZE OF ADDITION
    WIDTH
    252
    LENGTH
    252
    STORIES
    7
    HEIGHT
    101
    NO. OF ADDITION BUILDINGS ON LOT AND USE
    1 OFFICE

12. CONSTRUCTION
    MATERIAL
    CONC
    CONC
    CONC
    CONC

13. JOB ADDRESS
    4680 WILSHIRE BLVD.
    LA

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING
    $9,000

15. NEW WORK
    (Describe)
    ADD STL FRAMES FOR CHILLERS, CORE ROOF

FOR MECH PIPING

NEW USE OF BUILDING
OFFICE

SIZE OF ADDITION

STORIES

HEIGHT

FLOOR

TYPE

GROUP

G-1

BLDG. OCC.

NC

TOTAL

PLANS SUBMITTED

PLANS APPROVED

APPLICATION APPROVED

ZONED BY

PLAN EXAMINER

APPROVED

ARCHITECT

ININSPECTOR

INSPECTION ACTIVITY

COMB

GEN

MAJ

S

CONS

P.O.C.

S.P.C.

6-17-78

T.I.

P.M.

F.G.

C.O.

O.S.

P.C. NO.

YY6049

WORKERS COMPENSATION INSURANCE CERTIFICATE

FILE

EXEMPT

SCHEDULE

TWO YEARS AFTER

FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

01-27-78

329135

T - 6 OK

107.95

07-21-78

360645

S - 1 OK

127.00

LIMIT OF PERMIT

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

(See Sec. 91.0202 L.A.M.C.)

Signed

[Signature/Date]
# Application for Inspection — To Add, Alter, Repair, Demolish

**City of Los Angeles**

**Department of Building and Safety**

**Instructions:** Applicant to Complete Numbered Items Only.

<table>
<thead>
<tr>
<th><strong>At</strong></th>
<th><strong>Lot</strong></th>
<th><strong>Block</strong></th>
<th><strong>Tract</strong></th>
<th><strong>District Map</strong></th>
<th><strong>Census Tract</strong></th>
<th><strong>Zone</strong></th>
<th><strong>Computer</strong></th>
<th><strong>Lot Type</strong></th>
<th><strong>Lot Size</strong></th>
<th><strong>Position</strong></th>
<th><strong>Fire District</strong></th>
<th><strong>Architect/Designer</strong></th>
<th><strong>Engineer</strong></th>
<th><strong>Contractor</strong></th>
<th><strong>Address</strong></th>
<th><strong>City</strong></th>
<th><strong>Zip</strong></th>
<th><strong>Type</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot</strong></td>
<td>1 &amp; 2</td>
<td>--</td>
<td>3912</td>
<td>5694</td>
<td>2127</td>
<td>00</td>
<td>CR 2 R 1-1-3</td>
<td>QIE</td>
<td>COR THRU</td>
<td>IRREG</td>
<td>FIRE DIST.</td>
<td>JOHN FORTUNE</td>
<td>F. T.</td>
<td>LEN BURG</td>
<td>4680 WILSHIRE BL</td>
<td>IRREG</td>
<td>8318301</td>
<td>7358</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td><strong>4680 WILSHIRE BL</strong></td>
<td><strong>8318301</strong></td>
<td><strong>7358</strong></td>
<td><strong>ZA8628</strong></td>
<td>15229</td>
<td>17064</td>
<td>15792</td>
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<td></td>
</tr>
</tbody>
</table>

3. **Job Address:**

- **4680 WILSHIRE BL**
- **13** **OFFICE BLDG.**

4. **Between Cross Streets:**

- **RTMPLAI**
- **MULLEN AVE**

5. **Owner's Name:**

- **FARMER'S INSURANCE GROUP**
- **932-3201**

6. **Owner's Address:**

- **4480 WILSHIRE LA**
- **IRREG**

7. **Engineer:**

- **BUS LIC NO:**
- **8318301**
- **7358**

8. **Architect/Designer:**

- **BUS LIC NO:**
- **8747**

9. **Contractor:**

- **BUS LIC NO:**
- **7358**

10. **Branch Address:**

- **CITY OF LOS ANGELES**
- **LA**

11. **Size of Existing Bldg:**

- **Width:**
- **Length:**
- **Stories:**
- **Height:**
- **No. of Existing Buildings on Lot and Use:**
- **Bldg:**

