

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2013-3992-HCM
ENV-2013-3993-CE

HEARING DATE: May 15, 2014
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 2574 Glendower Ave.
Council District: 4
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Los Feliz
Legal Description: Lot 15 of TR 4441

PROJECT: Historic-Cultural Monument Application for the
HLAFFER-COURCIER RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

**APPLICANT/
OWNER:** Donald I Brown Trustee of Brown Trust &
Christopher L Parsons, Trustee of Parsons Trust
2574 Glendower Ave.
Los Angeles, CA 90027

**OWNER'S
REPRESENTATIVE:** Charles J. Fisher
140 S. Avenue 57
Los Angeles, CA 90042

RECOMMENDATION **That the Cultural Heritage Commission:**

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

MICHAEL J. LOGRANDE
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

- 1) The building “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” as an example of the Storybook style.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

SUMMARY

Built in 1923, this two-story single-family residence in Los Feliz exhibits character-defining features of the Storybook style. The subject building has an irregular plan with a shingled, multiple cross-gable roof system. Exterior wall cladding is half-timbered with hand-textured white stucco, and horizontal wood siding with half-timber framing in sections.

The front face of the building features three gables, all with steep, concave pitches, connected by an asymmetrical, transverse side-gabled roof. The central, larger gable is clad in wood siding and features a large vent with timber framing. The smaller gables to the north and south of the large central gable are stucco; the north features half-timbering, the south a decorative vent similar to the vent in the central gable. The entry door is covered by a small, steep, concave-pitched roof. The two-paneled door features an irregular cut, a large speakeasy window covered by an iron grill, and a cast-iron knocker and handle. There are two chimneys situated between the three gables, both ornamented with irregular groupings of clinker bricks. Windows throughout the structure feature irregular, half-timber framing. Where there are half-timber treatments they are irregularly cut and lend a rustic, handmade effect.

Interior features include high, peaked ceilings, custom triangle-top doors, exposed timbers and distressed half-timbering, and custom-distressed wood floors. The rear of the structure appears to possibly have been modified significantly from its original configuration. At least one addition is discernable on the northern end of the ground floor, balconies have been replaced over time and/or possibly added, making it difficult to ascertain original conditions, and mismatches in finishing suggests other exterior or interior work may have been done though there is no permit documentation.

Built in 1923 the house was designed and built for Lulu E. Hlafter by Rufus Buck, who built other Storybook residences within Los Angeles. However, the longest resident of the house was John and Irene Courcier. They purchased the property in 1933 and lived there until 1999, when the current owners acquired the property.

DISCUSSION

The Hlafter-Courcier Residence historic property successfully meets one of the specified Historic-Cultural Monument criteria: it "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction. The exaggerated concave roofs, custom distressed and shaped half-timbering, custom exterior and interior doors, and quality of various unique appointments and finishes make the property an excellent example of the Storybook style. Furthermore the front of the property and majority of the interior appear mainly intact and exhibit a high level of integrity; based on these criteria the property qualifies for Historic Cultural Monument status.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") REVIEW

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

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

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

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

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

BACKGROUND

On March 6, 2014, the City Council adopted a motion to initiate consideration of the Hlafter-Courcier Residence as a Historic-Cultural Monument. On April 17, 2014, the Cultural Heritage Commission and Office of Historic Resources Staff toured the site.

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT HLAFFER-COURCIER RESIDENCE
2. STREET ADDRESS 2574 GLENDOWER AVENUE
CITY LOS ANGELES ZIP CODE 90027 COUNCIL DISTRICT 4
3. ASSESSOR'S PARCEL NO. 5588-019-015
4. COMPLETE LEGAL DESCRIPTION: TRACT TRACT No. 4441, LOS FELIZ ADDITION., AS PER MAP FILED IN BOOK 49, PAGE 36 OF MAPS FILED IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER.
BLOCK N/A LOT(S) 15 EX EAST 25 FEET MEASURED PARALLEL TO ELY LINE ARB. NO. 1
5. RANGE OF ADDRESSES 2572 THROUGH 2578 GLENDOWER AVENUE
6. PRESENT OWNER DONALD I. BROWN TRUSTEE OF BROWN TRUST & CHRISTOPHER L. PARSONS, TRUSTEE OF PARSONS TRUST
STREET ADDRESS 2574 GLENDOWER AVENUE
CITY LOS ANGELES STATE CA ZIP CODE 90027-1113 PHONE (323)665-6076 EMAIL: CPARSONS@HOTMAIL.COM
OWNER IS: PRIVATE X PUBLIC
7. PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE

DESCRIPTION

8. ARCHITECTURAL STYLE STORYBOOK STYLE
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)
(SEE DESCRIPTION WORKSHEET)

HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT HLAFFER-COURCIER RESIDENCE

10. CONSTRUCTION DATE: FACTUAL 1923 ESTIMATED _____

11. ARCHITECT, DESIGNER, OR ENGINEER: RUFUS BUCK

12. CONTRACTOR OR OTHER BUILDER: RUFUS BUCK

13. DATES OF ENCLOSED PHOTOGRAPHS MAY 28, 2013

14. CONDITION: ☒ EXCELLENT ☐ GOOD ☐ FAIR ☐ DETERIORATED ☐ NO LONGER IN EXISTENCE

ALTERATIONS: MAID'S QUARTERS ADDED UNDER GARAGE IN 1925, MINOR CHANGES TO KITCHEN.

15. THREATS TO SITE ☒ NONE KNOWN ☐ PRIVATE DEVELOPMENT ☐ VANDALISM ☐ PUBLIC WORKS PROJECT

16. IS THE STRUCTURE ☒ ON ITS ORIGINAL SITE ☐ MOVED ☐ UNKNOWN

17. **SIGNIFICANCE**
BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET) BUILT IN 1923, THIS UNIQUE STORYBOOK HOUSE WAS DESIGNED AND BUILT BY RUFUS BUCK FOR LULU E. HLAFER. THE HOUSE IS LARGER THAN MOST "STORYBOOK" HOUSES, WHICH TEND TO BE SMALL COTTAGES. THE ARCHITECT, WHO WAS REALLY A CIVIL ENGINEER, WAS NOTED FOR DOING SEVERAL STORYBOOK STYLE BUNGALOW COURTS. STORYBOOK REFERS TO AN ARCHITECTURAL STYLE POPULARIZED IN THE 1920S IN ENGLAND AND AMERICA. SOME OF THE BEST KNOWN EXAMPLES IN THE LOS ANGELES AREA INCLUDE THE SPADENA OR "WITCH HOUSE" WHICH WAS RECENTLY DESIGNATED A MONUMENT UNDER THE NEW BEVERLY HILLS LANDMARK ORDINANCE, DESIGNED BY HARRY OLIVER AND COMMERCIAL ESTABLISHMENTS SUCH AS THE GROVE (HCM No. 319) IN WESTWOOD, ORIGINALLY DESIGNED AS HOUSING BY ALLEN SIPLE AND THE TAM O' SHANTER INN IN ATWATER VILLAGE, WHICH WAS ALSO DESIGNED BY OLIVER. THE HLAFER-COURCIER RESIDENCE IS SIGNIFICANT FOR ITS UNIQUE ARCHITECTURAL DESIGN AND ITS ORIGINAL INTEGRITY.

18. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES CITY BUILDING PERMITS PER ATTACHED, LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS, UNITED STATES CENSUS RECORDS, LOS ANGELES COUNTY SUBDIVISION MAPS, LOS ANGELES TIMES ARTICLES.

DATE FORM PREPARED OCTOBER 11, 2013 PREPARER'S NAME CHARLES J. FISHER

ORGANIZATION OWNER'S REPRESENTATIVE STREET ADDRESS 140 S. AVENUE 57

CITY HIGHLAND PARK STATE CA ZIP CODE 90042 PHONE (213) 256-3593

E-MAIL ADDRESS: ARROYOSECO@HOTMAIL.COM

DESCRIPTION WORK SHEET

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

THE HLAFFER-COURCIER RESIDENCE IS A 2 STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

STORYBOOK STYLE, IRREGULAR PLAN SINGLE FAMILY RESIDENCE
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (SEE CHART) STRUCTURE USE (RESIDENCE, ETC)

WITH A WOOD AND HAND SPREAD STUCCO FINISH AND WOOD TRIM.
MATERIAL (WOOD SIDING, WOOD SHINGLES, BRICK, STUCCO, ETC) MATERIAL (WOOD, METAL, ETC.)

ITS STEEP GABLED ROOF IS COVERED WITH COMPOSITION SHINGLES, GLASS AND WOOD,
ROOF SHAPE (SEE CHART) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES) WINDOW MATERIAL

MULTI LIGHT WOOD CASEMENT FIXED AND STAINED GLASS WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE (DOUBLE HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC)

THE ENTRY FEATURES A SIMPLE FLAT PORCH COVERED BY A SMALL WHIMSICAL "A" FRAME ROOF, FLAKED BY LIGHTS
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

WITH A WHIMSICAL DOUBLE TRAPEZOID PANELED WOOD DOOR AND SMALL WINDOW DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (SEE CHART)

OF THE STRUCTURE ARE A CENTRAL FORWARD GABLE WITH TWO SMALLER FORWARD GABLES NEAR EACH END OF THE MAIN
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (SEE CHART);

TRANSVERSE GABLE. ALL OF THE ROOFLINES DIP WITH THE GABLES EACH HAVING DISTINCT CONCAVE ARCHES AND UPTURNS ON
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

THE TRANSVERSE GABLE AT THE BASE OF EACH OF THE FORWARD GABLES. THE CENTRAL GABLE PEDIMENT IS SHEATHED IN LARGE
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALITY;

SIDING FORMING A TRIANGULAR PATTERN WITH THE APEX AT THE CENTER POINT OF THE PEDIMENT. A TALL VENT IS IN
VERTICALITY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

THE CENTER OF EACH GABLE WITH SCROLL CUT FRAMING SURROUNDING THE VENTS. THE LARGER CENTER GABLE HAS
ADDITIONAL DEFINING ELEMENTS

A WEATHERVANE AT THE FRONT FEATURING A WITCH FLYING A BROOM ATOP THE POINTS OF THE COMPASS. THE
ADDITIONAL DEFINING ELEMENTS

WINDOWS FEATURE FANCIFUL ROUGH CUT LENTILS AND SILL BASEBOARDS. THERE ARE TWO FRONT CHIMNEYS, THE LEFT
ADDITIONAL DEFINING ELEMENTS

BEING A SHORT SLIGHTLY BATTERED WITH CLINKER BRICKS AT THE TOP, THE OTHER, TO THE RIGHT BEING TALLER, WITH
ADDITIONAL DEFINING ELEMENTS

A SPLIT DESIGN FOR THE TWO FLUES, WITH CLINKER BRICKS ALSO ON TOP AND FILLING THE SPLIT AREA. THE GARAGE
ADDITIONAL DEFINING ELEMENTS

PORTION ON THE LEFT OF THE FACADE HAS TWO WOODEN GARAGE DOORS WITH A "V" SHAPED HALF TIMBERING DESIGN
ADDITIONAL DEFINING ELEMENTS

ON EACH, WITH THE RIGHT DOOR BEING UNDER THE LEFT GABLE WITH A LANTERN-TYPE PORCH LIGHT OVER THE DOOR
ADDITIONAL DEFINING ELEMENTS

AND THE LEFT DOOR UNDER THE TRANSVERSE GABLE. THE REAR IS OVERLOOKING A CANYON WITH SEVERAL SMALL-
ADDITIONAL DEFINING ELEMENTS

WOODEN BALCONIES AND WIDE WOOD SIDING IN THE CENTER SECTION.
ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF THERE ARE NO SECONDARY BUILDINGS
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE HIGH "A"-FRAMED CEILING IN LIVING ROOM, BEAMED "A"-FRAME TOPPED
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM, SPECIAL GLASS WINDOWS.

