BOLLMAN HOUSE
Historic Structure Report

1530 North Ogden Drive
Los Angeles, California

Final Report
August 25, 2015
WJE No. 2015.1764

Prepared for:
James and Suzanne Yunker
1530 North Ogden Drive
Los Angeles, California 90046

Prepared by:
Wiss, Janney, Elstner Associates, Inc.
225 South Lake Avenue, Suite 1260
Pasadena, California 91101
626.696.4650 tel | 626.696.4699 fax

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Introduction

Background

At the request of James and Suzanne Yunker, the owners of the property, Wiss, Janney, Elstner Associates, Inc. (WJE) has developed this Historic Structure Report (HSR) for the Bollman House at 1530 North Ogden Drive in Los Angeles, California. The HSR was requested in part to address requirements of the Mills Act, the economic incentive program of the State of California for the restoration and preservation of qualified historic buildings by private property owners.

The Henry Bollman House was designed by Lloyd Wright for contractor Henry Bollman, who constructed several houses designed by Wright during the 1920s. Designs for the house were prepared in December 1922, and the house was completed in 1923. Constructed with exterior walls of concrete block, and wood framing clad with stucco, the interior of the house also featured concrete block for features such as the fireplace. The house represents the first use of the "knit-block" system of concrete unit masonry developed by Lloyd Wright.

The Bollman House is not currently listed in the National Register of Historic Places. The house has, however, been designated a Historic-Cultural Monument by the City of Los Angeles. The application form prepared in 1980 states that the house is of significance for its unique design, association with a prominent architect, age, and condition. The application notes that there are ". . . only a handful of concrete block structures of this sort in the world . . . . They belong to a class of buildings designed in a style influenced by Mayan Architectural motifs."[1]

Based on the findings of this report, the Bollman House is considered eligible for inclusion in the National Register of Historic Places. The house is significant for its design, particularly for its use of the knit-block system, developed by Lloyd Wright, which would serve as an inspiration to his father, Frank Lloyd Wright. Furthermore, the house has significance as an early example of the work of architect Lloyd Wright.

The house survives with sufficient integrity to convey its historic associations. Given its significance and level of integrity, recommendations for treatment have been developed in accordance with the Secretary of the Interior's Standards, as further discussed below.

Project Scope and Methodology

The goal of the HSR is to develop information for use in the repair, maintenance, and preservation of this historically significant structure. First developed by the National Park Service in the 1930s, HSRs are documents prepared for a building, structure, or group of buildings and structures of recognized significance to record and analyze the property's initial construction and subsequent alterations through historical, physical,

1. Request for Historic-Cultural Monument Declaration. Cultural Heritage Board, Municipal Arts Department, City of Los Angeles. June, 1980.

and pictorial evidence; document the performance and condition of the structure's materials and overall physical stability; and identify an appropriate course of treatment. Following implementation of the recommended work, alterations made through the recommended treatment are documented as an appendix to the HSR.

The following project methodology was used for this study:

- Review of archival research was performed to gather information about the original construction and past modifications and repairs for use in assessing existing conditions and developing treatment recommendations for the house. Documents reviewed included original construction documents, historic photographs, and other written and illustrative documentation about history, construction, evolution, and repairs to the structure.

- Concurrent with the review of historical research, a condition survey of the house was performed and observations documented with digital photographs, field notes, and annotation on existing drawings. The condition assessment included the exterior, interior, and structural systems of the house. A brief review of mechanical, electrical, and plumbing systems was also condition. Investigative openings, materials studies, and structural analysis were outside the scope of this study.

- Based on historical documentation and physical evidence gathered during the study, a brief history and chronology of design and construction were developed. An evaluation of the significance of the house was also prepared, taking into consideration guidelines provided by the National Register Bulletin, *How to Apply the National Register Criteria for Evaluation*.[2] This evaluation of history and significance provided the basis for the development of recommended treatment alternatives.

- Based on the evaluation of historical and architectural significance of the structures, guidelines were prepared to assist in the selection and implementation of rehabilitation treatments.

- The Secretary of the Interior's Standards for the Treatment of Historic Properties guided the development of treatment recommendations for the significant exterior and interior features of the building. Following the overall treatment approach of *rehabilitation*, which ensures preservation of character-defining features while allowing new and continued use of the structure, specific recommendations were developed to address observed existing distress conditions as well as long-term preservation objectives.[3]

- Following completion of research, site work, and analysis, the narrative report was prepared summarizing the results of the research and inspection and presenting recommendations for treatment. The HSR was compiled following the organizational guidelines of NPS *Preservation Brief 43: The Preparation and Use of Historic Structure Reports*, with modifications to organizational structure as required for purposes of this project.[4]

2. *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, National Register of Historic Places, 1990, revised 1995).
3. Kay D. Weeks and Anne E. Grimmer, The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (Washington, D.C.: National Park Service, Historic Preservation Services, 1995).
4. Deborah Slaton, *Preservation Brief 43: The Preparation and Use of Historic Structure Reports* (Washington, D.C.: National Park Service, Technical Preservation Services, 2005).

Developmental History

Historical Background and Context

Early Career of Lloyd Wright

The oldest child of renowned architect Frank Lloyd Wright, Frank Lloyd Wright, Jr. (Lloyd Wright) was influenced strongly by his father. Lloyd Wright (1890–1978) was raised in the house and studio designed by his father in Oak Park, Illinois. There he was able to interact and learn from accomplished architects who were associates of his father, such as William Drummond and Marian Mahony Griffin. By his mid-teens, Lloyd Wright was an accomplished draftsman, enrolling at the University of Wisconsin, Madison, in 1907.[5]

Growing up, Lloyd Wright was surrounded by his father's Oriental rugs, Japanese prints, artifacts from pre-Columbian Mexican and Southwest Indian culture, as well as Arts and Crafts furniture and accessories. He would inherit his father's taste for these items, which would influence his architectural designs.[6]

At the University of Wisconsin Lloyd Wright studied engineering and agronomy. In 1909, he moved to Fiesole, Italy, to work in his father's studio assisting in the preparation of drawings of Frank Lloyd Wright's buildings for publication by German publisher Ernst Wasmuth.[7] Following the work on his father's portfolio, Lloyd Wright toured Europe with a fellow draftsman.[8]

In 1911, without money to return to school, Lloyd Wright moved to Boston. There he worked briefly at the Harvard Herbarium, after which he took a job with the landscape architecture firm of Olmsted and Olmsted.[9]

Continuing to work for the Olmsted firm, Lloyd Wright soon transferred to San Diego, where a nursery was established by the Olmsteds to cultivate plantings for the 1915 Pan-Pacific Exposition. Less than a year after moving to San Diego, Wright began working with Irving Gill, an architect who had been an apprentice with Frank Lloyd Wright under Louis Sullivan in the 1890s. Initially, Lloyd Wright handled landscape work for Gill while also completing presentation renderings of Gill's buildings. During his time working for Gill, Lloyd Wright designed a new central park for the city of Torrance.[10]

Following the completion of the work in Torrance, Lloyd Wright formed a partnership with Paul Thiene, a former colleague from Olmsted and Olmsted. Together, the two designed several landscapes, including a park at the La Brea Tar Pits in Los Angeles.[11]

In late 1916, Lloyd Wright set up his own practice in downtown Los Angeles. For approximately one

5. Alan Weintraub, *Lloyd Wright: The Architecture of Frank Lloyd Wright Jr.* (New York: Harry N. Abrams, Incorporated, 1998), 13.
6. Ibid.
7. Ibid, 14. Frank Lloyd Wright abandoned his wife and children, moving to Italy with former client Mamah Borthwick Cheney in 1909.
8. Ibid.
9. Ibid.
10. Ibid, 14–15.
11. Ibid, 15.

year, Wright worked for Paramount Studios as a set designer.[12]

After living in New York for parts of 1918 and 1919, working as a designer for aircraft companies as well as for the architectural firm Rouse and Goldberg, Lloyd Wright returned to Los Angeles. There he worked on several major projects for his father before he began to design his own significant buildings.[13]

The first project with which Lloyd Wright assisted his father was the Hollyhock House. Lloyd Wright designed the landscape, while also overseeing the grading of the site as well as the installation of the house's foundations. After issues with construction arose, Frank Lloyd Wright, who was overseeing construction of the Imperial Hotel in Japan, appointed Rudolph Schindler, one of his Taliesin apprentices and later a renowned architect in his own right, to take over as construction superintendent.[14]

Following his work on the Hollyhock House, Lloyd Wright assisted his father with a proposal for a residential development near present day Beverly Hills, known as Doheny Ranch Resort. The proposed development was to consist of concrete block houses integrated into the steep landscape. The designs created at this time would greatly influence later concrete block houses designed by Frank Lloyd Wright, such as the Millard House (1923), also known as La Miniatura. Lloyd Wright worked closely with his father to develop the steel-reinforced knit-block system during this time.[15]

The Weber House (1921) was the first building designed by Lloyd Wright. W. J. Weber, a businessman who knew Frank Lloyd Wright from Chicago, initially sought the elder Wright to design the home. However, Weber grew impatient with Frank Lloyd Wright, who was in Japan, and engaged Lloyd Wright. The house resembled the Prairie School buildings designed by Frank Lloyd Wright in the early 1900s.[16]

Lloyd Wright designed several concrete block structures throughout the 1920s. According to Lloyd Wright, the first building to be constructed using the knit-block system was the Henry O. Bollman House in Hollywood, predating concrete block buildings designed by his father.[17] Other concrete block structures designed by Lloyd Wright during this time included the Millard Studio (1926) in Pasadena; the John Sowden House (1926) and Elizabeth Farrell House (1926), both in Los Angeles; and the John Derby House (1926) in Glendale. In addition, Wright designed a studio and residence for himself that was completed in 1927. These structures used the knit-block system in addition to standard wood-frame wall construction.[18]

Lloyd Wright was also responsible for the design of several large structures in the 1920s, in addition to the concrete block residences he designed during this time. In 1927, Wright designed the first orchestra shell for the Hollywood Bowl. The shell,

12. Ibid.
13. Ibid, 15–17.
14. Ibid, 17.
15. Ibid, 17–18.
16. Ibid, 19.
17. David Gebhard and Robert Winter, *An Architectural Guidebook to Los Angeles.* Revised Edition. (Salt Lake City: Gibbs Smith, Publisher, 2003), 177. (Evidence of the steel components of the knit-block system were not clearly observed during this study, although inspection openings were not a part of the current scope of services. Refer to Chapter 3 for further discussion.)
18. Donald Leslie Johnson, *On Frank Lloyd Wright's Concrete Adobe: Irving Gill, Rudolph Schindler and the American Southwest*. (Burlington, Vermont: Ashgate Publishing Company, 2013), 80–81.

which was in the shape of a stepped pyramid, could be easily disassembled. Wright designed a second shell the following year as a replacement. Composed of a series of hollow wooden rings bound with steel rods, the curvilinear structure was also intended to be demountable for storage during rainy winter months. It was left in place, however, and deteriorated rapidly. The wood structure was replaced with a steel-framed structure in 1929.[19]

Wright continued to practice architecture, designing primarily residences but also other well-known structures such as the Wayfarer's Chapel in Palos Verdes, California (1947). Later in his career, Wright was involved in the efforts to preserve and restore structures designed by his father.

Chronology of Development and Use

In the early 1920s, Lloyd Wright designed a home for Henry Bollman in Hollywood. Bollman, a contractor, would construct a number of buildings designed by Lloyd Wright throughout the 1920s, including the Otto Bollman House (1922), which was clad in colorful dressed board and wood shakes, and the Harry and Alice E. Carr House (1925), a stucco-clad structure with redwood accents, both in Los Angeles, as well as the Herbert Howe House (1925) in Beverly Hills. Bollman also constructed the Lloyd Wright-designed Oasis Hotel (1924) in Palm Springs, which utilized slip-form concrete construction.[20]

Design and Construction of the Bollman House

Architectural plans for the Bollman House were prepared in December 1922 (Figure 1 and Figure 2). Plans called for a two-story house, L-shaped in plan, and indicate that the house was to be constructed of plaster, concrete, and stone. The first floor of the home was envisioned to be constructed out of stone blocks, while the second floor construction consisted of standard wood framing and stucco.[21]

The initial elevations show a highly decorative balcony on the west elevation, as well as on the south elevation (Figure 3). A series of columns lines the south wall of the service wing.[22]

The plans of the house, which appear to closely resemble what was constructed, show an entry hall in the northwest corner that connects to the living room to the south, and the dining room to the east. A terrace is located off the dining room and living room. A service wing with a kitchen, pantry, and maid's room and bath was shown on the east end of the building. A garage extends north from the service wing.[23]

The second floor plans show two bedrooms along the west side of the house, with a full bath between. A third bedroom is located on the east side of the house over the dining room.[24]

The Bollman House was completed in early 1923. The general form of the built house and the floor plans were the same as that shown in the drawings. The west elevation, which was to have a highly decorative stone clad balcony that projected from the house, was instead constructed as a stucco half wall surrounded by decorative concrete block around the edge. The block columns along the south elevation of the service wing were constructed with the tapered decorative block columns offset from the interior walls of the house.[25]

19. Weintraub, 242-245.
20. Ibid. 21, 54.
21. Lloyd Wright, designer. "Residence for Henry O. Bollman - Builder Los Angeles," December 1, 1922, Sheet #2.
22. Ibid, Sheet #4.
23. Ibid, Sheet #2.
24. Ibid, Sheet #3.
25. Weintraub, 57. A c. 1925 photo shows the tapered columns along the south elevation of the service wing. This photograph has not been included in this report due to copyright, but can be viewed in the publication cited.

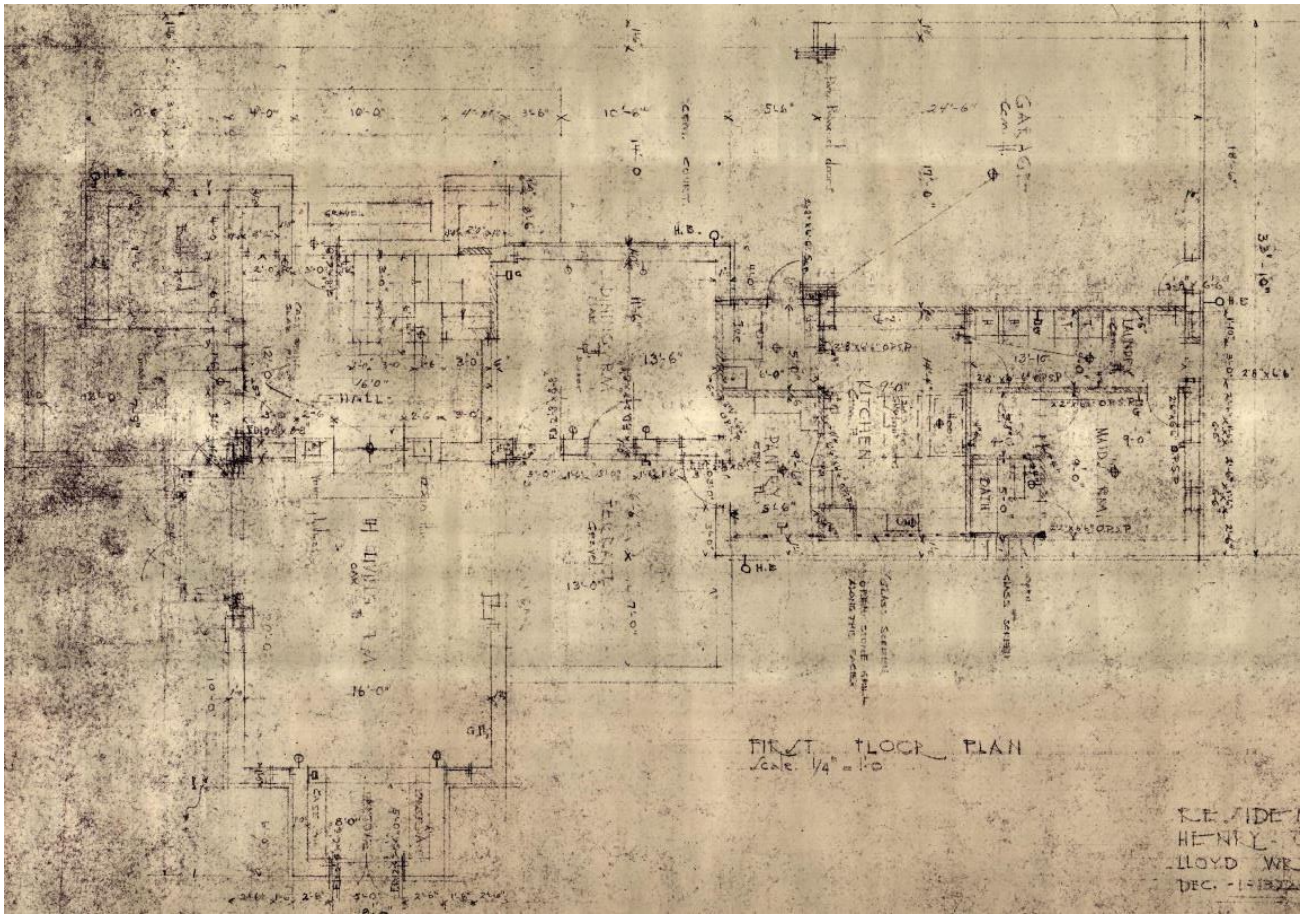

FIGURE 1. The first floor plan of the Henry Bollman House, 1922.

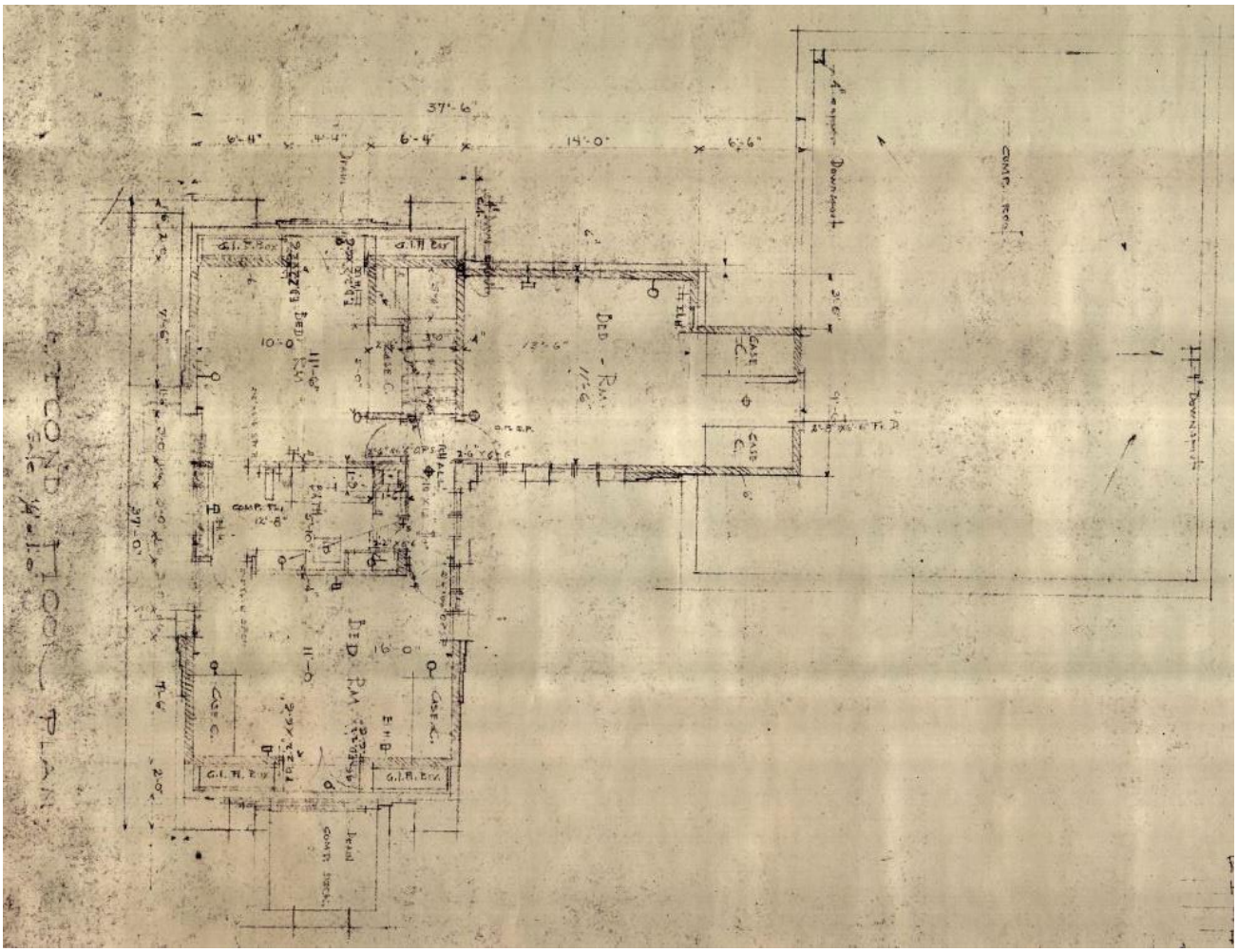

FIGURE 2. The second floor plan of the Henry Bollman House, 1922.

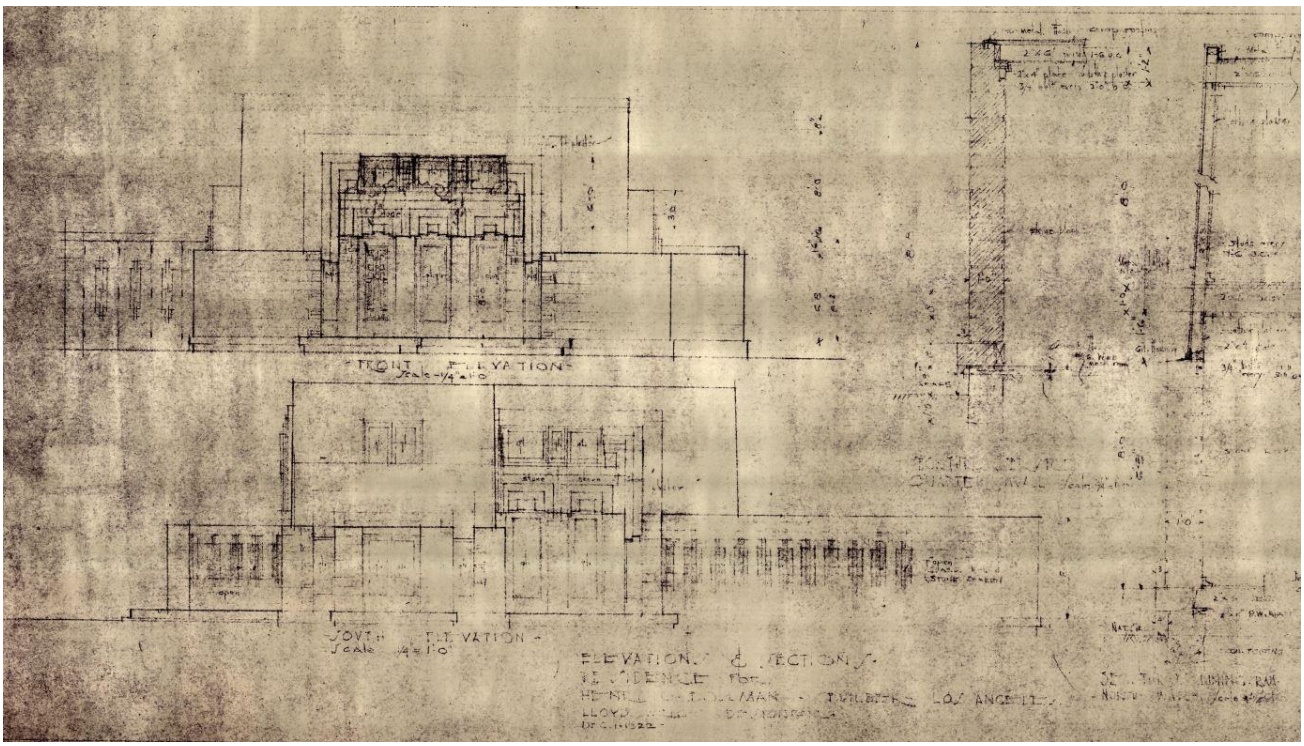

FIGURE 3. The west elevation (top) and south elevation (bottom) of the Henry Bollman House, 1922.

Knit-Block System. The concrete block system at the Bollman House consists of hollow-core cast blocks with 4 inch thick walls. In the knit-block system, vertical and horizontal steel reinforcing tied the blocks together. (Although knit-block reinforcement was not clearly observed during the current study, for which inspection openings were not a part of the scope of services, prior publications assessing the Bollman House as well as comments by Lloyd Wright identify this house as the first use of the knit-block system.)

As would be the case at later buildings designed by Lloyd Wright using concrete block construction, stucco infill panels and wood-frame construction were used in addition to the concrete block system at the Bollman House.[27] Similarly, the concrete block at the Bollman House served more as an accent to the conventional wood-framed stucco wall construction used on portions of the first floor and all of the second floor of the house.

The knit-block system was one of the influences on the textile block systems used by Frank Lloyd Wright at the Storer, Ennis, and Freeman houses. Lloyd Wright would later state about the knit-block system at the Bollman House:

> Father saw it and saw that this concept could be worked into a total system, so he put me in charge of his first total-system block house, the Dr. Storer house.[28]

Lloyd Wright would also oversee construction of the Ennis (1924) and Freeman (1924) houses, in addition to his work at the Storer House (1923), where the knit-block system served as the main structural element.

Unlike the Bollman House, steel reinforcement was not used at the Millard House (La Miniatura) in Pasadena, a concrete block structure designed by Frank Lloyd Wright shortly after the design drawings for the Bollman House were completed.[29]

Lloyd Wright would later design a studio and guest house adjacent to the Millard House in Pasadena. Similar to what was used at the Bollman House, the Millard Studio was a plaster building with patterned concrete block accents present around the doorways and windows.[30]

Lloyd Wright collaborated with his father on the development of textile blocks.[31] The textile block system consisted of 16-inch by 16-inch by 3-1/2-inch thick concrete tiles. A semi-circular channel was present along the edges, in which a 1/4 inch diameter rod was set after two blocks were placed together. A grout mixture was then used to fill the channel.[32]

Maintenance and Ongoing Changes

Since it was constructed in 1923, the Bollman House has undergone several changes.

The decorative blocks that were used along the edges of the balconies were either removed and replaced by more simple blocks, or covered with a parge coating, prior to 1960.[33]

In addition, three decorative block columns were removed from the south elevation of the service wing. The removal of the columns exposed the

27. Weintrub, 54.
28. Ibid.
29. Eric Lloyd Wright to Mr. and Mrs. Jim Rollins. Letter. June 8, 1980. Eric Lloyd Wright is the son of Lloyd Wright and Mr. and Mrs. Jim Rollins owned the Bollman House in 1980 when the property was declared a Historic-Cultural Monument by the City of Los Angeles.
30. Ibid, 68.
31. Johnson, 81.
32. Jeffrey M. Chusid, "Frank Lloyd Wright's Textile Block System: The Freeman House," *Concrete in California.* (Carpenters/Contractors Cooperation Committee, Inc., 1990), 14.
33. Weintrub, 55. A circa 1925 photo shows the decorative block on the balconies, while a circa 1960 photo does not show the decorative blocks. These photographs have not been included in this report due to copyright, but can be viewed in the publication cited.

windows that had previously been partially obscured. It is not known when this work was performed, but based on available documentation it appears to have been done prior to 1998.[34]

Renovations to the property were discussed in a letter from Eric Lloyd Wright to James and Jaqueline Rollins, the owners of the house at that time, dated June 8, 1980. It is not clear what, if any renovations were undertaken at this time.[35]

Windows were added to the east elevation of the garage prior to 2004.[36]

Extensive work was performed at the Bollman House in 2004, with the most extensive changes made on the interior of the service wing. The existing maid's room and bath at the east end of the service wing were removed to allow for the kitchen to be expanded. The kitchen was also expanded slightly into the garage. A new bath was added in the southeast corner of the service wing. Additionally, new windows were installed behind the tapered columns on the south wall of the service wing. The concrete floor in the entry hall was restored.[37]

On the exterior, the front flagstone concrete stoop was replaced and a new concrete cap was installed over the stone walls at the planter adjacent to the front door. The concrete patio off the dining room and living room was also restored.[38]

A portion of the garage was converted into living space following the 2004 renovations. Closets were added along the west wall of the living space. The garage door remains, with a small storage space situated between the west wall of the garage and the closets accessible from the newer living space.[39]

Another modification made to the house since original construction, and possibly as part of the 2004 work, was seismic upgrading of the part of the foundation. At the southeast portion of the building, the continuous concrete footing was thickened as a seismic retrofit.

A coating has been applied over the concrete block in many portions at the exterior of the first level. It is unknown when this occurred or what material was used.

Additional cosmetic changes to the house have been made over time, including painting the interior and exterior of the house.

34. Ibid., 57. A circa 1925 photo shows the closely spaced decorative columns, while a 1998 photo shows the removed columns. These photographs have not been included in this report due to copyright, but can be viewed in the publication cited.
35. Eric Lloyd Wright to Mr. and Mrs. Jim Rollins. Letter. June 8, 1980.
36. MacMar, Inc., "Mimi London Residence, As Built Site Plan and Remodel Layout," March 29, 2004, Sheet 1.
37. Ibid, Sheet 3. The nature and extent of the restoration work for the floors is not known.
38. Ibid.
39. The 2004 design drawings do not show the garage as living space. Currently, the east portion of the garage is used as living space.

Physical Description and Condition Assessment

Site

The Bollman House is situated within a residential neighborhood bounded by two major boulevards, Sunset Boulevard to the south and Hollywood Boulevard to the north. The residential area on Ogden Drive, where the Bollman House is located, is lined with trees and has sidewalks on each side of the street. The house has a driveway access along Ogden Drive; the driveway runs along the north of the house and ends at the garage which is on the northeast corner of the house (Figure 4).

Currently the front yard has 12 inch by 12 inch concrete pavers, with gravel filled joints, leading from the driveway and sidewalk (Figure 5).There are planted areas bordered by the pavers at the northwest corner of the front yard and on the north along the driveway. The planted area on the north contains two juniper trees that appear to be original landscaping. Other planted areas are bordered with low concrete block planter walls; these planters are adjacent to the house near the main entrance. The entire southern half of the yard has planted areas, with some flagstone pavers set on the soil (Figure 6 and Figure 7).

At an earlier date the front yard had flagstone pavers leading from the entry to the driveway, and mown turf throughout. A demolition plan from March 29, 2004, indicates that a portion of the flagstone entry was removed and replaced with a concrete entry; the drawings noted the flagstone was not original. These March 2004 drawings were produced by MacMar, Inc., Architects and Engineers for Mimi London, who was the owner at the time. The 2004 as-built plan indicates that the concrete pavers were already in place in 2004 and the only flagstone remaining was at the entry. It is unknown when the concrete pavers were installed.

FIGURE 4. View of the Bollman House, with the driveway and sidewalk adjacent to the house in the foreground.

FIGURE 5. View of the front yard pavers from the main entrance.

FIGURE 6. View of the south portion of the front yard.

FIGURE 7. Flagstone pavers at the south side of the front yard.

The backyard is mostly mown turf with landscaping along the south side and some small planted areas adjacent to the house (Figure 8 and Figure 9). There is a patio with a decorative concrete slab. Doors from the patio lead into the living and dining rooms (Figure 10).

The backyard has 18 inch by 8 inch concrete pavers that are reported to be original concrete block that was salvaged from the building. These blocks are used as pavers that lead east from the patio outside the living room through the mown turf and connect to pavers leading from the back door near the kitchen (Figure 11).

A portion of the southwest corner of the backyard still has flagstone leading from the south door of the living room across to the site wall separating the front and back yards (Figure 12). The flagstone pavers are of varied sizes set in a random pattern and are a reddish buff color.

FIGURE 8. View of the south portion of the backyard.

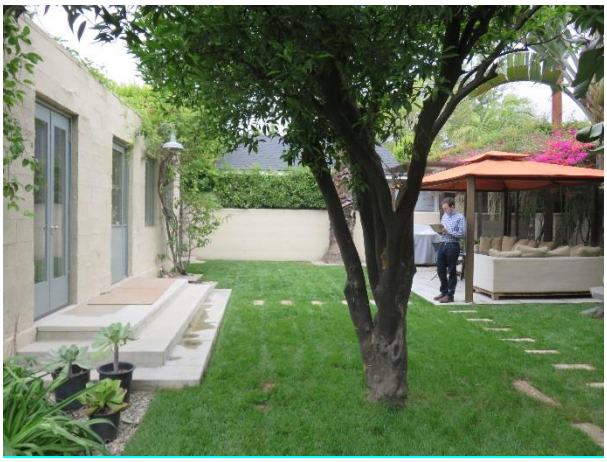

FIGURE 9. View of the east portion of the backyard.

FIGURE 10. Patio at the west end of the backyard.

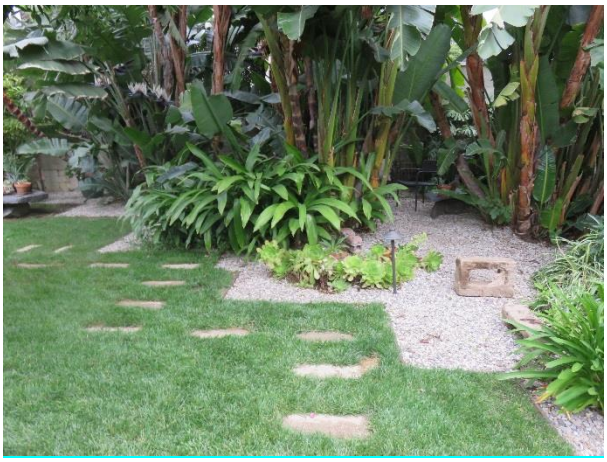

FIGURE 11. The southeast corner of the backyard, where the concrete pavers turn towards the north.

FIGURE 12. Southwest corner of the backyard with flagstone paving.

FIGURE 13. Madame Galen trumpet vine extending along the south facade.

There is a large flowering Madame Galen trumpet vine extending along the south facade, which extends across the roof and down the top side of the concrete block walls (Figure 13).

Exterior Evaluation

Description

The Bollman House is a two story, single family residence with an L-shaped plan. The house is oriented in the north-south direction, with the second floor located only on the northwest portion of the structure.

The west facade of the house contains the formal entrance, which is located toward the north half of the west elevation (Figure 14). A large bay window is located to the south of the main entrance door. The main entrance is covered by a second floor balcony centered on the second floor of the west facade. The balcony is flanked by decorative piers and the balcony wall is set back and offset vertically, creating a stepped wall on each end. The main entrance has a painted decorative concrete slab entry flanked by planters with low concrete block walls.

The north facade is two stories in height at the west end of the house and transitions to one story at the east (Figure 15). The north facade also has a covered entrance with a single door that leads to the main entry hall. This entrance is accessed from the driveway and is covered by a balcony that extends from one of the second floor bedrooms. The northwest entrance has a painted concrete slab that steps up from the gravel and concrete drive. The north facade has another door entrance at the east end, adjacent to the garage, which leads into the laundry room. There is a gravel walkway along the north side of the garage that leads from the driveway to the backyard.

The south facade is two stories in height at the west end and transitions to one story at the east end of the dining room (Figure 16 and Figure 17). There is a large balcony on the west end that is located above the south living room double doors. Another L-shaped balcony extends on the east from the living room double doors to the south, toward the east end of the dining room. The one story portion of the south facade is composed primarily of concrete block walls infilled with

windows set between large decorative concrete block piers.

The east facade is one story in height at the north end of the house and two stories at the south end of the house. The north end has a single door that leads from the kitchen hall to the backyard and a set of double doors at the bathroom (Figure 18). Three concrete steps lead up from the turf toward the doors. The concrete steps are flanked by planted areas with gravel mulch. The south end has a large balcony over the first floor patio.

FIGURE 14. Overall view of the west elevation of the Bollman House.

FIGURE 15. Partial view of the north elevation of the Bollman House.

FIGURE 16. Partial view of the south elevation of the Bollman House.

FIGURE 17. Partial view of the south elevation of the Bollman House.

FIGURE 18. View of the north end of the east elevation of the Bollman House.

Exterior Walls. The residence has concrete block and stucco clad, wood-framed exterior wall construction that is original to the structure. Concrete block walls are located at the lower level (Figure 19). Concrete block detailing exists at the upper level balconies (Figure 20). Window and door openings are typically recessed from the concrete block wall plane at the kitchen and the main and north entrances.

There are four balconies on the second floor, all of which have wood framed walls with block detailing. The balcony decks have a painted coating throughout (Figure 21). On the west and north balconies, drains with downspouts extend through the underside of the deck (Figure 22 and Figure 23). On the east and south balconies, scuppers extend through the balcony walls (Figure 24).

Concrete Block. The concrete blocks that comprise the first floor, single-wythe wall system at the main portion of the residence are typically 17 inches wide by 8 inches tall and 12 inches thick (Figure 19). At the south exterior wall surrounding the kitchen, the concrete block wall is constructed adjacent to the windows as columns with angled sides (Figure 25). Joints are typically 1/4 inch wide.

During previous renovations, decorative columns were removed along the south wall. A photograph of the house circa 1925 shows that the columns were spaced more closely together (i.e., with more columns present), while a photo circa 1960 shows this area with fewer columns.[40] These photographs have not been included in this report due to copyright, but can be viewed in the publication cited. It is unknown when these renovations where completed.

Concrete block used for detailing at the upper level varies in size. As reported by others, the concrete block detailing is tied to the wood frame via steel tie rods. (This construction detail is subject to confirmation by further investigation.)

FIGURE 19. Concrete block wall construction at the south wall.

FIGURE 20. Concrete block wall construction at the balconies.

40. Alan Weintraub, *Lloyd Wright: The Architecture of Frank Lloyd Wright Jr.* (New York: Harry N. Abrams, Incorporated, 1998), 57.

FIGURE 21. Overall view of the south balcony.

FIGURE 22. Typical deck drain leading to downspout through deck.

FIGURE 23. Downspout at the underside of the west balcony.

FIGURE 24. Scupper through the balcony wall.

FIGURE 25. Concrete block wall construction at the south wall.

At the single story original garage, the exterior walls at the north and east elevations are composed of concrete block (

Figure **18**). During previous renovations, the garage was converted to a living space.

A site wall at the north side of the backyard is also constructed of a single wythe of concrete block.

The concrete block is typically coated with multiple layers of coating. At some locations a cementitious parge coat has been installed over the concrete block, diminishing the original texture, particularly at the upper level concrete block detailing.

Stucco. At the second level the exterior walls are stucco cladding over wood framing. It is unknown if wood sheathing is located throughout the

structure. The north and south upper walls are angled inward slightly (Figure 26).

The stucco is coated with the same or a similar coating as that used on the concrete block.

FIGURE 26. Stucco clad exterior wall at north elevation. Note the slight inward slope of the wall.

Windows and Doors. Several types of window configurations were identified at the Bollman House, including wood-framed multi-light fixed units and wood-framed single light casement units (Figure 27 and Figure 28). Many of the wood frames, sash, and hardware are original; however, selected windows have been replaced.

The replacement windows generally replicate the original sash and frame configurations. During the 2004 kitchen remodeling the windows at the south wall of the kitchen were replaced but the arrangement of window openings was only slightly modified. The window opening modified was at the existing sink, where the modification consisted of lowering the sill height to match that of the adjacent windows (the original sill height at the sink). The replacement windows were made to match typical existing windows (Figure 29 and Figure 30). The windows at the dish pantry were not replaced during the remodeling; however, the hardware has been replaced. During previous modifications prior to 2004, two windows were installed on the east wall at the area of the original garage. (The original drawings indicate that a single door existed on the back wall of the garage. The 2004 kitchen renovation drawings do not indicate two windows to be installed; however, these drawings show the windows as the existing condition, indicating that the windows were installed sometime prior to 2004.)

Windows are primarily casement units and are painted green on the exterior and white in the interior. Most of the windows also have a wood-framed insect screen (Figure 31). The metal screens in the second floor bathroom and northwest bedroom include a horizontal linear fritted pattern with vertical divisions (Figure 32). The hardware on some of the casement windows consists of a gear crank with a separate handle (Figure 33). Most of the original hardware is painted white, except for some of the lock mechanisms (Figure 34).

The window muntins are spaced 8 inches apart vertically, which aligns the muntins with the concrete block joints (Figure 35). The wood muntins are sloped at a downward angle, creating pointed corners with mitered joints (Figure 36).

The window glazing is mostly clear except for the second floor bathroom window, which has obscure glass (Figure 37).

The west facade has a large bay window, adjacent to the main entrance. The bay window has a center casement and two multi-light sidelights (Figure 38).

There are long multi-light vertical fixed windows on the south side of the living room. These windows are set back from the perimeter wall and bordered with decorative concrete blocks (Figure 27).

There is a fixed slit window in the north facade at the staircase. Matching slit windows are located on the north and south facades adjacent to the balcony doors in the west bedrooms (Figure 39 and Figure 40).

FIGURE 27. Multi-light fixed window at the south wall of the living room.

FIGURE 28. Single light casement unit at the pantry.

FIGURE 29. Replacement casement windows at the south wall of the kitchen.

FIGURE 30. Exterior view of replacement casement windows at the kitchen.

FIGURE 31. Typical wood framed insect screen.

FIGURE 32. Fritted screen at the second floor bathroom.

FIGURE 33. Casement window gear crank hardware.

FIGURE 34. Typical window closure hardware.

FIGURE 35. Muntin spacing is 8 inches vertically, matching the concrete block joints.

FIGURE 36. Sloped muntins at the corner of the west facade bay window.

FIGURE 37. Overall view of the second floor bathroom casement window with obscure glass.

FIGURE 38. Bay window with casement and fixed sidelights, on the west elevation.

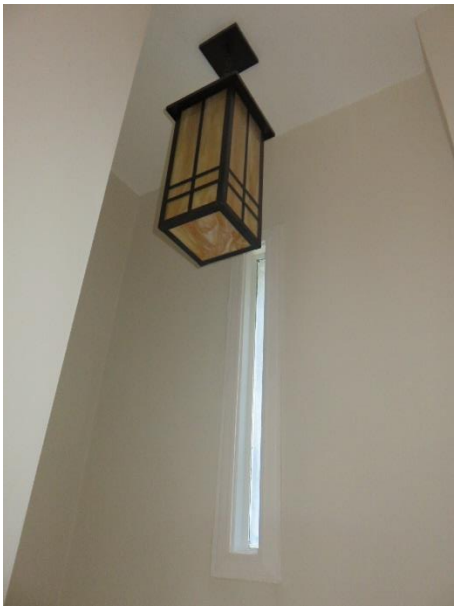

FIGURE 39. Slit window at the north wall of the staircase.

FIGURE 40. Slit window on the south wall of the southwest bedroom.

The doors throughout the house are single and double wood-framed panel doors with glazing. The doors are painted green on the exterior and white on the interior. Most of the door hardware appears to be original. Some doors have been replaced with the original hardware reused. The typical door hardware includes a bronze knob with rosette and separate keyhole with escutcheon (Figure 41). The bronze keyhole escutcheon and rosette have been painted on some doors.

On the first floor there are double doors in the living room, dining room, dish pantry, and bathroom, all leading to the back yard. The living room and dining room doors have fixed multi-light sidelights with wood muntins spaced to align with the concrete block joints adjacent to the door perimeters (Figure 42). The double door in the dish pantry has two single-light fixed sidelights.

The double door to the south of the living room has a multi-light panel on the outer end of each door (Figure 43). The double door on the north wall of the northwest bedroom at the second floor has similar multi-light panels (Figure 44); however, this second floor door has different hardware than the other exterior doors. It has a mounted lock-set with a keyhole on the side (Figure 45).

There is a single Kalamein door (a solid wood core door covered with sheet metal) with one sidelight on the east elevation leading to the backyard. This door has original brass hardware (Figure 46 and Figure 47). There is one single door with two sidelights in the laundry room that leads to the driveway (Figure 48).

