



**CITY OF SAN FERNANDO  
COUNCIL CHAMBERS**

**PLANNING AND PRESERVATION COMMISSION AGENDA**

**August 7, 2012  
Regular Meeting**

**1. CALL TO ORDER**

7:00 P.M.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Chairperson Julie Cuellar, Vice-chair Mario Rodriguez, Commissioners, Alvin F. Durham and Jose Ruelas

**4. APPROVAL OF AGENDA**

August 7, 2012

**5. PUBLIC STATEMENTS**

There will be a three (3) minute limitation per each member of the audience who wishes to make comments in order to provide a full opportunity to every person who wishes to address the Commission on community planning matters not pertaining to items on this agenda.

**6. CONSENT CALENDAR**

Items on the consent calendar are considered routine and may be acted on by a single motion to adopt the staff recommendation or report. If the Commission wishes to discuss any item, it should first be removed from the consent calendar.

- Planning and Preservation Commission minutes for July 3, 2012 meeting (to be provided under separate cover).

**7. NEW BUSINESS**

**A: Subject:** Historic Resource Designation (HR 2012-001)

**Location:** J. C. Penney Building  
1140 San Fernando Road, San Fernando, CA 91340  
(Los Angeles County Assessors' Parcel Number: 2521-032-008)

**Applicant:** Paul Luna, 551 Fermoore Street, San Fernando, CA, 91340

**Owner:** 1140 San Fernando Road, LLC, 601 South Brand Boulevard, San Fernando, CA 91340

**Proposal:** A public request to designate the existing commercial building at 1140 San Fernando Road as a historic resource, pursuant to city's Historic Preservation Ordinance.

**Recommendation:** Staff recommends that the Planning and Preservation Commission recommended approval of the designation of the “J. C. Penney building” at 1140 San Fernando Road as a historic resource to the City Council pursuant to Planning and Preservation Commission Resolution 2012-09 (Attachment 1).

If, in the future, you wish to challenge the items listed above in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Planning Commission at, or prior to, the public hearing. Decisions of Planning and Preservation Commission may be appealed to the City Council within 10 days following the final action.

8. **STAFF COMMUNICATIONS**

9. **COMMISSION COMMENTS**

10. **ADJOURNMENT**  
September 4, 2012

*Any public writings distributed to the Planning and Preservation Commission regarding any item on this regular meeting agenda will also be made available at the Community Development Department public counter at City Hall located at 117 Macneil Street, San Fernando, CA, 91340 during normal business hours. In addition, the City may also post such documents on the City's Web Site at [www.sfcity.org](http://www.sfcity.org).*

*In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services please call the Community Development Department office at (818) 898-1227 at least 48 hours prior to the meeting.*

Posted: 07/03/2012  
Michelle De Santiago

**MEETING DATE:** August 7, 2012

**PUBLIC HEARING:**

1. CHAIRPERSON TO OPEN THE ITEM AND REQUEST STAFF REPORT
2. STAFF PRESENTS REPORT
3. COMMISSION QUESTIONS ON STAFF REPORT
4. OPEN FOR PUBLIC HEARING
5. CLOSE PUBLIC HEARING
6. PLANNING AND PRESERVATION COMMISSION DISCUSSION
7. RECOMMENDED ACTION:

(a) **To Approve:**

“I move to approve the Planning and Preservation Commission recommendation for approval of the designation of the “J. C. Penney building” at 1140 San Fernando Road as a historic resource to the City Council pursuant to Planning and Preservation Commission Resolution 2012-09 (Attachment 1).” (Roll Call Vote)

(b) **To Deny:**

“I move to deny the Planning and Preservation Commission recommendation for approval of the designation of the “J. C. Penney building” at 1140 San Fernando Road as a historic resource, based on the following findings of fact...” (Roll Call Vote)

(c) **To Continue:**

“I move to continue consideration the Planning and Preservation Commission recommendation for approval of the designation of the “J. C. Penney building” at 1140 San Fernando Road as a historic resource to a specific date...” (Roll Call Vote)

**PUBLIC HEARING:**

To Approve ( )

To Deny ( )

To Continue ( )

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

Roll Call: \_\_\_\_\_

**Item 7A**

**Historic Resource Designation (HR 2012-001)**

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## PLANNING AND PRESERVATION COMMISSION STAFF REPORT

DATE: August 7, 2012

TO: SAN FERNANDO PLANNING AND PRESERVATION COMMISSION

FROM: Fred Ramirez, City Planner  
Prepared by: Edgar Arroyo, Assistant Planner

SUBJECT: **Historic Resource Designation (HR 2012-001)**  
J. C. Penney Building – 1140 San Fernando Road, San Fernando, CA 91340  
(Los Angeles County Assessors' Parcel Number: 2521-032-008)

PROPOSAL: A public request to designate the existing commercial building at 1140 San Fernando Road as a historic resource, pursuant to city's Historic Preservation Ordinance.

APPLICANT: Paul Luna, 551 Fermoore Street, San Fernando, CA, 91340

OWNER: 1140 San Fernando Road, LLC, 601 South Brand Boulevard, San Fernando, CA 91340

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### **RECOMMENDATION:**

Staff recommends that the Planning and Preservation Commission recommended approval of the designation of the "J. C. Penney building" at 1140 San Fernando Road as a historic resource to the City Council pursuant to Planning and Preservation Commission Resolution 2012-09 (Attachment 1).

### **PROJECT OVERVIEW:**

On June 19, 2012, Paul Luna, the applicant, submitted a letter to the City of San Fernando (Attachment 2) requesting that the J. C. Penney building, located at 1140 San Fernando Road (Attachment 3), be designated as a historic resource. Subsequent to submittal, staff reviewed the request pursuant to the city's Historic Preservation Ordinance (City Code Section 106-1383, et al.) and researched all information available for the property, including the Sanborn Fire Insurance Maps, city building permits, and information from the Los Angeles County Assessor's Office to assess whether the J. C. Penney building would merit designation as a historic resource.

On July 3, 2012, staff mailed written notification to 1140 San Fernando Road, LLC, the property owner of record, regarding the public request received by the city to designate the J. C. Penney

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building as a historic resource and to obtain the owner's written consent to designate the building (Attachment 4).

On July 26, 2012, staff mailed written notification to the property owner informing them that the Planning and Preservation Commission would hold a public hearing on Tuesday, August 7, 2012, to consider designation of the J. C. Penney building as a city historic resource (Attachment 5). The notification was sent out to the property owner pursuant to City Code Section 106-1404(d), 10 days prior to the public hearing date.

### **BACKGROUND:**

1. **General Plan Land Use and Zoning Designation:** The subject property at 1140 San Fernando Road is located within the Downtown District (San Fernando Mall Sub-District) of the SP-4 (Corridors Specific Plan) general plan land use and zone.
2. **Site Location and Building Description:** The subject property is an approximate 20,000-square-foot lot located along the 1100 block of San Fernando Road, within the San Fernando Mall, between South Maclay Avenue and San Fernando Mission Boulevard. The site is improved with a 60,000-square-foot commercial retail building occupied by J. C. Penney. Originally built in 1953, the interior of the building consists of two floors and a basement. The store operated retail activity on the first floor and basement of the building, with the second floor used for offices and storage.
3. **Historic Resources Survey:** In 2002, the City of San Fernando commissioned the preparation of a historic resources survey to identify potentially historic structures within the city. The survey, conducted by Cultural Resource Management, LLC, resulted in the identification 231 properties that could potentially merit designation as local historic resources. Of the five commercial properties identified, the J. C. Penney building at 1140 San Fernando Road was one of the properties listed as a structure that could merit designation (Attachment 6). The description provided of the building in the survey is as follows:

*"The J. C. Penney Co. is a Modern style building, influenced by the International and Moderne styles. As quoted in the San Fernando Sun in 1942, "this building will stand as one of the most modern department stores in the Valley". The International Style features include the flat roof and façade-length ribbon windows that are flush to the wall. The entrance area is recessed under the principal structure. The building is two stores, with a prominent second story façade that is influenced by more streamline characteristics. The length is marked by rectangular space of concrete shiplap, outlined with ribbed concrete, with vertical row of three decorative squares on the southern end. A parapet wall rises on the southern corner, sheathed in shaded concrete tile. A flat roof extends over the centrally positioned entrance, supported by two ribbed columns. Smooth stone flanks the ribbon windows on the first story façade. The side walls are covered with stucco."* (2002 Historic Resources Survey prepared by Cultural Resource Management, LLC.)

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4. **Environmental Review:** This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). It is staff's assessment that this project qualifies for a Categorical Exemption under Class 31 (Historic Resource Restoration/Rehabilitation) of San Fernando's CEQA Guidelines and Section 15331 of California's Code of Regulations. Under CEQA's Class 31, 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 are exempt. If the Planning and Preservation Commission concurs with staff's determination, no further environmental assessment is necessary.
5. **Legal Notification:** On July 26, 2012, staff mailed notification to the property owner regarding the Planning and Preservation Commission public hearing scheduled for August 7, 2012, for consideration of the J. C. Penney building as a city historic resource. The notification was sent out to the property owner pursuant to City Code Section 106-1404(d), 10 days prior to the public hearing date.

## **HISTORY:**

1. **J. C. Penney History.** Information available from J. C. Penney's website regarding the company's history (Attachment 7) notes that the company was founded by James Cash Penney and William Henry McManus in 1902 (<http://www.jcpenney.net/Our-Old-Company/About-jcpenney/Our-History.aspx>). The company originated as a product of a small chain of dry good stores called The Golden Rule, the first of which opened in Kemmerer, Wyoming. By 1913, Penney became the sole owner of the company and subsequently renamed it to the J. C. Penney Company. At one time, more than 2,000 J. C. Penney stores were located on main streets and downtown shopping districts across the United States. After World War II, as families relocated to the suburbs, the company followed its customers into the new suburbs and later into regional shopping malls.

A biography of the company and its history in San Fernando was provided to staff by the property owner in order to assess the potential designation of the building as a city historic resource (Attachment 8). The property owner commissioned the preparation of the biography, which was completed by Tim Gregory, of the firm *The Building Biographer*. The biography detailed that J. C. Penney opened its first store in San Fernando in 1927. By 1935, the store was located at 1009 San Fernando Road, within a multi-tenant commercial building in the San Fernando Mall that is still in existence today but no longer retains its original façade treatment. In 1953, the store was relocated from 1009 San Fernando Road to 1140 San Fernando Road after the construction of J. C. Penney's new 60,000-square-foot store was completed. The new building is built out to each property line of the 20,000-square-foot lot and consists of two-floors above the sidewalk and a basement. The first floor and basement have been used as the retail floor area for patrons shopping at the department store, with the second floor of the building used for storage and administrative

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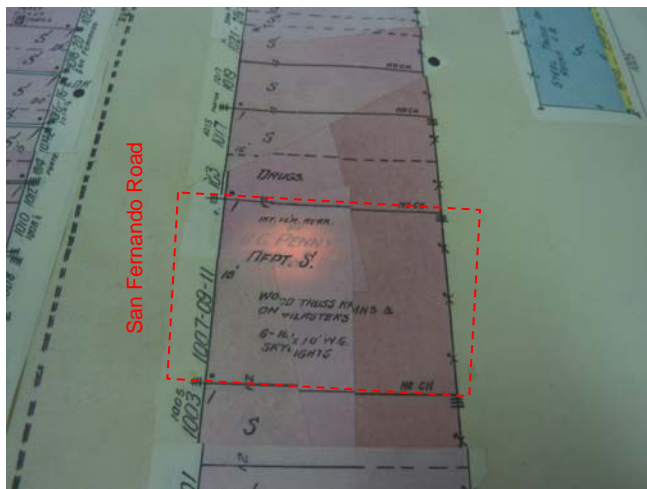
offices. The building is a unique example of the post-World War II interpretation Modern-style architecture that is still in existence in the city to date.

In June 2012, the city was notified by the J. C. Penney Company that the store would be closing down at the end of June 2012. After 85 years in San Fernando and 59 years at 1140 San Fernando Road, the store closed on Saturday, July 28, 2012.

2. **Site History.** In review of the public request for designation of the J. C. Penney building as a historic resource, staff reviewed city building permit records, records from the Los Angeles County Assessor's Office, and Sanborn Fire Insurance Maps. The information available from these sources is summarized below.

- A. **Sanborn Fire Insurance Maps.** In reviewing J. C. Penney's history in San Fernando, staff reviewed Sanborn Fire Insurance Maps that were available and included information relating to the preservation project. In San Fernando, the Sanborn maps show development patterns of properties from January 1907 (prior to the city's incorporation) to January 1951.

As referenced in the previous section, the J. C. Penney Company has been in San Fernando since 1927. The January 1951 amended Sanborn map confirms that J. C. Penney operated a small retail store within a multi-tenant building located at 1009 San Fernando Road (Image A). Upon the completion of their new 60,000-square-foot building in the San Fernando Mall, the store relocated one block west, from 1009 San Fernando Road to 1140 San Fernando Road.



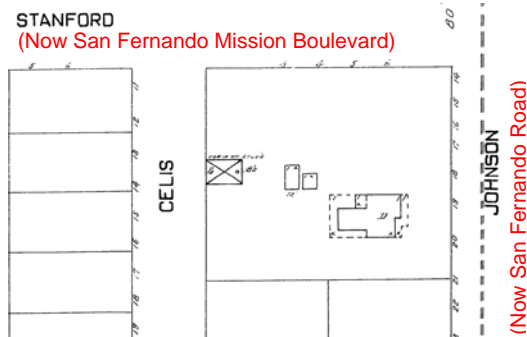
**A) Sanborn Map – January 1951**  
**Map showing former located of**  
**J. C. Penney at 1009 San**  
**Fernando Road**

In reviewing the sections of the Sanborn maps that are applicable to the subject property at 1140 San Fernando Road, staff determined that the site had been developed for residential use prior to the construction of the J. C. Penney building. The January 1907 map (Image B) shows that the site was developed with a residential dwelling (possibly a single-family dwelling) and additional accessory structures. Prior to San

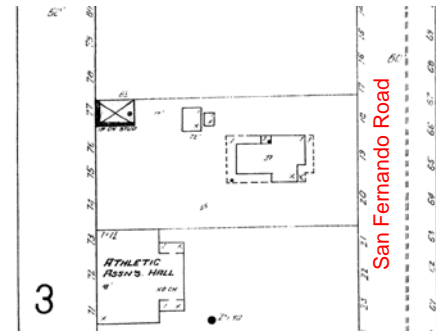
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Fernando's incorporation as a city in 1910, the streets along the site were named differently. Initially, San Fernando Road was named Johnson Street before the San Fernando's incorporation as a city in 1911 and San Fernando Mission Boulevard was named Stanford Street. Celis Street is one of a variety of streets within the city that has retained its original pre-incorporation name designation.

Subsequent maps ranging from September 1912 to January 1923 (Images C-E) continue to reflect the existence of the residential dwelling initially shown on the January 1907 map. It is not until the January 1923 Sanborn map was amended in November 1940 (Image F) that the map reflects that the residential dwelling was removed, with only an accessory building remaining at the rear of the property facing Celis Street. Similarly, the map amended in January 1951 (Image G) shows that the dwelling had been removed. The complete Sanborn map sheets applicable to the project from the years noted above are provided as Attachment 9 to this report.



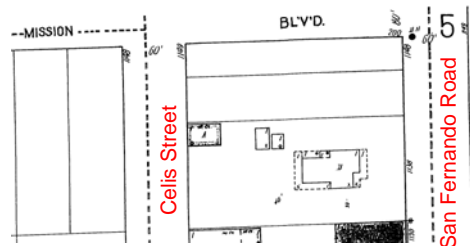
**B) Sanborn Map – January 1907**



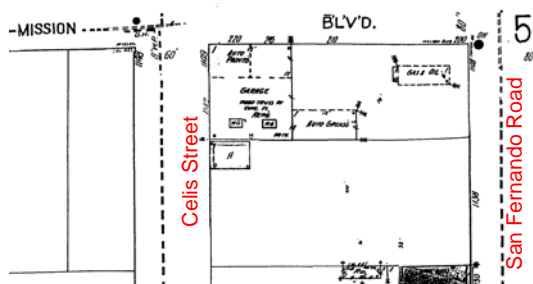
**C) Sanborn Map – September 1912**



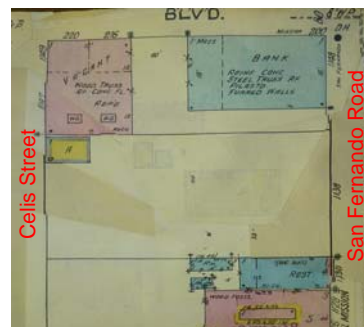
**D) Sanborn Map – June 1918**



**E) Sanborn Map – January 1923**



**F) Sanborn Map – Amended Nov. 1940**



**G) Sanborn Map – Amended Jan. 1951**

- B. City Building Permits. In review of all city building permit records for the subject property at 1140 San Fernando Road, staff was able to locate the original permit for the construction of the J. C. Penney building and subsequent improvements done to the building. Building permits issued to the subject property to date are listed below, in chronological order. Copies of all pertinent building permits are provided as Attachment 10 to this report.

<b><u>Permit No.</u></b>	<b><u>Scope of Work</u></b>	<b><u>Date of Issuance</u></b>
9917	Construction of the J.C. Penny Building (First Floor and Basement)	July 10, 1952
10134	Construction of second floor to the building	October 16, 1952
3399	Repair and replacement of a new roof	July 25, 1985
10592	Replacement of roof and interior improvements due to Northridge earthquake	March 2, 1994
9979	Remodel and repair building damage from Northridge earthquake	March 11, 1994
10840	Building remodel	April 20, 1994
12412	Interior improvements/restroom improvements	February 14, 1996
BS1002402	Sandblast and repaint the exterior of the building	July 1, 2010
BS1105566	Replace the wooden stairs to equipment room	March 8, 2011

On July 10, 1952, Permit No. 9917 was issued for the construction of the first floor and basement of the J. C. Penney Building at 1140 San Fernando Road. The building permit notes that the owner of the property at the time of the building's construction was Michael Birnkrant. A second permit, Permit No. 10134, was issued on October 16, 1952, for the construction of the second floor of the building. Subsequent to completion of all construction, the J. C. Penney store opened in 1953.

More recently, Permit No's. BS1002402 and BS1105566 were issued on July 1, 2010 and March 8, 2011 respectively to sandblast and repaint the building and replace the wooden stairs leading to an equipment room. Overall, building permits records show that there have been no major or extensive alterations to the building's facade since it

was first built in 1952. There are no building permits available for the property showing development of the site prior to 1953.

- C. County Assessor Records. Records from the Los Angeles County Assessor's Office were obtained by staff for additional information on the property. The Building Description Blank form for the property includes permit information listed in the previous section and further describes the building. The document notes that the first floor and basement area were used as the retail sales floors and that the second floor of the building was used for storage and offices. In addition to reflecting that J. C. Penney was the occupant of the building, the form shows that the assessed value of the commercial building in 1954 was \$275,729 (Attachment 11).

3. Architecture. The J. C. Penney Building, built in 1953, incorporates a Modern-style of design distinctive of post-World War II architecture with Art Deco and International influences. The building still possesses all of the original high quality building materials used when initially built, including stainless steel showcases prominently displayed along San Fernando Road, accenting terrazzo flooring along the main entrance, and an exterior neon blade sign that reads "PENNEY'S" along a vertical band of light green terra cotta tiles.

As noted previously a biography of the company and its history in San Fernando was provided to city staff by the property owner in order facilitate the city's assessment of whether the building met city criteria for designation as a city historic resource. The description in the biography regarding the building's architecture is provided below.