DOORS, RUSTIC WIDE CEILING BEAMS IN SOME BEDROOMS AND KITCHEN, IRON STAIR RAILINGS, MAGNETITE STAIRS.
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

BATTERED HARDWOOD FLOORING, LANTERN STYLE LIGHTING FIXTURES AND SCONCES, INTERIOR MULTI-LIGHT
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

FRENCH DOORS AND ROUGH TEXTURE WALL PLASTER.
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

HISTORIC-CULTURAL MONUMENT APPLICATION

**CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

Complete One or Both of the Upper and Lower Portions of This Page

ARCHITECTURAL SIGNIFICANCE

THE HLAFFER-COURCIER RESIDENCE IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT
STORYBOOK STYLE ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE 8)

AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

AND/OR

HISTORICAL SIGNIFICANCE

THE HLAFFER-COURCIER RESIDENCE WAS BUILT IN 1923
NAME OF PROPOSED MONUMENT YEAR BUILT
STORY BOOK STYLE ARCHITECTURE WAS IMPORTANT TO THE
NAME OF FIRST OR OTHER SIGNIFICANT OWNER

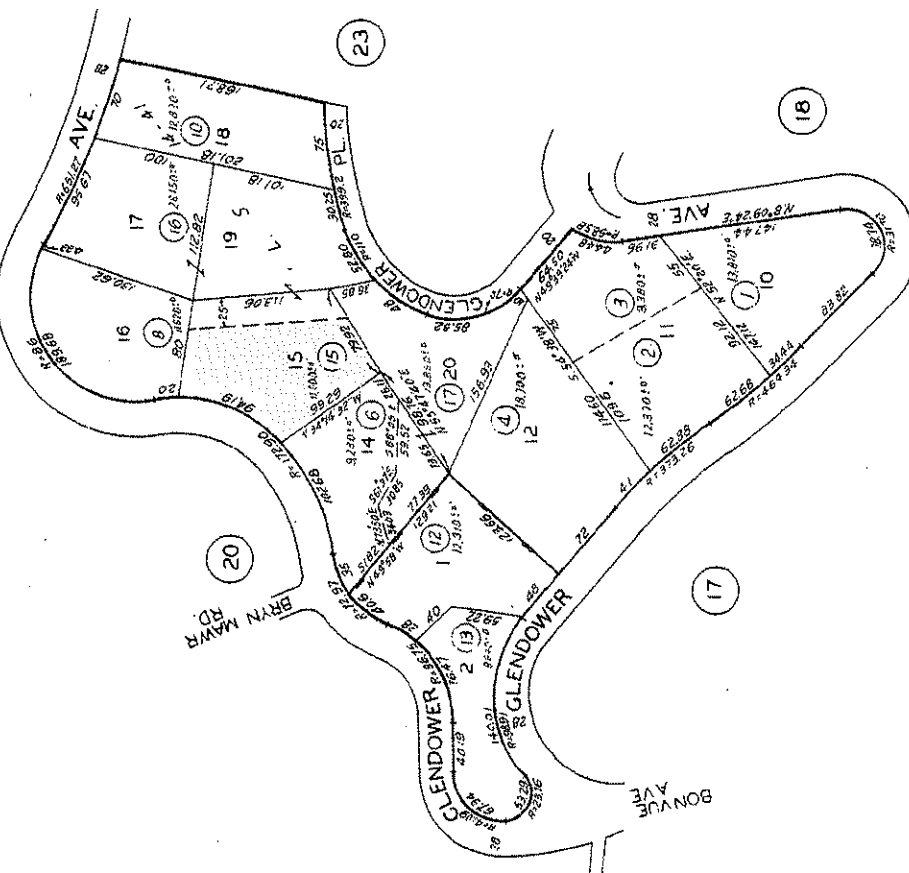
DEVELOPMENT OF LOS ANGELES BECAUSE THIS ARCHITECTURE IS EMBLEMATIC OF THE CONCEPT OF SOUTHERN CALIFORNIA BEING THE "LAND OF DREAMS". IT IS A DIRECT OFFSHOOT OF THE MOVIE INDUSTRY WITH MANY OF ITS EARLY ADHERENTS BEING DIRECTLY TIED TO THE STUDIOS AS SET DESIGNERS AND CARPENTERS. RUFUS BUCK, THE CREATOR OF THIS DESIGN CAME FROM A DIFFERENT BACKGROUND, WITH TRAINING AS BOTH A CIVIL AND A MINING ENGINEER. HE WAS ALSO A TRAINED CARPENTER AND MAY HAVE FOUND WORK WITH THE MOVIE STUDIOS WHEN HE FIRST CAME TO CALIFORNIA. BY THE EARLY 1920S, HE WAS NOTED FOR DESIGNING AND BUILDING SEVERAL STORYBOOK STYLE BUNGALOW COURTS IN LOS ANGELES. BUCK WAS BORN IN THE MINING COUNTRY OF LINCOLN COUNTY NEVADA ON SEPTEMBER 23, 1873. HIS FATHER, FRANKLIN WAS A CATTLE RANCHER BUT HE FOLLOWED THE FOOTSTEPS OF HIS OLDER BROTHER, ARTHUR, AND STUDIED ENGINEERING, AS WELL AS SURVEYING, GRADUATING FROM STANFORD UNIVERSITY IN 1895. HE LATER PARTICIPATED IN THE KLONDIKE GOLD RUSH AND WAS APPOINTED TO A SPECIAL POSITION AS A MINERAL CLAIM AND LAND SURVEYOR BY THE UNITED STATES GOVERNMENT, WITH HIS OFFICE IN DAWSON CREEK, YUKON TERRITORY, AS IT WAS MORE CENTRALLY LOCATED FOR HIS WORK IN ALASKA. HE LATER WORKED AS A CIVIL ENGINEER IN PORTLAND, OREGON AND SEATTLE, WASHINGTON, BEFORE COMING TO LOS ANGELES AROUND 1919. ONE OF THE COURTS THAT BUCK DESIGNED WAS NAMED "FERNWOOD ROW, WHICH WAS AT THE CORNER OF FERNWOOD AVENUE AND RIDGEWOOD PLACE. THIS WELL DESIGNED

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET
CONTINUED

STORYBOOK STYLE RESIDENCE.



5588 19
SCALE 1" = 100'

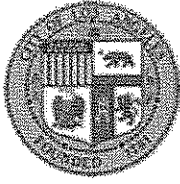
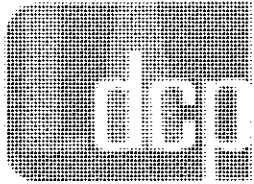


CODE
13

TRACT NO. 4441 M.B. 49-36
TRACT NO. 6608 M.B. 73-3

FOR PREV ASSMT SEE
5588-19

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



City of Los Angeles
Department of City Planning

2/19/2014

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2574 N GLENDOWER AVE

ZIP CODES

90027

RECENT ACTIVITY

CHC-2013-3992-HCM

ENV-2013-3993-CE

CASE NUMBERS

Address/Legal Information

PIN Number	153B197 175
Lot/Parcel Area (Calculated)	10,703.0 (sq ft)
Thomas Brothers Grid	PAGE 594 - GRID A2
Assessor Parcel No. (APN)	5588019015
Tract	TR 4441
Map Reference	M B 49-36
Block	None
Lot	15
Arb (Lot Cut Reference)	1
Map Sheet	153B197

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Los Feliz
Council District	CD 4 - Tom LaBonge
Census Tract #	1892.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	RE11-1
Zoning Information (ZI)	ZI-2433 Hollywood Community Plan Injunction
General Plan Land Use	Very Low II Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	Yes
Baseline Hillside Ordinance	Yes
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
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

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Assessor Information

Assessor Parcel No. (APN)	5588019015
Ownership (Assessor)	
Owner1	BROWN,DONALD I TR DONALD I BROWN TRUST AND
Owner2	PARSONS,C L TR C L PARSONS TRUST
Address	2574 GLENDOWER AVE LOS ANGELES CA 90027
Ownership (City Clerk)	
Owner	BROWN, DONALD I. (TR) DONALD I. BROWN REVOCABLE TRUST (ET AL)
Address	2574 GLENDOWER AVENUE LOS ANGELES CA 90027
APN Area (Co. Public Works)*	0.253 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$561,684
Assessed Improvement Val.	\$233,990
Last Owner Change	11/05/13
Last Sale Amount	\$9
Tax Rate Area	13
Deed Ref No. (City Clerk)	804775 759522 694397 4-041 1476286 1401126
Building 1	
Year Built	1924
Building Class	D75C
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	2
Building Square Footage	2,298.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

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

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	Central
Division / Station	Northeast
Reporting District	1141

Fire Information

Division	3
Battalion	5
District / Fire Station	35
Red Flag Restricted Parking	No

CASE SUMMARIES

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

DATA NOT AVAILABLE

Display Ad 36 -- No Title

Los Angeles Times (1923-Current File); Apr 6, 1924;

ProQuest Historical Newspapers: Los Angeles Times (1881-1989)

pg. A7

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HOLLYWOOD REAL ESTATE

AUCTION

Furnished
Bungalow
Court of
5 Units

Furnished
Bungalow
Court of
5 Units

BEAUTIFUL AND QUAIN'T "FERNRIDGE ROW"

Corner of Fernwood Ave. and Ridgewood Place—Hollywood

1:30 P.M., Thursday, April 10th, 1:30 P.M.



COMPRISING FOUR 4-ROOM UNITS AND ONE 5-ROOM UNIT, COMPLETELY AND ARTISTICALLY FURNISHED. CORNER LOT, 50x135

"A VERITABLE SNAP FOR THE WISE INVESTOR"

One of the most beautiful and unique Bungalow Courts in Los Angeles. Built for the present owner, Mrs. Mary S. Carr (who is returning to England) by the noted Bungalow Court Contractor and Builder, Mr. Rufus Buck, in his quaint style of English Architecture and decorated by the noted Interior Decorator, Mr. Arthur Vernau.

5 Units, 4 of 4 rooms each and 1 of 5 rooms—the 4 room units having Living Room with built-in wall beds; Dining Room; Kitchen and Bath; 5 room unit having Living Room with built-in Wall Bed; Large Bedroom; Dining Room; Kitchen and Bath.

The interiors are beautifully done in Antique French Gray Oak, walls in hand done oil; quaint Old English Fireplaces; Baths are of Tile and Porcelain; Built-in Refrigerators equipped for outside icing; Wall Gas Radiators; Most instantaneous Hot Water System; Exterior illuminated by Electric Time Switch; in fact every desired requisite for "the ideal bungalow unit."

SALIENT FEATURES:—Each Separate Unit of Concrete Foundation; **HARDWOOD FLOORS THROUGHOUT**; 5 INDIVIDUAL GARAGES. PRESENT \$7200 ANNUAL INCOME CAN BE INCREASED.

FURNITURE AND FURNISHINGS

Each Unit beautifully furnished in Period and Modern Mahogany and Overstuffed Furniture. Stairway Cabinet Grand Piano. Every Unit Rented. NO BETTER OPPORTUNITY AS AN INVESTMENT IN LOS ANGELES.

TERMS:—To be sold as a whole on ridiculously easy terms with a liberal discount from purchase price for all cash.—Owner is returning to England and the property must and will be sold regardless of cost. Remember the date, Thursday, April 10th, 1:30 P.M. For information prior to sale—phone our offices.

Router—Sunset Boulevard to Ridgewood Place then 1 block South.

PUBLIC INSPECTION—Open for inspection today and daily, 10 A.M. to 4:30 P.M. Apply at corner bungalow, (Mrs. Carr), 5719 Fernwood Ave. Drive out and see this EXCEPTIONAL AUCTION OPPORTUNITY.

KEMP and BALL, Auctioneers

Atlantic 9511
9640

"For Satisfactory Service and Best Results"

K AND B
K AND B
K AND B
K AND B
K AND B

Rufus Buck

Funeral services for Rufus Buck, 69, civil and mining engineer, who died Wednesday, will be conducted today at 3 p.m. at Pierce Bros. Beverly Hills Chapel, with cremation to follow. Mr. Buck, a graduate of Stanford University in Herbert Hoover's class of 1895, lived at 1055 S. Oxford Ave. He leaves a son, Capt. Rufus Buck Jr. of the Army Engineers, a daughter, Mrs. Edward Butler of Gainsville, Tex., and a sister, Mrs. Mary Carr, author and lecturer, of Westwood.

Los Feliz Addition

TRACT NO. 4441.

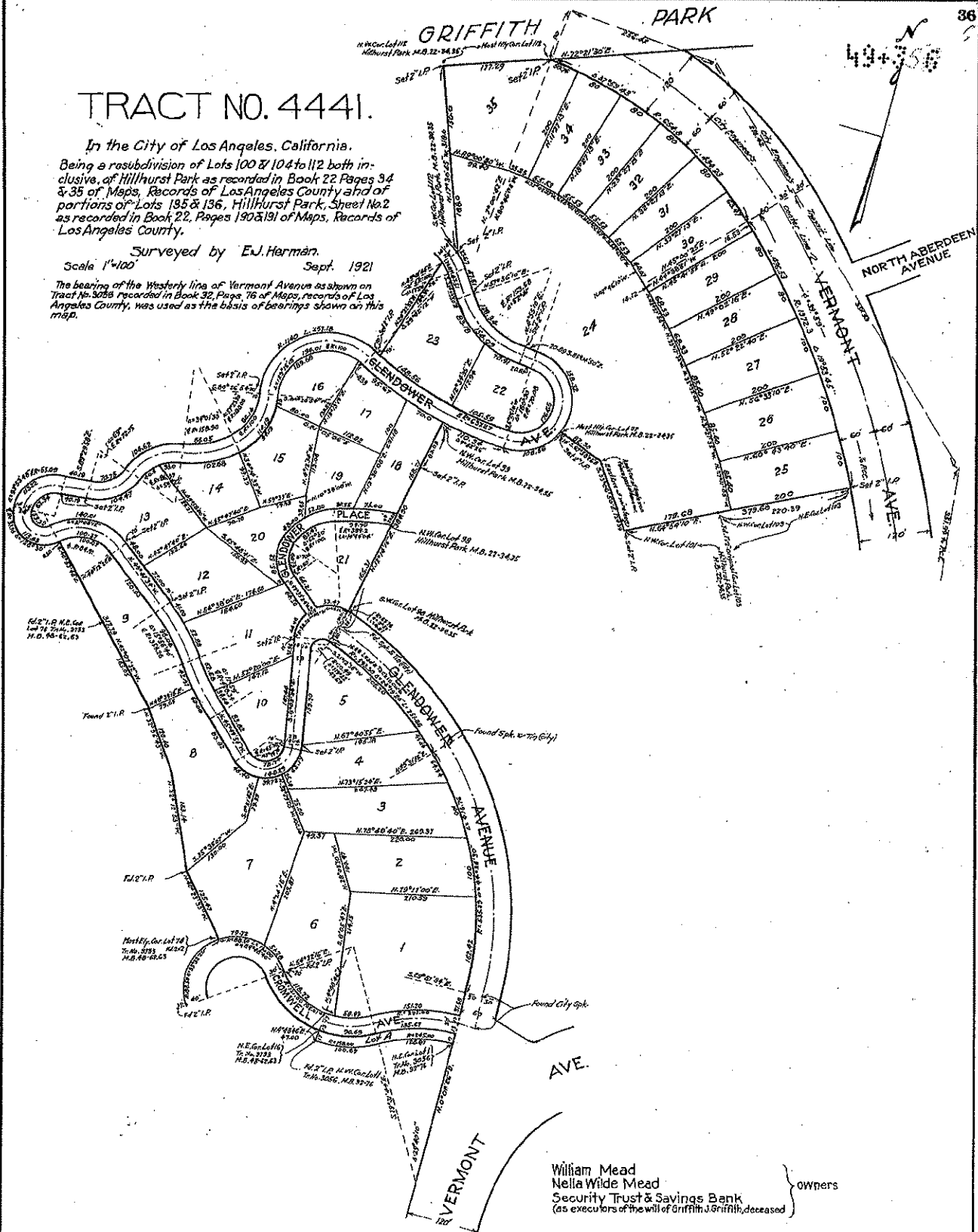
In the City of Los Angeles, California.