The main entrance door on the west and the entrance door on the north are single doors, each with a large central glazing panel (Figure 49). Each entrance door has similar bronze hardware with a bronze knob and lockset (Figure 50).

On the second floor, double doors lead to balconies from all three of the bedrooms as well as from the hallway. The double doors leading to the balconies have multi-light sidelights with wood

muntins (Figure 51). The door on the east wall of the southwest bedroom is paired with the door in the hallway, the entire unit consists of two sets of double doors separated by one fixed center light and one multi-light sidelight (Figure 52). The balcony door for the northeast bedroom is also paired in the same configuration (Figure 53). The double door leading to the roof deck has center glazing panels on each door.

The glazing within the doors and sidelights is clear. Most of the doors have wood-framed insect screens.

FIGURE 41. Typical exterior door hardware.

FIGURE 42. First floor exterior door leading to the patio.

FIGURE 43. Double door on the south wall of the living room, with multi-light panels on each door.

FIGURE 44. Second floor balcony door on the north wall of the northwest bedroom.

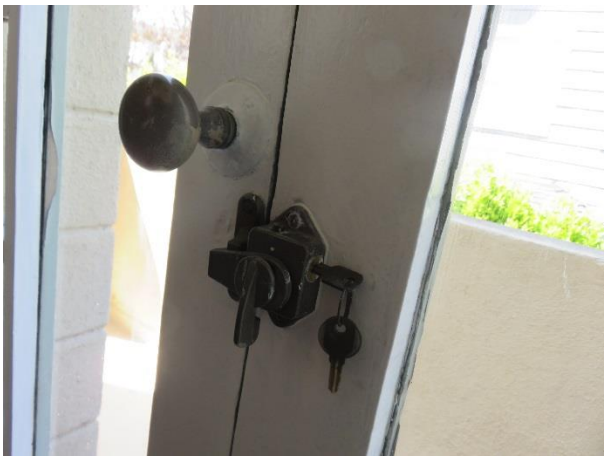

FIGURE 45. Hardware on the balcony door on the north wall of the northwest bedroom.

FIGURE 46. Kalamein door on the east facade.

FIGURE 47. Sliding handle on the Kalamein door on the east facade.

FIGURE 48. North elevation door leading into laundry room.

FIGURE 49. Main entrance door on the west elevation.

FIGURE 50. Brass hardware on the main entrance door.

FIGURE 51. Second floor exterior door leading to the balcony on the west elevation.

FIGURE 52. Second floor exterior paired door leading to a balcony.

FIGURE 53. Interior view of a second floor paired door leading to a balcony.

Roof. Only the first floor roof located over the garage, kitchen and first floor bath was accessible for purposes of this study. This roof is a single-ply asphalt rolled roof with a mineral surface over wood framing (Figure 54). One visible drain was located at the northwest corner of the roof. A painted sheet metal edge flashing extends around the perimeter of the roof (Figure 55). Vines extending from the south wall cover a large portion of the roof (Figure 56).

The first floor roof is accessible through a door in the master bedroom on the east side of the second floor.

The second floor roof was not accessible; however, mechanical equipment and the chimney are visible from the first floor roof and backyard

(Figure 57). A painted sheet metal flashing is visible at the perimeter of this roof.

FIGURE 54. North portion of first floor roof.

FIGURE 55. Rolled roofing lapped over the sheet metal perimeter flashing.

FIGURE 56. South end of the first floor roof with vines covering a large portion of the area.

FIGURE 57. Mechanical equipment visible on the second floor roof.

Condition Assessment

The following notable conditions were observed at the building exterior.

Concrete Block

- The concrete blocks are typically sound with some surface deterioration.
- Surface scaling and spalling that has been covered with the coating was noted (Figure 58).
- Previous repairs to the concrete block include installation of a cementitious parge coat to the surface in some locations. This has obscured the original detailing and texture of the surface.
- Blistered and delaminated coating was noted at some locations of the concrete block (Figure 59).
- In some locations at the north and east elevations of the original garage, a thicker layer of cementitious parge coat has been installed; joints to replicate the existing concrete block joint pattern have been scored into the surfacing (Figure 60). At some locations this surfacing was noted to be delaminating from the concrete block substrate.

- Exposed reinforcing steel exists at the north elevation at the concrete block columns (Figure 61). Corrosion of the exposed reinforcement was not observed.

FIGURE 58. Spalls and surface scaling that has been covered with coating at the west elevation.

FIGURE 59. Example delaminated coating.

FIGURE 60. Cementitious parge coat surfacing at east elevation. Note delamination of surfacing and scoring of joint lines to match concrete block joints.

FIGURE 61. Exposed reinforcement in concrete block.

Stucco

- The stucco generally appears to be in good condition, with some localized areas of cracking noted at changes of plane and at transitions to concrete block (Figure 62 and Figure 63).

- The coating was peeling in some localized areas, but appeared to be generally intact.

FIGURE 62. Cracking at a change of plane.

Figure **63.** Cracking at a change of plane in the exterior wall.

Windows and Doors

- Typically the windows and doors are in good condition.
- Areas of peeling/delaminated paint and some wood deterioration were observed, mostly on the second floor windows and doors (Figure 64 and Figure 65).
- Two lights were cracked on the second floor west door sidelights (Figure 66).
- Signs of water intrusion were noted on the sill at the hallway door on the second floor. It appears the door sill flashing has been replaced to correct this issue, but a gap is visible between the wood floorboards and stainless steel sill flashing (Figure 67).

FIGURE 64. Peeling paint on the west balcony doors.

FIGURE 65. Peeling paint and deteriorated wood at the west balcony doors.

FIGURE 66. Cracked glass on the west balcony doors.

FIGURE 67. Gap between the floor boards and sill flashing on the east balcony doors.

Roof

- The first floor roof had several blisters and areas of visible delamination (
- **FIGURE 68**).
- The flashing at the stucco to roof transition was deteriorated and bent, and the asphalt on the flashing is cracked and deteriorated. The drainage condition in this area is unknown (Figure 69).
- The membrane around the drain depression was cracked and deteriorated throughout (Figure 70).

FIGURE 68. Area where the roof membrane is blistered and not bonded to the substrate.

FIGURE 69. Deteriorated flashing at the roof to stucco-clad wall transition.

FIGURE 70. Deteriorated membrane around the roof drain.

Interior Evaluation

Description

The interior of the house consists of common areas including the living room, family room, dining room, kitchen and one bathroom on the first floor, and three bedrooms and one bathroom on the second floor. The finishes throughout both floors are similar and most are original.

First Floor. The first floor is accessed through the front yard via the main entrance on the west facade, which leads to the entrance hall (Figure 71). A secondary entrance on the north is reached via the driveway. The entrance hall has a decorative concrete floor slab, which is painted white on the perimeter and tan in the center (Figure 72). The exterior walls are concrete block and the ceilings are painted plaster. There is a decorative wood trim along the walls, approximately 5 feet from the ground (Figure 73). This same wood trim pattern is repeated in the living and dining rooms; in some areas the trim is offset from the wall with room for lighting fixtures on the horizontal surface. There are two small closets within the entrance hall, one underneath the staircase and one on the northwest corner.

FIGURE 71. West wall of the entrance hall, with the main entrance door.

FIGURE 72. Part of the concrete slab at the entrance hall.

FIGURE 73. Typical wood trim on the first floor.

The entrance hall also leads to the interior staircase, which is concrete on the first floor with a wood landing and wood treads and risers in the run leading to the second floor (Figure 74 and Figure 75). The concrete treads are scored to match concrete block joints. The risers are approximately 7 inches high with 11 inch concrete treads and 9-1/2 inch wood treads (Figure 76). There is a large ceiling-mounted light fixture above the stair landing, which is hung with a chain. The ceiling and walls above the landing have a white painted plaster finish. The concrete treads and concrete block walls are also finished with a white coating.

FIGURE 74. Stairs at the north end of the entrance hall.

FIGURE 75. Wood landing and transition to wood treads and risers.

FIGURE 76. Wood treads and risers with wood trim.

To the south of the entrance hall there are two concrete steps leading down to the living room. The living room has concrete block walls on all sides with a large bay window on the west wall, and a large double door on the east wall that leads to the patio (Figure 77 and Figure 78). The bay window has wooden spindles extending from the window sill to the ceiling. The ceiling is white painted plaster with small circular recessed lighting fixtures in the center of the room. The wood flooring consists of 1-1/2 inch wide boards, which butt up to the concrete step and perimeter walls.

There is a small nook on the south wall of the living room, with a double door leading to the side patio. The nook is flanked with built-in shelving (Figure 79 and Figure 80). There is a multi-light fixed window on each side of the recessed nook.

FIGURE 77. Overall view of the east wall of the living room.

FIGURE 78. Overall view of the west wall of the living room.

FIGURE 79. Overall view of the south wall of the living room.

FIGURE 80. Built-in shelving in the nook at the south end of the living room.

The double-sided fireplace is located at the north side of the living room and opens to the entry hall on the opposite side. The fireplace is constructed of concrete block columns and a concrete mantel

and hearth, all of which is finished with a white paint coating (Figure 81 and Figure 82). The columns for the fireplace are composed of alternating decorative and plain concrete blocks. The fireplace surround is made up of plain concrete blocks, topped by the concrete mantel. There is a decorative concrete block at each end of both mantels. The hearth on the living room side has a concrete slab extending the full width of the fireplace, which is 6 feet wide; the mantel on each side of the fireplace is 5 feet wide (Figure 83). There is a recessed light with a tinted glass cover in the ceiling above the fireplace. The middle portion of the fireplace is topped with a decorative block and decorative concrete relief. The hearth on the entrance hall side has been blocked off, but overall the fireplace retains its original materials.

FIGURE 81. View of the fireplace from the living room.

FIGURE 82. View of the fireplace from the entrance hall.

FIGURE 83. Close-up view of the hearth from the living room.

The dining room is in the center of the L-shaped floor plan and is located directly east of the entrance hall. The room is made up of concrete block walls on the north and south walls and a wood framed wall with plaster on the east wall (Figure 84). The wood flooring consists of 1-1/2 inch wide boards and the ceiling is painted plaster. A double door opens toward the patio on the south wall.

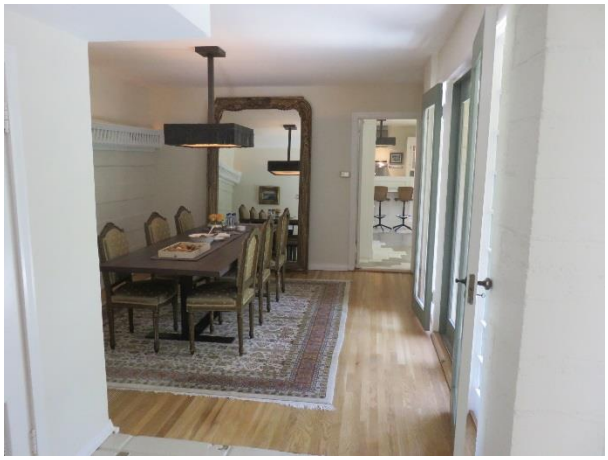

FIGURE 84. Overall view of the dining room, looking east.

The kitchen is located directly east of the dining room, and is accessed through a doorway on the south side of the dining room. This door leads into the dish pantry, which has built-in cabinetry to the east, two casement windows to the south, and a double door leading to the patio to the west (Figure 85). The kitchen and dish pantry have a painted concrete floor, concrete block wall to the

south, wood-framed walls on the north and east walls and a painted plaster ceiling (Figure 86 and Figure 87). Built-in cabinets are located throughout the north wall of the kitchen and a built-in bench is located below the windows on the south wall. The kitchen has been remodeled extensively; however, the exterior walls have only been minimally modified.

The latest kitchen remodeling was completed in 2004 by Mimi London, who was the owner at the time. Drawings produced for the remodeling indicate that the windows along the south wall were replaced to match the existing original pantry windows. The sink was relocated and the sill height at the previous sink location was lowered to match the pantry window height. The 2004 drawings indicate that the block at the sink sill were not original and had been added to raise the sill height at that location. The east framed wall was set back, increasing the kitchen area and rearranging the configuration of the adjacent bathroom by eliminating the maid's room.

FIGURE 85. View of the dish pantry, looking southwest.

FIGURE 86. View of the kitchen, looking east.

FIGURE 87. View of the kitchen, looking west.

The current first floor bathroom configuration was created as a result of the remodeling in 2004. The finishes include black ceramic tile flooring and wainscoting to mid-height of the perimeter walls, and wainscoting at about 6 feet high around the tub and shower (Figure 88). Mirrors are located above the tile wainscoting throughout. The ceiling has a white painted plaster finish. Double doors on the east wall that lead to the back yard (Figure 89). The 2004 remodeling drawings indicate these doors were existing and not removed during the work completed in 2004.

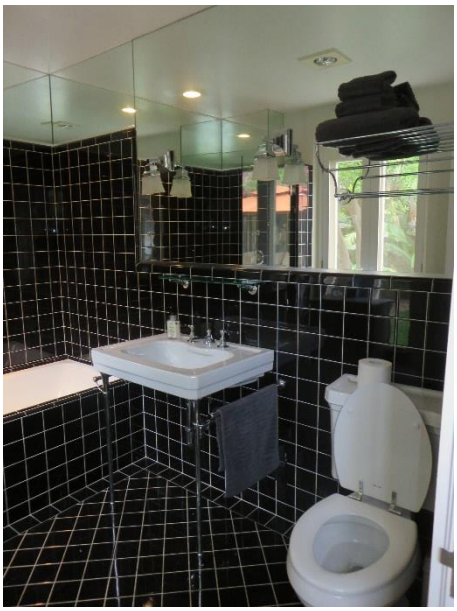

FIGURE 88. Overall view of the first floor bathroom.

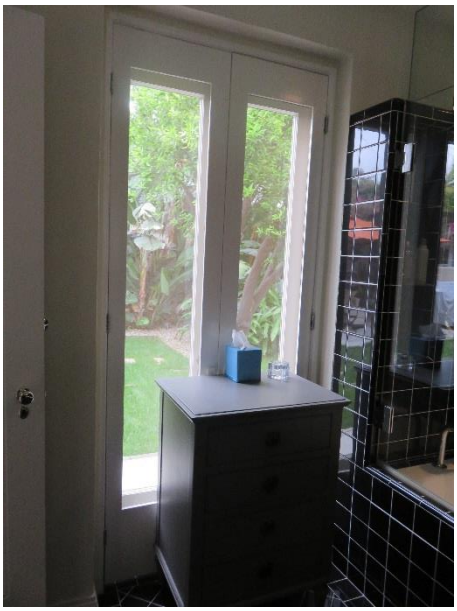

FIGURE 89. The double doors located on the east wall of the first floor bathroom.

The family room is to the north of the first floor bathroom and is accessed through a doorway at the north of the back hall, between the bathroom and kitchen. The family room has a coated concrete floor, concrete block walls to the north and east, and wood-framed walls to the south and west. There are two casement windows on the east wall that were added at an unknown date (Figure 90). This area was originally part of the garage but has been converted with the addition of a dividing wall approximately at the mid-length of the garage (Figure 91).

FIGURE 90. View of the east wall of the family room.

FIGURE 91. View of the west wall of the family room, which divides this space from the garage.

The garage is used for storage and also contains the hot water heater. It has a concrete floor, concrete block wall to the north, and framed walls to the south and east (Figure 92). Access to the garage is provided from the west through a wood overhead door.

FIGURE 92. Overall view of the garage.

The laundry room is on the northwest end of the kitchen and can be accessed through an interior door from the kitchen, or from the driveway via a door on the north wall. The laundry consists of a block wall on the north, and wood framed walls on the south, west, and east walls. The ceiling is painted plaster and the floor is unfinished concrete (Figure 93).

FIGURE 93. View of the laundry room floor transition from the kitchen finished concrete floor.

Second Floor. The second floor is accessed via the staircase located at the north side of the house. The stairs lead into the second floor hall which provides access to the three bedrooms, bathroom and one of the balcony decks.

Typical interior finishes at the bedrooms and hall consist of wood flooring with a three-part wood baseboard, plaster walls, plaster ceiling with wall-mounted light fixtures, and metal air vents (Figure 94). Each bedroom has access to a balcony through wood-framed double doors with sidelights.

The bedroom at the northwest corner has two sets of double doors, one on the north and one on the west (Figure 95 and Figure FIGURE **96**). The bedroom at the southwest corner has three sets of double doors, on the south, west, and east walls (Figure 97 and Figure 98). The bedroom at the northeast corner has two sets of double doors, one on the south leading to a balcony and one on the east with access to the roof (Figure 99 and Figure 100).

The bedroom doors are single panel wood-framed doors. Closet doors are flush wood-framed doors. There are built-in shelves in each of the bedrooms.

FIGURE 94. Typical wood floor finish throughout the second floor.

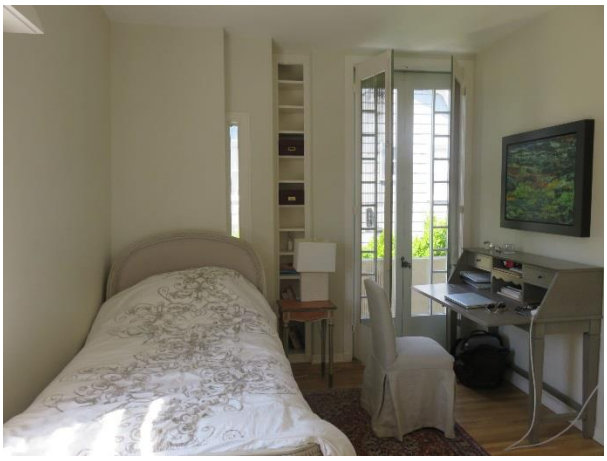

FIGURE 95. View of the northwest bedroom, looking north; note the double door to the north balcony and slit window to the west of the door.

FIGURE 96. View of the northwest bedroom, looking south; note the double door to the west balcony and panel door to the bathroom.

FIGURE 99. View of the northeast bedroom looking east; note the closet doors and doors leading to the roof and east balcony deck.

FIGURE 97. View of the southwest bedroom; note the doors to the south and west balconies and typical closet doors.

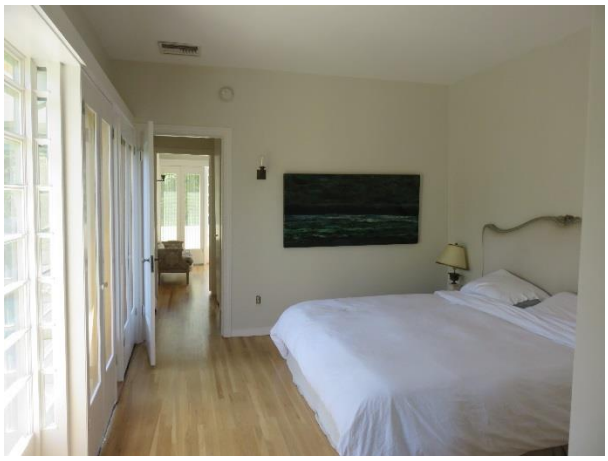

FIGURE 100. View of the northeast bedroom, looking west; note the wall mounted fixture and ceiling air vent.

FIGURE 98. View of the southwest bedroom; note the doors to the west balcony, door paired to the hallway door leading to the east balcony, and panel door to the bathroom.

The second floor bathroom is accessible through the main hall or from two of the bedrooms. The bathroom finishes include black ceramic tile on the floor and wainscoting, which is approximately 4 feet high at the perimeter of the room and 7 feet high at the shower and tub (Figure 101 and Figure 102). The walls above the wainscoting and the ceiling have a white painted plaster finish. The south wall of the bathroom has a mirror extending to the ceiling above the wainscoting. A single basin porcelain console sink, with a stand and fixtures, is centered on the south wall (Figure 103). The west wall has a wood-framed casement window with fixed side lights. The glazing for the entire window is obscure glass.

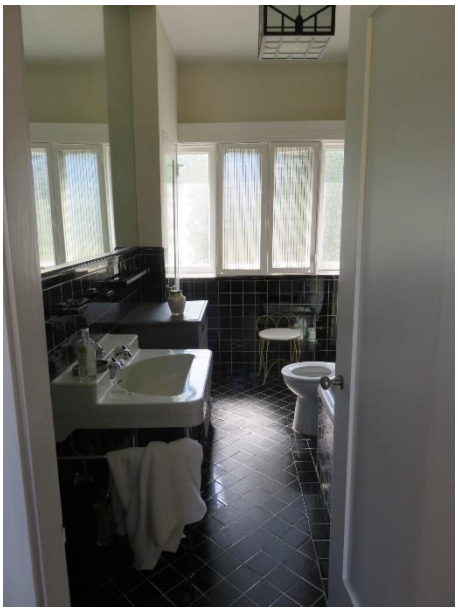

FIGURE 101. Second floor bathroom, with typical tile finish on the walls and floors.

FIGURE 102. View of the second floor bathroom tub and shower.

FIGURE 103. Second floor bathroom console sink with brass stand and fixtures.

Condition Assessment

The following notable conditions were observed at the building interior.

Finishes

- The finishes, which include plaster walls and ceilings, paint coatings, wood trim, and wood flooring, are typically in fair to good condition.

- One area of cracked plaster was noted at the northwest bedroom ceiling (Figure 104). The crack noted is above the west door, which appears to be slightly racked, but remains operational.

FIGURE 104. Cracked plaster above the west door in the northwest bedroom.

Windows and Doors

- Interior wood doors are generally in good condition.
- As described in the exterior condition assessment, there are some areas of wood decay at the second floor doors and windows, particularly in the northwest bedroom, where the interior of the wood sill was checked and split along the edge (Figure 105).

FIGURE 105. Cracked wood sill on the west door of the northwest bedroom.

Structural Evaluation

Description

Foundation. As observed at two crawlspaces and as shown on available original drawings, the walls are situated on a continuous concrete footing, 12 inches thick, at the northwest (dining room) and southeast (living room) portions of the building. The depth of the footing is unknown.

At other locations of the residence the foundation is reportedly a concrete slab-on-grade. Original drawings show an approximately 3-1/2 inch thick concrete slab on grade. The construction was not confirmed as part of this study.

At the southeast portion of the building, the continuous concrete footing was thickened as part of seismic upgrades to the building.

Walls. The residence has concrete block and stucco clad wood-framed exterior wall construction that is original to the structure. Concrete block walls are located at the lower level. Concrete block detailing is present at the upper level.

Upper level walls are wood-framed and clad with stucco. Available original drawings call for the wood framed walls to be composed of 2 inch by 3 inch studs spaced at 18 inches on center. Drawings show the wood studs connected to the lower level concrete block walls via a 2 inch by 4 inch sill plate anchored with 3/4 inch diameter bolts.

Floors. Typically the floors are wood framed, except at the lower level where a crawlspace does not exist and the floor is a concrete slab on grade as described above. Wood floor framing at the lower level was observed at the crawlspaces to be 2x8 joists (actual dimension measured to be 1-3/4 inches by 7-1/2 inches) spaced at approximately 18 inches.

At the southeast crawlspace, located under the living room, strengthening of the wood floor was completed previously (Figure 106, Figure 107 and

Figure 108). Strengthening measures include the installation of a beam comprised of two 2x7s running in the north-south direction at mid-span of the original joists; joists are not directly connected to the beam. This beam is supported by four 12 inch square footings. In addition, at the thickened foundation, supplemental plates are bolted to the foundation. The joists are connected to the additional plates with supplemental anchors and connections. Some joists have been sistered (sistering is the reinforcement of joists by nailing, bolting, or attaching alongside the existing joist another joist or reinforcing member).

Second floor framing is shown on original drawings to be 2 inch by 8 inch joists. It is unknown if the second floor framing has been modified; second floor framing was not exposed or confirmed as part of this study.

FIGURE 106. Typical wood framing at the southeast crawlspace. Note supplemental beam and strengthening of existing joists.

FIGURE 107. Typical wood framing, with wood beam framed into thickened concrete footing foundation (chimney location).

FIGURE 108. Strengthening measures at southeast crawl space, including new plate bolted to foundation with new blocking and connections between joists and foundation and sill plate.

Roof. Roof framing is shown on available original drawings to be 2 inch by 6 inch joists at 18 inches on center. Roof framing was not exposed or confirmed as part of this study.

Condition Assessment

Foundation

- The observable foundation is typically in fair to good condition.

Walls

- Concrete block walls appear to be in fair condition, with exterior surface distress as described previously.

- Wood framing at the walls was not exposed as part of this study. However, no distress at the interior or exterior was noted that would indicate ongoing structural distress or damage to the walls.

Floors

- The floor framing observed within the crawlspaces is in good condition with limited deterioration.
- The strengthening measures completed provide some upgrades in strength and seismic resistance; these upgrades appear to have been based on basic engineering design.
- The second floor has some downward slope to the south, indicating there may have been some prior settlement.
- The concrete slab-on-grade located at the main entrance (northwest corner of the residence) is experiencing some cracking and delamination or upwards bowing (Figure 109 and Figure 110). Some repairs to the slab have been completed including sawcutting at a crack location. The cause of the distress is unknown.

FIGURE 109. Cracks in the concrete entry slab.

FIGURE 110. Uneven surface and bowing of the concrete entry slab.

Roof

- Roof framing was not exposed or observed as part of this study. However, no visible signs of distress were noted.

Mechanical and Electrical Systems Evaluation

Mechanical Systems

The second floor has conditioned air supplied from equipment located on the second floor roof via air grilles throughout the second floor ceiling. The air ductwork at the second floor was not visible and it is unknown when the systems were installed. The fan speed control equipment is located in the closet adjacent to the chimney (Figure 111). There is one floor grille in the dining room, which appears to be supplied from the crawlspace (Figure 112 and Figure 113).

In addition to the heating, ventilation, and air conditioning (HVAC) system, the house has one chimney stack, which serves the fireplace located in the living room. (The chimney was not inspected in detail as part of this study.)

FIGURE 111. Variable fan speed controller.

FIGURE 112. Floor grille in the dining room.

FIGURE 113. Crawlspace below the dining room.

Electrical and Plumbing Systems

The building is served by an electrical panel located at the northeast corner of the garage. The existing electrical panel is in good condition and appears to have been recently installed. Typically, each room of the building is outfitted with an electrical outlet on most walls.

Hot water is supplied by a gas-powered domestic hot water heater, located in the garage (Figure 114). Plumbing supply is provided with copper pipes, some of which were visible in the crawlspace. Waste and vent stacks were not visible; however, a cast iron roof drain pipe is visible in the garage (Figure 115).

FIGURE 114. Water heater located in the garage.

FIGURE 115. Cast iron roof drain pipe.

Significance and Integrity

National Register of Historic Places

The National Register of Historic Places is the official list of the nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.[41]

The significance evaluation identifies the important historical associations of the property, and comments on its architectural, archeological, and social values as they relate to the National Register of Historic Places. A property's significance is tied to a discrete period of time in which its important contributions were made and to relevant national, state, and local historic contexts.

Significance Criteria

In order for a property to be eligible for inclusion in the National Register of Historic Places, it must possess significance under one of four criteria. The Criteria for Evaluation for listing in the National Register of Historic Places state:

> The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:
>
> A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
>
> B. That are associated with the lives of persons significant in our past; or
>
> C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
>
> D. That has yielded, or may be likely to yield, information important in prehistory or history.

Criteria Considerations

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

b. A building or structure removed from its original location but which is primarily significant for architectural value, or which

41. National Park Service, "National Register of Historic Places" available at http://www.nps.gov/nr/ (accessed January 29, 2015.)

is the surviving structure most importantly associated with a historic person or event; or

c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or

d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

g. A property achieving significance within the past 50 years if it is of exceptional importance.[42]

National Register Status of the Bollman House

The Henry Bollman House is not currently listed in the National Register of Historic Places. The house has, however, been designated a Historic-Cultural Monument by the City of Los Angeles. The application form prepared in 1980 states that the house is of significance for its unique design, association with a prominent architect, age, and condition. The application notes that there are ". . . only a handful of concrete block structures of this sort in the world . . . . They belong to a class of buildings designed in a style influenced by Mayan Architectural motifs."[43]

Based on the findings of this report, the Bollman House is considered eligible for inclusion in the National Register of Historic Places. The house is significant for its design, particularly for its use of the knit-block system, developed by Lloyd Wright, which would serve as an inspiration to his father, Frank Lloyd Wright. Furthermore, the house has significance as an early example of the work of architect Lloyd Wright.

Under National Register Criterion C, the house is notable as being one of, if not the first, structure to utilize the knit-block system, which used steel rods to tie together concrete blocks.[44] Lloyd Wright's father, Frank Lloyd Wright, would later collaborate with his son to further develop this system, which Frank Lloyd Wright used in his design of the Storer House in the Hollywood Hills. Additionally, the house represents the early architectural work of Lloyd Wright. While not as well-known as his father, Lloyd Wright designed several notable buildings, mostly residences, throughout his career, which spanned from the early 1920s through the 1970s. The Bollman House is representative of Lloyd Wright's early work as it shares characteristics with other residences design in the 1920s by Lloyd Wright, including the Carr House and Sowden House, both in Los Angeles.

Despite modifications to the building, the Bollman House survives with sufficient integrity to convey its historic associations.

42. *Code of Federal Regulations, Title 36, Part 60,* "The National Register Criteria for Evaluation."
43. Request for Historic-Cultural Monument Declaration. Cultural Heritage Board, Municipal Arts Department, City of Los Angeles. June, 1980.
44. Although the steel elements of the knit-block system were not clearly observed during this study (which did not include inspection openings), prior publications as well as comments by Lloyd Wright indicate that the system was devised for and used in construction of the Bollman House.

Period of Significance

The Bollman House is considered significant for its early use of knit-block system as well as being an example of architect Lloyd Wright's early work. Therefore, the period of significance is focused on the initial construction of the Bollman House, which occurred in 1922. (Later modifications to the house, including the removal of decorative block columns and the addition of window openings along the rear of the building, are not considered inherently significant, nor are they intrusive to the historic character of the house.)

Character-Defining Features

The historic nature of significant buildings and structures is defined by their character, which is embodied in their identifying physical features. Character-defining features can include the shape of a building; its materials, craftsmanship, interior spaces, and features; and the different components of its surroundings.[45]

The following list identifies existing character-defining features found on the exterior and interior of the Bollman House:

- Overall shape and form of the building.
- Flat roofs over the building
- Projecting balcony on the west elevation of the house, as well as the balconies and patios on the north and south elevations.
- Exposed concrete block on both the exterior and interior of the house.
- Stucco exterior.
- Decorative blocks at balconies (potentially intact and obscured, or no longer extant) and adjacent to windows.
- Decorative block columns along the south elevation of the service wing.
- Window openings and configurations throughout the house.

Assessment of Integrity

Assessment of integrity is based on an evaluation of the existence and condition of the physical features which date to a property's period of significance, taking into consideration the degree to which the individual qualities of integrity are present. The seven aspects of integrity as defined in the National Register Criteria for Evaluation are location, design, setting, materials, workmanship, feeling, and association. As noted in the National Register Bulletin, *How to Apply the National Register Criteria for Evaluation*:

> Location is the place where the historic property was constructed or the place where the historic event occurred. . . . Design is the combination of elements that create the form, plan, space, structure, and style of a property. . . . Setting is the physical environment of a historic property. . . . Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. . . . Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. . . . Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. . . . Association is the direct link between an important historic event or person and a historic property.[46]

The property must retain the essential physical features that enable it to convey its historical

45. Lee H. Nelson, FAIA, *Preservation Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* (Washington, D.C.: National Park Service, Technical Preservation Services, 1988).

46. National Register Bulletin, *How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: Government Printing Office, 1997), 44–45.

significance. The essential physical features are those features that define both why a property is significant (National Register criteria) and when it was significant (period of significance). The National Register Bulletin, *How to Apply the National Register Criteria for Evaluation*, defines integrity as "the ability of a property to convey its significance."[47]

Integrity of Location. The Bollman House retains a high degree of integrity of location. The location of the house has remained unchanged since it was constructed in 1922.

Integrity of Design. The Bollman House retains a moderate to high degree of integrity of design. The heavy parge coating over the concrete block in some areas, as well as the obscuring or removal of decorative blocks along the west elevation, has slightly diminished this aspect of integrity.

Integrity of Setting. The Bollman House retains a moderate degree of integrity of setting. Modifications have been made to the front yard of the house, including the replacement of the grass lawn with concrete pavers. Despite this, in general the setting of the house, including the presence of vegetation, and the character of the adjacent residences, appears to have changed little from the 1920s.

Integrity of Materials and Workmanship. The Bollman House retains a moderate degree of integrity of materials and workmanship. The structure's primary materials, concrete block and stucco, exhibit localized areas of deterioration. Certain original materials have been altered, including replacement of some windows. Decorative block along the west elevation has either been obscured or removed and not replaced. Also, decorative block columns along the south elevation have been removed. These alterations and removals somewhat diminish integrity of materials and workmanship.

Integrity of Feeling. The Bollman House retains a high degree of integrity of feeling. While modifications have been made to the house, it remains representative of the early residential work of Lloyd Wright. Despite the heavy parge coating installed over portions of the building, the concrete block is still visible.

Integrity of Association. The Bollman House retains a high degree of integrity of association. Despite some modifications to the building, most of the character-defining features extant when the house was constructed remain, maintaining the association between the house and Lloyd Wright.

47. Ibid.

Treatment and Use

Requirements for Treatment and Use

Although not listed individually in the National Register of Historic Places, the Bollman House, is currently designated a Historic-Cultural Monument by the City of Los Angeles. Given the current status of the house as a cultural monument and the significance of its unique design, its association with a prominent architect, its age and condition, the Bollman House is considered to be eligible for inclusion in the National Register of Historic Places. The house is not only significant for its design but is also one of the few concrete block structures of the modern era designed with an iconic Mayan architectural motif well known internationally. It survives with sufficient integrity to convey its historic associations.

Treatment and use of the Bollman House should take into consideration the History-Cultural Monument status of the house as well as its eligibility for nomination to the National Register of Historic Places. The Bollman House should be understood for its association with the other Lloyd Wright and Frank Lloyd Wright concrete block structures in Los Angeles and in the United States and should be preserved for the enjoyment of present and future generations.

Laws, Regulations, and Functional Requirements

Key laws, regulations, and functional requirements that apply to the recommended work include the following:

- The California State Historical Building Code (CHBC) is defined in Sections 18950 to 18961 of Division 13, Part 2.7, of the Health and Safety Code), a part of California law. The CHBC is intended to save California's architectural heritage by recognizing the unique construction issues inherent in maintaining and adaptively reusing historic buildings. The CHBC provides alternative building regulations for permitting repairs, alterations, and additions necessary for preservation, rehabilitation, relocation, related construction, change of use, or continued use of a qualified historical building or structure.

- The Mills Act is the economic incentive program of the State of California for the restoration and preservation of qualified historic buildings by private property owners. Enacted in 1972, the Mills Act legislation grants participating local governments (cities and counties) the authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance of their historic properties while receiving property tax relief. California state codes relating to the Mills Act include the California Government Code, Article 12, Sections 50280–50290, and the California Revenue and Taxation Code, Article 1, 9, Sections 439–439.4.

- The California Environmental Quality Act (CEQA) is the principal statute mandating environmental assessment of projects in California. The purpose of CEQA is to evaluate whether a proposed project may have

an adverse effect on the environment and, if so, if that effect can be reduced or eliminated by pursuing an alternative course of action or through mitigation. CEQA is part of the Public Resources Code (PRC), Sections 21000 et seq.

Treatment of the building and site is also to be guided by the following:

- Secretary of Interior's Standards for the Treatment of Historic Properties
- Americans with Disabilities Act (ADA)
- The California State Historical Building Code (CHBC), which is defined in Sections 18950 to 18961 of Division 13, Part 2.7, of the Health and Safety Code, a part of California law, as well as the 2010 edition of ASCE 7.[48]

The California State Historical Building Code is a regulated code that pertains specifically to eligible and listed historic structures. When undertaking repairs to historic structures, the state endeavors to have the work comply with model building code standards.

Since the Bollman House is a historic structure, alternatives to full prescriptive legislative and code compliance should be weighed and balanced where such compliance would compromise the integrity of the structure. For example, seismic upgrading is considered voluntary for historic structures in the state of California; however, seismic upgrading could be implemented as a voluntary safety measure (if the house were to be evaluated to require this upgrade).

Treatment Approaches

The National Park Service has developed definitions for the four major treatments that may be applied to historic structures: preservation, rehabilitation, restoration, and reconstruction. The four definitions are as follows:

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of

48. The 2013 California Historical Building Code, California Code of Regulations, Title 24, Part 8, had its first printing in July 2013 and is published by the International Code Council, Washington DC, 2001.

> replicating its appearance at a specific period of time and in its historic location.[49]

Of the four treatment approaches, *rehabilitation*, which involves making possible a compatible use through repair, alterations, or additions, is most appropriate for the Bollman House. This treatment would allow for the repairs necessary to stabilize and preserve the structure, while also permitting modifications to be made to accommodate its continued use as a residence.

Preservation, which involves sustaining the building in their existing form, would be incorporated in the overarching rehabilitation treatment approach. *Restoration* would return the structure to its appearance during the period of significance. As part of an overarching rehabilitation treatment approach, restoration of missing features can be considered. However, as a treatment alternative, restoration would not accommodate modifications needed for the house to serve its intended purpose as a contemporary residence.

The use of the Bollman House is anticipated to continue as a private residence. Where future modifications are considered to provide improved use, these modifications should be designed taking into consideration the goal of retaining original historic materials and features wherever possible. Where incorporation of new amenities would require significant alterations to the house that would diminish its integrity as a historic resource, consideration should be given to designing the amenities to protect historic character-defining features.

Many of the distinctive materials, features, and spaces of the Bollman House are essentially intact, and in spite of certain alterations, the structure retains its historic integrity. Repair of original materials and character-defining features as part of the overall rehabilitation is practical and appropriate, and will assist in the interpretation of the structure.

Guidelines for Treatment

Guidelines and requirements for treatment have been defined based on the objectives and requirements for treatment and use outlined above for the Bollman House. All treatment guidelines and recommendations were developed in accordance with the Secretary of Interior's Standards for Rehabilitation.

The Secretary of the Interior's Standards for Rehabilitation are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be

49. Secretary of the Interior's Standards for the Treatment of Historic Properties.

substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. [50]

The basic guidelines for work on the subject building and their immediate setting are as follows:

- Undertake all work in compliance with the Secretary of the Interior's Standards for Rehabilitation.
- Retain the character of the historic resource by protecting the house and significant site features.
- Ensure that proposed new elements or construction are compatible with historic character of the structure and site.
- Protect adjacent natural resources during construction activities.
- Document through detailed as-built drawings, photographs, and written narrative all changes and treatments to the house and site. Maintain records of treatments and preserve documentation according to professional archival standards. Maintain a copy of records in the City of Los Angeles Office of Historic Resources.
- Retain features and materials at the structure that date from the period of significance to the greatest extent possible.
- Incorporate sustainable design principles that respect the preservation principles listed above in all future projects.

50. Ibid.

Recommendations

Site

1. Retain the visual connection between the Bollman House and the surrounding landscape features.

2. Retain and maintain the historic patterns of spatial organization that includes the remaining hardscape paved areas that provide access to the house, driveway, and the surrounding gardens and terrace areas.

3. Consider separating planting features such as soil and lawn areas that are in contact with the building. As well, consider lifting and placing hanging vines on trellises or frames along wall areas of the Bollman House.

FIGURE 116. Madame Galen trumpet vine hanging along the south facade.

FIGURE 117. Trumpet vine creeping onto the roof setback area from the south facade.

4. Avoid constructing new features that interfere with views of the Bollman House.

5. Continue to interpret the Bollman House as part of a greater body of work and concrete block technology developed by Lloyd Wright and Frank Lloyd Wright in Los Angeles and throughout the United States.

House

The owner desires to maintain the structure to use as a private residence, and may implement recommended repair measures for rehabilitation in the near future.

Concrete Block

- A repair program should be developed to address localized surface scaling and spalling observed on the concrete block surfaces. While the surfaces appear sound, there are noticeable areas of surface scaling at locations where coating has blistered and debonded.

- As part of this repair program, consideration existing concrete patch repairs that have been applied in numerous locations should be further evaluated. As these patch repairs currently obscure the original detailing and texture of the exterior surfaces, underlying deterioration should be evaluated and future deterioration mitigated.

- The repair program should address areas of exposed reinforcing steel, such as at the north elevation at the concrete block columns.

(Refer to Recommendations for Further Study, below.)

Stucco

- A repair program should be developed to address localized areas of cracking at transitions between concrete block and wood-framed exterior wall areas. Similarly, while the stucco remains relatively intact, peeling paint should be investigated to understand the condition of the underlying substrates and

applied coatings. It should be noted that while paint coatings are removable, parge coatings may not be removable without damage to the underlying substrate. As such, it is recommended that trial repair removal of existing coatings and reapplication of coatings (following any necessary repairs to the substrate) be implement in the future.

Windows and Doors

- Consideration should be given to localized areas of wood deterioration, including wood rot, peeling paint observed primarily at original second floor windows and doors.

- Cracked glass lights observed at isolated locations at the second floor should be repaired in-kind with single glazing to match the original remaining glass.

FIGURE 118. Cracked glass on the west balcony doors.

- Consideration should also be given to addressing water infiltration, which appears to be occurring sill of the hallway door on the second floor. It appears the door sill flashing has been replaced in the past, possibly to correct this issue; however, a gap remains between the wood floorboards and stainless steel sill flashing. A repair should be developed to address this condition and ensure that this and other door sill locations are protected against water infiltration.

FIGURE 119. Peeling paint and wood deterioration at original west balcony doors.

Roof

Repairs should be implemented to address roof membrane blistering, deterioration at roof drain locations, and flashing at roof transitions to stucco walls at the first floor roof. While the drainage conditions in these areas are unknown, further investigation to develop a repair program which addresses signs of deterioration and possible areas of water infiltration should be considered. Repairs should include improved detailing of the roof membrane at perimeter drain areas where the roofing was observed to be cracked and deteriorated throughout.

FIGURE 120. Area where the roof membrane is blistered and not bonded to the substrate.

FIGURE 121. Deteriorated flashing at the roof to stucco-clad wall transition.

Recommendations for Further Study

- Consideration should be given to carrying out additional investigative work to fully understand and confirm the existing conditions and causes of distress present at the house. Further investigation will provide information important to the development of long-term repair and restoration measures.

- The concrete block walls used to construct the house allegedly have steel bar reinforcing in the walls. It is recommended that non-destructive testing and investigation be conducted to confirm the existence of steel bar reinforcing, including steel bar configuration and spacing. Exterior and interior walls, including chimney stacks, should be further investigated in order to confirm the specific nature of their construction. This information will be useful in determining whether repairs and further seismic retrofit are needed.

- The concrete slab on grade located at the main entrance (northwest corner of the residence) is experiencing some cracking and upward bowing. While some repairs to the slab have been completed in the past, including saw cutting at a crack locations, the cause of the distress is unknown at this time and should be further investigated to ensure that appropriate repairs are implemented.

- Limited visual observations of the electrical and plumbing systems were carried out during the condition assessment. A detailed condition assessment should be carried out to understand the load capacity of the electrical and plumbing system for the house and confirm that the upgrades to these systems are operating well within safe parameters. Where necessary, penetrations equipment through the exterior envelope of the house should be inspected to ensure that penetrations are addressed to protect against potential water infiltration.

