

STIRES STAIRCASE BUNGALOW COURT
1251-1259 West Sunset Boulevard
CHC-2020-896-HCM
ENV-2020-897-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—July 9, 2020](#)
3. [Under Consideration Staff Recommendation Report](#)
4. [Historic-Cultural Monument Application](#)
5. [Addendum Submitted by Applicant on March 2, 2020](#)
6. [Correspondence and Materials from Property Owner's Representatives](#)

Please click on each document to be directly taken to the corresponding page of the PDF.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2020-896-HCM
ENV-2020-897-CE

HEARING DATE: August 6, 2020
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

Location: 1251-1259 West Sunset Boulevard
Council District: 1 – Cedillo
Community Plan Area: Silver Lake – Echo Park – Elysian Valley
Area Planning Commission: East Los Angeles
Neighborhood Council: Echo Park
Legal Description: Angeleno Heights Tract, Block 31, Lots 25 and 27

EXPIRATION DATE: The original expiration date of July 18, 2020 is tolled, and a revised date will be determined pursuant to *the Mayor’s March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*

PROJECT: Historic-Cultural Monument Application for the STIRES STAIRCASE BUNGALOW COURT

REQUEST: Declare the property an Historic-Cultural Monument

OWNER(S): AYM Investments, LLC
400 North State College Boulevard
Anaheim, CA 92806

APPLICANT: Christine Kantner
Silver Lake Heritage Trust
2123 Valentine Street
Los Angeles, CA 90026

Silver Lake Heritage Trust
P.O. Box 2658
Griffith Park Boulevard, #277
Los Angeles, CA 90039

PREPARER: Angelo Bellomo
Silver Lake Heritage Trust
487 Isabelle Street
Los Angeles, CA 90065

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Not declare** the property an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7
2. **Adopt** the report findings.

FINDINGS

- The Stires Staircase Bungalow Court does not meet any of the three criteria of the Cultural Heritage Ordinance and therefore is ineligible for designation as an Historic-Cultural Monument.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

SUMMARY

Stires Staircase Bungalow Court is a multi-family residential property located on West Sunset Boulevard between West Innes Avenue and West Marion Avenue in the Echo Park neighborhood of Los Angeles. Built in 1922 on a steeply sloped site for H.L. Stires, the subject property consists of ten bungalows designed by the Fidroeff Brothers in the Mission Revival architectural style arranged in a U-shape around a central concrete stairway.

During the late 19th and early 20th centuries, streetcar service played a key role in laying the groundwork for the future growth of Echo Park and surrounding areas. In 1886, the Ostrich Farm Railway (later to become Sunset Boulevard) was laid out, and by 1911, it was consolidated into the Pacific Electric Red Car line interurban network. The availability of public transportation made the Echo Park neighborhood easily accessible from downtown Los Angeles and encouraged residential development.

The bungalows are of wood-frame construction with stucco cladding and have flat roofs with parapets. The courtyard-facing elevations feature projecting tiled shed roofs, asymmetrical facades, stoops with tiled shed roofs, and off-centered entrances. On the south-facing elevation of each unit there is a door that leads to a basement. Fenestration consists of wood multi-lite casement windows, metal and wood double-hung windows, aluminum windows, and jalousie windows. Interiors feature built-in furniture, wood moldings, picture rails, and claw foot bathtubs.

Alterations to the property include the addition of a retaining wall in 2009, and the replacement of most of the windows, installation of awnings, the addition of screen doors, the remodeling of some kitchens, and the covering of original hardwood floors with linoleum and carpeting, all at unknown dates.

DISCUSSION

The Stires Staircase Bungalow Court was not identified as significant in the city's historic resources survey, SurveyLA, and does not meet any of the three Historic-Cultural Monument criteria.

The applicant argues that the property “embodies the distinguishing characteristics of a style, type, period, or method of construction” as an example of the bungalow court type that was developed and popularized during this period. However, the property is not a unique or outstanding example of the bungalow court typology or the Mission Revival architectural style. The application of the Mission Revival style on the subject property is limited to superficial features such as parapets and tiled roofs. Additionally, the subject property has experienced a number of alterations over the years, such as the replacement nearly all of the original windows, replacement of original flooring, and the removal of most historic fabric through various kitchen and bathroom remodels, that have diminished its integrity. There are a number of other Mission Revival or Spanish Colonial Revival style bungalow courts that are better examples of the type and style and maintain a higher degree of integrity that are already designated Historic-Cultural Monuments, including Sunrise Court (HCM #400), Scott Avenue Court (HCM #938), Edinburgh Bungalow Court (HCM #1105), and Wurfl Court (HCM #1142). The Scott Avenue Court and Lento Brick Court (HCM #986), the latter of which is located a short distance away from the subject property on the opposite side of Sunset Boulevard, are more intact examples of bungalow courts built on sloping sites and oriented around a central staircase.

The applicant also argues that the property “exemplifies significant contributions to the broad cultural, economic, or social history of the nation, state, city, or community” as a rare surviving example of housing typography introduced during the early stages of Los Angeles rail transportation. While the subject property was built along the Pacific Electric streetcar line on Sunset Boulevard during a period when the city at large experienced a development boom, it does not individually represent streetcar suburbanization of the neighborhood. The Angeleno Heights Tract in which the subject property is located was initially subdivided in 1886, and surrounding tracts in Echo Park were subdivided around 1903. Also, as the applicant notes, the streetcar line servicing Sunset Boulevard was in use in the area from 1901 until the late 1940s; the period of significance for streetcar suburbanization in the city spans from 1888 to 1933. As such, the streetcar line played a key role in laying the groundwork for the future growth of the area decades prior to the construction of the subject property in 1922, and it does not represent rail-led settlement at the peak of rail access in Los Angeles as the applicant argues. There are a number of potential historic districts in the community plan area including the Mabery Heights Residential District, Child Heights Residential Historic District, and the Rowland Heights Residential Historic District that SurveyLA identified as representing streetcar line residential development. The subject property was not identified as a contributor to any of these historic districts.

Additionally, the applicant argues that the property is “associated with the lives of historic personages important to national, state, city, or local history” for its association with original owners Vernon and Pearl Kemp Stires, contractors Daniel and Henry Fidroeff, and banker Lilly Bennett Baldwin Howard. Staff finds that none of these individuals appears to rise to the level of historic personages. While Vernon Stires and Baldwin Howard were both active in real estate and finance in early and mid-20th century Los Angeles, the latter in spite of the difficulty facing women in business during the period, they do not appear to have had any substantial impact on the history or development of Los Angeles or the Echo Park community. The Fidroeff brothers constructed properties that are contributors to districts listed in the National Register of Historic Places, but

there is not sufficient evidence that they were responsible for the designs at the subject property and they are not considered master builders. Additionally, Baldwin Howard and the Fidroeffs lack strong associations with the property.

Furthermore, the subject property is not the work of a master architect, builder, or designer.

Staff finds that the subject property does not appear to rise to the level of historic significance to be individually eligible for designation as a Los Angeles City Historic-Cultural Monument.

BACKGROUND

On February 10, 2020, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. On March 5, 2020, the Cultural Heritage Commission voted to take the subject property under consideration. In accordance with Los Angeles Administrative Code Section 22.171.10, on April 7, 2020, the owner's representative requested up to a 60-day extension to the time for the Commission to act. On July 9, 2020, a subcommittee of the Commission consisting of Commissioners Barron and Milofsky conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources. The original expiration date of July 18, 2020 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.*



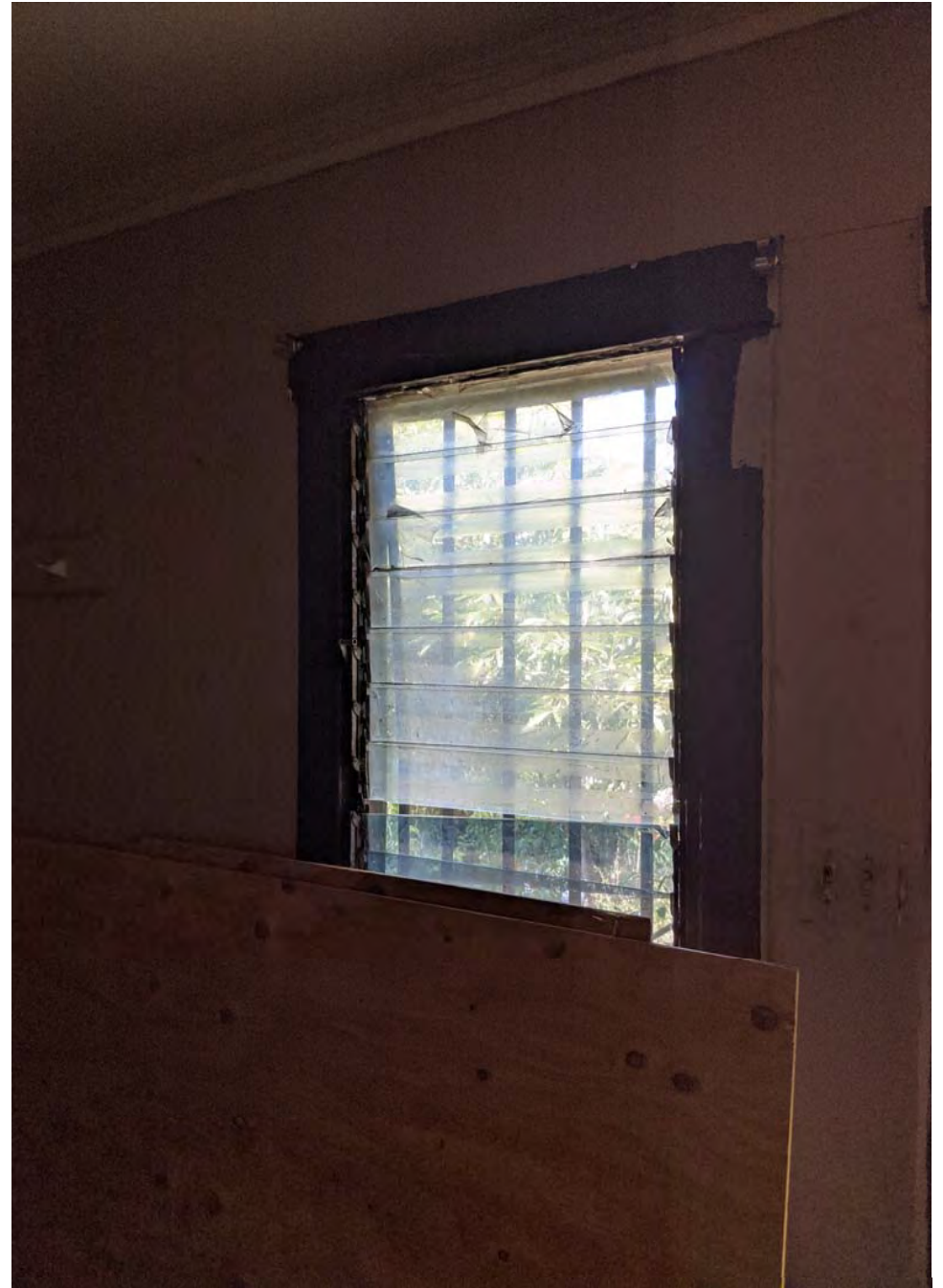


























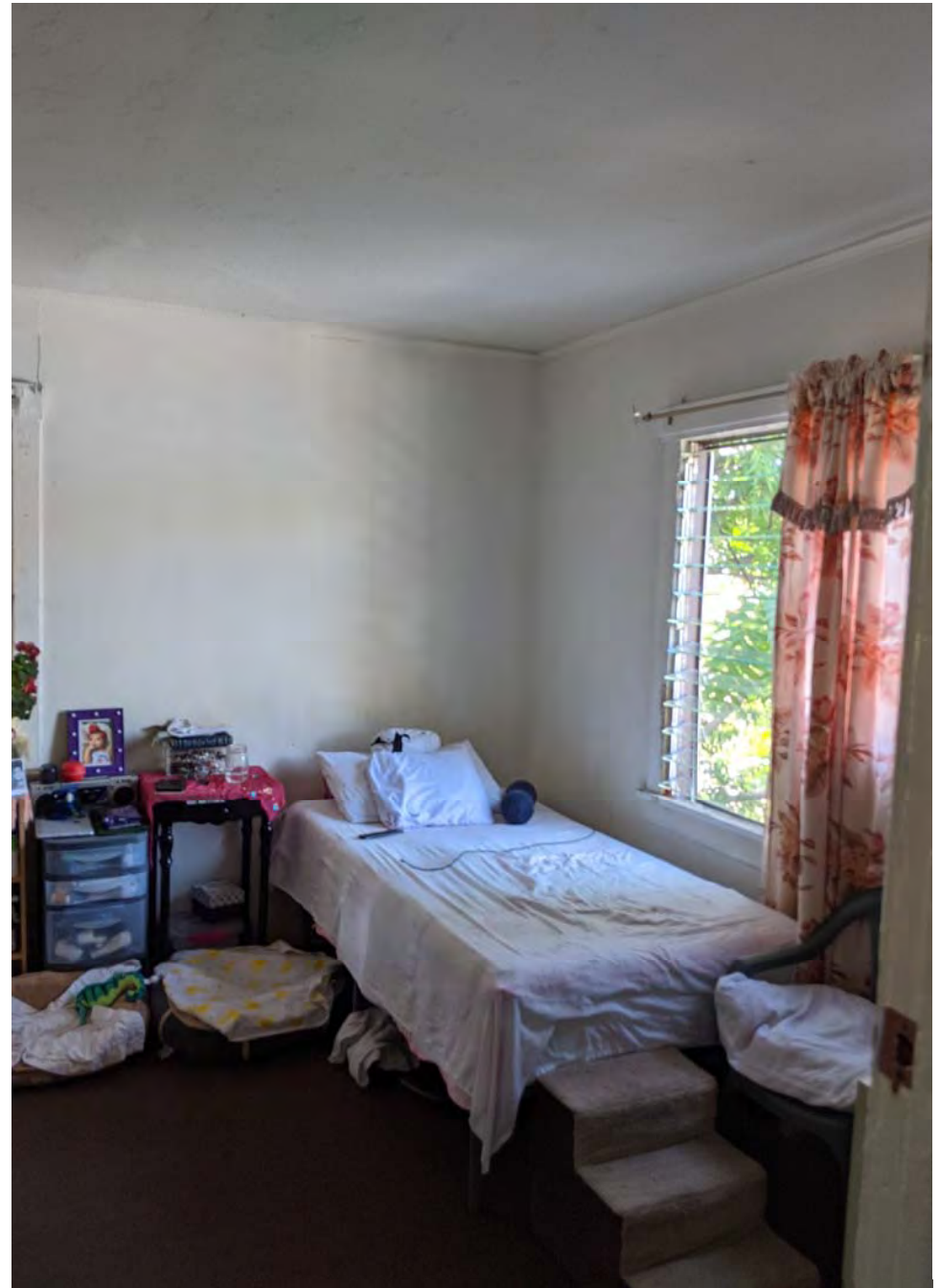




















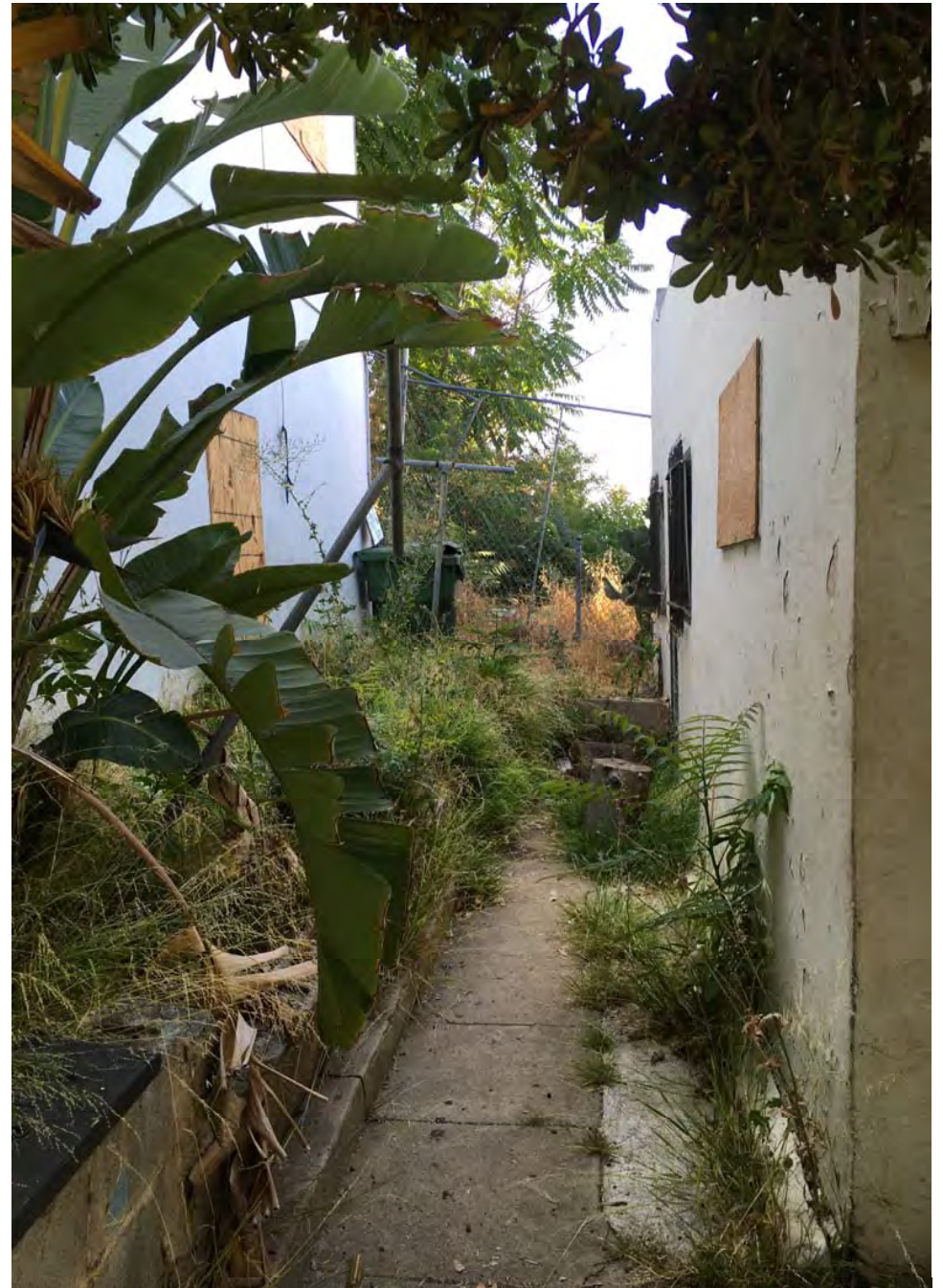














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3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

FINDINGS

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Stires Staircase Bungalow Court		First Owner/Tenant <input type="text"/>	
Other Associated Names: n/a			
Street Address: 1251 & 1259 Sunset Boulevard		Zip: 90026	Council District: 1
Range of Addresses on Property: 1251, 1253, 1255, 1257, 1259 + 1/2		Community Name: Angeleno Heights	
Assessor Parcel Number: 5406015001	Tract: Angeleno Heights	Block: 31	Lot: 25 & 27
Identification cont'd: APN above is eastern tract, western tract APN # 5406016026			
Proposed Monument Property Type: <input checked="" type="radio"/> Building <input type="radio"/> Structure <input type="radio"/> Object <input type="radio"/> Site/Open Space <input type="radio"/> Natural Feature			
Describe any additional resources located on the property to be included in the nomination, here: staircase			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1922 <input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened? Private Development <input type="text"/>
Architect/Designer: Fidroeff Bros	Contractor: Fidroeff Bros
Original Use: Residential Bungalows	Present Use: Residential Bungalows
Is the Proposed Monument on its Original Site? <input checked="" type="radio"/> Yes <input type="radio"/> No (explain in section 7) <input type="radio"/> Unknown (explain in section 7)	

3. STYLE & MATERIALS

Architectural Style: Select from menu or type style directly into box <input type="text"/>		Stories: <input type="text"/>	Plan Shape: Select <input type="text"/>
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood <input type="text"/>	Type: Select <input type="text"/>	<input type="text"/>
CLADDING	Material: Stucco, textured <input type="text"/>	Material: Select <input type="text"/>	<input type="text"/>
ROOF	Type: Flat <input type="text"/>	Type: Select <input type="text"/>	<input type="text"/>
	Material: Rolled asphalt <input type="text"/>	Material: Clay tile, rounded <input type="text"/>	<input type="text"/>
WINDOWS	Type: Double-hung <input type="text"/>	Type: Jalousie/Louver <input type="text"/>	<input type="text"/>
	Material: Wood <input type="text"/>	Material: Aluminum <input type="text"/>	<input type="text"/>
ENTRY	Style: Off-center <input type="text"/>	Style: Off-center <input type="text"/>	<input type="text"/>
DOOR	Type: Paneled, unglazed <input type="text"/>	Type: Plank <input type="text"/>	<input type="text"/>



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.	
1922	original building permits (11)
1937	foundation work - 1251, 1251 1/2, 1253, 1255 1/2, 1255 1/4, 1257, 1257 1/2 Sunset
1962	comply with building requirements from file X6234X except item 1 (10 permits)
1983	new roofing - 1251 1/2, 1253 1/2, 1255 1/2, 1257 Sunset (4 permits)
2000	new roof & certificate of occupancy - 1251, 1251 1/2, 1253, 1257 1/2 (4 permits)
2002	grading permit - excavate for electrical conduit
2002	interior piers and floor girders - 1251, 1257 1/2 (2 permits)
2009	grading, construction of retaining wall - 1253 Sunset (2 permits)

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

<input type="checkbox"/>	Listed in the National Register of Historic Places	
<input type="checkbox"/>	Listed in the California Register of Historical Resources	
<input type="checkbox"/>	Formally determined eligible for the National and/or California Registers	
<input type="checkbox"/>	Located in an Historic Preservation Overlay Zone (HPOZ)	<input type="radio"/> Contributing feature <input type="radio"/> Non-contributing feature
<input type="checkbox"/>	Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designations:		

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):	
<input checked="" type="checkbox"/>	1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
<input checked="" type="checkbox"/>	2. Is associated with the lives of historic personages important to national, state, city, or local history.
<input checked="" type="checkbox"/>	3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

Property Owner

Is the owner in support of the nomination?