*"This two-story building has a flat composition roof; stucco, masonry, and brick walls; steel sash; and terrazzo and terra cotta detailing. The upper wall of the front (east) façade is mainly stucco scored horizontally, its edges "framed" by stepped molding made of terra cotta tile. On the south end is one of the building's few decorative elements – three squares, arranged vertically, composed of four orange tiles framed by darker terra cotta tile. The lower part of the wall above the display windows, but reaching all the way to the roof in a parapet structure on the south end, is made up of rectangular green terra cotta tiles with white mortar. The same material appears in the bulkheads below the display windows. At the south end of the second level of the front façade is a projecting vertical sign which announces PENNEY'S. Attached to the wall at the north end is raised lettering spelling out: J. C. PENNEY CO.*

*The first floor of the front façade is very symmetrical, with display windows of four-paneled plate-glass, set in stainless steel, on both ends and a recessed entry court in the middle. Above each display window is a full-length stainless-steel projecting header. The extreme ends of the front façade and the walls connecting the display windows to the entry court are veneered with green marble cut into large blocks.*

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*The entry court is recessed under a projecting canopy roof supported by two fluted columns clad in brown terra cotta tiles. Banks of tall display windows slant toward the entry doors. The bulkheads of these windows are lower but made of the same material as those of the street-side windows. Below each window and set into the bulkheads are two rectangular mesh vents. There are three pairs of glass doors set in stainless steel with plate-glass transoms above. The floor of the entry court is green terrazzo squares; its ceiling is textured plaster.*

*The south and north facades of the building are windowless brick.*

*The west (rear) façade which faces Celis Street has a scored stucco surface similar to the front. A small part of the façade on the south end is raised above the roof-line, evidently to hide mechanical equipment. On the north end of the first floor is a recessed employee entrance and on the north end a delivery entrance with a roll-down corrugated metal door. The recessed rear customer entrance is symmetrically laid out: a set of double glass doors flanked by a single glass door with sidelights and transoms. Beyond each sidelight is a square display window. All of these features are “framed” at the top and both sides by a course of brown terra cotta tiles similar to those found on the front of the building. Above this, centered in the wall, are raised letters spelling out: J. C. PENNEY CO.” (The J. C. Penney Building: A History – Prepared by Tim Gregory, The Building Biographer, Page 5.)*

## **ANALYSIS:**

- 1. Procedure for Designation of Historic Resources.** On April 4, 2005, the City Council adopted the Historic Preservation Element as the eighth element of the San Fernando General Plan. The Historic Preservation Element established goals, objectives, and policies for the preservation of the city’s historic structures and neighborhoods. Consistent with the objectives of the Historic Preservation Element, the city adopted the Historic Preservation Ordinance on November 17, 2008 to provide for the recognition, preservation and use of historic resources in the City of San Fernando.

In order to designate an improvement as a city historic resource, the Planning and Preservation Commission shall review a request for designation and provide a recommendation to the City Council on whether an improvement satisfies the criteria to merit designation. Pursuant to City Section 106-1384, an improvement is defined as “any manmade physical object or structure, or manmade alteration of terrain or plantings, constituting a physical feature of real property.” Subsequent to the commission’s recommendation, the City Council shall review the request for designation, along with the commission’s recommendation, and decide whether the structure merits designation as a city historic resource. Subsequent to designation of an improvement as a historic resource, the City Clerk shall record a declaration with the Los Angeles County Clerk/Registrar-Recorder’s Office, except that no such declaration shall be recorded on a private property without the written consent of the property owner consenting to the designation pursuant to City Code Section 106-1386(7).

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As of the date of this report's completion, the property owner has not provided the city with a written consent to designate the building as a city historic resource. Staff will continue to work with the property owner in order to obtain written consent to designate the building prior to the project's consideration at an upcoming City Council public hearing scheduled for August 20, 2012.

2. **Criteria for Designation of Historic Resources.** Pursuant to City Code Section 106-1385(a), an improvement may be considered for designation as a city historic resource by the Planning and Preservation Commission and the City Council if it meets at least one of the following criteria:

- ✓ It is associated with events or lives of persons that have made a significant contribution to the broad patterns of the history of the city, region, state or nation;
- ✓ It embodies the distinctive characteristics of a historic type, period, architectural style or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is significant to the city, region, state or nation; or,
- ✓ It has yielded, or is likely to yield, information important in the history of the city, region, state or nation.

It is staff's assessment that the J. C. Penney building at 1140 San Fernando would merit designation as a historic resource and inclusion in the San Fernando Register of Historic Resources by meeting the following two criteria for designation:

- **It embodies the distinctive characteristics of a historic type, period, architectural style or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is significant to the city, region, state or nation.**

The J. C. Penney Building at 1140 San Fernando Road is a unique building that incorporates a Modern-style of architectural design distinctive of post-World War II architecture with Art Deco and International influences. Built in 1953, the building still possesses all of the original high quality building materials used when initially built, including stainless steel showcases prominently displayed along San Fernando Road, accenting terrazzo flooring along the main entrance, and an exterior blade sign with neon letters that reads "PENNEY'S" along a vertical band of light green terra cotta tiles.

The treatment of the façade maintains varying horizontal and vertical design elements that helps break up the large building. The upper wall of the front façade along San Fernando Road consists of scored horizontal stucco with its edges "framed" by stepped molding made of terra cotta tile. The façade treatment at the rear of the building along Celis Street consists of three squares, arranged vertically and composed of four orange tiles framed by darker terra cotta tile. Other distinct, character defining

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features include the flat roof and façade-length ribbon windows that are flush to the wall and the recessed entrance area below the second floor of the building.

Therefore, these features embody distinctive characteristics of a historic type, period, and architectural style through the J. C. Penney building's post-war Modern architectural style of which few, if any other examples, remain within the city. Additionally, the method of construction of the building incorporates and retains the use of high quality building materials that are unique to the period of this architectural style. Thus, it is staff's assessment that this criterion can be met.

- **It has yielded, or is likely to yield, information important in the history of the city, region, state or nation.**

The J. C. Penney building is a significant landmark within the city and an excellent example of post-war Modern commercial architecture, with the building remaining relatively unchanged since it was first built in 1953. Preservation of this improvement and designation of the structure as a city historic resource would help in preserving the San Fernando Mall's historic identity as an outdoor promenade and a shopping district with regional significance. An established name in San Fernando since 1927, the J. C. Penney building and business occupancy are recognized fixtures in the city, having been frequented by many generations of residents. The building is one of the few small neighborhood J. C. Penney stores from the post-World War II era still in existence today. Therefore, the preservation of the J. C. Penney building has yielded, and will continue to yield, important information regarding the history of the San Fernando Mall, the City of San Fernando, and the history of a historic retailer that has had established roots in communities all over the United States for over a century. Thus, it is staff's assessment that this criterion can be met.

3. **Alterations to Existing Improvements.** If the J.C. Penney building and all associated improvements are designated as a historic resource by the City Council, then all new construction and future alterations shall be reviewed by the city to ensure that the proposed work is architecturally and historically compatible to the designated historic resource. Pursuant to City Code Section 106-1392, any person, owner, or entity applying for a building permit or any other permit for exterior alteration, relocation, or development of a structure designated as a historic resource shall apply for a certificate of appropriateness or a certificate of no effect.

The intent of the Certificate of Appropriateness is to allow the Planning and Preservation Commission an opportunity to review all work proposed for a designated historic resource in order to ensure that any alteration, restoration, or construction is done in keeping with the architectural style of the improvement and observes its historical context. In the case of the neon blade sign, this improvement could be retrofitted to allow for the display of a new tenant's signage, while preserving the look and design style of the neon blade sign. Such an improvement would be reviewed by the commission prior to the issuance of a certificate of appropriateness and issuance of a building permit to commence work.

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If the proposed work to a designated historic resource is determined by the Community Development Director to be minor and have no detrimental effect on the historic character of the improvement, an applicant may apply for a Certificate of No Effect. The application and the proposed work shall be reviewed by the department and the following findings shall be made in a positive manner prior to the issuance of certificate of no effect or any building permits to commence work, pursuant to City Code Section 106-1395(a)(1-3):

- ✓ It is determined that the work is minor and clearly meets the applicable city design guidelines;
- ✓ Modification to the proposed work requested by the city are agreed to by the applicant; and,
- ✓ The proposed work will not diminish, eliminate or adversely affect the character of the historic resource.

#### **CONCLUSION:**

In light of the forgoing analysis, it is staff's assessment that the J. C. Penney building located at 1140 San Fernando Road merits designation as a city historic resource based on its meeting two of the required criterion noted in the City's Historic Preservation Ordinance and inclusion into the City of San Fernando Register of Historic Resources. Designation of the J. C. Penney building would help with preservation of the structure including all the building's exterior façade features and sign structures and ensure that all future improvements and alterations are done in keeping with its original architectural character.

Based on the above findings, staff recommends that the Planning and Preservation Commission recommend that the City Council designate the J. C. Penney building at 1140 San Fernando Road as a city historic resource, pursuant to Planning and Preservation Commission Resolution 2012-09.

#### **Attachments (13):**

1. Planning and Preservation Commission Resolution 2012-09
  2. Applicant Letter Requesting Designation of 1140 San Fernando Road Dated June 19, 2012
  3. Vicinity Map
  4. City Correspondence to 1140 San Fernando Road, LLC Dated July 3, 2012
  5. Public Hearing Notification Letter Dated July 26, 2012
  6. Historic Resources Survey Sheet for 1140 San Fernando Road
  7. J. C. Penney History from Company Website
  8. Building Biography – 1140 San Fernando Road
  9. Sanborn Fire Insurance Maps from 1907 – 1951
  10. Building Permits
  11. Los Angeles County Assessor's Information
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12. Old Photographs of J. C. Penney Building
13. Project Site Photos

**ATTACHMENT 1:**

**Planning and Preservation Commission  
Resolution 2012-09**

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## **RESOLUTION NO. 2012-09**

### **RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF SAN FERNANDO APPROVAL OF THE DESIGNATION OF THE J. C. PENNEY BUILDING AT 1140 SAN FERNANDO ROAD AS A CITY HISTORIC RESOURCE.**

WHEREAS, an application has been filed by Paul Luna with the City of San Fernando (Historic Resource 2012-01) requesting the designation of the J. C. Penney building located at 1140 San Fernando Road, San Fernando, CA 91340 as a city historic resource;

WHEREAS, the owner 1140 San Fernando Road, LLC., the owner of the property, has been notified in writing of the request to designate the property, building, and all associated improvements as a historic resource and has been provided notification of this public hearing pursuant to City Code Sections 106-1386(3 and 4);

WHEREAS, the owner 1140 San Fernando Road, LLC., the owner of the property, has been notified in writing of the request to designate the property, building, and all associated improvements as a historic resource and has been provided notification of this public hearing a minimum of 10 days before said public hearing, pursuant to City Code Sections 106-1386(3 and 4);

WHEREAS, on April 4, 2005, the City Council adopted the Historic Preservation Element as the eighth element of the San Fernando General Plan to establish goals, objectives, and policies for the preservation of the city's historic structures and neighborhoods and subsequently, on November 17, 2008, adopted the Historic Preservation Ordinance to provide for the recognition, preservation and use of historic resources in the City of San Fernando;

WHEREAS, the Planning and Preservation Commission is responsible for the initial review of a request for designation of an improvement as a city historic resource and making a recommendation to the City Council on the proposed historic resource designation pursuant to City Code Sections 106-1386(3 and 4); and,

WHEREAS, the Planning and Preservation Commission has considered all of the evidence presented in connection with the project, written and oral at the public hearing held on the 7th day of August 2012.

NOW, THEREFORE, BE IT RESOLVED that the Planning and Preservation Commission finds as follows:

**SECTION 1:** The Planning Commission finds that all of the facts set forth in this Resolution are true and correct.

**SECTION 2:** This project has been reviewed by the City compliance with the California Environmental Quality Act (CEQA). Based on the City's environmental assessment, it is the Planning and Preservation Commission's assessment that this project proposal qualifies for a Categorical Exemption under Class 31 (Historic Resource Restoration/Rehabilitation) of San Fernando's CEQA Guidelines and Section 15331 of California's Code of Regulations.

SECTION 3: Pursuant to City Code Section 106-1385(a), the Planning and Preservation Commission has determined that the improvement that is the subject of the historic resource designation request has met the following criteria to merit designation as a historic resource and inclusion in the San Fernando Register of Historic Resources:

- 1) It embodies the distinctive characteristics of a historic type, period, architectural style or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is significant to the city, region, state or nation.**

The J. C. Penney Building at 1140 San Fernando Road is a unique building that incorporates a Modern-style of architectural design distinctive of post-World War II architecture with Art Deco and International influences. Built in 1953, the building still possesses all of the original high quality building materials used when initially built, including stainless steel showcases prominently displayed along San Fernando Road, accenting terrazzo flooring along the main entrance, and an exterior blade sign with neon letters that reads “PENNEY’S” along a vertical band of light green terra cotta tiles.

The treatment of the façade maintains varying horizontal and vertical design elements that helps break up the large building. The upper wall of the front façade along San Fernando Road consists of scored horizontal stucco with its edges “framed” by stepped molding made of terra cotta tile. The façade treatment at the rear of the building along Celis Street consists of three squares, arranged vertically and composed of four orange tiles framed by darker terra cotta tile. Other distinct, character defining features include the flat roof and façade-length ribbon windows that are flush to the wall and the recessed entrance area below the second floor of the building.

Therefore, these features embody distinctive characteristics of a historic type, period, and architectural style through the J. C. Penney building’s post-war Modern architectural style of which few, if any other examples, remain within the city. Additionally, the method of construction of the building incorporates and retains the use of high quality building materials that are unique to the period of this architectural style. Thus, it is commission’s assessment that this criterion can be met.

- 2) It has yielded, or is likely to yield, information important in the history of the city, region, state or nation.**

The J. C. Penney building is a significant landmark within the city and an excellent example of post-war Modern commercial architecture, with the building remaining relatively unchanged since it was first built in 1953. Preservation of this improvement and designation of the structure as a city historic resource would help in preserving the San Fernando Mall’s historic identity as an outdoor promenade and a shopping district with regional significance. An established name in San Fernando since 1927, the J. C. Penney building and business occupancy are recognized fixtures in the city, having been frequented by many generations of residents. The building is one of the few small neighborhood J. C. Penney stores from the post-World War II era still in existence today. Therefore, the preservation of the J. C. Penney building has yielded, and will continue to yield, important information regarding the history of the San Fernando Mall, the City of San Fernando, and the history of a historic retailer that has had established roots in communities all over the United States for over a century. Thus, it is commission’s assessment that this criterion can be met.



BE IT FURTHER RESOLVED that based upon the foregoing, the Planning and Preservation Commission hereby recommends approval to the City Council of the designation of the J. C. Penney building at 1140 San Fernando Road as a City of San Fernando historic resource.

PASSED, APPROVED AND ADOPTED this 7th day of August 2012.

\_\_\_\_\_  
CUELLAR, CHAIRPERSON JULIE

ATTEST:

\_\_\_\_\_  
FRED RAMIREZ, SECRETARY TO THE PLANNING  
AND PRESERVATION COMMISSION

STATE OF CALIFORNIA       )  
COUNTY OF LOS ANGELES   ) ss  
CITY OF SAN FERNANDO     )

I, FRED RAMIREZ, Secretary to the Planning and Preservation Commission of the City of San Fernando, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Preservation Commission and signed by the Chairperson of said City at a meeting held on the 7th day of August 2012; and that the same was passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
FRED RAMIREZ, SECRETARY TO THE PLANNING AND  
PRESERVATION COMMISSION

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**ATTACHMENT 2:**

**Applicant Letter Requesting Designation  
of 1140 San Fernando Road  
Dated June 19, 2012**

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## ATTACHMENT NO. 1

Paul Luna  
551 Fermore Street  
San Fernando, Ca 91340

Mr. Fred Ramirez  
Community Development Department  
City of San Fernando  
117 Macneil Street  
San Fernando, CA 91340

June 19, 2012

Mr. Ramirez,


I am writing you to request that the building at 1140 San Fernando Road, the J.C. Penny's building, be considered for designation as a historic resource. This building is historically significant to the City for the following reasons:

- Post WWII modern architecture with art deco influences (exterior has remained unchanged since built in 1952).
- Building still retains period architecture and original complimentary features such as stainless steel show cases and accenting terrazzo flooring.
- One of the last examples of Penny's Main Street America stores, pre 1960's expansion.
- Last remaining large store from San Fernando Mall heyday.
- Exterior neon and entry signage has art deco influences and is consistent in style with the original period architecture.

This building and the business operated there has been significant in the lives of many of this City's residents, present day and in the past. For many, working at J. C. Penny's was their first experience in the workforce, giving many a sense of independence and personal growth. For others this store provided clothing and goods that helped us get through our daily lives, whether it was going to work or going to school or for a special occasion. And some would come to this store to buy the clothing that a family member or loved one would wear on their final voyage. These are the reasons that this store and this building are personally significant to so many of us here in San Fernando.

Far too few buildings that reflect the City's past are remaining in their original condition. As mentioned above, the exterior of this building remains in its original appearance and, most importantly, in its original condition. This building should remain this way to remind all of us what life was like in San Fernando, and to make us all work towards bringing this quality of life back to our city.

If necessary, I can be reached by telephone at 818-571-3921 or by email at [pluna101@yahoo.com](mailto:pluna101@yahoo.com).

  
Paul Luna

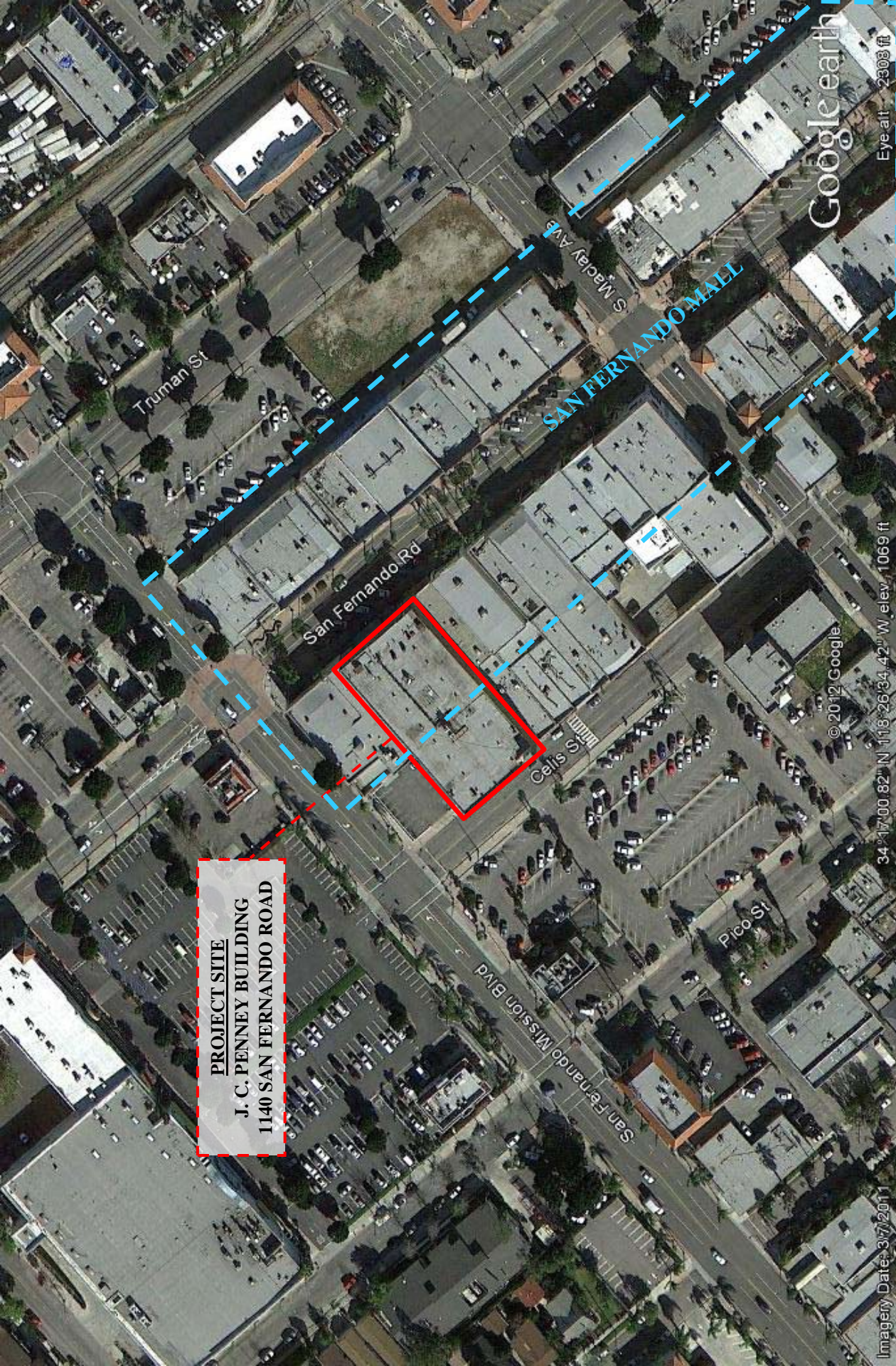
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**ATTACHMENT 3:**

**Vicinity Map**

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**PROJECT SITE**  
**J. C. PENNEY BUILDING**  
**1140 SAN FERNANDO ROAD**

**VICINITY MAP**  
**J. C. PENNEY BUILDING – 1140 SAN FERNANDO ROAD**



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**ATTACHMENT 4:**

**City Correspondence to  
1140 San Fernando Road, LLC.,  
Dated July 3, 2012**

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July 3, 2012

**VIA U.S. MAIL AND FACSIMILE**

1140 San Fernando Road LLC  
601 S. Brand Boulevard, 3<sup>rd</sup> Floor  
San Fernando, CA 91340

RE: Notification of Public Request for Nomination of Commercial Building at 1140 San Fernando Road as a City of San Fernando Historic Resource

Dear Property Owner:

The purpose of this letter is to inform you that the City of San Fernando has received a written request to designate the commercial building located at 1140 San Fernando Road as an historic resource pursuant to the City's historic preservation ordinance (City Code Chapter 106, Article VI, Division 14-Historic Preservation). Pursuant to Section 106-1386 of the City Code, we are notifying you as the property owner of record of the nomination request and to inquire whether you would like to provide the City with your written consent of the historic designation prior to the City initiating the process for the proposed designation. If you would like to provide your written consent, please mail or deliver the written consent to my attention at San Fernando City Hall, Community Development Department, 117 Macneil Street, San Fernando, CA 91340.