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Appendices

Appendix A: Measured Drawings

Appendix B: Photographs

Appendix C: Architectural Digest Article

Appendix D: Architectural Digest Article

Appendix E: Pre-Purchase Inspection Report

Appendix F: Permit Report

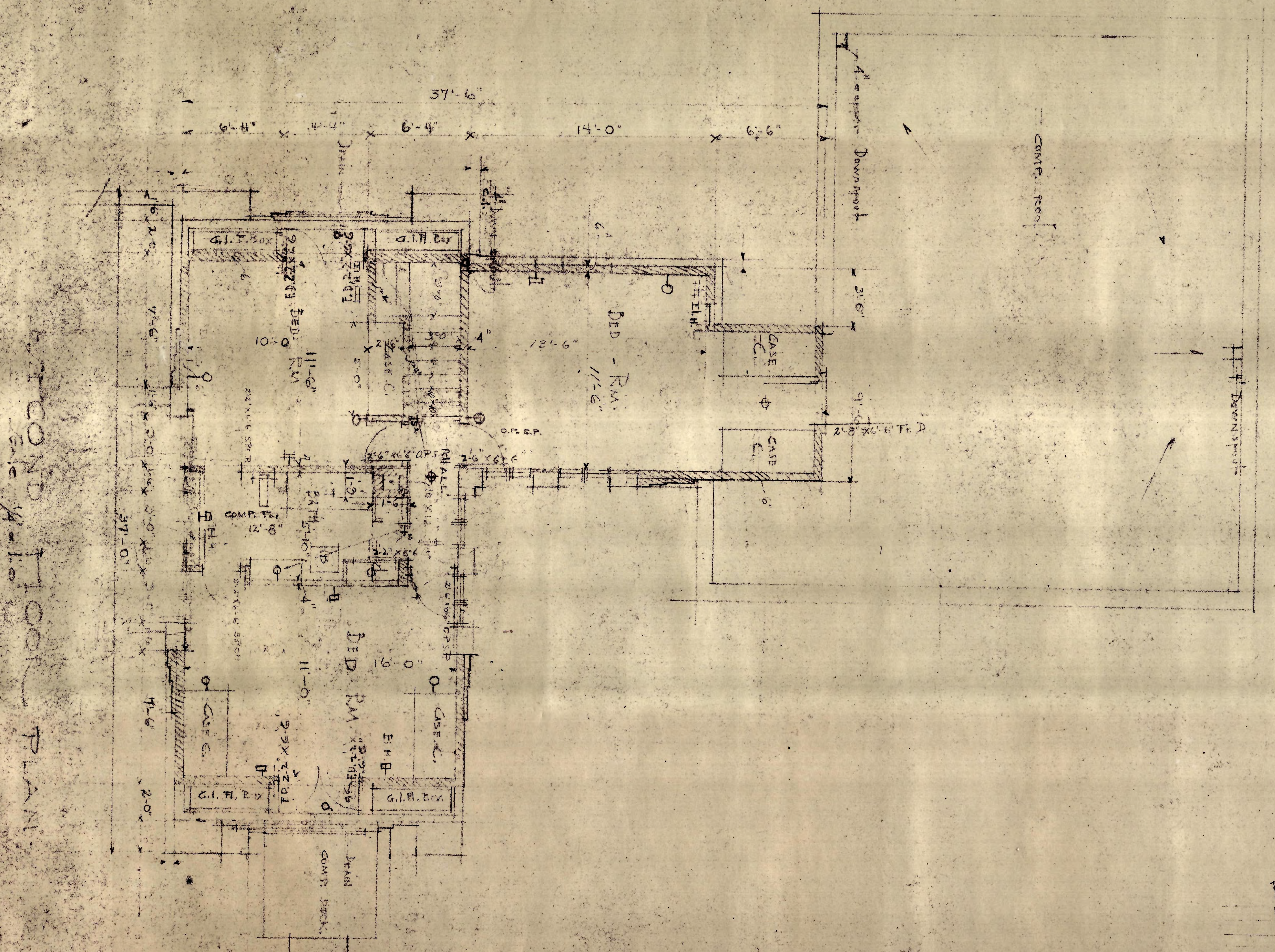
Appendix A - Original Measured Drawings

By Frank Lloyd Wright Jr., 1922.


SHEET #4
FRONT ELEVATION
Scale 1/4"=1'0"
SOUTH ELEVATION
Scale 1/4"=1'0"
open
ELEVATIONS & SECTIONS
Stud's every 16" o.c.
G.I. flashing
2x4 plate
3/4" bolts every 3'0" o.c.
Stone
#10


SHEET #2
LEGEND
H.B = HOSE BIBB
= CIELING LIGHT
= BRACKET "
= SWITCH
S-3 = " THREE WAY
= FLOOR RECEPTICLE
G = GAS OUTLET
= PLASTER
= CONCRETE
= STONE
GR = GRADE
= CONDUIT - PIPE
= STUD PARTITIONS
F.D. = FRENCH DOOR
O.P.S.P. = OREGON PINE SINGLE PANNEL DOOR
FIRST FLOOR PLAN
Scale 1/4" = 1'-0
RESIDENCES FOR
HENRY O. BOLLMAN - BUILDER LOS ANGELES
LLOYD WRIGHT - DESIGNER
DEC. - 1 - 1922

SHEET #3.



RESIDENCE FOR
HENRY O. BOLLMAN - BUILDER - LOS ANGELES.
LLOYD WRIGHT - DESIGNER
DEC - 1 - 1922 -

Appendix B - Photographs

Book Publication - Lloyd Wright, The architecture of Frank Lloyd Wright Jr., Produced and Photographed by Alan Weintraub, Harry Abrams, Inc., Publishers, 1998.

Figure A-1. View from street.

Figure A-2. Front exterior.

Figure A-3. Front exterior detail.

Figure A-4. Exterior block detail.

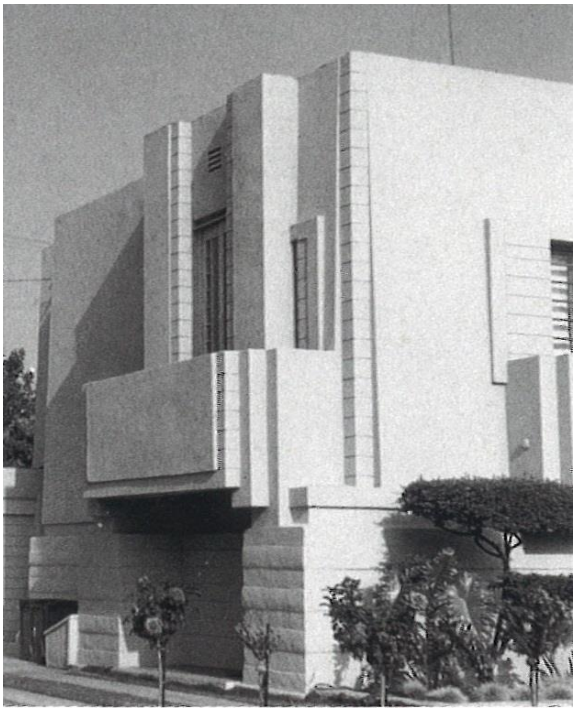


Figure A-5. Exterior detail, 1960.

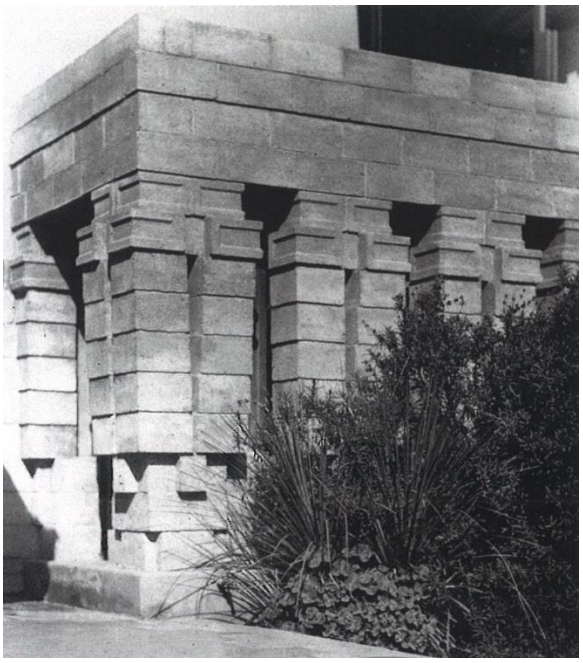


Figure A-6. Garden view, block column detail, circa 1925.

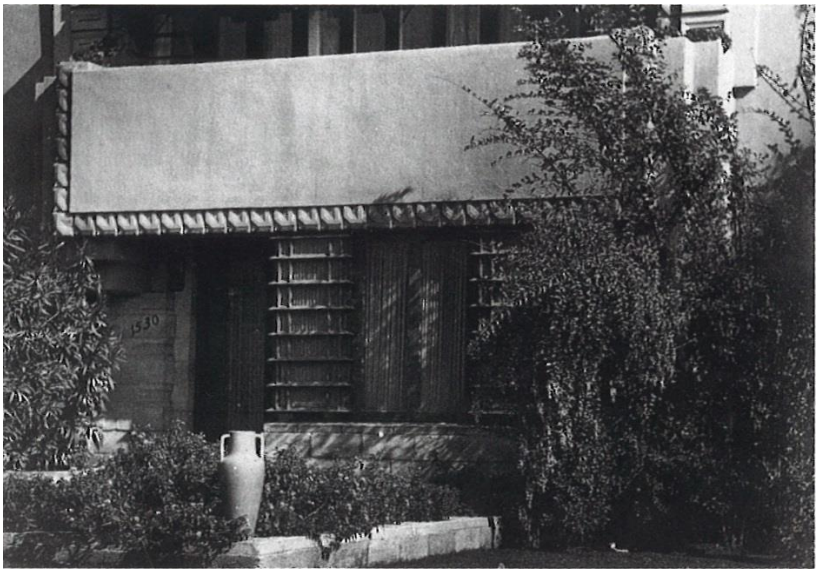


Figure A-7. Window block detail, circa 1925.

Figure A-8. Garden view, block column detail.

Figure A-9. Living room.

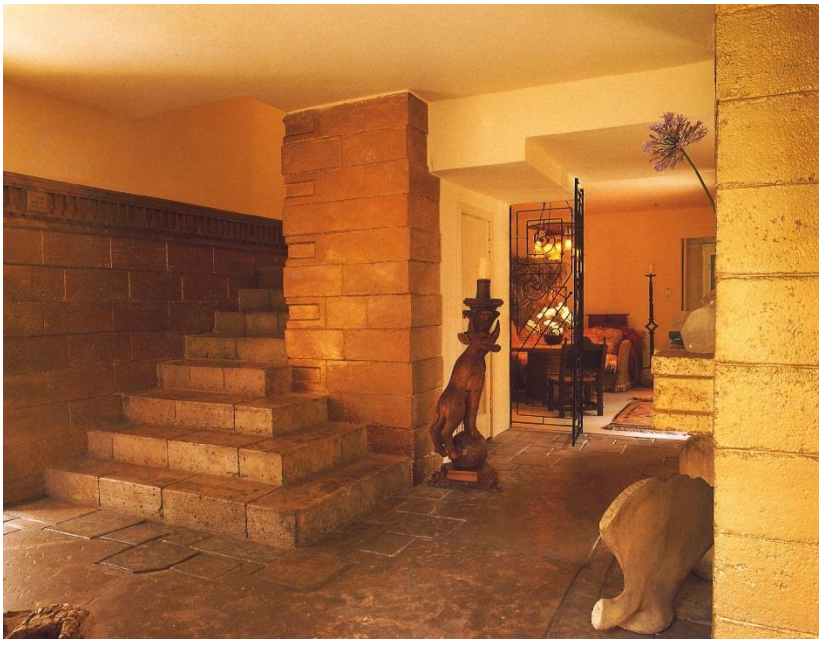


Figure A-10. Stair detail.

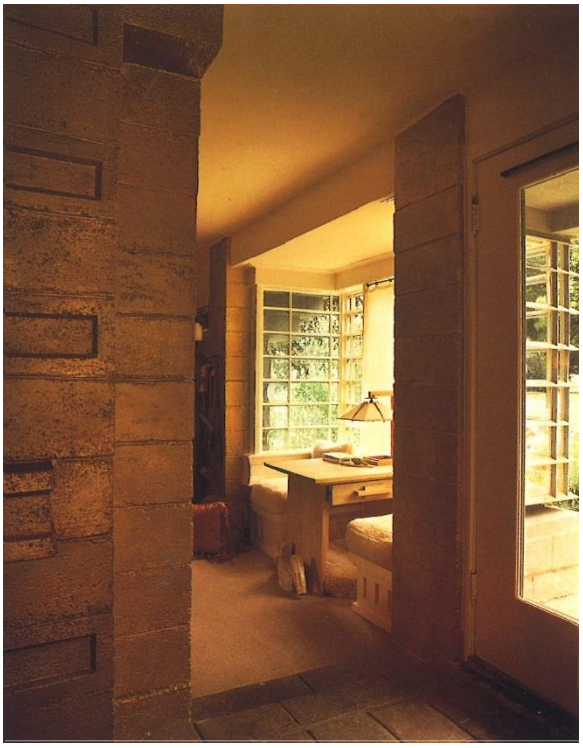


Figure A-11. View toward living room alcove.

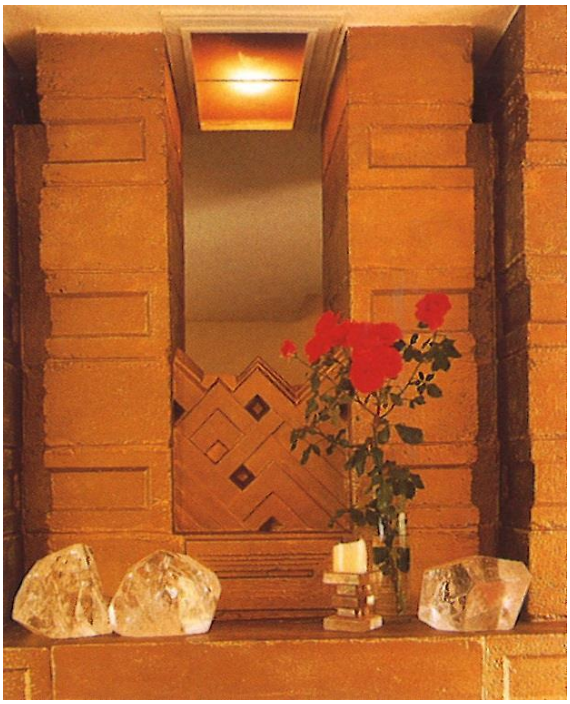


Figure A-12. Entrance hall fireplace block detail.

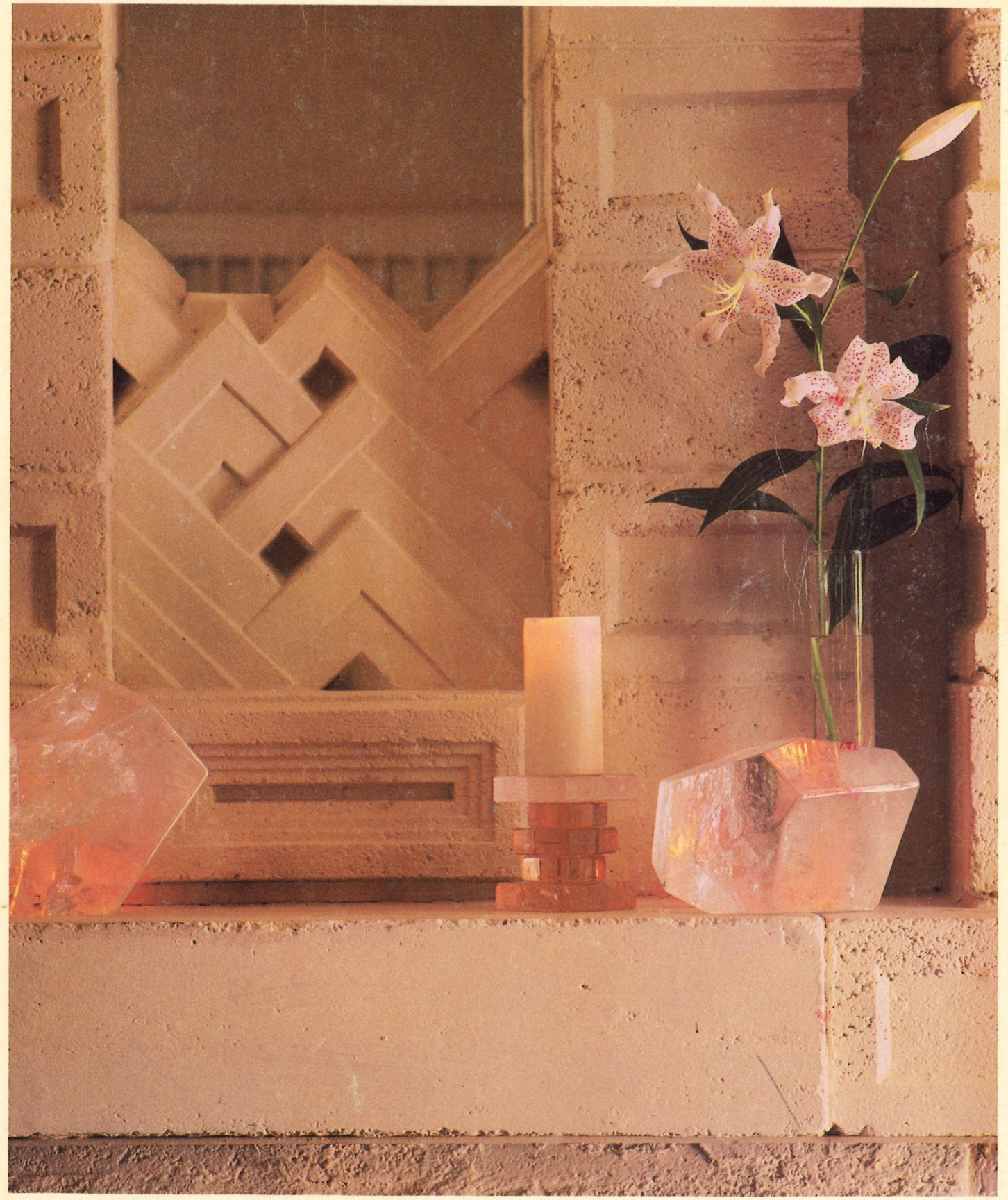
Appendix C - Architectural Digest Article

Reorienting a Classic, March 1987.

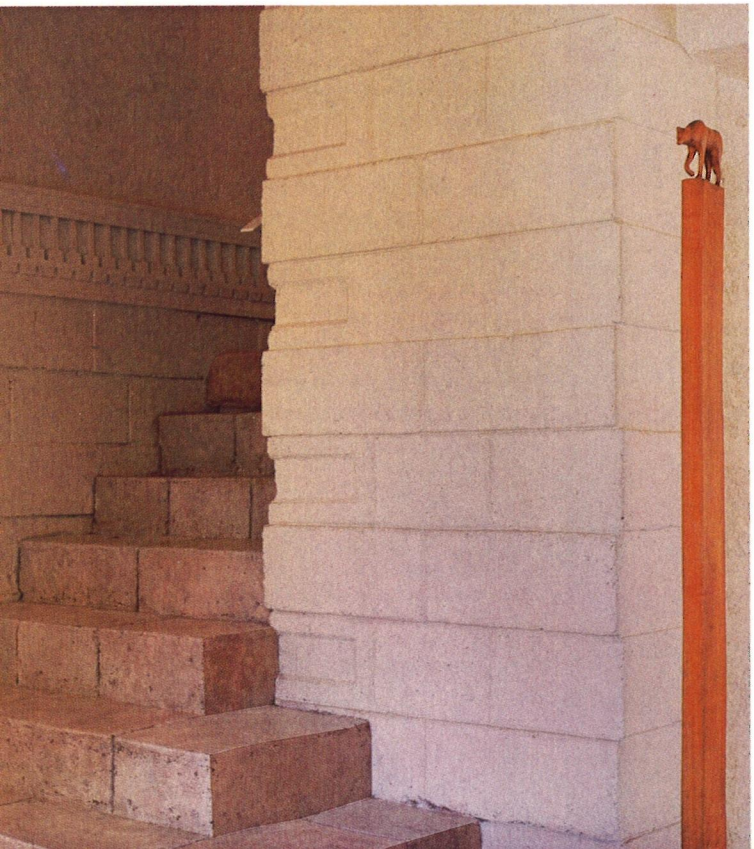
ARCHITECTURAL DIGEST

THE INTERNATIONAL MAGAZINE OF FINE INTERIOR DESIGN

MARCH 1987 $4.50



ABOVE: One of Lloyd Wright's early residential commissions, a 1922 "Neo-Mayan" house, was influenced by the Art Déco movement. It is now occupied by Los Angeles designer Mimi London.



IF OWNING A HOUSE BY Frank Lloyd Wright puts a Los Angeles resident in a particularly exclusive category—there are only nine houses by the great architect in and around the city—having a house by Wright's son Lloyd is nearly as special. Lloyd Wright, who died in 1978, came to Los Angeles around 1919 to assist his father on Hollyhock House, the estate for Aline Barnsdall that first brought the elder Wright to southern California.

While Frank Lloyd Wright eventually moved on, Lloyd Wright stayed, and during a long career he produced a number of houses on his own that stand as worthy colleagues to the work of his father. Lloyd Wright's houses continued the concrete-block aesthetic Frank Lloyd

LEFT: "An archaeological ruin" is how London describes the former condition of the entrance hall, whose brick walls and stone floor she recently "resurrected." Carved wolf by Gwynn Murrill.

Reorienting a Classic

Inventive Décor for a Lloyd Wright House

INTERIOR DESIGN BY MIMI LONDON
TEXT BY PAUL GOLDBERGER
PHOTOGRAPHY BY RUSSELL MACMASTERS

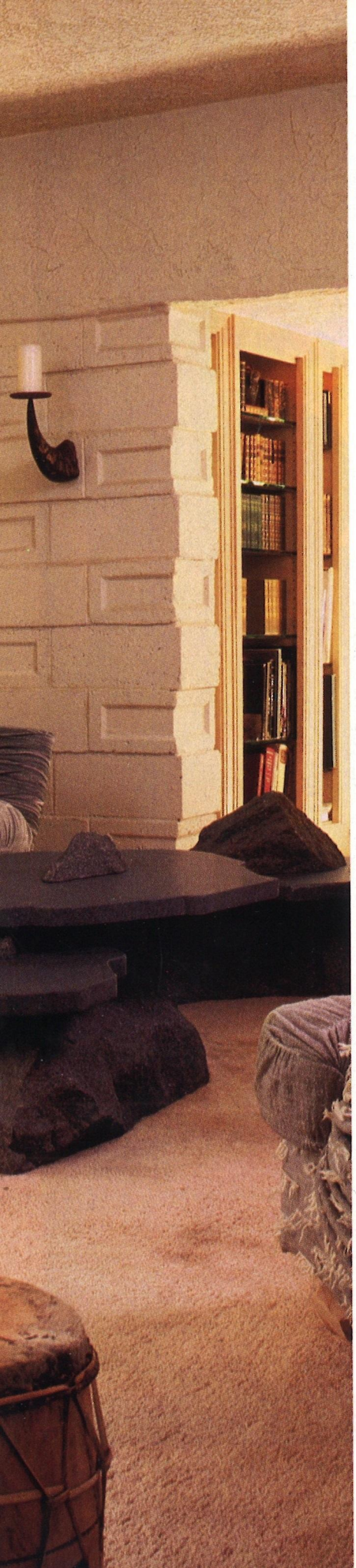
ABOVE AND COVER: "Since fire was an essential element for Wright, the living room hearth is the central component of the house," says the designer, who decorated it with pieces of rock crystal.

Wright had developed for southern California, but they are not direct imitations of the senior Wright's work; Lloyd Wright's architecture embraced a broad range of influences, from the International Style leanings of Rudolf Schindler and Richard Neutra to Irving Gill to an altogether different southern California romanticism.

One of Lloyd Wright's earliest houses, the Henry Bollman House, was finished in 1922. Its contemporaries are Frank Lloyd Wright's first houses of patterned concrete block, such as the Millard House in Pasadena, which was completed in 1923. Both father and son were working in the same genre—and while the Bollman house proves that the father's influence over his son was immense, it

RIGHT: "Everything in the house—and even the house itself—has a sensual and organic nature," London remarks. "I think Lloyd Wright would probably be amused at this incarnation."

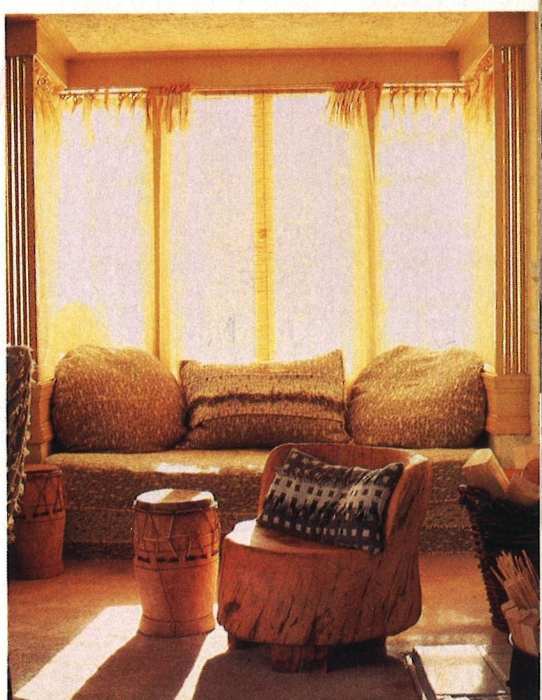
LEFT: The living room décor reveals London's "ongoing hands-on experimentation." She wrapped the sofa with cotton purchased in Japan and designed the granite tables. Paired with a painting by Wade Hoefer are stone jars from the Philippines.

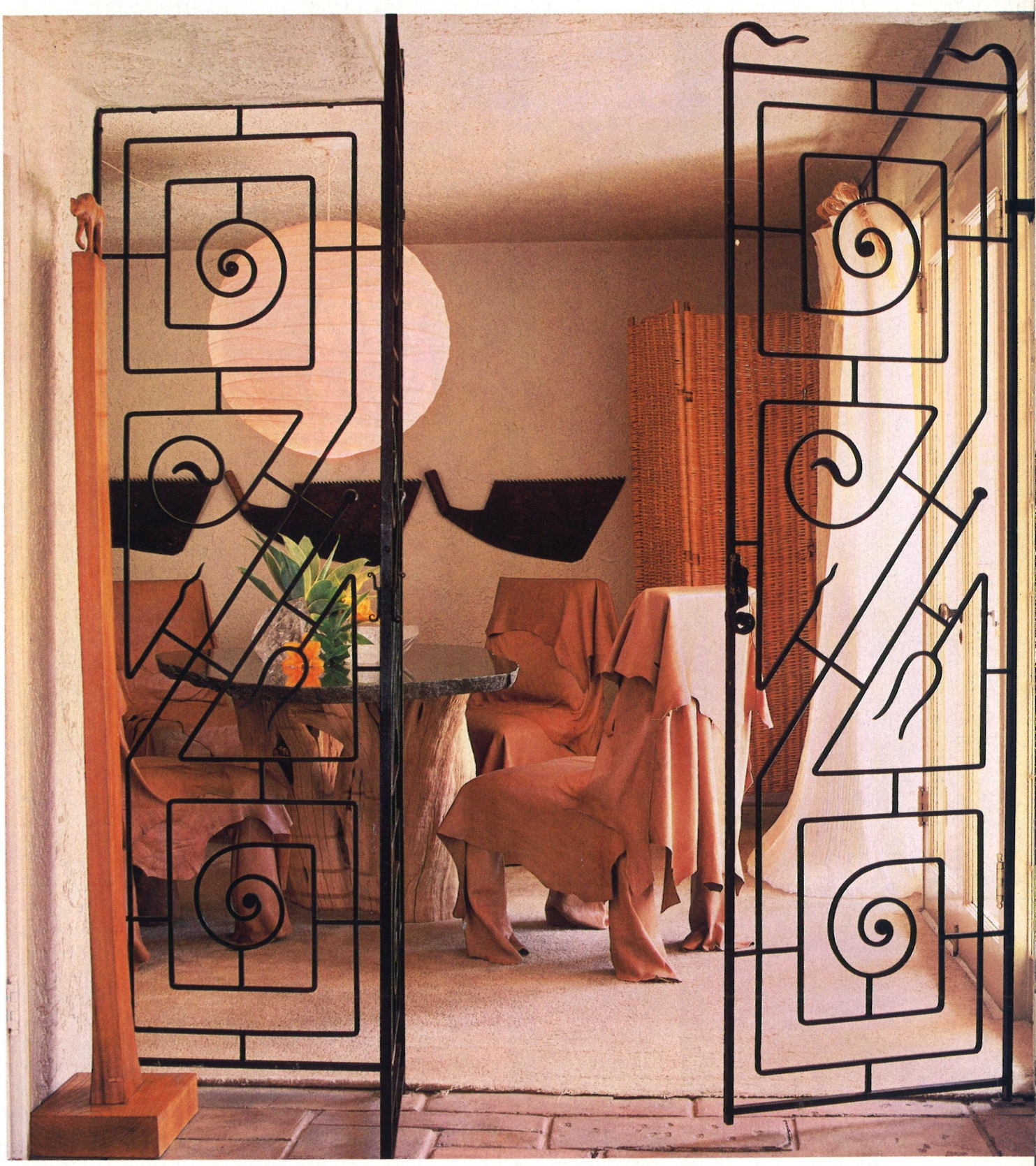


ABOVE: Contemporary Japanese fashion inspired the textile-swathed chairs. Atop the cabinet are minimalist works by John McCracken.

"The Japanese have found new ways to drape the body, and I wanted to bring that to furniture."

RIGHT: Near a windowed alcove, a Korean tub chair and Philippine drums demonstrate London's preference for non-Western furnishings.





OPPOSITE: A work by Richard Diebenkorn and Claes Oldenburg's *Geometric Mouse* surround a slipcovered club chair in the dressing room, which leads to a plant-filled balcony.

ABOVE: Iron gates introduce the dining room. London draped the chairs in leather and topped the cedar-based table with a granite slab. Lining one wall are a trio of Japanese saws.

also makes clear that Lloyd Wright had ideas of his own.

The house, recently purchased by interior designer Mimi London, is located on a typical suburban street in Los Angeles; it is flanked by a Dutch Colonial house on one side and a Tudor on the other, and it struggles with moderate success to look conventional amid its very different neighbors, sitting squat and quiet on its small plot of land. The façade is a mix of Mayan and Art Moderne, as if Lloyd Wright had both been looking at his father's distinctly Mayan Hollyhock House and sensing the growing movement toward an American industrial-modern style.

Mimi London's leanings have always been toward the exotic—she has designed furniture out of tree trunks and has long looked to non-Western cultures for inspiration—and she saw the house as both a stimulus to her own designing and as a suitable backdrop for her current work, which relies heavily on the Japanese aesthetic.

"I knew the instant I saw this house that I had to have it," she recalls. "It's a house that can accommodate almost anything—even, if you wanted it, Empire furniture. Imagine what a time these guys were having in the twenties, to drop something like this into the middle of Los Angeles! I think they knew they were onto something."

When London purchased the house, it had been poorly cared for. A screened porch had been added to the rear, breaking the line of the house, and there were numerous interior alterations. She removed the porch immediately and began the slow process of restoring the rest.

She has completed the major rooms, and they are striking. Japanese textiles cover the windows and the upholstered furniture in the living room; it is not merely the fabrics themselves but also the way they have been used that displays the influence of Japan. The draperies are tied with bits of straw, while the chairs and sofa have been covered loosely with richly textured fabrics in neutral shades. The effect is the opposite of a tight, tailored look: The furniture is draped softly and easily, as if the extra folds of fabric enhanced the sense of comfort.

"I was influenced by Japanese fashion as much as by their architecture and interior design," says London. "They have found new ways to drape the body, and I wanted to bring some of that to furniture."

The house provides a firm masonry backdrop for all of this softness; the walls and the furnishings exist in strong counterpoint. To tie the furnishings more to the hardness of the house itself—as well as to relate to another aspect of the Japanese aesthetic—London designed stone tables for the living room and for an outside sitting area. They are uneven slabs of cut granite, set on rough stone bases.

None of this, obviously, is the style of Lloyd Wright. But neither is it insensitive to Lloyd Wright's architecture. Not only is there a certain appropriateness to anything Japanese in a Wright house of this period—Wright senior was in Tokyo working on the Imperial Hotel when Lloyd Wright was building this house, and he had long been influenced by Japan—it is also valuable as a reminder that strong architecture can elicit many different valid responses. While the house does not have the stunning power of, say, Frank Lloyd Wright's Storer or Ennis houses—it is much more amiable and understated—it is a strong work, and it is capable of entering into a dialogue with different kinds of objects within it. Mimi London has set such a dialogue in motion, and both her work and that of Lloyd Wright benefit from it.□

OPPOSITE: In the master bedroom, fabric in a spider-web motif adorns a burnished iron bed created by London. RIGHT: With its southern exposure, the terrace and garden serve as a year-round weekend retreat—"a very short commute," the designer notes.

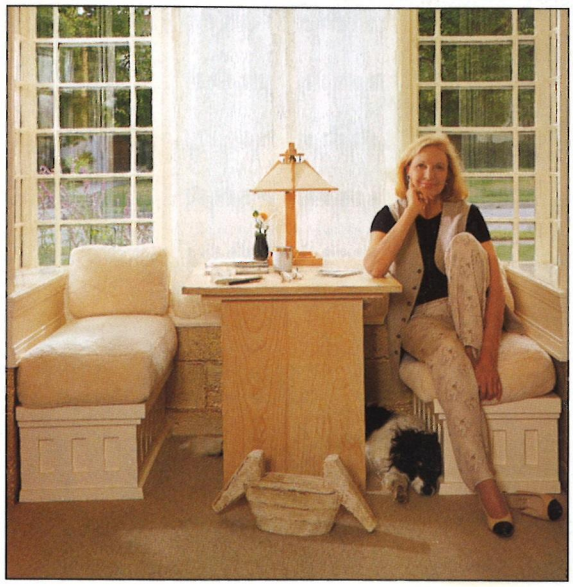
Appendix D - Architectural Digest Article

Mimi London, The continuing Evolution of a Lloyd Wright House in Los Angeles, September 1996.

Text by Pilar Viladas/Photography by Mary E. Nichols

MIMI LONDON

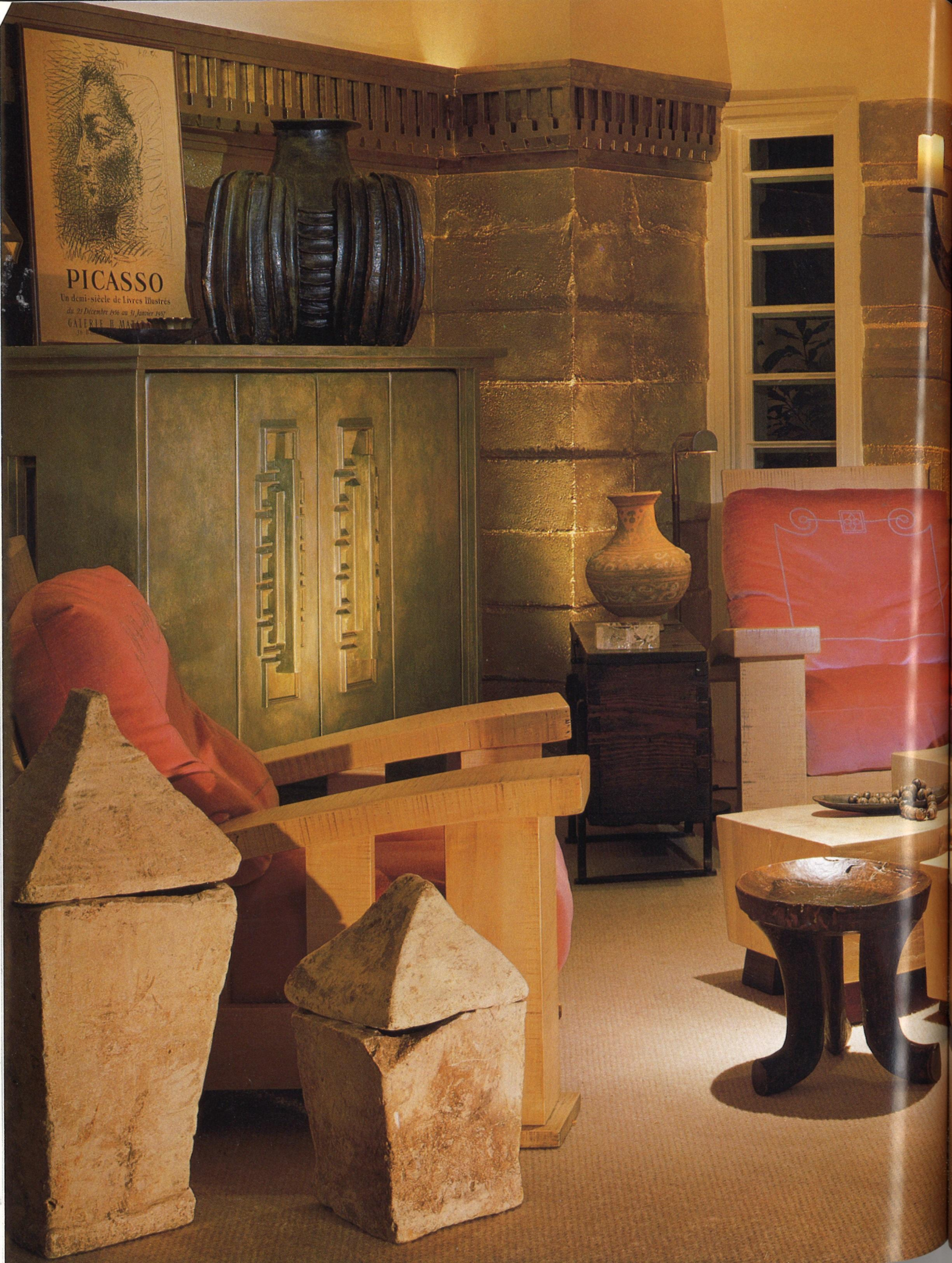
THE CONTINUING EVOLUTION OF A LLOYD WRIGHT HOUSE IN LOS ANGELES



"There's new life to it," says Mimi London of her 1922 Lloyd Wright house in Los Angeles. She has restored the structure for a second time since buying it in the 1980s. "Cleaning up the lines revealed the original intention." LEFT: London sits in an alcove furnished with her own pieces. Clarence House sheer.

In removing layers of plaster from the walls, London found traces of gilt paint, prompting her to hand-rub the surfaces with gold. ABOVE: Whale bones and a Chilean candlestick occupy the entrance hall. OPPOSITE: Hollyhocks—"an homage to the Wrights"—and rock crystal rest on the living room mantel. Burial jars are Philippine.

For Los Angeles interior and furniture designer Mimi London, a life well lived is one that evolves. London's certainly has. After a childhood that was divided between cosmopolitan San Francisco and the wide-open spaces of northern Montana, she spent ten years as a fashion model in Paris and New York. Then, faced with deciding, as she puts it, "whether to go back to Paris and be grand or to come out to Los Angeles and have fun," London chose the latter, where she soon began designing furniture—from tree-trunk tables to log beds—that was made famous by decorating legends such as Michael Taylor. A decade ago, in an appropriate nod to the pioneering spirit that has characterized so much of twentieth-century California design, she moved into a 1922 house designed by Lloyd Wright, son of the great American master and an accomplished architect in his own right (see *Architectural Digest*, March 1987).


PICASSO
Un demi-siècle de Livres illustrés

"Gilding the walls was hardly something I would have done," says London. "But your own house gives you an opportunity to experiment." The chairs, of London's design, join a quartet of tables that she had cut from a standing dead spruce. A design by MSL adorns the chair fabric, from Old World Weavers. Stark carpet throughout.

OPPOSITE: Iron gates open to the dining room. The watercolor by Lynda Fenneman depicts London in Montana on her horse Kid. Inspired by Lloyd Wright's designs, London fashioned the studded suede table. The chandelier, another London piece, features shades of Steuben glass.

ABOVE: Favorite objects—such as Henrietta, a clay pig that London brought back from Mexico—and photographs of friends and family fill the dressing room. At left is an African throne chair. A beaded leather skirt from Tanzania is displayed beside the desk.

True to London's credo, the house has evolved along with its owner.

The building, a rather austere composition of planes that was influenced by both Mayan and Moderne architecture, was designed by the younger Wright for Henry Bollman, and it includes some of the patterned concrete-block construction that characterized the houses Frank Lloyd Wright was creating at exactly the same time. When Mimi London bought the house, its interior block-and-plaster walls had been painted a pale yellow color, and she decided to leave them that way. But after the Northridge earthquake in 1994, the house needed some major repairs. "I gutted a lot of it and took the plaster walls down to the lath," she explains. The removal of layers of textured plaster—London calls it "whipped cream"—brought the original wall planes into sharp focus. "It renewed the architecture to an extraordinary degree," she says.

Inspired by this discovery, London remembered that she had once scraped away the yellow paint to find traces of gold underneath. She consulted architect Eric Lloyd Wright, Lloyd Wright's son, to find out whether his father might have used gold paint on the walls. "My father would sometimes stain the concrete blocks one color and then paint the adjacent plaster wall gold," Eric Wright recalls. "He was always experimenting in those early houses."

So London decided to carry the experiment even further by hand-rubbing the wall surfaces—even the concrete blocks—gold. Such a move might horrify die-hard preservationists, but the designer argues, "I have no interest in living in a period piece. And I don't think that Lloyd Wright would have wanted to see the structure as a dead issue. I have to bring my own self into

London preferred reworking the interiors to moving. "There wasn't anything else remotely as interesting out there. But I knew that if I put another nail in the wall I'd have to redo the place." LEFT: A Morris Graves canvas hangs in the master bedroom. The suede pillow is "a funny old Yellowstone souvenir"; print fabric is Arts and Crafts.

OPPOSITE: London uses the central courtyard for everything from morning coffee to entertaining. Lanterns from Chinatown provide a festive note. A bignonia cascades from the balcony at right; Lloyd Wright incorporated the plant into his landscape design for his father's Hollyhock House.

the mix so that the house remains alive."

Alive it certainly is. The glowing gilt walls were a bit of a shock even to London at first, but "within three or four days it was beige to me, only more luminous," she says. "I began to understand what Lloyd Wright was up to when he designed the house—very solid on the outside and very templelike on the inside. It was a Hollywood extravaganza, 1922 style. And the gold really shows the texture of the blocks; by night, they get very 'glamourama.'"

Furnishing the house was another aspect of the evolutionary process for London. For one thing, she says, "I'm a happier person now, and the house reflects that." The living room looks softer and more feminine; its dramatic furniture and austerely modern Japanese fabrics have been replaced by the designer's interpretations of more traditional pieces, such as the living room chairs, with their "part Stickley, part Adirondack, part Frank Lloyd Wright" aesthetic and pale rose mohair upholstery. "I used to think you couldn't use pink," she says with a laugh, "but now that I'm an 'old gal,' I get to use it if I want to." For the dining room, she designed a studded suede table that was inspired by some of Lloyd Wright's furniture designs. A banquette covered in silk burlap is draped with a piece of vintage fabric with a carnation print. In the master bedroom upstairs, Chinese country cabinets—London loves their "honest joinery"—complement a London-designed bed of cast iron, with connectors made in the shape of an African bracelet she once admired.

Equal in importance to the furnishings are the objects contained within the house; they trace all the phases of the designer's life. "Ninety percent of the objects in this house mean something to me," she asserts. "They're not just accessories." Moreover, they represent London's attempt to "integrate my city self with my country self, my childhood with my adulthood and a more sophisticated design approach with the fundamental qualities of

continued on page 236

Appendix E - Pre-Purchase Inspection Report

Inspection Report by Advanced Group, June 20, 2014

AdvancedGroup
PROPERTY INSPECTION CO

Inspection Report

James Yunker

Property Address:
1530 Ogden dr.
Los Angeles CA 90046

Advanced Group Property Inspection Co.

Alex Kay Keshishian
Alex Kay
Chief Inspector

Phone > 818 247 7771
Web > www.AGPIC.com
Email > alexkay@agpic.com
Address1 > 1013 1/2 S. Central Ave.
Address2 > Glendale, CA 91204

Table of Contents

Date: 6/20/2014	Time:	Report ID: ak140630
Property: 1530 Ogden dr. Los Angeles CA 90046	**Customer:** James Yunker	**Real Estate Professional:** Crosby Doe Crosby Doe Associates

Comment Key or Definitions

Home inspection is a non-invasive visual examination of a residential dwelling performed for a fee which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing or other essential systems or portions of the home, as identified and agreed to the Client and Inspector prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visual and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exist or could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property.