12. **Construction Material of Existing Bldg.:**

- **Ext. Walls:**
- **Roof:**
- **Floor:**

13. **Job Address:**

- **4680 WILSHIRE BL**

14. **Valuation to Include All Fixed Equipment Required to Operate and Use Proposed Building:**

- **$1200**

15. **New Work:**

- **ADD PAIR DRS FOR SECURITY REASON**
- **TEMMED GLASS**

16. **New Use of Building:**

- **(13) OFFICE BLDG.**
- **SIZE OF ADDITION:**
- **Stories:**
- **Height:**
- **Flood:**

17. **Plans Check:**

- **Number:**
- **P.C.:**
- **P.C. No.:**

18. **Permit Expires:**

- **FEB-16-79**
- **60064**
- **77787**
- **T - 6 CS**

**Limit of Permit:**

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

Signed:

[Signature]

**Date:**

[Signature/Date]
**INSTRUCTIONS:** Applicant to Complete Numbered Items Only.

<table>
<thead>
<tr>
<th>Lot</th>
<th>BLK</th>
<th>Tract</th>
<th>Dist.</th>
<th>Map</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 &amp; 2</td>
<td>5094</td>
<td>3912</td>
<td>6094</td>
<td></td>
</tr>
</tbody>
</table>

**Census Tract:** 2127.00

**Zone:** CR2R-1-0-3

**Fire Dist.:** ONE

**Lot Type:** COR THRU

**Lot Size:** IRREG

<table>
<thead>
<tr>
<th>Owner's Name</th>
<th>Phone</th>
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</thead>
<tbody>
<tr>
<td>FARMER INSURANCE</td>
<td>932 3201</td>
</tr>
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<table>
<thead>
<tr>
<th>Owner's Address</th>
<th>City</th>
<th>Zip</th>
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</thead>
<tbody>
<tr>
<td>2680 WILSHIRE</td>
<td></td>
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</table>

**Architect/Engineer:**

<table>
<thead>
<tr>
<th>Name</th>
<th>License No.</th>
<th>Active State Lic.</th>
<th>Phone</th>
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</thead>
<tbody>
<tr>
<td>JOHN FORTUNE</td>
<td>C897</td>
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**Contractor:**

<table>
<thead>
<tr>
<th>Name</th>
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<tbody>
<tr>
<td>BURGESON</td>
<td>B318301</td>
<td>893 7358</td>
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**Branch Manager:**

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<tr>
<td>4680 WILSHIRE BL</td>
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**Job Address:**

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
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<tbody>
<tr>
<td>4680 WILSHIRE BL</td>
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**Job Type:**

<table>
<thead>
<tr>
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<tr>
<td>INTERIOR PARTITIONS &amp; SUSPEND CEILING</td>
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**Valuation:** $5000

**New Work:**

<table>
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**Use of Building:**

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<th>Group Occ.</th>
<th>Bldg. Area</th>
<th>Plans Checked</th>
<th>Compl.</th>
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<tbody>
<tr>
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<th>Max. Occ.</th>
<th>Parking Req'd</th>
<th>Cont. Inspect</th>
<th>P.O.</th>
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<table>
<thead>
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<th>Cont. Inspect</th>
<th>P.O.</th>
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**P.O.:**

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**P.O.N.:**

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<th>I.P.</th>
<th>G.P.I.</th>
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<th>O.S.</th>
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**Permit Expires:**

<table>
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<tr>
<th>Description</th>
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<tr>
<td>TWO YEARS AFTER FEE IS PAID</td>
<td>MAY-21-79</td>
</tr>
<tr>
<td>OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED</td>
<td></td>
</tr>
</tbody>
</table>

**Limit of Permit:**

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

(See Sec. 91.0202 L.A.M.C.)

**Signature/Date:**

<table>
<thead>
<tr>
<th>Bureau of</th>
<th>Address Approved</th>
<th>Driveway</th>
</tr>
</thead>
<tbody>
<tr>
<td>Engineering</td>
<td>SEE LA77767/79</td>
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</table>
LIMIT OF PERMIT

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

See Sec. 91.0202 L.A.M.C.)
**PUBLIC RECORD**

**APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH**

**DEPT. OF BUILDING AND SAFETY**

**CITY OF LOS ANGELES**

**AND FOR CERTIFICATE OF OCCUPANCY**

**PRELIMINARY INFORMATION**

- **LOT**: 1 & 2
- **BLOCK**: ---
- **TRACT**: 3912
- **COUNCIL DISTRICT NO**: 4
- **DIST. MAP**: 5024
- **CENSUS TRACT**: 2127.00
- **ZONE**: CERE 4.3B
- **FIRE DIST**: 4