Please note that the City of San Fernando Planning and Preservation Commission will be holding a public meeting on August 7, 2012, to determine if the property meets the City's specified criteria for designation as an historic resource. Designation of the building as a historic resource will consider all architectural design features and wall surface treatments including, but not limited to, stucco exterior finish and colors, exterior display windows, doors, accenting terrazzo flooring, and exterior neon and entryway signage (City Code Section 106-1384).

Pursuant to City Code Section 106-1404(b), prior to historic designation of the building, any building permit to physically alter the building and/or building appurtenances such as the exterior building materials, windows, doors, and/or signs, that may impact the potential designation of the structure as a historic resource will require review by the city for compliance with the California Environmental Quality Act (CEQA). An initial study pursuant to CEQA shall be prepared to determine if the proposed demolition will have a significant effect on the environment, and will require an Environmental Impact Report (EIR). If it is determined that the demolition will have a significant effect on the environment, then the demolition request shall require review by the Planning and Preservation Commission with a recommended approval of a hardship waiver to be considered by the City Council for final approval.

Failure to obtain any required building permits prior to undertaking any alteration of the structure would be a violation of the city's historic preservation regulations (City Code Chapter 106, Article VI, Division 14) and may be subject to criminal prosecution by the City of San Fernando (City Code Section 106-1404(d)). Furthermore, an encroachment permit is required from the Public Works Department prior to undertaking any work within the public right of way.

As the property owner of record, you will receive notice of the date and time of the proposed hearing at least 10 days prior to the meeting date (City Code Section 106-1386(3)).

Should you have any questions, please do not hesitate to call me at (818) 898-7316.

Sincerely,

A handwritten signature in black ink, appearing to read 'Fred Ramirez', with a stylized flourish at the end.

Fred Ramirez  
City Planner

Attachment:

1. Letter Requesting Historic Designation of JC Penney Building (1140 San Fernando Road)

cc: // Al Hernandez, City Administrator  
Maribel Medina, City Attorney

## ATTACHMENT NO. 1

Paul Luna  
551 Fermore Street  
San Fernando, Ca 91340

Mr. Fred Ramirez  
Community Development Department  
City of San Fernando  
117 Macneil Street  
San Fernando, CA 91340

June 19, 2012

Mr. Ramirez,


I am writing you to request that the building at 1140 San Fernando Road, the J.C. Penny's building, be considered for designation as a historic resource. This building is historically significant to the City for the following reasons:

- Post WWII modern architecture with art deco influences (exterior has remained unchanged since built in 1952).
- Building still retains period architecture and original complimentary features such as stainless steel show cases and accenting terrazzo flooring.
- One of the last examples of Penny's Main Street America stores, pre 1960's expansion.
- Last remaining large store from San Fernando Mall heyday.
- Exterior neon and entry signage has art deco influences and is consistent in style with the original period architecture.

This building and the business operated there has been significant in the lives of many of this City's residents, present day and in the past. For many, working at J. C. Penny's was their first experience in the workforce, giving many a sense of independence and personal growth. For others this store provided clothing and goods that helped us get through our daily lives, whether it was going to work or going to school or for a special occasion. And some would come to this store to buy the clothing that a family member or loved one would wear on their final voyage. These are the reasons that this store and this building are personally significant to so many of us here in San Fernando.

Far too few buildings that reflect the City's past are remaining in their original condition. As mentioned above, the exterior of this building remains in its original appearance and, most importantly, in its original condition. This building should remain this way to remind all of us what life was like in San Fernando, and to make us all work towards bringing this quality of life back to our city.

If necessary, I can be reached by telephone at 818-571-3921 or by email at [pluna101@yahoo.com](mailto:pluna101@yahoo.com).

  
Paul Luna

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**ATTACHMENT 5:**

**Public Hearing Notification Letter  
Dated July 26, 2012**

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CITY OF  
*San Fernando*  
Historic & Visionary

July 26, 2012

VIA U.S. CERTIFIED MAIL AND FACSIMILE

1140 San Fernando Road, LLC  
601 S. Brand Boulevard, 3<sup>rd</sup> Floor  
San Fernando, CA 91340

Dear Property Owner:

On June 19, 2012, the City of San Fernando received a written request to designate your commercial building, located at 1140 San Fernando Road, as an historic resource pursuant to the City's historic preservation ordinance (City Code Chapter 106, Article VI, Division 14-Historic Preservation). Subsequent to this submittal, a letter was mailed out to you on July 3, 2012, informing you of the request and inquiring whether you would like to provide the City with your written consent to designate the building as a historic resource.

Pursuant to City Code Section 106-1386(3), this letter is to provide you written notice that the Planning and Preservation Commission will be having a public hearing to review the potential historic designation of your property and the existing commercial building on Tuesday, August 7, 2012. Information regarding the scheduled public hearing is provided below.

**Planning and Preservation Commission Meeting**

Hearing Date: Tuesday, August 7, 2012

Time: 7:00 p.m.

Hearing Location: City Hall Council Chambers, 117 Macneil Street, San Fernando, CA 91340

If the commission determines that the proposed designation of your property as a historic resource warrants approval, the item will be scheduled for final consideration by the City Council at an upcoming meeting. Pursuant to City Code Section 106-1386(5), prior to scheduling the public hearing before the City Council, a written statement from the property owner, or by those owners having an interest greater than fifty (50) percent of the assessed value of the property, consenting to the historic designation shall be submitted to the City. If no written statement is provided by the property owner, the City may schedule the matter for consideration without the owner's consent if there is a determination that there is good cause to do so. Once scheduled, a notice of the City Council public hearing shall be provided to you at least ten (10) days prior to the meeting date pursuant to City Code Section 106-1386(6).

If you have any questions, concerns, or would like to submit your written consent to designate the property as a historic resource, please contact me at (818) 898-7316.

Sincerely,

  
Fred Ramirez  
City Planner

COMMUNITY DEVELOPMENT

117 MACNEIL STREET SAN FERNANDO, CALIFORNIA 91340-2993

PHONE 818.898.1227 • FAX 818.898.7329



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**ATTACHMENT 6:**

**Historic Resources Survey Sheet for  
1140 San Fernando Road**

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State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource Name or #: (Assigned by recorder) 1140 San Fernando Rd

P1. Other Identifier: J C Penny's Co.

\*P2. Location: ☐ Not for Publication ☐ Unrestricted

\*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1140 San Fernando Rd City San Fernando Zip 91340

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
Parcel No. 2521-032-008

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

The J.C. Penny Co. is a Modern style building, influenced by the International and Moderne styles. As quoted in the San Fernando Sun in 1942, "This building will stand as one of the most modern department stores in the Valley". The International Style features include the flat roof and facade-length ribbon windows that are flush to the wall. The entrance area is recessed under the principal structure. The building is two stories, with a prominent second story facade that is influenced by more streamline characteristics. The length is marked by a rectangular space of concrete shiplap, outlined with ribbed concrete, with a vertical row of three decorative squares on the southern end. A parapeted wall rises on the southern corner, sheathed in shaded concrete tile. A flat roof extends over the centrally positioned entrance, supported by two ribbed columns. Smooth stone flanks the ribbon windows on the first story facade. The side walls are covered with stucco.

\*P3b. Resource Attributes: (List attributes and codes) HP6

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



P5b. Description of Photo: (view, date, accession #) View toward west

Photo No: 18-19, 1/29/2002

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

1953

\*P7. Owner and Address:

1140 San Fernando Association

5371 Wilshire Blvd

Los Angeles, CA, 90036

\*P8. Recorded by:

(Name, affiliation, and address)

Cultural Resource Management, LLC

565 W Second St, Pomona Ca 91766

\*P9. Date Recorded: 2/10/2002

\*P10. Survey Type: (Describe) Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

\*Attachments: ☐ NONE ☐ Location Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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**ATTACHMENT 7:**

**J. C. Penney History from  
Company Website**

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The original Golden Rule store in Kemmerer, Wyoming, 1902.

## Our History

Modern jcpenny stores are a far cry from the small dry-goods store that James Cash Penney opened in Kemmerer, Wyoming in 1902. In those days, frontier miners and farmers and their families turned to jcpenny for blue jeans and other work clothes, shoes, fabrics and sewing needs. Today, busy working families turn to jcpenny in cities, towns and suburbs and to jcp.com for affordable fashions and home accessories.

Originally, Mr. Penney called his stores the Golden Rule because it was his personal and business philosophy to treat others the way he himself would want to be treated. In 1913, his growing chain of stores incorporated in Utah as the J. C. Penney Company, Inc. and the Golden Rule name was phased out. In 1914, the Company moved its headquarters from Salt Lake City to New York City to be closer to its major sources of merchandise. Since 1992, the Company has been headquartered in Plano, Texas.

As jcpenny grew, it became "A Nationwide Institution," as one of its early logos proclaimed. At one time, more than 2,000 jcpenny stores dotted Main Streets and downtown shopping districts across America. After World War II, the Company followed its customers into the new suburbs, and later into regional shopping malls. The jcpenny catalog debuted in 1963, and in 1994, the forerunner of today's jcp.com began offering merchandise via the Internet.

jcpenny's commitment to serving its customers with style, quality and smart prices has led the Company through many transformations over the years as society and shopping habits change. Furthermore, through more than 100 years of history, the Company has stayed true to its Golden Rule beginnings, with a continued commitment to care for the communities where it does business in and operate in an ethical and responsible manner. Today these commitments live on in the Company's dedication to make "Every Day Matters" for all its stakeholders.

[View Company Milestones](#)

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**ATTACHMENT 8:**

**Building Biography  
1140 San Fernando Road**

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**THE  
J. C. PENNEY  
BUILDING**

**A History**



**1140 SAN FERNANDO ROAD  
SAN FERNANDO**

## THE OWNERS

In September 1950, Michael C. Birnkrant, a retired investment banker and prominent Southern California real estate investor and civic leader, purchased Lots 14 through 17 and 24 through 27 of Block 5 of the Porter Land & Water Subdivision from the Flynn Estate, Inc. In July 1952, he was issued a building permit by the city of San Fernando to construct a new basement-and- two-story modern-style retail building which he planned to lease to the J. C. Penney Company. The designer and contractor are unknown, although Penney's no doubt had its own architect and builder on staff to give its stores a consistent look and interior layout.

Mr. Birnkrant, a resident of Bel-Air, was born in New York City in 1901 and earned a law degree from the Detroit College of Law in 1921. He established a legal practice in that city with seven of his brothers. Mr. Birnkrant retired in 1947, in which year he moved to Los Angeles. He devoted the rest of his life to managing his investments and commercial properties, which by then included several retail buildings in Pasadena and the Lemon Grove Shopping Center in San Diego. He was elected president of the Bel-Air Association in 1954, became a member of the U.S.C. board of trustees in 1961, and was a founding member of the Los Angeles Music Center. Mr. Birnkrant and his wife Cecele were world travelers. He died in 1966 at the age of 66. Further biographical information about Michael Birnkrant is attached on pages 14 and 15.

J. C. Penney was founded in 1902 by James Cash Penney and William Henry McManus. Originally known as The Golden Rule Store, the name changed to Penney's in 1912 when Mr. Penney became the sole owner. His first store was located in Kemmerer, Wyoming. Traditionally, Penney's had limited its stock to soft goods only, but the opening of their larger stores in the mid-1960s allowed them to sell all manner of goods, including furnishings and hardware. The company, now operating over 1,200 stores in all fifty states and several foreign countries, is said to be the largest department-store retailer and catalog merchant in the United States.

J. C. Penney established its first store in San Fernando in 1927. It became part of what had become, by then, a 1,000-store chain with sales of \$190 million. By 1935, the San Fernando store was located at 1009 San Fernando Road. Business began at the new store at 1140 San Fernando in 1953. By that time, the Penney's chain had national sales of over \$1 billion. Penney's opened its first "full-line" department store in Los Angeles County in 1968, located at Fallbrook Square in the San Fernando Valley. Very few of their limited "neighborhood" stores, especially those in urban areas, survived this transition to full-scale department-store retailing. The San Fernando store, almost sixty years at the same location, is one of the few small Penney's stores that has remained in operation in Southern California.



In January 1972, title to the Penney store property transferred to the 1140 San Fernando Road Building Company. 1140 San Fernando Associates became the owner in November 1988. 1140 San Fernando Road LLC has been the owner since June 2004.

## THE ARCHITECTURAL STYLE

The greatest period in the development of Modern styles occurred between about 1920 and the beginning of World War II. The earlier form was the *Art Deco*, which was common in public and commercial buildings in the 1920s and early 1930s. It was, however, extremely rare in domestic architecture; it is present in only a few surviving houses nationwide, although it was frequently used for apartment buildings. After about 1930, *Art Moderne* became the prevalent modernistic form. Although never common, a number of houses and commercial buildings were built in the style, and scattered examples can be found throughout the country.

The Modern styles received their first major impetus in 1922 when the *Chicago Tribune* held a world-wide competition for a headquarters building in Chicago. Although the first prize went to a Gothic design, the second prize went to an Art Deco design by a young Finnish architect, Eliel Saarinen. His design was widely publicized and much of the architectural profession felt that he deserved the first prize; the style quickly became the latest architectural fashion. Shortly after 1930 another, more diffuse, influence affected the Modern styles--the beginning of streamlined industrial design for ships, airplanes, and automobiles. The smooth surfaces, curved corners, and horizontal emphasis of the Art Moderne style all give the feeling that airstreams could move smoothly over them; thus they were "streamlined." Most Streamline Moderne houses were designed by young, often little-known architects and by contractor/builders. A few of these are real classics. In most building types, both the horizontal, streamlined Art Moderne and the vertical, zigzagged Art Deco influences occur in combination. In houses, however, the streamline influences predominate. Many examples resemble the contemporaneous International style, in which decorative detailing was reduced to the barest minimum.

Although Period Revival styles continued to be popular in the Los Angeles area, the new Modern styles found acceptance here more than anywhere else in the country. While there was a smattering of avant-garde Modern architecture elsewhere, no region, with the possible exception of the San Francisco Bay area, was as hospitable to the Modern avant-garde as was Los Angeles. Richard Neutra, R. M. Schindler, J. R. Davidson, Harwell H. Harris, Gregory Ain, and Raphael Soriano created a body of work which by 1940 could aptly be referred to as the "Los Angeles School."

The city and its environs were a haven especially for the popular version of the new architecture, the Streamline Moderne. Though the number of Modern and Moderne structures built in Los Angeles in the 1930s was modest, especially when compared to

Period Revival products, there was still no other region of the country which was as open to the imagery of the "new." This was due to the increasingly healthy condition of the area's post-Depression economy in the later 1930s coupled with a clientele that desired the "way-out." Most importantly, Los Angeles had the architectural talent to carry it off. No other designer in the country could equal the output and quality of commercial Moderne which came from the L.A. office of Stiles O. Clements. The shopping center, the drive-in supermarket, and the auto-oriented suburban department store were new architectural forms which he perfected functionally by 1941. And plans by eastern and mid-western designers of suburban motion picture theaters—one of the few building types which continued to be constructed all over the country in the 1930s—seemed pale in comparison to the hundred-plus designs which came from the L.A. office of S. Charles Lee.

In the "bohemian" suburbs, populated in part by young physicians, lawyers, and writers, untethered nature was suggested by the drama of steep hillsides and the theatrical perching of houses on precipitous slopes. Dwellings hovered over the hillsides and heavy vegetation pressed in and around them, revealing only fragments of the man-made object, never the whole. On these steep hillsides the feel of the planting was one of unalloyed wilderness, almost as if a folly from an 18<sup>th</sup> century English garden had been transferred to the lotus land of the south. The imagery of many of these bohemian houses was Modern, but their relationship to their environment was highly romantic and traditional. Nevertheless, Modern architecture provided highly livable environments without straying too far from the region's "stucco box" tradition.

By the early 1940s, a new and younger contingent of designers had started to come to the fore and finally established Modern architecture in Los Angeles as an ongoing tradition. The deceptively simple "post-and-beam" style which literally reduced the contemporary house to those two fundamental structural supports and in-fills of wood, stone, and/or glass, began to appear in the newer post-war subdivisions. This stripped-down, open-floor-plan style was enthusiastically touted by *Progressive Architecture* magazine when it sponsored an architectural competition with the aim of demonstrating how the modern family could be housed both economically and esthetically. Many of these "Case Study" houses presented a veritable blank facade to the street, with perhaps the garage as the main feature. The privacy of the family became an important consideration, as domestic activity no longer spilled out onto a front porch but was moved to the rear of the house, perhaps centered around a barbecue or a swimming pool. The architectural program at the University of Southern California was such an enthusiastic supporter of post-and-beam that the "U.S.C. school" of design became almost synonymous with it. Such local architects as Whitney Smith, John Lautner, and Buff, Straub & Hensman "came of age" during this period.