The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An inspection report shall describe and identify in written format the inspected systems, structures and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals.

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property. ***Please read the entire report - including photos and related comments for all items.***

The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at their own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

Inspected = All items, components or units listed in the report are visually inspected unless indicated as Not Present or Excluded / Not Part Of Inspection. If no comments are made regarding the item, component, or unit, then it appeared to the Inspector to be functioning as intended allowing for normal wear and tear at the time of inspection.

Needs Further Evaluation or Repair = In the Inspector's opinion, the item appears to be in need of further evaluation / repairs / corrections by a Qualified Licensed Contractor / Specialist.

Monitor = The condition does not appear to require immediate repairs, but should be monitored for possible future repairs.

Not Present = The item, component or unit is not present at the inspected property.

Excluded / Not Inspected = Item is present but excluded, not ordered as a part of the inspection, or is not part of the standard scope of Home Inspection.

Style Of Building:	Age Of Building:	Client Is Present:
Single Family Dweling	Over 80 Years	Yes

Weather:
Clear

Temperature:
Over 65

Rain in last 3 days:
No

Resident Status:
House Was Furnished But Vacant at The time

1. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. Gutters and subsurface drains are not water tested for leakage, blockage. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

Styles & Materials

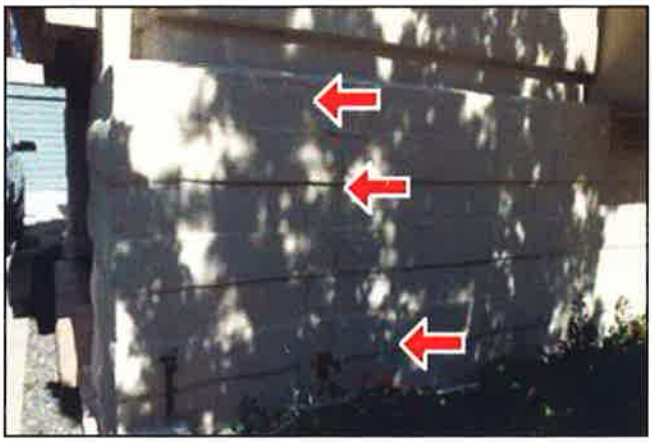
SIDING MATERIAL:	EXTERIOR ENTRY DOORS:	DECKS:
STUCCO MASONARY / BLOCK	WOOD/GLASS	Waterproofed Decks

Items

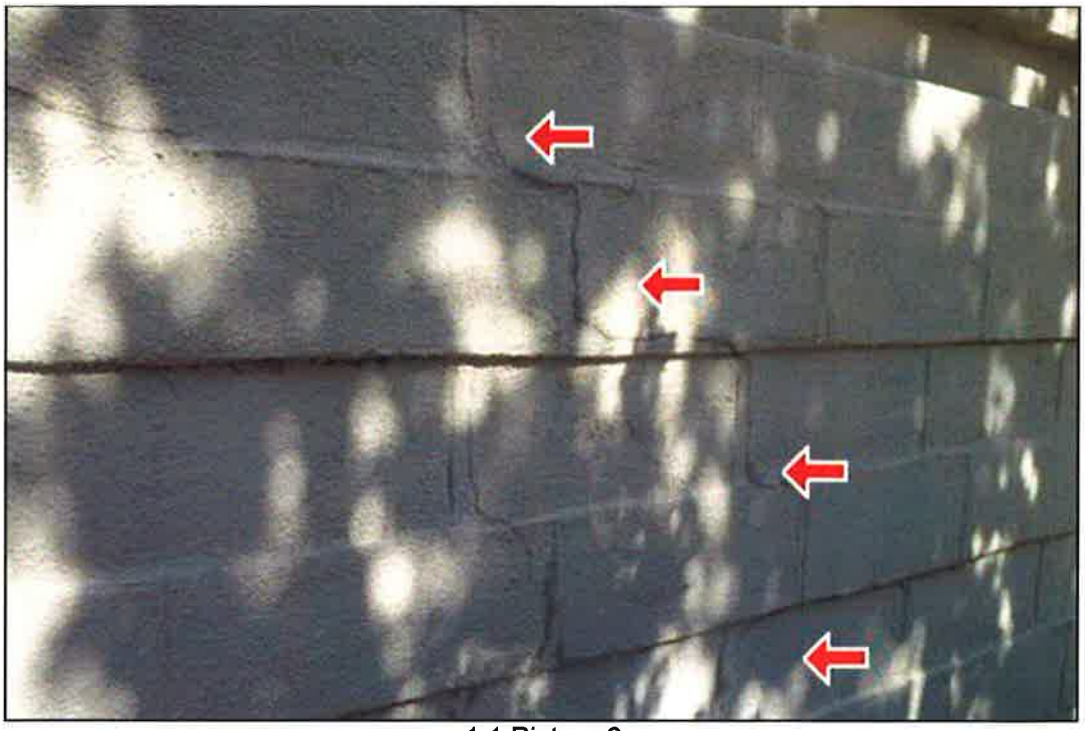
1.0 EAVES, SOFFITS AND FASCIAS
Comments:

1.1 WALL CLADDING FLASHING AND TRIM
Comments: Needs Further Evaluation / Repair

- Cracks and pealing pint noted at exterior walls. Have it checked by a qualified painting contractor
- Settlement type cracks found at front elevation block walls - have it checked by a qualified Geo - Tech and structural Engineer(Picture 2)



1.1 Picture 1



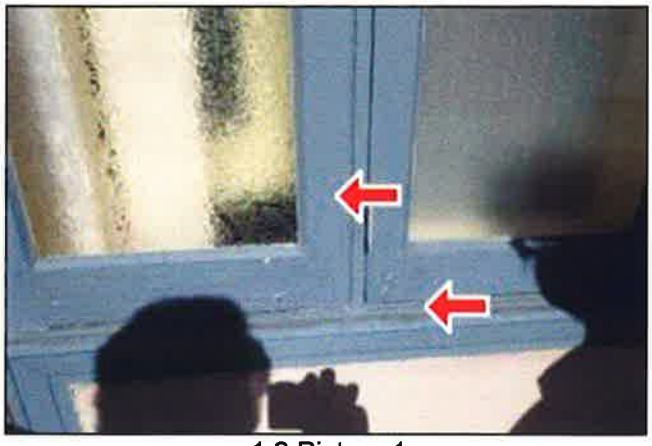
1.1 Picture 2

1.1 Picture 3

1.1 Picture 4

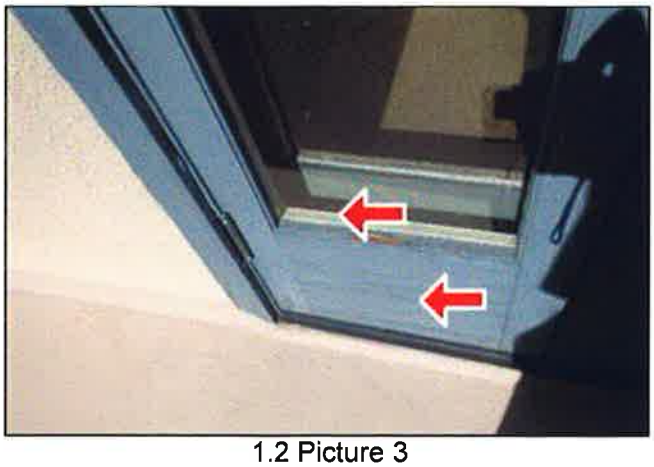
1.2 WINDOW TRIMS / SILLS (exterior)
Comments: Needs Further Evaluation / Repair

- Moisture stains, pealing paint noted at front elevation windows - have it checked by a qualified termite inspector and painting contractor.



1.2 Picture 1

1.2 Picture 2



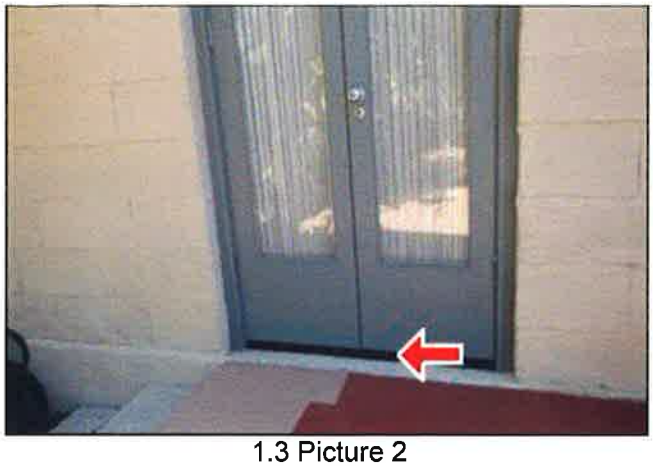
1.2 Picture 3

1.3 DOORS (Exterior)

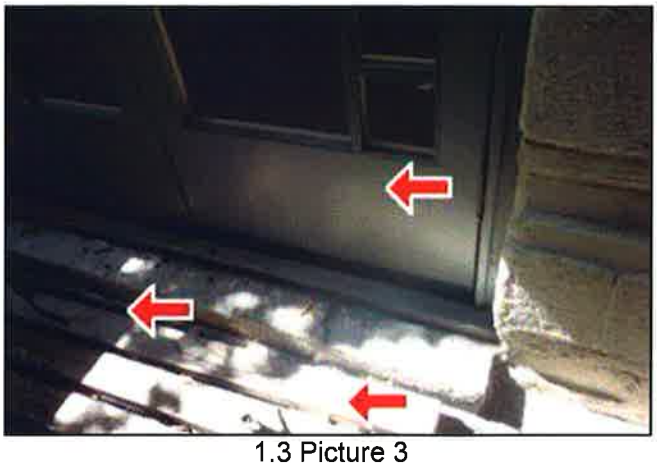
Comments: Needs Further Evaluation / Repair

- Recommend to install awnings at exterior doors to prevent water seepage/ damage. (Picture 1). Some water stains noted at Lower Bathroom door - possible seepage from door. Have it checked. Recommend to install proper threshold at exterior doors to prevent water seepage(Picture 2)
- Exterior doors open over step - a trip hazard; door is hinged on the exterior with loose pin hinges(recommend to replace with pick proof type hinges) - a security concern.
- Missing proper landing at rear right side door noted(Picture 3)(Picture 4)

1.3 Picture 1



1.3 Picture 2



1.3 Picture 3

1.3 Picture 4

1.3 Picture 5

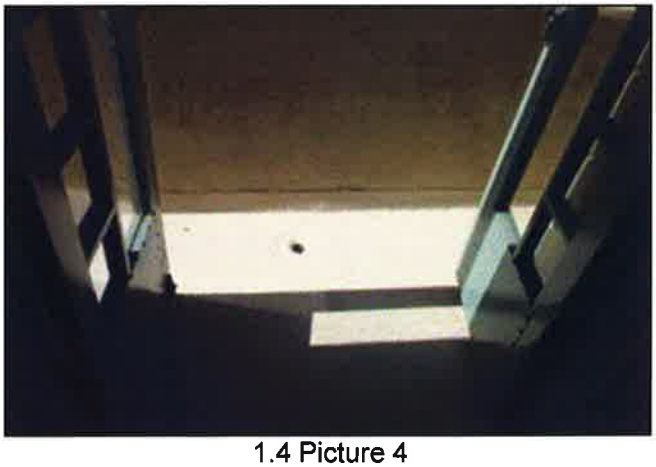
1.4 DECKS, BALCONIES, PATIOS, STOOPS, STEPS, PORCHES AND APPLICABLE RAILINGS
Comments: Monitor Condition

- Newer paint noted at the decks. Some soft spots noted at the time. Check the records/ warranties
- Railing at exterior is not to current safety standards - height is too low (this is a safety upgrade). (Picture 3)

1.4 Picture 1

1.4 Picture 2

1.4 Picture 3



1.4 Picture 4

1.4 Picture 5

1.4 Picture 6

1.4 Picture 7

1.4 Picture 8

1.5 OTHER

Comments: Needs Further Evaluation / Repair

- **Recommend to check the records/ permits.**

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Grounds

Styles & Materials

DRIVEWAY:
CONCRETE
WITH COMMON CRACKS

WALKS:
CONCRETE
PAVERS
W/ TRIP HAZARDS NOTED (surfaced raised or settled)

FENCING:
MASONRY/ BLOCK WALL
WOOD

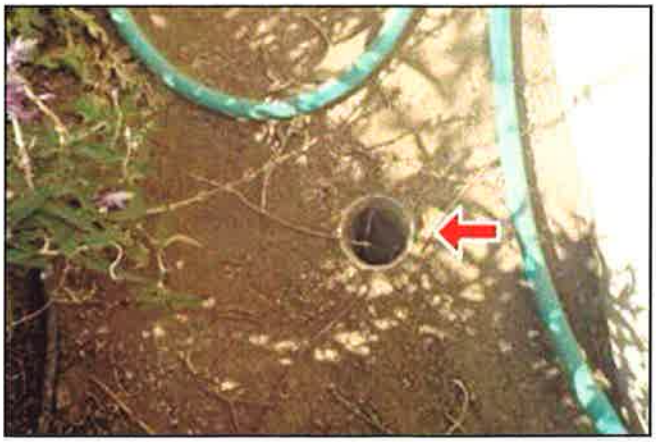
RETAINING WALL(S):
NONE

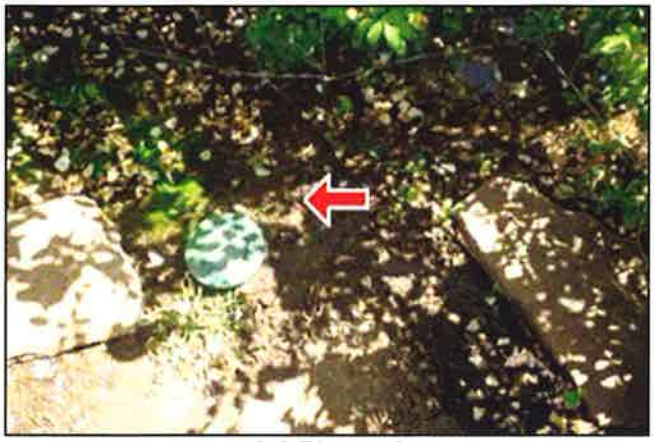
Items

2.0 VEGETATION, GRADING, DRAINAGE (With respect to their effect on the condition of the building)
Comments: Needs Further Evaluation / Repair, Monitor Condition

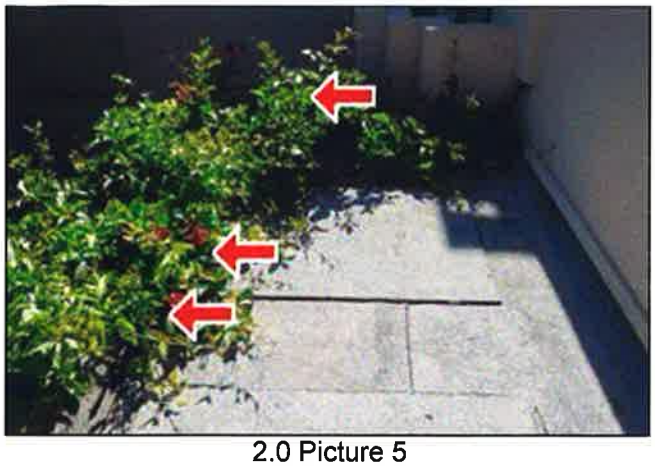
- Drain pipes and sump pump/ pit noted at front yard. Pump was functional at the time, terminates at front yard(Picture 3). Periodic acre/ maintenance required. Check the records
- Area drain noted at driveway area - terminates at street curb(Picture 4)(Picture 6, 7)(FYI).
- Plants touch structure, sprinklers set too close to the house/foundation. . Recommend to move sprinklers and vegetation minimum 2' away from house/foundation.


2.0 Picture 1


2.0 Picture 2

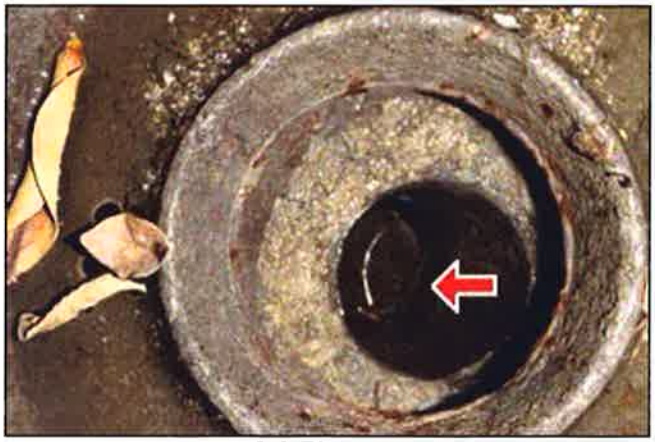

2.0 Picture 3


2.0 Picture 4



2.0 Picture 5

2.0 Picture 6



2.0 Picture 7

2.1 WALKS, DRIVEWAY
Comments: Monitor Condition

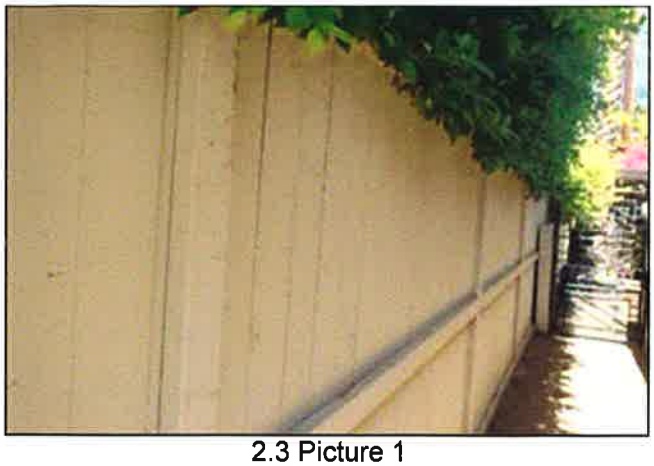
- Some cracks noted at driveway. Not fully visible at the time.
- Uneven areas noted at front walks(Picture 1) - use caution.

2.1 Picture 1

2.2 RETAINING/GARDEN WALLS
Comments: Not Present

2.3 FENCING
Comments: Needs Further Evaluation / Repair, Monitor Condition

- Some of the fencing was covered with vegetation - not fully visible to comment.
- Common age defects and cracks noted at fencing.



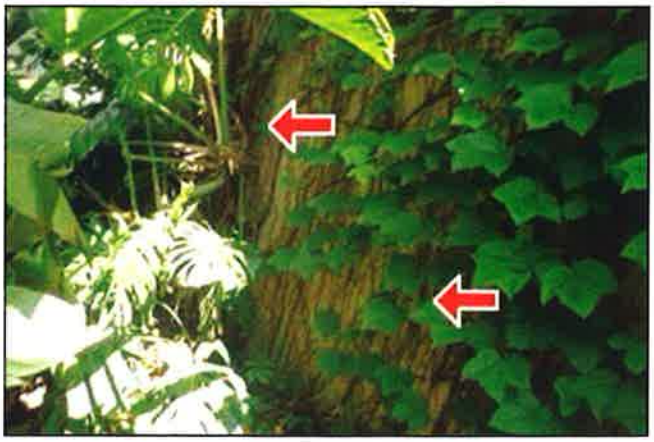
2.3 Picture 1

2.3 Picture 2

2.3 Picture 3

2.3 Picture 4

2.3 Picture 5



2.3 Picture 6

2.4 OTHER

Comments:

3. Plumbing

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; supply piping, venting, and supports; leaks. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

Styles & Materials

PLUMBING WASTE:	WATER FILTERS:	WATER MAIN TYPE:
CANNOT BE DETERMINED (NOT VISIBLE)	NONE	COPPER MAIN SHUT OFF VALVE LOCATED AT FRONT ELEVATION WATER PRESSURE WAS BELOW 80 PSI(FYI)
PLUMBING DISTRIBUTION TYPE:	**WATER HEATER POWER SOURCE:**	**CAPACITY/ AGE:**
COPPER NOT FULLY VISIBLE	GAS	75 Gallon 9 YEARS OLD

Items

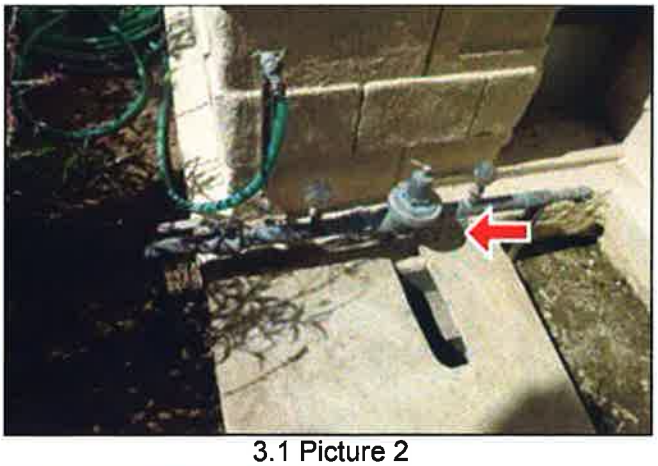
3.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS
Comments: Needs Further Evaluation / Repair

- *Most of the sewer / drain / vent pipes are installed inside the walls, under the slab, in the attic and not readily visible at this type inspection. Very often when house is remodeled and or altered vent pipes are not properly installed and or missing. Recommend to check the records/ permits. Check the records for any known defects/repairs.*
- **The waste lines that go out to the sewer system are installed underground and are not visible. Their condition is unknown. The only way to determine what is going on with them is to have them checked out with a camera by a qualified specialist to determine their true condition/ needed repairs.**
- **Video inspection of the sewer / waste pipes is recommended by this Property Inspection Company.**
- All drains flowed properly at the time of inspection(FYI). This does not warrant that future blockage cannot occur.

3.1 WATER MAIN AND SHUT-OFF DEVICE
Comments:

- Water main. *Most of the Main water piping is located underground - not visible to comment. Check the records for any known defects/repair.*
- Hose Bibs: missing anti-siphon valve at hose bibs (An anti-siphon (or, anti-syphon) valve is a device that prevents liquid from returning to the line from which it came if a siphon action occurs)(Picture 1). Recommend to install.
- Recommend to check the records/permits on copper main re-piping.

3.1 Picture 1



3.1 Picture 2

3.1 Picture 3

3.2 INTERIOR WATER SUPPLY AND DISTRIBUTION

Comments:

- *Most of the water supply pipes are installed inside the walls and not readily visible at this type inspection to comment. Check the records for any known defects/repairs.*
- Recommend to check the records/permits on copper re-piping and scope of copper re-piping.
- Stub outs at bathroom and kitchen fixtures area not visible to comment

3.2 Picture 1

3.2 Picture 2

3.3 WATER HEATER / VENTING

Comments: Needs Further Evaluation / Repair

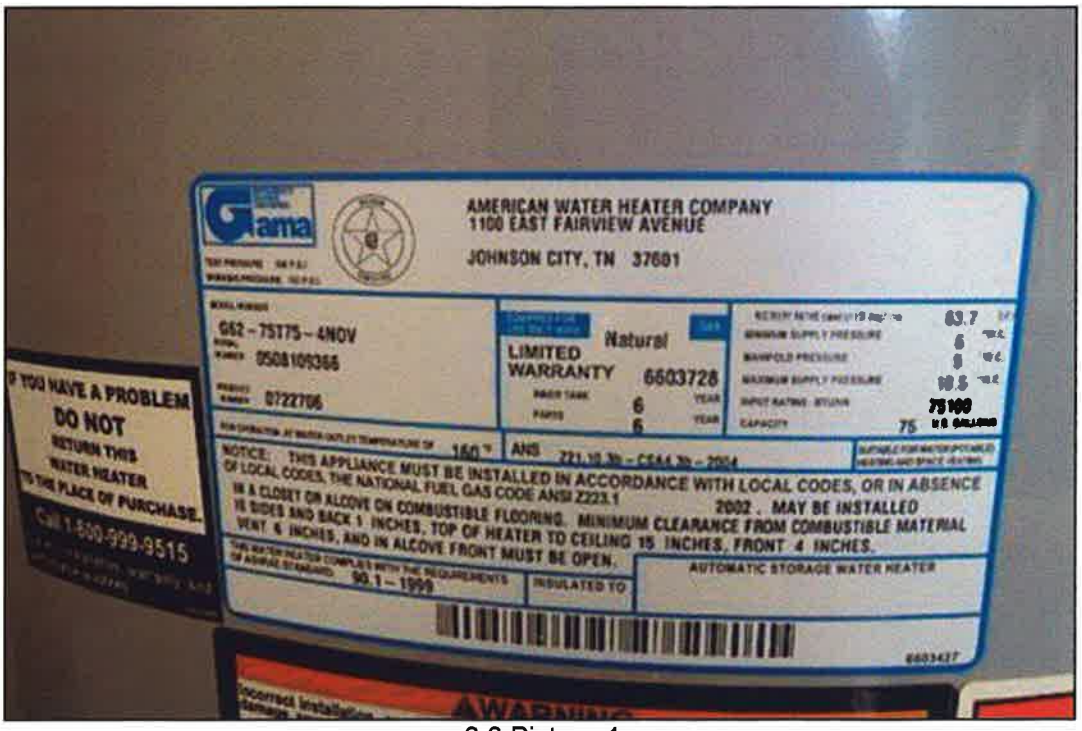
- Gas line at water heater without drip leg/sediment trap (this type installation is common for the area/age). Lack of drip leg may void warranties - check with your Home Warranty provider
- The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last (this is many times a matter of personal preference).
- Circulating pump noted on water heater. Pump was operational at the time(FYI).(Picture 3)

- Seismic straps are too loose.
- MIssing combustion air vents on garage door - recommend to install
- Unit is near end of life due to age (existing is 9 years old type, life span of this type units are 10 to 12 years). Recommend to monitor/replace.
- Thermostat was set too high - keep water temperature below 120F(Picture 6)

3.3 Picture 1

3.3 Picture 2

3.3 Picture 3



3.3 Picture 4

3.3 Picture 5

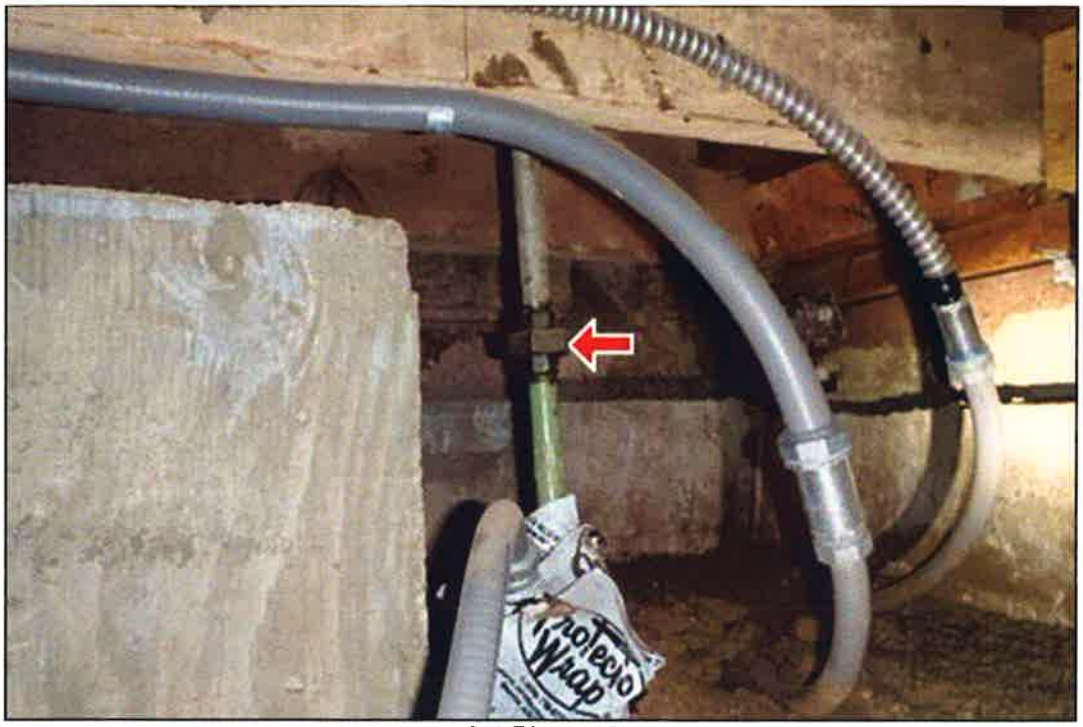
3.3 Picture 6

3.4 FUEL SYSTEM

Comments: Needs Further Evaluation / Repair

- Gas meter - seismic shut off was present at the time of inspection.(FYI)
- Most of the plumbing pipes not visible at this inspection. Check the records for any known defects/repairs.
- This is a limited visual inspection of the gas system. We have partial access to burn chambers and other interior appliance parts only, and no way to inspect underground / interior wall pipes. The Gas Company has it's own testing methods, which are more intensive, and updated periodically. Recommend contacting the Gas Company for a complete inspection of the gas system and associated appliances before close of escrow.
- Union type gas pipe connector in crawl space noted - improper. Recommend to replace with ridged connection

3.4 Picture 1



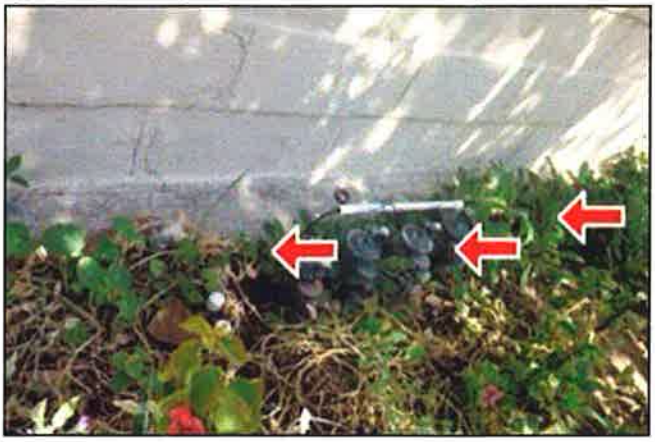
3.4 Picture 2

3.5 YARD SPRINKLER SYSTEMS

Comments: Needs Further Evaluation / Repair

- *Yard Sprinkler systems / automatic timers are not tested and are not a part of this inspection(most of the pipes, spray heads installed underground). Check with the seller for any known defects/ repairs of the system. We inspect type of pipes used for sprinkler system and report when old, galvanized pipes area present. We report location of the sprinkler heads and damage they cause to the structure.*
- Sprinklers set too close to the house - keep water/ vegetation away from house/foundation.


3.5 Picture 1


3.5 Picture 2

3.5 Picture 3

3.6 OTHER
Comments:

- The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

Styles & Materials

ELECTRICAL SERVICE CONDUCTORS:
OVERHEAD SERVICE

PANEL CAPACITY:
200 AMP SERVICE

PANEL TYPE:
CIRCUIT BREAKERS

BRANCH WIRE 15 and 20 AMP:
COPPER

WIRING METHODS:
ROMEX
CONDUIT
NOT FULLY VISIBLE

Items

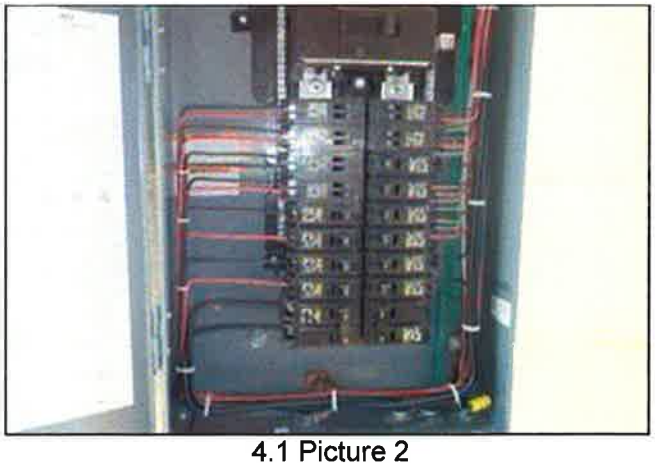
4.0 SERVICE ENTRANCE CONDUCTORS
Comments:

4.0 Picture 1

4.1 SERVICE AND GROUNDING EQUIPMENT & MAIN PANEL
Comments:

- Electrical Service panel.
- Newer installation or upgraded panel noted - recommend to check the records/permits.

4.1 Picture 1



4.1 Picture 2

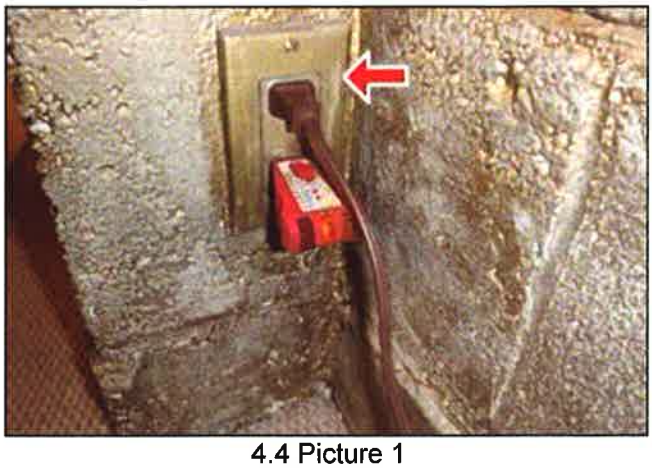
4.2 EQUIPMENT PANELS (sub-panels)
Comments: Not Present

4.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE
Comments:

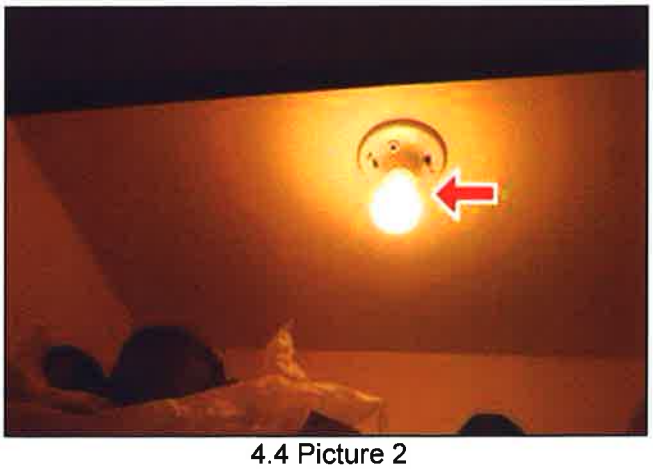
- Most of the electric wiring is enclosed within the walls and ceilings and other parts of the structure. It is not visible and its condition cannot be fully determined. No representation is made as to its status.
- Newer wiring/ fixtures noted - check the records/ permits.

4.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)
Comments: Needs Further Evaluation / Repair

- House was occupied at the time - some of the outlets were not visible/accessible at the time to test. Check the records for any known defects / repairs
- Ceiling fan(s) noted at the inspected property. Ceiling fans not tested for attachment/ safety at this inspection. Recommend to check the records - make sure it was installed and tested by a qualified specialist.
- Electrical covers (switch, outlets, junction boxes, etc) not removed as part of this inspection - inspection of the wiring is limited to Main panel. For a more in depth inspection recommend to hire a qualified electrician.
- 3 prong Non grounded outlets noted - recommend to upgrade. Have it checked by a qualified electrician. (Picture 1)
- Painted outlets/ switches noted - recommend to replace for fire safety. (Picture 1)
- Closet lights noted - missing lens - subject to damage. Recommend to upgrade the fixture for safety(Picture 2).
- Lack of outlets noted



4.4 Picture 1



4.4 Picture 2

4.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)
Comments: Needs Further Evaluation / Repair

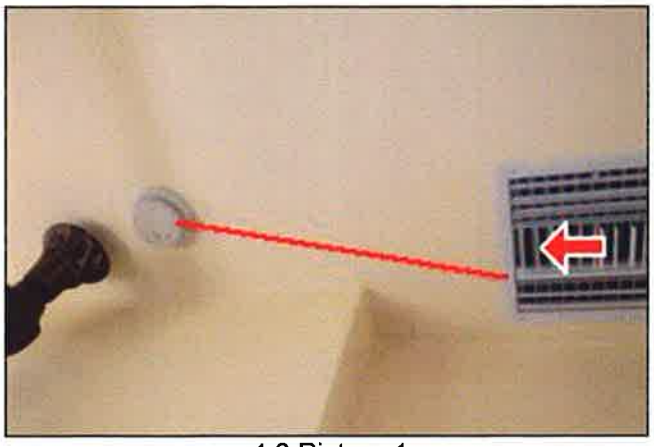
- **Recommend to have GFCI outlets in all "wet" locations as a safety upgrade, and to test them periodically.**
- Electric outlet for garden lights installed to low at the ground at rear yard(Picture 1) - have it checked/ upgrade

4.5 Picture 1

4.6 SMOKE DETECTORS/ FIRE ALARMS/ SPRINKLERS

Comments: Needs Further Evaluation / Repair

- **Recommend to have operational smoke detectors in bedrooms and hallways and to test them periodically.**
- **Recommend to install carbon monoxide detectors per City/Manufacturers requirements and test them periodically.**
- Smoke detectors were installed too close to air grill - recommend to relocate minimum 3' away. (Picture 1)



4.6 Picture 1

4.7 OTHER

Comments: Needs Further Evaluation / Repair

- Phone/ cable, low voltage systems... not part of this inspection.
- Garden lights/ transformers, timers not part of this inspection. Check with the seller. Missing/ damaged garden lights noted(Picture 1, 2)

4.7 Picture 1

4.7 Picture 2

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Heating

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. Extinguished pilot lights are not lit by the Inspector. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

Styles & Materials

HEAT TYPE:
FLOOR
HEAT PUMP (FORCED AIR)

ENERGY SOURCE:
NATURAL GAS
ELECTRIC

NUMBER OF HEAT SYSTEMS:
THREE

FILTER TYPE:
DISPOSABLE

DUCTWORK:
INSULATED

TYPES OF FIREPLACES:
BRICK
MASONRY
GAS/LP LOG STARTER

NUMBER OF FIREPLACES:
ONE

Items

5.0 HEATING EQUIPMENT

Comments: Needs Further Evaluation / Repair

- *Recommend to check the service history with the Seller and to have the unit serviced by a qualified HVAC Contractor if not performed in the past year. No service tags noted at the time.*
- *Air flow/ balance is not a part of this inspection. Recommend to check the disclosures regarding day to day functionality.*
- *Annual service/ evaluation is recommended with gas fired furnaces.*
- Heaters area tested and Units operated at heat mode at the time(FYI).
- (Picture 1) Package unit for upper floor on the roof (Picture 9)
- (Picture 2) Floor heater at dining room (Picture 3)(Picture 8)
- Living room area without heater, has fireplace
- Electric baseboard type heater noted at lower bedroom - did not work at the time. Have it checked (portable electric heater noted) (Picture 4) (Picture 5)(Picture 6)(Picture 7)

5.0 Picture 1

5.0 Picture 2

5.0 Picture 3

5.0 Picture 4

5.0 Picture 5

5.0 Picture 6

5.0 Picture 7

5.0 Picture 8

5.0 Picture 9

5.1 NORMAL OPERATING CONTROLS

Comments:

- Thermostat was operational at the time of inspection.(FYI)(Picture 1)

5.1 Picture 1

5.1 Picture 2

5.2 VENTING

Comments: Needs Further Evaluation / Repair

- Vent pipe is not fully visible at this inspection to comment. Check the records for any known defects/repairs.

5.3 HEAT DISTRIBUTION SYSTEMS (including Ducting, Air Filters, Registers)

Comments:

- Air filters should be changed or cleaned regularly according to Manufacturer's instructions.
- Air flow / balance is not a part of this inspection. Recommend to check with the seller about air comfort/ distribution.

5.3 Picture 1

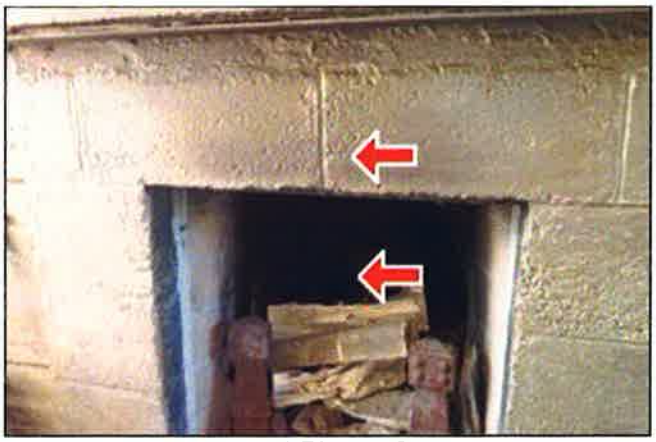
5.4 FIREPLACE / FLUE / CHIMNEY (interior view)

Comments: Needs Further Evaluation / Repair

- **Recommend further and complete evaluation by a qualified Chimney Inspector (this is a safety and fire concern).**
- **Video inspection of the flue by qualified Chimney Inspector is recommended.**

- Soot build up noted at walls/ mantel - indicates improper venting - have it checked by a qualified specialist. This is a safety/ fire concern.(Picture 1)
- Repairs noted at chimney and fireplace - check the records.

5.4 Picture 1



5.4 Picture 2

5.4 Picture 3

5.4 Picture 4

5.4 Picture 5

5.4 Picture 6

5.5 OTHER

Comments:

- **<u>This is a limited visual inspection of HVAC SYSTEM. For more detailed inspection of the components such as air flow, sizing, refrigerant lines/ pressure, high temp switches etc... Recommend to hire a qualified specialist for more detailed inspection/ evaluation.</u>**

The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Air Conditioning

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

Styles & Materials

COOLING EQUIPMENT TYPE:
AIR CONDITIONER UNIT

COOLING EQUIPMENT ENERGY SOURCE:
ELECTRICITY

NUMBER OF UNITS:
ONE

SIZE AND AGE OF THE COOLING UNIT:
2 TON
NEWER UNIT TYPE

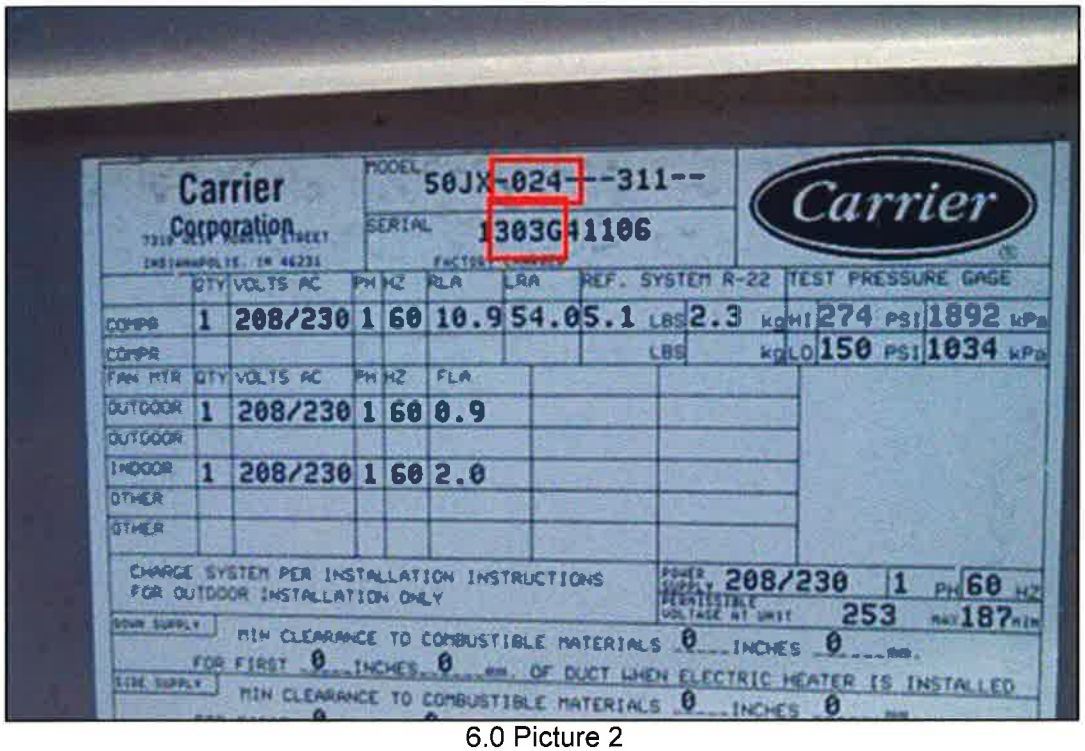
Items

6.0 A / C COMPRESSOR
Comments: Needs Further Evaluation / Repair

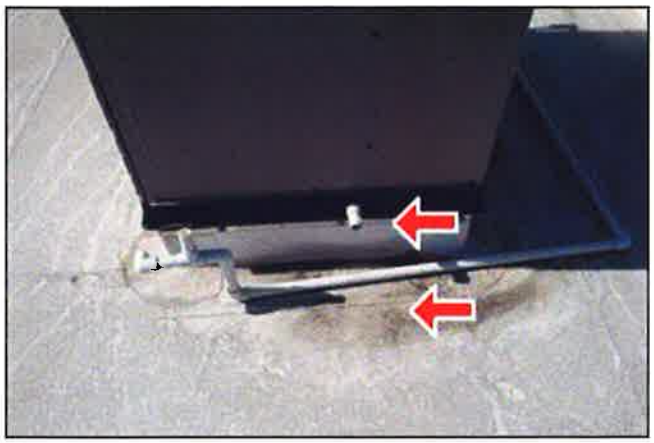
- Recommend to check the service history with the Seller and to have the unit serviced by qualified HVAC Contractor if not performed in the past year. No service tags noted at the unit.
- Air flow / balance is not a part of this inspection.
- Recommend to check the disclosures regarding day to day functionality.
- A/C operated at the time of the inspection. 11 years old, 2 ton package unit noted fro upper floor(Picture 2)
- **Broken condensation pipe noted(Picture 3) - have it fixed**

- Ambient air test was performed by using thermometers on air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates unit is cooling as intended. The supply air temperature on your system read (57) degrees, and the return air temperature was (76) degrees. This indicates range in temperature drop is normal.