Being a resubdivision of Lots 100 & 104 to 112 both inclusive, of Hillhurst Park as recorded in Book 22 Pages 34 & 35 of Maps, Records of Los Angeles County and of portions of Lots 135 & 136, Hillhurst Park, Sheet No. 2 as recorded in Book 22, Pages 190 & 191 of Maps, Records of Los Angeles County.

Surveyed by E.J. Hermán.

Scale 1"=100' Sept. 1921

The bearing of the Westerly line of Vermont Avenue as shown on Tract No. 3058 recorded in Book 32, Page 16 of Maps, records of Los Angeles County, was used as the basis of bearings shown on this map.



William Mead
Nella Wilde Mead
Security Trust & Savings Bank
(as executors of the will of Griffith J. Griffith, deceased) } owners

Classified Ad 17 -- No Title

Los Angeles Times (1923-Current File); Apr 27, 1931;

ProQuest Historical Newspapers: Los Angeles Times (1881-1989)

Furniture at Auction

23

AUCTION!

**BEAUTIFUL FURNITURE
of a 9-ROOM**

**Los Feliz Heights Home,
including CHENILLE,**

CHINESE & ORIENTAL RUGS:

DRAPES: BRIC-A-BRAC: etc.

to be sold by the piece,

on the premises

MON., APRIL 27, 10:30 A.M.

2574 Glendower Ave.

GO NORTH on VERMONT AVE.

**one block past Los Feliz Blvd. to
Glendower Ave. Follow Glendower
Ave. to 2574. Everything to be SOLD
and REMOVED SAME DAY.**

H. M. DORSCHKIND & M. LEVI.

Auctioneers

Obituary 1 -- No Title

Los Angeles Times (1923-Current File); Jan 7, 1964;

ProQuest Historical Newspapers: Los Angeles Times (1881-1989)

pg. 22

On New Job a Week, Film Official Dies

John L. Courcier, 63, general manager of the Eastman Kodak Co., motion picture product sales department here, died Monday.

A veteran of 45 years in the motion picture industry, he had assumed his new post just a week ago after a 35-year association with W. J. German Co. of Hollywood, where he had been general manager.

Mr. Courcier was a fellow of the Society of Motion Picture and Television Engineers and an associate member of the American Society of Cinematographers.

He leaves his wife, Irene; his mother, Lila; and two children, Mrs. Guy Andersen and Brian Courcier. Westwood Memorial Park and Mortuary is in charge of private funeral services.

Building Permit History
2574 Glendower Avenue
Los Angeles

- November 23, 1923: Building Permit No. 56672 to construct a 2-story, 7-room 25' X 85' frame and stucco dwelling and garage at 2574 Glendower Avenue on Lot 15 of Tract No. 4441, Los Feliz Addition. "Wall between garage & living quarters to be button board & plaster on the garage side with no opening in the wall - Rufus Buck" on reverse of permit.
Owner: Lulu Hlaffer
Architect: Rufus Buck
Contractor: Rufus Buck
Cost: \$6,500.00
- July 15, 1925: Building Permit No. 24536 as house is built on hillside & under garage will build maid's quarters 9' 0" X 20' 0" lay floor, put in partitions, cover with Schumacher board.
Owner: Lulu E. Hlaffer
Architect: None
Contractor: Owner
Cost: \$200.00
- September 14, 1944: Building Permit No. 17254 to remove & replace infested timbers as necessary.
Owner: J. L. Courcier
Architect: None
Engineer: None
Contractor: Federal Termite Control Center
Cost: \$100.00
- October 3, 1944: Building Permit No. 18157 to remove and replace termite &/or fungus infested timbers as necessary.
Owner: Mr. & Mrs. J. Courcier
Architect: None
Engineer: None
Contractor: Federal Termite Control Service
Cost: \$400.00

July 13, 2005: Building Permit No.VN77371 for bolting and replace portion of existing foundation for existing 1-story SFD, as and add concrete piers per plan. Voluntary work only. All work type V-sheet..
Owner: Donald I. Brown and Christopher L. Parsons
Architect: None
Engineer: None
Contractor: Weinstein Construction Corporation
Cost: \$12,000.00

December 15, 2005: Electrical Permit No. WO54130467 to upgrade panel.
Owner: Donald I. Brown and Christopher L. Parsons
Architect: None
Engineer: None
Contractor: International Air Conditioning & Refrigeration
Cost: Not Shown

October 19, 2012: Electrical Permit No. WO24125062 to install LADWP EV for charging customer'e Electric Vehicle.
Owner: Donald I. Brown and Christopher L. Parsons
Architect: None
Engineer: None
Contractor: Beard Electric
Cost: \$4,500.00

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
ROOM No. 6
REAR OF
NORTH
ANNEX
1st FLOORCITY CLERK
PLEASE
VERIFYTAKE TO
ROOM No. 405
SOUTH
ANNEXENGINEER
PLEASE
VERIFYLot No. Lot 15 Block 33

(Description of Property)

Ros. Fely add -District No. 33 M. B. Page 5 F. B. Page 29No. 2576 Glendown Dr Street

(Location of Job)

Br V Glendown Rd & Stewart

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Dwelling No. of Rooms 7 No. of Families one
- Owner's name Arthur Hoffer Phone 435 970
- Owner's address 5006 Lexington Ave.
- Architect's name Rufus Buck Phone 760 929
- Contractor's name Rufus Buck Phone 760 929
- Contractor's address 1055 So Oxford Ave
- VALUATION OF PROPOSED WORK (including Plumbing, Gas Fitting, Sinks, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) \$ 6500.00
- Is there any existing (old) building on lot? no How used? ---
- Size of proposed building 25' x 85' Height to highest point 32 feet
- Number of Stories in height 2 Character of ground dry hillside
- Material of foundation concrete Size of footings 16" Size of wall 8" Depth below ground 1'
- Material of chimneys Brick Number of inlets to flue one Interior size of flues 8" x 8"
- Give sizes of following materials: REDWOOD MUDSILS 2" x 6" Girders 4" 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 4" FIRST FLOOR JOISTS 2" x 8"
Second floor joists 2" x 8" Specify material of roof Shingles
- 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

(Sign here)

(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>56672</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Plan Examiner	Application checked and found O. K. <u>7a</u> Clerk	Stamp here when permit is issued <u>NOV 23 1923</u>
----------------------------	--	---	--

H. H. Buckman

1300

49
36.

FOR DEPARTMENT USE ONLY

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

REMARKS

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" on the same side of the street.

Rufus Buck
Agent for Owner.

*Wall between garage & living quarters
to be built on lot & located on
garage side with no opening in
this wall*

Rufus Buck

All Applications Must be Filled Out by Applicant

Std. Form 3

PLANS AND SPECIFICATIONS
and other data must also be filed
BOARD OF PUBLIC WORKS

3

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

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.

REMOVED FROM:

REMOVED TO:

Lot # 15	Block	Lot	Block
Tract # 4441		Tract	
TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st Floor			
CITY CLERK PLEASE VERIFY			
FIRST FLOOR			
12-10-1000 TO ROOM No. 6 SOUTH ANNEX ENGINEER PLEASE VERIFY			
M. R. 49-36			
Book 33 Page 10 F. B. Page 29		Book	Page F. B. Page
From No. 2574 Glendower Ave			
To No. Glendower Pl Glendower Rd			

(USE INK OR INDELIBLE PENCIL)

- What purpose is the present Building now used for? residence - 1 family
- What purpose will Building be used for hereafter? residence - 11 "
- Owner's name Julius E. Hoffer Phone 592041
- Owner's address 2574 Glendower
- Architect's name _____ Phone _____
- Contractor's name _____ Phone _____
- Contractor's address _____
- VALUATION OF PROPOSED WORK [Including Plumbing, Gas Fitting, Sowers, Copings, Elevators, Painting, Finishing, all Labor, etc.] \$200
- Class of present Building 2 No. of rooms at present 7 + garage
- Number of stories in height Two Size of present Building 31-6 x 82
- State how many buildings are on this lot one
- State purpose buildings on lot are used for one residence + garage
(Apartment House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

House is built on hillside under garage will build up into quarters 9 x 10-0-0-0 floor put in partition with shuntah board

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.

TO OVER

(Sign here)

E. A. Parish
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. 24536	Plans and Specifications checked and found to conform to Ord. nances, State Laws, etc. <u>Morison</u> Plan Examiner	Application checked and found O. K. <u>7/15/25</u> <u>37</u> Clerk	Stamp here when permit is issued. RECEIVED JUL 15 1925 TOWNSHIP
----------------------------	---	---	---

RECEIVED

H. J. Burtman

13. Size of new addition.....10 x 10.....No. of Stories in height.....
 14. Material of foundation, concrete Size footings.....12".....Size wall.....1".....Depth below ground.....12"
 15. Size of Redwood Mudalls.....1" x 6".....Size of interior bearing studs.....2" x 10"
 16. Size of exterior studs.....1" x 6".....Size of interior non-bearing studs.....2" x 8"
 17. Size of first floor joists.....2" x 6".....Second floor joists.....2" x 10"
 18. Will all provisions of State Housing Act be complied with?

I have carefully examined and read the above blank 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.

(Sign here)

E. A. Parish
 (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. <u>Thompson</u>
CONSTRUCTION	O. K. <u>Thompson</u>
ZONING	O. K. <u>Thompson</u>
SET-BACK LINE	O. K. <u>Thompson</u>
ORD. 33761 (N. S.)	O. K. <u>Thompson</u>
FIRE DISTRICT	O. K. <u>Thompson</u>

REMARKS

3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

APPLICATION TO ALTER, REPAIR, MOVE OR DEMOLISH
A BUILDING OF TYPE

REMOVED FROM		REMOVED TO	
Lot		Lot	
Tract		Tract	
Present location of building	2574 Glendower Avenue (House Number and Street)		Approved by City Engineer Deputy
New location of building	Same (House Number and Street)		
Between what cross streets	Vermont & ?		

USE INK OR INDELIBLE PENCIL

- Purpose of building residence Families Rooms
(Store, Dwelling, Apartment House, Hotel or other purpose)
- State how long building has been used for present occupancy
- Use of building AFTER alteration or moving Families Rooms
- Owner (Print Name) J. I. Goussier Phone MC 11050
- Owner's Address 2574 Glendower Ave. P. O. Los Angeles
- Certificated Architect State License No. Phone
- Licensed Engineer State License No. Phone
- Contractor FEDERAL TERMITE CONTROL SERVICE State License No. 58297 Phone EE 4104
- Contractor's Address 501 North Western Avenue
- VALUATION OF PROPOSED WORK \$100.00
(Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire apparatus, electrical wiring and elevator equipment therein or thereon)
- State how many buildings NOW on lot and give use of each
(Store, Dwelling, Apartment House, Hotel or other purpose)
- Size of existing building x Number of stories high Height to highest point
- Material Exterior Walls Exterior framework
(Wood, Steel or Masonry) (Wood or Steel)
- Describe briefly all proposed construction and work:
Remove & replace infested timbers as necessary.