The San Fernando J. C. Penney store is a good example of the post-World War II interpretation of the modern style as applied to commercial buildings. Its stripped-down,

angular decoration, use of new materials such as stainless steel and terrazzo, and smooth surfaces and horizontal emphasis are all character-defining features from that era. Following is an architectural description:

This two-story building has a flat composition roof; stucco, masonry, and brick walls; steel sash; and terrazzo and terra cotta detailing. The upper wall of the front (east) facade is mainly stucco scored horizontally, its edges "framed" by stepped molding made of terra cotta tile. On the south end is one of the building's few decorative elements—three squares, arranged vertically, composed of four orange tiles framed by darker terra cotta tile. The lower part of the wall above the display windows, but reaching all the way to the roof in a parapet structure on the south end, is made up of rectangular green terra cotta tiles with white mortar. The same material appears in the bulkheads below the display windows. At the south end of the second level of the front facade is a projecting vertical sign which announces PENNEY'S. Attached to the wall at the north end is raised lettering spelling out: J. C. PENNEY CO.

The first floor of the front facade is very symmetrical, with display windows of four-paneled plate-glass, set in stainless steel, on both ends and a recessed entry court in the middle. Above each display window is a full-length stainless-steel projecting header. The extreme ends of the front facade and the walls connecting the display windows to the entry court are veneered with green marble cut into large blocks.

The entry court is recessed under a projecting canopy roof supported by two fluted columns clad in brown terra cotta tiles. Banks of tall display windows slant toward the entry doors. The bulkheads of these windows are lower but made of the same material as those of the street-side windows. Below each window and set into the bulkheads are two rectangular mesh vents. There are three pairs of glass doors set in stainless steel with plate-glass transoms above. The floor of the entry court is green terrazzo squares; its ceiling is textured plaster.

The south and north facades of the building are windowless brick.

The west (rear) facade which faces Celis Street has a scored stucco surface similar to the front. A small part of the facade on the south end is raised above the roof-line, evidently to hide mechanical equipment. On the north end of the first floor is a recessed employee entrance and on the north end a delivery entrance with a roll-down corrugated metal door. The recessed rear customer entrance is symmetrically laid out: a set of double glass doors flanked by a single glass door with sidelights and transoms. Beyond each sidelight is a square display window. All of these features are "framed" at the top and both sides by a course of brown terra cotta tiles similar to those found on the front of the building. Above this, centered in the wall, are raised letters spelling out : J. C. PENNEY CO.

## THE BUILDING IN THE PUBLIC RECORD

On July 9, 1952, the City of San Fernando issued building permit #9916 for the construction of a new store building, to have a basement and two upper levels. The cost was estimated at \$300,000. Supplementary permit #10134 was issued on December 6, 1952 to add another \$6,500 to the cost of the project.

The addition of a metal awning at the rear of the building was permitted in April 1971 at a cost of \$700.

Alterations to some interior partitions were approved in July 1974, to cost \$2,000.

A new roof was installed in July 1985 for \$27,000.

Another new roof and some interior work, costing \$20,000, were permitted in March 1994.

Earthquake repairs estimated to cost \$100,000 were permitted in April 1994. Golden Ross, Inc., of Los Angeles was to be the contractor. Further remodeling was approved the following June, but no cost was given. The J. C. Penney Company of Buena Park was the contractor.

In February 1996, minor interior alterations to accommodate a handicapped-accessible rest room, costing just \$1,000, were permitted. The contractor was Robert's Construction of Van Nuys.

Two water cooling towers were replaced in September 2000.

In September 2002, a gas boiler was replaced.

Unfortunately, most early permits issued before the 1960s are missing from City files. A search of the *Southwest Builder and Contractor*, a weekly journal of the construction trade that reported on the major projects of architects and builders in Southern California, did not turn up any additional information on these missing permits. Copies of some of the still-extant permits can be found on pages 17 through 20.

The Los Angeles County Assessor first visited the property on January 5, 1953 and recorded a newly completed three-level J. C. Penney store building with a concrete foundation, cement floors, concrete columns and bond beams, walls mostly of terra cotta, a flat composition roof, plate glass windows set in stainless steel above bulkheads of terrazzo, glass doors, and a 7-by-58-foot cantilevered entrance canopy. There were eleven spot-lights mounted on the roof of the building at the rear.

The interior had plaster walls and partitions, two-inch slab oak doors, a drop ceiling, and fluorescent tube lighting. There were 37 "good"-quality plumbing fixtures. Electrical fixtures and interior decoration were also described as "good." Heat was provided by a blower furnace. The store was also fully air-conditioned using two fifty-horsepower compressors. There was also an automatic 4,000-pound-capacity freight elevator with dual controls. The Assessor noted that a sprinkling system had been installed and that the second floor was framed to "take a future escalator." Over-all construction quality of the building was rated "good."

The Assessor estimated the square footage at just over 60,000. The basement and first floor (totaling 40,000 square feet) were devoted to sales areas. The second floor contained offices, storage areas, and air-conditioning equipment. A 21-by-22-foot cooling tower had been installed on the roof.

The County Assessor still estimates the square footage at 60,000. Copies of the Assessor's building records are attached on pages 21 through 28.

## NOTES

The *Los Angeles Times* published an illustration of the "new modern" flag-bedecked recently-opened Penney's in its issue of June 14, 1953. The caption reports that the total cost was \$1 million. The photo is evidence of how little the exterior of the building has changed in over fifty years. A copy of the image is attached on page 13.

Some excitement took place in the store in April 1965 when a gun-toting woman began to shoot up the place. The police were able to remove her after twenty scary minutes for customers left in the store. The *Times* article can be found on page 16.

Current photographs of the store's exterior are attached on pages 10 through 12.

## THE WORLD AND COMMUNITY IN 1952

The year 1952 was one of change on the world stage. Coups in Lebanon and Egypt deposed former rulers, King George V of England died and was succeeded by his daughter Queen Elizabeth II, and the European Economic Community (the "Common Market") was first conceived, as was the North Atlantic Treaty Organization (NATO). On the other side, the Soviet Union formed its infamous KGB. The Cold War was further aggravated by the first successful test of a hydrogen bomb on Eniwetok. In Denmark, doctors preformed the first sex-change operation on the former Christine Jorgenson. Republican Dwight D. Eisenhower was elected president of the United States



in 1952. Also in that year, Jonas Salk developed the first effective polio vaccine. Republican Earl Warren remained governor of California.

In Southern California, the Hollywood Freeway was completed in May 1952. Norris Poulson was elected mayor of Los Angeles later that month. Also that year, the U.S. Census Bureau declared that Los Angeles was the nation's fourth largest industrial area. Senator Joseph McCarthy pressured the Los Angeles Board of Education to abolish their UNESCO program, charging it with Communist "leanings" and the advocacy of atheism and world government.

A number of well-known literary works made their first appearance in 1952, among them: the first English translation of the *Diary of Anne Frank*, Ralph Ellison's controversial work *The Invisible Man*, *The Bridge on the River Kwai* by Pierre Boulle, John Steinbeck's *East of Eden*, *Spartacus* by Howard Fast, Simone de Beauvoir's collection of essays *The Second Sex*, and the classic children's book *Charlotte's Web* by E. B. White. Films debuting in 1952 included *Limelight*, written, produced, and directed by Charlie Chaplin (who would leave the United States that year, not to return until 1972); the classic western *High Noon* with Gary Cooper; the immortal musical *Singin' in the Rain* with Gene Kelly; *Come Back Little Sheba*; *The Quiet Man* with John Wayne; and Cecil B. De Mille's *The Greatest Show on Earth*, which won the Academy Award that year. *Gunsmoke* debuted on radio and *The Hallmark Hall of Fame* began its long run on television in 1952. Artists Andrew Wyeth, Georgia O'Keeffe, Marc Chagall, Henry Moore, Jackson Pollock, Henri Matisse, and Mark Rothko were all active that year, as were architects Le Corbusier and Richard Neutra. The landmark Lever House in New York and the Alcoa Building in Pittsburgh were added to the urban skyline in 1952. Among the theatrical works making their debut that year: *Dial 'M' for Murder*, *The Seven Year Itch*, *The Children's Hour*, *Golden Boy*, and Agatha Christie's *The Mousetrap* which began its record run in London. Popular music of the day included Vera Lynn singing *Auf Wiedersehn*, *Sweetheart* and Perry Como's hit *Don't Let the Stars Get in Your Eyes*. Gladys Knight and the Pips first formed in 1952.

## THE SIGNIFICANCE OF THE PROPERTY

The San Fernando J. C. Penney store is locally significant as an excellent example of modern commercial architecture that has remained remarkably unchanged and well preserved since it was first built. It is one of the few small, neighborhood Penney's stores from the immediate post-World War II era still surviving in Southern California.

## SOURCES CONSULTED

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 Los Angeles County Public Library (San Fernando branch)  
 Los Angeles Public Library  
 City of San Fernando, Building Department

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 Books, 1989.

*Who Was Who in America*, vol. IV.

City Directories: 1950-

*Los Angeles Times*: June 14, 1953; June 27, 1961; April 21, 1965

Internet Resources, including California Index, California Death Index,  
 Gale Biography Master Index, Ancestry.com and Historic *Los Angeles  
 Times* Database.

Tim Gregory  
 The Building Biographer  
 400 East California Blvd., #3  
 Pasadena, CA 91106-3763  
 Phone: 626-792-7465; Fax: 626-793-5219  
 e-mail: timgregory@sbcglobal.net

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 May 2009



East (front) facade, looking southwest



East (front facade), south end, looking southwest

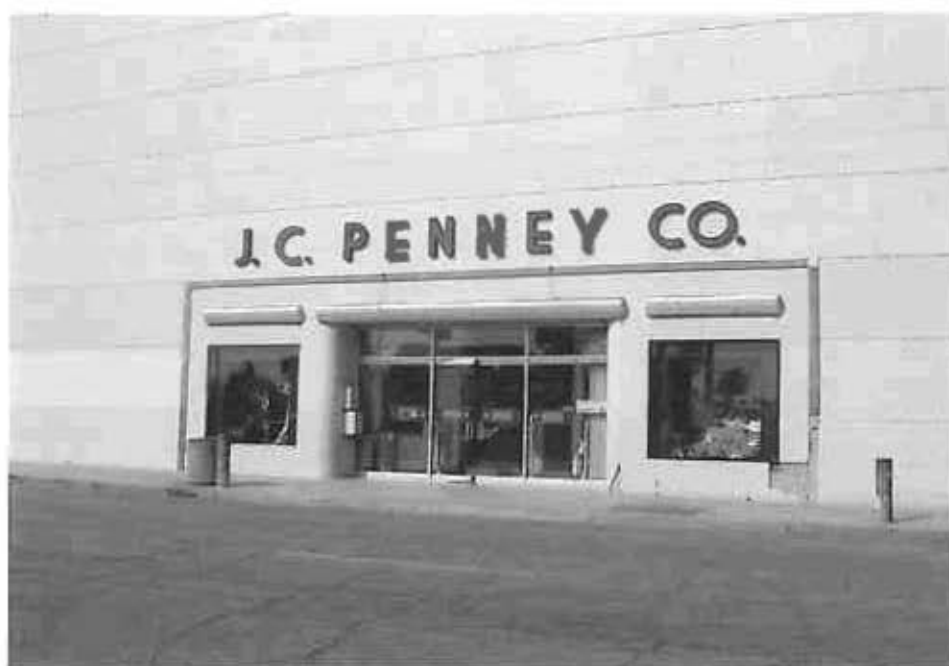




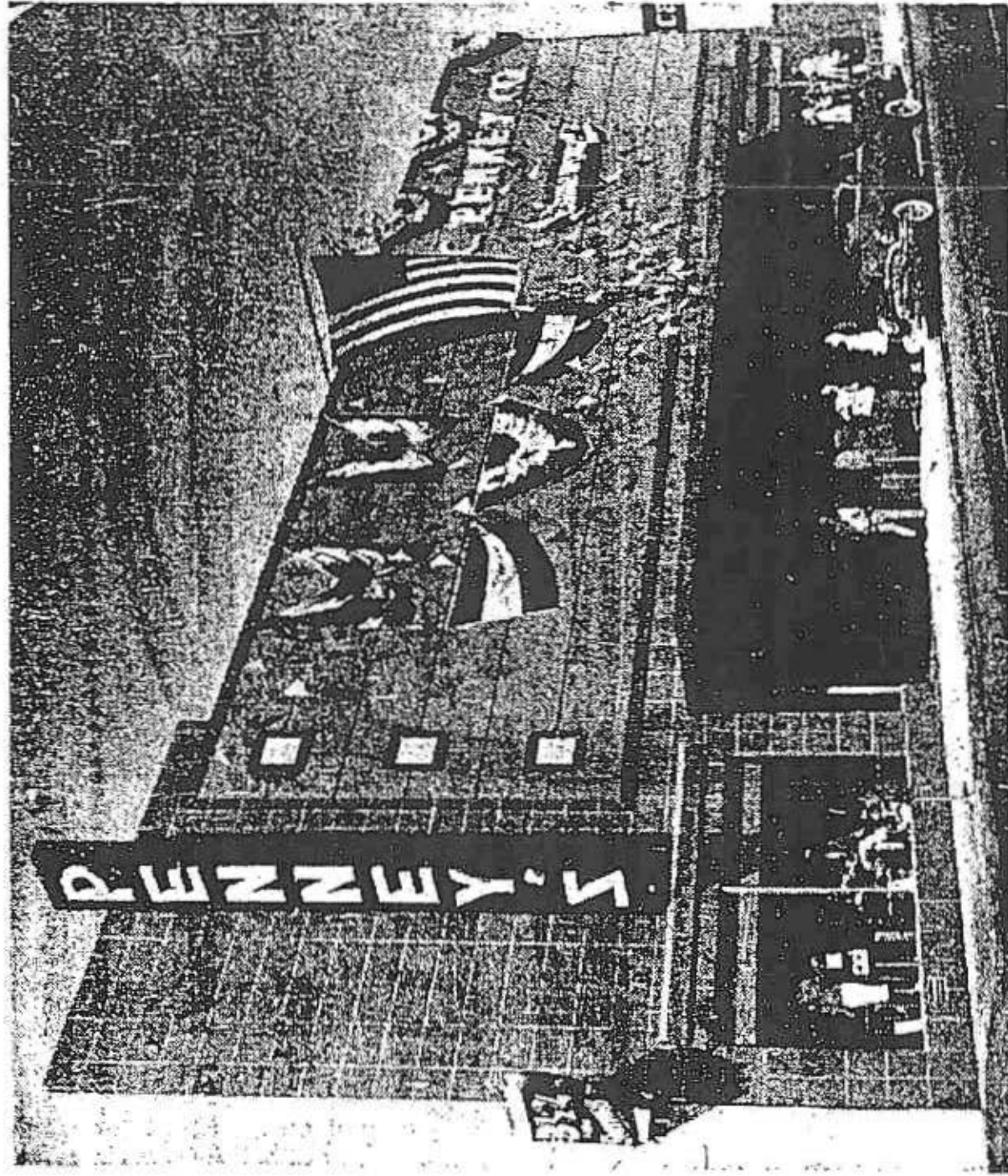
North and west (rear) facades, looking southeast



West (rear) facade, looking southeast



West (rear) facade, looking east



**NEW STORE STRUCTURE**—Shown above is new, modern \$1,000,000 store recently opened by J. C. Penney Co., Inc., at 1140 San Fernando Road in city of San Fernando. New location has four times the floor space of previous building occupied by Penney's at 1009 San Fernando Road. The new building was constructed for J. C. Penney Co., Inc., by Michael Birnkrant of Los Angeles, owner of the property.

**BIRNKRANT, Michael Charles.** Investment banker; b. N.Y.C., Aug. 27, 1900; s. Maurice and Matilda (Shelberg) B.; LL.B., Detroit Coll. Law, 1920; m. Cecile Greenfield, June 1, 1936; children—Michael Charles, Marilyn Joy (Mrs. Ernest D. Mitchell). Admitted to Mich. bar, 1921. Ill. bar, 1940; practice of law with seven brothers in Detroit, 1921--; engaged in investments, 1945--. Trustee Michael C. Birnkraft Found., U. So. Cal.; mem. bd., past pres. Bel-Air Assn. Mem. Ill. Mich. bar assn., Los Angeles Music Center (founder mem.), Shell and Dagger (hon.). Clubs: Hillcrest Country (Los Angeles); Standard (Chicago). Address: 610 Saxonse Rd., Bel-Air Estates, Los Angeles 90024. Died Aug. 31, 1966; buried Forest Lawn, Cal.

Who Was Who in America, Vol. IV  
p. 88

# BIRNKRANT NAMED ON BOARD OF USC

Michael C. Birnkrant, financier and retired attorney, has been elected a member of the USC board of trustees, it was announced Monday.

Birnkrant, of 619 Sarbonne Rd., Bel-Air, has been active in civic affairs since moving to the Los Angeles area from Detroit in 1947. He was elected president in 1954 of the Bel-Air Assn.

A native of New York City, he earned his law degree at Detroit College of Law in 1921. Birnkrant and seven of his brothers practiced law in Detroit until 1945 when he retired.

Since then, Birnkrant has devoted his time mainly to management of his commercial properties and other investments and community affairs. He also has traveled extensively throughout the world.

Birnkrant and his wife Cecele are the parents of a



Michael C. Birnkrant  
Times photo

daughter, Michell, and a son Michael Jr., who is a student at the University of Pennsylvania.



STEMMING THE FLOOD—Police take Edna Gallies of J. C. Penney Store to San Fernando police house from shooting spree Monday night. Police found the gun to which she was holding women who started shooting in the store.

## Police Book Blonde After 20 Terrorized

**SAN FERNANDO**—Arresting blonde terrorized more than 20 customers and employees for 20 minutes Tuesday at the J. C. Penney Store here before police subdued her with tear gas.

Edna Gallies, about 25, of 13324 Dyer St., was booked on suspicion of attempted murder.

No one was injured during the shooting spree on the first floor of the store, 1140 San Fernando Road.

### Fires Rifle

Witness said the woman fired at least three shots from a 22-caliber rifle before two gas grenades, fired from a ring of 10 officers outside, took effect and caused her to surrender.

Police said she had purchased the rifle and shells from a pawn shop, 1131 San Fernando Road, crossed the street and entered the rear door of Penney's.

There, she held two employees, Norman Englehard and Clark Corman, at gun point and ordered them to lock the back door.

### Calls Police

Manager Donald Sodergren managed to call police when she started swinging the rifle and talking incoherently.

As police circled the store, she started shooting.

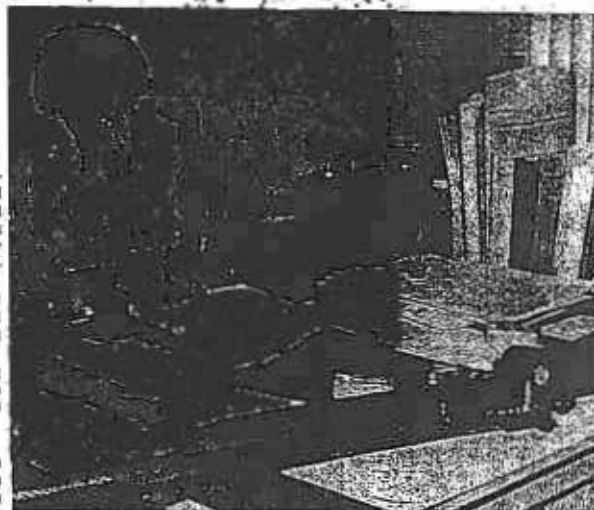
After the two tear gas grenades were fired, she dropped the weapon. Sgt. Dave Ross and Officer William Trachsel immediately took her into custody.

### 20 Remains

Police said they tried to clear as many customers and employees as they could from the front of the store during the siege, but about 20 had to remain in the building.

They finally stumbled out, coughing from the tear gas.

Police said the woman gave no motive for the shooting. But she said she had recently been released from a mental hospital.



IN CUSTODY.—Edna Gallies of San Fernando sits in police station with her face buried in her hands after she was arrested by police in shooting spree.



## Application for Building Permit

17



**CITY OF SAN FERNANDO**  
117 MacNeil Street  
San Fernando, CA 91340  
(818) 898-1200

PLAN CHECK #

PERMIT NO.