Yes

No

Unknown

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

Nomination Preparer/Applicant's Representative

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

- | | |
|--|--|
| 1. Nomination Form | 5. Copies of Primary/Secondary Documentation |
| 2. Written Statements A and B | 6. Copies of Building Permits for Major Alterations (include first construction permits) |
| 3. Bibliography | 7. Additional, Contemporary Photos |
| 4. Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digital copy of the main photo to: planning.ohr@lacity.org) | 8. Historical Photos |
| | 9. Zimas Parcel Report for all Nominated Parcels (including map) |

10. RELEASE

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

<input checked="" type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input checked="" type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Angelo Bellomo

10/14/19

Angelo Bellomo

Name:

Date:

Signature:

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

Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

Phone: 213-874-3679
Website: preservation.lacity.org

STIRES STAIRCASE BUNGALOW COURT HISTORIC-CULTURAL MONUMENT NOMINATION

7A: Proposed Monument Description:

Introduction:

The Stires Staircase Bungalow Court at 1251-1259 Sunset Boulevard sits on two adjacent parcels in the Angeleno Heights tract on the eastern edge of Echo Park, between Innes and Marion Avenues. At the time of construction, Angeleno Heights was one of the earliest major subdivisions on the outskirts of Los Angeles. The site contains a courtyard of ten modest bungalows, built in 1922 in the Mission Revival style. Although the orientation and layout of the site includes the distinguishing characteristics of a classic downhill U-parti bungalow court, it has other details that go beyond these conventional features with several unique aspects. For instance, each bungalow has a basement assimilated into the grade of the hillside, and there is no vehicular access anywhere on the site. Additionally, there is a unique Spanish tile and stucco feature added to the roof of each unit.

Exterior - Courtyard:

This residential property occupies a steeply graded slope and is accessed by a central concrete stairway, perpendicular to Sunset Blvd, which leads up through an open green frontage and continues through the middle of the terraced courtyard. The stairs run through the entire sloping depth of the courtyard, bordered on both sides with simple fencing and gates that lead to small front and side yards which wrap around the first eight homes. In a classic downhill U-parti design, these first eight identical bungalows flank the central staircase on each side, each pair sitting at a higher elevation than the previous two. The two houses at the top of the staircase are larger units which face each other in closer proximity than the units below. These two upper homes do not have fencing or front yards. The property contains small patches of lawn and a variety of mature shrubs and trees.

These elevated hillside bungalows have no vehicular access; there are no garages, driveways or off street parking for tenants. This is a prime example of a transit oriented bungalow court that has never had a driveway or parking. When the bungalows were built, residents used the local streetcar line which ran every half hour along Sunset Boulevard. Today the area is serviced frequently by the MTA 2 and 4 bus lines, with a stop nearby at Sunset and Marion, half a block away.

The property is surrounded by commercial buildings as well as single and multi-family residences. As a major Los Angeles thoroughfare, Sunset Boulevard has become predominantly commercial and is constantly changing, yet these bungalows provide a glimpse into our rich, transit-oriented history; they represent one of a rare and shrinking number of properties in the immediate area that bear witness to a pre-automotive era from a hundred years ago. Still visible in the surrounding neighborhood are examples of turn-of-the-century Victorian and Craftsman homes, some of which have been converted to storefronts or sit just above a commercial building that was once a front yard. The entire neighborhood was built around the idea of the street car line as the main provider of public transport. The courtyard is in danger of being demolished and developed as a large apartment complex, with modern architecture proposed.

Exterior - Bungalows:

These ten single story bungalows were built in 1922 in a simple vernacular mode of the period, based on the Spanish Colonial Revival style. The bungalows are wood frame construction, clad in stucco; each has a crenelated parapet style roof bordering a flat asphalt surface. Each entry door is shaded by a permanent wood awning topped with Spanish tile. The small concrete porches have stucco or wrought iron sides. Above the porch awnings, each entry wall is embellished with a unique stucco-enclosed eave topped with Spanish tile, which extends from the roof and slopes down over the front facades of each unit. These simple homes have stucco exteriors and either double hung or 9-light casement style original wooden windows. Some windows have been reversibly altered with newer aluminum and louvered glass components, but the majority are original and all but one are in their original openings. The bungalows sit atop standard concrete foundations. The floor joists are supported by wood posts on masonry footings. A perimeter masonry foundation supports the cripple walls. Each bungalow takes advantage of the sloping grade by incorporating a basement that sits below each unit, accessible by an exterior door on the southern wall of each home - an unusual feature facilitated by the steep topography of the site.

Interiors - Bungalows:

The interiors of the units are typical of these simple Arts & Crafts influenced bungalows of the period, with lathe and plaster walls, basic wood moldings and casings around doors and windows, panel doors with mortise locks, wood built-ins and picture rail throughout. Some built-in kitchen cabinetry remains, but most of the kitchens have been modified to accommodate modern appliances. Claw foot bathtubs appear to be original in all bathrooms, along with some original wooden medicine cabinets. Original wood floors have been covered with newer surfaces such as linoleum or carpeting, but appear to be intact and solid.

Character-Defining Features:**Site and Courtyard**

- downhill U-parti site configuration and massing, including orientation and layout of one-story bungalows
- central concrete stairway
- individual green space

Residences - exteriors

- square, identical plan of each bungalow
- crenelated parapet roof with unique stucco and Spanish tile eaves on front facades of each bungalow
- exterior sand-finish stucco walls
- concrete porch entries
- original paired and single marginal nine-light, casement and double-hung windows throughout

Residences - Interiors

- lathe and plaster walls
- original wood built-ins, mouldings and casements typical of the Arts & Crafts movement
- original claw foot bathtubs and built-in medicine cabinets
- single panel interior doors
- original picture rail
- hardwood floors throughout (some covered with newer flooring)

Permits - Alterations:

The Stires Staircase Bungalow Court appears to be largely unaltered from their original construction. No alteration permits or historic photos were found for the property; current photos indicate that alterations are minor. There have been several permits issued since the original permit in 1922, mostly for foundation repairs, new roofing, and excavation for electrical conduit. Two permits were pulled in 2009 for a retaining wall at the upper east side of the property. Many of the casement and double hung windows have been replaced with metal frame louvre-style windows, all but one in their original openings. One window in the bathroom at 1255 ½ has been replaced with a smaller aluminum window.

7B: Statement of Significance

The Stires Staircase Bungalow Court successfully meets 3 of the specified Historic-Cultural Monument criteria:

- **Reflects the broad cultural, economic, or social history of the nation, state, or community.**
- **Is identified with historic personages or with important events in the main currents of national, state, or local history.**
- **Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction.**

Cultural, Economic and Social Significance:

In the late 19th and early 20th century, Los Angeles experienced fast-paced growth as early rancho estates gave way to the first subdivisions, and speculators began carving up land into tract maps to build the earliest housing developments. This growth spurt was fueled by banking and real estate investors who recognized the need for more housing and infrastructure to accommodate growing numbers of people moving to Los Angeles. While steam rail activated settlement and development across the country in the 19th century, electric rail would precede development in the first decade of the 20th century at its western terminus in Los Angeles.

Born in Oneonta, New York, railroad magnate Henry Huntington was the nephew of Collis P. Huntington, one of the "Big Four" railroad tycoons instrumental in creating the Central Pacific Railroad (later called Southern Pacific), one of the two railroads that built the transcontinental railway in 1869. Henry Huntington held several executive positions alongside his uncle with the Southern Pacific. In 1898, in friendly competition with his uncle's business, Huntington bought the narrow gauge city-oriented Los Angeles Railway (LARy), known as the 'Yellow Car' system. In 1901, Huntington formed the sprawling interurban, standard gauge Pacific Electric Railway (the PE), known as the 'Red Car' system, centered at 6th and Main Streets in downtown Los Angeles. Huntington succeeded in this competition by providing passenger friendly streetcars on 24/7 schedules, which the railroads could not match. This was facilitated by the boom in Southern California land development, where streetcars served passenger needs that the railroads had not considered. Connectivity to Downtown Los Angeles made transportation to the suburbs feasible.

After Collis Huntington's death, Henry Huntington inherited a portion of his uncle's empire and spent the first decade of the 20th century buying up land, building electric rail systems, then selling the subdivided, newly upgraded land to smaller investors. By 1911, Los Angeles had use of more commuter rail than any city in the world; over 1000 miles and over 2000 rail cars per day. This expansion reached the infill development stage by 1920 as most of Huntington's original tracts had been sold. It is during this second stage that investors set their sights on two empty parcels of land rising above the street car line which would become the Stires Staircase Bungalows. These bungalows exemplify the final stage of rail-led settlement and development at the absolute peak of rail access in Los Angeles history. The first rail line servicing the corridor known as Sunset Boulevard was built to take residents of Downtown Los Angeles to the Ostrich Farm Amusement Park in what is now Griffith Park. When the bungalows were built, residents used the

Pacific Electric Echo Park Local streetcar line which ran every half hour from 9th and Hill along Sunset Boulevard to Cerro Gordo in Elysian Heights. This streetcar line was in use here from 1901 to at least 1947. At a time when the car was ascending as the primary form of transportation, the Stires Staircase Bungalows were designed without driveways, garages or any vehicle access. The staircase was the only connection the residents had to the street, making this site primarily dependent on the Pacific Electric streetcar or the oldest form of transport, your legs.

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

Vernon & Pearl Kemp Stires

The Stires Staircase Bungalows were built by banker and real estate investor Vernon S. Stires and his wife, Pearle Kemp Stires. Vernon Stires was born in Iowa and served in the Spanish-American War (circa 1899) before his short career as a dentist. He then started a couple of advertising firms in Pittsburgh and San Antonio, where he met and married Pearl Kemp in 1913. Together they moved to Los Angeles in late 1920, where Vern switched gears again and got into banking and real estate. The couple lived in Hollywood and had a summer home in Santa Monica. In 1922 they hired Henry and Daniel Fidroeff to serve as the architects and contractors for the new staircase bungalows on Sunset Boulevard.

Fidroeff Brothers

The Fidroeff brothers started out on very different paths. Born in Mitchell, South Dakota, Daniel fought for temperance with the Salvation Army and ran for Auditor on the 1908 Prohibition ticket, while his brother Henry was arrested and jailed multiple times for stealing watches and passing bad checks. Like many, the Fidroeffs may have come to LA for a fresh start, and it seems to have worked: Henry was never arrested again after moving to Los Angeles, and went on to become a successful business and property owner. The same year they were hired to build the Stires bungalows, they also built an English Revival home designed by architects Brelin & Sonat on Armada Drive in Pasadena. This home, the Norman M. Lyons Residence, is now part of the Prospect Historic District, which is on the National Register of Historic Places. Many of the Fidroeff projects were part of LA's first wave of infill development in the 1920s, when the population in Los Angeles was becoming denser and more urban. They built several streetcar-oriented multi-family developments in the early 1920s, including this bungalow court.

Lilly Bennett Baldwin Howard

After the Stires ownership ended in 1929, the bungalow court fell into the hands of Lilly Bennett Baldwin Howard, the 4th and final wife of the California Gold Rush tycoon and real estate speculator Elias Jackson "Lucky" Baldwin; one of the most flamboyant leaders of the Southern California banking industry in the first part of the 20th Century. Baldwin owned the Rancho La Cienega and founded the Santa Anita Racetrack. Baldwin Lake and his historic Queen Anne cottage, which served as the Santa Anita guest house, is located on Baldwin Avenue on the grounds of the LA Arboretum and Botanic Gardens in the City of Arcadia, which was founded by Baldwin himself as he served as it's first Mayor. Many locations such as Baldwin Park and Baldwin Hills are named after him, as these places - as well as cities such as Sierra Madre, Arcadia, and Monrovia - are

part of the 76-square-mile rancho that he once owned. One of the greater Los Angeles Neighborhood Council Districts is named "The Lucky Baldwin District". In a 1933 book review, the New York Times wrote "Immoral, unmoral, amoral, Lucky Baldwin was all of them, in numerous, varied and picturesque ways". Baldwin was also known as a notorious ladies man, so it made nationwide news in 1884 when the 56-year-old Baldwin married Lilly, who was only sixteen at the time. "Baldwin's Belvedere", the Queen Anne cottage at the Arboretum, was designed by Lilly's architect father Albert A. Bennett, who also designed the State Capital in Sacramento, as a honeymoon gift from Lucky to his new bride. Lilly would separate from Baldwin after only a year, but they never divorced and she was by his side when he died in 1909. After his death, Lilly Baldwin flourished as her own financial manager and became a millionaire by investing in the banking business. It is interesting to note that both Lilly and the original owner of the bungalows, Vern Stires, served together on the Board of Directors of the West Side State Bank in 1927. Perhaps this is how she came to know about the Stires Staircase Bungalows, for when she became President of the Hollywood State Bank in 1930, her bank took ownership of the bungalows in that same year. She gained full title of the property in 1934, and the bungalows remained part of her estate until 1950. During her banking career, she served as President of the Hollywood State Bank and Broadway State Bank; Vice President of the First National Bank of Pasadena and owner of Continental Bank (later part of Bank of America). When she passed away in Los Angeles in 1938, her New York Times obituary called her a "financial genius," noting that she had "guided the destiny of half a dozen banks".

embodies the distinguishing characteristics of an architectural-type specimen:

The Bungalow Court Typology - Historical Background

Los Angeles had relatively slow growth until the late 19th century. Between 1880 and 1930 the population of Los Angeles doubled every ten years. From 1920 to 1930, more than two million people moved to California, the majority of which came to Southern California. By the 1920s, the intense demand for higher density housing resulted in innovative multi-family property designs that would assimilate into the low-density environment that predominantly characterized the city. Through a citywide height limit, early city planners encouraged "building activity to spread out over a wide area, benefiting a large number of property owners instead of a few." To satisfy the need for housing and capitalize on their investments, developers began to integrate low-scale, multi-family dwellings in the vast new subdivisions that radiated from the city center.

The bungalow court is one of the low-scale housing types that resulted from this movement. Introduced in 1909 by architect Sylvanus Marston, the novel idea of integrating common garden or courtyard space with multiple small homes on a single lot soon spread to become the predominant form of multi-family housing in Southern California. Because much of the growth in Los Angeles occurred near the hills surrounding downtown, many courtyard designs, including this one in Angeleno Heights, had to adjust themselves to topographical constraints. This breaking up of the courtyard into different levels resulted in strong articulation between the dwelling and the courtyard. Combining the privacy of single family homes with the affordability of a multi-unit apartment, the low profile of these dense developments drew a deep contrast to the verticality of dense projects in other large cities. Rather than facing the street, entrances face inward toward a common

courtyard. While each family in a bungalow court had its own house and yard, upkeep and access of the semi-public areas were shared among the residents, contributing to a communal environment. The bungalow court brought the Craftsman bungalow to the middle class without compromising privacy or comfort, offering a particular balance of features that make such developments ideal for workers settling in Los Angeles. The essential popularity of the California bungalow style, which made it one of the most prolific housing styles in American architectural history, and which quickly spread throughout the country, was due to its economy of construction that incorporated the combined structural and decorative use of modest materials. The bungalow is of special interest today for being the home of the American Arts and Crafts style.

At this particular site, the unusual addition of basements furthers the idea of individual homes with storage space, as opposed to an apartment which gives a more transitory feel. At the height of bungalow court construction in or around Hollywood, the complexes were often built to accommodate the influx of writers, directors, camera operators, set designers and movie stars coming to the area. Nearby Edendale was the heart of the silent movie era, and with that came the crew to support this burgeoning new Southern California industry. The units were affordable to struggling Hollywood professionals in part because they could be built cheaply on small parcels of land.

Conclusion:

The Stires Staircase Bungalow Court successfully meets 3 of the specified Historic-Cultural Monument criteria:

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

The Stires Staircase Bungalow Court reflects the broad cultural, economic and social history of the early Los Angeles environment. Constructed in 1922 and located in the Angeleno Heights area, the Stires Staircase Bungalow Court is a rare surviving example of housing typography introduced during the early stages of Los Angeles rail transportation. The site exemplifies transit-oriented development of rail-led settlement at the absolute peak of rail access in Los Angeles History. While the automobile was rapidly gaining in popularity, this courtyard was built without any vehicular access, designed to conform to the steep hillside with a staircase to the street, where tenants could connect to the Pacific Electric Echo Park Local streetcar line. By design and necessitated by its geography, it was built to utilize the local street car line and capitalize on the idea of public rail as the new normal for metropolitan transit.

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

This bungalow court was conceived by pioneer investors Vernon and Pearl Stires and built by the noteworthy Fideroff Brothers during the infill development stage, as they recognized the need for more housing to accommodate the growing population of Los Angeles. The property was acquired in a banking deal by Lilly Baldwin, the last wife of the famous and flamboyant "Lucky" Baldwin. Lilly became a firebrand in her own right after Lucky's death, as she became one of the first female bank executives to make her fortune in the banking

industry. She came to own the courtyard in 1930 as part of her banking empire, in the days when most women were relegated to making dinner and washing clothes. Lilly and her estate owned the property for 20 years, twelve years after her New York Times obituary in 1938 declared her a “financial genius”, noting her extensive banking career.

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

The site provides an important example of a surviving and significant Bungalow Court typology built in the Mission Revival style, inherently valuable for study of this period and style. Featuring two rows of one-story detached homes arranged on either side of an ascending concrete staircase, the site exhibits classic downhill U-parti character defining features and was designed for a communal, park-like setting. It goes beyond the typical courtyard with individual basement storage spaces and roofing embellishments.

Conclusion:

The Stires Staircase Bungalow Court embodies the spirit of innovative Southern California development that resulted in the Bungalow Court design. Reflecting the early spirit of rail-related settlement in Los Angeles, and with ties to the entrepreneurial determination of Lilly Baldwin, this unique property merits preservation for future generations to appreciate.