**PRESENT USE OF BUILDING**

- **NEW USE OF BUILDING**: Office
- **PRESENT USE**: same
- **NEW USE**: same

**JOB ADDRESS**

- **4680 Wilshire Bl.**
- **BIMBAU**: Mullen
- **OWNER'S NAME**: Farmers Insurance
- **PHONE**: 932-3201
- **LOT TYPE**: cor-trhu
- **LOT SIZE**: irreg
- **OWNER'S ADDRESS**: same
- **ZIP**: 90001

**ENGINEER**

- **FUS LIC. NO**: active
- **ACTIVE STATE LIC. NO**: 5000000000
- **PHONE**: 5000000000

**ARCHITECT OR DESIGNER**

- **FUS LIC. NO**: active
- **ACTIVE STATE LIC. NO**: 5000000000
- **PHONE**: 5000000000

**CONTRACTOR**

- **FUS LIC. NO**: active
- **ACTIVE STATE LIC. NO**: 5000000000
- **PHONE**: 5000000000

**CONTRACTOR ADDRESS**

- **4680 Wilshire Bl.**
- **ZIP**: 90001
- **CITY**: LA

**SIZE OF EXISTING BUILDING**

- **WIDTH**: 109
- **LENGTH**: 243
- **STORIES**: 7
- **HEIGHT**: 1
- **Office**: Conc
- **Roof**: Conc
- **Floor**: Conc
- **Exterior Walls**: Conc
- **Roof**: Conc

**JOB NO**: 5024

**NEW USE OF BUILDING**

- **SIZE OF ADDITION**: same
- **STORIES**: 1
- **HEIGHT**: 1

**PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID.**

**SCHEDULED**

- **PAVEMENT**
- **BACKFILL**
- **FLOOR**

**DETECTION**

- **MITIGATION**
- **CLEARANCE**

**LEGAL**

- **LOT No.**: 5024
- **CENSUS TRACT**: 2127.00
- **ZONE**: CERE 4.3B
- **BUILDING**: same
- **ZIP**: 90001
- **CITY**: LA

**SEPARATION WALL IN BASEMENT.**

<table>
<thead>
<tr>
<th><strong>NEW USE OF BUILDING</strong></th>
<th><strong>SIZE OF ADDITION</strong></th>
<th><strong>STORIES</strong></th>
<th><strong>HEIGHT</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>(13) Same</td>
<td>Conc</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

**CONTRACTORS DECLARATION**

**LICENSED CONTRACTORS DECLARATION**

- ** hacker affirm that I am licensed under the provisions of Chapter 9 of Division 9 of the Business and Professions Code, and my license is in full force and effect.**

**OWNER-BUILDER DECLARATION**

- **I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Industrial Regulations Code, 1977).**

**DATE**: 04/12/19

**LIC CLAS**: X1B

**LIC NO**: 012345

**CONTRACTOR**: X

**SIGNATURE**

---

**PUBLIC RECORD**

**APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH**

**DEPT. OF BUILDING AND SAFETY**

**CITY OF LOS ANGELES**

**AND FOR CERTIFICATE OF OCCUPANCY**

**PRELIMINARY INFORMATION**

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- **ACTIVE STATE LIC. NO**: 5000000000
- **PHONE**: 5000000000

**ARCHITECT OR DESIGNER**

- **FUS LIC. NO**: active
- **ACTIVE STATE LIC. NO**: 5000000000
- **PHONE**: 5000000000

**CONTRACTOR**

- **FUS LIC. NO**: active
- **ACTIVE STATE LIC. NO**: 5000000000
- **PHONE**: 5000000000

**CONTRACTOR ADDRESS**

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- **ZIP**: 90001
- **CITY**: LA

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- **Floor**: Conc
- **Exterior Walls**: Conc
- **Roof**: Conc

**JOB NO**: 5024

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- **HEIGHT**: 1

**PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID.**

**SCHEDULED**

- **PAVEMENT**
- **BACKFILL**
- **FLOOR**

**DETECTION**

- **MITIGATION**
- **CLEARANCE**

**LEGAL**

- **LOT No.**: 5024
- **CENSUS TRACT**: 2127.00
- **ZONE**: CERE 4.3B
- **BUILDING**: same
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- **CITY**: LA