6.0 Picture 1

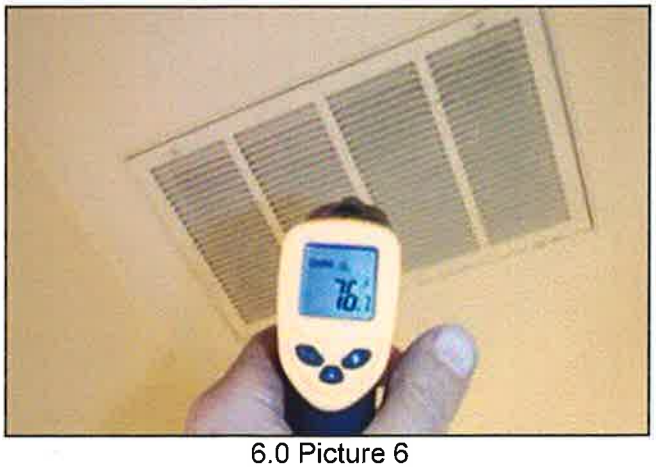


6.0 Picture 2


6.0 Picture 3


6.0 Picture 4


6.0 Picture 5


6.0 Picture 6

6.1 NORMAL OPERATING CONTROLS
Comments:

- Thermostat was operational at the time of inspection(FYI)

6.1 Picture 1

6.2 DISTRIBUTION SYSTEMS (SEE PREVIOUS HEATING SECTION)
Comments:

- SEE HEATING NOTES

6.3 OTHER
Comments:

- **This is a limited visual inspection of HVAC SYSTEM. For more detailed inspection of the components such as air flow, sizing, refrigerant lines/ pressure, high temp switches etc... Recommend to hire a qualified specialist for more detailed inspection/ evaluation.**

The cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

Styles & Materials

VIEWED ROOF COVERING FROM:
WALKED ROOF

ROOF COVERING:
BUILT UP
VINYL

ROOF-TYPE:
FLAT

VENTILATION:
GABLE VENTS

CHIMNEY (exterior):
BRICK
STUCCO COVER

SKY LIGHT (S):
NONE

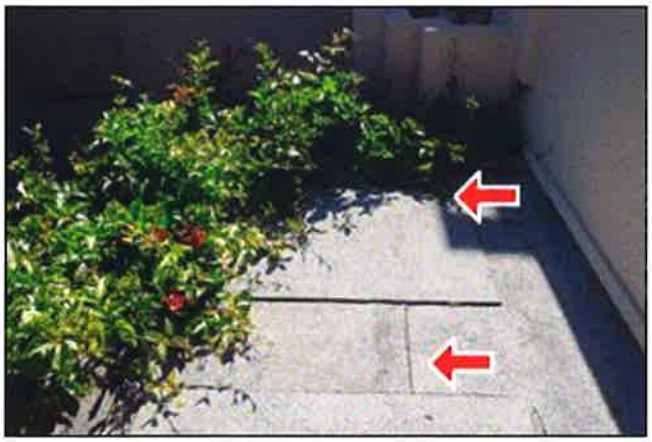
RAIN GUTTERS:
WITH ROOF DRAINS

Items

7.0 ROOF COVERINGS

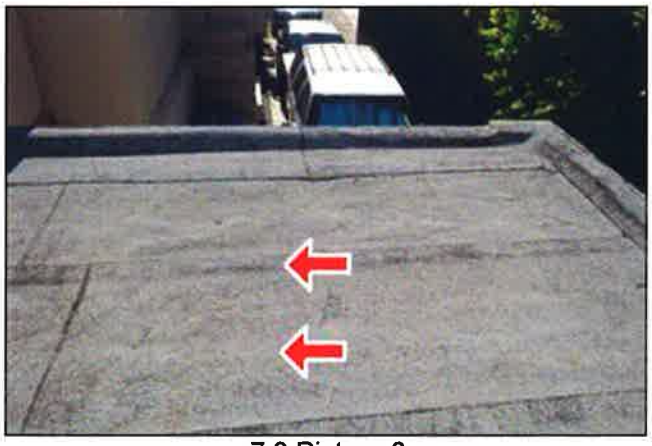
Comments: Needs Further Evaluation / Repair

- Tree limbs that are in contact with roof or hanging near roof should be trimmed away. Recommend to trim away and inspect the roof. (Picture 1)
- Worn, damaged roof cover noted at lower roof. (Picture 1-5)
- **Recommend further/ complete evaluation/ maintenance by a qualified roofer.**
- Upper roof; newer vinyl roof cover noted - check the warranties.(Picture 6)

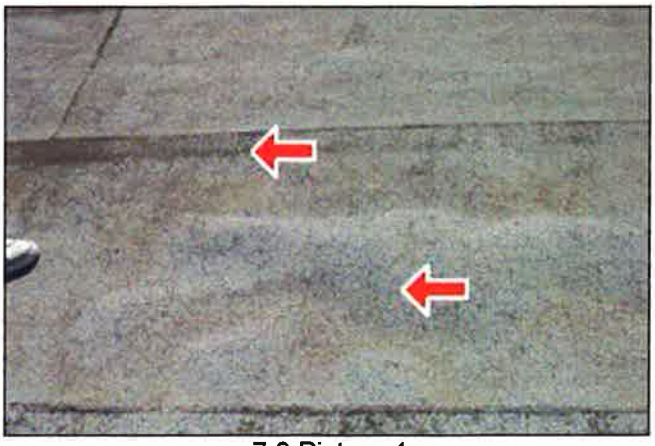


7.0 Picture 1

7.0 Picture 2



7.0 Picture 3



7.0 Picture 4

7.0 Picture 5

7.0 Picture 6

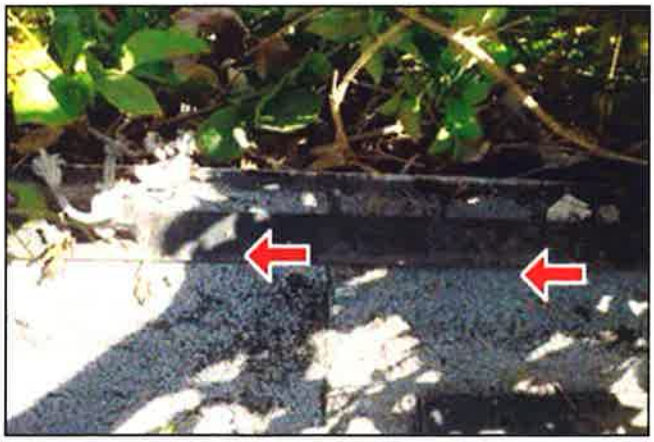
7.0 Picture 7

7.0 Picture 8

7.1 FLASHINGS

Comments: Needs Further Evaluation / Repair

- Missing coping metal at lower roof parapet walls noted.(Picture 1). Recommend to install to prevent leaks/seepage.



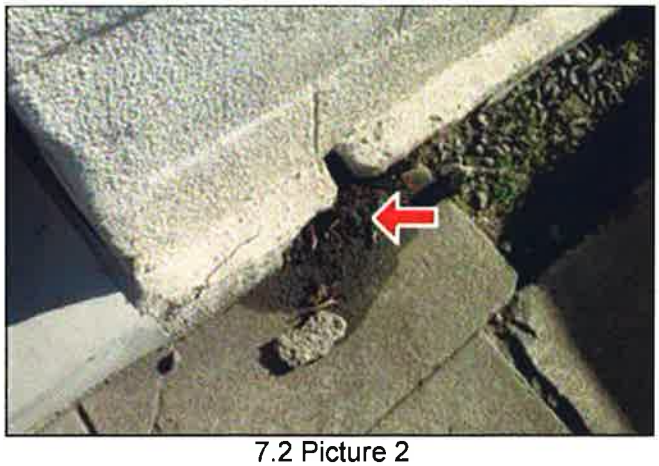
7.1 Picture 1

7.2 ROOFING DRAINAGE SYSTEMS

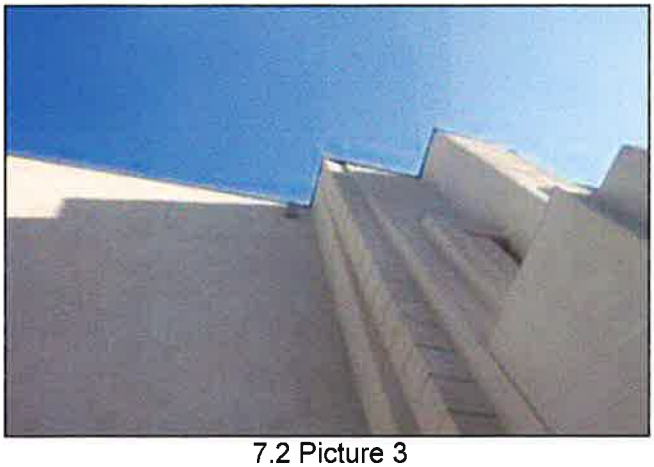
Comments: Needs Further Evaluation / Repair

- Roof drains in need of cleaning/ service
- Roof drain terminates at driveway(Picture 2) - needs cleaning

7.2 Picture 1



7.2 Picture 2



7.2 Picture 3

7.3 VENTILATION OF ATTIC
Comments:

7.4 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS (roof view)
Comments: Needs Further Evaluation / Repair

- **Chimney/ flues were not fully visible at this inspection. Video inspection of the chimney / flue by qualified Chimney Inspector is recommended.**
- Exhaust fan noted at the chimney - check the records.

7.4 Picture 1

7.4 Picture 2

7.5 OTHER
Comments:

- The roof has been inspected at a time when it was not raining. Since one of the purpose of the roof is to repel water this could not be observed and verified as occurring in all cases. Therefore the roof has not been tested under wet conditions and how it performs in these condition is unknown. No warranty is made that it will not leak when it is under a wet condition.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. This report is an opinion of the general quality and condition of the roof. The Inspector can not, and does not offer an opinion as to whether the roof has leaked in the past or is subject to future leaks.

8. Garage

It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

Styles & Materials

GARAGE TYPE:
NONE
GARAGE CONVERTED INTO LIVING AREA - CHECK THE PERMITS

GARAGE DOOR TYPE:
TILT UP

GARAGE DOOR MATERIAL:
WOOD

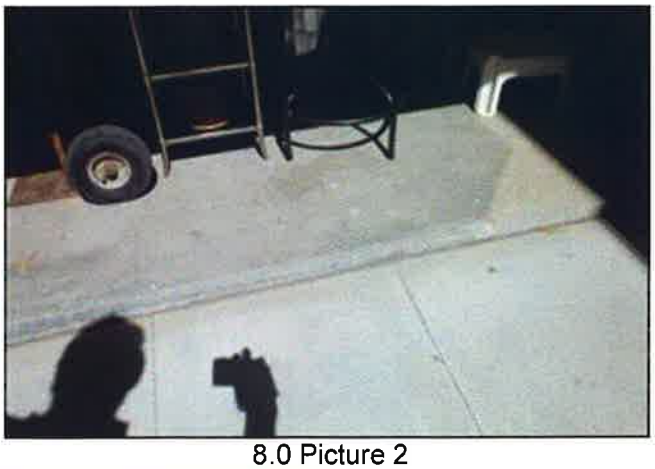
AUTO REVERSE/ SENSORS:
N/A - NO AUTOMATIC OPENER

Items

8.0 GARAGE VEHICLE DOOR(S) / OPENER(S) / AUTO REVERSE SENSORS
Comments: Needs Further Evaluation / Repair

- No automatic opener present - manual vehicle door type(FYI)
- **No Garage is present at the inspected property. Possible that Garage was converted into living area - check the records/ permits.**


8.0 Picture 1


8.0 Picture 2


8.0 Picture 3

8.1 CEILINGS
Comments:

8.2 FIREWALL
Comments:

- No major cracks/ damage/ holes noted at the time at visual part of the garage.

8.3 FLOORS
Comments:

- Common cracks up to 1/4 " were found on the garage floor.
- Flooring/walls of the garage was not fully visible at the time of inspection due to belongings or floor covering. Have it checked at Your final walk through.

8.4 DOORS to interior/ to exterior
Comments: Not Present

8.5 GARAGE ELECTRIC
Comments: Needs Further Evaluation / Repair

- Recommend GFCI protected electrical outlets as a safety upgrade.

8.5 Picture 1

8.6 OTHER
Comments:

The interior of the garage was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture/ personal items... or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Interior # 1

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

Styles & Materials

CEILING MATERIALS:	WALL MATERIAL:	FLOOR COVERING(S):
PLASTER	PLASTER	CARPET TILE
INTERIOR DOORS:	**WINDOW TYPES:**	**LAUNDRY:**
WOOD	SINGLE PANE WOOD	GAS DRYER TYPE

Items

9.0 CEILINGS
Comments:

- Common cracks were noted at the ceilings.

9.1 WALLS
Comments:

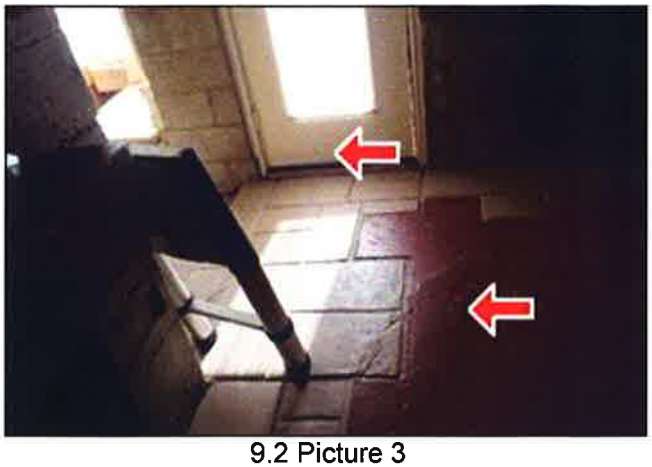
- Common cracks were noted at the interior walls.

9.2 FLOORS
Comments: Needs Further Evaluation / Repair

- House was occupied at the time of the inspection (walls/floors were not fully visible) - recommend to check the records for any known defects/repairs.
- Squeaky sub floors at various areas noted at the time.
- **Sloped flooring noted at upper and lower floors. No tests/ engineering done at this type inspections. Have it checked by a qualified specialist(s)**
- **Settlement type cracks noted at entry hall area(Picture 2)**

9.2 Picture 1

9.2 Picture 2



9.2 Picture 3

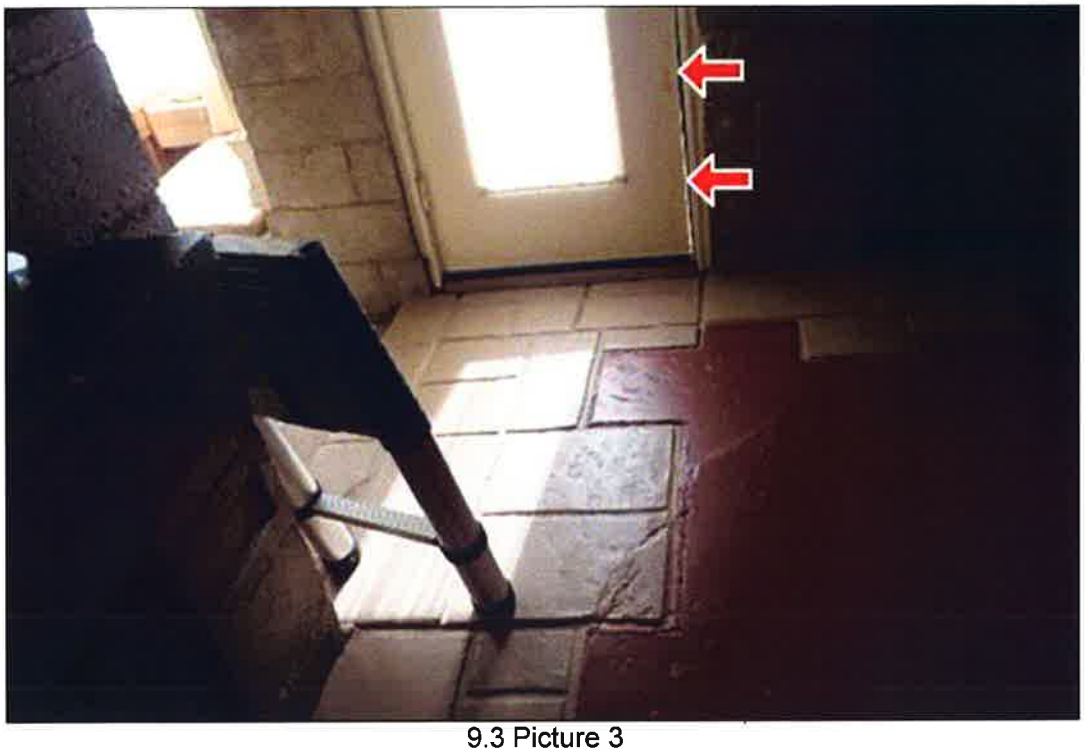
9.2 Picture 4

9.3 DOORS (REPRESENTATIVE NUMBER)
Comments: Needs Further Evaluation / Repair

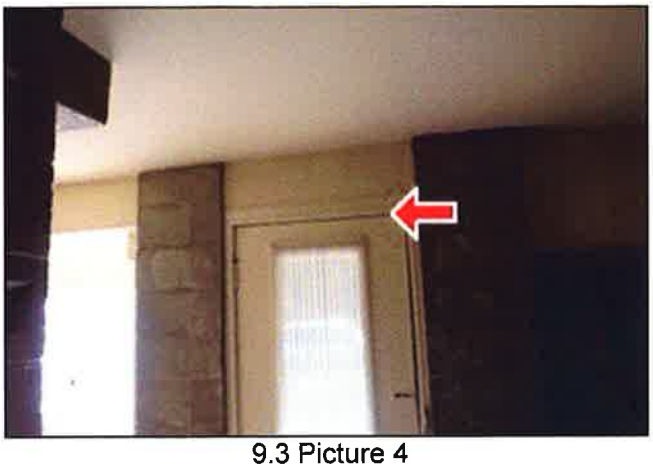
- **Door frames were not square - an indication of settlement or movement - further evaluation and corrections by qualified Contractor are recommended.**
- **Large gap noted at entry door due to settlement.(Picture 3)**

9.3 Picture 1

9.3 Picture 2



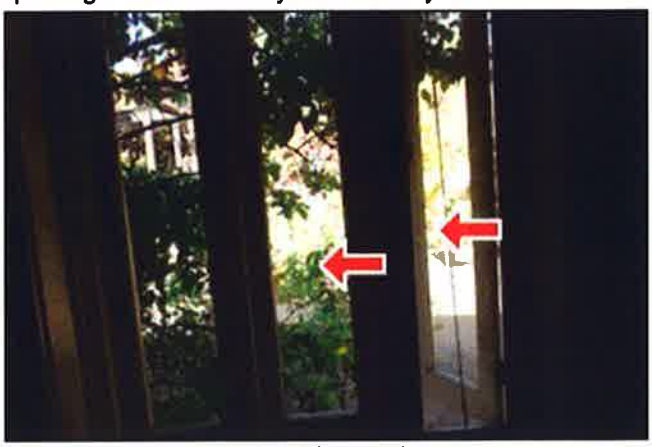
9.3 Picture 3



9.3 Picture 4

9.4 WINDOWS (REPRESENTATIVE NUMBER)
Comments: Needs Further Evaluation / Repair

- Lower Bedroom window openings not with today's fire safety standards. Recommend to upgrade.(Picture 1)



9.4 Picture 1

9.5 ELEVATOR
Comments: Not Present

9.6 OTHER

Comments: Needs Further Evaluation / Repair

- **This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants.**
- It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Interior # 2

Items

10.0 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Needs Further Evaluation / Repair

- Railings are recommended at all stair locations of three or more steps as a safety upgrade. (Picture 1)
- Loose steps noted at wood stairs (Picture 2) (Picture 3)

10.0 Picture 1

10.0 Picture 2

10.0 Picture 3

10.1 LAUNDRY SERVICE

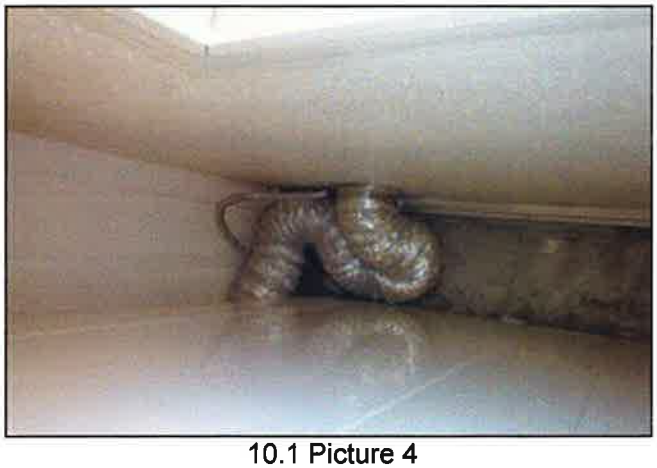
Comments: Needs Further Evaluation / Repair

- View behind the equipment was limited due to equipment location / space restrictions.
- Laundry machines and drainage are not part of this inspection. Machines area note tested at this inspection. We inspect and report installation defects. Check with the seller about functionality of the machines.
- Washing machine/ laundry area without catch pan and or drainage pipes. Recommend to install if possible to prevent damage when machines leak.
- Cracked floor slab noted(Picture 5)

10.1 Picture 1

10.1 Picture 2

10.1 Picture 3



10.1 Picture 4

10.1 Picture 5

10.2 BAR SINK
Comments: Not Present

10.3 OTHER
Comments:

11. Bathroom(s)

Styles & Materials

Bathroom Fixtures:
Toilet, Sink(s), Tub
Without Exhaust Fan (window) type

Items

11.0 BATHROOM PICTURES
Comments:

- (Picture 1-6) Bathroom at Upper Floor
- (Picture 7-17) Bathroom at Lower Floor
- Check the records on bathroom remodels


11.0 Picture 1


11.0 Picture 2


11.0 Picture 3


11.0 Picture 4


11.0 Picture 5


11.0 Picture 6

11.0 Picture 7

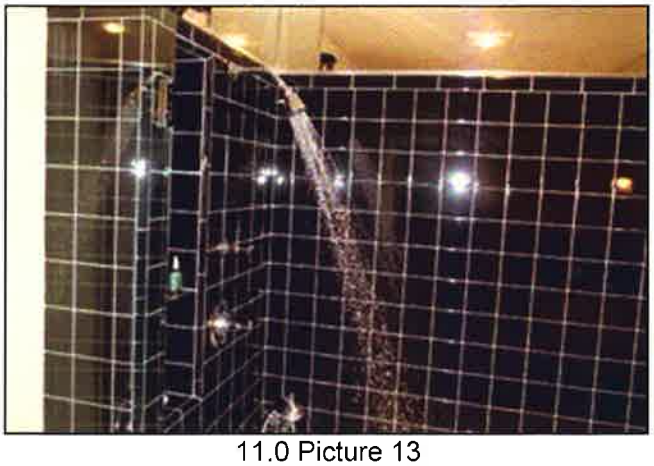
11.0 Picture 8

11.0 Picture 9

11.0 Picture 10

11.0 Picture 11

11.0 Picture 12



11.0 Picture 13

11.0 Picture 14

11.0 Picture 15

11.0 Picture 16

11.0 Picture 17

11.1 SINK(S), FAUCET, CABINETS

Comments: Needs Further Evaluation / Repair

- Bathroom at Upper Floor; defective cold water faucet noted(Picture 1). Crack noted at sink(Picture 2), sink stopper did not work

11.1 Picture 1

11.1 Picture 2

11.2 TOILET, BIDET

Comments: Needs Further Evaluation / Repair

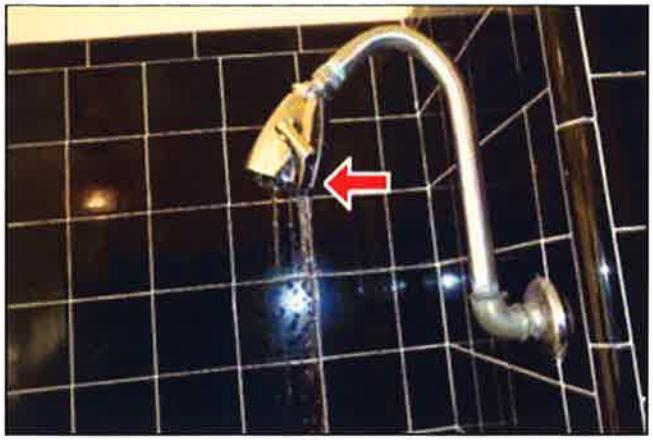
- Bathroom at Upper Floor; Missing caulking at the base of toilet noted - recommend to caulk. (Picture 1)

11.2 Picture 1

11.3 TUB, SHOWER

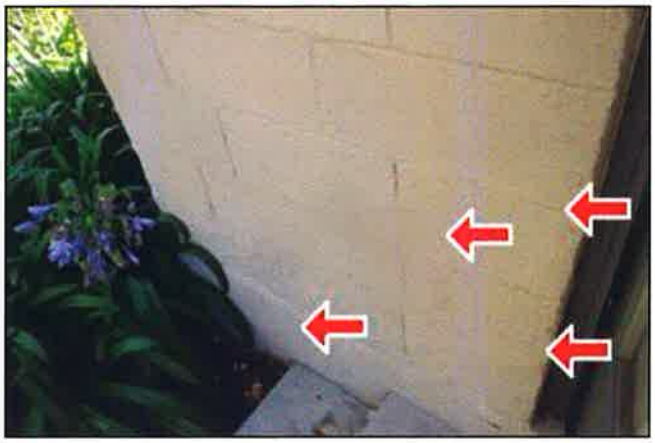
Comments: Needs Further Evaluation / Repair

- **Bathroom at Upper Floor;** low water flow noted at shower head. Have it checked(Picture 1)
- **Bathroom at Lower Floor;** Wall tiles were installed at tub ledge - unable to determine if proper flashing was used at tub to wall to prevent water seepage/damage. This type tubs not designed to be used as shower. Under tub area was not fully visible at the time of the inspection. No major water stains/ damage found at visual part of the tub walls at the time(FYI). Check the records for any known defects/ repairs. (Picture 2). Some stains noted at tub area exterior wall - possible seepage from exterior door and or wall. Have it checked.(Picture 3)



11.3 Picture 1

11.3 Picture 2



11.3 Picture 3

11.4 ELECTRICAL, EXHAUST FAN, HEATER

Comments: Needs Further Evaluation / Repair

- Recommend to install exhaust fan for proper removal of the moisture.
- Recommend to install GFCI type outlets at Bathrooms and test them periodically. This is a safety upgrade.
- Missing GFCI outlet at upper bathroom(Picture 1)

11.4 Picture 1

11.5 OTHER

Comments:

12. Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

Styles & Materials

CABINETRY:
WOOD

COUNTERTOP:
METAL

DISPOSER:
PRESENT

DISHWASHER:
PRESENT

EXHAUST/RANGE HOOD:
VENTED

RANGE/OVEN:
GAS OVEN

BUILT-IN MICROWAVE:
NONE

TRASH COMPACTOR:
NONE

Items

12.0 KITCHEN PICTURES
Comments:

- Kitchen was remodeled - check the records/permits.


12.0 Picture 1


12.0 Picture 2

12.1 SINKS, COUNTERS AND CABINET DOORS / DRAWERS
Comments:


12.1 Picture 1


12.1 Picture 2

12.2 FOOD WASTE DISPOSER
Comments:

12.2 Picture 1

12.3 DISHWASHER
Comments:

12.3 Picture 1

12.3 Picture 2

12.4 RANGES/OVENS/COOKTOPS
Comments:

- "Missing Anti-Tip Device at the freestanding range. Recommend to add for safety concerns. Consult a licensed professional for proper installation."

12.4 Picture 1

12.4 Picture 2

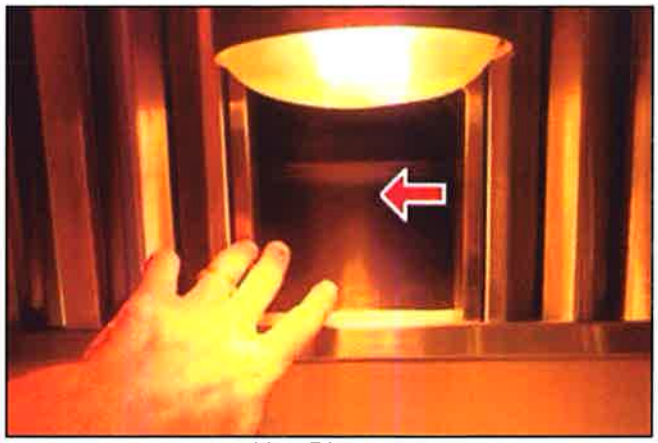
12.4 Picture 3

12.5 RANGE HOOD

Comments: Needs Further Evaluation / Repair

- Missing filter/ cover plate noted at the hood(Picture 2)

12.5 Picture 1



12.5 Picture 2

12.6 TRASH COMPACTOR

Comments: Not Present

12.7 MICROWAVE COOKING EQUIPMENT - NOT TESTED BY THIS CO.

Comments: Not Present

12.8 OTHER

Comments:

- **Recommend to install GFCI type outlets in the kitchen as a safety upgrade.**
- Refrigerator is not tested by this company - recommend to check with the seller for any known defects.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

13. Attic & Related

It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

Styles & Materials

ATTIC INFO:
SCUTTLE HOLE

METHOD USED TO OBSERVE ATTIC:
CRAWLED

ROOF STRUCTURE:
RAFTERS / RIDGE BOARD

CEILING STRUCTURE:
CEILING JOISTS
NOT VISIBLE

ATTIC/ ROOF INSULATION:
FIBERGLASS

Items

13.0 ATTIC ACCESS
Comments:

- Two roof hatches noted on upper roof (FYI)(Picture 1) (Picture 2)
- Attic lights did not work at the time(Picture 3)

13.0 Picture 1

13.0 Picture 2

13.0 Picture 3

13.1 ROOF STRUCTURE AND ATTIC
Comments:

- *Ceiling joists were not fully visible to comment due to insulation. No major damage found at visual part of the structure at the time. Check the records for any known defects/ repairs.*
- Newer roof sheathing noted - check the records

13.1 Picture 1

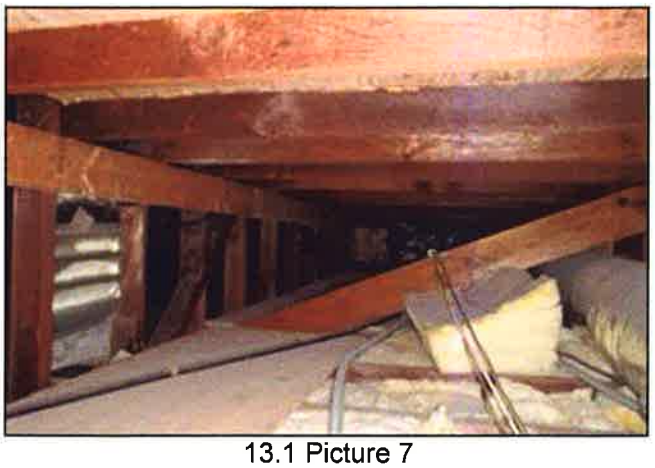
13.1 Picture 2

13.1 Picture 3

13.1 Picture 4

13.1 Picture 5

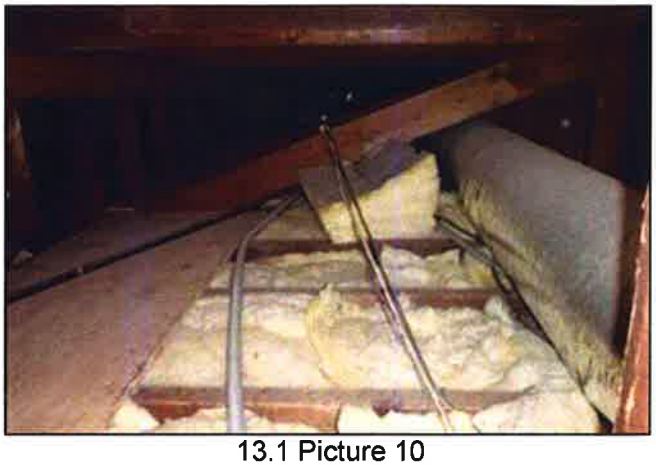
13.1 Picture 6



13.1 Picture 7

13.1 Picture 8

13.1 Picture 9



13.1 Picture 10

13.2 INSULATION
Comments:

13.3 VENTILATION/ FANS
Comments:

13.4 OTHER
Comments:

The interior of the attic was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving insulation, ducts... or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

14. Foundation

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

Styles & Materials

METHOD USED TO OBSERVE CRAWLSPACE:
CRAWLED

FOUNDATION:
RAISED
CONCRETE SLAB
POURED CONCRETE

WALL STRUCTURE:
CONCRETE

FLOOR STRUCTURE:
WOOD JOISTS
SLAB

COLUMNS OR PIERS:
WOOD POSTS
CONCRETE PIERS

PRESENCE OF ANCHOR BOLTS:
NOTED AT SILL PLATE

Items

14.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)
Comments:

- Crawl area was dry at the time (FYI)

14.1 COLUMNS OR PIERS
Comments:

- Newer piers, posts noted

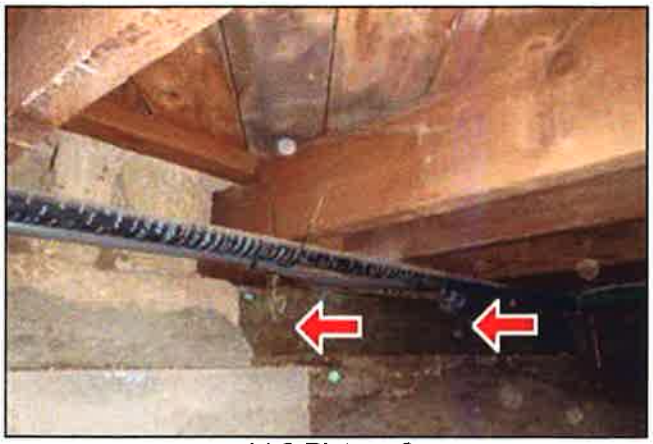
14.1 Picture 1

14.2 WALLS (Limited to Visual Inspection)
Comments:

- Newer foundation walls and bolts/ straps noted - check the records/ permits.

14.2 Picture 1

14.2 Picture 2

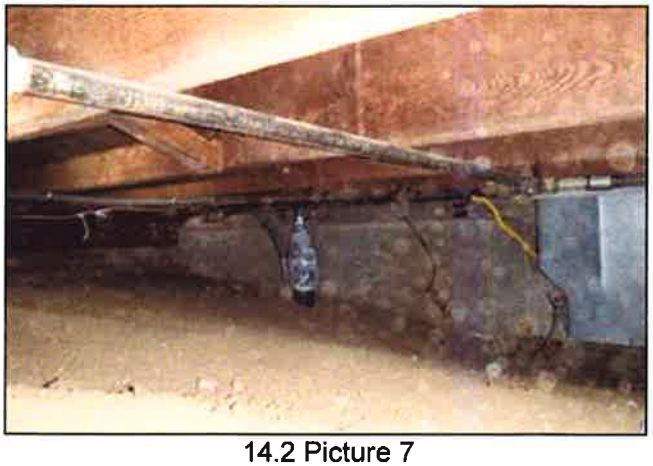


14.2 Picture 3

14.2 Picture 4

14.2 Picture 5

14.2 Picture 6



14.2 Picture 7

14.2 Picture 8

14.2 Picture 9


14.2 Picture 10

14.3 FLOORS (Limited to Visual Inspection)
Comments:

14.4 VENTILATION OF FOUNDATION
Comments: Needs Further Evaluation / Repair

- Lack of cross ventilation noted. Recommend to install vents on access doors

14.5 BASEMENT
Comments: Not Present

14.6 OTHER
Comments: Needs Further Evaluation / Repair

- **Recommend to check the records/ permits on additions/ alterations.**
- **Cracks and settlement noted at interior walls, floors - in these cases further evaluation by a qualified Structural Engineer and / or Geological evaluation is recommended by this Property Inspection Company.**

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

15. Additional Photos

Styles & Materials

ADDITIONS / ENCLOSURES / ALTERATIONS:

Items

15.0 EXTERIOR PHOTOS
Comments:


15.0 Picture 1


15.0 Picture 2


15.0 Picture 3

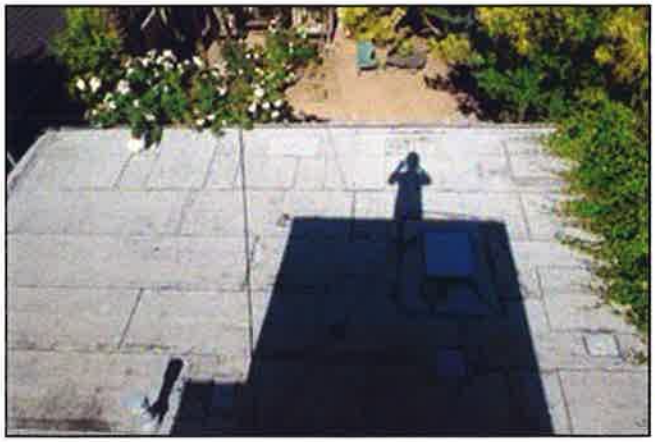

15.0 Picture 4


15.0 Picture 5


15.0 Picture 6

15.0 Picture 7

15.0 Picture 8



15.0 Picture 9

15.0 Picture 10

15.0 Picture 11

15.0 Picture 12

15.1 INTERIOR PHOTOS
Comments:

15.1 Picture 1

15.1 Picture 2

15.1 Picture 3

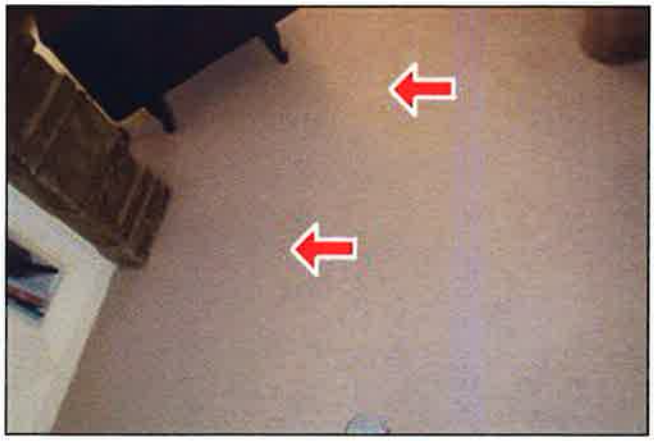
15.1 Picture 4

15.1 Picture 5

15.1 Picture 6

15.1 Picture 7

15.1 Picture 8



15.1 Picture 9

15.1 Picture 10

15.1 Picture 11

15.1 Picture 12

General Summary

Advanced Group Property Inspection Co.

Alex Kay
Chief Inspector

Phone > 818 247 7771
Web > www.AGPIC.com
Email > alexkay@agpic.com
Address1 > 1013 1/2 S. Central Ave.
Address2 > Glendale, CA 91204

Customer
James Yunker

Address
1530 Ogden dr.
Los Angeles CA 90046

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior

1.1 WALL CLADDING FLASHING AND TRIM

Needs Further Evaluation / Repair

- Cracks and pealing pint noted at exterior walls. Have it checked by a qualified painting contractor
- Settlement type cracks found at front elevation block walls - have it checked by a qualified Geo - Tech and structural Engineer(Picture 2)

1.2 WINDOW TRIMS / SILLS (exterior)

Needs Further Evaluation / Repair

- Moisture stains, pealing paint noted at front elevation windows - have it checked by a qualified termite inspector and painting contractor.

1.3 DOORS (Exterior)

Needs Further Evaluation / Repair

- Recommend to install awnings at exterior doors to prevent water seepage/ damage. (Picture 1). Some water stains noted at Lower Bathroom door - possible seepage from door. Have it checked. Recommend to install proper threshold at exterior doors to prevent water seepage(Picture 2)

- Exterior doors open over step - a trip hazard; door is hinged on the exterior with loose pin hinges(recommend to replace with pick proof type hinges) - a security concern.
- Missing proper landing at rear right side door noted(Picture 3)(Picture 4)

1.4 DECKS, BALCONIES, PATIOS, STOOPS, STEPS, PORCHES AND APPLICABLE RAILINGS

Monitor Condition

- Newer paint noted at the decks. Some soft spots noted at the time. Check the records/ warranties
- Railing at exterior is not to current safety standards - height is too low (this is a safety upgrade). (Picture 3)

1.5 OTHER

Needs Further Evaluation / Repair

- **Recommend to check the records/ permits.**

2. Grounds

2.0 VEGETATION, GRADING, DRAINAGE (With respect to their effect on the condition of the building)

Needs Further Evaluation / Repair, Monitor Condition

- Drain pipes and sump pump/ pit noted at front yard. Pump was functional at the time, terminates at front yard(Picture 3). Periodic acre/ maintenance required. Check the records
- Area drain noted at driveway area - terminates at street curb(Picture 4)(Picture 6, 7)(FYI).
- Plants touch structure, sprinklers set too close to the house/foundation. . Recommend to move sprinklers and vegetation minimum 2' away from house/foundation.

2.1 WALKS, DRIVEWAY

Monitor Condition

- Some cracks noted at driveway. Not fully visible at the time.
- Uneven areas noted at front walks(Picture 1) - use caution.

2.3 FENCING

Needs Further Evaluation / Repair, Monitor Condition

- Some of the fencing was covered with vegetation - not fully visible to comment.
- Common age defects and cracks noted at fencing.

3. Plumbing

3.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Needs Further Evaluation / Repair

- *Most of the sewer / drain / vent pipes are installed inside the walls, under the slab, in the attic and not readily visible at this type inspection. Very often when house is remodeled and or altered vent pipes are not properly installed and or missing. Recommend to check the records/ permits. Check the records for any known defects/repairs.*
- **The waste lines that go out to the sewer system are installed underground and are not visible. Their condition is unknown. The only way to determine what is going on with them is to have them checked out with a camera by a qualified specialist to determine their true condition/ needed repairs.**
- **Video inspection of the sewer / waste pipes is recommended by this Property Inspection Company.**
- All drains flowed properly at the time of inspection(FYI). This does not warrant that future blockage cannot occur.