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Wikipedia: "Henry E. Huntington"

https://en.wikipedia.org/wiki/Henry_E._Huntington

Greater Los Angeles Area Council Map of Districts

<http://libertaddeeleccion.org/los-angeles-neighborhood-map/los-angeles-neighborhood-mapphoto-album-for-websitewww-glaacbsa-org/>

The New York Times - Special to the New York Times, Los Angeles Nov 9, 1938

Mrs. Lily Howard, Coast Financier, widow of Lucky Baldwin, dies in Los Angeles

















1255





123





1253



















Vernon S. and Pearl Kemp Stires

original builders and owners of the
Stires Staircase Bungalow Court



Norman Lyons Residence (1925)

1054 Armada Drive, Pasadena

**Prospect Historic District,
National Register of Historic Places,
contractors Fidroeff Bros/architects Brelin & Son
Google Street View, Oct 2011**



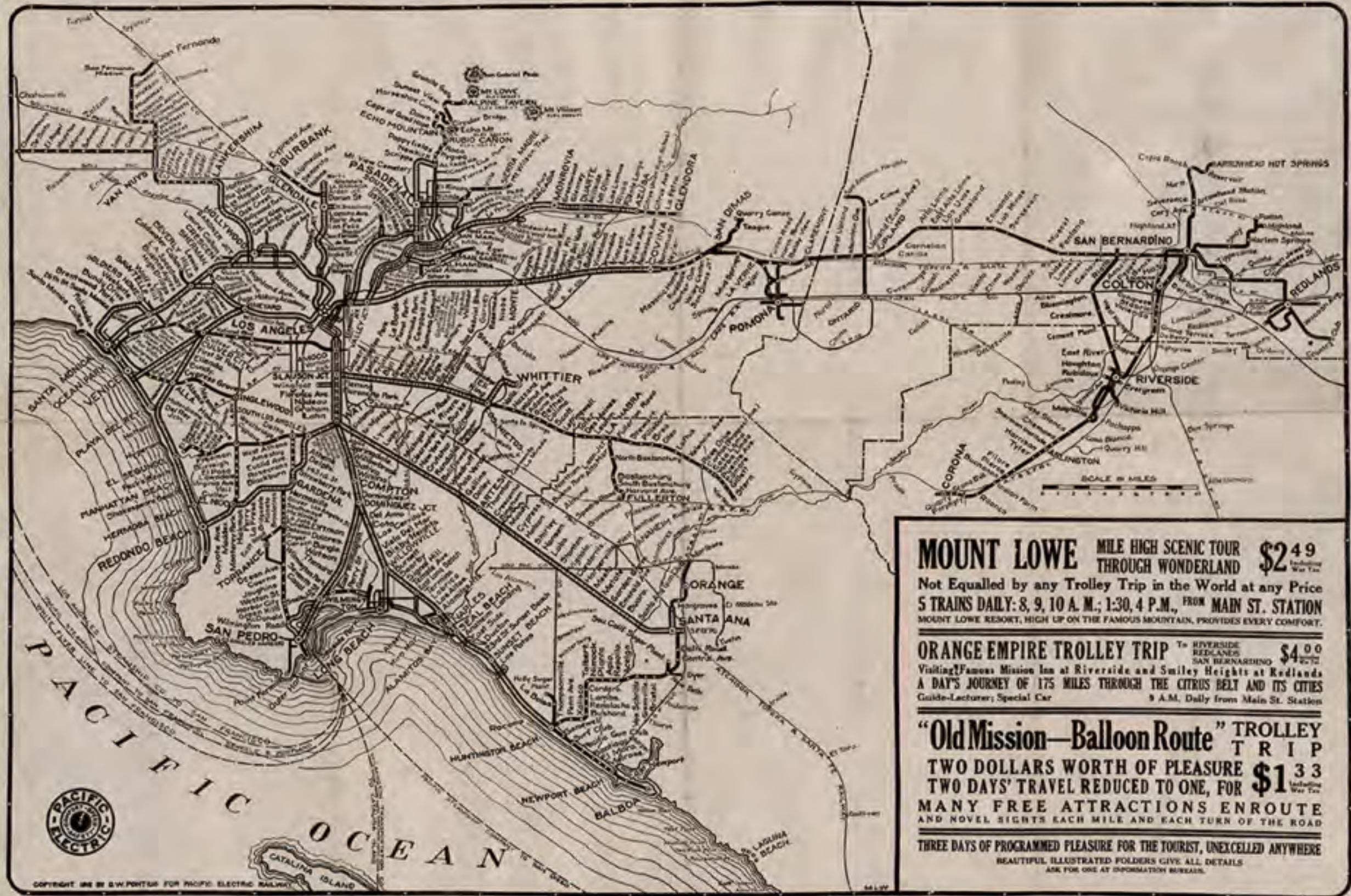
Pacific Electric streetcar #105 running through Echo Park with a destination board that reads "11th & Hill Streets"

- Jack Finn Collection -



Henry E. Huntington

LINES OF THE PACIFIC ELECTRIC RAILWAY IN SOUTHERN CALIFORNIA



MOUNT LOWE MILE HIGH SCENIC TOUR THROUGH WONDERLAND \$2.49
 Not Equalled by any Trolley Trip in the World at any Price
 5 TRAINS DAILY: 8, 9, 10 A. M.; 1:30, 4 P. M., FROM MAIN ST. STATION
 MOUNT LOWE RESORT, HIGH UP ON THE FAMOUS MOUNTAIN, PROVIDES EVERY COMFORT.

ORANGE EMPIRE TROLLEY TRIP TO RIVERSIDE, REDLANDS, SAN BERNARDINO \$4.00
 Visiting Famous Mission Inn at Riverside and Smiley Heights at Redlands
 A DAY'S JOURNEY OF 175 MILES THROUGH THE CITRUS BELT AND ITS CITIES
 Guide-Lecturer; Special Car 9 A.M. Daily from Main St. Station

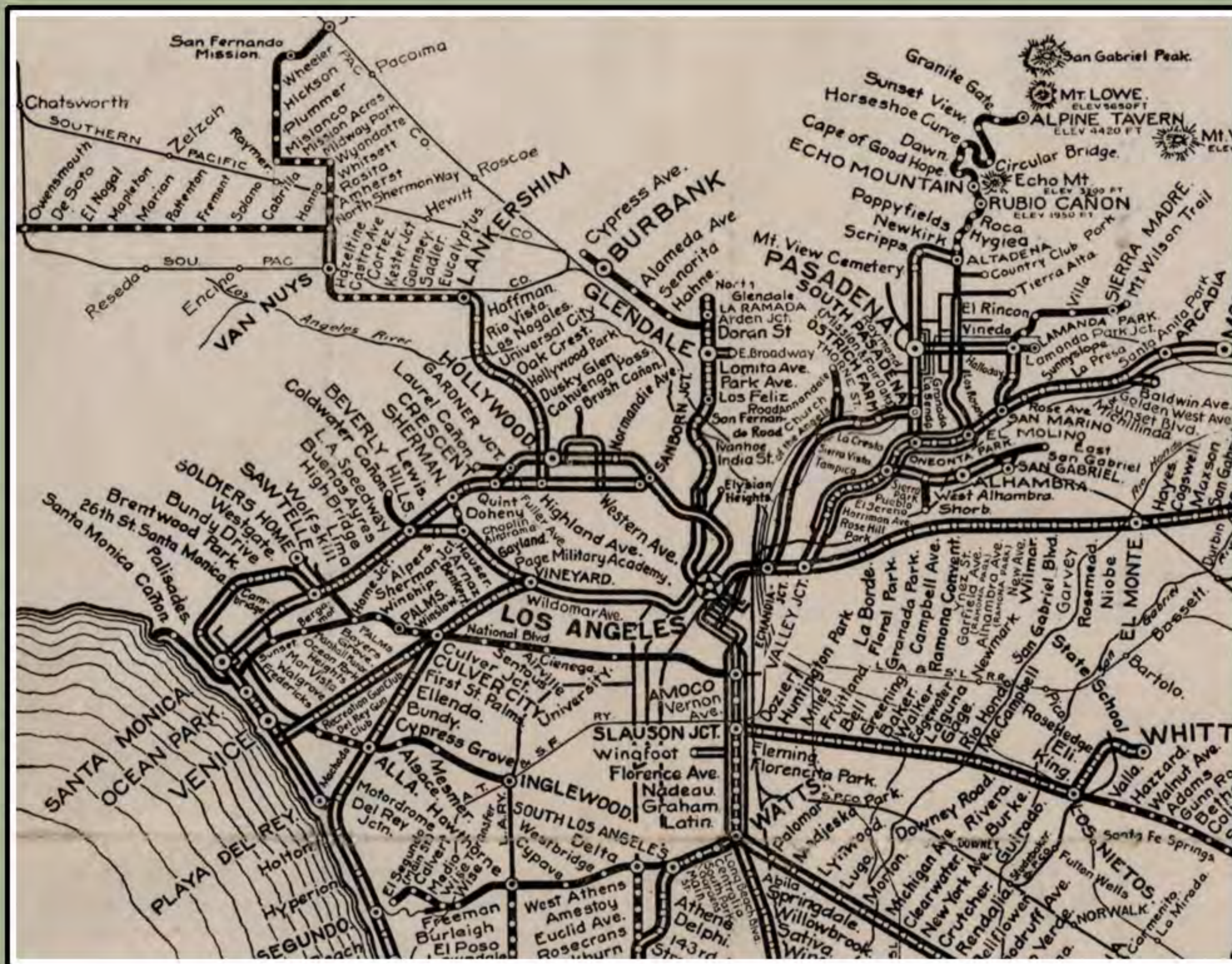
"Old Mission—Balloon Route" TROLLEY TRIP
 TWO DOLLARS WORTH OF PLEASURE \$1.33
 TWO DAYS' TRAVEL REDUCED TO ONE, FOR
 MANY FREE ATTRACTIONS ENROUTE
 AND NOVEL SIGHTS EACH MILE AND EACH TURN OF THE ROAD

THREE DAYS OF PROGRAMMED PLEASURE FOR THE TOURIST, UNEXCELLED ANYWHERE
 BEAUTIFUL ILLUSTRATED FOLDERS GIVE ALL DETAILS
 ASK FOR ONE AT INFORMATION BUREAU.

Pacific Electric Railway Map

circa 1912

D.W. Pontius/Pacific Electric Railway



Pacific Electric Railway Map (insert)

circa 1912

D.W. Pontius/Pacific Electric Railway



Lillie Bennett Baldwin Howard

"Elias Jackson "Lucky" Baldwin and his young bride"

L.A. Public Library Photo Collection, Security Pacific National Bank Collection

- circa 1884-1885 -

*A MILLIONAIRE'S THIRD MARRIAGE.
From the San Francisco Chronicle, May 21.*

A very notable society event occurred yesterday afternoon. E. J. Baldwin was joined in wedlock to Miss Lilly C. Bennett, daughter of A. A. Bennett, of the firm of Curtis & Bennett, architects, the builder of the State Capitol and many of the principal buildings in the State. The engagement had been kept very quiet. No cards had been issued, and only intimate friends were present. The home of the bride, where the ceremony was performed, was beautifully decorated for the occasion. Miss Mary Morton was brides-maid, and Reuben H. Lloyd was Mr. Baldwin's best man. The Rev. R. C. Foute, of Grace Church, officiated. The bride was attired in a neat traveling suit, and went through the ceremony without emotion. After congratulations a lunch was partaken of. The bride is a beautiful blonde of about 20 years of age, and has moved in the highest circles of society. The bridal couple, accompanied by Mrs. Bennett, left for the East yesterday afternoon on a tour of some months. On their return Mr. and Mrs. Baldwin will give a series of receptions at Mr. Baldwin's residence, the old Curtis mansion, 1,217 California-street. How the acquaintance of the pair was made is thus told: A few months ago the Supervisors of Los Angeles concluded that they wanted a new Court-house, and advertised for plans. As the commissions would be about \$10,000 architects came from all quarters of the State to compete for the prize. Among others, Albert A. Bennett, of this city, accompanied by his daughter, Lilly C., appeared before the board. E. J. Baldwin, having large possessions in Los Angeles, also attended to watch the proceedings. The youth, beauty, and intelligence of Miss Bennett fascinated the susceptible millionaire. The struggle over the Court-house ended in the success of a rival architect, but Baldwin proposed, Miss Bennett accepted, and yesterday they were married. The groom's first wife is still living in this city with her married daughter, Mrs. Ford, at the old Baldwin House, No. 410 Geary-street. A legal separation was had some years ago, and a large portion of the community property, valued at over \$1,000,000, was settled on the lady. Mr. Baldwin's second wife died about 12 months since. She was Miss Jennie Dexter, formerly of Virginia City, and one of several handsome sisters, who were very well known in this city.

The New York Times

Published: June 1, 1884

Copyright © The New York Times

**Bennett Baldwin
Wedding Announcement**

**New York Times/San Francisco Chronicle
June 1, 1884**



**the Queen Anne Cottage at the Arboretum
“Baldwin’s Belvedere”**

**wedding gift to Lilly Baldwin
Albert A. Bennett, Architect (Lilly’s Father)**

MRS. LILY HOWARD, COAST FINANCIER

Widow of Lucky Baldwin, Gold
Mine Owner and Sportsman,
Dies in Los Angeles

Special to THE NEW YORK TIMES.

LOS ANGELES, Nov. 9.—Mrs. Lily Baldwin Howard, widow of E. J. (Lucky) Baldwin, died today of a heart attack, following an operation last Saturday for appendicitis. The woman whose financial genius guided the destiny of half a dozen banks collapsed Saturday afternoon, and an operation was performed in a vain attempt to have her life.

Only last week Mrs. Howard appeared as a defendant in a suit over asserted non-support brought by her niece, Mrs. Vivian A. Howard. Ironically, a jury verdict favoring a judgment of \$120,800 was found against Mrs. Howard this afternoon, hours after she had died.

During recent years Mrs. Howard had lived here with her second husband, William Dugg Howard, retired banker.

As the fourth wife of Lucky Baldwin, multimillionaire gold mine owner and sportsman of the Gay Nineties, she reigned as one of the social leaders of San Francisco.

She was married to Mr. Baldwin in 1887 when only 16 years of age. At the time he was looked upon as the most colorful of American financiers.

After his death in 1910 his widow interested herself in finance and managed her own business affairs. She became president of the Hollywood State Bank and the Broadway State Bank as well as vice president of the First National Bank of Pasadena, Calif.

Many years ago she bought the old Continental Bank, which later became a part of the Bank of America.

In 1919 she was married to William Duff Howard, a distant relative who was somewhat older than she.

The New York Times

Published: November 10, 1938
Copyright © The New York Times

**Obituary for Lily Howard
New York Times, November 9, 1938**

All Applications must be filled out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS
and other data must also be filed

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. 2025 Block 31
(Description of Property)
Angeles Heights
District No. 7 M. B. Page 16 F. B. Page 257

O. K. City Clerk
By [Signature] Deputy

TAKE TO
ROOM No. 405
SOUTH
ANNEX

ENGINEER
PLEASE
VERIFY

No. 1251 1/2 Sunset Blvd Street
bet Jones & Everett
(Location of Job)
(USE INK OR INDELIBLE PENCIL)

O. K. City Engineer
By [Signature] Deputy

1. Purpose of Building Dwelling No. of Rooms 3 No. of Families one
2. Owner's name H. L. Stires Phone Holly 8890
3. Owner's address 1842 - Holly Dr
4. Architect's name Fidroeff Bros Phone Play 1775
5. Contractor's name same Phone same
6. Contractor's address 510 Howard Laughlin Bldg
7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sovers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 1800.00
8. Is there any existing (old) building on lot? no How used? _____
9. Size of proposed building 22 x 24 Height to highest point 12 feet
10. Number of Stories in height one Character of ground above
11. Material of foundation concrete Size of footings 12" Size of wall 12" Depth below ground 6"
12. Material of chimneys none Number of inlets to flue _____ Interior size of flues _____
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3
Ceiling joists 2 x 3 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
Second floor joists _____ 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

(Sign here) Dan Fidroeff
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>19173</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>[Signature]</u> Plan Examiner	Application checked and found correct <u>[Signature]</u> Clerk	Stamp here when permit is issued. MAY 22 1922
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Chris Muller

400

REMARKS

Lined area for handwritten remarks, currently blank.

All Applications must be filled out by Applicant

Bldg. Form 3

PLANS AND SPECIFICATIONS
and other data must also be filed

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

Lot No. 27 25 Block B1
(Description of Property)
Angelino Heights

By [Signature]
Deputy
O. K. City Clerk

CITY CLERK
PLEASE
VERIFY

District No. 7 M. B. Page 14 F. B. Page 257

TAKE TO
ROOM No. 405
SOUTH
ANNEX

No. 1251 1/4 Sunset Blvd Street
(Location of Job)
James & Everett

By [Signature]
Deputy
O. K. City Engineer

ENGINEER
PLEASE
VERIFY

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Dwelling No. of Rooms 3 No. of Families one
2. Owner's name H. L. Stores Phone 412 8990
3. Owner's address 1842 1/2 Holly St.
4. Architect's name Fidroff Bros Phone Bldg 1773
5. Contractor's name Garvie Phone same
6. Contractor's address 578 Horner Saughlin Bldg
7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$1800
8. Is there any existing (old) building on lot? no How used? _____
9. Size of proposed building 22 x 24 Height to highest point 12 feet
10. Number of Stories in height one Character of ground level
11. Material of foundation cement Size of footings 12" Size of wall 12" Depth below ground 6"
12. Material of chimneys none Number of inlets to flue _____ Interior size of flues _____
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3
Ceiling joists 2 x 3 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
Second floor joists _____ 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

(Sign here) [Signature: Dan Fidroff]
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 9174 ✓	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Plan Examined: <u>[Signature]</u>	Application checked and found O. K. Clerk: <u>[Signature]</u>	Stamp here when permit is issued. MAR 22 1927
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[Signature: Chris Mueller]

400

REMARKS

Lined area for handwritten remarks.

All Applications must be filled out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS
and other data must also be filed

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:

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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. 25-27 Block 31
(Description of Property) Angelina Heights

District No. 7 M. B. Page 16 F. B. Page 257

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

No. 1257 1/2 Sunset Blvd Street
(Location of Job) bet Jones & Everett

(USE INK OR INDELIBLE PENCIL)

O. K. City Clerk [Signature] Deputy
O. K. City Engineer [Signature] Deputy

- Purpose of Building Dwelling No. of Rooms 3 No. of Families one
- Owner's name H. T. Stiles Phone Holly 8990
- Owner's address Holly dr 1842
- Architect's name Fidroeff Bros Phone Edwy 7775
- Contractor's name same Phone same
- Contractor's address 570 Honor Feughlin Bldg
- VALUATION OF PROPOSED WORK { Including Plumbing, Gas Fitting, Sewers, Ceaspoils, Elevators, Painting, Finishing, all Labor, etc. } \$ 1800
- Is there any existing (old) building on lot? no How used? _____
- Size of proposed building 22 x 24 Height to highest point 12 feet
- Number of Stories in height one Character of ground dome
- Material of foundation concrete Size of footings 12 Size of wall 12 Depth below ground 6
- Material of chimneys none Number of inlets to flue _____ Interior size of flues _____
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3
Ceiling joists 2 x 3 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
Second floor joists _____ Specify material of roof composition
- 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) Dan Fidroeff (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY		
PERMIT NO. <u>9175</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>[Signature]</u> Plan Examiner	Application checked and found O. K. <u>[Signature]</u> Clerk
		Stamp here when permit is issued. <u>[Stamp]</u>

Chas. [Signature] 460

All Applications must be filled out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS
and other data must also be filed

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:

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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. 2527 Block 31
(Description of Property)
Angelus Heights

O. K. City Clerk
By [Signature] Deputy

TAKE TO
ROOM No. 405
SOUTH
ANNEX

ENGINEER
PLEASE
VERIFY

District No. 7 M. B. Page 16 F. B. Page 257
No. 125714 Sunset Blvd Street
(Location of Job)
Bet James & Eucettie

O. K. City Engineer
By [Signature] Deputy

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Dwelling No. of Rooms 3 No. of Families one
- Owner's name H. F. Steier Phone 8790
- Owner's address 1842 Holly St
- Architect's name Fidroeff Bros Phone Bldg 1775
- Contractor's name same Phone same
- Contractor's address 570 Homer Laughlin Bldg
- VALUATION OF PROPOSED WORK {including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 1800
- Is there any existing (old) building on lot? no How used? none
- Size of proposed building 22 x 24 Height to highest point 12 feet
- Number of Stories in height one Character of ground flat
- Material of foundation cement Size of footings 12 Size of wall 12 Depth below ground 6
- Material of chimneys none Number of inlets to flue _____ Interior size of flues _____
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3
2 x 3 Ceiling joists 2 x 3 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
Second floor joists _____ Specify material of roof composition
- 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) Dan Fidroeff
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 9176	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.
	Plan Examiner <u>[Signature]</u>	Inspector <u>[Signature]</u>	<u>324</u>

[Signature]

1160

REMARKS

Blank lined area for writing remarks.

Handwritten marks and scribbles at the bottom of the page.

All Applications must be filled out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS
and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

4/7/22 *Break*

2

**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 ordinances 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. 25 Block 31
(Description of Property) Angelinos Heights
District No. 7 M. B. Page 16 F. B. Page _____

O. K. CITY CLERK
BY Deputy

TAKE TO
ROOM No. 405
SOUTH
ANNEX

ENGINEER
PLEASE
VERIFY

No. 125314 Sunset Blvd Street
(Location of Job) Redonnis & Ewasett
(USE INK OR INDELIBLE PENCIL!)