**SEPARATION WALL IN BASEMENT.**

<table>
<thead>
<tr>
<th><strong>NEW USE OF BUILDING</strong></th>
<th><strong>SIZE OF ADDITION</strong></th>
<th><strong>STORIES</strong></th>
<th><strong>HEIGHT</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>(13) Same</td>
<td>Conc</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

**CONTRACTORS DECLARATION**

**LICENSED CONTRACTORS DECLARATION**

- ** hacker affirm that I am licensed under the provisions of Chapter 9 of Division 9 of the Business and Professions Code, and my license is in full force and effect.**

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**DATE**: 04/12/19

**LIC CLAS**: X1B

**LIC NO**: 012345

**CONTRACTOR**: X

**SIGNATURE**

---
<table>
<thead>
<tr>
<th>LOT</th>
<th>BLOCK</th>
<th>TRACT</th>
<th>COUNCIL DISTRICT</th>
<th>DISTR. MAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td>3912</td>
<td>4</td>
<td>5096</td>
</tr>
</tbody>
</table>

**Address:** 4680 Wilshire Blvd.

**Street Name:** Wilshire Blvd.

**City:** Los Angeles

**Zip Code:** 90010

**Owner:** Farmers Ins. Group

**Phone:** 932-3277

**Architect:** John Fortone

**Address:** 1422 W. Colorado Blvd., Pasadena

**Zip Code:** 91105

**Contractor:** Burgan & Associates Contractor

**License:** 9318301

**Phone:** 894-1387

**New Use of Building:** Office Bldg.

**Size of Existing Bldg.:** 30,000

**Type:** Inteior remodel 3rd and 4th Floor

**New Use of Building:**Same

**Size of Addition:** None

**Stories:** 6

**Height:**

**Roof:** Flat

**Walls:** Ext. Walls

**Street Guide:**

**District Office:** LA

**Seismic Study Zone:** Yes

**New Work (Decr. by):**

**Valuation:** To include all fixed equipment required to operate and use proposed building.

**Valuation to Include:** All fixed equipment required to operate and use proposed building.

**Interior Remodel 3rd and 4th Floor**

---

### Declarations and Certifications

**Licensed Contractors Declaration**

I, hereby affirm that I am licensed under the provisions of Chapter 6 (commencing with Section 7000) of Division 5 of the Business and Professions Code, and my license is in full force and effect.

Signed: [Signature]

**Owner-Builder Declaration**

I, hereby affirm that I am exempt from the Contractor’s License Law for the following reason (Sec. 7031.6, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a sworn statement that he is licensed pursuant to the provisions of the Contractor’s License Law (Chapter 6 (commencing with Section 7000) of Division 5 of the Business and Professions Code). And, I am exempt from the basis for the alleged exemption. Any violation of Section 7031.6 by anyone for a permit entitles the applicant to a civil penalty of not more than five hundred dollars ($500).
DECLARATIONS AND CERTIFICATIONS
LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 8 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Owner-Builder Declaration

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which has a permit to construct, alter, improve, demolish, or erect any structure, prior to its issuance, also required the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the California's License Law (Chapter 8 commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any person who has no permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).)
APPLICATION FOR INSPECTION -- TO ADD, ALTER, REPAIR, DEMOLISH, AND FOR CERTIFICATE OF OCCUPANCY

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Supply all Copies Numbers and Size.

LOT 1

BLOCK 3912

TRACT 4

CENSUS TRACT 2127 000

PRESENT USE OF BUILDING

Office Bldg

NEW USE OF BUILDING

same

ADDRESS:

4680 Wilshire Bl.

Hill St. and Mullen Ave.

BROG COMPANY

OWNERS NAME:

P.L.G. Holding Co.

OWNERS ADDRESS:

4680 Wilshire Bl. LA

90016

PHONE:

932 3277

LOT SIZE:

Irreg

ENGINEER:

none

ARCHITECT ON DESIGNER:

none

ARCHITECT OR ENGINEER'S ADDRESS:

none

CONTRACTOR:

Herschel Constr.

BUS. LIC. NO.:

E318301

ACTIVE STATE LIC. NO.:

8937358

PHONE:

see map

ADDRESS:

4680 Wilshire Bl.

SIZE OF EXISTING BLDG.

7 stories

HEIGHT:

CONC.