3.3 WATER HEATER / VENTING

Needs Further Evaluation / Repair

- Gas line at water heater without drip leg/sediment trap (this type installation is common for the area/age). Lack of drip leg may void warranties - check with your Home Warranty provider
- The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last (this is many times a matter of personal preference).
- Circulating pump noted on water heater. Pump was operational at the time(FYI).(Picture 3)
- Seismic straps are too loose.
- MIssing combustion air vents on garage door - recommend to install
- Unit is near end of life due to age (existing is 9 years old type, life span of this type units are 10 to 12 years). Recommend to monitor/replace.
- Thermostat was set too high - keep water temperature below 120F(Picture 6)

3.4 FUEL SYSTEM

Needs Further Evaluation / Repair

- Gas meter - seismic shut off was present at the time of inspection.(FYI)
- Most of the plumbing pipes not visible at this inspection. Check the records for any known defects/repairs.
- This is a limited visual inspection of the gas system. We have partial access to burn chambers and other interior appliance parts only, and no way to inspect underground / interior wall pipes. The Gas Company has it's own testing methods, which are more intensive, and updated periodically. Recommend contacting the Gas Company for a complete inspection of the gas system and associated appliances before close of escrow.
- Union type gas pipe connector in crawl space noted - improper. Recommend to replace with ridged connection

3.5 YARD SPRINKLER SYSTEMS

Needs Further Evaluation / Repair

- *Yard Sprinkler systems / automatic timers are not tested and are not a part of this inspection(most of the pipes, spray heads installed underground). Check with the seller for any known defects/ repairs of the system. We inspect type of pipes used for sprinkler system and report when old, galvanized pipes area present. We report location of the sprinkler heads and damage they cause to the structure.*
- Sprinklers set too close to the house - keep water/ vegetation away from house/foundation.

4. Electrical System

4.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Needs Further Evaluation / Repair

- House was occupied at the time - some of the outlets were not visible/accessible at the time to test. Check the records for any known defects / repairs
- Ceiling fan(s) noted at the inspected property. Ceiling fans not tested for attachment/ safety at this inspection. Recommend to check the records - make sure it was installed and tested by a qualified specialist.
- Electrical covers (switch, outlets, junction boxes, etc) not removed as part of this inspection - inspection of the wiring is limited to Main panel. For a more in depth inspection recommend to hire a qualified electrician.
- 3 prong Non grounded outlets noted - recommend to upgrade. Have it checked by a qualified electrician. (Picture 1)
- Painted outlets/ switches noted - recommend to replace for fire safety. (Picture 1)
- Closet lights noted - missing lens - subject to damage. Recommend to upgrade the fixture for safety(Picture 2).
- Lack of outlets noted

4.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Needs Further Evaluation / Repair

- **Recommend to have GFCI outlets in all "wet" locations as a safety upgrade, and to test them periodically.**
- Electric outlet for garden lights installed to low at the ground at rear yard(Picture 1) - have it checked/ upgrade

4.6 SMOKE DETECTORS/ FIRE ALARMS/ SPRINKLERS

Needs Further Evaluation / Repair

- **Recommend to have operational smoke detectors in bedrooms and hallways and to test them periodically.**
- **Recommend to install carbon monoxide detectors per City/Manufacturers requirements and test them periodically.**
- Smoke detectors were installed too close to air grill - recommend to relocate minimum 3' away. (Picture 1)

4.7 OTHER

Needs Further Evaluation / Repair

- Phone/ cable, low voltage systems... not part of this inspection.
- Garden lights/ transformers, timers not part of this inspection. Check with the seller. Missing/ damaged garden lights noted(Picture 1, 2)

5. Heating

5.0 HEATING EQUIPMENT

Needs Further Evaluation / Repair

- *Recommend to check the service history with the Seller and to have the unit serviced by a qualified HVAC Contractor if not performed in the past year. No service tags noted at the time.*
- *Air flow/ balance is not a part of this inspection. Recommend to check the disclosures regarding day to day functionality.*
- *Annual service/ evaluation is recommended with gas fired furnaces.*
- Heaters area tested and Units operated at heat mode at the time(FYI).
- (Picture 1) Package unit for upper floor on the roof (Picture 9)
- (Picture 2) Floor heater at dining room (Picture 3)(Picture 8)
- Living room area without heater, has fireplace
- Electric baseboard type heater noted at lower bedroom - did not work at the time. Have it checked (portable electric heater noted) (Picture 4) (Picture 5)(Picture 6)(Picture 7)

5.2 VENTING

Needs Further Evaluation / Repair

- Vent pipe is not fully visible at this inspection to comment. Check the records for any known defects/repairs.

5.4 FIREPLACE / FLUE / CHIMNEY (interior view)

Needs Further Evaluation / Repair

- **Recommend further and complete evaluation by a qualified Chimney Inspector (this is a safety and fire concern).**
- **Video inspection of the flue by qualified Chimney Inspector is recommended.**

- Soot build up noted at walls/ mantel - indicates improper venting - have it checked by a qualified specialist. This is a safety/ fire concern.(Picture 1)
- Repairs noted at chimney and fireplace - check the records.

6. Air Conditioning

6.0 A / C COMPRESSOR

Needs Further Evaluation / Repair

- Recommend to check the service history with the Seller and to have the unit serviced by qualified HVAC Contractor if not performed in the past year. No service tags noted at the unit.
- Air flow / balance is not a part of this inspection.
- Recommend to check the disclosures regarding day to day functionality.
- A/C operated at the time of the inspection. 11 years old, 2 ton package unit noted fro upper floor(Picture 2)
- **Broken condensation pipe noted(Picture 3) - have it fixed**

- Ambient air test was performed by using thermometers on air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates unit is cooling as intended. The supply air temperature on your system read (57) degrees, and the return air temperature was (76) degrees. This indicates range in temperature drop is normal.

7. Roofing

7.0 ROOF COVERINGS

Needs Further Evaluation / Repair

- Tree limbs that are in contact with roof or hanging near roof should be trimmed away. Recommend to trim away and inspect the roof. (Picture 1)
- Worn, damaged roof cover noted at lower roof. (Picture 1-5)
- **Recommend further/ complete evaluation/ maintenance by a qualified roofer.**
- Upper roof; newer vinyl roof cover noted - check the warranties.(Picture 6)

7.1 FLASHINGS

Needs Further Evaluation / Repair

- Missing coping metal at lower roof parapet walls noted.(Picture 1). Recommend to install to prevent leaks/seepage.

7.2 ROOFING DRAINAGE SYSTEMS

Needs Further Evaluation / Repair

- Roof drains in need of cleaning/ service
- Roof drain terminates at driveway(Picture 2) - needs cleaning

7.4 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS (roof view)

Needs Further Evaluation / Repair

- **Chimney/ flues were not fully visible at this inspection. Video inspection of the chimney / flue by qualified Chimney Inspector is recommended.**
- Exhaust fan noted at the chimney - check the records.

8. Garage

8.0 GARAGE VEHICLE DOOR(S) / OPENER(S) / AUTO REVERSE SENSORS

Needs Further Evaluation / Repair

- No automatic opener present - manual vehicle door type(FYI)

- **No Garage is present at the inspected property. Possible that Garage was converted into living area - check the records/ permits.**

8.5 GARAGE ELECTRIC

Needs Further Evaluation / Repair

- Recommend GFCI protected electrical outlets as a safety upgrade.

9. Interior # 1

9.2 FLOORS

Needs Further Evaluation / Repair

- House was occupied at the time of the inspection (walls/floors were not fully visible) - recommend to check the records for any known defects/repairs.
- Squeaky sub floors at various areas noted at the time.
- **Sloped flooring noted at upper and lower floors. No tests/ engineering done at this type inspections. Have it checked by a qualified specialist(s)**
- **Settlement type cracks noted at entry hall area(Picture 2)**

9.3 DOORS (REPRESENTATIVE NUMBER)

Needs Further Evaluation / Repair

- **Door frames were not square - an indication of settlement or movement - further evaluation and corrections by qualified Contractor are recommended.**
- **Large gap noted at entry door due to settlement.(Picture 3)**

9.4 WINDOWS (REPRESENTATIVE NUMBER)

Needs Further Evaluation / Repair

- Lower Bedroom window openings not with today's fire safety standards. Recommend to upgrade.(Picture 1)

9.6 OTHER

Needs Further Evaluation / Repair

- **This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants.**
- It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.

10. Interior # 2

10.0 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Needs Further Evaluation / Repair

- Railings are recommended at all stair locations of three or more steps as a safety upgrade. (Picture 1)
- Loose steps noted at wood stairs (Picture 2) (Picture 3)

10.1 LAUNDRY SERVICE

Needs Further Evaluation / Repair

- View behind the equipment was limited due to equipment location / space restrictions.
- Laundry machines and drainage are not part of this inspection. Machines area note tested at this

inspection. We inspect and report installation defects. Check with the seller about functionality of the machines.
- Washing machine/ laundry area without catch pan and or drainage pipes. Recommend to install if possible to prevent damage when machines leak.
- Cracked floor slab noted(Picture 5)

11. Bathroom(s)

11.0 BATHROOM PICTURES

- (Picture 1-6) Bathroom at Upper Floor
- (Picture 7-17) Bathroom at Lower Floor
- Check the records on bathroom remodels

11.1 SINK(S), FAUCET, CABINETS

Needs Further Evaluation / Repair

- Bathroom at Upper Floor; defective cold water faucet noted(Picture 1). Crack noted at sink(Picture 2), sink stopper did not work

11.2 TOILET, BIDET

Needs Further Evaluation / Repair

- Bathroom at Upper Floor; Missing caulking at the base of toilet noted - recommend to caulk. (Picture 1)

11.3 TUB, SHOWER

Needs Further Evaluation / Repair

- **Bathroom at Upper Floor;** low water flow noted at shower head. Have it checked(Picture 1)
- **Bathroom at Lower Floor;** Wall tiles were installed at tub ledge - unable to determine if proper flashing was used at tub to wall to prevent water seepage/damage. This type tubs not designed to be used as shower. Under tub area was not fully visible at the time of the inspection. No major water stains/ damage found at visual part of the tub walls at the time(FYI). Check the records for any known defects/ repairs. (Picture 2). Some stains noted at tub area exterior wall - possible seepage from exterior door and or wall. Have it checked.(Picture 3)

11.4 ELECTRICAL, EXHAUST FAN, HEATER

Needs Further Evaluation / Repair

- Recommend to install exhaust fan for proper removal of the moisture.
- Recommend to install GFCI type outlets at Bathrooms and test them periodically. This is a safety upgrade.
- Missing GFCI outlet at upper bathroom(Picture 1)

12. Kitchen

12.5 RANGE HOOD

Needs Further Evaluation / Repair

- Missing filter/ cover plate noted at the hood(Picture 2)

14. Foundation

14.4 VENTILATION OF FOUNDATION

Needs Further Evaluation / Repair

- Lack of cross ventilation noted. Recommend to install vents on access doors

14.6 OTHER

Needs Further Evaluation / Repair

- **Recommend to check the records/ permits on additions/ alterations.**
- **Cracks and settlement noted at interior walls, floors - in these cases further evaluation by a qualified Structural Engineer and / or Geological evaluation is recommended by this Property Inspection Company.**

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Advanced Group Property Inspection Co.

Alex Kay Keshishian
Alex Kay
Chief Inspector

Phone > 818 247 7771
Web > www.AGPIC.com
Email > alexkay@agpic.com
Address1 > 1013 1/2 S. Central Ave.

Address2 > Glendale, CA 91204

Appendix F - Permit Report

Permit Report by The Permit Report, June 18, 2014

PermitReport™

The Permit Report
13400 Riverside Drive
Suite 202
Sherman Oaks, CA 91423

(800)607-0544
info@permitreport.com

Report Date: 6/18/2014
Invoice Number: 9144-100
Subject Property: 1534 N OGDEN DR
APN: 5551-021-005

Subject Property:
1534 N OGDEN DR
LOS ANGELES, CA 90046
APN#: 5551-021-005

Ordered By:
Crosby Doe
Crosby Doe Assoc., Inc.
(310) 275-2222

Bill To:
Crosby Doe
Crosby Doe Assoc., Inc.
(310) 275-2222

Product Description	Quantity	Unit Price ($)	Line Total ($)
Residential Permit Report (up to 20 pages of permit documentation)	1	59.95	59.95
Mechanical, Electrical, and Plumbing Permit Search and Copies Included In Report: *-Building Permit(s)* *-Certificate(s) of Occupancy* *-Mechanical Permit(s)* *-Electrical Permit(s)* *-Plumbing Permit(s)*	1	20.00	20.00
Sewer Report	1	10.00	10.00
Zoning Report	1	10.00	10.00
Open Violations of Record search	1	25.00	25.00
Rush Order/Same Day	1	30.00	30.00
Additional Pages of Permit Documentation	33	1.00	33.00

Notes:
***No Geo/Soils reports were found.

Billing Terms:	Bill CreditCard	**Invoice Total ($):**	**187.95**
Payment Details:		**Discount ($):**	**0.00**
Credit Card: Visa, xxxxxxxxxxxx0086, Exp: 07-15 **Transaction ID #: 028-0128583466**		**Amount Received ($):**	**187.95**
Invoice Number: 9144-100 **Amount Due: $0.00**		**Balance Due ($):**	**0.00**

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PERMIT DEFINITIONS

Building Permit

A permit is required to build, remodel, repair, demolish, remove or move any building or structure. A separate permit is required for each separate building or structure. Examples of work that requires a permit: roofing, stucco, window, and door change-out, drywall replacement, installation of security bars, fire damage repairs, chimney repairs, and anchor bolting/bracing foundation (Los Angeles Municipal Code Section 91.106).

Certificate of Occupancy

A Certificate of Occupancy is issued pursuant to a building permit for new construction, additions, and changes of occupancy after all the necessary construction has been approved by the inspector. It is evidence that the Department of Building and Safety has determined that the construction was done according to the requirements of the code for the given occupancy to be housed in the building. Not all construction work receives a C of O, only when square footage is being added. For new construction, the C of O is automatically issued following the final inspection. For older construction, a C of O may not be on file and would require special attention (http://www.ladbs.org/faq/faq.htm).

Prior to 1930

Certificates were NOT issued for any structure or building

In 1930

The Department started issuing Certificates of Compliance for all theatres, hospital, schools, and garages.

In 1943

The Municipal Code was changed so as to require that a Certificates of Occupancy be issued for all categories with the exception of dwellings.

In 1946

In compliance with zoning regulations, the code was again changed to require all new buildings and existing buildings with new occupancy designation, except R-1 Occupancies & accessory buildings

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Mechanical (HVAC) Permit*
An HVAC permit is required to install, alter, repair, relocate, replace or add any heating, ventilating, or air-conditioning equipment. A permit shall be obtained for all heating, ventilating, air-conditioning or refrigeration equipment or other miscellaneous heat-producing appliances moved with, or installed in, a relocated building in the City (Los Angeles Municipal Code Section 95.0112).

Electrical Permit*
An electrical permit is required for electrical wiring. No person shall install, alter, reconstruct or repair any electrical wiring unless a permit has been obtained from the Department except as provided by your local city code (Los Angeles Municipal Code Section 93.0201).

Plumbing Permit*
A plumbing permit is required to add, alter, construct, install, move, relocate, remove, reconstruct, repair, or replace any plumbing, rainwater piping, subsurface drainage piping, swimming pool piping, reclaimed, water piping, or greywater piping. A permit shall be required where the Department has determined that the gas piping shall be retested for the following:

1. The system has been out of service for a period of one year
2. Where the Department had determined there is system leakage creating an immediate hazard to persons or property (Los Angeles Municipal Code Section 94.103.1).

Sewer Permit
Sewer Permits are issued to private individuals or contractors to connect to an existing house connection sewer or to facilitate the construction of a house connection sewer.

There are two types of sewer connection:

1. Property Line Connection: (requires Building & Safety inspection). This may be a new connection or reconnection to a house connection sewer located at the property line.
2. Main Line Connection: (requires Public Works inspection). This type of connection is required when the house connection sewer extending to the property line does not exist. To extend a sewer line from the property line to the City's main sewer, a bonded sewer contractor must perform the work (Los Angeles City - Department of Public Works - Bureau of Engineering).

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Grading Permit
A grading permit is required to import or export any earth material to or from any grading site. A grading permit is also required to perform any grading within areas designated "hillside" (Los Angeles Municipal Code Section 91.106).

Plot Plans
A plot plan is a scale drawing of your property that shows the size and configuration of your property and the size and location of manmade features (building, driveways, and sidewalks) on the property. Plot plans show what currently exists on your property as well as physical changes you wish to make.

Who Governs Construction Standards?
The International Conference of Building Officials publishes a set of uniform codes to help assure that the buildings in which we live and work are built appropriately. These codes establish minimum standards to help safeguard life, limb, health and public welfare by regulating and controlling the design, construction, materials and location of buildings.

The previous sections contain some general background information on certain subjects that can help you better comprehend the process involved. Because the permit process varies among jurisdictions, the information provided is generalized and not specific to a particular situation.

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Potential Limitations of Permits

There are hundreds of county and city level jurisdictions in California. Each tends to use slightly different methods of requiring, processing, storing, and making permits available. Jurisdictional records may be incomplete because permits were not obtained, are filed in a different department, were lost, misplaced or even discarded. Therefore, the absence of a building permit does not necessarily mean that construction was done without a permit. The mere presence of a building permit does not necessarily mean that construction took place or was properly accomplished either.

If permits are found, they must be examined and analyzed. It's not uncommon for property owners to obtain permits and then simply not build. Such permits may give the impression that remodeling or changes were made to property that was never done. Sometimes permits are obtained and owners do not have proper inspections. In some cases, permits are not "sign-offs". Sometimes a passing final inspection may be recorded on the back of the permit. When the permit is microfilmed for storage, the back of the permit may not be included. In those cases, we have no information as to whether the permit was finalized or not.

When analyzing a permit, remember that older homes may not "conform" to current codes and building requirements, but this does not necessarily mean that the home is in "non-compliance". Minimum building and construction standards are revised and changed over time as new information, materials, and methods of construction are developed. An older home, addition, or remodel may have been built in compliance with an older set of building standards. In this case, the home is said to be "non-conforming". It does not necessarily mean there is anything wrong with the quality of the home. If a construction project or home is said to be in "non-compliance", it means the work was not done according to the minimum code that was current when the work was undertaken.

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BUILDING PERMIT	BLDG-ALTER/REPAIR	8/25/1950	1950LA14650	HIST: P1440 002 0455	✓
BUILDING PERMIT	ALTERATION	7/3/1995	1995LA37788	HIST: P0537 004 0421	✓
BUILDING PERMIT	ALTERATION	7/6/1995	1995VN84267	HIST: P0538 001 0120	✓
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BUILDING PERMIT	BLDG-ALTER/REPAIR	8/16/2011	11016-20000-15760		✓
CERTIFICATE OF OCCUPANCY		11/17/1950	1950LA14650	IDIS: O0705 02323 0000 HIST: O480 HIST: O211 2 2143	✓
ELECTRICAL PERMIT		7/17/2012	12041-90000-16592		✓
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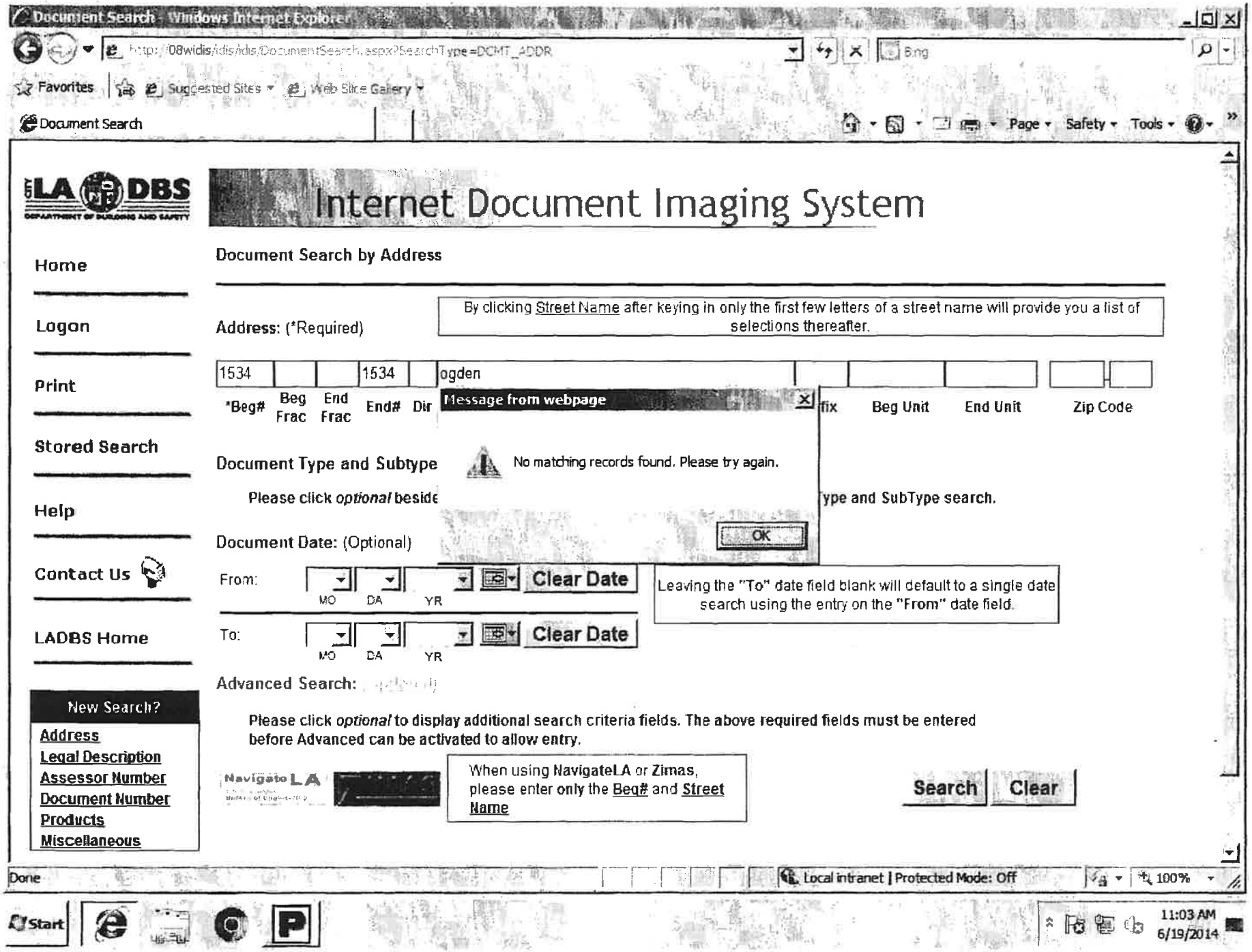
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End Frac
End#
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fix
Beg Unit
End Unit
Zip Code
Message from webpage
No matching records found. Please try again.
OK
Document Type and Subtype
Please click optional beside
ype and SubType search.
Document Date: (Optional)
From:
To:
MO
DA
YR
Clear Date
Leaving the "To" date field blank will default to a single date search using the entry on the "From" date field.
Advanced Search:
Please click optional to display additional search criteria fields. The above required fields must be entered before Advanced can be activated to allow entry.
NavigateLA
When using NavigateLA or Zimas, please enter only the Beg# and Street Name
Search
Clear
Done
Local intranet | Protected Mode: Off
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BUILDING PERMIT	NEW CONSTRUCTION	2/4/1930	1930LA02322	IDIS: P5209 02322 0000 thru P5209 0001 HIST: P	✓
BUILDING PERMIT	BLDG-ALTER/REPAIR	8/1/1946	1946 18746	HIST: P1382 001 0673	✓
BUILDING PERMIT	BLDG-ALTER/REPAIR	8/1/1946	1946LA18746	IDIS: P5403 00336 0000 thru P5403 0001 HIST: P1382 001 0673	✓ dup
BUILDING PERMIT	BLDG-ALTER/REPAIR	8/25/1950	1950LA14650	HIST: P1440 002 0455	✓
BUILDING PERMIT	BLDG-ALTER/REPAIR	8/28/1950	1950LA14650	IDIS: P5501 00455 0000 thru P5501 0001 HIST: P1440 002 0455	✓ dup
BUILDING PERMIT	BLDG-ALTER/REPAIR	7/2/1957	1957LA76004	HIST: P1659 002 2971	✓
BUILDING PERMIT	ALTERATION	7/3/1995	1995LA37788	HIST: P0537 004 0421	✓
BUILDING PERMIT	ALTERATION	7/6/1995	1995VN84267	HIST: P0538 001 0120	✓
BUILDING PERMIT	BLDG-ALTER/REPAIR	4/2/2004	04016-20000-04621		✓
BUILDING PERMIT	BLDG-ALTER/REPAIR	4/22/2009	09016-20000-05421		✓

Document Type	Sub Type	Document Date	Document Number	Reel Batch Frame	
BUILDING PERMIT	BLDG-ALTER/REPAIR	8/16/2011	11016-20000-15760		✓
CERTIFICATE OF COMPLIANCE	MISCELLANEOUS	7/6/1995	08521		✓
CERTIFICATE OF OCCUPANCY		11/17/1950	1950LA14650	IDIS: O0705 02323 0000 HIST: O480 HIST: O211 2 2143	✓
DISASTER INSPECTION FILE	EARTHQUAKE	7/6/1995		IDIS: E0051 1 1831 thru E0051 1 1833	✓
ELECTRICAL PERMIT		7/17/2012	12041-90000-16592		✓
MECHANICAL PERMIT	PLUMBING	8/3/2010	10042-90000-12969		✓
MECHANICAL PERMIT	PLUMBING	7/17/2012	12042-90000-12972		✓
RANGE FILE	MISCELLANEOUS	2/16/2009		IDIS: R755 00632 0000 thru R755 00632 0003	✓
RANGE FILE	MISCELLANEOUS	6/10/2009		IDIS: R755 00633 0000 thru R755 00633 0006	✓

3

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

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT	BLK.	TRACT	DIST. MAP 5714
2. BUILDING ADDRESS 1530 S. Ogden Dr.		APPROVED	ZONE
3. BETWEEN CROSS STREETS Saturn AND Pickford			FIRE DIST.
4. PRESENT USE OF BUILDING Dwelling	NEW USE OF BUILDING Same		INSIDE KEY
5. OWNER Ascican	PHONE		COR LOT REV COR
6. OWNER'S ADDRESS Same	P.O.	ZONE	LOT SIZE
7. CERT ARCH.	STATE LICENSE	PHONE	
8. LIC ENGR.	STATE LICENSE	PHONE	REAR ALLEY SIDE ALLEY
9. CONTRACTOR Jack Silver	STATE LICENSE 157809	PHONE VE 94018	BLDG LINE
10. CONTRACTOR'S ADDRESS 2045 S. Sherbourne Dr.	P.O. L.A.	ZONE 34	AFFIDAVITS
11. SIZE OF EXISTING BLDG. 30 x 40	STORIES 1	HEIGHT 14	NO OF EXISTING BUILDINGS ON LOT AND USE — BLDG AREA

12. MATERIAL EXT WALLS: ☐ WOOD ☐ STUCCO ☐ METAL ☐ BRICK ☐ CONC. BLOCK ☐ CONCRETE — ROOF CONST. ☐ WOOD ☐ CONC. ☐ STEEL ☐ OTHER — ROOFING — SPRINKLERS REQ'D SPECIFIED

3 1530 S. Ogden Dr. — DISTRICT OFFICE L.A.

VALIDATION LA76004 — CASHIER'S USE ONLY

TYPE	GROUP	MAX. OCC

JUL-2 57 38255 B — 1 CK 1.50

C. OF O ISSUED

INSPECTOR	P.C.	S.P.C.	B.P.	I.F.	O.S.	C/O
	none		#1			

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 100.00 — DWELL. UNITS

14. SIZE OF ADDITION — STORIES — HEIGHT — VALUATION APPROVED Reader — PARKING SPACES

15. NEW WORK: EXT. WALLS — ROOFING: Wet Sanblast — APPLICATION CHECKED Reader * — GUEST ROOMS

PLANS CHECKED — FILE WITH

CORRECTIONS VERIFIED Reader — CONT. INSP.

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

SIGNED Jack Silver — PLANS APPROVED

This Form When Properly Validated is a Permit to Do the Work Described.

APPLICATION APPROVED Reader

Form B-3

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

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

THIS PERMIT IS FOR (check one): ☐ NEW BLDG./STRUCTURE ☒ ADD, ALTER, REPAIR EXISTING BUILDING ☐ RELOCATE EXIST. BLDG. ☐ DEMOLITION OF ENTIRE BUILDING

INCIDENT CODE: EQ1-94
REF. NO: NO CBS #

A PROJECT ADDRESS: 1530 N. OGDEN DR
CROSS STREETS: SUNSET
TRACT(S) and COUNTY REF NO: 3817
BLOCK / LOT(S) and ARB(S): 6 ARB 1 / 7 ARB 1
DIST MAP: 147B177
ASSESSOR'S ID: 5551 021 005
LOT TYPE: INT
LOT SIZE: IRR
ZONE: R1-1
CENSUS TRACT: 1898
COUNCIL DIST: 4
FIRE DISTRICT: FBZ
AFFIDAVITS, EASEMENTS AND RESTRICTIONS: ZI145-234, PR 6/1/46

B PROPERTY OWNER: MIMI LONDON
PHONE: 818 761-3357
ADDRESS: 1530 N. OGDEN DR
LA, CA 90046

APPLICANT: HOWARD LICHTMAN
PHONE: 310 397-9600
ADDRESS: 11227 ORVILLE ST
CC, CA 90230

ARCHITECT — NAME / ADDRESS / LIC CLASS / ACTIVE STATE LIC NO / CITY BUS LIC NO / PHONE NO

ENGINEER

CONTRACTOR: HOWARD LICHTMAN 11227 ORVILLE ST — B442842 — 448343096 — 310 397-9600

PROPOSED USE OF BUILDING: (01) SFD
EXISTING USE OF BUILDING: (01) SFD/GARAGE

DESCRIPTION OF WORK: ☐ DAMAGE REPAIR <10% ☐ PATCH PLASTER DRYWALL ☐ INT NON-STRUCTURAL REMODEL ☐ DOOR/WINDOW CHANGEOUT ☐ RE-STUCCO/SIDING ☐ RE-ROOF

OTHER (Describe): EQ REPAIR, REPAIR INTERIOR PLASTER THROUGHOUT, REROOF(FLAT ROOF), REPAIR CHIMNEY, ~~REPAIR~~ RECESSED LIGHTING(4 NEW CIRCUITS), REMOVE/REINSTALL ROOF AIR CONDITIONER. Replace damaged block wall

C COMPLETE THIS SECTION ONLY FOR ONE AND TWO FAMILY DWELLINGS INVOLVING MECHANICAL WORK IN CONJUCTION WITH THE WORK DESCRIBED IN SEC. "B" ABOVE. A SEPARATE PERMIT SHALL BE OBTAINED FROM MECHANICAL BUREAU FOR ANY WORK WHICH DOES NOT MEET ANY OF THE FOLLOWING CONDITIONS

☒ ELECTRICAL WORK FOR PANEL SIZE <400 AMPS AND TOTAL FLOOR AREA <10,000 S.F. ☒ PLUMBING (NOT INCLUDING FIRE SPRINKLERS) ☐ HVAC WORK FOR HEAT/VENT SIZE < 350,000 BTU AND A.C. SIZE < 25 TONS

DESCRIPTION OF MECHANICAL WORK: REMOVE/REINSTALL ROOF AIR CONDITIONING UNIT RELATED TO ROOF REPLACEMENT
Change [illegible] ... impact [illegible] glazing

ELECT CONTR: HOWARD LICHTMAN
PLUMB CONTR: HOWARD LICHTMAN
HVAC CONTR: H. LICHTMAN
PHONE NO: Device Req'd

UNDER PENALTY OF PERJURY I HEREBY AFFIRM THAT I HAVE NOT AND WILL NOT ... ANY INSURANCE SETTLE- ...
FOR CASHIER'S USE ONLY
OWNER/ OWNER'S AGENT

D NO. OF EXISTING BLDGS ON LOT AND USE: 1-SFD/GAR

LENGTH	WIDTH	HEIGHT (BUILDING)	FLOOR AREA (BUILDING)
STORIES	GROUP OCCUPANCY	OCCUPANTS PER GROUP	MAX OCCUPANCY
DWELLING UNITS	GUEST ROOMS	CONSTR TYPE	LIC FABRICATOR REQ'D FOR
REQ'D PARKING	PARKING PROVIDED	HEIGHT (ZONING)	FLOOR AREA (ZONING)

LOCATION OF REQ'D FIRE SPRINKLERS
TYPE OF INSPECTION: (CS) EQ FS MS GEN
DISTRICT INSP OFFICE: (LA) VN WLA SP

LATERAL/FORCE SYSTEMS / SPECIAL INSPECTIONS: SHEARWALL, CONTINUOUS/SPREAD, CONC > 2000 PSI, MASONRY, EBF/CBF, PILE/CAISSON, FIELD WELDING, REBAR WELDS, SMRSF/OMRSF, MAT/BASE ISOLATION, GUNITE/SHOTCRETE, GRADING, OTHER, OTHER, GRADE BEAMS/CAISSONS, OTHER

95LA 37788

NO FEE NO FEE NO FEE
07/03/95 12:20:50PM LA05 T-2929 C

BLDG PERMITS R	174.00
INVOICE # 0056566 BB	
E! RESIDENTIAL	1.85
SYS DEV	10.55
ONE STOP	3.52
MISCELLANEOUS	5.00
CITY PLAN SURC	5.22
NO FEE	0.00

E P.C. NO: CC
VALUATION (including all fixed operating equipment) $

PLAN CHECK / SUPP. PLAN CHECK / E.Q. INSTR: 1.85
SUPPLEMENT TO PERMIT NO
HILLSIDE POSTING / BLDG PERMIT: 174 / PLAN MAINT
PLAN CHECKED BY
PRE-INSPECTION / ELEC PRMT (20%) / FIRE HYDRANT
D.A. PLAN CHECKED BY
INVESTIGATION FEE / PLUMB PRMT (20%) / ARTS DEV FEE
ZONING VERIFIED BY — DATE
RELOCATION FEE / HVAC PRMT (10%) / SCHOOL DIST FEE / SCH DIST FL AREA
APPLICATION APPROVED BY — PRINT / BSID — SIGN / DATE

☐ ENERGY ☒ SURCHARGES ☐ D.A. SURCH ☐ SEWER CAP REQ'D

PLOT PLAN ATTACHED: ☐ YES ☒ NO
OTHER ATTACHMENTS (Descr.): ☒ YES

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the fee has been paid and construction has not commenced; or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0603 L.A.M.C.). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for building permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C.).

B & S 00-B-B Rev. 2/95

BUREAU OF ENGINEERING

CURB RAMP | DRIVEWAY

FLOOD | INDUSTRIAL WASTE

HIGHWAY DEDICATION

☐ REQUIRED

☐ COMPLETED

EXCAVATION ADJACENT TO PUBLIC WAY

CONSTR. TAX RECEIPT NO. | DWELLING UNITS

HOUSING AUTHORITY

CULTURAL AFFAIRS

SEWERS

☐ AVAILABLE

☐ NOT AVAILABLE

SEWER RESERVATION NO. | SEWER CERTIFICATE NO.

SEWER FACILITIES CHARGE

NOT APPLICABLE

DUE

PAID

GRADING DIVISION

HILLSIDE NOTICE MAILED

HILLSIDE NOTICE POSTED

PRIVATE SEWAGE SYSTEM

PRE-APPROVED REQUIRED

SEE LAST CHECK

PLANNING WORKSHEET NO.

APPROVED UNDER CASE NO.

LANDSCAPED FRISCAPE

SITE PLAN REVIEW

FIRE DEPT

APPROVED TITLE 19 C.A.M.C. Sec.

HYDRANT UNIT

DEPT OF TRANSPORTATION

DRIVEWAY LOCATION

ORD. NO.

CAL OSHA

SCMAQMD 3205

DEPT WATER & POWER

COMPLETE FOR RELOCATION PERMITS ONLY
OLD ADDRESS

CASHIER USE | MILES MOVED

1 LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

GENERAL CONTRACTOR

☒ Building ☒ Electrical ☒ Plumbing ☒ HVAC

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

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

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

Carrier STATE FUND Policy No. 229-94 Unit 0001306

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

Sign [signature] Date 6/23/95

PLUMBING CONTRACTOR

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

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

☐ I have and will maintain workers' compensation insurance, as required by Sec. 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 No. ______

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

Sign ______ Date ______

ELECTRICAL CONTRACTOR

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

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

☐ I have and will maintain workers' compensation insurance, as required by Sec. 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 No. ______

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

Sign ______ Date ______

HVAC CONTRACTOR

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

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

☐ I have and will maintain workers' compensation insurance, as required by Sec. 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 No. ______

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

Sign ______ Date ______

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

2 CONSTRUCTION LENDING AGENCY

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

Lender's name ______ Lender's Address ______

3 ASBESTOS REMOVAL

☒ I declare that notification of Asbestos Removal is not applicable ☐ I declare that a notification letter has been sent to the AQMD or EPA. Sign x [signature] Date x 7/3/95

4 OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business & 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 or she is licensed pursuant to the provisions of the Contractors License Law (Chap. 9 commencing with Sec. 7000 of Div. 3 of the Business & Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec. 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 the 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 & Professions Code: The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own 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 or she 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 & Professions Code: The Contractors 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 Contractors License Law).

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

Print ______ Sign ______ Date ______ ☐ OWNER ☐ AUTHORIZED AGENT

5 FINAL DECLARATION

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 upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also, that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed.

Print Howard W. Lichtman Sign [signature] Date 6/23/95 ☐ OWNER ☐ AUTHORIZED AGENT ☐ CONTRACTOR

THIS PERMIT IS FOR (Mark one)
- [ ] NEW BLDG./STRUCTURE
- [x] ADD, ALTER, REPAIR EXISTING BUILDING
- [ ] RELOCATE EXIST. BLDG.
- [ ] DEMOLITION OF ENTIRE BUILDING

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
BUILDING PERMIT PLOT PLAN
PLEASE DRAW AND LABEL CLEARLY IN INK

INCIDENT CODE: [illegible]

REF. NO.

PROJECT ADDRESS	SUITE/UNIT NO.	CROSS STREETS	
1530 N. OGDEN DR		SUNSET	
TRACT(S) and COUNTY REF. NO. (For alpha tracts) e.g. J.G. McDonald Tract (MR 70-20)	**BLOCK**	**LOT(S) and ARB(S)** e.g. 15, 18 (Arb 3), 17, 18	**DIST. MAP** 147B177
7817		[illegible]	**ASSESSOR'S ID** 5551 021 005

SHOW ALL BUILDINGS ON LOT AND LABEL RESPECTIVE USES

O/K CEQA 21,145234. All work to return monument to original appearance using same materials as existing. Recessed pin-light 4" in diameter on plaster ceiling. Sign off ~~condo~~ and permit issuance contingent on approval of CHC. No work to commence prior to ibid approval.
No exterior work

[signature] 7-3-95

[signature] 7-3-95

DO NOT MARK IN THIS AREA

OBS#

THIS PERMIT IS FOR BLDGS ONLY
- [ ] NEW BLDG./STRUCTURE
- [X] ADD. ALTER. REPAIR EXISTING BUILDING
- [ ] RELOCATE DIST. BLDG.
- [ ] DEMOLITION OF ENTIRE BUILDING

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

INCIDENT CODE: EQ 1-94

REF. NO. OBS # N

A PROJECT ADDRESS: ~~11227 Orville St~~ 1530 N. Ogden Dr. N. — CROSS STREETS: Sunset Blvd & Selma Ave

TRACT(S) and COUNTY REF. NO.: 3817 — BLOCK: — LOT(S) and ARB(S): 6(1), 7(1)

DIST. MAP: 147B177 — ASSESSOR'S ID: 5551 021 005

LOT TYPE: — LOT SIZE: — ZONE: R1-1 — BUILDING LINE: — ALLEY:

CENSUS TRACT: 1898 — ADDR. APP'D — DATE

AFFIDAVITS, EASEMENTS AND RESTRICTIONS: ZI 1856, ZI 145-234

COUNCIL DIST.: 4 — FIRE DISTRICT: FBZ — FLOOD ZONE — GRADING — HIGHWAY DED. — SEISMIC STUDY

B PROPERTY OWNER: Bernard St. Croix — PHONE: 310-397-9600
ADDRESS: ~~11227 Orville St~~ 1530 N. Ogden Dr.
CITY/STATE/ZIP: ~~Culver City Ca 90230~~ LA 90046

APPLICANT: Chimney Charm, Inc. — PHONE: 818-545-3391
ADDRESS: 808 Western Ave
CITY/STATE/ZIP: Glendale, Ca 91201

ARCHITECT — NAME — ADDRESS — LIC. CLASS — ACTIVE STATE LIC. NO. — CITY BUS. LIC. NO. — PHONE NO.

ENGINEER

CONTRACTOR: Chimney Charm, Inc. 808 WesternB, C29 — 684723, 074520-70 — 545-3391

PROPOSED USE OF BUILDING: (01) SFD

EXISTING USE OF BUILDING (Leave blank for new buildings): (01) SFD

DESCRIPTION OF WORK
- [ ] DAMAGE REPAIR <10%
- [ ] PATCH PLASTER/DRYWALL
- [ ] INT. NON-STRUCTURAL REMODEL
- [ ] DOOR/WINDOW CHANGEOUT
- [ ] RE-STUCCO/SIDING
- [ ] RE-ROOF

OTHER: (Describe) repair chimney per LA city detail. Metal studs reqd. Smoke det. rqd.

C COMPLETE THIS SECTION ONLY FOR ONE AND TWO FAMILY DWELLINGS INVOLVING MECHANICAL WORK IN CONJUCTION WITH THE WORK DESCRIBED IN SEC. "B" ABOVE. A SEPARATE PERMIT SHALL BE OBTAINED FROM MECHANICAL BUREAU FOR ANY WORK WHICH DOES NOT MEET ANY OF THE FOLLOWING CONDITIONS
- [ ] ELECTRICAL WORK FOR PANEL SIZE <400 AMPS AND TOTAL FLOOR AREA <15,000 S.F.
- [ ] PLUMBING (NOT INCLUDING FIRE SPRINKLERS)
- [ ] HVAC WORK FOR HEAT/VENT SIZE < 350,000 BTU AND A.C. SIZE < 25 TONS

DESCRIPTION OF MECHANICAL WORK (Check applicable boxes above)

ELECT. CONTR. — NAME — ADDRESS — LIC. CLASS — ACTIVE STATE LIC. NO.

PLUMB. CONTR.: contractor

HVAC CONTR.