Fill in Application on other Side and Sign Statement

(Over)

FOR DEPARTMENT USE ONLY							
PERMIT No. 17254	Inside Lot	Key Lot	Lot Line	Pl. rear alley	Clark	Stamp here when Permit is issued	No. Street Widening
	Corner Lot	Corner Lot Keyed	Zone	Pl. side alley			
	Plans and Specifications checked		Bldg. Line	Pl.	Pl.		
	Corrections verified		Application checked and approved				
PLANS	Plans, Specifications and Application rechecked and approved		SEP 14 1944		SEP 15 1944		Inspector
	For Plans fee	Filed with	Inspection	Specimen Specified Required	Valuation Inspected Yes No		

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

NEW CONSTRUCTION

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

14. 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 hereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here _____ (Owner or Authorizing Agent)

By

FOR DEPARTMENT USE ONLY

(a) Footing	Width	Depth in Ground	Width of Wall
1	12	12	12
2	12	12	12
3	12	12	12
4	12	12	12
5	12	12	12
6	12	12	12
7	12	12	12
8	12	12	12
9	12	12	12
10	12	12	12
11	12	12	12
12	12	12	12
13	12	12	12
14	12	12	12
15	12	12	12
16	12	12	12
17	12	12	12
18	12	12	12
19	12	12	12
20	12	12	12
21	12	12	12
22	12	12	12
23	12	12	12
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25	12	12	12
26	12	12	12
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29	12	12	12
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31	12	12	12
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34	12	12	12
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37	12	12	12
38	12	12	12
39	12	12	12
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41	12	12	12
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91	12	12	12
92	12	12	12
93	12	12	12
94	12	12	12
95	12	12	12
96	12	12	12
97	12	12	12
98	12	12	12
99	12	12	12
100	12	12	12

(b) Size of Studs	Material of Floor
1/2" x 3/4"	Concrete
3/4" x 1"	Concrete
1" x 1 1/2"	Concrete
1 1/2" x 2"	Concrete
2" x 2 1/2"	Concrete
2 1/2" x 3"	Concrete
3" x 3 1/2"	Concrete
3 1/2" x 4"	Concrete
4" x 4 1/2"	Concrete
4 1/2" x 5"	Concrete
5" x 5 1/2"	Concrete
5 1/2" x 6"	Concrete
6" x 6 1/2"	Concrete
6 1/2" x 7"	Concrete
7" x 7 1/2"	Concrete
7 1/2" x 8"	Concrete
8" x 8 1/2"	Concrete
8 1/2" x 9"	Concrete
9" x 9 1/2"	Concrete
9 1/2" x 10"	Concrete
10" x 10 1/2"	Concrete
10 1/2" x 11"	Concrete
11" x 11 1/2"	Concrete
11 1/2" x 12"	Concrete
12" x 12 1/2"	Concrete
12 1/2" x 13"	Concrete
13" x 13 1/2"	Concrete
13 1/2" x 14"	Concrete
14" x 14 1/2"	Concrete
14 1/2" x 15"	Concrete
15" x 15 1/2"	Concrete
15 1/2" x 16"	Concrete
16" x 16 1/2"	Concrete
16 1/2" x 17"	Concrete
17" x 17 1/2"	Concrete
17 1/2" x 18"	Concrete
18" x 18 1/2"	Concrete
18 1/2" x 19"	Concrete
19" x 19 1/2"	Concrete
19 1/2" x 20"	Concrete
20" x 20 1/2"	Concrete
20 1/2" x 21"	Concrete
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21 1/2" x 22"	Concrete
22" x 22 1/2"	Concrete
22 1/2" x 23"	Concrete
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23 1/2" x 24"	Concrete
24" x 24 1/2"	Concrete
24 1/2" x 25"	Concrete
25" x 25 1/2"	Concrete
25 1/2" x 26"	Concrete
26" x 26 1/2"	Concrete
26 1/2" x 27"	Concrete
27" x 27 1/2"	Concrete
27 1/2" x 28"	Concrete
28" x 28 1/2"	Concrete
28 1/2" x 29"	Concrete
29" x 29 1/2"	Concrete
29 1/2" x 30"	Concrete
30" x 30 1/2"	Concrete
30 1/2" x 31"	Concrete
31" x 31 1/2"	Concrete
31 1/2" x 32"	Concrete
32" x 32 1/2"	Concrete
32 1/2" x 33"	Concrete
33" x 33 1/2"	Concrete
33 1/2" x 34"	Concrete
34" x 34 1/2"	Concrete
34 1/2" x 35"	Concrete
35" x 35 1/2"	Concrete
35 1/2" x 36"	Concrete
36" x 36 1/2"	Concrete
36 1/2" x 37"	Concrete
37" x 37 1/2"	Concrete
37 1/2" x 38"	Concrete
38" x 38 1/2"	Concrete
38 1/2" x 39"	Concrete
39" x 39 1/2"	Concrete
39 1/2" x 40"	Concrete
40" x 40 1/2"	Concrete
40 1/2" x 41"	Concrete
41" x 41 1/2"	Concrete
41 1/2" x 42"	Concrete
42" x 42 1/2"	Concrete
42 1/2" x 43"	Concrete
43" x 43 1/2"	Concrete
43 1/2" x 44"	Concrete
44" x 44 1/2"	Concrete
44 1/2" x 45"	Concrete
45" x 45 1/2"	Concrete
45 1/2" x 46"	Concrete
46" x 46 1/2"	Concrete
46 1/2" x 47"	Concrete
47" x 47 1/2"	Concrete
47 1/2" x 48"	Concrete
48" x 48 1/2"	Concrete
48 1/2" x 49"	Concrete
49" x 49 1/2"	Concrete
49 1/2" x 50"	Concrete
50" x 50 1/2"	Concrete
50 1/2" x 51"	Concrete
51" x 51 1/2"	Concrete
51 1/2" x 52"	Concrete
52" x 52 1/2"	Concrete
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53" x 53 1/2"	Concrete
53 1/2" x 54"	Concrete
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54 1/2" x 55"	Concrete
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55 1/2" x 56"	Concrete
56" x 56 1/2"	Concrete
56 1/2" x 57"	Concrete
57" x 57 1/2"	Concrete
57 1/2" x 58"	Concrete
58" x 58 1/2"	Concrete
58 1/2" x 59"	Concrete
59" x 59 1/2"	Concrete
59 1/2" x 60"	Concrete
60" x 60 1/2"	Concrete
60 1/2" x 61"	Concrete
61" x 61 1/2"	Concrete
61 1/2" x 62"	Concrete
62" x 62 1/2"	Concrete
62 1/2" x 63"	Concrete
63" x 63 1/2"	Concrete
63 1/2" x 64"	Concrete
64" x 64 1/2"	Concrete
64 1/2" x 65"	Concrete
65" x 65 1/2"	Concrete
65 1/2" x 66"	Concrete

(c) Size of Floor Joists 2x8 Size of Rafters 2x8

PLAN CHECKING

(2) REINFORCED CONCRETE

(3) The building referred to in this Application will be more than 100 feet from _____ Street.

Receipt No. _____

Barrels of Cement 15

Valuation

Page of Unfinished Steel.

Fed Paid

Sign here _____
(Owner or Authorized Agent)

REMARKS:

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

APPLICATION TO ALTER, REPAIR, MOVE OR DEMOLISH
A BUILDING OF TYPE _____

REMOVED FROM		REMOVED TO	
Lot _____	_____	Lot _____	_____
Tract _____	_____	Tract _____	_____
Present location of building	2574 Glendower Ave. (House Number and Street)		
New location of building	Same (House Number and Street)		
Between what cross streets	Bryn Rd. & Vermont Ave.		

Approved by
City Engineer.

Deputy.

USE INK OR INDELIBLE PENCIL

- Purpose of building Residence Families 1 Rooms _____
(Store, Dwelling, Apartment House, Hotel or other purpose)
- State how long building has been used for present occupancy _____
- Use of building AFTER alteration or moving _____ Families 1 Rooms _____
- Owner (Print Name) Mr. & Mrs. J. Courcier Phone VO 11050
- Owner's Address 2574 Glendower Ave. P. O. Los Angeles
- Certified Architect _____ State License No. _____ Phone _____
- Licensed Engineer _____ State License No. _____ Phone _____
- Contractor FEDERAL TERMITE CONTROL SERVICE State License No. 58297 Phone HZ 4104
- Contractor's Address 501 N. Western Avenue
- VALUATION OF PROPOSED WORK \$400.00
(Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.)
- State how many buildings NOW _____ on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)
- Size of existing building _____ Number of stories high _____ Height to highest point _____
- Material: Exterior Walls _____ Exterior framework _____
(Wood, Steel or Masonry) (Wood or Steel)
- Describe briefly all proposed construction and work:
Remove and replace termite &/or fungus infested timbers as necessary.

Fill in Application on other Side and Sign Statement

(Over)

FOR DEPARTMENT USE ONLY					
PERMIT No. 12157	Inside Lot	Key Lot	Lot Area	_____ Ft. rear alley	Clerk
	Corner Lot	Corner Lot Keyed	_____	_____ Ft. side alley	_____
	Plans and Specifications checked		Zone	Fire District	
	Corrections verified		High Line	No. _____ Street Widening	
PLANS	Plans, Specifications and Application rechecked and approved.		Application checked and approved.		_____
	For Plans See _____		_____ OCT 3 - 1944		Clerk
	Filed with _____		SPRINKLER Specified Required	Valuation Enclosed Yes _____ No _____	

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

NEW CONSTRUCTION

14. Size of Addition x Size of Lot x Number of Stories when complete x

15. Type of Roofing x

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 FEDERAL TERRITORY CONSTRUCTION
(Owner or Authorized Agent)

By E. Hunt

FOR DEPARTMENT USE ONLY		
(a) Footing: Width	Depth in Ground	Width of Wall
(b) Size of Studs	Material of Floor	
(c) Size of Floor Joists	Size of Rafters	
(1) PLAN CHECKING	(2) REINFORCED CONCRETE	(3) The building referred to in this Application will be more than 100 feet from Street
Receipt No. _____	Barrels of Cement _____	Sign here _____
Valuation \$ _____	Tons of Reinforcing Steel _____	(Owner or Authorized Agent)
Fee Paid \$ _____		

REMARKS:

2574 N Glendower Ave



Permit #:

05016 - 20000 - 14157

Plan Check #: B05VN16555

Printed: 07/13/05 12:11 PM

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**

Last Status: Ready to Issue

Status Date: 07/13/2005

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 4441		15	1	M B 49-36	153B197 175	5588 - 019 - 015

3. PARCEL INFORMATION

Area Planning Commission - Central
LADBS Branch Office - LA
Council District - 4
Certified Neighborhood Council - Greater Griffith Park
Community Plan Area - Hollywood

Census Tract - 1892.00
District Map - 153B197
Environmentally Sensitive Area - YES
Energy Zone - 9
Fire District - MFD

Hillside Grading Area - YES
Hillside Ordinance - YES
Near Source Zone Distance - 0.0
Thomas Brothers Map Grid - 594-A2

ZONE(S): RE11-1 /

4. DOCUMENTS

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

Brown, Donald I And

2574 Glendower Ave

LOS ANGELES CA 90027

Tenant:

Applicant: (Relationship: Contractor)

(818) 789-1400

7. EXISTING USE

(01) Dwelling - Single Family

PROPOSED USE

8. DESCRIPTION OF WORK

BOLTING AND REPLACE POR OF EX FOUNDATION FOR EX 1-STORY SFD, AS
EXISTED AND ADD CONCR PIERS PER PLAN - VOLUNTARY WORK ONLY. ALL
WORK PER TYPE V-SHEET.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Hayato Tsuchiya

DAS PC By:

OK for Cashier: Hayato Tsuchiya

Coord. OK:

Signature:

Date:

7/13/05

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$12,000 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	222.89
Permit Fee Subtotal Bldg-Alter/Rep	190.00
Plan Check Subtotal Bldg-Alter/Rep	0.00
Fire Hydrant Refuse-To-Pay	
E.O. Instrumentation	1.20
O.S. Surcharge	3.82
Sys. Surcharge	11.47
Planning Surcharge	11.40
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan

For information and/or inspection requests originating within LA County,

Call toll-free (888) LA4BUILD

Outside LA County, call (213) 482-0000.

(LA4BUILD = 524-2845)

For Cashier's Use Only

W/O #: 51614157

LA Department of Building and Safety
VN 07 16 136086 07/13/05 12:21PM

BUILDING PERMIT-RES	\$190.00
EI RESIDENTIAL	\$1.20
ONE STOP SURCH	\$3.82
SYSTEMS DEVT FEE	\$11.47
CITY PLANNING SURCH	\$11.40
MISCELLANEOUS	\$5.00

Total Due: \$222.89
Credit Card: \$222.89

OSVN 77371



* P 0 5 0 1 6 2 0 0 0 0 1 4 1 5 7 F N *

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. ** GPI COMPLETED PER LA05353. THIS WORK IS NOT A SEISMIC UPGRADE.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(C) Weinstein Construction Corporation	13557 Ventura Blvd 2nd Floor, Sherman Oaks, CA 91423	B	630439	8187891400

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

17. LICENSED CONTRACTOR'S DECLARATION

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

License Class: B Lic. No.: 630439 Contractor: WEINSTEIN CONST

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: STATE FUND

Policy Number: 778452-05

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Due to the possible presence of lead-based paint, lead safe work practices are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Section 17920.10 and Section 105256 and may be subject to a \$1000 fine or criminal prosecution. For more information call LA County's Department of Health Services at (800)524-5323. In order to locate a Lead Certified Professional and obtain additional information, call California DHS at (800)597-5323 or go to the DHS Website at <http://www.dhs.ca.gov/childlead/html/GENclst.html>.