O. K. CITY ENGINEER
BY Deputy

1. Purpose of Building Dwelling No. of Rooms 3 No. of Families one
2. Owner's name Walter S. Steink Phone Holly 8820
3. Owner's address 1948 Holly Drive
4. Architect's name Fidrowff Bros Phone Blum 1775
5. Contractor's name same Phone same
6. Contractor's address 570 Homer Laughlin Bldg
7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 1800.00
8. Is there any existing (old) building on lot? not How used? _____
9. Size of proposed building 22 x 24 Height to highest point 12 feet
10. Number of Stories in height one Character of ground dot
11. Material of foundation concrete Size of footings 12" Size of wall 12" Depth below ground 6"
12. Material of chimneys none Number of inlets to flue _____ Interior size of flues _____
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3
Ceiling joists 2 x 3 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
Second floor joists none (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 3/30/22
[Handwritten initials]

(Sign here) Don Fidrowff
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. 12641	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <i>[Signature]</i> Plan Examiner	Application checked and found O. K. <i>[Signature]</i> <i>[Signature]</i> Clerk	Stamp here when permit is issued RECEIVED APR 17 1922 ISSUED
	<i>[Signature]</i> Chief Examiner		

[Handwritten signature]
PLANS

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Bldg. Form 2

BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS

2

**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

Lot No. 27 Block 31
(Description of Property) Angelena Heights

CITY CLERK PLEASE VERIFY

O. K. City Clerk
By [Signature] Deputy

TAKE TO ROOM No. 405 SOUTH ANNEX

District No. 7 M. B. Page 16 F. B. Page ---

ENGINEER PLEASE VERIFY

No. 1255 1/4 Sunset Blvd Street bet. Dennis + Everett
(Location of job)

O. K. City Engineer
By [Signature] Deputy

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Dwelling No. of Rooms 3 No. of Families one
- Owner's name Vern S Stone Phone Holly 8890
- Owner's address 1948 Holly Drive
- Architect's name Fidroeff Bros Phone Bluy 1775
- Contractor's name same Phone same
- Contractor's address 570 N. Longbeach Bldg
- VALUATION OF PROPOSED WORK {including Plumbing, Gas Fitting, Siders, Ceaspoils, Elevators, Painting, Finishing, all Labor, etc.} \$ 1800.00
- Is there any existing (old) building on lot? no How used? ---
- Size of proposed building 22 x 24 Height to highest point 12 feet
- Number of Stories in height one Character of ground down
- Material of foundation concrete Size of footings 12" Size of wall 12" Depth below ground 6"
- Material of chimneys none Number of inlets to flue --- Interior size of flues ---
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3
Ceiling joists 2 x 3 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
Second floor joists --- Specify material of roof composition
- 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) Dan Fidroeff
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 12642	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>[Signature]</u> Plan Examiner	Application checked and found O. K. <u>[Signature]</u> Clerk	Stamp here when permit is issued. ISSUED APR 17 1922 L.A. City Dept.
	<u>[Signature]</u>		[Stamp]

PLANS

All Applications must be filled out by Applicant

Bldg. Form #

PLANS AND SPECIFICATIONS
and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

**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. 27 Block 31
(Description of Property) Angelinos Heights

TAKE TO
ROOM No. 405
SOUTH
ANNEX

ENGINEER
PLEASE
VERIFY

District No. 2 M. B. Page 16 F. B. Page _____

No. 1253 1/2 Sunset Blvd Street
(Location of Job) Lot Dennis & Everett

O. K. City Clerk By [Signature] Deputy

O. K. City Engineer By [Signature] Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Dwelling No. of Rooms 3 No. of Families one
2. Owner's name Walt S. Stires Phone Wally 8890
3. Owner's address 1948 Holly Drive
4. Architect's name Fidmoff Bros Phone Edway 1775
5. Contractor's name same Phone same
6. Contractor's address 570 Homer Laughlin Bldg
7. VALUATION OF PROPOSED WORK {including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 1800.00
8. Is there any existing (old) building on lot? yes How used? _____
9. Size of proposed building 22 x 24 Height to highest point 12 feet
10. Number of Stories in height one Character of ground level
11. Material of foundation concrete Size of footings 12" Size of wall 12" Depth below ground 6"
12. Material of chimneys none Number of inlets to flue _____ Interior size of flues _____ x _____
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3
Ceiling joists 2 x 3 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
Second floor joists _____ 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 (Sign here) Dave Fidmoff
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 12643	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>[Signature]</u> Plan Examiner	Application checked and found O. K. <u>[Signature]</u> Clerk	Stamp here when permit is issued. LOCKED MAY 17 1922 UNLOCKED
	<p align="center"><u>Chambliss</u></p>		

phen

PLANS

All Applications must be filled out by Applicant

Blg. Form 2

PLANS AND SPECIFICATIONS
and other data must also be filed

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. 24 Block 31
(Description of Property) Angelens Height
District No. 7 M. B. Page 16 F. B. Page —

O. K. City Clerk
Deputy

TAKE TO
ROOM No. 405
SOUTH
ANNEX

ENGINEER
PLEASE
VERIFY

No. 1257 Sunset Blvd Street
(Location of Job) bet. Dennis + Everett

O. K. City Engineer
Deputy

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building dwelling No. of Rooms 3 No. of Families one
- Owner's name Wm. S. Lira Phone Holly 8890
- Owner's address 1948 Holly Dr
- Architect's name 7 Bradly Bros Phone Redwy 1575
- Contractor's name Small Phone —
- Contractor's address 10401 W. Laurel Blvd
- VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewer, Caspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 1800.00
- Is there any existing (old) building on lot? no How used? —
- Size of proposed building 22 x 24 Height to highest point 12' feet
- Number of Stories in height one Character of ground level
- Material of foundation Concrete Size of footings 12" Size of wall 12" Depth below ground 6"
- Material of chimneys None Number of inlets to flue — Interior size of flues —
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3
Ceiling joists 2 x 3 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
Second floor joists none Specify material of roof composition
- 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) Stan Fidroff
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY		
PERMIT NO. 12644	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>Stanford</u> Plan Examiner	Application checked and found O. K. <u>Lord</u> Clerk
		Stamp: RECEIVED MAY 17 1922

PLANS

Chas Muller

REMARKS

Handwritten notes on lined paper, including "16" and "17" on the left margin, and "100" and "101" near the bottom center.

All Applications must be filled out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS
and other data must also be filed

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. 25 Block 31
(Description of Property)

Angelina Wright

Deputy
O. K. City Clerk

TAKE TO
ROOM No. 405
SOUTH
ANNEX

ENGINEER
PLEASE
VERIFY

District No. 7 M. B. Page 4 F. B. Page —

No. 1253 *Sunset Blvd* Street
(Location of Job)

bet Dennis & Everett

Deputy
O. K. City Engineer

(USE INK OR INDELIBLE PENCIL)

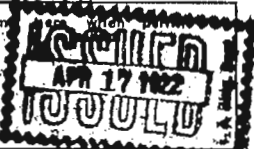
1. Purpose of Building dwellina No. of Rooms 3 No. of Families one
2. Owner's name Walter D. Higgins Phone Holly 8890
3. Owner's address 1948 S. Holly St.
4. Architect's name Fabroff & Brady Phone Redway 1225
5. Contractor's name — Phone —
6. Contractor's address 3152 N. Broadway 510 Room Langhin Bldg.
7. VALUATION OF PROPOSED WORK (including Plumbing, Gas Fitting, Sewers, Pools, Elevators, Painting, Finishing, Lumber, etc.) \$1800.00
8. Is there any existing (old) building on lot? No How used? —
9. Size of proposed building 22 x 24 Height to highest point 17 feet
10. Number of Stories in height one Character of ground block
11. Material of foundation Cement Size of footings 12" Size of wall 12" Depth below ground 6"
12. Material of chimneys No Number of inlets to flue — Interior size of flues — x —
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3
Ceiling joists 2 x 3 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
Second floor joists No 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

(Sign here) Walter D. Higgins
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. 12645	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <i>Staub</i> Plan Examiner	Application checked and found O. K. <i>Walter</i> Clerk	Stamp 
----------------------------	--	---	---

please Chas Muller

PLANS

REMARKS

Lined area for writing remarks, showing horizontal ruling lines and some faint markings on the left side.

All Applications must be filled out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS
and other data must also be filed

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:

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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. 25 Block 31
(Description of Property) Angeleno Heights

District No. 7 M. B. Page 46 F. B. Page —

O. K. City Clerk
By *[Signature]*
Deputy

TAKE TO
ROOM No. 405
SOUTH
ANNEX

ENGINEER
PLEASE
VERIFY

No. 1253 1/2 Sunset Blvd Street
bet Everett & J. Dennis
(Location of Job)

(USE INK OR INDELIBLE PENCIL)

O. K. City Engineer
By *[Signature]*
Deputy

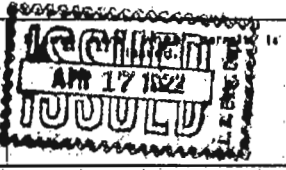
- Purpose of Building dwelling No. of Rooms 3 No. of Families one
- Owner's name Vern S. Stokes Phone Holly 8890
- Owner's address 1948 Holly drive
- Architect's name Fidwocff Bros Phone Beverly 1775
- Contractor's name same Phone same
- Contractor's address 570 Home's Jugoslavina Bldg
- VALUATION OF PROPOSED WORK {including Plumbing, Gas Fitting, Sewers, Ceaspoils, Elevators, Painting, Finishing, all Labor, etc.} \$ 1800
- Is there any existing (old) building on lot? no How used? —
- Size of proposed building 22 x 24 Height to highest point 13 feet
- Number of Stories in height one Character of ground dome
- Material of foundation concrete Size of footings 12" Size of wall 12" Depth below ground 6"
- Material of chimneys none Number of inlets to flue — Interior size of flues — x —
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3
Ceiling joists 2 x 3 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
Second floor joists — x — Specify material of roof composition
- 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) Dan Fidwocff
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY		
PERMIT NO. <u>12646</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <i>[Signature]</i> Plan Examiner	Application checked and found O. K. <i>[Signature]</i> Clerk



[Handwritten signature]

All Applications must be filled out by Applicant

Bldg. Form 3

PLANS AND SPECIFICATIONS
and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

**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:

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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 ordinances 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. 25-27 Block BLK. 31
(Description of Property)
angelus Heights

Deputy City Clerk
[Signature]

TAKE TO ROOM No. 405 SOUTH ANNEX
ENGINEER PLEASE VERIFY

District No. 7 M. B. Page _____ F. B. Page _____
No. 1253 1/8 W. Sunset Blvd Street
Between James & Everett St.
(Location of Job)

O.K. City Engineer
Deputy
[Signature]

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Dwelling No. of Rooms 3 No. of Families one
2. Owner's name Vern S. Stires Phone _____
3. Owner's address 1948 Holly Drive
4. Architect's name Fidmoff Bros Phone Reddy 1775
5. Contractor's name same Phone _____
6. Contractor's address 570 H. Laughlin Bldg
7. VALUATION OF PROPOSED WORK (including Plumbing, Gas Fitting, Sewers, Caspools, Elevators, Painting, Finishing, all Labor, etc.) \$ 1800
8. Is there any existing (old) building on lot? no How used? _____
9. Size of proposed building 22 x 24 Height to highest point 14 feet
10. Number of Stories in height one Character of ground low
11. Material of foundation concrete Size of footings 12" Size of wall 12" Depth below ground 6"
12. Material of chimneys none Number of inlets to flue _____ Interior size of flues _____ x _____
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3
Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
Second floor joists _____ 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

(Sign here) Dan Fidmoff
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 12766	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <i>[Signature]</i> Plan Examiner	Application checked and found O.K. <i>[Signature]</i> Clerk	RECEIVED APR 17 1922 TOWNSHIP
	_____ _____		

[Signature]

PLAN

REMARKS

◇

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

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

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

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

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building } 1257 Sunset Blvd.
(House Number and Street)

New location of building }
(House Number and Street)

Between what cross streets } Everett & Ginn

Approved by City Engineer. Deputy.

1. Purpose of PRESENT building... Ber... Families... Rooms...
(Store, Residence, Apartment House, Hotel, or any other purpose)

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

3. OWNER (Print Name)... L. B. Howard... Phone...

4. Owner's Address... 624 S. Mariposa

5. Certificated Architect... State License No... Phone...

6. Licensed Engineer... State License No... Phone...

7. Contractor... F. S. Lake... State License No... Phone...

8. Contractor's Address... 1761 N. Indiana

9. VALUATION OF PROPOSED WORK... \$100
(Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.)

10. State how many buildings NOW on lot and give use of each... 10...
(Residence, Hotel, Apartment House, or any other purpose)

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

12. Class of building... Material of existing walls... Exterior framework...
(Wood or Steel)

Describe briefly and fully all proposed construction and work:
Replac part of foundation.

to structural change

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY
PERMIT NO. 38281
Plans and Specifications checked
Zone C3
Fire District No. 3
Corrections verified
Bidg. Line No.
Street Widening No.
Plans, Specifications and Applications rechecked and approved
Application checked and approved
Inspector S. G. Kolar - 18

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

NEW CONSTRUCTION

Size of Addition none Size of Lot.....x..... Number of Stories when complete.....

Material of Foundation concrete Width of Footing 12 Depth of footing below ground 50

Width Foundation Wall..... Size of Redwood Sill 2 x 6 Material Exterior Walls.....

Size of Exterior Studs..... Size of Interior Bearing Studs.....

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

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

Sign Here L. B. Howard
(Owner or Authorized Agent)

By Arthur J. Howden

FOR DEPARTMENT USE ONLY

Application	Fire District..... <u>12</u>	Bldg. Line.....	Termite Inspection.....
Construction.....	Zoning.....	Street Widening.....	Forced Draft Ventil.....

(1) **REINFORCED CONCRETE**
Barrels of Cement.....
Tons of Reinforcing Steel.....

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

(3) No required windows will be obstructed.
Sign Here.....
(Owner or Authorized Agent)

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

REMARKS: All wood and lumber below the first-floor boards will be PRESSURE treated as required by Sec. 01.121 of the Los Angeles Municipal Code AND WILL BE KEPT MORE THAN 6 INCHES ABOVE THE GROUND EXCEPT WHEN PRESSURE TREATED WITH CREOSOTE.
Arthur J. Howden
Owner or Authorized Agent

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

First: That the permit does not grant any right or privileges 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 privileges 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..... Lot.....

Tract..... Tract.....

Present location of building } 1255 1/2 Sunset Blvd. (House Number and Street)

New location of building } (House Number and Street)

Between what cross streets } Kenneth L. Jones Deputy.

Approved by City Engineer.

1. Purpose of PRESENT building Ber Families 1 Rooms (Store, Residence, Apartment House, Hotel, or any other purpose)

2. Use of building AFTER alteration or moving same Families Rooms

3. Owner (Print Name) F B Howard Phone

4. Owner's Address 6243 Manhattan

5. Certificated Architect State License No. Phone

6. Licensed Engineer State License No. Phone

7. Contractor F S Lake State License No. Phone

8. Contractor's Address 1761 N Indiana

9. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) \$ 100.00

10. State how many buildings NOW } 10 on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)

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

12. Class of building R Material of existing walls Exterior framework (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Replace part of foundation No structural change

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY PERMIT NO. 38282 Zone C-3 Fire District No. 3 Fee 1.50 Stamp here when Permit is issued NOV 23 1937 Inspector P. J. Nolan '18

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

NEW CONSTRUCTION

Size of Addition main Size of Lot.....x.....Number of Stories when complete.....
 Material of Foundation concrete Width of Footing 12" Depth of footing below ground 2'
 Width Foundation Wall 6" Size of Redwood Sill 2x6 Material Exterior Walls.....
 Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....
 Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

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

L.B. Howard Sign Here..... Arthur J. Howder
(Owner or Authorized Agent)

By.....

FOR DEPARTMENT USE ONLY			
Application	Fire District..... <u>R-2</u>	Bldg. Line.....	Termite Inspection.....
Construction.....	Zoning.....	Street Widening.....	Forced Draft Ventil.....
<p>(1) REINFORCED CONCRETE Barrels of Cement..... Tons of Reinforcing Steel.....</p>		<p>(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from Street Sign Here..... <small>(Owner or Authorized Agent)</small></p>	
<p>(3) No required windows will be obstructed. Sign Here..... <small>(Owner or Authorized Agent)</small></p>		<p>(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. Sign Here..... <small>(Owner or Authorized Agent)</small></p>	

REMARKS:

All wood and lumber below the first floor boards will be
 PRESSURE treated as required by Sec. 91.121 of the Los
 Angeles Municipal Code AND WILL BE KEPT MORE
 THAN 6 INCHES ABOVE THE GROUND EXCEPT
 WHEN PRESSURE TREATED WITH CREOSOTE.

Arthur J. Howder
(Owner or Authorized Agent)

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

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

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

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

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building } 1255 1/4 Sunset Blvd.
(House Number and Street)
New location of building }
(House Number and Street)
Between what cross streets } Everett & Ingle
Deputy.

Approved by
City Engineer,
Deputy.

1. Purpose of PRESENT building Single Res Families 1 Rooms 3
(Store, Residence, Apartment House, Hotel, or any other purpose)

2. Use of building AFTER alteration or moving Same Families 1 Rooms 3

3. Owner (Print Name) L P Howard Phone

4. Owner's Address 624 So Mariposa Ave

5. Certificated Architect State License No. Phone

6. Licensed Engineer State License No. Phone

7. Contractor Frank P. Lake State License No. 690 Phone Au 4-036

8. Contractor's Address 1761 No. Indiana St. Apt

9. VALUATION OF PROPOSED WORK {including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$ 100.00

10. State how many buildings NOW on lot and give use of each. 1 - Single Res.
(Residence, Hotel, Apartment House, or any other purpose)

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

12. Class of building 0 Material of existing walls Exterior framework (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Replace foundation on south wall of Bldg.
No structural change

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY			
PERMIT NO. 38283	Plans and Specifications checked	Zone C-3	Fire District No. 3
	Corrections verified	Bldg. Line No. FL	Street Widening Ft.
PLANS <i>[Signature]</i>	Plans, Specifications and Applications checked and approved	Application checked and approved <i>[Signature]</i> 2/20/37	
	For Plans Sec.	Filed with SPRINKLER	Inspected Co. No.
Inspector <i>[Signature]</i>			Fee 1.50 Stamp here when Permit is issued NOV 23 1937

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

Tract..... Tract.....

Present location of building } 1257 1/2 Sunset Blvd. (House Number and Street)

New Location of building } (House Number and Street)

Between what cross streets } Ewinette & Inman Deputy.

Approved by City Engineer.

1. Purpose of PRESENT building... Families... Rooms... (Store, Residence, Apartment House, Hotel, or any other purpose)

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

3. OWNER (Print Name)... Phone...

4. Owner's Address... 6243 Normandie

5. Certificated Architect... State License No... Phone...

6. Licensed Engineer... State License No... Phone...

7. Contractor... State License No... Phone... (Un 4036)

8. Contractor's Address... 1761 no Indiana RT

9. VALUATION OF PROPOSED WORK {including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinklers, electrical wiring and/or elevator equipment therein or thereon} \$100

10. State how many buildings NOW } on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)

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

12. Class of building... Material of existing walls... Exterior framework... (Wood or Steel)

Describe briefly and fully all proposed construction and work:

replace part of foundation

No structural change

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

FOR DEPARTMENT USE ONLY PERMIT NO. 38284 Fee 150 Stamp here when Permit is issued NOV 23 1937 Inspector A. J. Kolar - 18

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

NEW CONSTRUCTION

Size of Addition none Size of Lot, x x Number of Stories when complete.
Material of Foundation base Width of Footing 12 Depth of footing below ground 30
Width Foundation Wall 2 Size of Redwood Sill 2 x 6 Material Exterior Walls
Size of Exterior Studs x Size of Interior Bearing Studs x
Joists: First Floor x Second Floor x Rafters x Roofing Material

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

L.B. Howard Sign Here. Arthur J. Gowder (Owner or Authorized Agent)

By

FOR DEPARTMENT USE ONLY

Table with 4 columns: Application, Fire District (RDC), Bldg. Line, Termite Inspection, Construction, Zoning, Street Widening, Forced Draft Ventil.

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

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

(3) No required windows will be obstructed.
Sign Here. (Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.
Sign Here. Arthur J. Gowder (Owner or Authorized Agent)

REMARKS: All wood and lumber below the first floor boards will be PRESSURE treated as required by Sec. 01-121 of the Los Angeles Municipal Code AND WILL BE KEPT MORE THAN 6 INCHES ABOVE THE GROUND EXCEPT WHEN PRESSURE TREATED WITH CREOSOTE.
Arthur J. Gowder (Owner or Authorized Agent)

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

REMOVED FROM Lot Tract REMOVED TO Lot Tract

Present location of building } 1253 Sunset Blvd (House Number and Street) New location of building } Between what cross streets } Everett & Innes Approved by City Engineer Deputy

- 1. Purpose of PRESENT building Single Res Families 7 Rooms 3
2. Use of building AFTER alteration or moving Same Families 1 Rooms 3
3. Owner (Print Name) L. P. Howard Phone
4. Owner's Address 624 La Mariposa Ave
5. Certificated Architect State License No. Phone
6. Licensed Engineer State License No. Phone
7. Contractor Frank P. Lake State License No. 690 Phone An 4036
8. Contractor's Address 1761 No. Indian St.
9. VALUATION OF PROPOSED WORK Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon \$100.00
10. State how many buildings NOW on lot and give use of each In all Res.
11. Size of existing building x Number of stories high Height to highest point
12. Class of building Material of existing walls Exterior framework (Wood or Steel) Describe briefly and fully all proposed construction and work:

Replace foundation on So wall of 1st fl. No structural change

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

FOR DEPARTMENT USE ONLY PERMIT NO. 38285 Fee 1.50 Stamp here when Permit is issued NOV 23 1937 Inspector P. J. Kolar 78

PLANS, SPECIFICATIONS, and other data must be filed (if required)

NEW CONSTRUCTION

Size of Addition...^{none}... Size of Lot...^x... Number of Stories when complete...
Material of Foundation Cement Width of Footing 6" x 30" x 12" Depth of footing below ground 30
Width Foundation Wall 6 Size of Redwood Sill 2 x 6 Material Exterior Walls...
Size of Exterior Studs...^x... Size of Interior Bearing Studs...^x...
Joists: First Floor...^x... Second Floor...^x... Rafters...^x... Roofing Material...

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

Sign Here L. D. Howard
(Owner or Authorized Agent)

By Arthur J. Howder

FOR DEPARTMENT USE ONLY

Application	Fire District <u>13E</u>	Bldg. Line	Termite Inspection.....
Construction.....	Zoning	Street Widening	Forced Draft Ventil.....

(1) REINFORCED CONCRETE
Barrels of Cement.....
Tons of Reinforcing Steel.....