9979

Use of Permit

Remodeling  
(EQ DMG)

Building Address **1140 SAN FERNANDO ROAD**

Owner **1140 SAN FERNANDO ASSOCIATES**

Mailing Address **6420 WILSHIRE BLVD. #1240**

City **Los Angeles** Zip **90048** Tel. **213 852-1390**

Contractor **GOLDEN ROSS INC.**

Address **6420 Wilshire Blvd. #1240**

City **Los Angeles** Zip **90048** Tel. **310 657-6576**

State Lic. & Classif. City Lic. #

Arch. Engr., Designer

Address Tel.

City Zip State Lic. #

## LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under 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.

SIGNATURE

DATE

## OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7021.5, Business and Professions Code: Any city or county which requires a permit to alter, improve, demolish or repair any structure, prior to its issuance also requires the applicant to file a signed statement that he is licensed pursuant to Division 3 of the Business and Professions Code, or that he is exempt therefrom, and the basis for the alleged exemption is set forth in the statement of Section 7021.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7021.5, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractor(s) for the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. B & P.C. for this reason

Date Owner

## WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof. (Sec. 3800, Labor Code.)

Policy No. Company

☐ Copy is filed with the city. ☐ Certified copy is hereby furnished.

## CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date Sig.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provision of the Labor Code, you must forthwith comply with such provision or this permit shall be deemed revoked.

## CONSTRUCTION LENDING AGENCY

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

Lender's Name

Lender's Address

This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the above mentioned property for inspection purposes.

Signature of Applicant Date

Mailing Address

City, State, Zip

HAZ MAT  
YES NO

INDICATE IF THE INTENDED OCCUPANCY WILL USE CHEMICALS. INITIALING YES ACKNOWLEDGES THAT HAZ CODE SECTIONS 25505, 25533 AND 25534 AS WELL AS FILING DIRECTIONS WERE MADE AVAILABLE TO YOU

Final By: Date

C/O Issued Gas Co. Elect. Co.

Type of Const. Occ. Group Use Zone Fire Zone

Tract No. Lot No. APN

Setbacks LS RS Rear Statistical Code

CONSTRUCTION ESTIMATE

1ST FL. SQ. FT. @

2ND FL. SQ. FT. @

POR. SQ. FT. @

GAR. SQ. FT. @

CAR P. SQ. FT. @

WALL SQ. FT. @

A/C SQ. FT. @

ROOF SQ. FT. @

POOL SQ. FT. @

ESTIMATED CONSTRUCTION VALUATION \$

NOTE: Not to be used as property tax valuation

ISSUANCE \$

CONST. FEE \$

TOTAL CONST. FEE \$

## MECHANICAL FEES

EVAP. COOL. HOOD

DRYER

FLOOR SUSPENDED

CFM

B.T.U.

HP

FORCED GRAVITY

B.T.U.

PLAN CHECK FEE

HEATER OUTPUT, B.T.U.

ISSUANCE FEE

TOTAL MECH. FEE

NO. ELECTRICAL FEES NO. PLUMBING FEES

UNITS SQ. FT. @

YARD SPKLR SYSTEM

GAS PIPING

HOUSE SEWER

DRAINAGE PIPING

DRINKING FOUNTAIN

URINAL

WATER PIPING

FLOOR DRAIN

POOL/SPA

WASHER (AUTO) (DISH)

GARBAGE DISPOSAL

LAUNDRY TRAY

KITCHEN SINK

WATER CLOSET

LAVATORY

SHOWER

BATH TUB

WATER HEATER

SEWAGE DISPOSAL

PLAN CHECK

CONST. FEE PLAN CHECK MECH. FEE ELEC. FEE PLUMB. FEE SMI

SUBTOTAL TOTAL DUE

CHECK NO.

INSPECTOR'S COPY





# Application for Building Permit



**CITY OF SAN FERNANDO**  
117 MacNeil Street  
San Fernando, CA 91340  
(818) 898-1227

PLAN CHECK #

PERMIT NO.  
**12412** 19

Use of Permit

*Int. Alt.*

Building Address **1140 San Fernando Rd.**

Owner **J.C. Amys**

Mailing Address **1140 San Fernando Rd.**

City **San Fernando** Zip Tel.

Contractor **Robert's Construction**

Address **6021 Varna Ave.**

City **Van Nuys** Zip **91401** Tel. **818 989-1883**

State Lic. & Classif. **608514 - B**

Arch. Engr., Designer

Address Tel.

City Zip State Lic. #

## LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under 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.

*Robert's Construction* **2/14/96** DATE

## OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7007.5, 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 signed statement that he is licensed pursuant to 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 7007.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. B & PC for this reason:

Date Owner

## WORKER'S COMPENSATION DECLARATION

I hereby affirm under penalty of perjury as of the following declarations:

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

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

Carrier

Policy Number

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

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

Date Application

## CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3697, Civil Code.)

Lender's Name

Lender's Address

This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representative of this city to enter the above mentioned property for inspection purposes.

Signature of Applicant *Robert's Construction* Date **2/14/96**

Mailing Address

City, State, Zip

HAZ MAT YES NO

INDICATE IF TREASURER'S OFFICE WILL USE CHEMICALS OR KNOWLEDGES THAT HAS CODE SECTION 25533 AND 25534 AS WELL AS FILING DIRECTIONS WERE MADE AVAILABLE TO YOU

**FEB 14 1996**

Filed By: *Robert's Construction* Date **2/30/96**

CrO Issued **PAID** Elect Co

Type of Const. **III** Occ. Group **B2** Use Zone **C** Fire Zone **2**

Tract No. Lot No. APN

Setbacks LS RS Rear Statistical Code Date **2/14/96**

1ST FL. SQ. FT. @ \$

2ND FL. SQ. FT. @

POR. SQ. FT. @

GAR. SQ. FT. @

CAR P. SQ. FT. @

WALL SQ. FT. @

A/C SQ. FT. @

ROOF SQ. FT. @

POOL SQ. FT. @

ESTIMATED CONSTRUCTION VALUATION \$

NOTE: Not to be used as property tax valuation

ISSUANCE \$

CONST. FEE \$

TOTAL CONST. FEE \$

MECHANICAL FEES

VENT SYSTEM FAN EVAP. COOL HOOD

APPLIANCE DRYER

FURNACE UNIT WALL FLOOR SUSPENDED

AIR HANDLING UNIT CFM

ABSORPTION SYSTEM B.T.U.

COMPRESSOR HP

HEATING SYSTEM FORCED GRAVITY

BOILER B.T.U.

MECH. PLAN CHECK FEE

MAX. HEATER OUTPUT, B.T.U.

ISSUANCE FEE

TOTAL MECH. FEE

NO. ELECTRICAL FEES NO. PLUMBING FEES

UNITS SQ. FT. @

MOBILEHOME SVC. YARD SPKLR SYSTEM

POWER OUTLET GAS PIPING

MAJOR HP HOUSE SEWER

POOL/SPA DRAINAGE PIPING

FIXTURES DRINKING FOUNTAIN

OUTLETS URINAL

WATER PIPING

FLOOR DRAIN

POOL/SPA

WASHER (AUTO) (DISH)

GARBAGE DISPOSAL

LAUNDRY TRAY

KITCHEN SINK

WATER CLOSET

LAVATORY

SHOWER

BATH TUB

WATER HEATER

SEWAGE DISPOSAL

PLAN CHECK

ISSUANCE FEE

TOTAL DUE

CHECK NO.

J.C. Penneys

20

1140 SAN Fernando

Single Room. Sanitary  
Facility-

Handicap  
Toilet &  
Grab Bars (New)

Wall  
SINK  
(New)

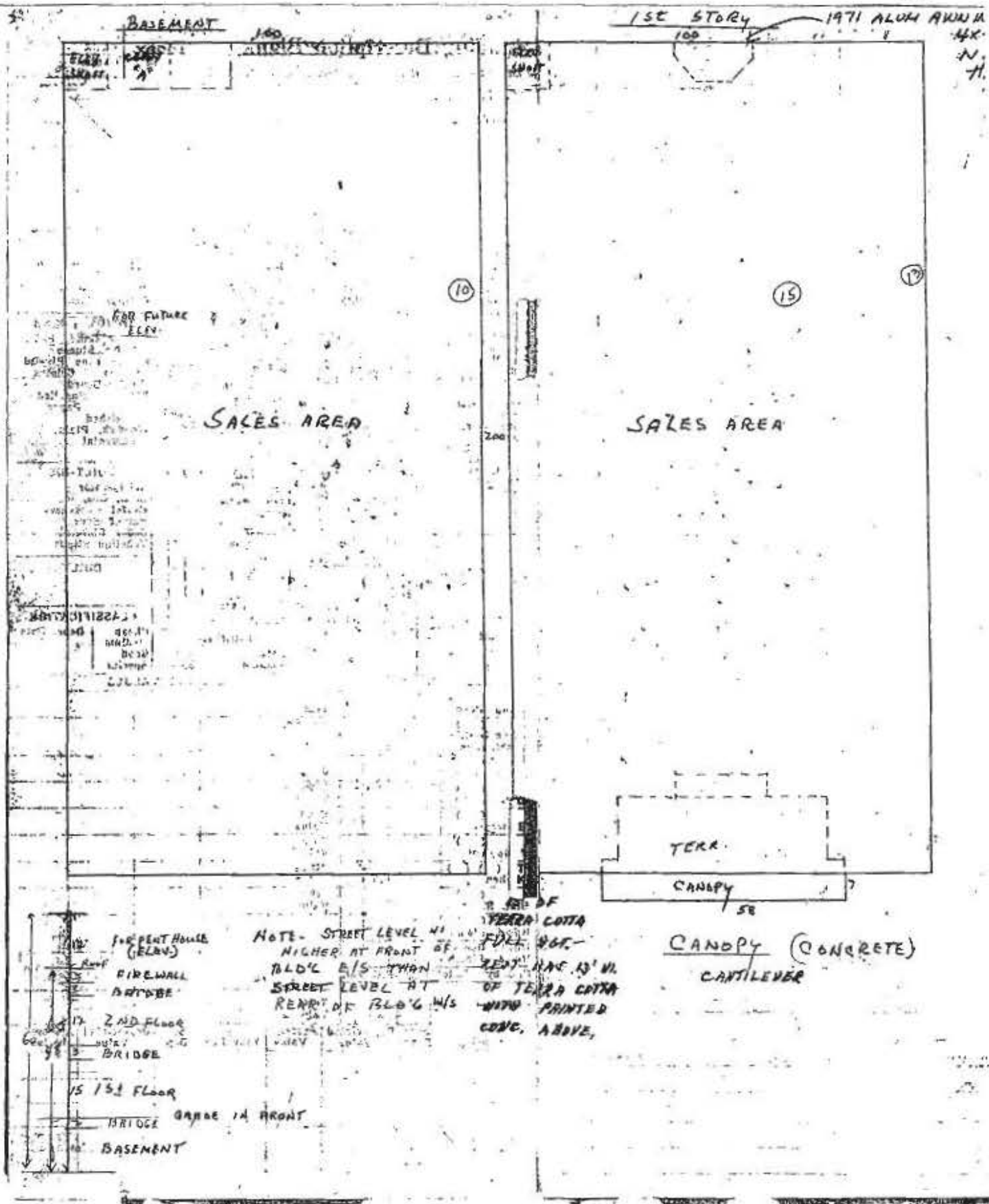
1 X 4 Floor.  
FIXTURE  
(New)

opening 36"  
(Existing)

APPROVED  
By \_\_\_\_\_  
Date \_\_\_\_\_  
Plans shall not  
be approved  
unless the  
plans meet  
the requirements  
of the  
code  
job until c

New  
wall with  
opening (New)









ELEVATOR ELECTRIC - AUTOMATIC  
OR A MANUAL (PUSH BUTTON)  
CONTROL. 4000 LBS CAP.  
- BASEMENT TO 2ND STY  
INC. IN R.F.'S.

### GENERAL DETAIL

23

FLOOR - BASEMENT - CONC.  $\frac{1}{8}$ " ASPH. TILE (AT. IN JAW AREA)  
1<sup>ST</sup> FLOOR - 1" SUB. (WOOD) -  $\frac{3}{4}$ " ply wood +  
 $\frac{3}{16}$ " ASPH. TILE  
2<sup>ND</sup> FLOOR - 1" SUB,  $\frac{3}{4}$ " ply wood.  
 $\frac{1}{2}$ " OAK  
18" x 18" CONC. BEAMS BETWEEN BSMT +  
FIRST FLOOR  
18" x 17 $\frac{1}{2}$ " CONC. BEAMS BETWEEN 1<sup>ST</sup> FLOOR  
+ 2<sup>ND</sup> FLOOR.  
16" OAK { 2" x 16" WOOD JOIST BETWEEN BSMT +  
1<sup>ST</sup> FL. + 1<sup>ST</sup> FL + 2<sup>ND</sup> FL  
CONC. COLUMNS REINFORCED WITH  
32- 18" IN BSMT. VERTICAL STEEL ROD  
32- 16" IN 1<sup>ST</sup> FL. + STEEL TIES.  
4 14" IN 2<sup>ND</sup> FL.

ROOF FLAT - COMP. ON 4 ROWS 10" x 16" WOOD  
CIRCLERS. ON 4 - 14" CONC. COL AND  
20 - 8" x 8" WOOD POSTS AND 4 - 8" PIPE  
POSTS AND 4 6" PIPE POSTS

WALLS

PLAS IN

BASEMENT: 13" CONC. PLAS. IN

{ 1<sup>ST</sup> + 2<sup>ND</sup> FLOOR, FRONT + REAR 12" CONC. +

ROOF. 8" CONC. FIRE WALLS

{ 1<sup>ST</sup> FLOOR L/L + R/S 13" BRICK

2<sup>ND</sup> FLOOR + FIRE WALL 9" BRICK

R-WALL PLAS IN

FRONT. 10' PLATE GLASS ON 1" TERRA COTTA BUILDUP  
6-3' X 7' PLATE IN STAINLESS STEEL DOORS  
TERRAZZO FLOOR

REAR ENT.

SAME AS FRONT EXCEPT ONLY 4 DOORS +  
7' PLATE ON 2' BULKHEAD - 11 TAIL LIGHTS HUNG  
OUT FROM ROOF OF BLDE.

## HEAT AND AIR CONDITIONING

GAS-FIRED BOILER (BLOWER) - 1 CELL, NTA; CARBOUR  
REFRIG. AIR = { 2-50 H.P. { 1st FL. EXHAUST → CARRIER  
                  { 2-25 H.P. - 2nd FL. → U.V. AIR CO  
DUCTS - ENCLOSED (PLASTIC) DUCTS  
          ENCLOSED IN DROP CEILING 1st FL.  
          EXPOSED IN 2nd FL.

FLUORINE -

BASEMENT =	10
1 <sup>ST</sup> FL. =	14
2 <sup>ND</sup> FL. =	13
TOTAL = 37	

6.6 HITS

} GOOD.

LIGHTS TOTAL = 37  
 2 TUBE FIN TYPE FLUORESCENT  
 1 BAYM-T-3-4' } PUBLIC AREA  
 17-8' }  
 ADD. LOTS IN REAR STOR. AREA.

OVER

# VALUE SUMMARY

24

BASEMENT 100 X 200 = 20,000 @ 4.10 = 82,000.  
 1<sup>ST</sup> FLOOR 100 X 200 = 20,000 @ 5.50 = 110,000.  
 2<sup>ND</sup> FLOOR 100 X 200 = 20,000 @ 3.75 = 75,000.  
 CANOPY 7 X 58 = 406 @ 2.40 = 974.  
 SPR. SYS. 79,400 @ .10 1/2 = 7,392.  
 PENT. HSE. 11 X 11 = 121 @ 3.00 = 363.

275,729

## LIGHTS CONT.

1<sup>ST</sup> FLOOR - 150 - 8' - 4 TUBE FIN  
 TYPE FLUORESCENT

2<sup>ND</sup> FLOOR - 43 - 8' - 2 TUBE FIN TYPE  
 6 - 8' - 1 TUBE NO FINS  
 STORAGE + WASH AREA HAS  
 MED. LGTS.

NOTE: 2<sup>ND</sup> FLOOR FRAMED TO  
 TAKE FUTURE ESCALATOR.

## DOORS

2" SLAB OAK

## PENT HSE

NO VIEW - WOOD FRAME + STUCCO - UNFIN.  
 INTERIOR - ELEVATOR EQUIP. RM.  
 INFO. FROM MANAGER.

ON - 3 - 2 - 53

Basmt. PLAS.

1<sup>ST</sup> FL. Button Box + PLAS. STARTING  
 2<sup>ND</sup> FL. CEILING + PARTITION FRAME  
 SPRINKER SYS - LINES -  
 AIR-COND. - DUCTS etc

EST. 130,000 = 65,000 PC

[illegible][illegible]

[illegible]



CLASS & SHAPE

NO. STYS

BLDG. NAME

YR. B.L.T.

DESCRIPTION OF BUILDING

BLDG. RECORD

COMMERCIAL

L.A. CO. ASSESSOR

REG. CLUSTER MAP BOOK

2521 32

8

SUB-PT

STATUS ADDRESS

1140 SAN FERNANDO RD

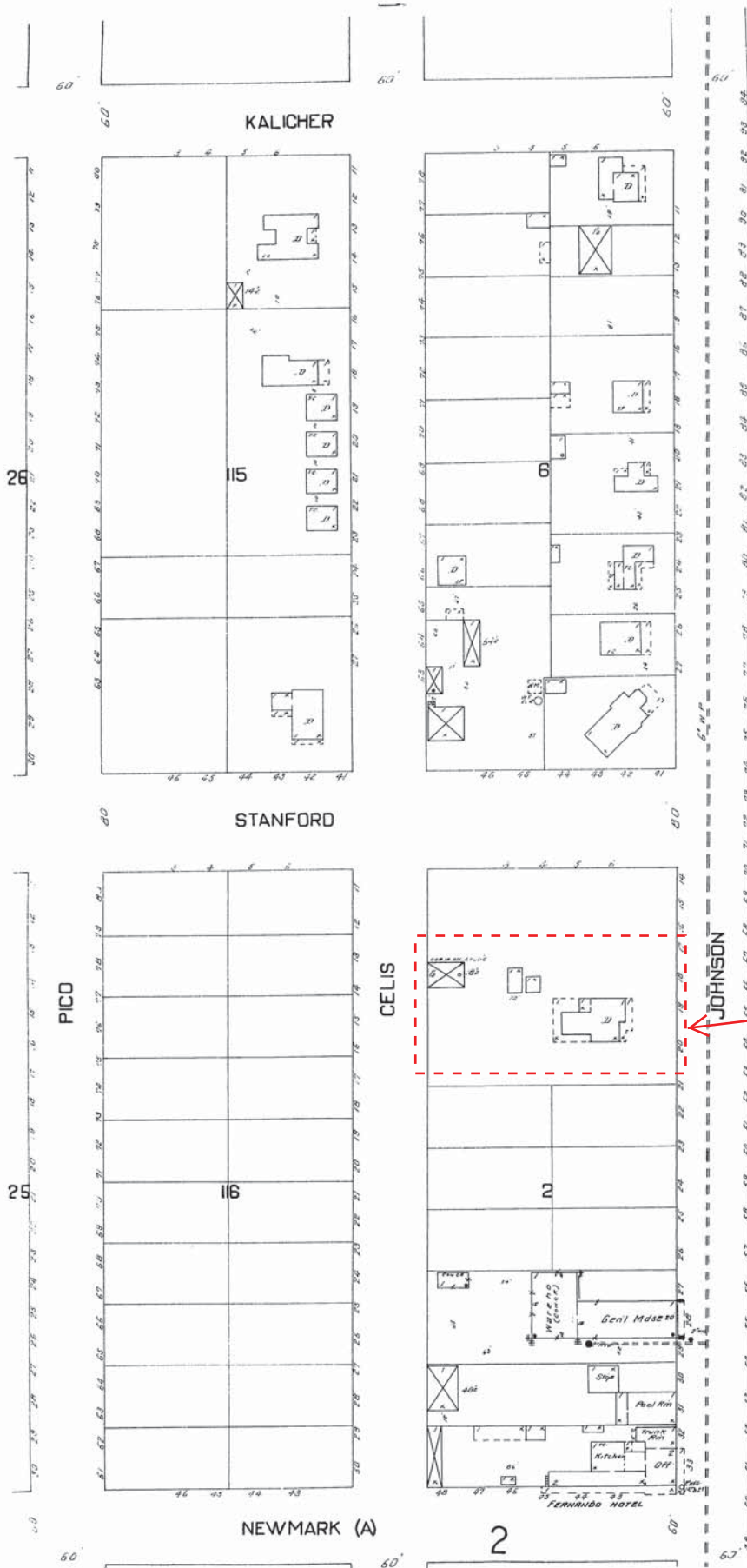
TYPE	FRAME			ROOF		BASE PARTITION			ROOM & FINISH DETAIL										ELEVATOR		
	Design	Use	Wood Masonry Reinf. Conc. Steel	Flat Gable	Truss-Joist Truss-Steel	Type: Height: LIGHTING	Rooms Lobby Offices Rest Room	B	1	2	3	Top	Fir. Cover	Partitions - Type - Finish	Ceiling	Passenger Freight No. of Stops Capacity Elev. Hdydr.	1	2	3		
CONSTRUCTION	Light	Stan'd.	Concrete	Ply Sheathing	Steel Deck	Min. Avg. Good Spec. H.V.A.C.															
	Heavy	Spec.	Concrete	Concrete	Compo. Gravel																
	FOUNDATION																				
Masonry	Concrete			Concrete	Concrete																
	Plaster			Plaster	Plaster																
	BASEMENT																				
Concrete	Concrete			Concrete	Concrete																
	Conc. Blk.			Conc. Blk.	Conc. Blk.																
	Fin.			Fin.	Fin.																
Year	Design	Class	Eff. Yr.	Depr. Table	Sq. Feet Main Imp.	R.C.N. Main Imp.	R.C.N. Total	% Good	R.C.L.N.D.	% OX	Add'l. Depr. Type % Good	Cost	Unit Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost		
	Type	Shape																			
Unit	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Cost		
TOTAL R.C.N.																					