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

Lender's name (if any): _____ Lender's address: _____

21. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: J. FELDMAN

Signature: [Signature]

Date: 7/13/05

☒ Contractor ☐ Authorized Agent

2574 N Glendower Ave

Permit Application #: 05016 - 20000 - 14157

Bldg-Alter/Repair
1 or 2 Family Dwelling
Plan Check

City of Los Angeles - Department of Building and Safety

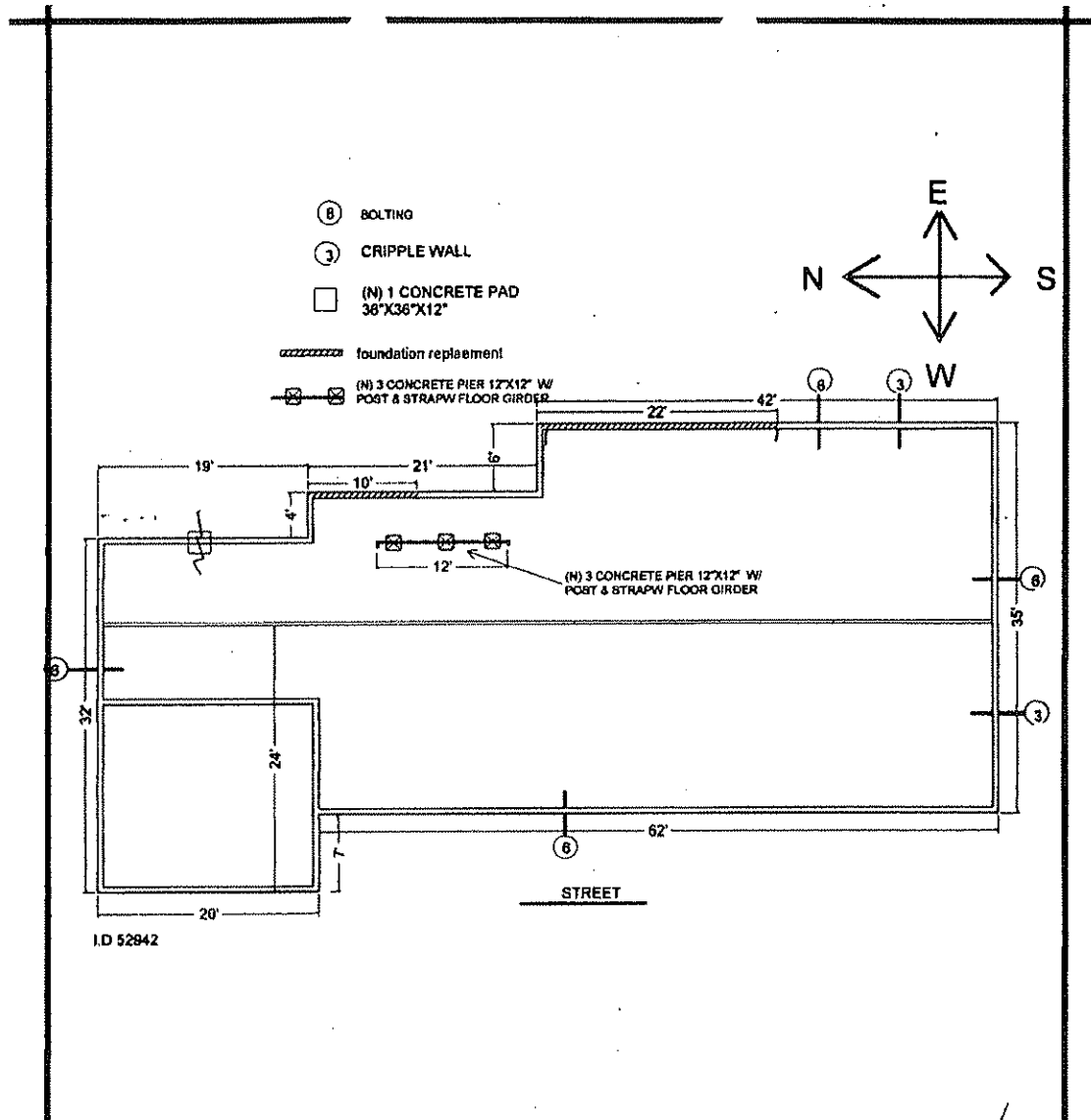
Plan Check #: B05VN16555
Initiating Office: VAN NUYS

PLOT PLAN ATTACHMENT

Printed on: 07/13/05 12:07:06

071615002721010

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



2574 N Glendower Ave



Permit #:

05041 - 90000 - 30467

Plan Check #:

Printed: 12/15/05 02:10 PM

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: 12/15/2005

Last Status: Issued

Status Date: 12/15/2005

1. PROPERTY OWNER

Brown, Donald I And

2574 Glendower Ave

LOS ANGELES CA 90027

2. APPLICANT INFORMATION (Relationship: Not Applicant)

Onik Filipian -

4215 Santa Monica Blvd

LOS ANGELES, CA 90029

(323) 662-9500

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME

(C) International Air Conditioning & F-4215 Santa Monica Blvd,

Los Angeles, CA 90029

CLASS LICENSE#
C10 745554

PHONE #
3236629500

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (323)662-0472.

6. DESCRIPTION OF WORK

upgrade panel

7. COUNCIL DISTRICT: 4

8. APPLICATION PROCESSING INFORMATION

PC OK By:

OK for Cashier:

Signature: _____ Date: _____

For information and/or inspection requests originating within LA County,

Call toll-free (888) LA4BUILD

Outside LA County, call (213) 482-0000.

(LA4BUILD = 524-2845)

For Cashier's Use Only

W/O #: 54130467

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.

9. FEE INFORMATION Inspection Fee Period

Permit Fee: 70.20

INSPECTION TOTAL Electrical	70.20
Permit Total	70.20
Permit Fee Subtotal Electrical	65.00
Permit One Stop Surcharge	1.30
Permit Sys. Development Surcharge	3.90
Permit Issuing Fee	0.00

Payment Date: 12/15/05
Receipt No: IN050175683
Amount: \$70.20

10. FEE ITEM INFORMATION**SERVICES**

Services 0-200 Amp (1) 12.00

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

11. LICENSED CONTRACTOR'S DECLARATION

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

License Class: **C10** Lic. No.: **745554** Contractor: **INTERNATIONAL REFRIGERATION**

12. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: **STATE FUND INSURANCE**

Policy Number: **3RF0022180**

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

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

13. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Due to the possible presence of lead-based paint, lead safe work practices are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Section 17920.10 and 105256 and may be subject to a \$1000 fine or criminal prosecution. For more information call LA County's Department of Health Services at (800)524-5323. In order to locate a Lead Certified Professional and obtain additional information, call California DHS at (800)597-5323 or go to the DHS Website at <http://www.dhs.ca.gov/childlead/html/GENclist.html>.

14. CONSTRUCTION LENDING AGENCY DECLARATION

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

Lender's name (if any):

Lender's address:

15. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: **ONIK FILIPIAN**

Sign: **Internet ePermit System Declaration** Date: **12/15/2005**

☒ Contractor ☐ Authorized Agent

2574 N Glendower Ave



Permit #:

12041 - 90000 - 25062

Plan Check #:

Printed: 10/19/12 06:02 AM

Event Code:

Electrical
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

Issued On: 10/19/2012

**APPLICATION FOR ELECTRICAL
PLAN CHECK AND INSPECTION**

Last Status: Issued

Status Date: 10/19/2012

1. PROPERTY OWNER

BROWN, DONALD I TR DONALD I

2574 GLENDOWER AVE

LOS ANGELES CA 90027

2. APPLICANT INFORMATION (Relationship: Not Applicant)

BRETT BEARD

13924 MARYTON AVE AVE

SANTA FE SPRINGS, CA 90670

(562) 802-1800

3. TENANT INFORMATION**4. CONTRACTOR, ARCHITECT, & ENGINEER NAME****ADDRESS****CLASS LICENSE #****PHONE #**

(C) BEARD ELECTRIC

13924 MARYTON SANTA FE SPRINGS, CA 90670

C10 409958

(562) 802-1800

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (562)802-0700.

6. DESCRIPTION OF WORK

Install LADWP EV Meter for charging customers Electric Vehicle

7. CHECKLIST ITEMS: EV1**8. COUNCIL DISTRICT:** 4**9. APPLICATION PROCESSING INFORMATION**

Plan Check By:

OK for Cashier:

Signature: _____ Date: _____

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.

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 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only**W/O #: 24125062****10. FEE INFORMATION****Inspection Fee Period**

Permit Fee: 97.20

INSPECTION TOTAL Electrical	97.20
Permit Total	97.20
Permit Fee Subtotal Electrical	90.00
Permit One Stop Surcharge	1.80
Permit Sys. Development Surcharge	5.40
Permit Issuing Fee	0.00

Payment Date: 10/19/12

Receipt No: ON5237

Amount: \$97.20

2574 N Glendower Ave
12041 - 90000 - 25062

II. FEE ITEM INFORMATION**NEW BRANCH CIRCUIT**

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

SERVICES

SERVICES 0-200 Amp (1) 16.00

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

12. LICENSED CONTRACTOR'S DECLARATION

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

License Class: C10 License No.: 409958 Contractor: BEARD ELECTRIC

13. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: AMERICAN EMPLOYERS INS. CO. Policy Number: 022WK00141

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

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

14. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

15. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

16. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: BRETT BEARD

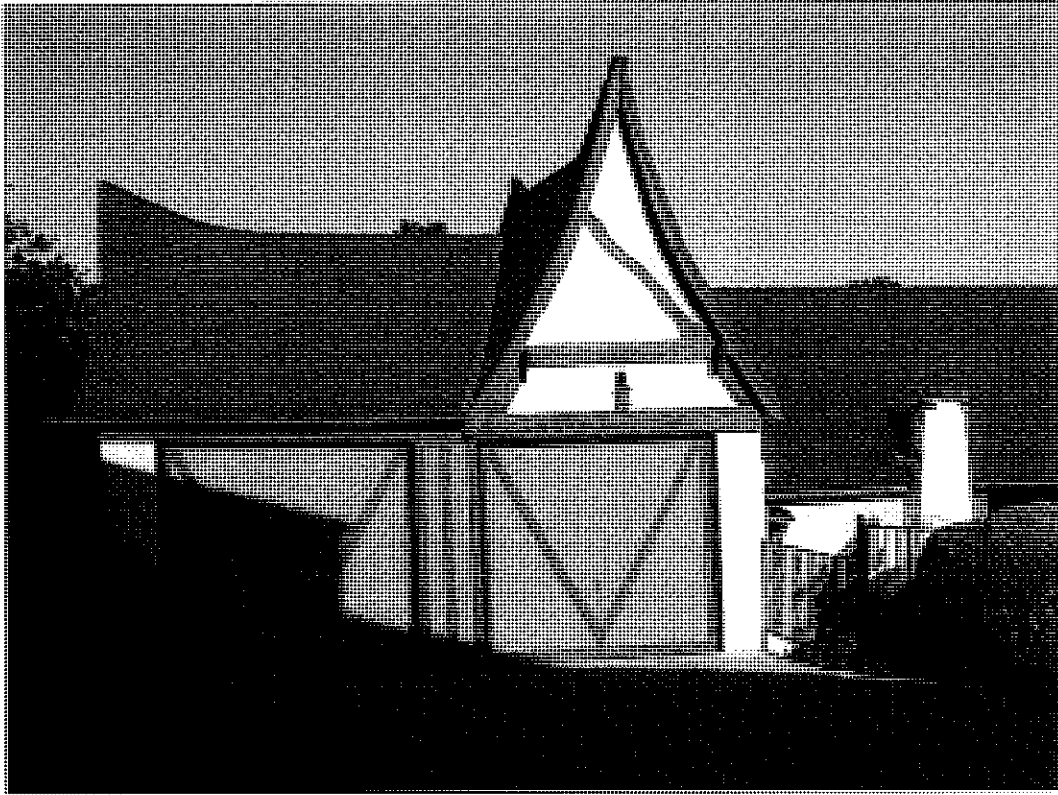
Sign: Internet e-Permit System Declaration Date: 10/19/2012