WIDTH:

ROOF:

CONC.

LENGTH:

STREET GUIDE:

DISTRICT OFFICE:

LA

NEW USE OF BUILDING

same

SIZE OF ADDITION

none

STORIES:

1

HEIGHT:

60 E 6 ft.

ZONED BY:

R. Skarra

PLANS CHECKED

P. D. T. IRAI

APPLICATION A PROVED

R. D. IRAI

INSP. ACTIVITY

CASHIER'S USE ONLY

INSPECTOR

DEPARTMENT OF BUILDING

OWNER-BUILDER DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (completing with Section 7013.4) of Division 3 of the Business and Professional Code, and my license is in full force and effect.

Signature: B. 1318001

DATE: 2/17/83

LICENSE NUMBER:

OWNERSHIP DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7011.5, Business and Professional Code). Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (completing with Section 7000) of Division 3 of the Business and Professional Code) or that he is exempted from the alleged exemption. Any violation of Section 7031.5, by

DISTRICT OFFICE:

LA

ENERGY:

NO PLOT PLAN.
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

10. LOT NO. 13 Office building
   TRACT 13 Office Building
   COUNCIL DISTRICT 2
   DIST. MAP
   5094
   CORE TRACT 1
   4711
   CR-1(1KM)

11. JOB ADDRESS
   4680 Wilshire Blvd
   FIRE DIST
   TWO
   HOUR
   LOT UNION
   CH-1
   Irreg
   OFFICE

12. OWNER'S NAME
   Farmers Insurance Group Credit Union
   Zip 935-0100
   Owner's Address
   Same
   LA

13. ENGINEER
   BUS NO NO
   ACTIVE STATE LIC NO
   PHONE
   ALL
   ARE

14. ARCHITECT OR DESIGNER
   BUS NO NO
   ACTIVE STATE LIC NO
   PHONE
   BLOG LINE

15. CONTRACTOR
   BUS NO NO
   ACTIVE STATE LIC NO
   PHONE
   DONALD-TURRENTINE INC
   4722 Brice
   786-6408
   See map

16. SIZE OF EXISTING BLDG.
   WIDTH
   LENGTH
   SQUARES
   NO
   EXISTING BUILDINGS ON LOT 131

17. CONSTRUCTION MATERIAL
   EXTR. WALLS
   FLOOR
   CARPET
   STREET GQ

18. JOB ADDRESS
   4680 Wilshire Blvd

19. JOB ADDRESS
   One Security Place
   San Francisco 94108

20. CONTRACTOR
   DONALD-TURRENTINE INC
   4722 Brice
   786-6408

21. PROJECT
   INSTALL FIXTURE CASES.

NEW USE OF BUILDING

<table>
<thead>
<tr>
<th>OFFICE BUILDING</th>
<th>SIZE OF ADDITION</th>
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<th>INSPECTION ACTIVITY</th>
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<tbody>
<tr>
<td>ALL</td>
<td>WORKED</td>
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CLAIMS FOR REFUNDS MUST BE MAID WITHIN TWO YEARS AFTER THE DATE OF COMPLETION.

DEKLARATIONS AND CERTIFICATIONS
LICENSED CONTRACTORS DECLARATION

OWNER-BUILDER DECLARATION

7. I hereby declare that I am exempt from the requirements of the building code. This declaration is signed by the owner-builder, the registered and profession license on file with the Department of Building and Safety of the City of Los Angeles. The undersigned is the owner, and he is required pursuant to the provisions of the Code for the residential building.
APPLICATION FOR INSPECTION

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LOT 1.2
   ESCR. 3912
   BLOCK TRACT 8

2. PRESENT USE OF BUILDING: Office Bldg
   NEW USE OF BUILDING: Same
   ZONE RD-3-1/CPR-1PKM

3. USE ADDRESS: 4650 Wilshire Blvd L.A. 6th Floor
   BETWEEN CROSS STREETS: Rimpau Blvd Mullen Ave
   CITY L.A.
   ZIP 90010
   PHONE 213-932-3955

4. ENGINEER: Yost/Drube/Hall
   BUS. LIC. NO. 002-4PC
   STATE LIC. NO. 503-221-0150
   PHONE BLDG. LINE

5. CONTRACTOR: C.L. Cech
   BUS. LIC. NO. 134117
   STATE LIC. NO. 399242
   PHONE 381-6711
   AFFIDAVITS: Portland Ore. 97204-3782

6. SIZE OF EXISTING BLDG. LENGTH 250'
   WIDTH 105'
   STORIES 5
   WEIGHT One
   EXISTING CONC. 10'3"
   ROOF 8'6" EAVES, 6'6" EAVES
   FLOOR 5'4" FLAT, 6'7" FLAT
   P.C. REMOVED: No (F)
   REMARKS: 6/10/74

7. NEW WORK (Described)
   DEMO: Interior / Not touching shaft

DEALATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed to perform the work described, conforming with Section 7030 of Division 3 of the Business and Professions Code, and my license is in full force and effect.