UNDER PENALTY OF PERJURY I HEREBY AFFIRM THAT I HAVE NOT AND WILL NOT RECEIVE ANY INSURANCE SETTLEMENT WHICH INCLUDES PAYMENT FOR DEPT OF BUILDING & SAFETY PERMITS OR INSPECTION COST IN CONNECTION WITH NORTHRIDGE EARTHQUAKE DAMAGE

FOR CASHIER'S USE ONLY

[signature]
OWNER OR OWNER'S AGENT

D NO. OF EXISTING BLDGS ON LOT AND USE

LENGTH	WIDTH	HEIGHT (BUILDING)	FLOOR AREA (BUILDING)
STORIES	GROUP OCCUPANCY	OCCUPANTS PER GROUP	MAX. OCCUPANCY
DWELLING UNITS	GUEST ROOMS	CONSTR. TYPE	LIC. FABRICATOR REQ'D FOR
REQ'D PARKING	PARKING PROVIDED STD. COMP. DA	HEIGHT (ZONING)	FLOOR AREA (ZONING)

LOCATION OF REQ'D FIRE SPRINKLERS — TYPE OF INSPECTION: (CS) EQ FS MS GEN — DISTRICT INSP. OFFICE: (LA) VN WLA SP

LATERAL/FDN SYSTEMS: SHEARWALL — EBF/SBF — SMRSF/OMRSF — OTHER; CONTINUOUS/SPREAD — PILE/CAISSON — MAT/BASE ISOLATION — OTHER

SPECIAL INSPECTIONS: CONC > 2000 PSI — FIELD WELDING — GUNITE/SHOTCRETE — GRADE BEAMS/CAISSONS; MASONRY — REBAR WELDS — GRADING — OTHER

NO FEE NO FEE NO FEE
07/06/95 10:49:40AM VN04 T-5903 C 06

BLDG PERMITS R	84.00
INVOICE # 0036984 BB	
EI RESIDENTIAL	0.50
MTG/REF PMT RE	10.92
SYS DEV	5.73
ONE STOP	1.91
MISCELLANEOUS	0.00
CITY PLAN SURC	2.52
NO FEE	0.00

E P.C. NO.

VALUATION (including all fixed operating equipment): $ 3500.00

PLAN CHECK	SUPP. PLAN CHECK	EQ INSP .50	SUPPLEMENT TO PERMIT NO.
HILLSIDE POSTING	BLDG. PERMIT 84.00	PLAN MAINT.	PLAN CHECKED BY
PRE-INSPECTION	ELEC. PRMT. (20%)	FIRE HYDRANT	O.A. PLAN CHECKED BY
INVESTIGATION FEE	PLUMB. PRMT. (20%) 10.92	ARTS DEV. FEE	ZONING VERIFIED BY M.C. ZI-map ✓ — DATE 7/6/95
RELOCATION FEE	HVAC PRMT. (15%)	SCHOOL DIST. FEE	APPLICATION APPROVED BY — PRINT AMIR — BSID 36984
		SCH. DIST. FL. AREA	SIGN — DATE 7/6/95

95VN 84267

- [ ] ENERGY
- [X] SURCHARGES
- [ ] D.A. SURCH.
- [ ] SEWER CAP REQ'D

PLOT PLAN ATTACHED: [ ] YES [X] NO — OTHER ATTACHMENTS (Descr.): [ ] YES

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the fee has been paid and construction has not commenced, or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0603 L.A.M.C.). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for building permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C.)

B & S 00-B-B Rev. 2/95

BUREAU OF ENGINEERING	SEWERS	PLANNING WORKSHEET NO
	☐ AVAILABLE	APPROVED UNDER CASE NO
	☐ NOT AVAILABLE	LANDSCAPE/XERISCAPE
	SEWER RESERVATION NO / SEWER CERTIFICATE NO	
CURB RAMP / DRIVEWAY	SEWER FACILITIES CHARGE	SITE PLAN REVIEW
	☐ NOT APPLICABLE	
FLOOD / INDUSTRIAL WASTE	☐ DUE	FIRE DEPT
		APPROVED TITLE 19 C.A.M.C. Sec. 700
HIGHWAY DEDICATION		HYDRANT UNIT
☐ REQUIRED	☐ PAID	OTHER
☐ COMPLETED	GRADING DIVISION	DEPT OF TRANSPORTATION
EXCAVATION ADJACENT TO PUBLIC WAY	HILLSIDE NOTICE MAILED	DRIVEWAY LOCATION
	HILLSIDE NOTICE POSTED	
CONSTR. TAX RECEIPT NO / DWELLING UNITS	PRIVATE SEWAGE SYSTEM	
HOUSING AUTHORITY	CRA APPROVED RE DEV. PROJECT	AB3200
CULTURAL AFFAIRS	C.E.Q.A.	WATER & POWER
COMPLETE FOR RELOCATION PERMITS ONLY OLD ADDRESS	☐ FROM OUTSIDE CITY OF L.A.	AUX/SURETY BOND NO / MILES MOVED

1 LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

GENERAL CONTRACTOR

I hereby affirm under penalty of perjury that I am the general contractor named on the reverse side of this permit and 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. I am responsible for the following permits:

☒ Building ☐ Electrical ☐ Plumbing ☐ HVAC

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

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

☐ I have and will maintain workers' compensation insurance, as required by Sec. 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: Golden Eagle Policy: WC 251493

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

Sign ______ Date ______

ELECTRICAL CONTRACTOR

I hereby affirm under penalty of perjury that I am the electrical contractor named on the reverse side of this permit and 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. I am responsible for the electrical permit.

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

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

☐ I have and will maintain workers' compensation insurance, as required by Sec. 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 No ______

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

Sign L. Graffam Date 7-6-95

PLUMBING CONTRACTOR

I hereby affirm under penalty of perjury that I am the plumbing contractor named on the reverse side of this permit and 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. I am responsible for the plumbing permit.

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

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

☐ I have and will maintain workers' compensation insurance, as required by Sec. 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 No ______

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

Sign ______ Date ______

HVAC CONTRACTOR

I hereby affirm under penalty of perjury that I am the HVAC contractor named on the reverse side of this permit and 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. I am responsible for the HVAC permit.

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

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

☐ I have and will maintain workers' compensation insurance, as required by Sec. 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 No ______

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

Sign ______ Date ______

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

2 CONSTRUCTION LENDING AGENCY

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

Lender's name ______ Lender's Address ______

3 ASBESTOS REMOVAL

☒ I declare that notification of Asbestos Removal is not applicable ☐ I declare that a notification letter has been sent to the AQMD or EPA Sign L. Graffam Date 7-6-95

4 OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' License Law for the following reason (Sec. 7031.5, Business & 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 or she is licensed pursuant to the provisions of the Contractors' License Law (Chapter 9, commencing with Sec. 7000 of Div. 3 of the Business & Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec. 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 the 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 & Professions Code: The Contractors' License Law does not apply to the owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own 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 or she 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 & Professions Code: The Contractors' 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 Contractors' License Law).

☐ I am exempt under Sec. ______ Bus. & Prof. Code for the following reason ______

Print ______ Sign ______ Date ______ ☐ OWNER ☐ AUTHORIZED AGENT

5 FINAL DECLARATION

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 upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also, that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department, officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed.

Print L. Graffam Sign L. Graffam Date 7-6-95 ☐ OWNER ☐ AUTHORIZED AGENT ☒ CONTRACTOR

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 2

2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings

CLASS "D"

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

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

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

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

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

TAKE TO REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY

Lot No. #6-7 Block
(Description of Property)
TRACT 5817a

District No. M. B. Page F. B. Page

O.K. City Clerk By Deputy

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

No. 1520 Ogden Dr. Street
(Location of Job)
Btw Sunset & Selma

O.K. City Engineer By Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Residence No. of Rooms 7 No. of Families 1
2. Owner's name Henry O Bollman Phone Holly 3573
3. Owner's address 1550 Laurel Ave.
4. Architect's name Lloyd Wright Phone 16388
5. Contractor's name Henry O Bollman Phone Holly 3573
6. Contractor's address 1550 Laurel Ave
7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $ 8000 —
8. Is there any existing (old) building on lot? no How used?
9. Size of proposed building 44'0" x 62'0" Height to highest point 22 feet
10. Number of Stories in height 2 Character of ground Decomposed granite
11. Material of foundation Concrete Size of footings 1'0" Size of wall 1'0" Depth below ground 1'0"
12. Material of chimneys Brick Number of inlets to flue 1 Interior size of flues 12" x 12"
13. Give sizes of following materials; REDWOOD MUDSILLS 2" x 6" Girders [illegible] x 6"
EXTERIOR studs 2" x 4" INTERIOR BEARING studs 2" x 4" Interior Non-Bearing studs 2" x 3" Ceiling joists 2" x 8" Roof rafters 2" x 6" FIRST FLOOR JOISTS 2" x 6"
Second floor joists 2" x 8" Specify material of roof Composition
14. Will all provisions of State Dwelling House Act be complied with? Yes

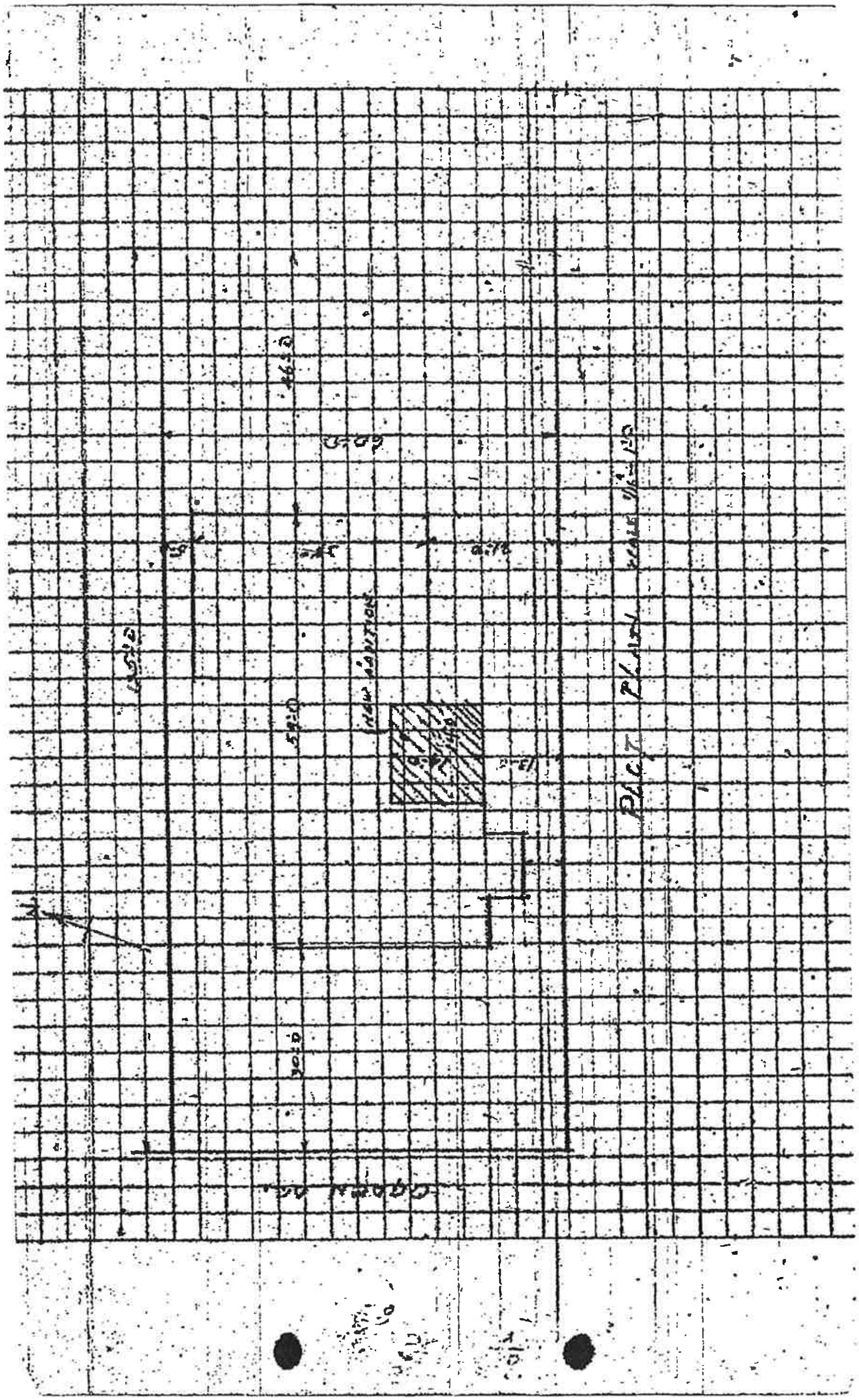
I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER [illegible] (Sign here) Henry O Bollman
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	
46598	Stanberry Plan Examiner	[illegible] Clerk	ISSUED DEC 20 1922 L.A. Bldg. Dept.

Plans [illegible] PLANS 1 Los


NEW ADDITION
PLOT PLAN

All Applications Must be Filled Out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS and other data must also be filed

2

BUILDING DIVISION

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Frame Buildings

CLASS "D"

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

TAKE TO ROOM No. ... (2ND FLOOR) CITY CLERK PLEASE VERIFY

Lot No. 52 Block Tract 4713 (Description of Property)

City Clerk — Deputy

TAKE TO ROOM No. 6 (MAIN ST. FLOOR) ENGINEER PLEASE VERIFY

District No. (1) M. B. Page F. B. Page

No. 1530 So Ogden Dr Street (Location of Job)

Bet Saturn + Pickford

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Dwelling No. of Rooms 6 No. of Families One
2. Owner's name M. H. Whalley Phone —
3. Owner's address 1502½ S. Shepherd
4. Architect's name Werner M Swanson Phone OR 9939
5. Contractor's name ✓ Phone —
6. Contractor's address 4234 Montclair St Apt #205
7. VALUATION OF PROPOSED WORK (Including all Material, Labor, Finishing Equipment and Appliances in Completed Building.) $ 7000.00
8. Is there any existing building or permit for a building on lot? No How Used? —
9. Size of proposed building 39 x 51 Height to highest point 14 feet
10. Number of Stories in height One Character of ground Sandy Loam
11. Material of foundation Concrete Size of footings 18" Size of wall 6" Depth below ground 6"
12. Material of chimneys Brick Number of Inlets to flue One Interior size of flues 8 x 12
13. Material of exterior walls Stucco
14. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6 EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing Studs 2 x 4 Ceiling joists 2 x 4 Roof Rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6 Second floor joists x Specify material of roof Composition & Tile
15. Will all provisions of State Housing Act be Complied with? Yes
17. Will all lathing and plastering Comply with Ordinance? Yes
16. What Zone is Property in? B

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

OVER

(Sign Here) Werner M Swanson (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued
2321	Plan Examiner	2/4/30 Clerk	ISSUED FEB 4 1930

A J Tatch (4)

FOR DEPARTMENT USE ONLY

APPLICATION	O.K.
CONSTRUCTION	O.K.
ZONING	O.K.
SET-BACK LINE	O.K.
ORD. 33761 (N. S.)	O.K.
FIRE DISTRICT	O.K.

REMARKS

All Applications Must be Filled Out by Applicant

Bldg. Form 1

PLANS AND SPECIFICATIONS and other data must also be filed

BUILDING DIVISION

2

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Frame Buildings

CLASS "D"

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

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

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

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

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

TAKE TO ROOM No. 240 (2ND FLOOR) CITY CLERK PLEASE VERIFY

Lot No. 52 Block Tract 4713
(Description of Property)

O. K. City Clerk By Deputy

District No. M. B. Page F. B. Page

TAKE TO ROOM No. 5 (MAIN ST. FLOOR) ENGINEER PLEASE VERIFY

No. 1534 S. Ogden Dr. Street
(Location of Job)

O. K. City Engineer By Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Garage No. of Rooms One No. of Families One
2. Owner's name [illegible] Phone
3. Owner's address [illegible]
4. Architect's name [illegible] Phone RO 2439
5. Contractor's name [illegible] Phone
6. Contractor's address [illegible]
7. VALUATION OF PROPOSED WORK (Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.) $ 250.00
8. Is there any existing building or permit for a building on lot? No How Used? —
9. Size of proposed building 18 x 18 Height to highest point 10 feet
10. Number of Stories in height One Character of ground Level
11. Material of foundation Concrete Size of footings 6" Size of wall Depth below ground 21"
12. Material of chimneys — Number of Inlets to flue — Interior size of flues — x —
13. Material of exterior walls
14. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders x
EXTERIOR studs 2 x 4 INTERIOR BEARING studs x Interior Non-Bearing Studs
x Ceiling joists x Roof Rafters 2 x 4 FIRST FLOOR JOISTS
Second floor joists x Specify material of roof Composition
15. Will all provisions of State Housing Act be Complied with? Yes
17. Will all lathing and plastering Comply with Ordinance? Yes
16. What Zone is Property in? R2

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

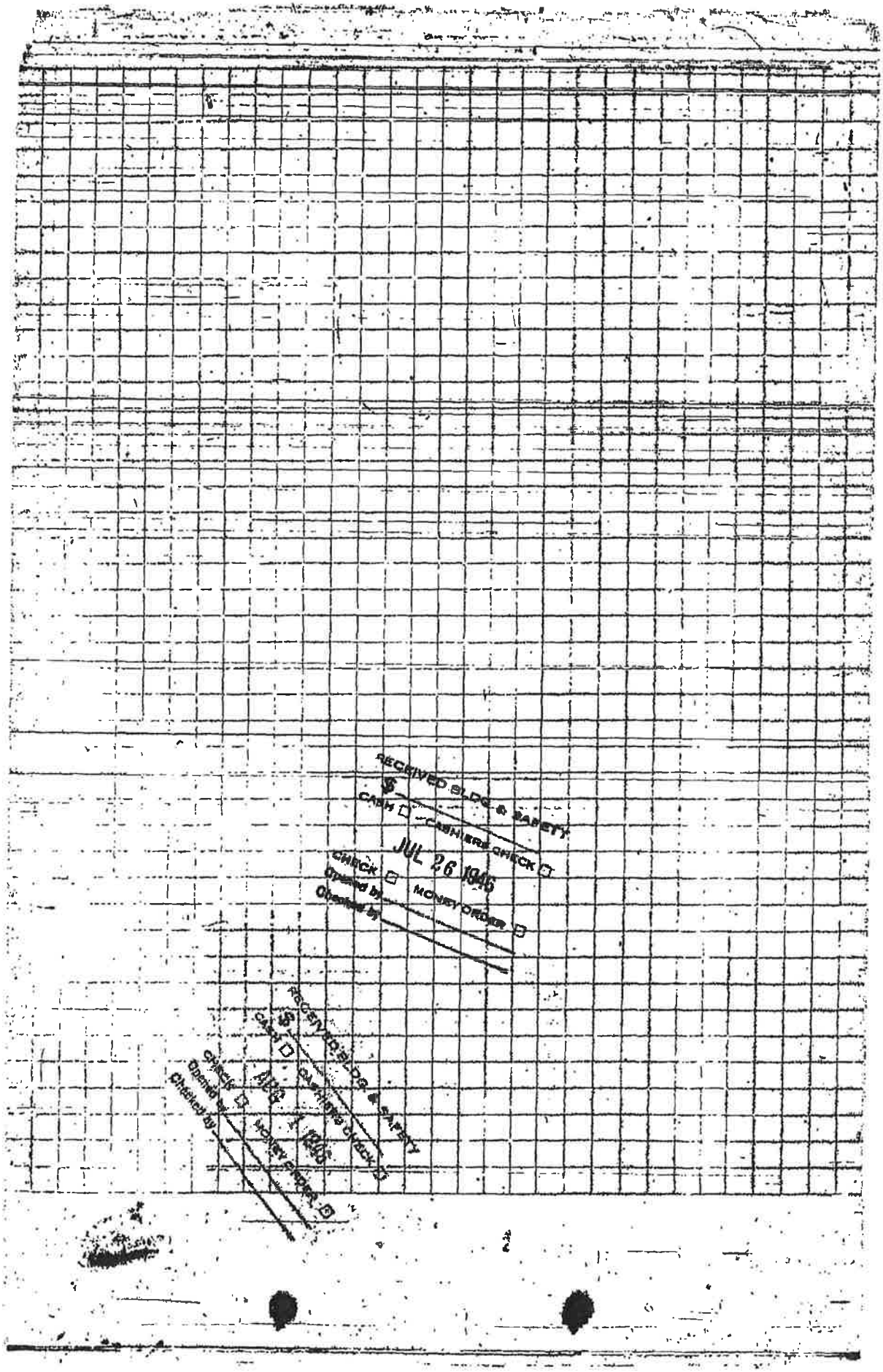
OVER

(Sign Here) [signature]
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Examined and Issued
2822	Plan Examiner	Clerk	ISSUED FEB 4 1930 L.A.B.S. Dept.

[signature]


RECEIVED BLDG. & SAFETY
$
CASH
CASHIERS CHECK
JUL 26 1946
CHECK
MONEY ORDER
Opened by
Checked by
RECEIVED BLDG. & SAFETY
$
CASH
CASHIERS CHECK
AUG 1 1946
CHECK
MONEY ORDER
Opened by
Checked by

3

APPLICATION TO ALTER, REPAIR MOVE OR DEMOLISH

Form B-3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

From Lot .... Tract .... To Lot .... Tract ....

Present location of building: 1530 No. Ogden (House Number and Street)

New location of building: .... (House Number and Street)

Between what cross streets: Hollywood Blvd. & Ogden Park

Approved by City Engineer .... Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building: Dwelling (Store, Dwelling, Apartment House, Hotel or other purpose) Families 1 Rooms 8
2. State how long building has been used for present occupancy: about 10 yrs
3. Use of building AFTER alteration or moving .... Families .... Rooms ....
4. Owner: Mrs. Fay Foster (Print Name) Phone Ho. 3740
5. Owner's Address: 1530 No. Ogden P. O. Los Angeles
6. Certificated Architect .... State License No. .... Phone ....
7. Licensed Engineer .... State License No. .... Phone ....
8. Contractor: Beverly Termite Control Service State License No. 79007 Phone OL. 2916
9. Contractor's Address: 4115 Beverly Blvd. L. A. 4
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $ 2300.00
11. State how many buildings NOW on lot and give use of each: one and garage (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building ... x ... Number of stories high 2 Height to highest point ....
13. Material Exterior Walls: Stucco (Wood, Steel or Masonry) Exterior framework .... (Wood or Steel)
14. Describe briefly all proposed construction and work: Termite work and timber replacement

NEW CONSTRUCTION

15. Size of Addition ... x ... Size of Lot ... x ... Number of Stories when complete ....
16. Footing: Width .... Depth in Ground .... Width of Wall .... Size of Floor Joists ... x ...
17. Size of Studs ... x ... Material of Floor .... Size of Rafters ... x ... Type of Roofing ....

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

Sign here: John McKeach (Owner or Authorized Agent)
By: [signature]

FOR DEPARTMENT USE ONLY

(1) PLAN CHECKING	(2) REINFORCED CONCRETE	(3)
Receipt No.	Bbls. Cement	The building referred to in this Application will be more than 100 ft. from Street
Valuation $	Tons of Reinforcing Steel	Sign here .... Owner or Authorized Agent
Fee Paid $		

TYPE	GROUP	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size	Feet rear alley / Ft. side alley	Clerk
PERMIT No. 18746		Plans and Specifications checked / Correction Verified	Zone / Bldg. Line Ft.	Fire District No. / Street Widening Ft.	District Map No. / Fee 2.2 (Stamp here when Permit is issued)		
PLANS		Plans, Specifications and Application rechecked and approved	Application checked and Approved JUL 26 1946 / AUG 1 1946 Clerk		AUG 1 1946		
		Fee Plans Bal. / Filed with	Inspection	Specified Required / Valuation Included / Fee ...	Inspector [signature]		

FOR DEPARTMENT USE ONLY

APPLICATION	O.K.
CONSTRUCTION	O.K.
ZONING	O.K.
SET-BACK LINE	O.K.
ORD. 33761 (N. S.)	O.K.
FIRE DISTRICT	O.K.

REMARKS

3

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

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

Lot No. 6

Tract 3817

Location of Building 1530 N. OGDEN DR. (House Number and Street)

Approved by City Engineer — Deputy

Between what cross streets? [illegible]

USE INK OR INDELIBLE PENCIL

1. Present use of building RESIDENCE (Store, Dwelling, Apartment House, Hotel or other purpose) Families 1 Rooms
2. State how long building has been used for present occupancy NOT 15 YEARS
3. Use of building AFTER alteration or moving SAME Families 1 Rooms
4. Owner H. L. SWIFT (Print Name) Phone
5. Owner's Address 1530 N. OGDEN DR. P. O.
6. Certificated Architect. R. McFARRINGTON State License No. B-1266 Phone [illegible]
7. Licensed Engineer. State License No. Phone
8. Contractor. MELROSE PAINT & CARPENTER State License No. 8354 Phone [illegible]
9. Contractor's Address 747½ N. FAIRFAX
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring, and elevator equipment therein or thereon.) $ 500.00
11. State how many buildings NOW on lot and give use of each. 1 (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 30 x 60 Number of stories high 2 Height to highest point 22'0
13. Material Exterior Walls CONC. BLOCKS & FRAME (Wood, Steel or Masonry) Exterior framework CONC. BL. AND WOOD (Wood or Steel)
14. Describe briefly all proposed construction and work:
EXISTING OPEN PATIO TO BE ROOFED OVER & enclosed — new Den.

NEW CONSTRUCTION

15. Size of Addition 14' x 14' Size of Lot 60 x 135' Number of Stories when complete 1
16. Footing: Width 12" Depth in Ground 12" Width of Wall 6" Size of Floor Joists 2x6
17. Size of Studs 2 x 4 Material of Floor [illegible] Size of Rafters 2 x 6 Type of Roofing Comp.

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

Sign here H. L. Swift (Owner or Authorized Agent)

DISTRICT OFFICE

By [signature]

FOR DEPARTMENT USE ONLY

PLAN CHECKING		OCCUPANCY SURVEY		
Valuation $ 500		Area of Bldg. Sq. Ft.		Investigation Fee $
Fee $ 1.00		Fee $		Cert. of Occupancy Fee $ / Bldg. Permit Fee $ 3.50 / Total $

TYPE	Maximum No. Occupants	Inside Lot	Key Lot	Lot Size	Fl. Zone Map	Clerk
V	Same	Corner Lot	Corner Lot Keyed	50 x 135	Fl. side shop	[illegible]
GROUP	Plans and Specifications checked		Zone	Fire District	District Map No.	
R-1	by Spencer Brown		R-1	—	496 B	
For Plans Sec	Correction Verified		Bldg. Line	Street Widening	Application checked and approved	
X	E T Brown		Ft.	Ft.	E T Brown	
Filed with	Plans, Specifications and Application rechecked and approved		Continuous Inspection	Sprinkler Required / Valves Included	Inspector	
	E T Brown		—		[signature]	

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	AUG 28 1950		12163		
Supplemental Plan Checking	9-29-50				
Building Permit	AUG 28 1950		LA14650		

Side column: Against Occupancy — Certificate of Occupancy — TYPE OF RECEIPT — DATE ISSUED — TRACER NO. (M) — RECEIPT NO. — CODE — FEE PAID

0%
$18,500.00
PMT

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE #
08521

CERTIFICATE OF COMPLIANCE
FOR DETATCHED SINGLE-FAMILY DWELLINGS ONLY

- SEPARATE CERTIFICATE REQUIRED FOR EACH APPLIANCE INSTALLED -

[W] ☐ REPLACEMENT OF DEFECTIVE HOT WATER HEATER WITH ONE OF THE EQUIVALENT GALLONAGE, BTU RATING AND VENT CAPACITY. WHERE NO VENT RELOCATION OR REPLACEMENT IS REQUIRED, L.A.M.C. SEC. 94.0202R1

[F] ☐ REPLACEMENT OF DEFECTIVE FORCED-AIR UNIT WITH ONE OF EQUIVALENT SIZE, BTU RATING AND VENT CAPACITY. WHERE NO VENT RELOCATION OR REPLACEMENT IS REQUIRED, L.A.M.C. SEC. 95.0301(a) Exception 3.i

[A] ☐ REPLACEMENT OF DEFECTIVE AIR-CONDITIONING UNIT WITH ONE OF EQUIVALENT SIZE AND BTU RATING, L.A.M.C. SEC. 93.0202(a)18, 95.0301(a) Exception 3.j

[P] ☐ REPLACEMENT OF PLUMBING FIXTURE AND SOLAR PANEL WITH EQUAL KIND AND QUALITY. L.A.M.C. SEC. 94.0202R2

[D] ☐ REPLACEMENT OF DEFECTIVE DOMESTIC WATER PIPING WITHIN A DWELLING WITH PIPING OF EQUIVALENT SIZE AND QUALITY. WHEN THE INSTALLATION EXCEEDS 50 FT. IN LENGTH, L.A.M.C. SEC. 94.0202R3

[M] ☐ REPLACEMENT OF DEFECTIVE METALLIC WATER SERVICE PIPING WITH PIPING OF EQUIVALENT SIZE, QUALITY AND CONDUCTIVITY. L.A.M.C. SEC. 94.0202R4

[X] ☐ REPLACEMENT OF DEFECTIVE SMOKE DETECTORS L.A.M.C. SEC. 93.0202(a)17

[S] ☐ REPLACEMENT OF SHOWER PAN L.A.M.C. SEC. 94.0202R5

[N] ☒ REPAIR, REPLACEMENT OR CONSTRUCTION OF MASONRY/CONCRETE FENCE NOT TO EXCEED 6' IN HEIGHT, L.A.M.C. 91.0306.4(a)10

PLEASE NOTE: USE OF CERTIFICATE OF COMPLIANCE IS LIMITED TO THE INSTALLATION OF APPLIANCE(S) OR DEVICE(S) OR MATERIAL(S) AS LISTED ABOVE. ANY DEVIATION WILL REQUIRE A PERMIT.

BY THE SIGNATURE BELOW, THE CONTRACTOR WARRANTS, FROM PERSONAL KNOWLEDGE, AS DEFINED IN L.A.M.C. SEC. 91.0306.4.(c)2, THAT THE MATERIALS INSTALLED AND THE WORK PERFORMED ARE IN COMPLIANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS, SPECIFICATIONS AND APPLICABLE REQUIREMENTS OF THE LOS ANGELES MUNICIPAL CODE.

PER SECTION 91.0206 OF THE LOS ANGELES MUNICIPAL CODE, "IT SHALL BE UNLAWFUL FOR ANY PERSON, AUTHORIZED BY THE DEPARTMENT TO PERFORM INSPECTIONS, TO MAKE A FALSE OR MISLEADING STATEMENT, OR MISREPRESENTATION IN ANY WRITING SUBMITTED TO THE DEPARTMENT....EVERY VIOLATION OF THIS SECTION IS PUNISHABLE AS A MISDEMEANOR."

* 1530 NORTH OGDEN HOLLYWOOD CA — 90048
JOB ADDRESS - PLEASE PRINT — ZIP CODE

DAVID Valmore — N59729 — 818 704 1979
CONTRACTOR'S NAME - PLEASE PRINT — CONTRACTOR'S CERTIFICATE OF REGISTRATION NUMBER — CONTRACTOR'S PHONE NO.

CONTRACTOR'S SIGNATURE

* MIMI LONDON — 213-876-9625
PROPERTY OWNER(S) NAME(S) - PRINT — PROPERTY OWNER(S) PHONE NO.

* — 11/6/95
PROPERTY OWNER(S) SIGNATURE(S) — DATE OF INSTALLATION

DETACH HERE AND MAIL THIS PORTION

OBJ 143929
9-11-95

11-26-97

OBS#

THIS PERMIT IS FOR (Mark one)
- [ ] NEW BLDG./STRUCTURE
- [x] ADD, ALTER, REPAIR EXISTING BUILDING
- [ ] RELOCATE EXIST. BLDG.
- [ ] DEMOLITION OF ENTIRE BUILDING

(R)

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

INCIDENT CODE: EQ 1-94

REF. NO. OBS # N/A

A PROJECT ADDRESS: ~~11227 Orville St~~ 1530 N. Ogden Dr.
CROSS STREETS: Sunset Blvd & Selma Ave

TRACT(S) and COUNTY REF. NO.: 3817 — 90046
BLOCK:
LOT(S) and ARB(S): 6(1), 7(1)
DIST. MAP: 147B177
ASSESSOR'S ID: 5551 021 005

LOT TYPE: LOT SIZE: ZONE: R1-1 BUILDING LINE: ALLEY:
CENSUS TRACT: 1898 ADD'L APP'D DATE

AFFIDAVITS, EASEMENTS AND RESTRICTIONS: ZI 1856, ZI 145-234 (LA)
COUNCIL DIST.: 4 FIRE DISTRICT: FBZ FLOOD ZONE
GRADING HIGHWAY DED. SEISMIC STUDY

B PROPERTY OWNER: Bernard St. Croix PHONE: 310-397-9600
ADDRESS: ~~11227 Orville St~~ 1530 N. Ogden Dr.
CITY/STATE/ZIP: ~~Culver City Ca 90230~~ LA 90046

APPLICANT: Chimney Charm, Inc. PHONE: 818-545-3391
ADDRESS: 808 Western Ave
CITY/STATE/ZIP: Glendale, Ca 91201

ARCHITECT NAME ADDRESS LIC. CLASS ACTIVE STATE LIC. NO. CITY BUS. LIC NO. PHONE NO.

ENGINEER

CONTRACTOR: Chimney Charm, Inc. 808 WesternB, C29 684723, 074520-70 545-3391

PROPOSED USE OF BUILDING: (01) SFD
EXISTING USE OF BUILDING (Leave blank for new buildings): (01) SFD

DESCRIPTION OF WORK
- [ ] DAMAGE REPAIR <10%
- [ ] PATCH PLASTER DRYWALL
- [ ] INT. NON-STRUCTURAL REMODEL
- [ ] DOOR/WINDOW CHANGEOUT
- [ ] RE-STUCCO/SIDING
- [ ] RE-ROOF

OTHER (Describe): (C) repair chimney per LA city detail. Metal studs reqd. Smoke det. rqd.

C COMPLETE THIS SECTION ONLY FOR ONE AND TWO FAMILY DWELLINGS INVOLVING MECHANICAL WORK IN CONJUCTION WITH THE WORK DESCRIBED IN SEC. "B" ABOVE. A SEPARATE PERMIT SHALL BE OBTAINED FROM MECHANICAL BUREAU FOR ANY WORK WHICH DOES NOT MEET ANY OF THE FOLLOWING CONDITIONS
- [ ] ELECTRICAL WORK FOR PANEL SIZE <400 AMPS AND TOTAL FLOOR AREA <10,000 S.F.
- [ ] PLUMBING (NOT INCLUDING FIRE SPRINKLERS)
- [ ] HVAC WORK FOR HEAT/VENT SIZE < 300,000 BTU AND A.C. SIZE < 35 TONS

DESCRIPTION OF MECHANICAL WORK (Check applicable boxes above): 12-18-95 DELETE ~~OBS 144106~~ ENTERED ON 143929 / NO PC

ELECT. CONTR. NAME ADDRESS LIC. CLASS ACTIVE STATE LIC. NO.
PLUMB. CONTR.: contractor
HVAC CONTR.

UNDER PENALTY OF PERJURY I HEREBY AFFIRM THAT I HAVE NOT AND WILL NOT RECEIVE ANY INSURANCE SETTLEMENT WHICH INCLUDES PAYMENT FOR DEPT OF BUILDING & SAFETY PERMITS OR INSPECTION COST IN CONNECTION WITH NORTHRIDGE EARTHQUAKE DAMAGE

FOR CASHIER'S USE ONLY

OWNER OR OWNER'S AGENT

corrected by aldm 12/18/95

D NO. OF EXISTING BLDGS. ON LOT AND USE

LENGTH	WIDTH	HEIGHT (BUILDING)	FLOOR AREA (BUILDING)
STORIES	GROUP OCCUPANCY	OCCUPANTS PER GROUP	MAX. OCCUPANCY
DWELLING UNITS	GUEST ROOMS	CONSTR. TYPE: V	LIC. FABRICATOR REQ'D FOR:
REQ'D PARKING	PARKING PROVIDED (STD. COMP. DA)	HEIGHT (ZONING)	FLOOR AREA (ZONING)

LOCATION OF REQ'D FIRE SPRINKLERS
TYPE OF INSPECTION: CS EQ FS MS GEN
INSP. OFFICE: (LA) VN WLA SP

LATERAL/FORCE SYSTEMS: SHEARWALL, EBF/SBF, SMRF/OMRF, OTHER, CONTINUOUS/SPREAD, PILE/CAISSON, MAT/BASE ISOLATION, OTHER
SPECIAL INSPECTIONS: CONC > 3000 PSI, FIELD WELDING, GUNITE/SHOTCRETE, GRADE BEAMS/CAISSONS, MASONRY, REBAR WELDS, GRADING, OTHER

E P.C. NO.

VALUATION (including all fixed operating equipment): $3500.00

PLAN CHECK	SUPP. PLAN CHECK	E.Q. INSTR.: .50	SUPPLEMENT TO PERMIT NO.
HILLSIDE POSTING	BLDG. PERMIT: 84.00	PLAN MAINT.	PLAN CHECKED BY: NDL 7-17-95
PRE-INSPECTION	ELEC. PRMT. (24%)	FIRE HYDRANT	D.A. PLAN CHECKED BY
INVESTIGATION FEE	PLUMB. PRMT. (24%): 10.92	ARTS DEV. FEE	ZONING VERIFIED BY: M.C. ZI map ✓ DATE 7/6/95
RELOCATION FEE	HVAC PRMT. (13%)	SCHOOL DIST. FEE	APPLICATION APPROVED BY: PRINT AMIR; 36984
		SCH. DIST. FL. AREA	SIGN; DATE 7/6/95

- [ ] ENERGY
- [ ] D.A. SURCH.
- [x] SURCHARGES
- [ ] SEWER CAP REQ'D

PLOT PLAN ATTACHED: [ ] YES [x] NO
OTHER ATTACHMENTS (Describe): [ ] YES

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the fee has been paid and construction has not commenced, or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0603 L.A.M.C.). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for building permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C.).

B & S 09-B-B Rev. 2/95

NO FEE NO FEE NO FEE
07/06/95 10:49:40AM VN04 T-5903 C 06

BLDG PERMITS R	84.00
INVOICE # 0036984 BB	
EI RESIDENTIAL	0.50
HTG/REF PMT RE	10.92
SYS DEV	5.73
ONE STOP	1.91
MISCELLANEOUS	5.00
CITY PLAN SURC	2.52
NO FEE	0.00

7/5/95

95VN 84267

~~OBS 144106~~ 7/18/95

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

1530 N Ogden Dr

Application #: **09016 - 20000 - 05421**
Plan Check #: X09VN05182 Printed: 06/19/14 11:07 AM
Event Code:

Bldg-Alter/Repair
1 or 2 Family Dwelling
Plan Check at Counter
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Issued on: 04/22/2009
Last Status: Permit Finaled
Status Date: 05/15/2009

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 3817		6	1	M B 41-57	147B177 815	5551 - 021 - 005

3. PARCEL INFORMATION

Area Planning Commission - Central
LADBS Branch Office - LA
Council District - 4
Certified Neighborhood Council - Hollywood Hills West
Community Plan Area - Hollywood
Census Tract - 1898.00
District Map - 147B177
Energy Zone - 9
Lot Cut Date - 05/11/1921
Lot Cut Date - 11/19/1920
Near Source Zone Distance - .3
Thomas Brothers Map Grid - 593-B4

ZONES(S): R1-1

4. DOCUMENTS

ZI - ZI-2391 Baseline Mansionization
HCM - LA-235

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
LONDON, MIMI 16 NORTHAIRE ROAD ROLLINS MT 59931

Tenant:

Applicant: (Relationship: Contractor)
(626) 296-7700

7. EXISTING USE / **PROPOSED USE**
(01) Dwelling - Single Family
(07) Garage - Private

8. DESCRIPTION OF WORK
(E)Chimney repair for residential buildings (per City standard details).

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By:
DAS PC By:
OK for Cashier: Steven Kim
Coord. OK:
Signature:
Date:

For inspection requests, call toll-free **(888) LA4BUILD (524-2845)**. Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org.** To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 91605421**

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: $5,000 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	177.54
Permit Fee Subtotal Bldg-Alter/Re	130.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	0.50
O.S. Surcharge	3.01
Sys. Surcharge	9.03
Planning Surcharge	9.00
Planning Surcharge Misc Fee	5.00
Green Building Fee	1.00
Permit Issuing Fee	20.00

Sewer Cap ID:
Total Bond(s) Due:

Payment Date: 04/22/09
Receipt No: VN08072493
Amount: $177.54
Method: Refer to ACS

2009VN54340

12. ATTACHMENTS

*P09016200005421F1

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") **09016 - 20000 - 05421**

14. APPLICATION COMMENTS:

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) BOSTON BRICK & STONE INC	2005 LINCOLN AVE,	PASADENA, CA 91103	B	783578	

1530 N Ogden Dr

Application #: **11016 - 20000 - 15760**
Plan Check #: X11VN13176 Printed: 06/19/14 11:08 AM
Event Code:

Bldg-Alter/Repair
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Issued on: 08/16/2011
Last Status: Permit Expired
Status Date: 09/11/2013

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 3817		6	1	M B 41-57	147B177 815	5551 - 021 - 005

3. PARCEL INFORMATION

LADBS Branch Office - LA
Council District - 4
Certified Neighborhood Council - Hollywood Hills West
Census Tract - 1898.00
District Map - 147B177
Energy Zone - 9
Lot Cut Date - 11/19/1920
Lot Cut Date - 05/11/1921
Thomas Brothers Map Grid - 593-B4
Area Planning Commission - Central
Community Plan Area - Hollywood
Near Source Zone Distance - .3

ZONE(S): R1-1

4. DOCUMENTS

HCM - LA-235
BMO - Yes

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
LONDON, MIMI 1530 OGDEN DR LOS ANGELES CA 90046

Tenant:

Applicant: (Relationship: Contractor)

7. EXISTING USE	PROPOSED USE
(01) Dwelling - Single Family (07) Garage - Private	

8. DESCRIPTION OF WORK

Re-roof with Class A or B material weighing less than 6 pound per sq. ft. Smoke detectors required

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By:
OK for Cashier: Karen Gant
DAS PC By:
Coord. OK:
Signature:
Date:

For inspection requests, call toll-free **(888) LA4BUILD (524-2845)**. Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org**. To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 11615760**

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: $5,400 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	168.95
Permit Fee Subtotal Bldg-Alter/Re	107.50
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	0.54
O.S. Surcharge	2.70
Sys. Surcharge	8.10
Planning Surcharge	8.07
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surcharg	4.04
State Green Building Surcharge	1.00
Permit Issuing Fee	27.00
Permit Fee-Single Inspection Flag	

Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS

Permit Expired

*P110162000015760F1

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") **11016 - 20000 - 15760**

14. APPLICATION COMMENTS:

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) CORSON ROOFING INC	8860 CORBIN AVE #132,	NORTHRIDGE, CA 91324	C39	511037	(818) 718-8406

1530 N Ogden Dr

Application #: **04016 - 20000 - 04621**
Plan Check #:
Printed: 06/19/14 11:07 AM
Event Code:

Bldg-Alter/Repair
1 or 2 Family Dwelling
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Issued on: 04/02/2004
Last Status: Permit Finaled
Status Date: 03/23/2005

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 3817		6	1	M B 41-57	147B177 815	5551 - 021 - 005

3. PARCEL INFORMATION

LADBS Branch Office - LA
Council District - 4
Certified Neighborhood Council - Hollywood Hills West
Census Tract - 1898.00
District Map - 147B177
Energy Zone - 9
Fire District - FBZ
Lot Cut Date - 11/19/1920
Lot Cut Date - 05/11/1921
Thomas Brothers Map Grid - 593-B4
Area Planning Commission - Central
Community Plan Area - Hollywood
Near Source Zone Distance - 0.3

ZONE(S): R1-1

4. DOCUMENTS

ZI - ZI 145-0235
ZI - ZI 145-235

5. CHECKLIST ITEMS

Combine Elec - Wrk. per 91.107.2.1.1.1
Combine Plumbg - Wrk. per 91.107.2.1.1.1
Combine HVAC - Wrk. per 91.107.2.1.1.1

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
LONDON, MIMI — 16 NORTHAIRE ROAD — ROLLINS MT 59931 — (323) 876-9525

Tenant:

Applicant: (Relationship: Contractor)
- TIME REMODELING CO — 3017 W. BURBANK BLVD. — 91505

7. EXISTING USE / **PROPOSED USE**

(01) Dwelling - Single Family
(07) Garage - Private

8. DESCRIPTION OF WORK

REMOVE NON-BEARING WALLS PER PLAN REMOVE AN EXISTING BEDROOM, RELOCATE AN EXISTING BATHROOM AND ENLARGE THE EXISTING KITCHEN REMOVE & REPLACE EXISTING WINDOWS PER PLAN ALL WORK SHALL COMPLY WITH THE TYPE "V" SHEET.