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from _____ Street
Sign Here.....
(Owner or Authorized Agent)

(3) No required windows will be obstructed.
Sign Here.....
(Owner or Authorized Agent)

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

REMARKS:

All wood and lumber below the first floor boards will be PRESSURE treated as required by Sec. 01.121 of the Los Angeles Municipal Code AND WILL BE KEPT MORE THAN 6 INCHES ABOVE THE GROUND EXCEPT WHEN PRESSURE TREATED WITH CREOSOTE.

Arthur J. Howder
Owner or Authorized Agent

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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..... Lot.....

Tract..... Tract.....

Present location of building } 1251 Sunset Blvd (House Number and Street)

New location of building } (House Number and Street)

Between what cross streets } Everett and Innes

Approved by City Engineer,

Deputy.

1. Purpose of PRESENT building Single Residence Families 1 Rooms 3 (Store, Residence, Apartment House, Hotel, or any other purpose)

2. Use of building AFTER alteration or moving Families 1 Rooms 3

3. OWNER (Print Name) L. P. Howard Phone.....

4. Owner's Address 624 So. Normandie St. Ave.

5. Certificated Architect..... State License No..... Phone.....

6. Licensed Engineer..... State License No..... Phone.....

7. Contractor Frank P. Loh State License No. 960 Phone FA 4-236

8. Contractor's Address 1761 N. Indiana St. Re

9. VALUATION OF PROPOSED WORK {including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$ 100.00

10. State how many buildings NOW } 2 - all Residences on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)

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

12. Class of building..... Material of existing walls..... Exterior framework..... (Wood or Steel)

Describe briefly and fully all proposed construction and work: Replace foundations on south wall of Building No structural changes

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

FOR DEPARTMENT USE ONLY PERMIT NO. 38286 BLANS Fee Plans See Filed with SPRINKLER Application checked and approved Inspector P. J. Kolar - 18

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

NEW CONSTRUCTION

Size of Addition None Size of Lot x Number of Stories when complete x
Material of Foundation Concrete Width of Footing 14" x 12" Depth of footing below ground 30"
Width Foundation Wall 12" x 12" x 30" Size of Redwood Sill 2" x 6" Material Exterior Walls x
Size of Exterior Studs x Size of Interior Bearing Studs x
Joists: First Floor x Second Floor x Rafters x Roofing Material x

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

L. B. Howard

Sign Here x Arthur J. Howder
(Owner or Authorized Agent)

By

FOR DEPARTMENT USE ONLY

Application	Fire District <u>90c</u>	Bldg. Line	Termite Inspection
Construction	Zoning	Street Widening	Forced Draft Ventil.

(1) REINFORCED CONCRETE
Barrels of Cement.....
Tons of Reinforcing Steel.....

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

(3) No required windows will be obstructed.
Sign Here.....
(Owner or Authorized Agent)

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

REMARKS:

All wood and lumber below the first floor boards will be PRESSURE TREATED as required by Sec. 91.121 of the Los Angeles Municipal Code AND WILL BE KEPT MORE THAN 6 INCHES ABOVE THE GROUND EXCEPT WHEN PRESSURE TREATED WITH CREOSOTE.

Arthur J. Howder
Owner or Authorized Agent

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot Lot

Tract Tract

Present location of building } 1251 1/4 Sunset Blvd. (House Number and Street)

New location of building } (House Number and Street)

Between what cross streets } Everett & Innes

Approved by City Engineer Deputy

- 1. Purpose of PRESENT building Single Res. Families 1 Rooms 3
2. Use of building AFTER alteration or moving Same Families 1 Rooms 3
3. OWNER (Print Name) L.B. Howard Phone
4. Owner's Address 624 So. Mariposa Ave
5. Certificated Architect State License No. Phone
6. Licensed Engineer State License No. Phone
7. Contractor Frank P. Loh State License No. 960 Phone An 4036
8. Contractor's Address 1761 No. Ordway St
9. VALUATION OF PROPOSED WORK \$100.00
10. State how many buildings NOW 2 in all Res.
11. Size of existing building x Number of stories high Height to highest point
12. Class of building D Material of existing walls Exterior framework

Replace foundation on south wall of Bldg. No structural changes

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

FOR DEPARTMENT USE ONLY PERMIT NO. 38287 PLANS No. 150 NOV 23 1937 Inspector A.J. Keller - 18

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

NEW CONSTRUCTION

Size of Addition None Size of Lot x Number of Stories when complete 1
Material of Foundation Concrete Width of Footing 6" x 12" x 12" Depth of footing below ground 30
Width Foundation Wall 6 Size of Redwood Sill 2" x 6 Material Exterior Walls
Size of Exterior Studs x Size of Interior Bearing Studs x
Joists: First Floor x Second Floor x Rafters x Roofing Material

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

Sign Here L. B. Howard
(Owner or Authorized Agent)

By Arthur J. Gowder

FOR DEPARTMENT USE ONLY

Application <u>.....</u>	Fire District <u>RR</u>	Bldg. Line <u>.....</u>	Termite Inspection <u>.....</u>
Construction <u>.....</u>	Zoning <u>.....</u>	Street Widening <u>.....</u>	Forced Draft Ventil. <u>.....</u>

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

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

(3) No required windows will be obstructed.
Sign Here
(Owner or Authorized Agent)

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

REMARKS:

All wood and lumber below the first floor ~~boards will be~~ PRESSURE treated as required by Sec. 11121 of the Los Angeles Municipal Code AND WILL BE KEPT MORE THAN 6 INCHES ABOVE THE GROUND EXCEPT WHEN PRESSURE TREATED WITH CREOSOTE.

Arthur J. Gowder
Owner or Authorized Agent.

3

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

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT 25	BLK. 31	TRACT ANGELENO HEIGHTS	ADDRESS APPROVED					
2. BUILDING ADDRESS	1251-55 1/2 SUNSET BOULEVARD			DIST. MAP					
3. BETWEEN CROSS STREETS	EVERETT STREET AND INNES AVENUE			ZONE					
4. PRESENT USE OF BUILDING	ONE FAM. DWELLING		NEW USE OF BUILDING SAME	FIRE DIST.					
5. OWNER'S NAME	SAMUEL L. POSNER		PHONE	INSIDE KEY					
6. OWNER'S ADDRESS	3124 SWAN PLACE		P. O. LOS ANGELES	ZONE COR. LOT REV. COR. LOT SIZE					
7. CERT. ARCH.	STATE LICENSE		PHONE						
8. LIC. ENGR.	STATE LICENSE		PHONE						
9. CONTRACTOR	STATE LICENSE		PHONE	REAR ALLEY SIDE ALLEY BLDG. LINE					
10. CONTRACTOR'S ADDRESS	P. O.		ZONE						
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA					
22 x 24	1	14	5-1 FAM. DWELLING						
3 1251-55 1/2 SUNSET BOULEVARD				DISTRICT OFFICE L.A.					
12. MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF					
EXT. WALLS:	<input checked="" type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER					
VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 500.00				VALUATION APPROVED AFFIDAVITS					
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED						
15. NEW WORK: (Describe)	EXT. WALLS	ROOFING	PLANS CHECKED	DWELL. UNITS					
COMPLY WITH BLDG. REQUIREMENTS OF FILE X6234X BLDG. EXCEPT ITEM 1			CORRECTIONS VERIFIED	SPACES PARKING					
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.			PLANS APPROVED	GUEST ROOMS					
Signed Sam Posner			APPLICATION APPROVED	FILE WITH					
This Form When Properly Validated is a Permit to Do the Work Described.			INSPECTOR SULLO	CONS. BUREAU CONT. INSP. B.R.I.					
TYPE V	GROUP R-1	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P. \$3.50	I.F.	O.S.	C/O

SEWER (Available) (Not Available)

CRITICAL SOIL

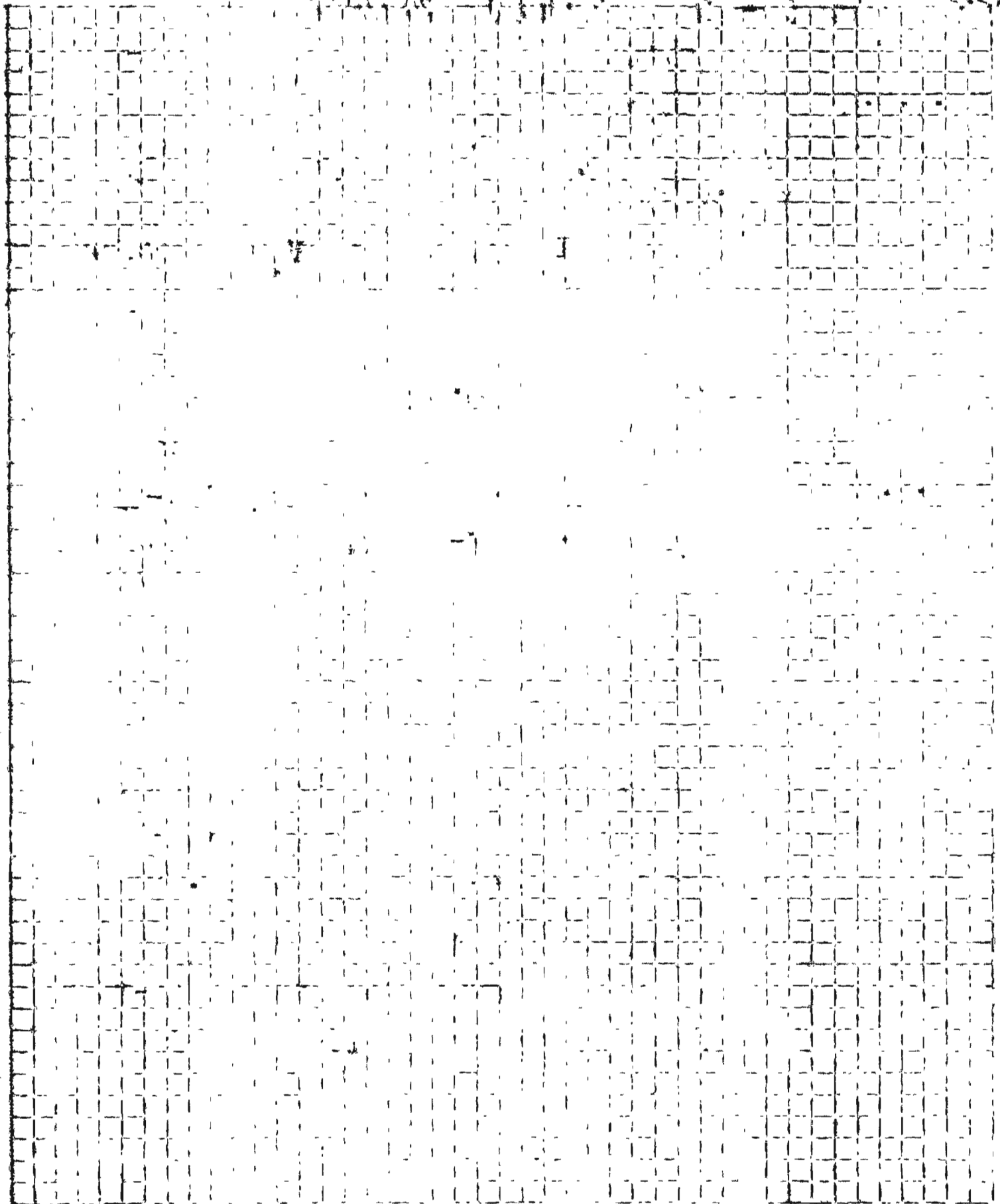
CASHIER'S USE ONLY

JAN-24-62 07442 C - 1 CK 3.50

LA 1616

P.C. No. GRADING CRIT. SOIL CONS.

ON PLOT PLAN SHOW ALL UTILITIES ON LOT AND USE OF EACH



3

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

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT 25	BLK. 31	TRACT ANGELENO HEIGHTS	ADDRESS APPROVED					
2. BUILDING ADDRESS	1251-55½ SUNSET BOULEVARD			DIST. MAP					
3. BETWEEN CROSS STREETS	EVERETT STREET AND INNES AVENUE			ZONE					
4. PRESENT USE OF BUILDING	ONE FAM. DWELLING		NEW USE OF BUILDING SAME	FIRE DIST.					
5. OWNER'S NAME	SAMUEL L. POSNER		PHONE	INSIDE KEY					
6. OWNER'S ADDRESS	3124 SWAN PLACE		P.O. LOS ANGELES	COR. LOT REV. COR. LOT SIZE					
7. CERT. ARCH.	STATE LICENSE		PHONE	REAR ALLEY SIDE ALLEY BLDG. LINE					
8. LIC. ENGR.	STATE LICENSE		PHONE						
9. CONTRACTOR	STATE LICENSE		PHONE						
10. CONTRACTOR'S ADDRESS	P.O.		ZONE	BLDG. AREA					
11. SIZE OF EXISTING BLDG.	STORIES 1	HEIGHT 14	NO. OF EXISTING BUILDINGS ON LOT AND USE 5- 1 FAM DWELLING						
3 1251-55½ SUNSET BOULEVARD				DISTRICT OFFICE L.A.					
12. MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF					
EXT. WALLS:	<input checked="" type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	CONST.					
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 500.00		VALUATION APPROVED	SPRINKLERS REQ'D. SPECIFIED					
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED	AFFIDAVITS					
15. NEW WORK: (Describe)	EXT. WALLS	ROOFING	PLANS CHECKED	DWELL. UNITS					
COMPLY WITH BLDG. REQ. OF FILE X6234X BLDG (B) EXCEPT ITEM #1			CORRECTIONS VERIFIED	SPACES PARKING					
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.			PLANS APPROVED	GUEST ROOMS					
Signed <u>Sam Posner</u>			APPLICATION APPROVED	FILE WITH					
This Form When Properly Validated is a Permit to Do the Work Described.			INSPECTOR SULLO	CONS. BUREAU CONT. INSP. B.R.I.					
TYPE V	GROUP R-1	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P. \$3.50	I.F.	O.S.	C/O

SEWER (Available) (Not Available)

CRITICAL SOIL

CASHIER'S USE ONLY

LA 1617

JAN-24-62 07443 C - 1 CK 3.50

P.C. No. GRADING CRIT. SOIL CONS.

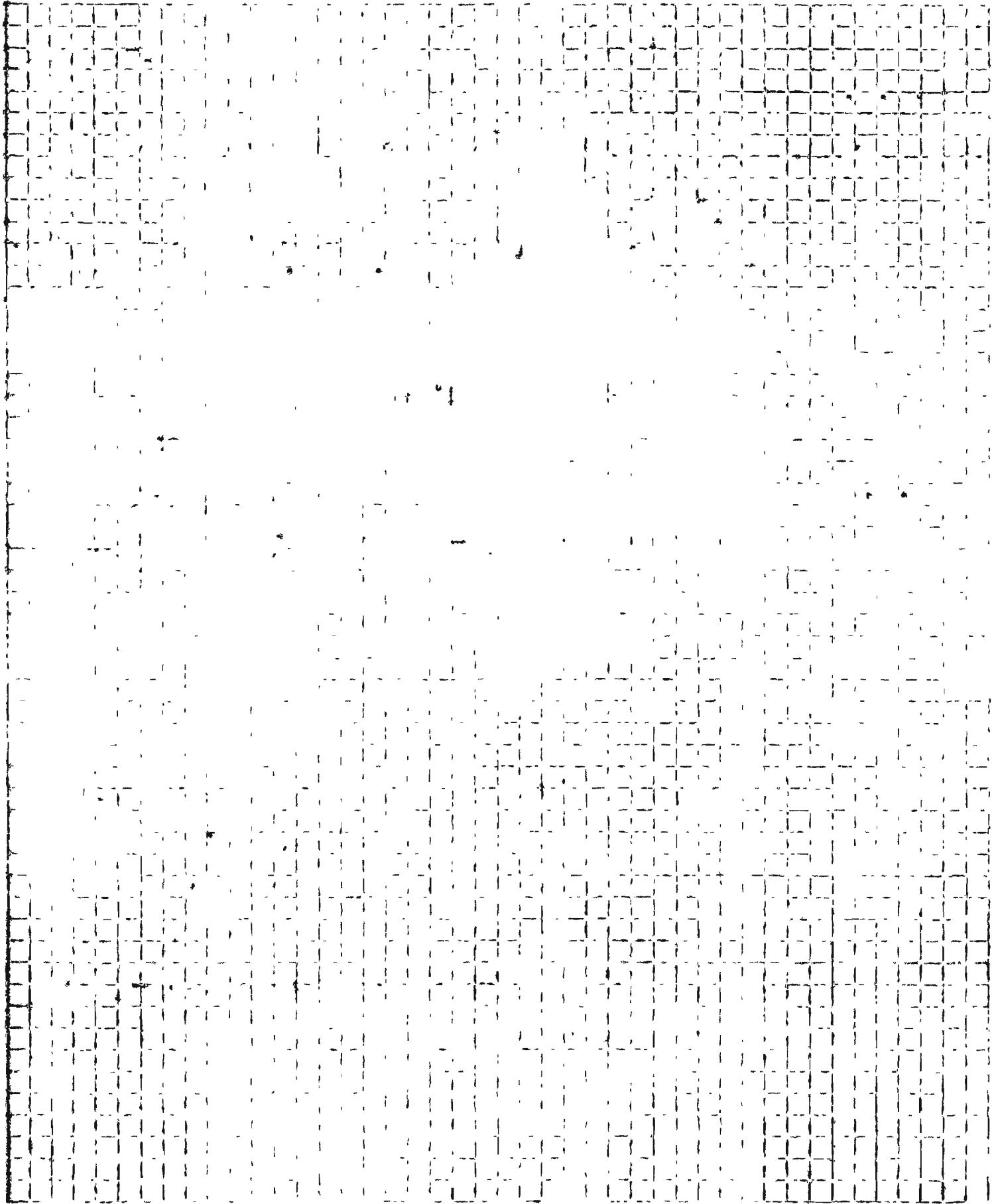
1/2 ACRES

1/2 ACRES

1/2 ACRES

1/2 ACRES

ON LOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



3

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

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT 25	BLK. 31	TRACT ANGELENO HEIGHTS	ADDRESS APPROVED
2. BUILDING ADDRESS 1251-55 1/2 SUNSET BOULEVARD				DIST. MAP
3. BETWEEN CROSS STREETS EVERETT STREET AND INNES AVENUE				ZONE
4. PRESENT USE OF BUILDING ONE FAM. DWELLING	NEW USE OF BUILDING SAME		FIRE DIST.	
5. OWNER'S NAME SAMUEL L. POSNER	PHONE			INSIDE KEY
6. OWNER'S ADDRESS 3124 SWAN PLACE	P. O. LOS ANGELES	ZONE		COR. LOT
7. CERT. ARCH.	STATE LICENSE	PHONE	REV. COR. LOT SIZE	
8. LIC. ENGR.	STATE LICENSE	PHONE		
9. CONTRACTOR	STATE LICENSE	PHONE	REAR ALLEY SIDE ALLEY	
10. CONTRACTOR'S ADDRESS	P. O.	ZONE	BLDG. LINE	
11. SIZE OF EXISTING BLDG. 22 x 24	STORIES 1	HEIGHT 14	NO. OF EXISTING BUILDINGS ON LOT AND USE 5- 1 FAM. DWELLING	BLDG. AREA
3 1251-55 1/2 SUNSET BOULEVARD				DISTRICT OFFICE L.A.
12. MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF
EXT. WALLS:	<input checked="" type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	CONST.
			<input checked="" type="checkbox"/> WOOD	<input type="checkbox"/> STEEL
			ROOFING	
			<input type="checkbox"/> CONC. <input type="checkbox"/> OTHER	
			COMPO	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 500.00		VALUATION APPROVED	SPRINKLERS REQ'D. SPECIFIED
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED	AFFIDAVITS
15. NEW WORK: (Describe)	EXT. WALLS	ROOFING	PLANS CHECKED	DWELL. UNITS
COMPLY WITH BLDG. REQ. OF FILE X6234X BLDG (C) EXCEPT ITEM # 1			CORRECTIONS VERIFIED	SPACES PARKING
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.			PLANS APPROVED	GUEST ROOMS
Signed <u>Sam Posner</u>			APPLICATION APPROVED	FILE WITH CONS. BUREAU
This Form When Properly Validated is a Permit to Do the Work Described.			INSPECTOR SULLO	CONT. INSP. B.R.I.
TYPE V	GROUP R-1	MAX. OCC.	P.C.	S.P.C.
				G.P.I.
				I.P. \$3.50
				I.F.
				O.S.
				C/O

SEWER (Available) (Not Available)

CRITICAL SOIL

CASHIER'S USE ONLY

JAN-24-62 07444

C - 1 CK

3.50

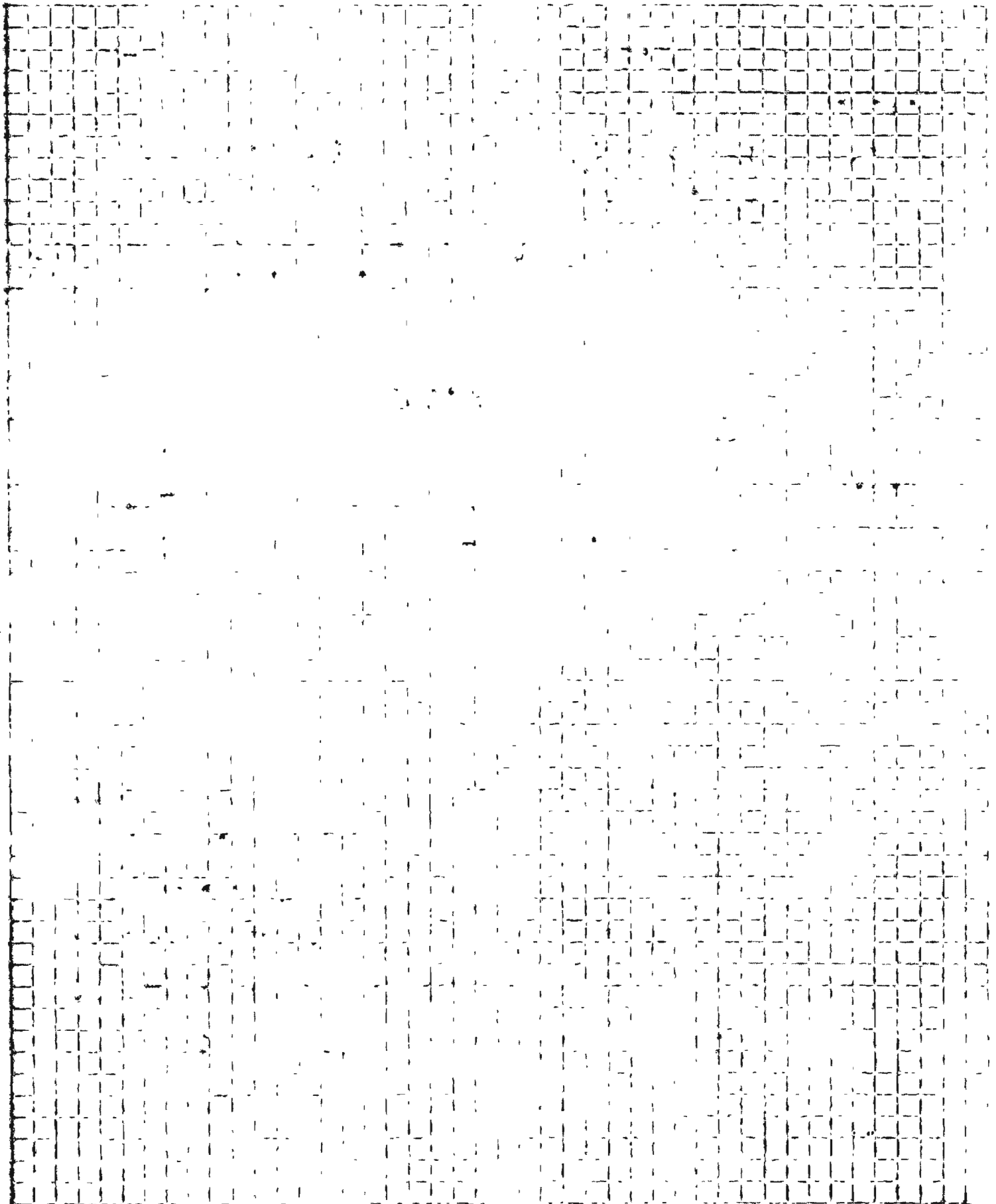
P.C. No.