[illegible]

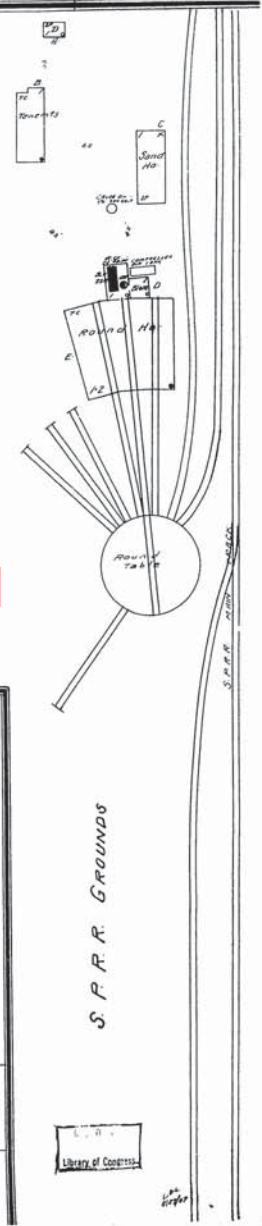
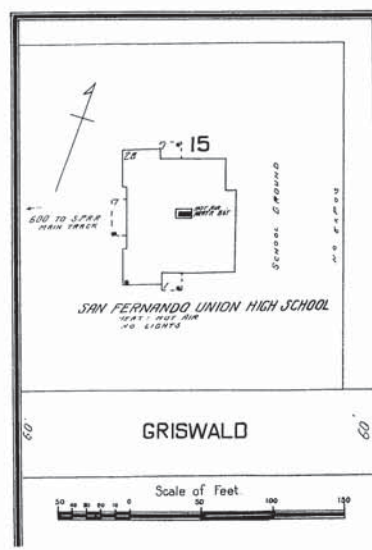
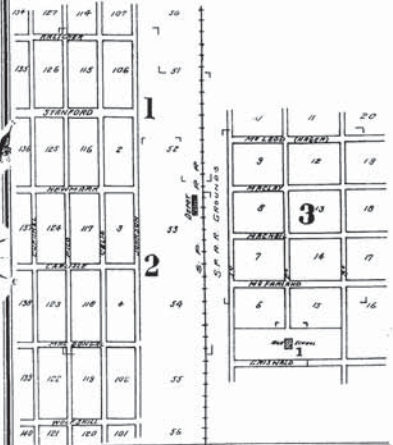
**ATTACHMENT 9:**

**Sanborn Fire Insurance Maps  
from 1907 – 1951**

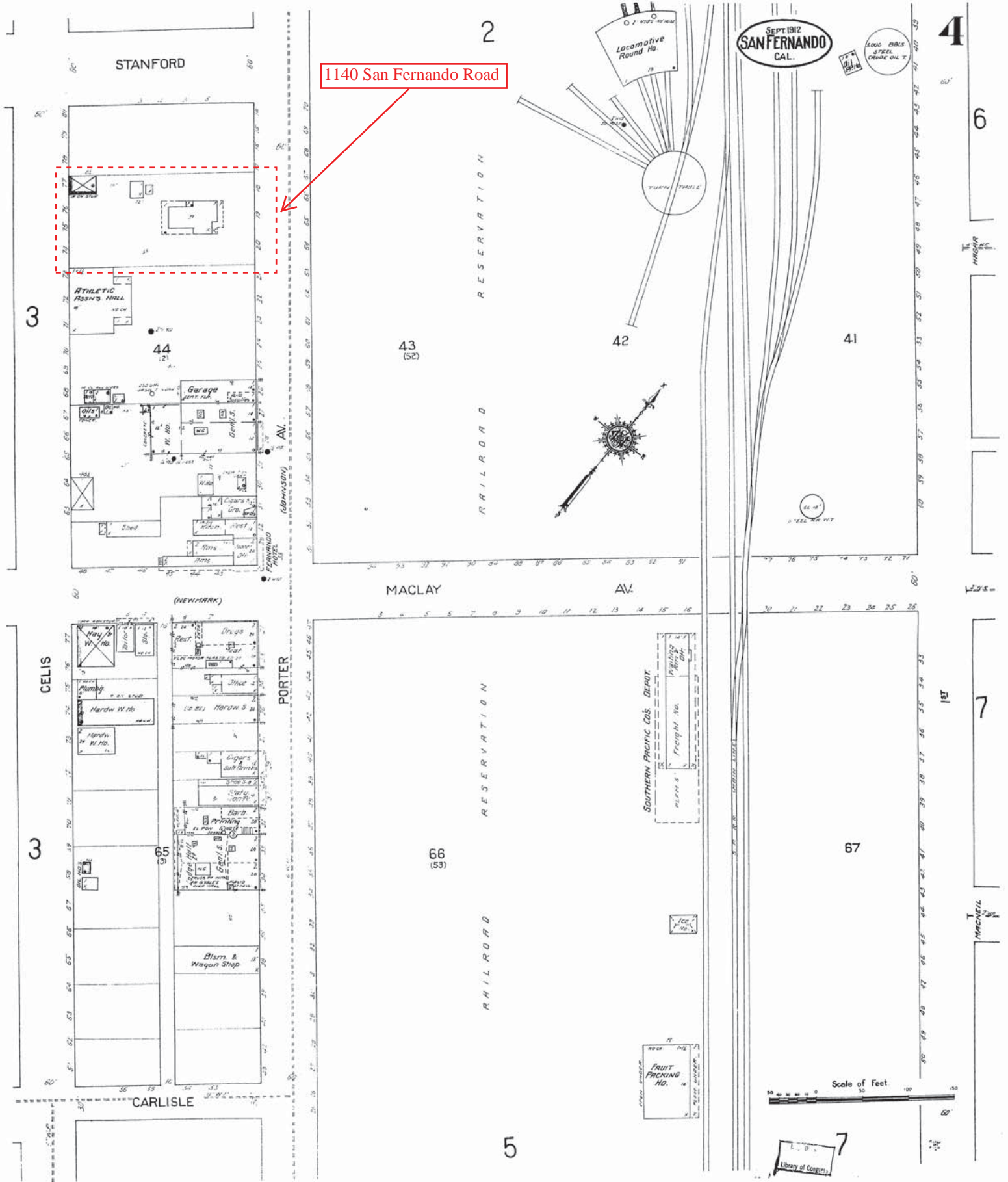
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Double-Sided Printing

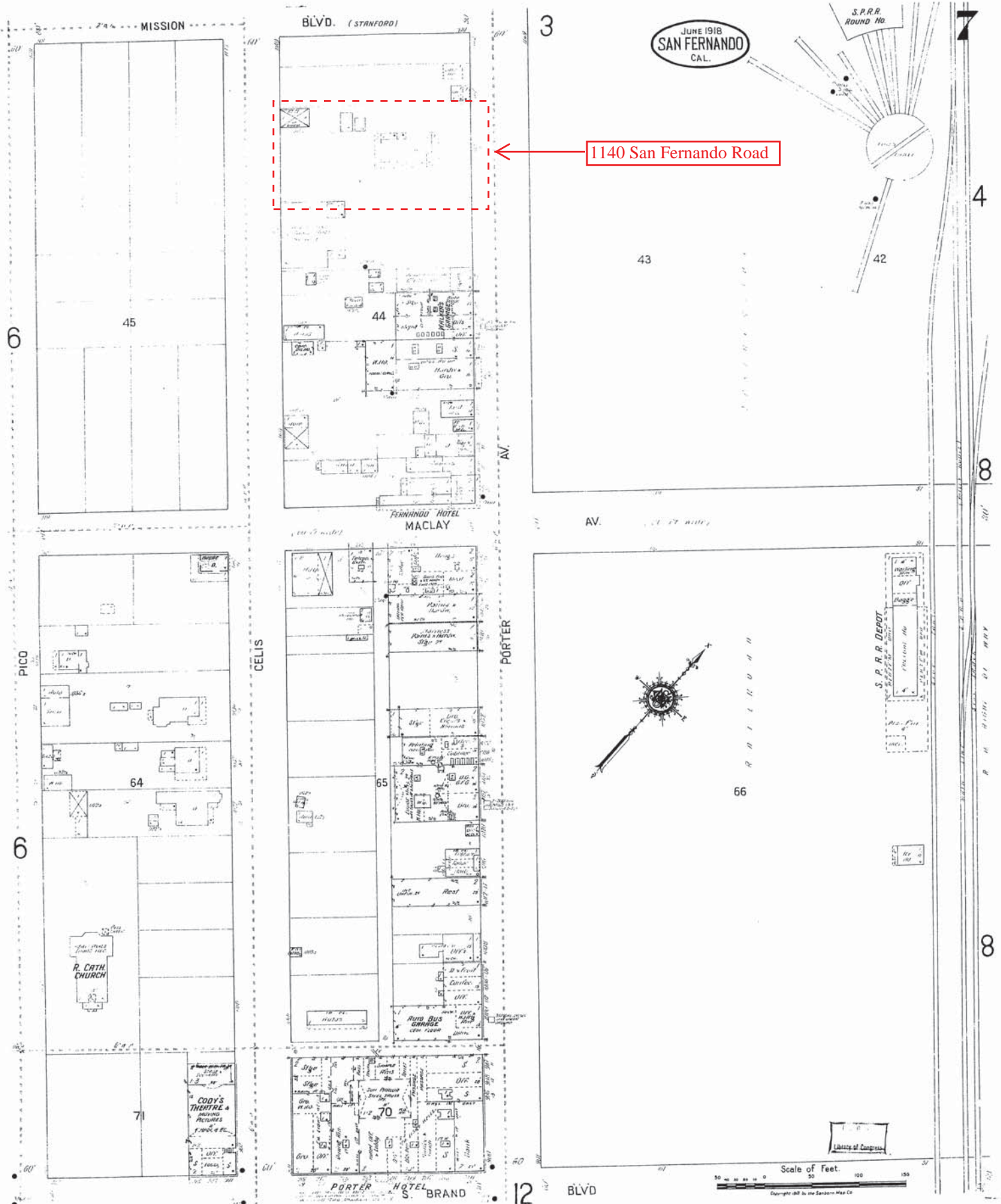


WATER FACILITIES:-  
WATER FROM ARTESIAN WELLS &  
RESERVOIR SITUATED N.W. OF TOWN  
S.W. 1/4 OF SECTION 17, T. 33 N. R. 12 E. S. 10  
ON CORNELL ST. 4" WIDE ALL STREETS  
E. OF S.P. RAIL FENCE - PRESSURE GOOD  
STREETS PAVED 1907

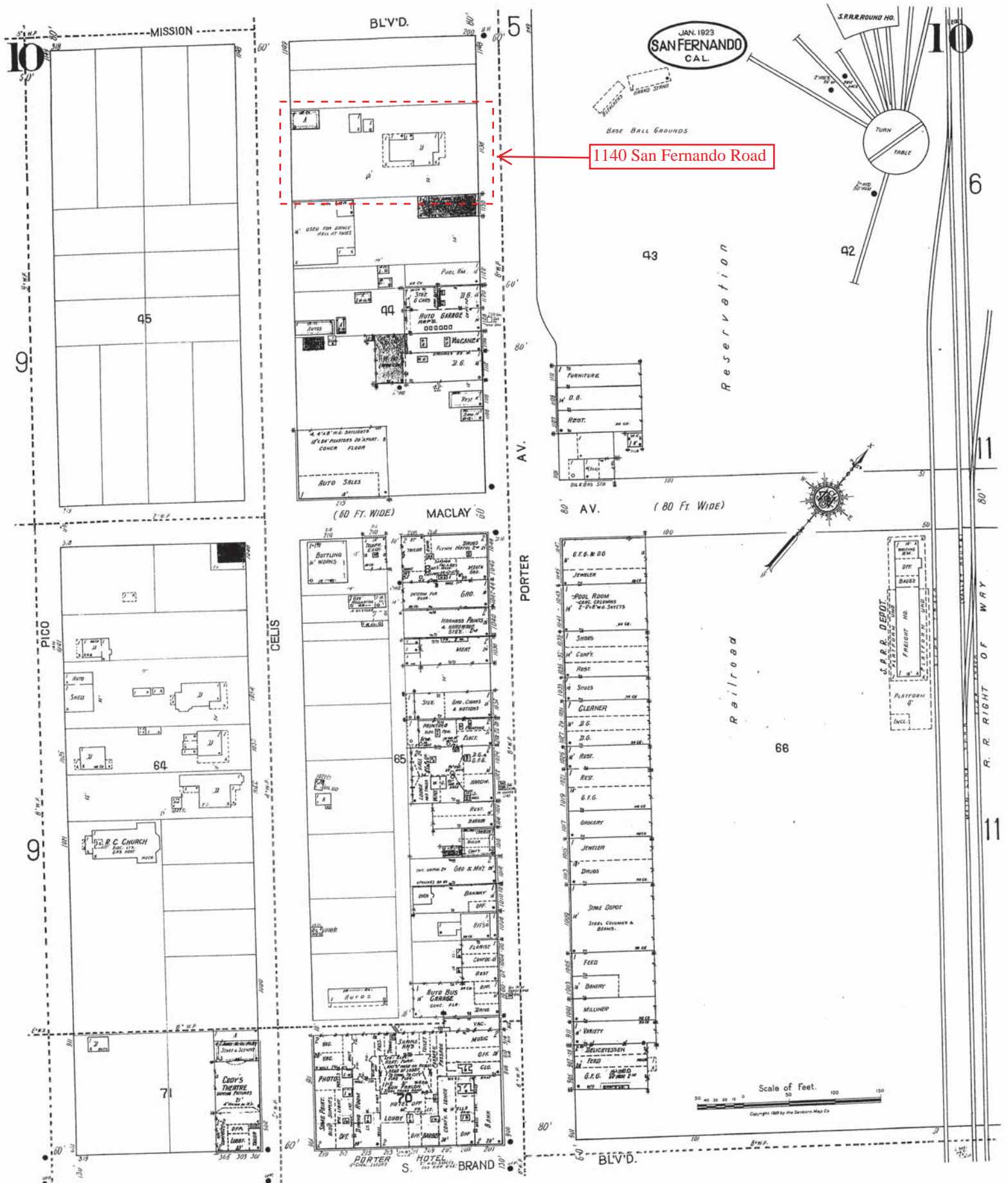






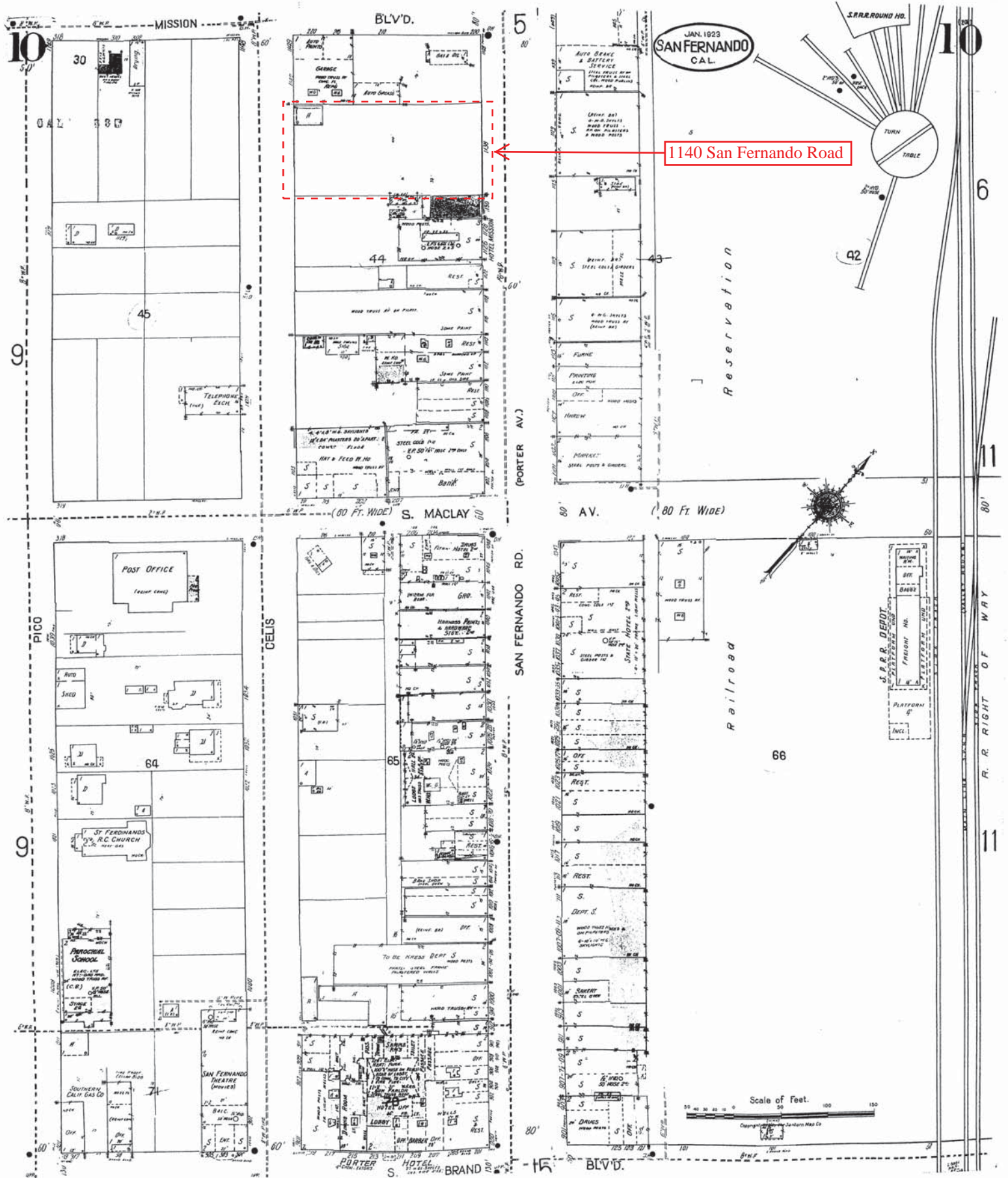








Sanborn Fire Insurance Map  
November 1940





MISSION

BLVD.