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (San Francisco, California.

As an exempt person, I hereby further declare that I am not required to file a signed statement that I am licensed pursuant to the provisions of the Business and Professions Code, Section 7030 of Division 3 of the Business and Professions Code, Section 7030 of Division 3 of the Business and Professions Code, Section 7030 of Division 3 of the Business and Professions Code.
DECLARATIONS AND CERTIFICATIONS
LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

LIC No. 397272

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7001.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish or add to any structure prior to its issuance also requires the applicant for such permit to file a written statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000), Division 3 of the Business and Professions Code that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7001.5 by any applicant for a permit under the provisions of any local law shall be a violation of this section 7001.5.
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<tbody>
<tr>
<td>1</td>
<td>60' Fill tank holes</td>
<td>4680 W. Wilshire Blvd</td>
<td>80 Avenue and Rimpau Ave</td>
<td>Farmer's Insurance Co.</td>
<td>4680 W. Wilshire Blvd, LA</td>
<td>90010</td>
<td>4680 W. Wilshire Blvd, LA</td>
<td>90010</td>
<td>211 Locourre Ave, Wilmington, 90744</td>
<td>4680 W. Wilshire Blvd</td>
<td>Moine Bros</td>
<td>211 Locourre Ave, Wilmington, 90744</td>
<td>4680 W. Wilshire Blvd</td>
<td>50</td>
<td>76</td>
<td>G-PC</td>
<td>76</td>
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**DECLARATIONS AND CERTIFICATIONS**

**LICENSED CONTRACTORS DECLARATION**

1. I hereby declare that I am licensed under the provisions of Chapter 3, Section 7001 of Division 3 of the Business and Professions Code, and my license is in full force and effect.

**OWNER-BUILDER DECLARATION**

2. I hereby declare that I am exempt from the Contractor's License Law for the following reasons: (a) No work is to be done on the construction project.

**INSTRUCTIONS:** 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.
Provide handicap ramp at building entrance on 91184842

DEVELOPER'S DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 6 (commencing with Section 70101) of Business and Professions Code, and my license is in full force and effect.

Date

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business

Renaissance Code): Any site or project which requires a permit to construct after the site has been cleared or made ready for

Date

Lic. No. 591015

Contractor

Signature
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION
Application for the Erection of a Building
CLASS "A" "B" OR "C"

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 for the erection of the building or structure hereinafter described. This application is made subject to and in accordance with the provisions of the Building Code and other regulations of the City of Los Angeles, and the regulations of the State of California, which are hereby agreed to by the applicant and his agent and which shall be observed and complied with while the said building or structure is being erected.

Tract:

Lot No. 3912 - Reservoir Dr. to 1st St. to 15th. 15th to 25th

Location of building: 4680 Wilshire Blvd.

Approved by City Engineer

USE INK OR INDELIBLE PENCIL

1. Purpose of building: Insurance Office

2. Owner: Transamerica Bldg., Los Angeles

3. Owner's address: Transamerica Bldg., Los Angeles

4. Certified Architect: Walker & Eisen

5. Licensed Engineer: E. E. Evans

6. Contractor: Wm. Simpson Co., Los Angeles

8. VALUATION OF PROPOSED WORK

State how many buildings are on lot and give use of each:

10. Size of new building: 24' x 45', No. Stories 4

11. Size of lot: 24' x 45', No. Stories 4

12. Foundation (Material): Concrete

13. Material Exterior Walls: Reinforced Concrete

14. Material of floors: Reinforced Concrete

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

Sign here:

By

PERMIT NO.

FOR DEPARTMENT USE ONLY: CHECKED

Declared Valuation I:\$26,000.00

04/08/37

PLANS...
FOR DEPARTMENT USE ONLY

Application  
Fire District  
Bldg Line  
Excess Draft Permit  
Constr.  