GRADING

CRIT. SOIL

CONS.

ON FLOT PLAN SHOW ALL LINES ON LOT AND USE OF EACH



3

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

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

SEWER (Available) (Not Available)

CRITICAL SOIL

1.	LEGAL DESCR.	LOT 25	BLK. 31	TRACT ANGELENO HEIGHTS	ADDRESS APPROVED				
2.	BUILDING ADDRESS 1251-55 1/2 SUNSET BOULEVARD				DIST. MAP				
3.	BETWEEN CROSS STREETS EVERETT STREET AND INNES AVENUE				ZONE				
4.	PRESENT USE OF BUILDING 1 FAM. DWELLING		NEW USE OF BUILDING SAME		FIRE DIST.				
5.	OWNER'S NAME SAMUEL L. POSNER			PHONE	INSIDE KEY				
6.	OWNER'S ADDRESS 3124 SWAN PLACE		P. O. LOS ANGELES	ZONE	COR. LOT REV. COR. LOT SIZE				
7.	CERT. ARCH.		STATE LICENSE	PHONE	REAR ALLEY SIDE ALLEY BLDG. LINE				
8.	LIC. ENGR.		STATE LICENSE	PHONE					
9.	CONTRACTOR		STATE LICENSE	PHONE					
10.	CONTRACTOR'S ADDRESS			P. O.	ZONE	BLDG. AREA			
11.	SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE					
3	1251-55 1/2 SUNSET BOULEVARD				DISTRICT OFFICE L.A.				
12.	MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF	<input checked="" type="checkbox"/> WOOD	<input type="checkbox"/> STEEL	ROOFING	SPRINKLERS REQ'D. SPECIFIED
	EXT. WALLS:	<input checked="" type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	CONST.	<input type="checkbox"/> CONC.	<input type="checkbox"/> OTHER	COMPO	AFFIDAVITS
13.	VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.			\$ 500.00	STORIES	HEIGHT	VALUATION APPROVED <i>[Signature]</i>		
14.	SIZE OF ADDITION			STORIES	HEIGHT	APPLICATION CHECKED			
15.	NEW WORK: (Describe)	EXT. WALLS	ROOFING		PLANS CHECKED			DWELL. UNITS	
COMPLY WITH BLDG. REQ. OF FILE X6234X BLDG (D) EXCEPT ITEM # 1					CORRECTIONS VERIFIED			SPACES PARKING	
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.					PLANS APPROVED <i>[Signature]</i>			GUEST ROOMS	
Signed <i>Sam Posner</i>					APPLICATION APPROVED <i>[Signature]</i>			FILE WITH CONS. BUREAU	
This Form When Properly Validated is a Permit to Do the Work Described.					INSPECTOR SULLO			CONT. INSP. B.R.I.	
TYPE V	GROUP R-1	MAX. OCC.	P.C. —	S.P.C.	G.P.I.	B.P. \$3.50	I.F.	O.S.	C/O

CASHIER'S USE ONLY

LA 1619

JAN-24-62 07445

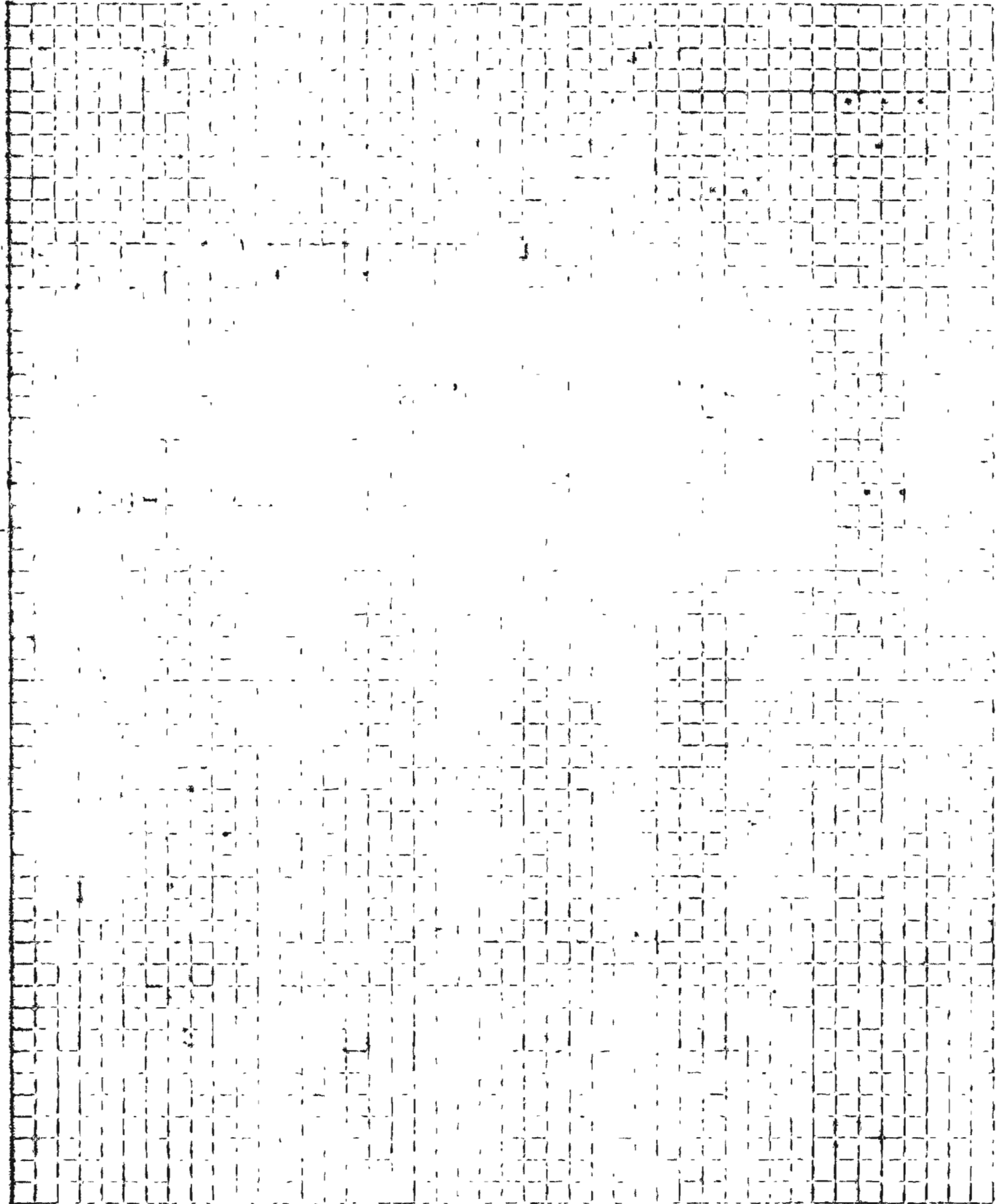
C - 1 CK

3.50

P.C. No. GRADING CRIT. SOIL CONS.

THE STATE OF TEXAS

ON LOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



3

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

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

SEWER (Available) (Not Available)

1. LEGAL DESCR.	LOT 25	BLK. 31	TRACT ANGELENO HEIGHTS	ADDRESS APPROVED
2. BUILDING ADDRESS 1251-55½ SUNSET BOULEVARD				DIST. MAP
3. BETWEEN CROSS STREETS EVERETT STREET AND INNES AVENUE				ZONE
4. PRESENT USE OF BUILDING ONE FAM. DWELLING		NEW USE OF BUILDING SAME		FIRE DIST.
5. OWNER'S NAME SAMUEL L. POSNER			PHONE	INSIDE KEY
6. OWNER'S ADDRESS 3124 SWAN PLACE		P. O. LOS ANGELES	ZONE	COR. LOT REV. COR. LOT SIZE
7. CERT. ARCH.		STATE LICENSE	PHONE	
8. LIC. ENGR.		STATE LICENSE	PHONE	
9. CONTRACTOR		STATE LICENSE	PHONE	REAR ALLEY SIDE ALLEY BLDG. LINE
10. CONTRACTOR'S ADDRESS		P. O.	ZONE	
11. SIZE OF EXISTING BLDG.	STORIES 1	HEIGHT 14	NO. OF EXISTING BUILDINGS ON LOT AND USE 5- 1 FAM. DWELLING	BLDG. AREA
3 1251-55½ SUNSET BOULEVARD				DISTRICT OFFICE l.a.
12. MATERIAL		ROOF CONST.		SPRINKLERS REQ'D. SPECIFIED
<input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input checked="" type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE		<input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER COMPO		AFFIDAVITS
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.		\$ 500.00		
14. SIZE OF ADDITION		STORIES	HEIGHT	VACATION APPROVED APPLICATION CHECKED
15. NEW WORK: (Describe)		EXT. WALLS	ROOFING	PLANS CHECKED CORRECTIONS VERIFIED PLANS APPROVED APPLICATION APPROVED
COMPLY WITH BLDG. REQ. OF FILE X6234X BLDG (E) EXCEPT ITEM #1 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.				DWELL. UNITS SPACES PARKING GUEST ROOMS FILE WITH CONS. BUREAU CONT. INSP. B.R.I.
Signed Sam Posner				INSPECTOR SULLO
This Form When Properly Validated is a Permit to Do the Work Described.				
TYPE V	GROUP R-1	MAX. OCC.	P.C.	S.P.C.
				G.P.I.
				B.P. \$3.50
				I.F.
				O.S.
				C/O

CRITICAL SOIL

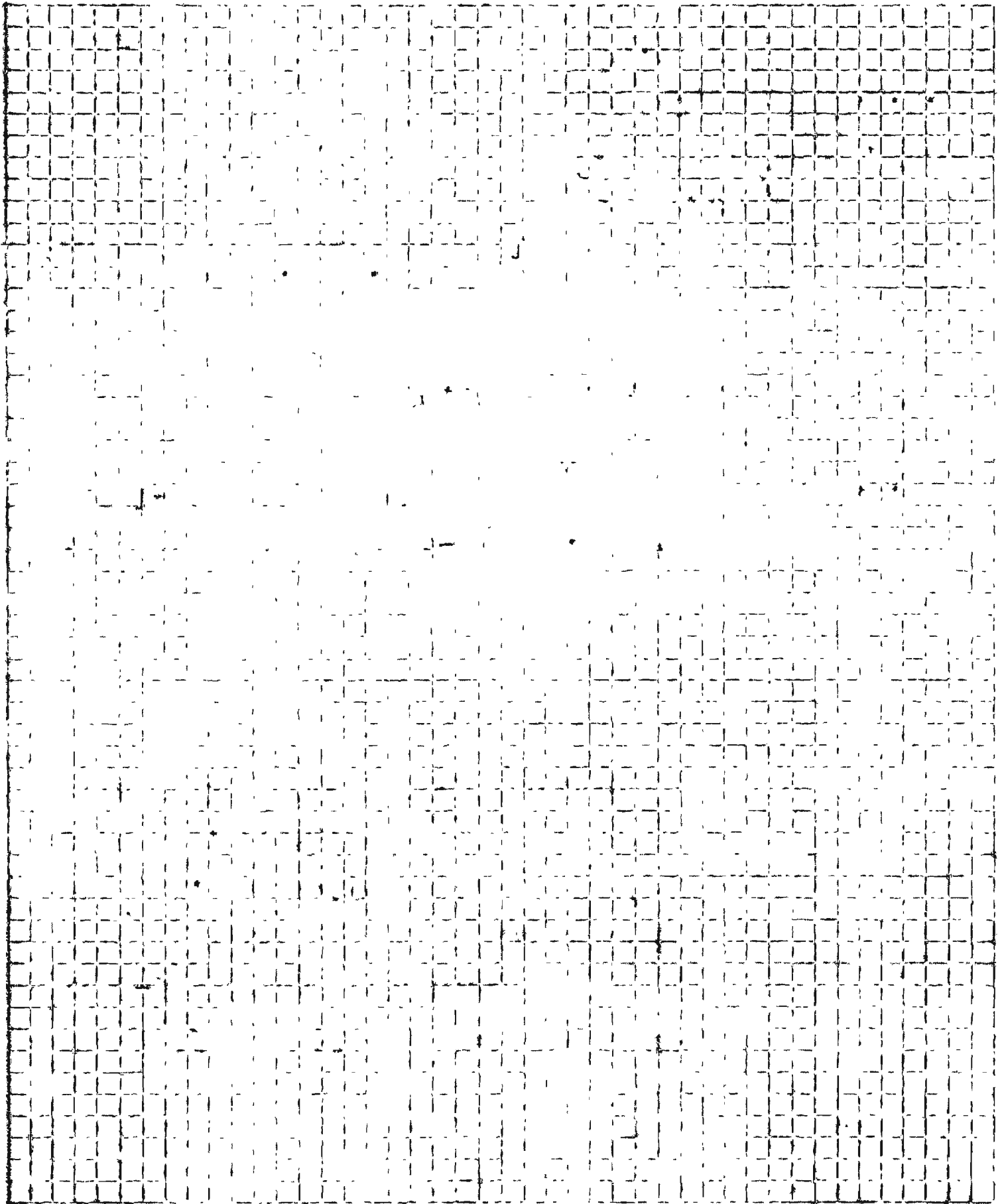
CASHIERS USE ONLY

LA 1620

JAN-24-62 07446 C - 1 CK 3.50

P.C. No. GRADING CRIT. SOIL CONS.

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



3

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

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED					
	27	31	ANGELENO HEIGHTS						
2. BUILDING ADDRESS	1257-59 SUNSET BOULEVARD			DIST. MAP					
3. BETWEEN CROSS STREETS	EVERETT STREET AND INNES AVENUE			ZONE					
4. PRESENT USE OF BUILDING	ONE FAM. DWELLING		NEW USE OF BUILDING SAME	FIRE DIST.					
5. OWNER'S NAME	SAMUEL L. POSNER		PHONE	INSIDE KEY					
6. OWNER'S ADDRESS	3124 SWAN PLACE		P. O. ZONE	COR. LOT REV. COR. LOT SIZE					
7. CERT. ARCH.	STATE LICENSE		PHONE						
8. LIC. ENGR.	STATE LICENSE		PHONE						
9. CONTRACTOR	STATE LICENSE		PHONE	REAR ALLEY SIDE ALLEY BLDG. LINE					
10. CONTRACTOR'S ADDRESS	P. O. ZONE								
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA					
22 x 24	1	14	5- 1 FAM DWELLING						
3 1257-59 SUNSET BOULEVARD				DISTRICT OFFICE L.A.					
12. MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF					
EXT. WALLS:	<input checked="" type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	CONST.					
				<input checked="" type="checkbox"/> WOOD					
				<input type="checkbox"/> STEEL					
				ROOFING					
				<input type="checkbox"/> CONC.					
				<input type="checkbox"/> OTHER					
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 500.00		VALUATION APPROVED	SPRINKLERS REQ'D. SPECIFIED					
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED	AFFIDAVITS					
15. NEW WORK: (Describe)	EXT. WALLS	ROOFING	PLANS CHECKED	DWELL. UNITS					
COMPLY WITH BLDG. REQUIREMENTS OF FILE X6233X BLDG (A) EXCEPT ITEM 1			CORRECTIONS VERIFIED	SPACES PARKING					
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.			PLANS APPROVED	GUEST ROOMS					
Signed <i>Sam Posner</i>			APPLICATION APPROVED	FILE WITH CONS. BUREAU					
This Form When Properly Validated is a Permit to Do the Work Described.			INSPECTOR	CONT. INSP.					
			SULLO	B.R.I.					
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
V	R-1					\$3.50			

SEWER (Available) (Not Available)

CRITICAL SOIL

CASHIER'S USE ONLY

JAN-24-62 07447 C - 1 OK 3.50

1621

P.C. No. GRADING CRIT. SOIL CONS.