9. # Bldgs on Site & Use: (1) - SFD

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Jason Healey
DAS PC By:
OK for Cashier: Hayato Tsuchiya
Coord. OK:
Signature:
Date:

For inspection requests, call toll-free **(888) LA4BUILD (524-2845)**. Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org**. To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 41604621**

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: $50,000 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	532.10
Permit Fee Subtotal Bldg-Alter/Re	470.00
Plan Check Subtotal Bldg-Alter/Rc	0.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	5.00
O.S. Surcharge	9.50
Sys. Surcharge	28.50
Planning Surcharge	14.10
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00

Sewer Cap ID:
Total Bond(s) Due:

Payment Date: 04/02/04
Receipt No: VN07-102980
Amount: $532.10
Method: Check

2004VN48008

12. ATTACHMENTS

CEQA Historic Questionnaire
CEQA Notice of Exemption

*P04016200004621F]

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") 04016 - 20000 - 04621

14. APPLICATION COMMENTS:
** Approved Seismic Gas Shut-Off Valve may be required. **

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(A) MARSHALL, RONALD H	2363 MORSLAY ROAD,	ALTADENA, CA 91001		C7598	(818) 566-8302
(C) TIME REMODELING CO	3017 WEST BURBANK BLVD,	BURBANK, CA 91505	B	300992	(818) 846-4200

1530 N Ogden Dr

Application #: **12041 - 10000 - 15465**

Plan Check #: X12LA11005 Printed: 06/19/14 11:11 AM

Event Code:

Electrical
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR ELECTRICAL PLAN CHECK AND INSPECTION

Issued On: 07/03/2012
Last Status: Permit Finaled
Status Date: 06/17/2014

1. PROPERTY OWNER

LONDON, MIMI 1530 OGDEN DR LOS ANGELES CA 90046

2. APPLICANT INFORMATION (Relationship: Contractor)

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT & ENGINEER NAME | **ADDRESS** | **CLASS** | **LICENSE #** | **PHONE #**

(C) POWER MOVES ELECTRICAL I 1877 ELAINE WAY, UPLAND, CA 91784 C10 879122 (951)232-5078

X12LA11005

5. APPLICATION COMMENTS

6. DESCRIPTION OF WORK

REPLACE EXISTING200AMP PANEL.

7. CHECKLIST ITEMS:

8. COUNCIL DISTRICT: 4

9. APPLICATION PROCESSING INFORMATION

Plan Check By:

OK for Cashier: Jenny Ayala

Signature: _____ Date: _____

For inspection requests, call toll-free **(888) LA4BUILD (524-2845)**. Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org**. To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 24115465**

NOTICE:

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

1530 N Ogden Dr
12041 - 10000 - 15465

1530 N Ogden Dr

Application #: **12041 - 90000 - 16592**

Plan Check #: Printed: 06/19/14 11:11 AM

Event Code:

Electrical
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR ELECTRICAL PLAN CHECK AND INSPECTION

Issued On: 07/17/2012
Last Status: Permit Finaled
Status Date: 06/17/2014

1. PROPERTY OWNER

LONDON, MIMI	1530 OGDEN DR	LOS ANGELES CA 90046

2. APPLICANT INFORMATION (Relationship: Net Applicant)

JEFF CARRARA -	8405 PERSHING DR	PLAYA DEL REY, CA 90293	(310)991-4851

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT & ENGINEER NAME / ADDRESS / CLASS / LICENSE # / PHONE #

(C) MAIN STREET DEVELOPMENT	8405 PERSHING DRIVE, STI	PLAYA DEL REY, CA 9029:	B	824372 (310)991-4851

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (310)943-1797.

6. DESCRIPTION OF WORK

Permit 12041 10000 15465 replace existing 200 amp panel was obtained on 7-3-12 this permit is for three underground circuits to be run between the (E) panel location and the house/garage.

7. CHECKLIST ITEMS:

8. COUNCIL DISTRICT: 4

9. APPLICATION PROCESSING INFORMATION

Plan Check By:

OK for Cashier:

Signature: _____ Date: _____

For inspection requests, call toll-free **(888) LA4BUILD (524-2845)**. Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org**. To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 24116592**

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

1530 N Ogden Dr
12041 - 90000 - 16592

1530 N Ogden Dr

Application #: **97042 - 20000 - 02956**

Plan Check #: Printed: 06/19/14 11:12 AM

Event Code:

Plumbing
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR PLUMBING PLAN CHECK AND INSPECTION

Issued On: 04/24/1997
Last Status: Permit Closed
Status Date: 05/30/1997

1. PROPERTY OWNER

LONDON, MIMI | 1530 OGDEN DR | LOS ANGELES CA 90046

2. APPLICANT INFORMATION (Relationship: Contractor)

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) LEGO BUILDERS INC	14840 COBALT STREET,	SYLMAR, CA 91342	C36	648837	(818)362-6026

5. APPLICATION COMMENTS

6. DESCRIPTION OF WORK

SEWER ENGINEERING # 31964-23

7. CHECKLIST ITEMS:

8. COUNCIL DISTRICT: 4

9. APPLICATION PROCESSING INFORMATION

Plan Check By:

OK for Cashier: Kenneth Kinter

Signature: _____ Date: _____

For inspection requests, call toll-free **(888) LA4BUILD (524-2845)**. Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org**. To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 74202956**

NOTICE:

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

1530 N Ogden Dr
97042 - 20000 - 02956

1530 N Ogden Dr

Application #: **04042 - 20000 - 11699**

Plan Check #: Printed: 06/19/14 11:12 AM

Event Code:

Plumbing
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR PLUMBING PLAN CHECK AND INSPECTION

Issued On: 04/23/2004
Last Status: Permit Finaled
Status Date: 03/25/2005

1. PROPERTY OWNER

LONDON, MIMI 16 NORTHAIRE ROAD ROLLINS MT 59931

2. APPLICANT INFORMATION (Relationship: Contractor)

-

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(C) TIME PLUMBING INC	3017 W BURBANK BLVD, BURBANK, CA 91505	C36	299552	(818)846-1742

5. APPLICATION COMMENTS

6. DESCRIPTION OF WORK

INSTALL NEW FIXTURES TO KITCHEN& BATH REMODEL, REPLACE WATER SERVICE, HOSEBIBBS, PRV AND LAWN SPRINKLER VALVES

7. CHECKLIST ITEMS:

8. COUNCIL DISTRICT: 4

9. APPLICATION PROCESSING INFORMATION

Plan Check By:

OK for Cashier: Janet Yamamoto

Signature: _____ Date: _____

For inspection requests, call toll-free **(888) LA4BUILD (524-2845)**. Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org**. To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 44211699**

NOTICE:

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

1530 N Ogden Dr
04042 - 20000 - 11699

1530 N Ogden Dr

Application #: **12042 - 90000 - 12972**

Plan Check #: Printed: 06/19/14 11:12 AM

Event Code:

Plumbing
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR PLUMBING PLAN CHECK AND INSPECTION

Issued On: 07/17/2012
Last Status: Permit Finaled
Status Date: 06/17/2014

1. PROPERTY OWNER

LONDON, MIMI | 1530 OGDEN DR | LOS ANGELES CA 90046

2. APPLICANT INFORMATION (Relationship: Net Applicant)

JEFF CARRARA - | 8405 PERSHING DR | PLAYA DEL REY, CA 90293 | (310)991-4851

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT & ENGINEER NAME | **ADDRESS** | **CLASS** | **LICENSE #** | **PHONE #**

(C) MAIN STREET DEVELOPMENT | 8405 PERSHING DRIVE, STI | PLAYA DEL REY, CA 9029: | B | 824372 | (310)991-4851

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (310)943-1797.

6. DESCRIPTION OF WORK

Remove & replace improperly installed water line from(E) hose bib to panel location for col water ground

7. CHECKLIST ITEMS:

8. COUNCIL DISTRICT: 4

9. APPLICATION PROCESSING INFORMATION

Plan Check By:

OK for Cashier:

Signature: _____ Date: _____

For inspection requests, call toll-free **(888) LA4BUILD (524-2845)**. Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org**. To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 24212972**

NOTICE:

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

1530 N Ogden Dr
12042 - 90000 - 12972

1530 S Ogden Dr

Application #: **99041 - 10000 - 23904**

Plan Check #: Printed: 06/19/14 11:12 AM

Event Code:

Electrical
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR ELECTRICAL PLAN CHECK AND INSPECTION

Issued On: 12/06/1999
Last Status: Permit Finaled
Status Date: 12/07/1999

1. PROPERTY OWNER

NICHOLS, LAVONIA AND 1530 OGDEN DR LOS ANGELES CA 90019

2. APPLICANT INFORMATION (Relationship: Contractor)

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(C) OSADON JACOB	413 NORTH STANLEY AVE LOS ANGELES, CA 90036	C10	536794	(323)651-5228

5. APPLICATION COMMENTS

6. DESCRIPTION OF WORK
RELOCATE METER

7. CHECKLIST ITEMS:

8. COUNCIL DISTRICT: 10

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

For inspection requests, call toll-free **(888) LA4BUILD (524-2845)**. Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org**. To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 94123904**

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

1530 S Ogden Dr
99041 - 10000 - 23904

1530 S Ogden Dr

Application #: **10042 - 90000 - 12969**

Plan Check #: Printed: 06/19/14 11:13 AM

Event Code:

Plumbing
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR PLUMBING
PLAN CHECK AND INSPECTION

Issued On: 08/03/2010
Last Status: Permit Expired
Status Date: 11/12/2012

1. PROPERTY OWNER

PHILLIPS, RHEA | 1530 OGDEN DR | LOS ANGELES CA 90019

2. APPLICANT INFORMATION (Relationship: Net Applicant)

ALONDRA PRECIADO - | 8847 LANKERSHIM BLVD. | SUN VALLEY, CA 91352 | (818)301-1476

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) MR ROOTER	P O BOX 398,	SUN VALLEY, CA 91352	C36	705233	(818)301-1476

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (818)301-1407.

6. DESCRIPTION OF WORK

6 X 4 repair

7. CHECKLIST ITEMS:

8. COUNCIL DISTRICT: 10

9. APPLICATION PROCESSING INFORMATION

Plan Check By:

OK for Cashier:

Signature: _____ Date: _____

For inspection requests, call toll-free **(888) LA4BUILD (524-2845)**. Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org**. To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 04212969**

NOTICE:

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

1530 S Ogden Dr
10042 - 90000 - 12969

1530 N Ogden Dr

Application #: **04041 - 20000 - 26205**

Plan Check #: Printed: 06/19/14 11:11 AM

Event Code:

Electrical
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR ELECTRICAL PLAN CHECK AND INSPECTION

Issued On: 10/18/2004
Last Status: Permit Finaled
Status Date: 03/25/2005

1. PROPERTY OWNER

LONDON, MIMI | 16 NORTHAIRE ROAD | ROLLINS MT 59931

2. APPLICANT INFORMATION (Relationship: Contractor)

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) REY'S ELECTRIC	9613 REMICK AVENUE,	ARLETA, CA 91831	C10	581491	(818)896-0258

5. APPLICATION COMMENTS

6. DESCRIPTION OF WORK

ELECT PERMIT FOR NEW 200A SERVICE PNL IN EXISTING SFD

7. CHECKLIST ITEMS:

8. COUNCIL DISTRICT: 4

9. APPLICATION PROCESSING INFORMATION

Plan Check By:

OK for Cashier: Anthony Bauerlein

Signature: _____ Date: _____

For inspection requests, call toll-free **(888) LA4BUILD (524-2845)**. Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org**. To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 44126205**

NOTICE:

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

1530 N Ogden Dr
04041 - 20000 - 26205

143929

City of Los Angeles
Department of Building and Safety

"NORTHRIDGE EARTHQUAKE" FILE
(EQ1-94)

ADDRESS: **1530 N OGDEN DR**

RECORD NO.: **143929** ***POSTING:** **PERMIT**

The document(s) contained in this file are related to the inspection(s) and/or permits issued for buildings surveyed and/or damaged from the January 17, 1994 earthquake or related aftershocks. Many of the damage estimates were made under emergency conditions and should not be used to make bids for repair, demolition, or rebuilding. These records were created for use by the Department of Building and Safety only. The City of Los Angeles and the Department of Building and Safety are not responsible for any use of this data. Check the retrieval index for all available earthquake documents as other documents may have become available for viewing after this file was prepared for viewing (filmed and scanned).

"RECORD NO." refers to a unique computer-generated number assigned by the Damage Assessment database to uniquely identify a structure or, in cases of a vacant lot, the site. Each separate building was assigned a unique Record No. For example, a site with a dwelling and detached garage was assigned two Record Nos. (one for the dwelling and one for the garage).

***"POSTING"** is based on the last inspection report in the earthquake files at the time it was prepared for viewing. It refers to the type of placard affixed to the structure (or site when the lot is vacant) by a Building and Safety Inspector during an inspection for earthquake damage or repair. The official placards are commonly referred to by their color as follows: "RED" is unsafe to occupy; "YELLOW" is limited entry; and "GREEN" is safe to occupy. Other designations were used in the Posting field, but are not postings. They are "CERT" and "PERMIT" and are described as follows:

"CERT" refers to cases where a Certified License Contractor repaired either an earthquake damaged roof, garden wall or chimney (chimney only until 12/94), and certified that the work was completed via a Certificate of Completion. No posting is available as a Building and Safety Inspector did not make an inspection for earthquake damage or repair. WHEN THE POSTING IS "CERT", IT IS EXPECTED THAT ONLY A CERTIFICATE OF COMPLETION WILL FOLLOW THE COVER SHEET.

"PERMIT" is used when no inspection was made by Building and Safety for earthquake damage prior to issuing a permit to repair damage and our records do no indicate that the work was completed for all outstanding earthquake repair permits for this structure at the time the file was prepared for viewing. WHEN THE POSTING IS "PERMIT", IT IS EXPECTED THAT NO DOCUMENTS, EXCEPT POSSIBLY A COPY OF THE PERMIT WITH HAND-WRITTEN ADDRESS CORRECTIONS, WILL FOLLOW THE COVER SHEET.

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE # 08521

CERTIFICATE OF COMPLIANCE
FOR DETATCHED SINGLE-FAMILY DWELLINGS ONLY

- SEPARATE CERTIFICATE REQUIRED FOR EACH APPLIANCE INSTALLED -

[W] ☐ REPLACEMENT OF DEFECTIVE HOT WATER HEATER WITH ONE OF THE EQUIVALENT GALLONAGE, BTU RATING AND VENT CAPACITY. WHERE NO VENT RELOCATION OR REPLACEMENT IS REQUIRED, L.A.M.C. SEC. 94.0202(l)1

[F] ☐ REPLACEMENT OF DEFECTIVE FORCED-AIR UNIT WITH ONE OF EQUIVALENT SIZE, BTU RATING AND VENT CAPACITY. WHERE NO VENT RELOCATION OR REPLACEMENT IS REQUIRED, L.A.M.C. SEC. 95.0301(e) Exception 3,k

[A] ☐ REPLACEMENT OF DEFECTIVE AIR-CONDITIONING UNIT WITH ONE OF EQUIVALENT SIZE AND BTU RATING. L.A.M.C. SEC. 93.0202(a)18, 95.0301(a) Exception 3.l

[P] ☐ REPLACEMENT OF PLUMBING FIXTURE AND SOLAR PANEL WITH EQUAL KIND AND QUALITY. L.A.M.C. SEC. 94.0202(l)2

[D] ☐ REPLACEMENT OF DEFECTIVE DOMESTIC WATER PIPING WITHIN A DWELLING WITH PIPING OF EQUIVALENT SIZE AND QUALITY. WHEN THE INSTALLATION EXCEEDS 50 FT. IN LENGTH , L.A.M.C. SEC. 94.0202(l)3

[M] ☐ REPLACEMENT OF DEFECTIVE METALLIC WATER SERVICE PIPING WITH PIPING OF EQUIVALENT SIZE, QUALITY AND CONDUCTIVITY. L.A.M.C. SEC. 94.0202(l)4

[K] ☐ REPLACEMENT OF DEFECTIVE SMOKE DETECTORS L.A.M.C. SEC. 93.0202(a)17

[S] ☐ REPLACEMENT OF SHOWER PAN L.A.M.C. SEC. 94.0202(l)5

[N] ☒ REPAIR, REPLACEMENT OR CONSTRUCTION OF MASONRY/CONCRETE FENCE NOT TO EXCEED 6' IN HEIGHT, L.A.M..C. 91.0308.4(a)10

PLEASE NOTE: USE OF CERTIFICATE OF COMPLIANCE IS LIMITED TO THE INSTALLATION OF APPLIANCE(S) OR DEVICE(S) OR MATERIAL(S) AS LISTED ABOVE. ANY DEVIATION WILL REQUIRE A PERMIT.

BY THE SIGNATURE BELOW, THE CONTRACTOR WARRANTS, FROM PERSONAL KNOWLEDGE, AS DEFINED IN L.A.M.C. SEC. 91.0308.4.(c)2. THAT THE MATERIALS INSTALLED AND THE WORK PERFORMED ARE IN COMPLIANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS, SPECIFICATIONS AND APPLICABLE REQUIREMENTS OF THE LOS ANGELES MUNICIPAL CODE.

PER SECTION 91.0208 OF THE LOS ANGELES MUNICIPAL CODE, "IT SHALL BE UNLAWFUL FOR ANY PERSON, AUTHORIZED BY THE DEPARTMENT TO PERFORM INSPECTIONS, TO MAKE A FALSE OR MISLEADING STATEMENT, OR MISREPRESENTATION IN ANY WRITING SUBMITTED TO THE DEPARTMENT....EVERY VIOLATION OF THIS SECTION IS PUNISHABLE AS A MISDEMEANOR."

1530 NORTH OGDEN HOLLYWOOD CA — JOB ADDRESS - PLEASE PRINT

90048 — ZIP CODE

David Weiner — CONTRACTOR'S NAME - PLEASE PRINT

N 59727 — CONTRACTOR'S CERTIFICATE OF REGISTRATION NUMBER

818 704 4479 — CONTRACTOR'S PHONE NO.

CONTRACTOR'S SIGNATURE

MIMI LONDON — PROPERTY OWNER(S) NAME(S) - PRINT

213-876-9525 — PROPERTY OWNER(S) PHONE NO.

PROPERTY OWNER(S) SIGNATURE(S)

7/6/95 — DATE OF INSTALLATION

DETACH HERE AND MAIL THIS PORTION

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

Address of Building: 1530 N. Ogden Dr.

Permit No. and Year: LA 14650 of 1950

Certificate Issued: November 17, 1950 19

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

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 11, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

2 Story, Type V, 30x60 Residence, R Occupancy.
(exist. open patio to be roofed over and enclosed 14x14)

Owner: H. L. Swift

Owner's Address: 1530 N. Ogden Dr.
Los Angeles 46, Calif.

Form B-933a—20M—3-49 G. E. MORRIS, Superintendent of Building A. Daugherty

FROM:

LICHTMAN DESIGN & CONSTRUCTION
11227 Orville Street
CULVER CITY, CALIFORNIA 90230

FIRST CLASS POSTAGE HERE

DEPARTMENT OF BUILDING & SAFETY
BUREAU OF COMMUNITY SAFETY
CERTIFIED CONTRACTORS PROGRAM
500 SHATTO PLACE, SUITE 520
LOS ANGELES, CA 90020-1710

DETACH HERE AND MAIL THIS PORTION

LADBS
CODE ENFORCEMENT BUREAU

RANGE FILE

1530 S OGDEN DR.
(ADDRESS)

2/16/09
(FILE DATE)

P.JIMENEZ
(PREPARED BY)

FILE IS: **OPEN**

(Revised 10/99)

10205042009100?

CITY OF LOS ANGELES
CALIFORNIA

ORDER TO COMPLY

PHILLIPS,RHEA
1530 S OGDEN DR
LOS ANGELES, CA 90019

CASE #: 250475
ORDER #: A-2040410
EFFECTIVE DATE: February 16, 2009
COMPLIANCE DATE: **February 23, 2009**

OWNER OF
SITE ADDRESS: **1530 S OGDEN DR**
ASSESSORS PARCEL NO.: 5069-002-024
ZONE: R2; Two Family Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) as follows:

VIOLATION(S):

1. **Open storage within the required yards.**

   You are therefore ordered to: 1) Discontinue the open storage of inoperable vehicles in the required Yard(s).

   Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

   Location: Driveway

2. **Failure to provide or maintain access to the required off street parking.**

   You are therefore ordered to: 1) Provide and/or maintain access to the required off street parking.

   Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.4.(m) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

A proposed noncompliance fee in the amount of **$100.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **$350.00.**
Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PD.1
FEB 12 2009

10205042091667

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than $1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (323)789-7866. Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: _____ Date: February 10, 2009

JASON PATERNOSTRO
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-7866

REVIEWED BY

CITY LA DBS
DEPARTMENT OF BUILDING AND SAFETY
CODE ENFORCEMENT BUREAU

CUSTOMER SERVICE REQUEST

CSR No.: 215436
CALL DATE: February 4, 2009 12:00 am
DUE BY:
SOURCE:
TAKEN BY: JASON PATERNOSTRO

GENERAL ENFORCEMENT
JASON PATERNOSTRO
PRIORITY:3

CASE #:

1530 S OGDEN DR 90019

APN: 5069-002-024	ZONE: R2		
LADBS Branch Office	LA	Council District	10
Community Plan Area	Wilshire	Census Tract	2169.00
Energy Zone	9	Thomas Brothers Map Grid	633-B4
District Map	129B177	Area Planning Commission	Central
Certified Neighborhood Council	P.I.C.O.	LAPD Bureau	WEST
LAPD Division	WILSHIRE	LAPD Reporting District	762
Methane Hazard Site	Methane Zone	Near Source Zone Distance	1.7
Community Development Block Gr	LARZ-Central City	CNAP area	2
City Planning Cases	CPC-2004-2395-ICO	Ordinance	ORD-177323
Low to moderate income %	35.07%		

PROBLEM: **OPEN STORAGE OF VEHICLES THAT CANNOT BE LEGALLY OPERATED (E.G. JUNK CARS)**

CALLER COMMENT:

COMMENT: 03-FEB-09
Inspector Paternostro was at the site in response to a Customer Service Request. Inspector Paternostro observed violation(s) and an Order to Comply was issued.

SITE OWNER: PHILLIPS,RHEA
1530 S OGDEN DR
LOS ANGELES, CA 90019
Contact ID: AC1206430

RESOLUTION: ☐ No Violation ☐ Duplicate Complaint ☐ Start a Case ☐ Refer to:

APPROVED USE: _____ PRESENT USE: _____ STORIES: _____ TOTAL DWELLING UNITS: _____

CONSTRUCTION TYPE: _____ APPROXIMATE SIZE: _____ X _____

DWELLING UNITS IN VIOLATION: _____ NON RESIDENTIAL SQUARE FOOTAGE IN VIOLATION: _____

USES: ☐ YARDS: ☐ OTHER STRUCTURES: ☐ HOME OCCUPATION: ☐

HISTORICAL PRESERVATION OVERLAY ZONE: ☐ RECYCLING CENTER: ☐ CONSTRUCTION EQUIPMENT: ☐

2/3/09 - AT SITE - 2 INOPS IN BACKYARD.

Case # 250475

ORDER # 2040410

19285042009167

LADBS
CODE ENFORCEMENT BUREAU

RANGE FILE

1530 S OGDEN DR
(ADDRESS)

6/10/09
(FILE DATE)

P.JIMENEZ
(PREPARED BY)

FILE IS: **CLOSED**

(Revised 10/99)

CASE CLEARANCE REPORT

CASE No.: 250475

1530 S OGDEN DR

PIN: 129B177 1015 APN: 5069-002-024

CASE # 250475
IMSP
CARTS
PCIS
CNAT

CASE RESOLUTION: **COMPLIANCE OBTAINED**
CASE TYPE: CITATIONS

CLOSED ORDER(S)

Order Type:	Order #:	Effective Date:
ORDER TO COMPLY-WRITTEN	2040410	2/16/09

FRANCHISE TAX BOARD: NO

Inspector: _____ Date: 6/10/09
MARCOS MENDEZ

Senior Inspector: _____ Date: 6-10-09
TODD ROBERTSON

PDJ
JUN 10 2009

Control Center Clearance: _____ Date: _____

CITY LA DBS
DEPARTMENT OF BUILDING AND SAFETY

CITY OF LOS ANGELES
CALIFORNIA

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

ANDREW A. ADELMAN, P.E
GENERAL MANAGER
RAYMOND CHAN
EXECUTIVE OFFICER

CASE # 9
IMSP 9
CARTS 8
PCIS
CNAT 8

ORDER TO COMPLY

File Closed. Reminder 4/10/09

PHILLIPS,RHEA
1530 S OGDEN DR
LOS ANGELES, CA 90019

CASE #: 250475
ORDER #: A-2040410
EFFECTIVE DATE: February 16, 2009
COMPLIANCE DATE: February 23, 2009

OWNER OF
SITE ADDRESS: **1530 S OGDEN DR**
ASSESSORS PARCEL NO.: 5069-002-024
ZONE: R2; Two Family Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) as follows:

VIOLATION(S):

1. **Open storage within the required yards.**

   You are therefore ordered to: 1) Discontinue the open storage of inoperable vehicles in the required Yard(s).

   Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

   Location: Driveway

2. **Failure to provide or maintain access to the required off street parking.**

   You are therefore ordered to: 1) Provide and/or maintain access to the required off street parking.

   Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.4.(m) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

A proposed noncompliance fee in the amount of **$100.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **$350.00.**
Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PDI
FEB 12 2009

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than $1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (323)789-7866. Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: _____ Date: February 10, 2009

JASON PATERNOSTRO
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-7866

REVIEWED BY

CITY LA DBS
DEPARTMENT OF BUILDING AND SAFETY
CODE ENFORCEMENT BUREAU

CUSTOMER SERVICE REQUEST

CSR No.: 215436
CALL DATE: February 4, 2009 12:00 am
DUE BY:
SOURCE:
TAKEN BY: JASON PATERNOSTRO

GENERAL ENFORCEMENT
JASON PATERNOSTRO
PRIORITY:3

CASE #:

1530 S OGDEN DR 90019

APN: 5069-002-024	ZONE: R2		
LADBS Branch Office	LA	Council District	10
Community Plan Area	Wilshire	Census Tract	2169.00
Energy Zone	9	Thomas Brothers Map Grid	633-B4
District Map	129B177	Area Planning Commission	Central
Certified Neighborhood Council	P.I.C.O.	LAPD Bureau	WEST
LAPD Division	WILSHIRE	LAPD Reporting District	762
Methane Hazard Site	Methane Zone	Near Source Zone Distance	1.7
Community Development Block Gr	LARZ-Central City	CNAP area	2
City Planning Cases	CPC-2004-2395-ICO	Ordinance	ORD-177323
Low to moderate income %	35.07%		

PROBLEM: **OPEN STORAGE OF VEHICLES THAT CANNOT BE LEGALLY OPERATED (E.G. JUNK CARS)**

CALLER COMMENT:

COMMENT: 03-FEB-09
Inspector Paternostro was at the site in response to a Customer Service Request. Inspector Paternostro observed violation(s) and an Order to Comply was issued.

SITE OWNER: PHILLIPS,RHEA
1530 S OGDEN DR
LOS ANGELES, CA 90019
Contact ID: AC1206430

RESOLUTION: ☐ No Violation ☐ Duplicate Complaint ☐ Start a Case ☐ Refer to:

APPROVED USE: ______ PRESENT USE: ______ STORIES: ______ TOTAL DWELLING UNITS: ______

CONSTRUCTION TYPE: APPROXIMATE SIZE: X

DWELLING UNITS IN VIOLATION: ______ NON RESIDENTIAL SQUARE FOOTAGE IN VIOLATION: ______

USES: ☐ YARDS: ☐ OTHER STRUCTURES: ☐ HOME OCCUPATION: ☐

HISTORICAL PRESERVATION OVERLAY ZONE: ☐ RECYCLING CENTER: ☐ CONSTRUCTION EQUIPMENT: ☐

2/3/09 - AT SITE - 2 INOPS IN DRIVEWAY.

Case # 250475
Order # 204410

19407142600947 [illegible]

CITY LA DBS
DEPARTMENT OF BUILDING AND SAFETY
CODE ENFORCEMENT BUREAU

CASE SUMMARY REPORT

CASE No.: 250475 ASSIGNED INSPECTOR: MARCOS MENDEZ
CASE TYPE: CITATIONS
CASE GROUP: CITATIONS SOUTH SOURCE: CSR

1530 S OGDEN DR

APN: 5069-002-024 ZONE: R2

Area Planning Commission	Central	LADBS Branch Office	LA
Council District	10	Certified Neighborhood Council	P.I.C.O.
Community Plan Area	Wilshire	Census Tract	2169.00
District Map	129B177	Energy Zone	9
Methane Hazard Site	Methane Zone	Near Source Zone Distance	1.7
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LAPD Division	WILSHIRE	LAPD Reporting District	762
Community Development Block Gr	LARZ-Central City	City Planning Cases	CPC-2004-2395-ICO
Ordinance	ORD-177323	CNAP area	2
Low to moderate income %	35.07%		

SITE INFORMATION

Approved Use: R-3 Present Use: No. of Stories: - Type of Construction:
Dwelling units: - Approximate Size: - X -

CONTACTS

PHILLIPS,RHEA, OWNER
1530 S OGDEN DR
LOS ANGELES, CA 90019
Contact ID: AC1206430

SERVICE REQUESTS

CSR #: 215436 Received: February 04, 2009 Problem: OPEN STORAGE OF VEHICLES THAT CANNOT BE LEGALLY OPERATED (E.G. JUNK CARS)

Inspected: February 03, 2009 By: JASON PATERNOSTRO
Comments: 03-FEB-09
Inspector Paternostro was at the site in response to a Customer Service Request. Inspector Paternostro observed violation(s) and an Order to Comply was issued.

ORDER DETAILS

Order Type:	Order #:	Effective Date:	Compliance Date:	Issued By:
ORDER TO COMPLY-WRITTEN	2040410	2/16/09	2/23/09	JASON PATERNOSTRO

Investigation Fee: N Franchise Tax Board: N
Order Comments:

VIOLATIONS:

Open storage within the required yards.
Inspection Date: February 03, 2009
Section(s): 12.03, 12.21A.1.(a) and 12.21C.1.(g)
Remedy: 1) Discontinue the open storage of inoperable vehicles in the required Yard(s).
Location: Driveway
Permit Required: N Date Compliance Obtained: 6/ 9/09

Failure to provide or maintain access to the required off street parking.
Inspection Date: February 03, 2009
Section(s): 12.21A.1.(a) and 12.21A.4.(m)
Remedy: 1) Provide and/or maintain access to the required off street parking.
Permit Required: N Date Compliance Obtained: 6/ 9/09

NOTES

02/03/2009 INSPECTION - 03-FEB-09

1449714090994733

	Inspector Paternostro was at the site in response to a Customer Service Request. Inspector Paternostro observed violation(s) and an Order to Comply was issued for open storage of 2 inops in the driveway blocking access to the garage - JASON PATERNOSTRO
02/10/2009	ORDER TO COMPLY ISSUED - Entered case on CEIS and sent out Order to Comply - JASON PATERNOSTRO
02/18/2009	INSPECTION - Inspector Paternostro was at the site for a compliance inspection. spoke to the property owner and discussed requirements to comply with the Order to Comply. Inspector Paternostro granted an extension of time for 2 weeks. The owner stated that she would be registering the vehicles- JASON PATERNOSTRO
03/23/2009	CASE EVALUATION DONE - Reviewed case. - MARCOS MENDEZ
03/23/2009	INSPECTION - Inspector Mendez was at the site for a compliance inspection. He observed that the condition had not changed since the last inspection. Spoke to the property owner's daughter Gina Dandridge and stated she would comply with the Order to Comply. Will call for reinspection.- MARCOS MENDEZ
05/18/2009	INSPECTION - Inspection failed. Inoperative vehicles noted on the driveway. - MARCOS MENDEZ
05/19/2009	PHONE CONVERSATION - Spoke to the property owner's daughter, Gina Dandridge, in regards the the storage of the inoperative vehicles on the driveway. Advised to store them in the garage or from public view. Dandridge stated she was cleaning the rear yard to store the vehicles in the back. Stated she will have the vehicles in the back by this weekend. - MARCOS MENDEZ
05/22/2009	ORDER REVIEW - SUPERVISOR ORDER REVIEW APPROVED - TODD ROBERTSON
05/29/2009	INSPECTION - Inspector Mendez was at the site for a compliance inspection. He observed that the condition had not changed since the last inspection. - MARCOS MENDEZ
06/03/2009	PHONE CONVERSATION - Call to the property owner's daughter, Gina Dandridge. Stated Automobile Club to move vehicle to the rear yard this Friday. - MARCOS MENDEZ
06/09/2009	INSPECTION - Inspection passed. To close case. - MARCOS MENDEZ
06/10/2009	CASE CLOSURE/RESOLUTN. PROCESS - Case file closed. Submitted all necessary documents (case summary report/ case clearance report/Order to Comply) to close the case. The closed Orders were submitted to the supervisor for review. - MARCOS MENDEZ

PermitReport

Zoning Research Findings

June 19, 2014

Subject Property Address:

1534 N. Ogden Dr.
Los Angeles, CA 90046

Zoning Research Findings:

In response to your request for zoning information regarding the subject property addressed above, please be advised that the zoning indicated by municipal records is: R1-1.

This zoning designation was confirmed based on records maintained by the City of Los Angeles Geographical Information Systems unit at the Department of City Planning as of Thursday, June 19, 2014.

Should you need further assistance or information about the zoning designation or the zoning code definition, you can contact the City of Los Angeles at 3-1-1.

For further assistance, the Permit Report team is available to entertain your research requests at 800.607.0544

Address/Legal

Site Address	1534 N OGDEN DR
ZIP Code	90046
PIN Number	147B177 796
Lot/Parcel Area (Calculated)	4,050.7 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID B4
Assessor Parcel No. (APN)	5551021005
Tract	TR 3817
Map Reference	M B 41-57
Block	None
Lot	7
Arb (Lot Cut Reference)	1
Map Sheet	147B177

Jurisdictional

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Hollywood Hills West
Council District	CD 4 - Tom LaBonge
Census Tract #	1898.00
LADBS District Office	Los Angeles Metro
Building Permit Info	View

Planning and Zoning

Special Notes	None
Zoning	R1-1
Zoning Information (ZI)	ZI-2433 Hollywood Community Plan Injunction
General Plan Land Use	Low II Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	Yes
Specific Plan Area	None
Historic Preservation Review	Yes
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

PermitReport

Sewer Permit Findings

Thursday, June 19, 2014

Subject Property:

1534 N. Ogden Dr.
Los Angeles, CA 90046

Findings:

The following information was verified based on records made currently available from the City of Los Angeles. A copy of the digital map is attached.

Permit #: **31964-23.**
Digital map# 147B177

Should you have any questions about these findings, or to order complementing research reports, call a Permit Report Technician at 800-607-0544

13400 Riverside Dr. Suite 202, Sherman Oaks, CA 91423

Tel: 800.607.0544www.permitreport.com

Sewer Wye Detail ◀ Back

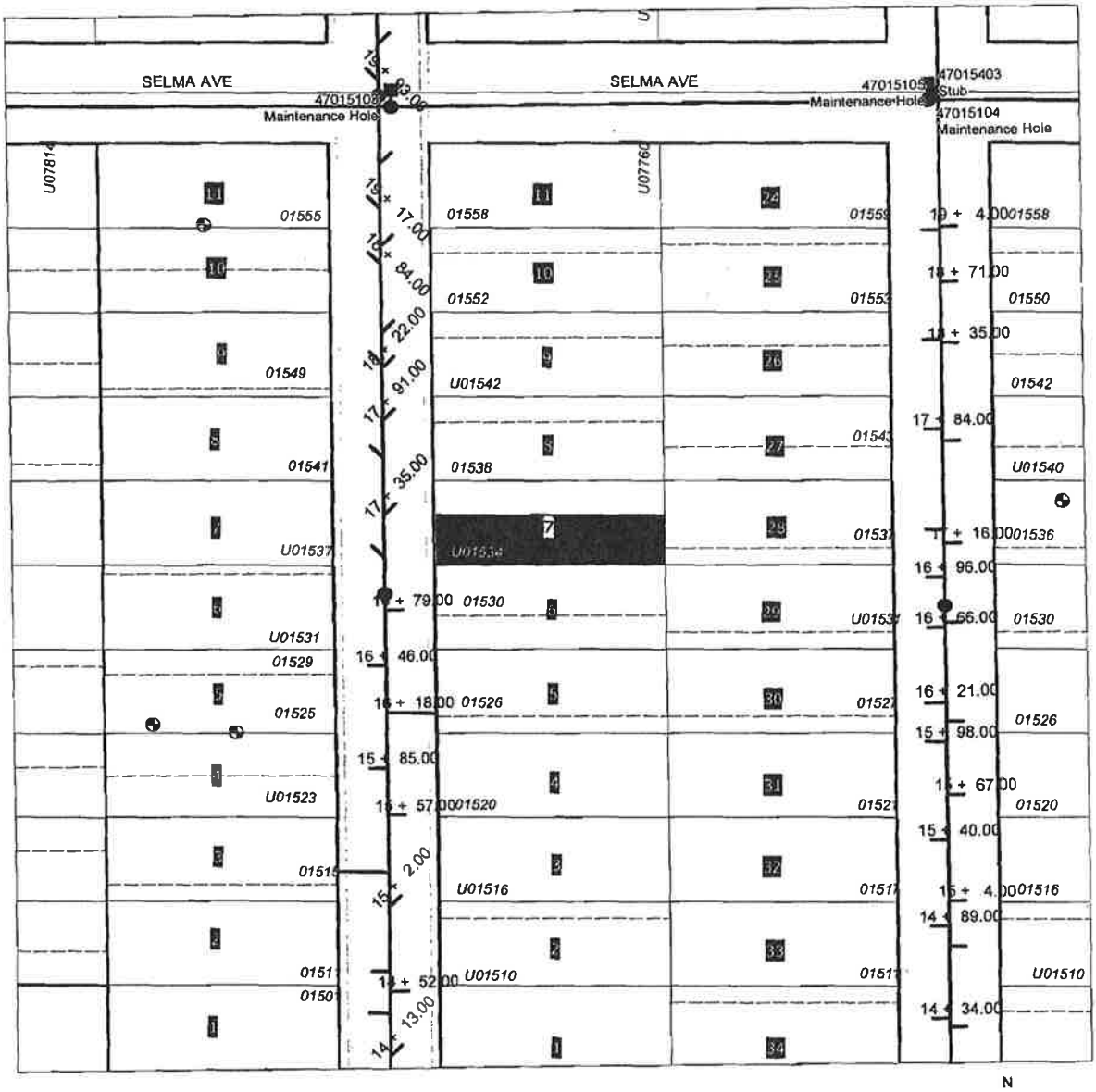
Wye	**47015119470151 42A11**			
		Wye	**Curb**	**Line**
	Station	16+79.00	0+0	0+0
	Depth	8	0	0
	Type	Wye Drawn as Tap		
Pipe	47015119470151 42A			
	UpStrm Stn		16+88.66	
	DnStrm Stn		13+94.25	
	Size		8.0	
	UpStrm Inv		376.99	
	DwnStrm Inv		369.09	
	Material		VCP	
Upstream Structure	47015119			
	Lid Elev		385.80	
	Depth		8.81	
	Type		MH	
	Material		UNK	
Dwnstrm Structure	47015142			
	Lid Elev		377.30	
	Depth		8.32	
	Type		MH	
	Material		UNK	

Permit #	**Address**
31964-23	1530 N OGDEN DR

Please read our Disclaimer.

NavigateLA

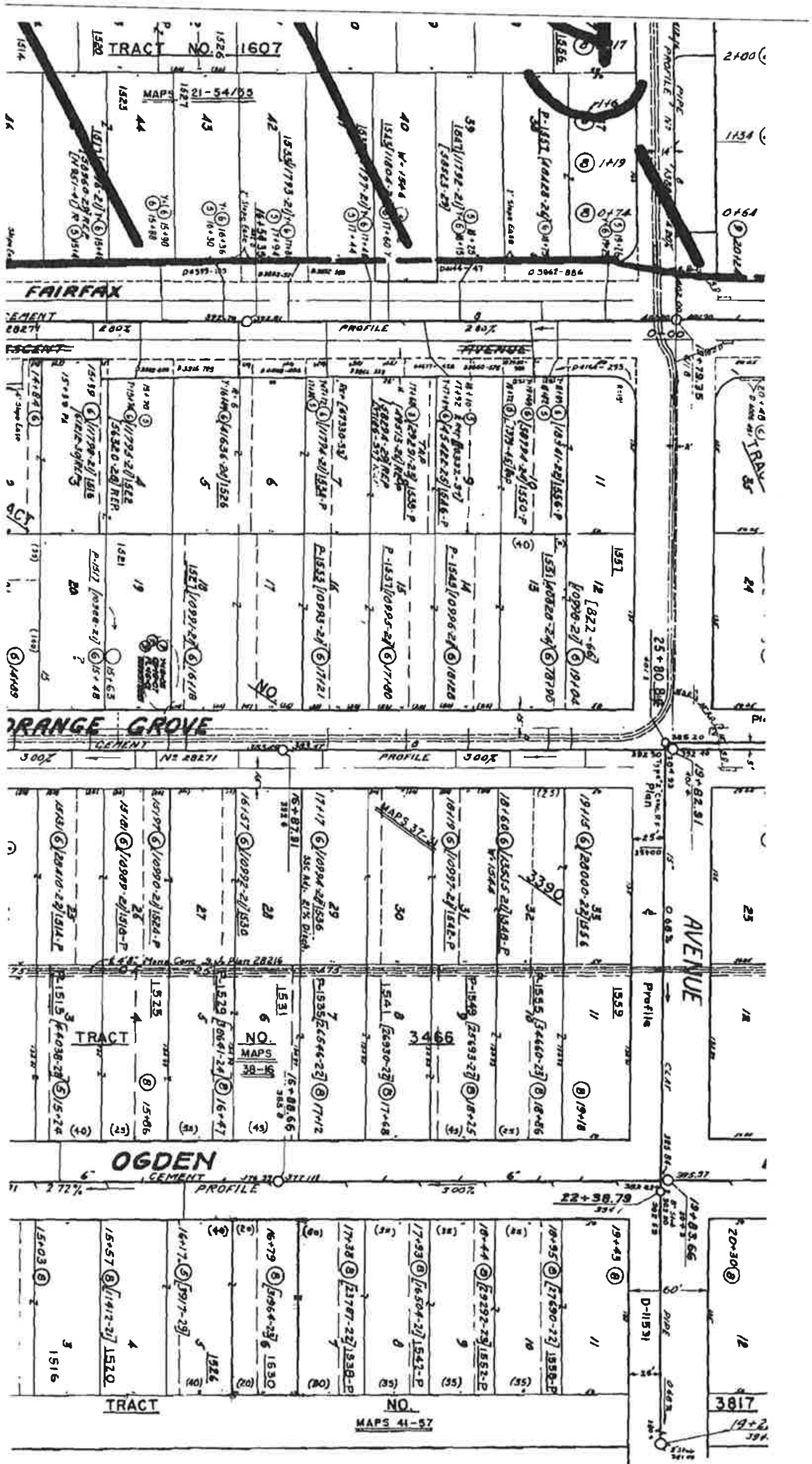
Parcel Legal Text
House Numbers Text
Sewer Information
Freeways and Streets
Landbase
Boundaries



SCALE 1 : 1,208

100 0 100 200 300

FEET


TRACT NO. 1607
MAPS 21-54/55
FAIRFAX
PROFILE
AVENUE
ORANGE GROVE
CEMENT
No 28271
MAPS 37-11
3390
AVENUE
Profile
TRACT
NO.
MAPS 38-16
3466
OGDEN
CEMENT
PROFILE
22+38.79
D-1153
TRACT
NO.
MAPS 41-57
3817

4966-5