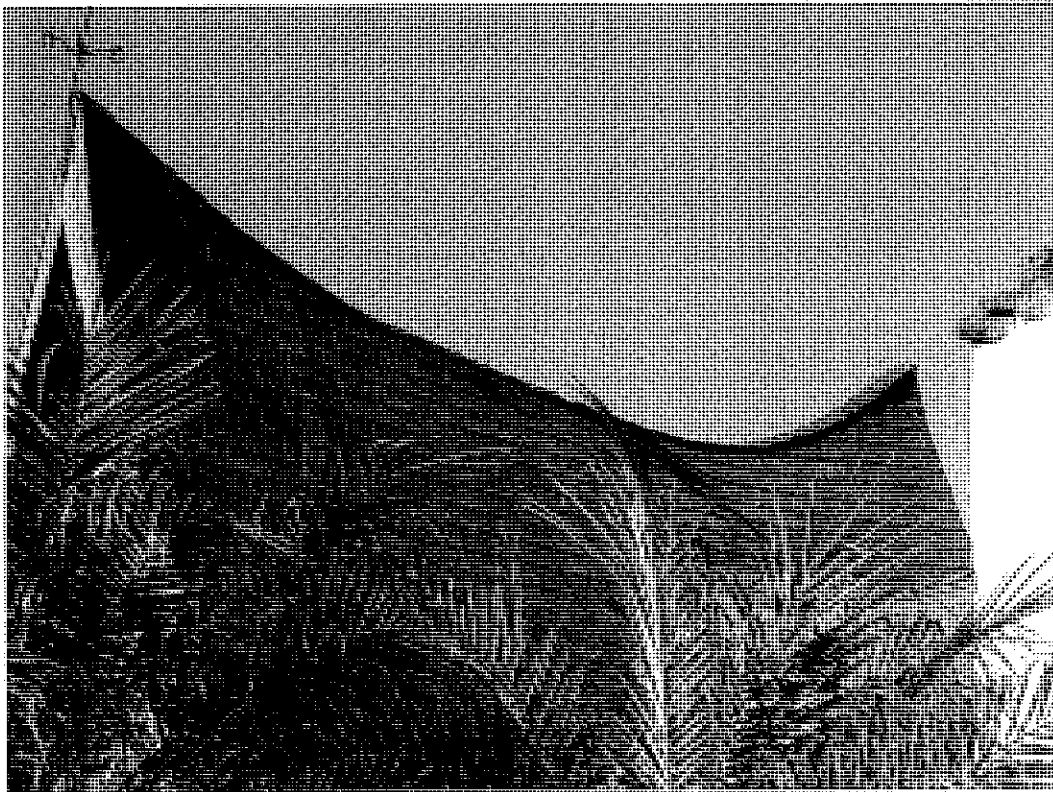
Contractor



Authorized Agent



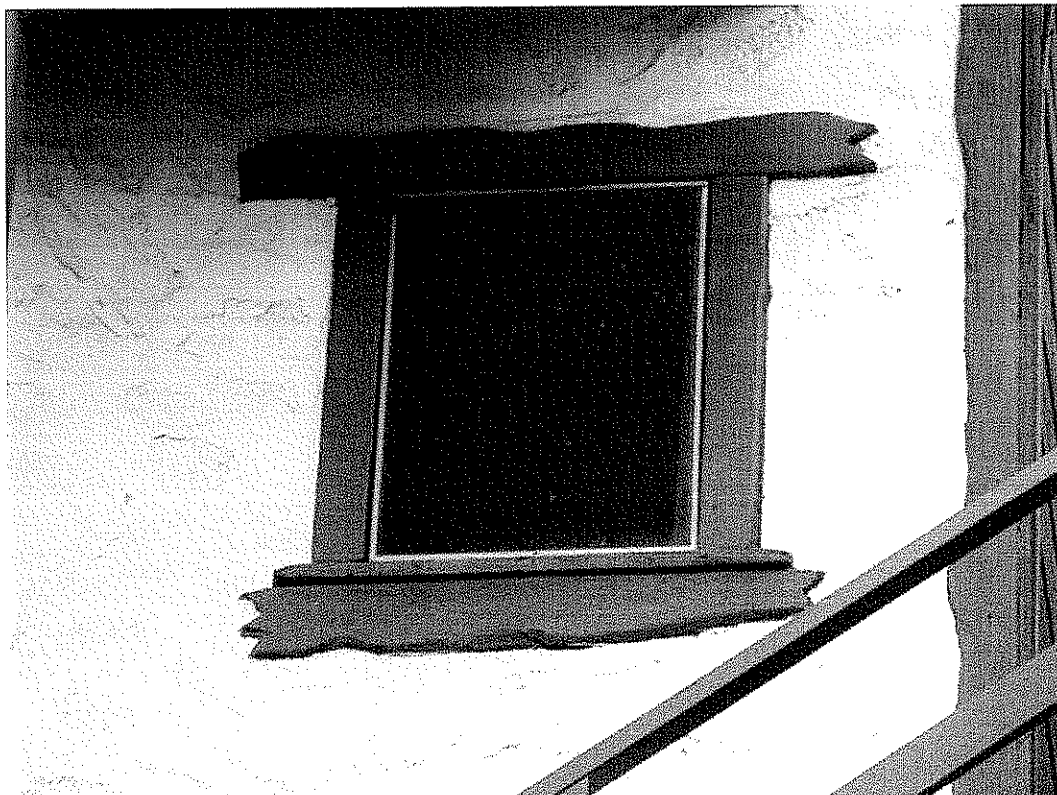
Courcier Residence, garage, 2574 Glendower Avenue, May 28, 2013



Courcier Residence, center gable, 2574 Glendower Avenue, May 28, 2013



Courcier Residence, double flue chimney, 2574 Glendower Avenue, May 28, 2013



Courcier Residence, window and frame, 2574 Glendower Avenue, May 28, 2013

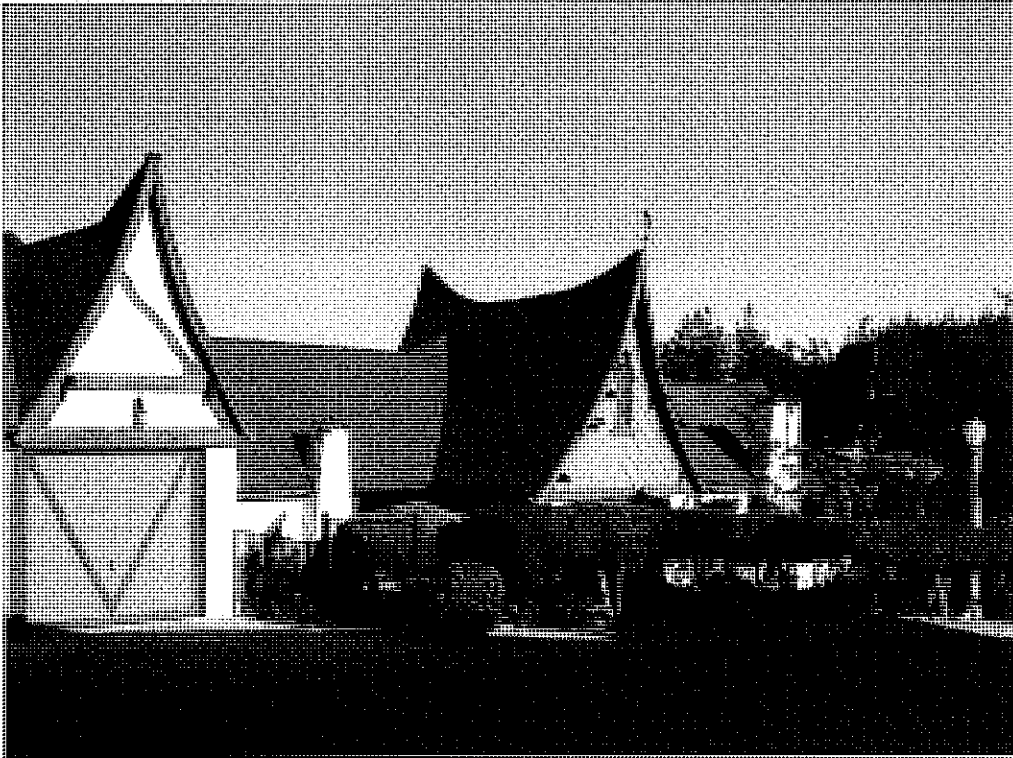


Courcier Residence, satellite view, 2574 Glendower Avenue, 2013 (Google Earth)



Courcier Residence, 2574 Glendower Avenue, May 28, 2013

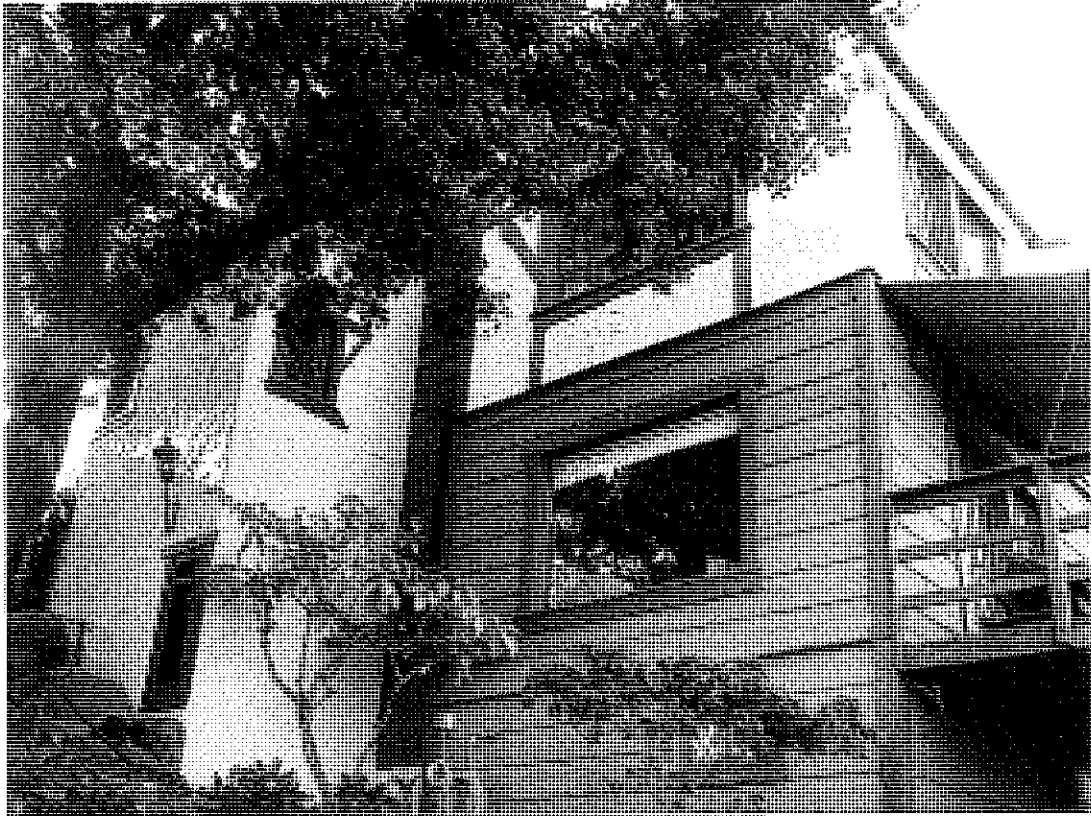
Courcier Residence Photographs



Courcier Residence, 2574 Glendower Avenue, May 28, 2013



Courcier Residence, 2574 Glendower Avenue, May 28, 2013



Courcier Residence, South facade, 2574 Glendower Avenue, May 28, 2013



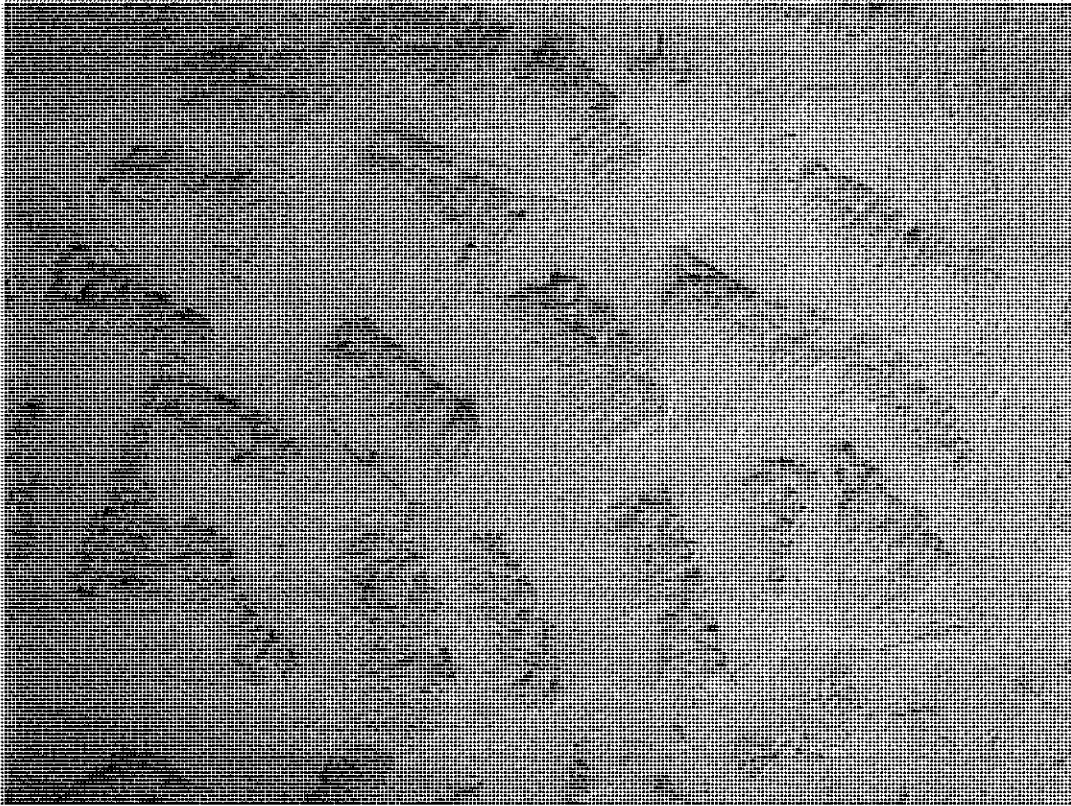
Courcier Residence, rear facade, 2574 Glendower Avenue, May 28, 2013