3

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

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

SEWER (Available) (Not Available)

CRITICAL SOIL

1. LEGAL DESCR.	LOT 27	BLK. 31	TRACT " ANGELENO HEIGHTS	ADDRESS APPROVED
2. BUILDING ADDRESS 1257-59 SUNSET BOULEVARD				DIST. MAP
3. BETWEEN CROSS STREETS EVERETT STREET AND INNES AVENUE				ZONE
4. PRESENT USE OF BUILDING ONE FAM. DWELLING		NEW USE OF BUILDING SAME		FIRE DIST.
5. OWNER'S NAME SAMUEL L. POSNER				PHONE
6. OWNER'S ADDRESS 3124 SWAN PLACE				INSIDE KEY
7. CERT. ARCH.		STATE LICENSE	PHONE	COR. LOT
8. LIC. ENGR.		STATE LICENSE	PHONE	REV. COR.
9. CONTRACTOR		STATE LICENSE	PHONE	LOT SIZE
10. CONTRACTOR'S ADDRESS				REAR ALLEY
11. SIZE OF EXISTING BLDG. STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE				SIDE ALLEY
22 x 24	1	14	5-1 FAM DWELLING	BLDG. LINE
12. MATERIAL <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> ROOF <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> ROOFING				DISTRICT OFFICE
EXT. WALLS: <input checked="" type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE <input type="checkbox"/> CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER COMPO				L.A.
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 500.00			VALUATION APPROVED	SPRINKLERS REQ'D. SPECIFIED
14. SIZE OF ADDITION		STORIES	HEIGHT	AFFIDAVITS
15. NEW WORK: (Describe)		EXT. WALLS	ROOFING	APPLICATION CHECKED
COMPLY WITH BLDG. REQ. OF FILE X6233X BLDG (B) EXCEPT ITEM # 1 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 <u>Sam Posner</u> This Form When Properly Validated is a Permit to Do the Work Described.				PLANS CHECKED
				PLANS APPROVED
				CORRECTIONS VERIFIED
				PLANS APPROVED
INSPECTOR SULLO				DWELL. UNITS
FILE WITH CONS. BUREAU				SPACES PARKING
CONT. INSP. B.R.I.				GUEST ROOMS
TYPE V	GROUP R-1	MAX. OCC.	P.C.	S.P.C.
				G.P.I.
				B.P. \$3.50
				I.F.
				O.S.
				C/O

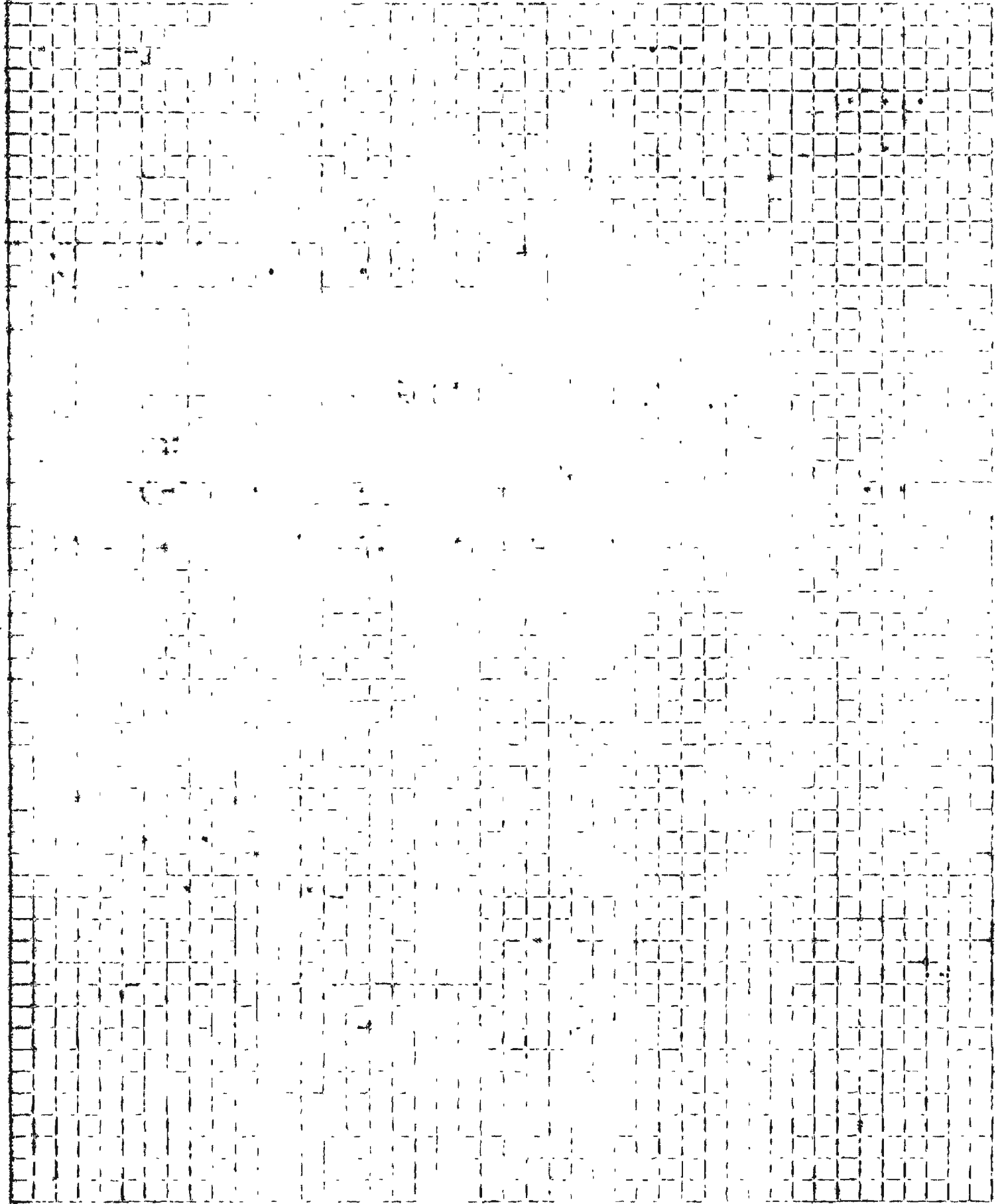
CASHIER'S USE ONLY

JAN-24-62 107448 C - 1 CK 3.50

LA 1622

P.C. No. GRADING CRIT. SOIL CONS.

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



3

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

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

SEWER (Available) (Not Available)

CRITICAL SOIL

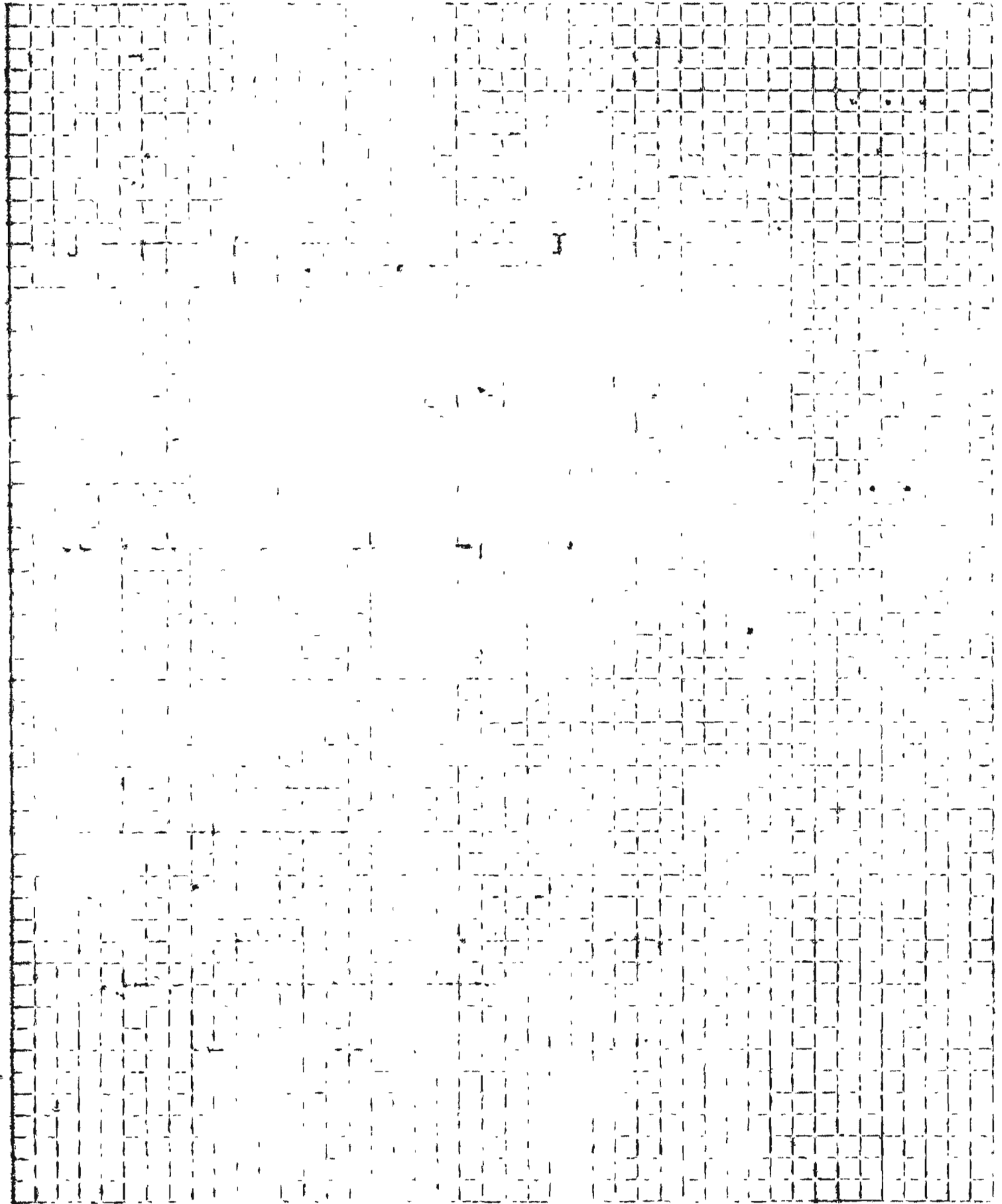
1. LEGAL DESCR.	LOT 27	BLK. 31	TRACT ANGELENO HEIGHTS	ADDRESS APPROVED					
2. BUILDING ADDRESS 1257-59 SUNSET BOULEVARD				DIST. MAP					
3. BETWEEN CROSS STREETS EVERETT STREET AND INNES AVENUE				ZONE					
4. PRESENT USE OF BUILDING ONE FAM. DWELLING	NEW USE OF BUILDING SAME		FIRE DIST.						
5. OWNER'S NAME SAMUEL L. POSNER	PHONE		INSIDE KEY						
6. OWNER'S ADDRESS 3124 SWAN PLACE	P. O.	ZONE		COR. LOT					
7. CERT. ARCH.	STATE LICENSE	PHONE		REV. COR.					
8. LIC. ENGR.	STATE LICENSE	PHONE		LOT SIZE					
9. CONTRACTOR	STATE LICENSE	PHONE		REAR ALLEY					
10. CONTRACTOR'S ADDRESS	P. O.	ZONE		SIDE ALLEY					
11. SIZE OF EXISTING BLDG. 28 x 24	STORIES 1	HEIGHT 14	NO. OF EXISTING BUILDINGS ON LOT AND USE 5-1 FAM. DWELLINGS	BLDG. AREA					
3 1257-59 SUNSET BOULEVARD				DISTRICT OFFICE L.A.					
12. MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF					
EXT. WALLS:	<input checked="" type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	CONST.					
		<input checked="" type="checkbox"/> WOOD	<input type="checkbox"/> STEEL	ROOFING					
		<input type="checkbox"/> CONC.	<input type="checkbox"/> OTHER	COMPO					
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 500.00		VALUATION APPROVED <i>[Signature]</i>	SPRINKLERS REQ'D. SPECIFIED					
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED	AFFIDAVITS					
15. NEW WORK: (Describe)	EXT. WALLS	ROOFING	PLANS CHECKED	DWELL. UNITS					
COMPLY WITH BLDG. REQ. OF FILE X6233X BLDG (C) EXCEPT ITEM # 1			CORRECTIONS VERIFIED	SPACES PARKING					
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.			PLANS APPROVED <i>[Signature]</i>	GUEST ROOMS					
Signed <i>Sam Posner</i>			APPLICATION APPROVED <i>[Signature]</i>	FILE WITH CONS. BUREAU					
This Form When Properly Validated is a Permit to Do the Work Described.			INSPECTOR SULLO	CONT. INSP. B.R.I.					
TYPE V	GROUP R-1	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P. \$3.50	I.F.	O.S.	C/O

CASHIER'S USE ONLY

JAN-24-62 07449 C - 1 CK 3.50

P.C. No. GRADING CRIT. SOIL CONS.

ON FLOY PLAN SHOW ALL UTILITIES ON LOT AND USE OF EACH



3

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

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT 27	BLK. 31	TRACT ANGELENO HEIGHTS	ADDRESS APPROVED					
2. BUILDING ADDRESS 1257-59 SUNSET BOULEVARD				DIST. MAP					
3. BETWEEN CROSS STREETS EVERETT STREET AND INNES AVENUE				ZONE					
4. PRESENT USE OF BUILDING ONE FAM. DWELLING			NEW USE OF BUILDING SAME		FIRE DIST.				
5. OWNER'S NAME SAMUEL L. POSNER				PHONE		INSIDE KEY			
6. OWNER'S ADDRESS 3124 SWAN PLACE				P. O.		ZONE		COR. LOT	
7. CERT. ARCH.				STATE LICENSE		PHONE		REV. COR.	
8. LIC. ENGR.				STATE LICENSE		PHONE		LOT SIZE	
9. CONTRACTOR				STATE LICENSE		PHONE		REAR ALLEY	
10. CONTRACTOR'S ADDRESS				P. O.		ZONE		SIDE ALLEY	
11. SIZE OF EXISTING BLDG.				STORIES		HEIGHT		NO. OF EXISTING BUILDINGS ON LOT AND USE	
22 x 24				1		14		5-1 FAM. DWELLINGS	
12. MATERIAL <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK				ROOF <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL		ROOFING		DISTRICT OFFICE	
EXT. WALLS: <input checked="" type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE				CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER		COMPG		L.A.	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.				\$ 500.00		VALUATION APPROVED		SPRINKLERS REQ'D. SPECIFIED	
14. SIZE OF ADDITION				STORIES		HEIGHT		AFFIDAVITS	
15. NEW WORK: (Describe)				EXT. WALLS		ROOFING		APPLICATION CHECKED	
COMPLY WITH BLDG. REQ. OF FILE X6233X BLDG. (D) EXCEPT ITEM # 1 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 <u>Sam Posner</u> This Form When Properly Validated is a Permit to Do the Work Described.				PLANS CHECKED		DWELL. UNITS			
				CORRECTIONS VERIFIED		SPACES PARKING			
				PLANS APPROVED		GUEST ROOMS			
				APPLICATION APPROVED		FILE WITH			
				INSPECTOR SULLO		CONS. BUREAU		CONT. INSP. B.R.I.	
TYPE V	GROUP R-1	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P. \$3.50	I.F.	O.S.	C/O

SEWER (Available) (Not Available)

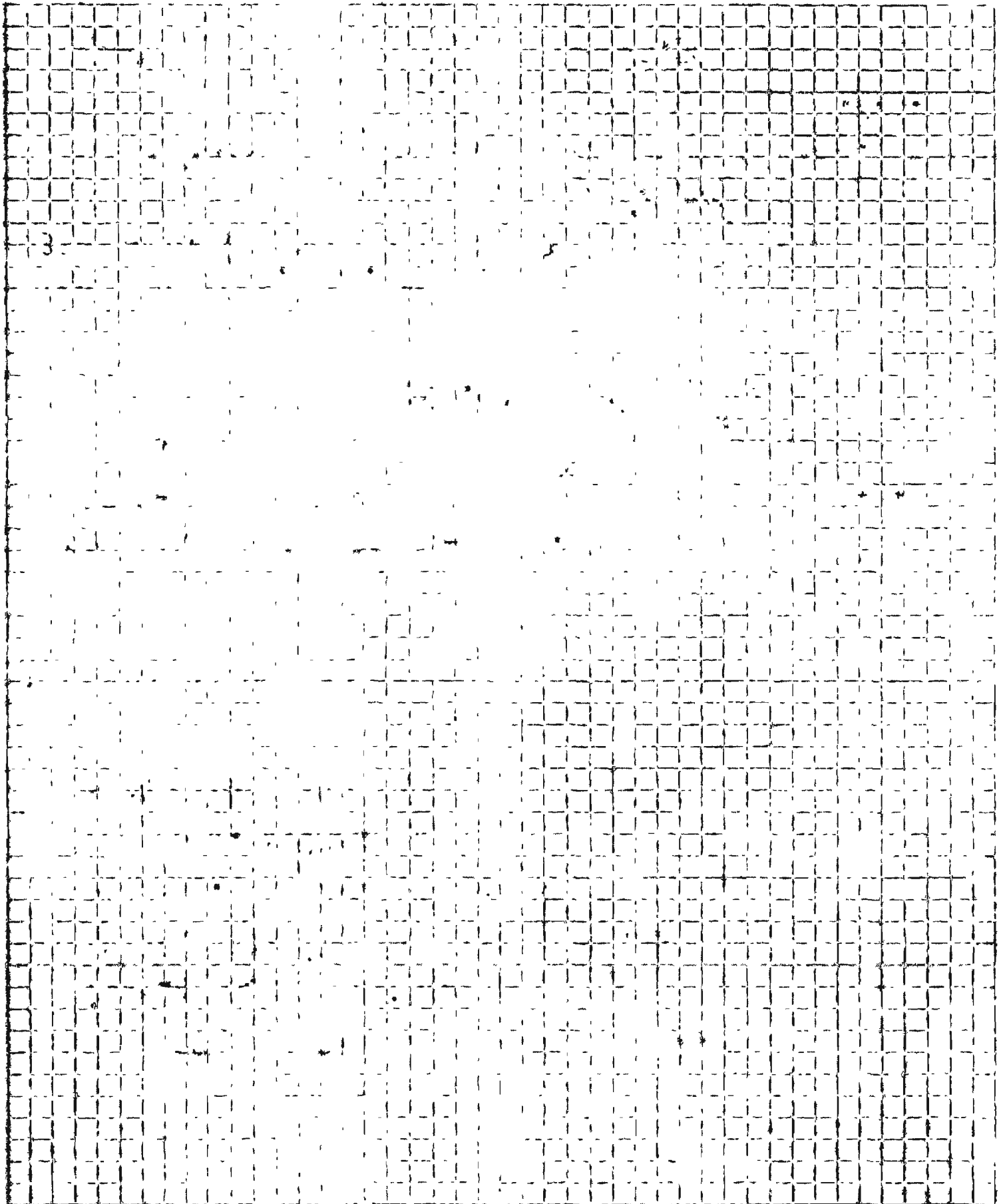
CRITICAL SOIL

CASHIER'S USE ONLY

16241 JAN-24-62 07450 C - 1 CK 3.50

P.C. No. GRADING CRIT. SOIL CONS.

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



3

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

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT 27	BLK. 31	TRACT ANGELENO HEIGHTS	ADDRESS APPROVED					
2. BUILDING ADDRESS 1257-59 SUNSET BOULEVARD				DIST. MAP					
3. BETWEEN CROSS STREETS EVERETT STREET AND INNES AVENUE				ZONE					
4. PRESENT USE OF BUILDING ONE FAM. DWELLING	NEW USE OF BUILDING SAME		FIRE DIST.						
5. OWNER'S NAME SAMUEL L. POSNER	PHONE		INSIDE KEY						
6. OWNER'S ADDRESS 3124 SWAN PLACE	P. O.	ZONE		COR. LOT					
7. CERT. ARCH.	STATE LICENSE	PHONE		REV. COR.					
8. LIC. ENGR.	STATE LICENSE	PHONE		LOT SIZE					
9. CONTRACTOR	STATE LICENSE	PHONE		REAR ALLEY SIDE ALLEY					
10. CONTRACTOR'S ADDRESS	P. O.	ZONE		BLDG. LINE					
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA					
22 x 24	1	14	5-1 FAMILY DWELLINGS						
3 1257-59 SUNSET BOULEVARD				DISTRICT OFFICE L.A.					
12. MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF					
EXT. WALLS:	<input checked="" type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	CONST.					
				<input checked="" type="checkbox"/> WOOD					
				<input type="checkbox"/> STEEL					
				ROOFING					
				<input type="checkbox"/> CONC.					
				<input type="checkbox"/> OTHER					
				COMPO					
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 550.00		VALUATION APPROVED	SPRINKLERS REQ'D. SPECIFIED					
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED	AFFIDAVITS					
15. NEW WORK: (Describe)	EXT. WALLS	ROOFING	PLANS CHECKED	DWELL. UNITS					
COMPLY WITH BLDG. REQ. OF FILE X6233X BLDG. (E) EXCEPT ITEM # 1			CORRECTIONS VERIFIED	SPACES PARKING					
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.			PLANS APPROVED	GUEST ROOMS					
Signed Sam Posner			APPLICATION APPROVED	FILE WITH					
This Form When Properly Validated is a Permit to Do the Work Described.			INSPECTOR SULLO	CONS. BUREAU					
				CONT. INSP. B.R.I.					
TYPE V	GROUP R-1	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P. \$4.00	I.F.	O.S.	C/O

SEWER (Available) (Not Available)

CRITICAL SOIL

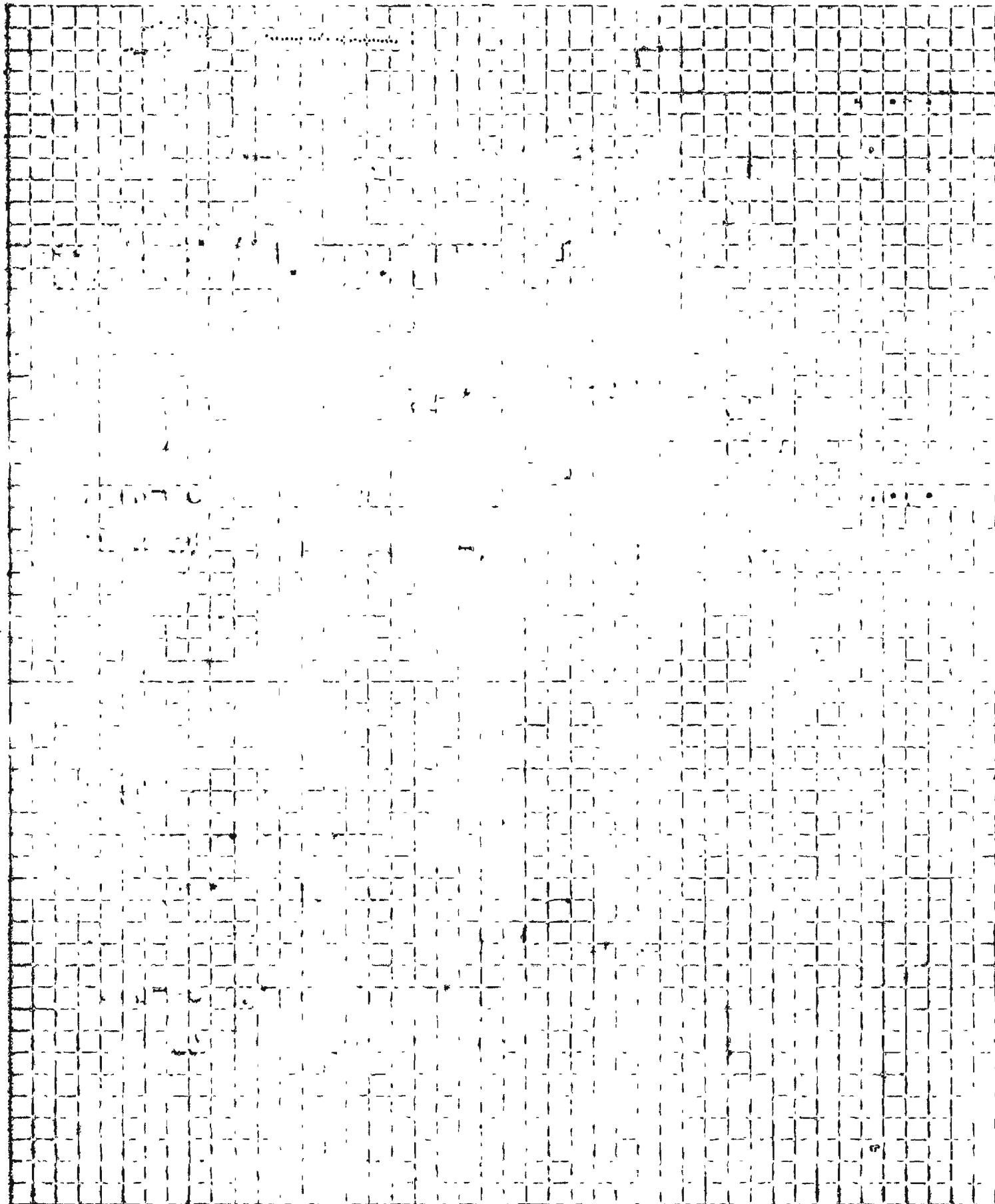
CASHIER'S USE ONLY

LA 1625

JAN-24-62 07451 C - 1 CK 4.00

P.C. No. GRADING CRIT. SOIL CONS.