JAN. 1923  
SAN FERNANDO  
CAL.

Sanborn Fire Insurance Map  
January 1951

1140 San Fernando Road

(PORTER AV.)

S. MACLAY

AV.

(80 FT. WIDE)

SAN FERNANDO RD.

TRUMAN

S.P.R. DEPOT

PLATFORM

INCL.

S. HOTEL

BLVD.

R.R. RIGHT OF WAY

**ATTACHMENT 10:**

**Building Permits**

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Double-Sided Printing

10134 SECOND STORY 10-16-52  
 Permit No. 9917 DEPARTMENT OF BUILDING AND SAFETY Zone C-2  
 Date Approved 7-10-52 CITY OF SAN FERNANDO Lot 14-17; 24-27  
 BL 5  
 Michael Birnkranz No. 1140 San Fernando Rd. Tract P.L. & W. CO.  
 Owner Location of Job  
 Use J. C. Penney Store No. of Stories 1 & Basement Valuation 300,000  
 65,000 SECOND  
 Builder Self Electrician Pacific Elect. & Mech. Plumber Crater Plbg., Inc. STORY  
 Temp. Pac. Elec. & Mech. Co.

Building Inspections	1st	2nd	By	Remarks
Foundation	11-3-52	(part)		
Wood Framing				
Bond Beam				
Rein. Steel				
Lathing				
Stucco Wiring				
Plastering				
Final				
Channel Wk	11-26-52	part		
Plumbing Inspections	12-18-52	partial		
ground	8-14-52			
Rough	11-12-52	basement		
Final	8-22-52	1-5-53 partial	2-6-53	
Sewer 12134-9927	7-30-52			
Furnace	1-29-53	partial		
Permit No. 12134 + 12484				
No. Fixtures 18 + 45-gas-water				
Called Gas 1-23-53 Temp service				
Electrical Inspections				
First	9-18-52	partial		
Second				
Final	4-20-53			
Temp. No. 6462, 6463				
Permit No. 6557				
No. Outlets 569 + 532 + meters				
Called Edison Temp	7-11 & 15-52			
Called Edison	4-17-53	partial		

Remarks: Temp. constr. shed on Bk. America property - 1142 Celis St.  
 Sewer 12133 - Plbg. 12133 - Elect. 6461

# APPLICATION FOR BUILDING PERMIT

CITY OF

FOR APPLICANT TO FILL IN (PRINT OR TYPE)

Building Address 1140 San Fernando

Owner HUFF Real Estate

Mail Address P.O. Box 2959

City Glendale 213.838.7137

Contractor Eisenhauer Park

Address 1946 1st

City San Fernando Tel. No. 361-4257

State Lic. No. 309854 Lic. Class e-39

## LICENSED CONTRACTOR'S 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.

License Class e-39 License Number 399854

Date 7-2-85 Contractor John E. E

## 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):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code).

☐ I am exempt under Sec. \_\_\_\_\_, B. & P. C. for this reason \_\_\_\_\_

Date \_\_\_\_\_ Owner \_\_\_\_\_

## WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. 246 898-84 Company State Fund

☐ Certified copy is hereby furnished. ☐ Certified copy is filed with the city building inspection department.

Date 7-2-85 Applicant John E. E

## CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date \_\_\_\_\_ Applicant \_\_\_\_\_

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

## CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name \_\_\_\_\_ Lender's Address \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all city ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent John E. E Date 7-2-85

Sq. Ft. Size	No. of Stories	No. of Families
	2	
Description of Work		
NEW ROOF		
Use of Existing Bldg. COMM		
New <input type="checkbox"/>	Check One	Demol <input type="checkbox"/>
Add <input type="checkbox"/>	Alter <input type="checkbox"/>	Occupancy <input type="checkbox"/>
Use Zone	Map No.	
	Special Conditions	
Final Date	By	
9/2/85	John E. E	
Assessor Map Book	Page	Parcel
SK 6	Type Const. 111	Fire Zone
Statistical Classification		Sewer Map
Class No. 437	Dwell. Units	Bk Pg
VALUATION \$29,000		
Bldg. Setback From Front Prop. Line of	(Street)	Existing Width
Highway + Yard =	Total Setback From Front Prop. Line	Type of Hwy.
+	=	
Bldg. Setback From Side Prop. Line of	(Street)	Existing Width
Highway + Yard =	Total Setback From Side Prop. Line	Type of Hwy.
+	=	
P.C. Fee \$	Permit Fee \$	158.50
	Issuance Fee \$	8.50
	Total Fee \$	167.00
		2.25

PLAN CHECK VALIDATION

[69.25

CASH

M.O.

PERMIT VALIDATION

7-2-85

25

3-10-85

5.M.

20.

CASH

M.O.

INSPECTOR COPY



## Application for Building Permit



**CITY OF SAN FERNANDO**  
117 MacNeil Street  
San Fernando, CA 91340  
(818) 898-1200

PLAN CHECK #

PERMIT NO  
**10592**

Use of Permit

*new Roof + INT work*

Building Address **1140 SAN FERNANDO RD.**  
Owner **1140 SAN FERNANDO ASSOCIATES**  
Mailing Address **6420 WILSHIRE BLVD.**  
City **L.A.** Zip **90048** Tel. **(213) 852-1390**  
Contractor **ANGELES ARC ROOFING CO. INC.**  
Address **1525 W. 23<sup>RD</sup> ST.**  
City **L.A.** Zip **90007** Tel. **(213) 934-8409**  
State Lic. & Classif. **C-39 617224** City Lic. # **0140**  
Arch. Engr., Designer  
Address  
City Zip State Lic. #

Type of Const. **Roof** Occ. Group **B2** Use Zone **C** Fire Zone **3**  
Tract No. Lot No. APN  
Setbacks LS RS Rear Statistical Code  
F

## CONSTRUCTION ESTIMATE

1ST FL.	SQ. FT. @	\$
2ND FL.	SQ. FT. @	
POR.	SQ. FT. @	
GAR.	SQ. FT. @	
CAR P.	SQ. FT. @	
WALL	SQ. FT. @	
A/C	SQ. FT. @	
ROOF	SQ. FT. @	<b>20,000 - 186<sup>00</sup></b>
POOL	SQ. FT. @	
	SQ. FT. @	

ESTIMATED CONSTRUCTION VALUATION \$  
NOTE: Not to be used as property tax valuation  
ISSUANCE \$  
CONST. FEE \$  
TOTAL CONST. FEE \$ **241<sup>00</sup>**

## MECHANICAL FEES

VENT SYSTEM	FAN	EVAP. COOL	HOOD
APPLIANCE			DRYER
FURNACE	UNIT	WALL	FLOOR
AIR HANDLING UNIT			SUSPENDED
ABSORPTION SYSTEM			CFM
COMPRESSOR		HP	
HEATING SYSTEM	FORCED	GRAVITY	
BOILER		BTU.	
MECH. PLAN CHECK FEE			
MAX. HEATER OUTPUT, B.T.U.			
ISSUANCE FEE			
TOTAL MECH. FEE			

NO.	ELECTRICAL FEES	NO.	PLUMBING FEES
UNITS			SQ. FT. @
			YARD SPKLR SYSTEM
			GAS PIPING
			HOUSE SEWER
			DRAINAGE PIPING
			DRINKING FOUNTAIN
			URINAL
			WATER PIPING
			FLOOR DRAIN
			POOL/SPA
			WASHER (AUTO) (DISH)
			GARBAGE DISPOSAL
			LAUNDRY TRAY
			KITCHEN SINK
			WATER CLOSET
			LAVATORY
			SHOWER
			BATH TUB
			WATER HEATER
			SEWAGE DISPOSAL
			PLAN CHECK
			ISSUANCE FEE
CONST. FEE	PLAN CHECK	MECH. FEE	ELEC. FEE
SUB-TOTAL			
CHECK NO.			

**LICENSED CONTRACTOR'S DECLARATION**  
I hereby affirm that I am licensed under 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.  
Signature *[Signature]* DATE **3/2/94**

**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 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 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 applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).  
☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)  
☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)  
☐ I am exempt under Sec. B. & PC. for this reason

**WORKERS' COMPENSATION DECLARATION**  
I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof. (Sec. 3800, Labor Code.)  
Policy No. **1109500-0000** Company **STATE FUND**  
☒ Copy is filed with the city. ☐ Certified copy is hereby furnished.

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**  
(This section need not be completed if the permit is for one hundred dollars (\$100) valuation or less.)  
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.  
Date **3/2/94** Sig. *[Signature]*  
NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provision of the Labor Code, you must forthwith comply with such provision or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**  
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.)  
Lender's Name  
Lender's Address

This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.  
I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the above mentioned property for inspection purposes.  
Signature of Applicant *[Signature]* Date **3/2/94**  
Mailing Address **1525 W. 23<sup>RD</sup> ST**  
City, State, Zip **L.A., CA. 90007**

**HAZ MAT**  
YES NO  
INDICATE IF THE INTENDED OCCUPANCY WILL USE CHEMICALS. INITIALING YES ACKNOWLEDGES THAT H&S CODE SECTIONS 25505, 25533 AND 25534 AS WELL AS FILING DIRECTIONS WERE MADE AVAILABLE TO YOU

Finalized By: *[Signature]* Date **3/2/94**  
C/O Issued **2/10/94** Gas Co. **10592** Elect. Co. **10592**

**TREASURERS OFFICE**  
**CITY OF SAN FERNANDO**

INSPECTOR'S COPY



PLAN CHECK #	PERMIT NO. 9979
--------------	--------------------

Use of Permit <i>Remodeling (EQ DMC)</i>			
Type of Const. <i>III</i>	Occ. Group <i>B2</i>	Use Zone <i>C</i>	Fire Zone <i>3</i>
Tract No.	Lot No.	APN	

Setbacks	LS	RS	Rear	Statistical Code	Date
F					3/11/90

CONSTRUCTION ESTIMATE			
1ST FL.	SQ. FT. @	100,000 <sup>00</sup>	\$ 6637.50
2ND FL.	SQ. FT. @		
POR.	SQ. FT. @		
GAR.	SQ. FT. @		
CAR P.	SQ. FT. @		
WALL	SQ. FT. @		
A/C	SQ. FT. @		
ROOF	SQ. FT. @		
POOL	SQ. FT. @		
	SQ. FT. @		

ESTIMATED CONSTRUCTION VALUATION		\$	5500
NOTE: Not to be used as property tax valuation	ISSUANCE	\$	
	CONST. FEE	\$	
	TOTAL CONST. FEE	\$	71875

## INSPECTOR'S COPY





CITY OF SAN FERNANDO  
117 MacNeil Street  
San Fernando, CA 91340  
(818) 898-1227

Application for Building Permit

PLAN CHECK # 10840 PERMIT NO.

Building Address 1140 SAN FERNANDO ROAD  
Owner 3D INVESTMENTS MR GEORGE DAVESHGAV  
Mailing Address 6420 WILSHIRE BLVD., SUITE 1240  
City LOS ANGELES Zip 90048 Tel. 213-852-1390  
Contractor JCPENNEY CO. ATTN. EDUARDO AMAYA  
Address 631 ORANGETHORPE AVE  
City BUENA PARK Zip 90620 Tel. (714) 523-6856  
State Lic. & Classif. 261000 B City Lic. # 062130  
Arch. Engr., Designer  
Address

Use of Permit Remodeling  
Book 2 PG 591 OF MISCL  
RECORDS OF COUNTY OF L.A.

Type of Const. B7 Use Zone 3 Fire Zone 3  
Tract No. Lot No. 14, 15, 16, 17 APN 251-032-008  
Setbacks LS RS Rear Statistical Code Date 1/17/2014

CONSTRUCTION ESTIMATE		
1ST FL.	SQ. FT. @	\$
2ND FL.	SQ. FT. @	
POR.	SQ. FT. @	
GAR.	SQ. FT. @	
CAR P.	SQ. FT. @	
WALL	SQ. FT. @	
A/C	SQ. FT. @	
ROOF	SQ. FT. @	
POOL	SQ. FT. @	

ESTIMATED CONSTRUCTION VALUATION \$  
NOTE: Not to be used as property tax valuation  
ISSUANCE \$  
CONST. FEE \$  
TOTAL CONST. FEE \$

LICENSED CONTRACTOR'S DECLARATION  
I hereby affirm that I am licensed under 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.  
SIGNATURE DATE 4-19-94

MECHANICAL FEES \$307  
VENT SYSTEM FAN EVAP. COOL HOOD  
APPLIANCE DRYER  
FURNACE UNIT WALL FLOOR SUSPENDED  
AIR HANDLING UNIT CFM  
ABSORPTION SYSTEM BTU.  
COMPRESSOR HP  
HEATING SYSTEM FORCED GRAVITY  
BOILER BTU.  
MECH. PLAN CHECK FEE  
MAX. HEATER OUTPUT, BTU.  
ISSUANCE FEE  
TOTAL MECH. FEE

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 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 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 applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).  
I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)  
I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)  
I am exempt under Sec. B. & P.C. for this reason

ELECTRICAL FEES		PLUMBING FEES	
NO.	SO. FT. @	NO.	SO. FT. @
UNITS			
			YARD SPKLR SYSTEM
			GAS PIPING
			HOUSE SEWER
			DRAINAGE PIPING
			DRINKING FOUNTAIN
			URINAL
			WATER PIPING
			FLOOR DRAIN
			POOL/SPA
			WASHER (AUTO) (DISH)
			GARBAGE DISPOSAL
			LAUNDRY TRAY
			KITCHEN SINK
			WATER CLOSET
			LAVATORY
			SHOWER
			BATH TUB
			WATER HEATER
			SEWAGE DISPOSAL
			PLAN CHECK
			ISSUANCE FEE
CONST. FEE	PLAN CHECK	MECH FEE	ELEC. FEE
			PLUMB. FEE
			SMI

WORKERS' COMPENSATION DECLARATION  
I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof. (Sec. 3800, Labor Code.)  
Policy No. WCB-62-284072-104 Company LIBERTY MUTUAL  
Copy is filed with the city. Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE  
(This section need not be completed if the permit is for one hundred dollars (\$100) valuation or less.)  
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.  
Date Sig.  
NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provision of the Labor Code, you must forthwith comply with such provision or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY  
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.)  
Lender's Name  
Lender's Address

This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.  
I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representation of this city to enter the above mentioned property for inspection purposes.  
Signature of Applicant Date 4-19-94  
Mailing Address 631 ORANGETHORPE AVE.  
City, State, Zip BUENA PARK, CA 90620

HAZ MAT YES NO  
INDICATE IF THE INTENDED OCCUPANCY WILL USE CHEMICALS. INITIALING YES ACKNOWLEDGES THAT H&S CODE SECTIONS 25505, 25533 AND 25534 AS WELL AS FILING DIRECTIONS WERE MADE AVAILABLE TO YOU.

Finalized By: Date 4/23/04  
C/O Issued Gas Co. Elect. Co.

SUBTOTAL TOTAL DUE \$307.84  
CHECK NO.



117 MacNeil Street  
San Fernando, CA 91340  
(818) 898-1227

PERMIT NO.  
12412

mit Fast ALU

City	Zip	State Lic. #
------	-----	-----------------

C/O Issued \_\_\_\_\_ **PAID** \_\_\_\_\_ Elect. Co. \_\_\_\_\_

\_\_\_\_\_

INSPECTOR'S COPY

J.C. Penneys

1140 SAN Fernando

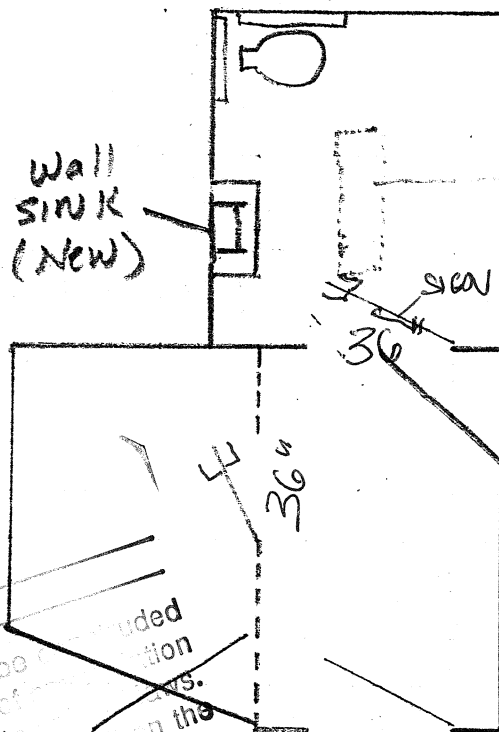
Single Accom. Sanitary Facility -

Handicap Toilet & Grab Bars (New)

Wall SINK (New)

1 X 4 Floor. Fixture (New)

opening 36" (Existing)



APPROVED

By  
Date

Approved  
to be used

of any other  
job until certain

plans shall not be  
of an approval of  
visions of the state  
ed plans must  
on the

DGA CONSULTANTS

New wall with opening (New)

I hereby affirm under penalty of perjury on the following declaration:



CITY OF SAN FERNANDO  
Department of Community Development

117 MACNEIL STREET  
SAN FERNANDO, CA 91340  
Tel. No: (818) 898-1227  
Fax No: (818) 898-7329

Permit No : **BS1105566**  
Permit Status : Permit Final  
Plan Check Status :  
Page 1 of 3  
08/01/2012

## Building Permit

Job Address: **1140 SAN FERNANDO RD**

PRE :  
Entered By : francisco

Project No 100001160  
Activity Type Building  
Project Name Building  
Parcel Number  
Project Description Building Project  
Base Address 1140 SAN FERNANDO RD  
Valuation \$0.00  
Job Description Replace the exterior wooden stairs to equipment room

Applied : 03/07/2011  
Issued : 03/08/2011  
Completed : 03/10/2011  
To Expire : 09/04/2011

### Fees

<u>Fee Description</u>	<u>Account</u>	<u>Units</u>	<u>Fee/Units</u>	<u>Amount</u>	<u>Paid</u>
Activity Information Management System (AIMS)				\$9.70	\$9.70
Maintenance Surcharge					
Building Plan Check				\$35.00	\$35.00
Building Permit				\$42.00	\$42.00
Building Plan Maintenance				\$20.00	\$20.00
Administrative Service Issuance Fee				\$55.00	\$55.00

<u>Plan Check</u>		<u>Permit</u>		<u>Total</u>	
Fees:	\$0.00	Fees:	\$161.70	Fees:	\$161.70
				Adjustments:	\$0.00
Payments:	\$0.00	Payments:	\$161.70	Payments:	\$161.70
				Extend Credit:	\$0.00
Balance Due:	\$0.00	Balance Due:	\$0.00	Balance Due:	\$0.00

<u>Date</u>	<u>Transaction Type</u>	<u>Method</u>	<u>Amount</u>
03/08/2011	Payment of Balance Due	check	\$161.70

### Conditions

CONSTRUCTION FENCING AND DEBRIS: All construction sites shall be fenced and secured. All construction debris shall be stored and contained so as not to create a public nuisance.

CONSTRUCTION HOURS: The project shall comply with the following construction hour restrictions: 1) All projects other than single-family residential construction, within 500 ft. of any residential zone: Monday-Friday 7am-7pm; Saturday 8am-5pm; Sunday and Holidays Not Allowed; 2) Single-family residential construction: 7am-10pm.