Courcier Residence, rear balconies, 2574 Glendower Avenue, May 28, 2013



Courcier Residence, one of three tri-paned windows, 2574 Glendower Avenue, May 28, 2013



Courcier Residence, stucco pattern, 2574 Glendower Avenue, May 28, 2013



Courcier Residence, second chimney, 2574 Glendower Avenue, May 28, 2013



Courcier Residence, entry gable, 2574 Glendower Avenue, May 28, 2013



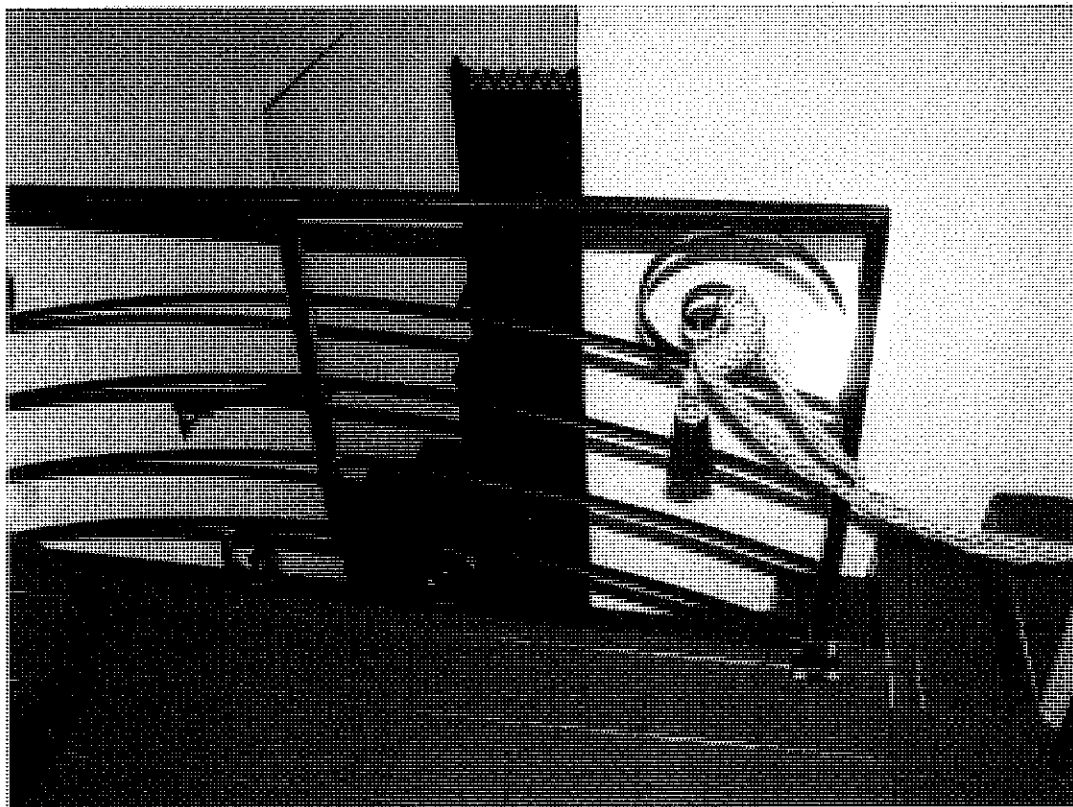
Courcier Residence, front door knocker, 2574 Glendower Avenue, May 28, 2013



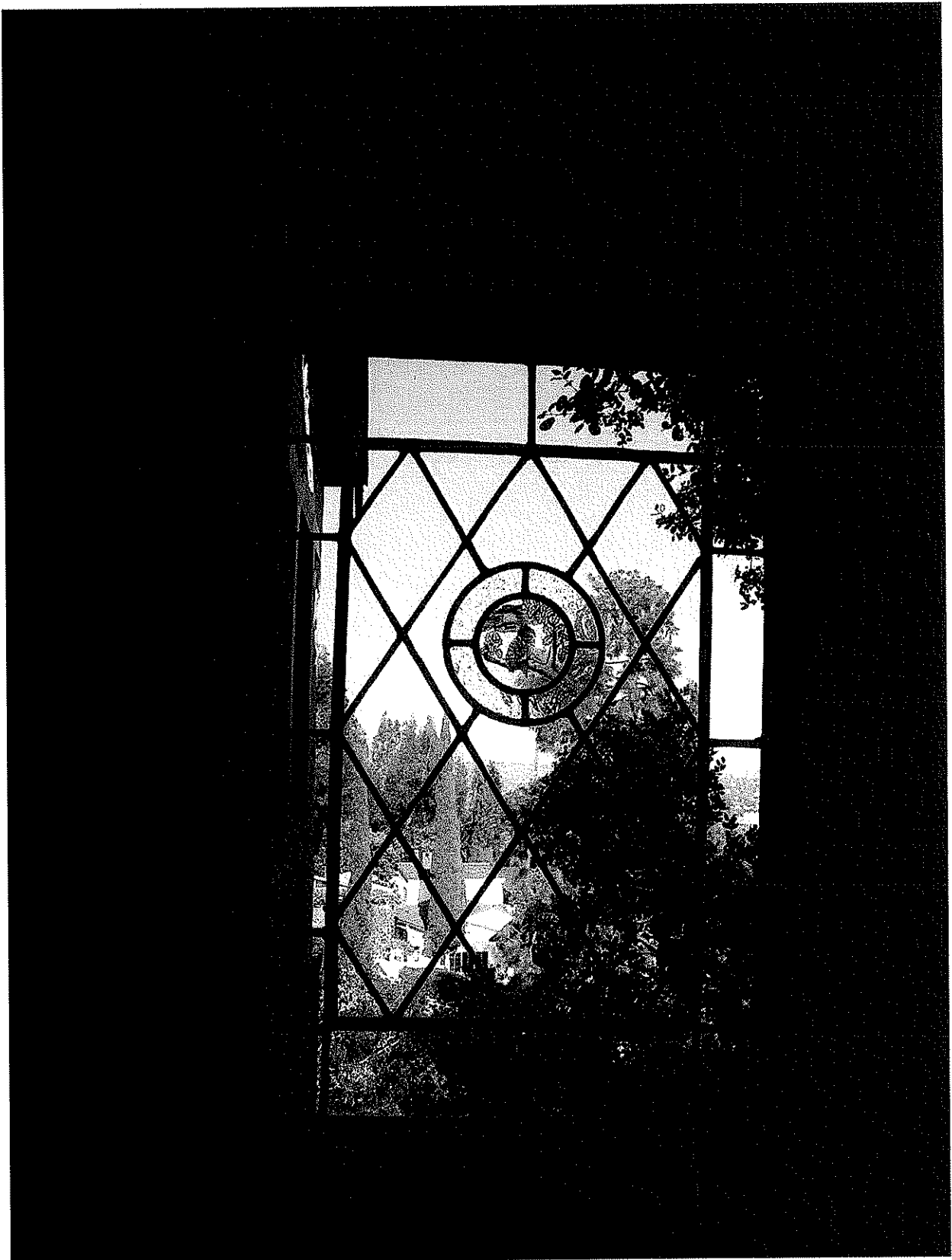
Courcier Residence, front porch, 2574 Glendower Avenue, May 28, 2013



Courcier Residence, front entry, 2574 Glendower Avenue, May 28, 2013



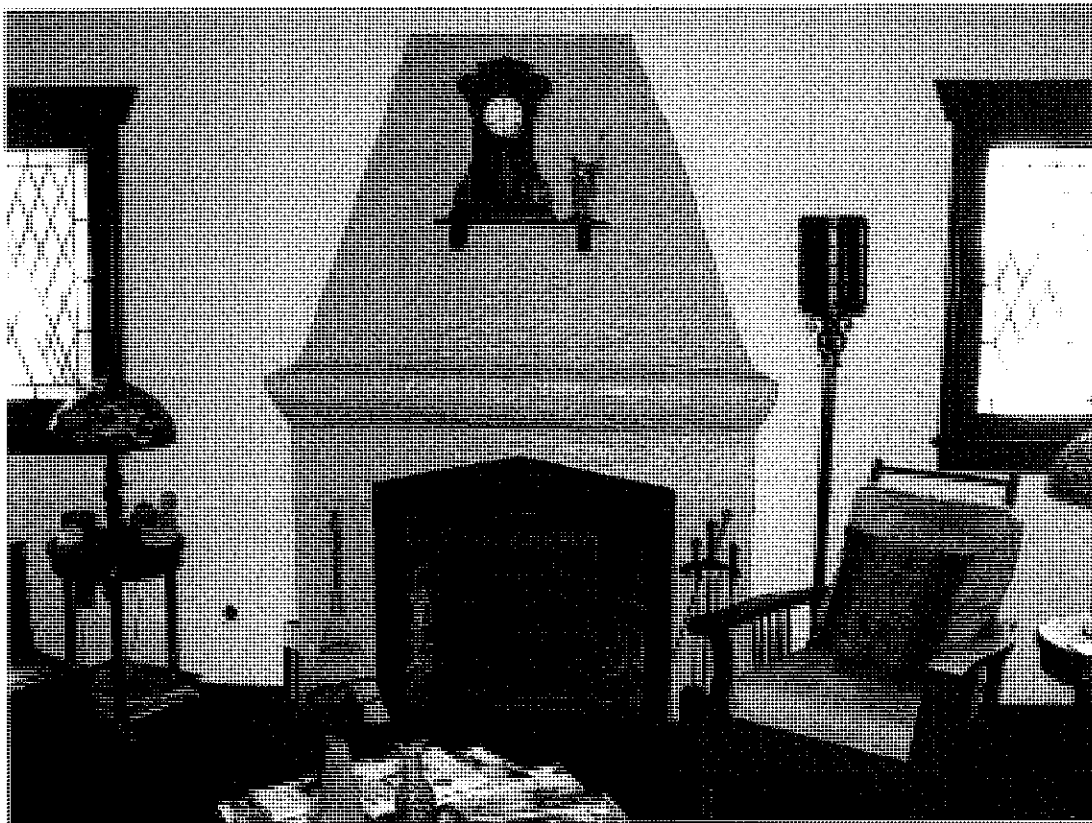
Courcier Residence, entry hall magnetite and railing, 2574 Glendower Avenue, May 28, 2013



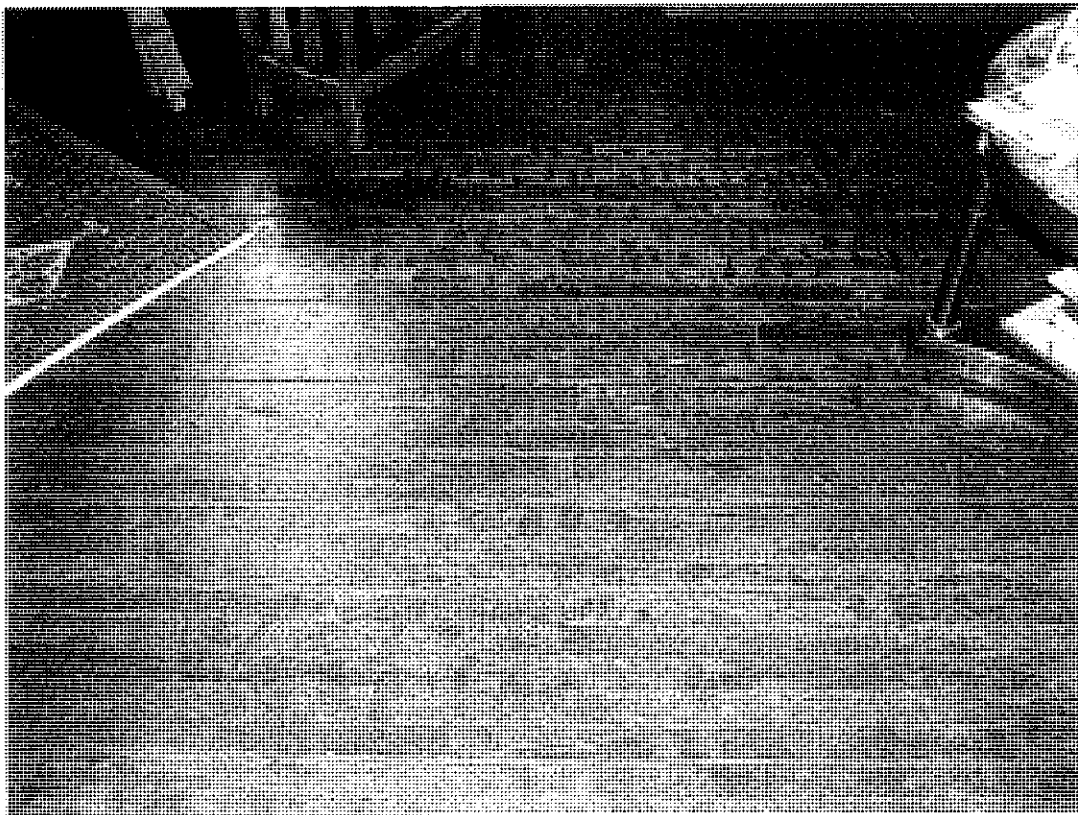
Courcier Residence, entry hall window, 2574 Glendower Avenue, May 28, 2013