(1) REINFORCED CONCRETE
Barrels of Cement  600.0  
Tons of Reinforcing Steel  185  

(2) The building referred to in this Application will be 25' x 25' x 25' feet high.

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

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

Sign here:  
(Owner or Authorized Agent)

Sign here:  
(Owner or Authorized Agent)

REMARKS:

PLAN CHECKING
RECEIPT NO. 1221
VALUATION  
FEE PAID  

April 7, 1926 - Plans have been checked and found to conform to standards.

Agnes D. James  
Chief of City Planning Commission

April 12, 1926 - Accepted
Application to Alter, Repair, Move or Demolish

DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

REMOVED FROM
Lot

REMOVED TO

Building Location
4680 Wetherell Blvd.

Tract

Position
[Signature]

Owner (Print Name)
FARMERS INSURANCE EXCHANGE

Owner's Address
1201 W. 6th St.

Certified Architect
[Signature]

Licensed Engineer
[Signature]

Contractor
[Signature]

Purpose of PRESENT building
Insurance Office

Use of building AFTER alteration or moving
Families

Total Rooms

Additional Notes:

VALUATION OF PROPOSED WORK

10. State how many buildings NOW on lot and give use of each.

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


Describe briefly and fully all proposed construction and work:

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO. 15554

FOR DEPARTMENT USE ONLY

Plans and Specifications checked
Zone
Fire Capacities

Correction verified
Scale
[Signature]

Reviewed by

Reject Working

PLANS

Lease

May 11, 1937

05/11/37
NEW CONSTRUCTION

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

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

Sign Here: [Signature]
(Owner or Authorized Agent)

By:

FOR DEPARTMENT USE ONLY

Application [ ] Fire District [ ] Zoning [ ] Termite Inspection [ ]
Construction [ ] Bldg. Limit [ ] Street Widening [ ] Forced Draft Ventil [ ]

(1) REINFORCED CONCRETE
Barrels of Cement: [ ]
Tons of Reinforcing Steel: [ ]

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

Sign Here: [Signature]
(Owner or Authorized Agent)

(3) No required windows will be obstructed.

Sign Here: [Signature]
(Owner or Authorized Agent)

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

Sign Here: [Signature]
(Owner or Authorized Agent)

REMARKS:

While this permit is required by ordinance, it does not actually increase the height of the complete building and therefore an additional plan showing the proposed building is required to be filed.

5/1/07
The Farmers Insurance Group began in 1928 when Farmers Insurance Exchange, an automobile insurer, was formed. As customer demand for additional insurance services increased, the Fire Insurance Exchange and Truck Insurance Exchange were established for home and commercial insurance needs. Today, the Farmers Insurance Group of Companies is the country's third-largest writer of both private Personal Lines passenger automobile and homeowners insurance.

Farmers Insurance Group is based in Los Angeles, California, and operates primarily in 41 states across the country through the efforts of approximately 20,000 employees. Farmers exclusive and independent agents, along with Farmers employees, are responsible for servicing more than 15 million customers.

Ground was broken for our building at 4680 Wilshire Blvd. on February 1, 1937. the new building was three stories high with a full basement and mezzanine providing 48,752 square feet of office space. An employee cafeteria (a fairly rare business innovation at the time) was installed in the basement. The exterior eschewed the costly and lavish art-deco architectural use of metal, marble and gilt and relied on a more modern use of concrete, stucco and glass. The building's large concrete vertical planes with recessed glass panels with a tall ornamental grid of wrought-iron grillwork provided a distinctive look. The building was occupied November 29, 1937, less than a year after construction began.

It wasn't long before company growth strained the space and in 1948 a 33,000 square foot vertical expansion added three more stories and a "penthouse" (now the site of our employee cafeteria) to the building. This expansion was made in the same style as the original and is virtually unnoticeable. In the mid 1960's, employee growth again compelled the expansion of the building, this time horizontally to fill the entire block. Again, this expansion was completed seamlessly until the 1971 Sylmar earthquake proved otherwise, forcing the two halves of the building a foot apart. When the sections settled back into place, the pipes connecting them did not, flooding the basement and subfloors of the electronic data processing center. Unbelievably, within four hours, the equipment was brought back up online.

Two additional annex buildings were added built in the mid-1980's to ease overcrowding at 4680 Wilshire Blvd., but were built in a more modern style. The current office campus of three building houses nearly 1,800 people daily.