STORMWATER POLLUTION PREVENTION: All Construction Best Management Practices must be installed prior to, and maintained during, construction. These include requirements for sediment control, erosion control, and construction activities control to be implemented on each project site.

#### LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under 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.

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**ATTACHMENT 11:**

**Los Angeles County  
Assessor's Information**

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$$\begin{array}{r} 100 \times 200 = 20,000 @ 4\% = 82,000 \\ 100 \times 200 = 20,000 @ 5\% = 110,000 \\ 100 \times 200 = 20,000 @ 3\frac{1}{2}\% = 75,000 \\ 7 \times 58 = 406 @ 2\frac{1}{2}\% = 974 \\ 70,400 @ 10\frac{1}{2}\% = 7,392 \\ 11 \times 11 = 121 @ 3\% = 363 \end{array}$$

43-8'-2 TUBE FIN TYPE  
6-8'-1 TUBE NO FIN  
STORAGE + WORK AREA HAS  
MED. LGTS.

FRAME + STUDIO - UNFIN,  
RION - ELEVATOR EQUIN, RM,  
FROM MANAGER.

V B + PLAS. STARTING  
 + PARTITION FRAME  
 - LINES -  
 3 etc

$$= 65000 \text{ p.u.}$$

NOTE: 2ND FLOOR FRAMED TO TAKE FUTURE ESCALATOR.

TAKE FUTURE ESCALATOR

VALUE FOR 1954 OK  
Hendrikson Carter, Smith - 2/25/54

V. C. PENNEY CO.

OWNER'S NAME	BARNKRANT	
DATE	2/15/53	
V. F. CHECKED	OK	
PERMIT NO.	9916	DATE 7/9/53
COMPT. CHECKED	W. W. W.	300000 STORE
E. CHECKED	OK	6500 ADD
M. DATE	17-53	553-58
DATE		TO STORE
DATE		
COMPARED		

E. ON M. B. ON Lot 24 Block 6 3000 per acre  
BY Order Ravensdale  
DATE 4-17-53 3-18-54

[illegible]





**ATTACHMENT 12:**

**Old Photographs of  
J. C. Penney Building**

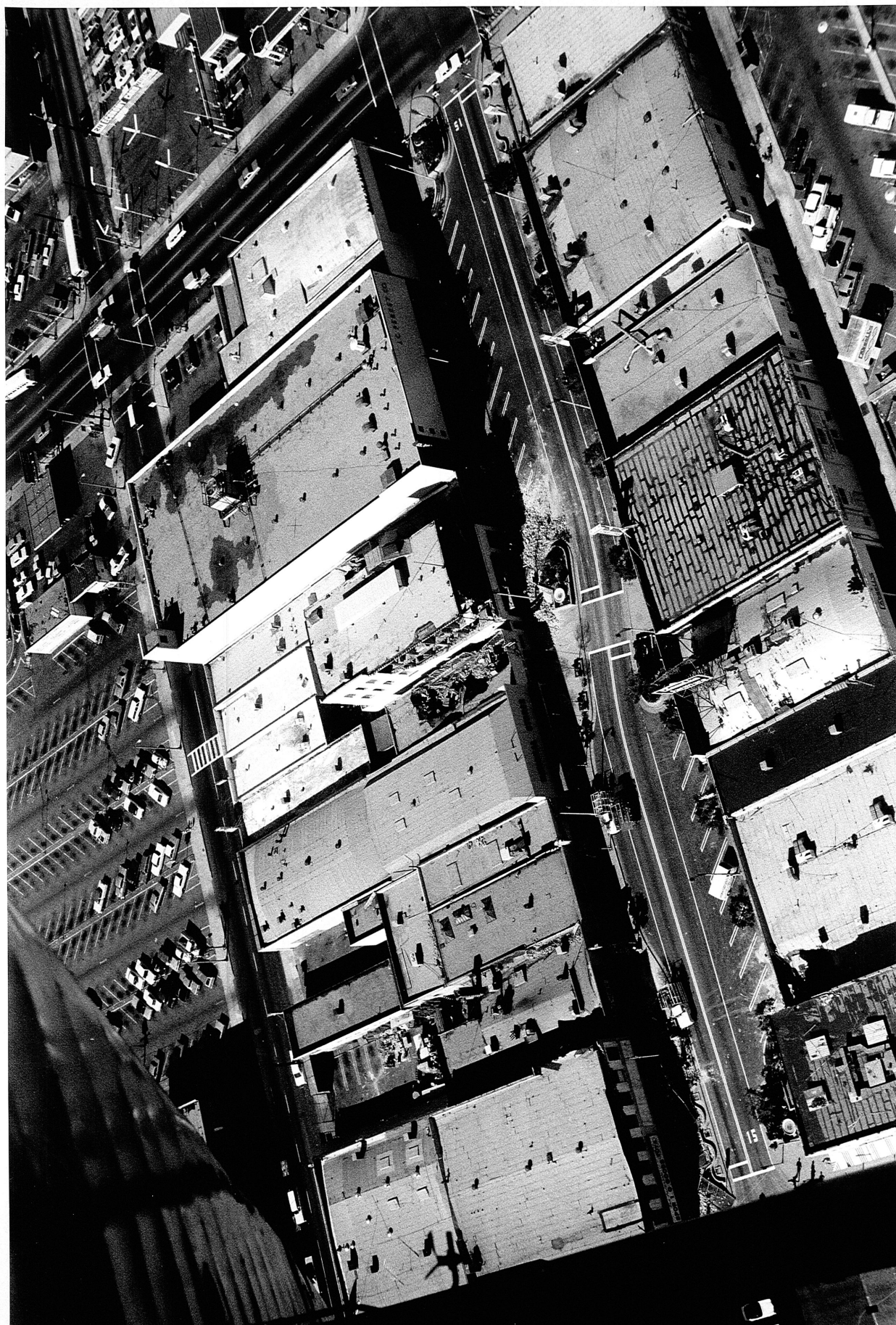
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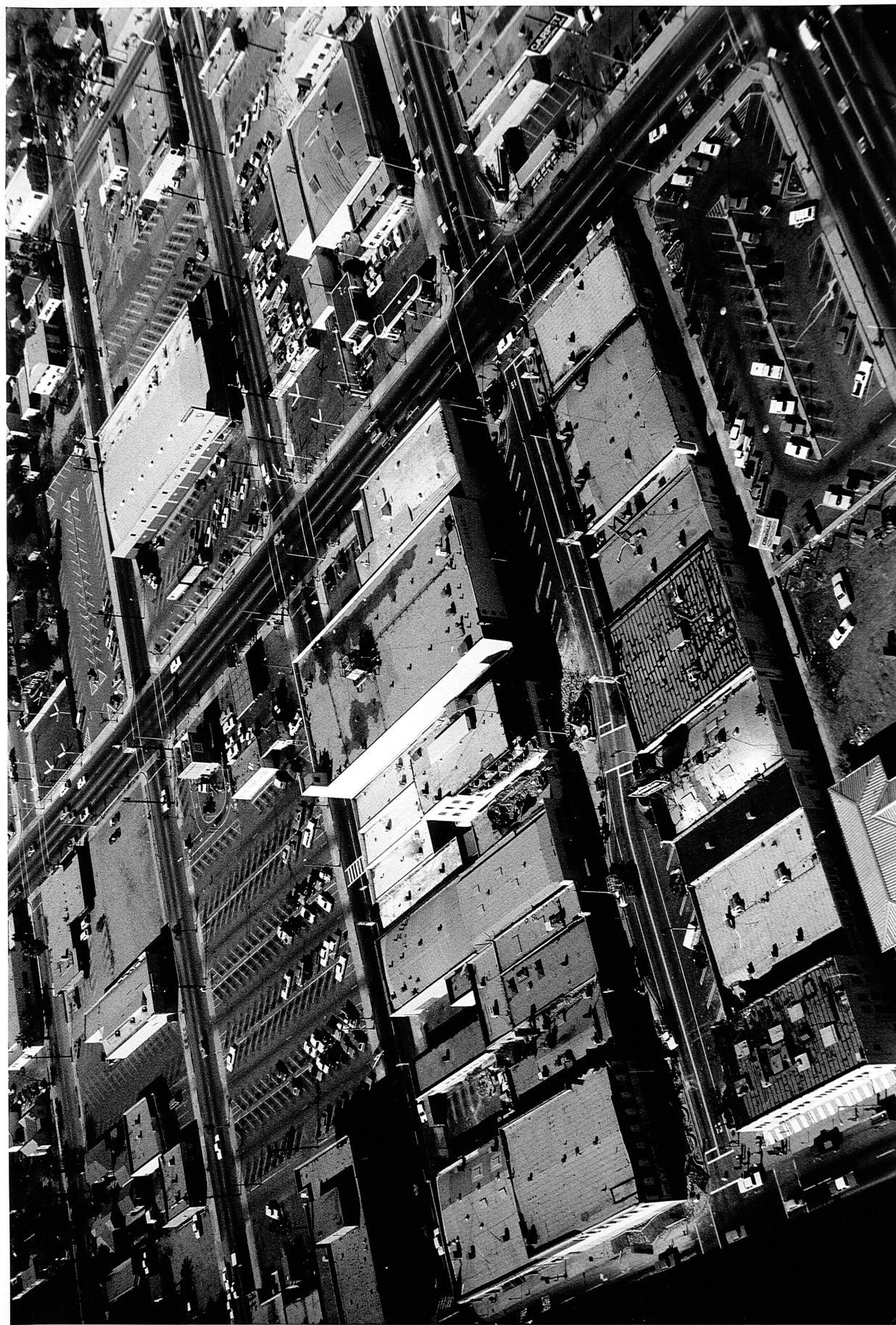






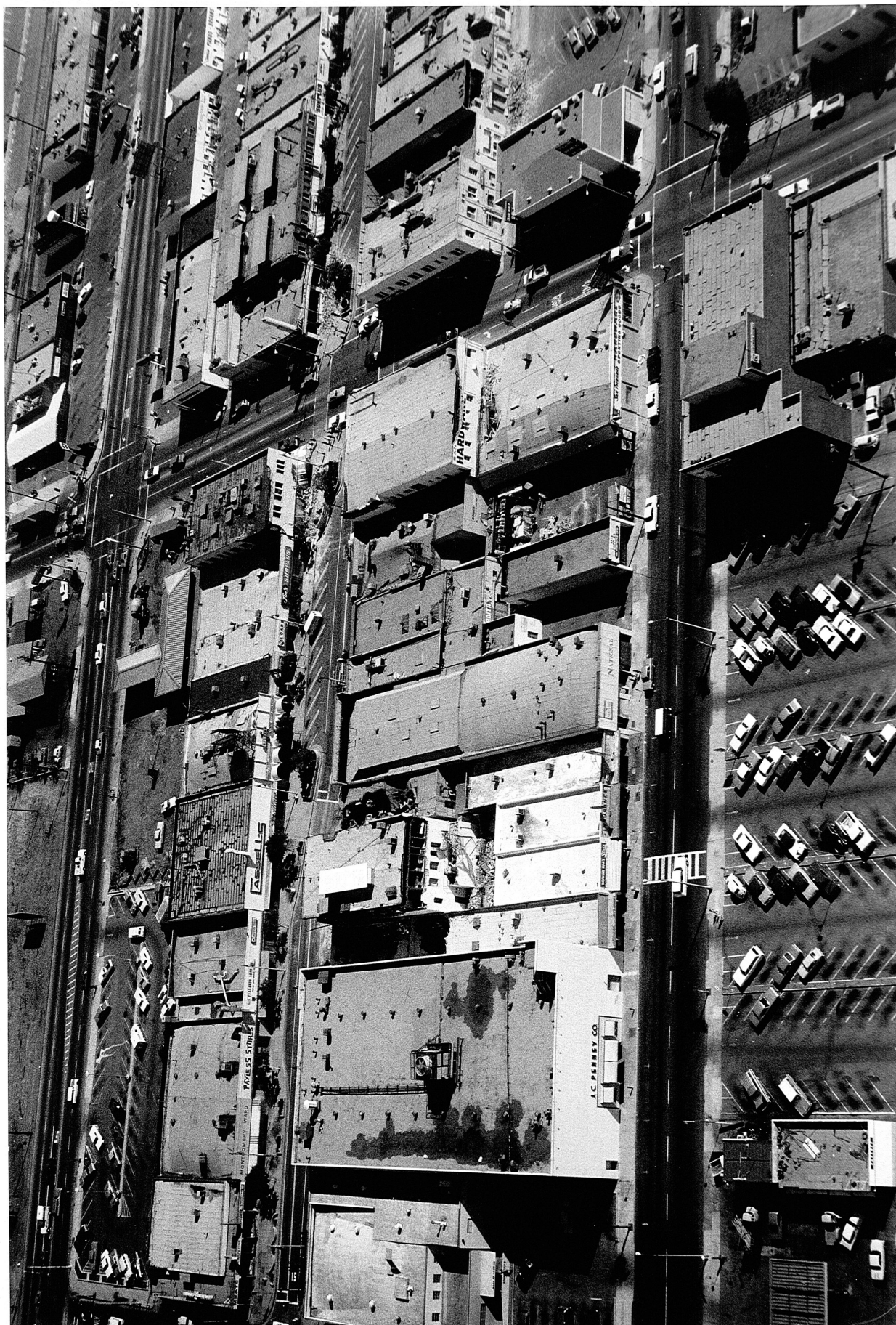










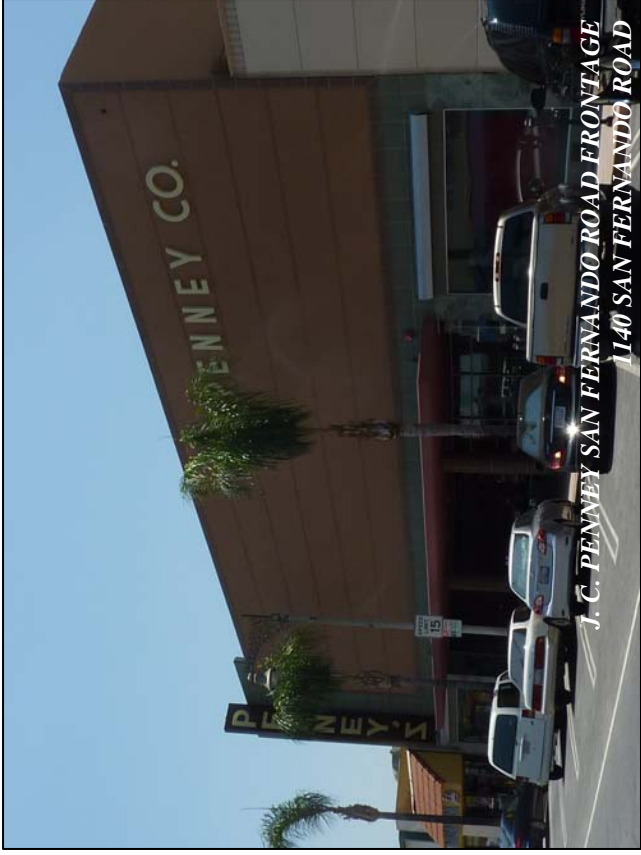


**ATTACHMENT 13:**

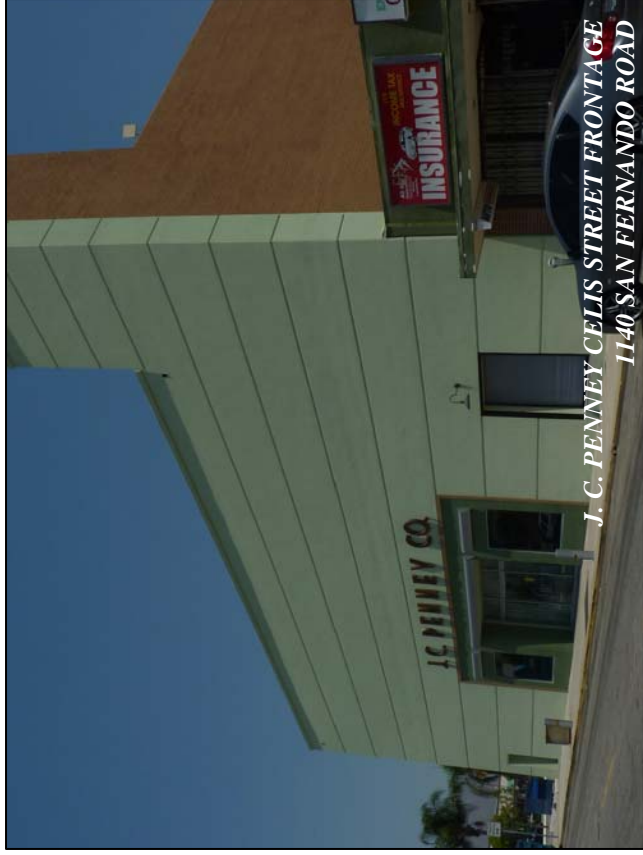
**Project Site Photos**

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**SITE PHOTOS – J. C. PENNEY BUILDING – 1140 SAN FERNANDO ROAD**



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J. C. PENNEY SIGN AND VERTICAL TERRA COTTA TILES  
1140 SAN FERNANDO ROAD

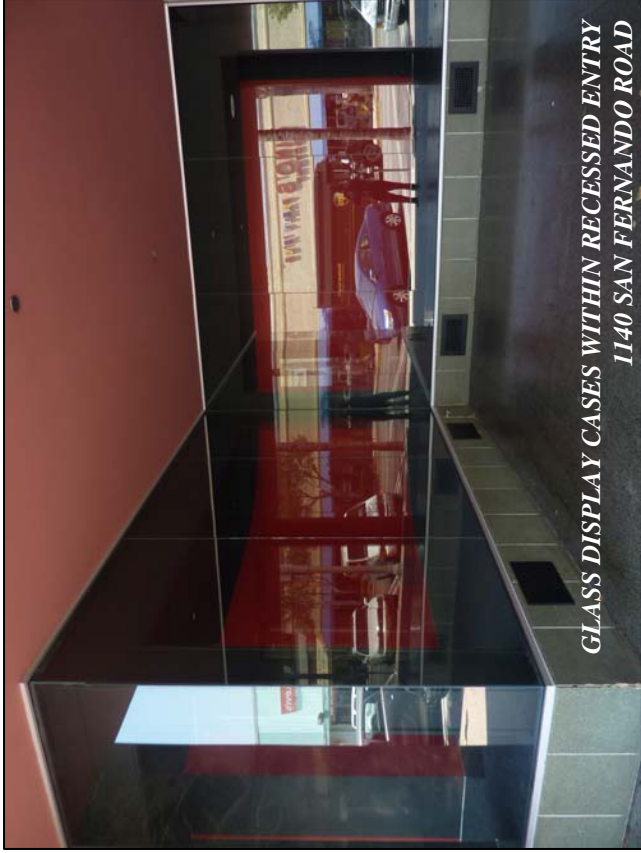


RECESSED ENTRY AND GLASS DISPLAY CASES  
1140 SAN FERNANDO

## SITE PHOTOS – J. C. PENNEY BUILDING – 1140 SAN FERNANDO ROAD



GLASS DISPLAY CASE SURROUNDED BY MARBLE TILE  
1140 SAN FERNANDO ROAD



GLASS DISPLAY CASES WITHIN RECESSED ENTRY  
1140 SAN FERNANDO ROAD

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SCORED HORIZONTAL STUCCO FEATURE SHOWING CANOPY  
OF RECESSED ENTRY AND J. C. PENNEY SIGNAGE  
1140 SAN FERNANDO ROAD



1950'S J. C. PENNEY NEON BLADE SIGN ALONG A BAND OF  
HORIZONTAL GREEN TERRA COTTA TILES  
1140 SAN FERNANDO ROAD

## SITE PHOTOS

**J. C. PENNEY BUILDING – 1140 SAN FERNANDO ROAD**