Courcier Residence, living room, 2574 Glendower Avenue, May 28, 2013



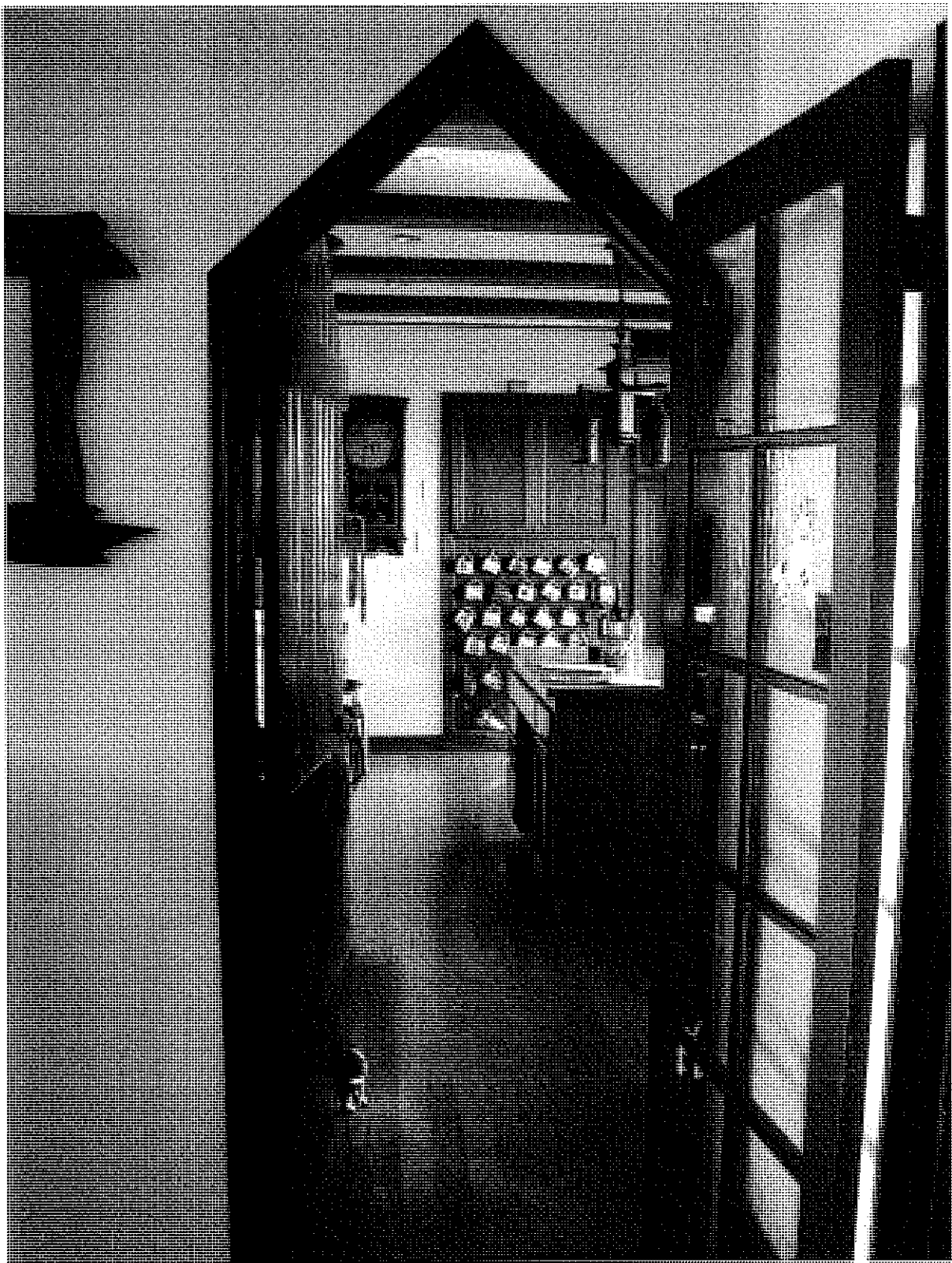
Courcier Residence, living room fireplace, 2574 Glendower Avenue, May 28, 2013



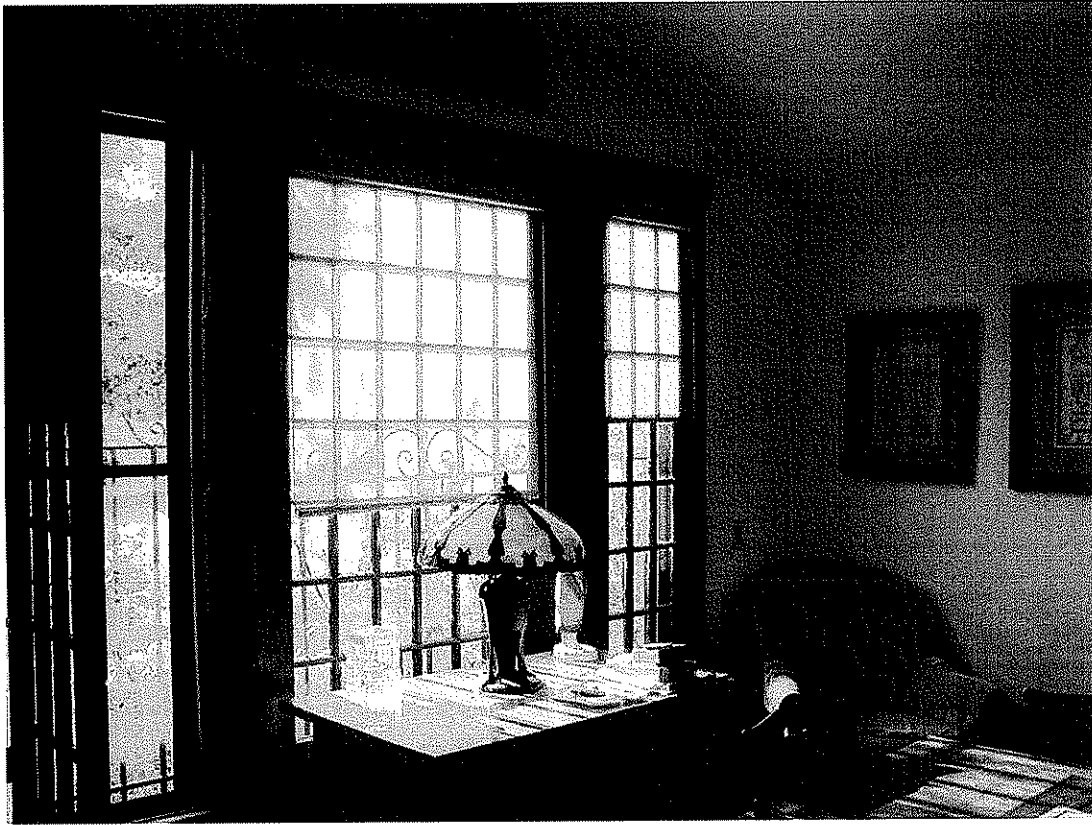
Courcier Residence, living room and dining room flooring, 2574 Glendower Avenue, May 28, 2013



Courcier Residence, living room, 2574 Glendower Avenue, May 28, 2013



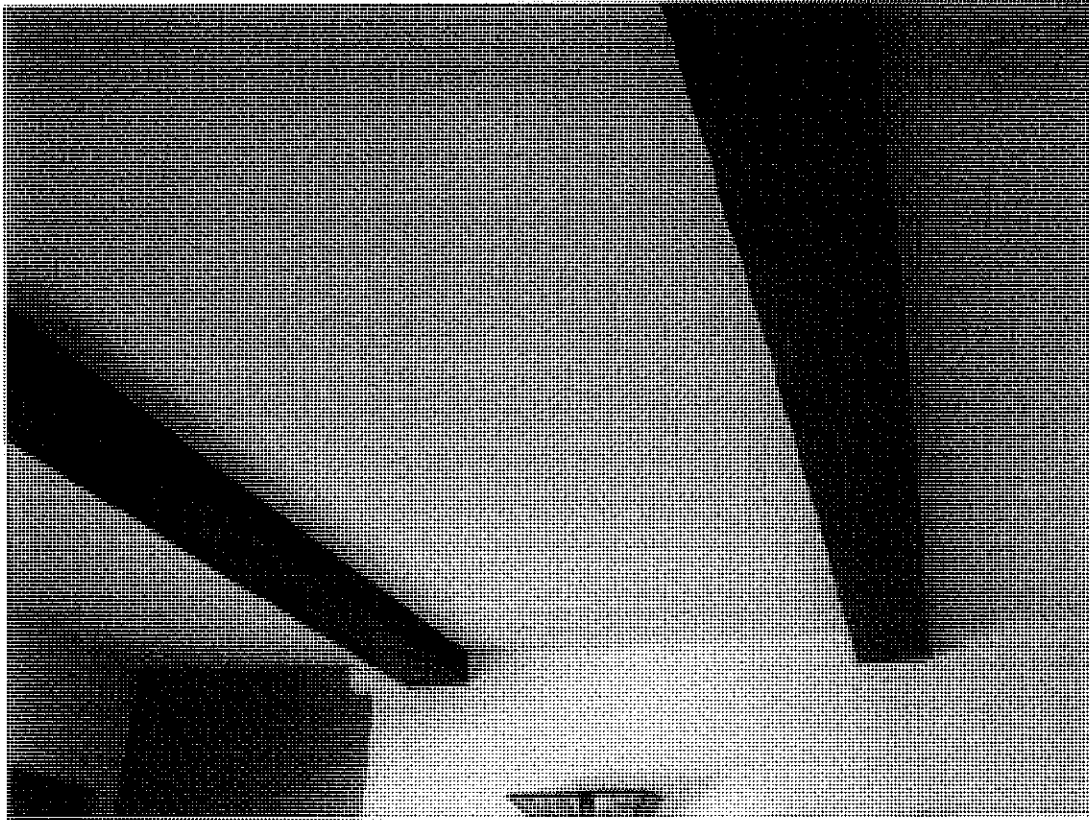
Courcier Residence, doorway to kitchen, 2574 Glendower Avenue, May 28, 2013



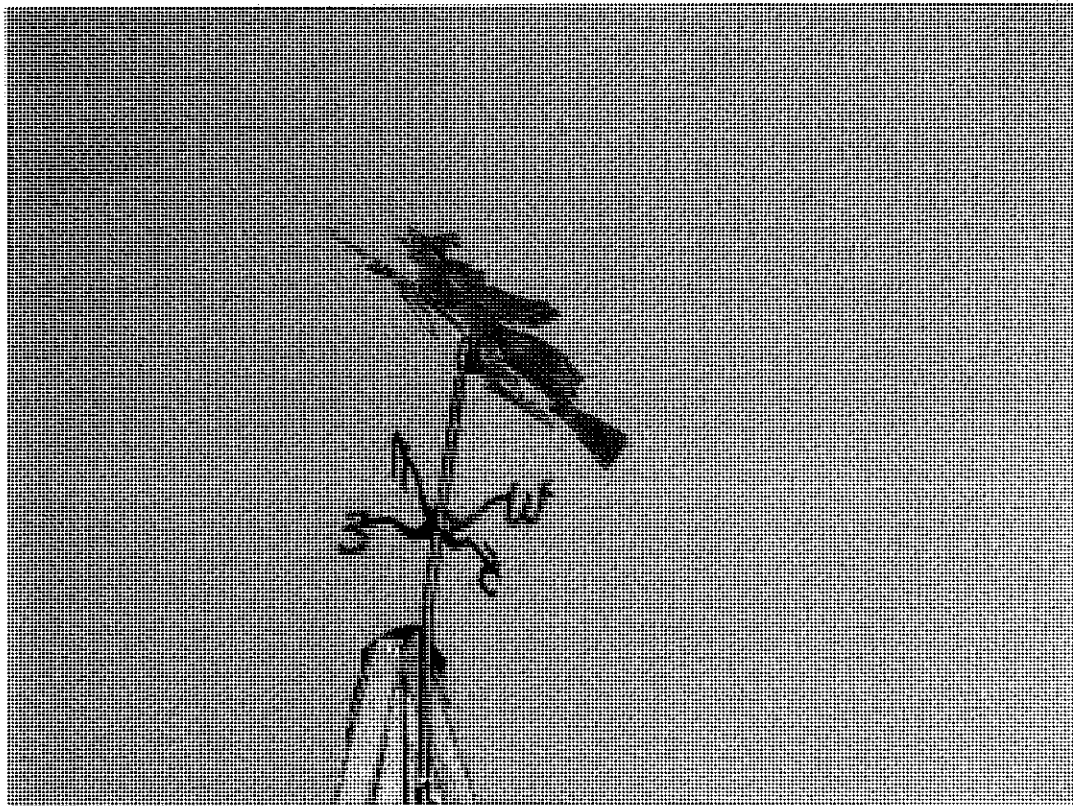
Courcier Residence, rear windows, 2574 Glendower Avenue, May 28, 2013



Courcier Residence, 2574 Glendower Avenue, May 28, 2013



Courcier Residence, master bedroom ceiling, 2574 Glendower Avenue, May 28, 2013



Courcier Residence, weathervane, 2574 Glendower Avenue, May 28, 2013