ON PLOT PLAN SHOW ALL UTILITIES ON LOT AND USE OF EACH



INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 25	BLOCK 31	TRACT Angeleno Hts	COUNCIL DISTRICT NO. 4	DIST. MAP 135-209 CENSUS TRACT 1977
2. PRESENT USE OF BUILDING	05, Apt			NEW USE OF BUILDING	05, Same
3. JOB ADDRESS	1253 1/2 Sunset Blvd.				FIRE DIST. Two
4. BETWEEN CROSS STREETS	Everett St.		AND Inners St.		LOT TYPE Int LOT SIZE 50'x200'
5. OWNER'S NAME	Joseph Hartman			PHONE	
6. OWNER'S ADDRESS	203 S. Verdugo		CITY Glendale	ZIP 91205	
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		ALLEY
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY		ZIP		AFFIDAVITS
10. CONTRACTOR	BUS. LIC. NO. B53501	ACTIVE STATE LIC. NO. 860-0882	PHONE		CCPD
11. SIZE OF EXISTING BLDG.	WIDTH 24	LENGTH 22	STORIES 1	HEIGHT 10	NO. OF EXISTING BUILDINGS ON LOT AND USE
12. CONST. MATERIAL OF EXISTING BLDG.	→ tucco	EXT. WALLS	ROOF hot mopped	FLOOR hardwood	
13. JOB ADDRESS	1253 1/2 Sunset Blvd.				DISTRICT OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 440				SEISMIC STUDY ZONE
15. NEW WORK (Describe)	Remove old roof, recover with 130lb felt nailed, 1 15lb mopped 1 72lb glass cap mopped				GRADING Yes FLOOD -- HWY. DED. Yes CONS. --
NEW USE OF BUILDING	Same		SIZE OF ADDITION	None	STORIES None
TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED	ZONED BY D. Lara FILE WITH	
DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED	TYPIST -RG	
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTION ACTIVITY	INSPECTOR	
P.C.	G.P.I.	CONT. INSP	CASHIERS USE ONLY C 60 E.I. 1.00 OSS 9.00 B-C 64646 0001 A 916 - 2-06/25/83 10.60 CHTD		
S.P.C.	P.M.				
B.P. 9.00	E.I. .50	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.			
I.F.	D.S.S. 1.00				
D/S	S.D.S.S.				
DIST. OFFICE LA	C/O	SPRINKLERS REQ'D SPEC.			
P.C. NO.		ENERGY			

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Date 5-25-83 Lic. Class 2 Lic. Number B53501 Contractor Harvey J. Anderson (Signature)

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his 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 did not build or improve for the purpose of sale).
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).
 I am exempt under Sec. B. & P. C. for this reason.
 Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).
 Policy No. 2528501-81 Insurance Company State fund
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Bldg. Safety.
 Date 5-25-83 Applicant's Signature Harvey J. Anderson
 Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

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

CONSTRUCTION LENDING AGENCY

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

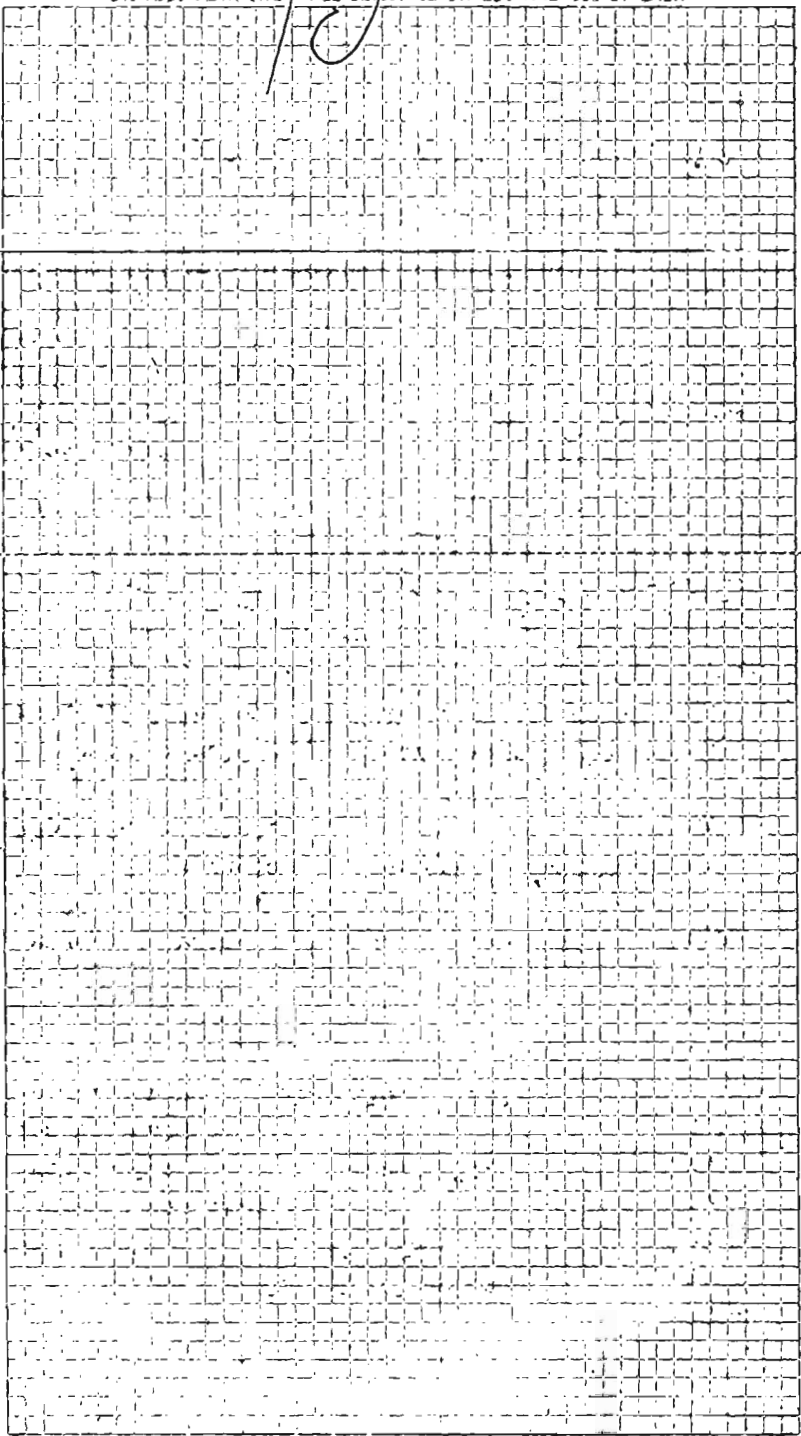
I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
 I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed Harvey J. Anderson (Owner or agent having property owner's consent) Position Date 5-25-83

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ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



ATTACHED PLOT PLANS SHALL NOT EXCEED ABOVE LINE

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 25	BLOCK 31	TRACT Angeleno Hghts	COUNCIL DISTRICT NO. 4	DIST. MAP 135-209	CENSUS TRACT 1977
2. PRESENT USE OF BUILDING	(05 Apt.		NEW USE OF BUILDING	same		ZONE C2-2
3. JOB ADDRESS	1255 1/2 Sunset Blvd.				FIRE DIST.	TWO
4. BETWEEN CROSS STREETS	Everet St.		AND	Inners St.		LOT TYPE Int
5. OWNER'S NAME	Joseph Hantman				PHONE	LOT SIZE 50x200
6. OWNER'S ADDRESS	203 S. Verdugo		CITY	Glendale		ZIP
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY		
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE		
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY	ZIP	AFFIDAVITS CCPD			
10. CONTRACTOR	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	Harvey Anderson B53501 860-0882		
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE			
WIDTH 24 LENGTH 23	1	10				
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR			
stucco	stucco	hot mopped	hardwood			
13. JOB ADDRESS	1255 1/2 Sunset				DISTRICT OFFICE	LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 440				SEISMIC STUDY ZONE	-
15. NEW WORK (Describe)	Remove old roof, recover with 130lb felt meird 115lb mopped 172 lb glasscap mopped				GRADING	FLOOD
					yes	yes
					HWY. DEP.	CONS.
NEW USE OF BUILDING	Same		SIZE OF ADDITION	None		STORIES HEIGHT
TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED	ZONED BY D. Lara		
DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED	FILE WITH		
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTION ACTIVITY	INSPECTOR		
P.C.	G.P.I.	CONT. INSP.	CASHIER'S USE ONLY	B & SB-3 (R 1.83)		
S.P.C.	P.M.			.50 E.I.		
B.P. 9.00	E.I. .50	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.		1.00 QSS		
I.F.	O.S.G.			9.00 B-C		
O/S	S.O.S.			64647 00a		
DIST. OFFICE	C/D	SPRINKLERS REQ'D SPEC.		A 917 2 05/25/83 10.50 CHTD		
P.C. NO.		ENERGY				

DECLARATIONS AND CERTIFICATIONS

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Date 5-25-83 Lic. Class 2-Dm Lic. Number B53501 Contractor Harvey J. Anderson (Signature)

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.).
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his 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 did not build or improve for the purpose of sale.).
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).
 I am exempt under Sec. _____, B. & P. C. for this reason.
 Date _____ Owner's Signature _____

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).
 Policy No. B28501-91 Insurance Company State fund
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
 Date 5-25-83 Applicant's Signature Harvey J. Anderson
 Applicant's Mailing Address _____

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

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

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
 Lender's Name _____ Lender's Address _____

21. 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, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed Harvey J. Anderson Contractor 5-25-83
 (Owner or agent having property owner's consent) Position Date

0 2 5 0 0 2 0 0 1 5 8

Morning 5-25-83

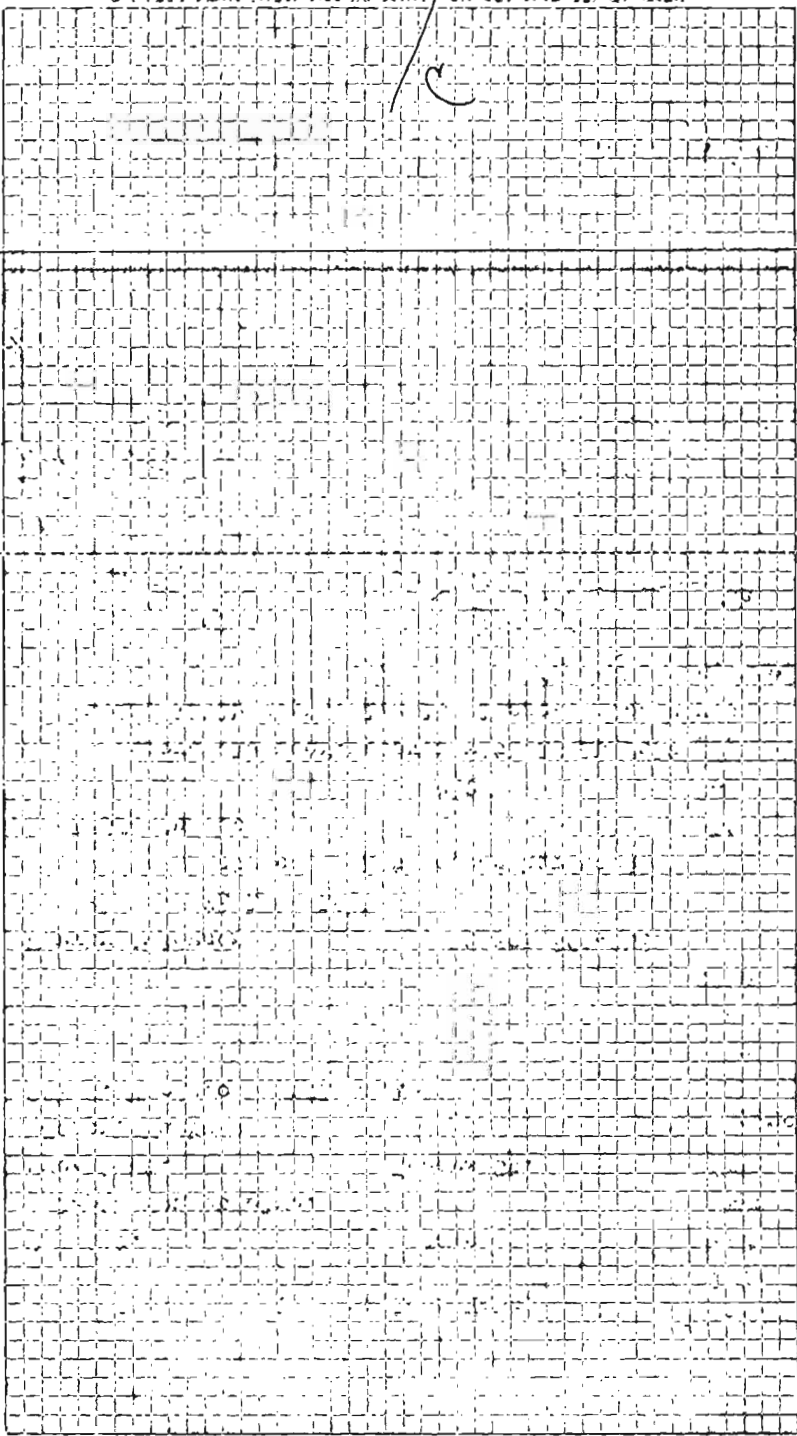
PLANNED	DATE
COMPLETED	DATE
PLANNED	DATE
COMPLETED	DATE

OWNER	ADDRESS	CITY	STATE	ZIP
OWNER	ADDRESS	CITY	STATE	ZIP
OWNER	ADDRESS	CITY	STATE	ZIP
OWNER	ADDRESS	CITY	STATE	ZIP
OWNER	ADDRESS	CITY	STATE	ZIP
OWNER	ADDRESS	CITY	STATE	ZIP
OWNER	ADDRESS	CITY	STATE	ZIP
OWNER	ADDRESS	CITY	STATE	ZIP

ON LOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

M
C

ATTACHED FOOT PRINTS SHALL NOT EXCEED 100% OF LOT AREA



3

APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

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

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 27	BLOCK 31	TRACT Angelano Hghts	COUNCIL DISTRICT NO. 4	DIST. MAP 135-209	CENSUS TRACT 1977
2. PRESENT USE OF BUILDING	05 Apt.		NEW USE OF BUILDING	05 same		ZONE C2-2
3. JOB ADDRESS	1251 1/2 Sunset Blvd.					FIRE DIST. TWO
4. BETWEEN CROSS STREETS	Everret St.		AND	Inners St.		LOT TYPE Int
5. OWNER'S NAME	Joseph Hantman			PHONE	LOT SIZE	
6. OWNER'S ADDRESS	203 S. Verdugo		CITY Glendale	ZIP	50x200	
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY		
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE		
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY	ZIP	AFFIDAVITS CCPD			
10. CONTRACTOR	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	LOT SIZE		
Harvey Anderson		B53501	860-0882	50x200		
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE			
WIDTH 24 LENGTH 23	1	10				
12. CONST. MATERIAL	EXT. WALLS	ROOF	FLOOR			
OF EXISTING BLDG. → →	stucco	hot mopped	hardwood			
13. JOB ADDRESS	1251 1/2 Sunset				STREET GUIDE	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING		\$ 440		DISTRICT OFFICE LA		
15. NEW WORK (Describe)	Remove old roof, recover with 1301b felt mailed 11516 felt mop. 172 glass comp mop.				GRADING	FLOOD
NEW USE OF BUILDING		SIZE OF ADDITIONAL	STORIES	HEIGHT	ZONED BY	
Same		1/2	1/2	1/2	Lara	
TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED		FILE WITH	
DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED		TYPIST SC	
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY		INSPECTOR	
P.C.		G.P.I.	CONT. INSP.		B & S B-3 (R 1.83)	
S.P.C.		P.M.				
S.P.		E.L.	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.		CASHIER'S USE ONLY	
L.F.		D.S.S.			C 50 E.1. 1.00 QSS 9.00 B-C1 64648 QDQ1 A 918 2-05/25/83 10.50 CHTD	
O/S		S.D.S.S.				
DIST. OFFICE		C/D	SPRINKLERS REQ'D SPEC.			
P.C. NO.			ENERGY			
PLAN CHECK/EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.						

DECLARATIONS AND CERTIFICATIONS

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. Date 5-25-83 Lic. Class 220 Llc. Number B53501 Contractor Harvey Anderson (Signature)

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).) I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his 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 did not build or improve for the purpose of sale.) I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.) I am exempt under Sec. B. & P. C. for this reason. Date Owner's Signature

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.). Policy No. 328501-91 Insurance Company State fund. Certified copy is hereby furnished. Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety. Date 5-25-83 Applicant's Signature Harvey Anderson. Applicant's Mailing Address

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

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

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

21. 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, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed Harvey Anderson (Owner or agent having property owner's consent) Position 5-25-83 Date

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 26 27	BLOCK 31	TRACT Angeleno Hts.	COUNCIL DISTRICT NO. 4	DIST. MAP 135-209
2. PRESENT USE OF BUILDING	05, Apt		NEW USE OF BUILDING	05, Same	
3. JOB ADDRESS	1257 Sunset Blvd.				
4. BETWEEN CROSS STREETS	Everett St. AND Inners St.			FIRE DIST. TWO	
5. OWNER'S NAME	Joseph Hantman			PHONE	
6. OWNER'S ADDRESS	203 S. Verdugo		CITY Glendale	ZIP 91205	
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY		ZIP		
10. CONTRACTOR	BUS. LIC. NO. Harvey Anderson	ACTIVE STATE LIC. NO. 853501	PHONE 860-0882		AFFIDAVITS CCPD
11. SIZE OF EXISTING BLDG.	WIDTH 24	LENGTH 23	STORIES 1	HEIGHT 10	NO. OF EXISTING BUILDINGS ON LOT AND USE
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS succo	ROOF hot mopped	FLOOR hardwood		
13. JOB ADDRESS	1257 Sunset Blvd.				DISTRICT OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 4400				SEISMIC STUDY ZONE
15. NEW WORK (Describe)	remove old roof, recover with 1 30lb felt nails, 1 15lb felt mopped, 172lb glass cap				GRADING YES FLOOD NO
NEW USE OF BUILDING	Same		SIZE OF ADDITION mopped	STORIES 1	HEIGHT 10
TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED		ZONED BY D. Lara
DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED		FILE WITH TYPYST RG
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTION ACTIVITY		INSPECTOR
P.C.	G.P.I.	CONT. INSP	CASHIER'S USE ONLY		B & S-B-3 (R 1.83)
S.P.C.	P.M.		C 60 E.I.		
B.P. 9.00	E.I. 1.50		C 1.00 QSS		
LF 1	D.S.E. 1.00		C 9.00 B-CI		
O/S	S.O.S.S.		64649 0001		
DIST. OFFICE ZA	CID		A 919 206/25/83		10.50 CHTD
P.C. NO.		ENERGY	PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.		

DECLARATIONS AND CERTIFICATIONS LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Date 5-25-83 Lic. Class X Lic. Number B53501 Contractor X Harvey J Anderson (Signed)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code): The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his 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 did not build or improve for the purpose of sale.
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code): The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.
 I am exempt under Sec. B, & P. C. for this reason.

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).
 Policy No. 328501-81 Insurance Company X State fund
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
 Date 5-25-83 Applicant's Signature X Harvey J Anderson
 Applicant's Mailing Address

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

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

CONSTRUCTION LENDING AGENCY

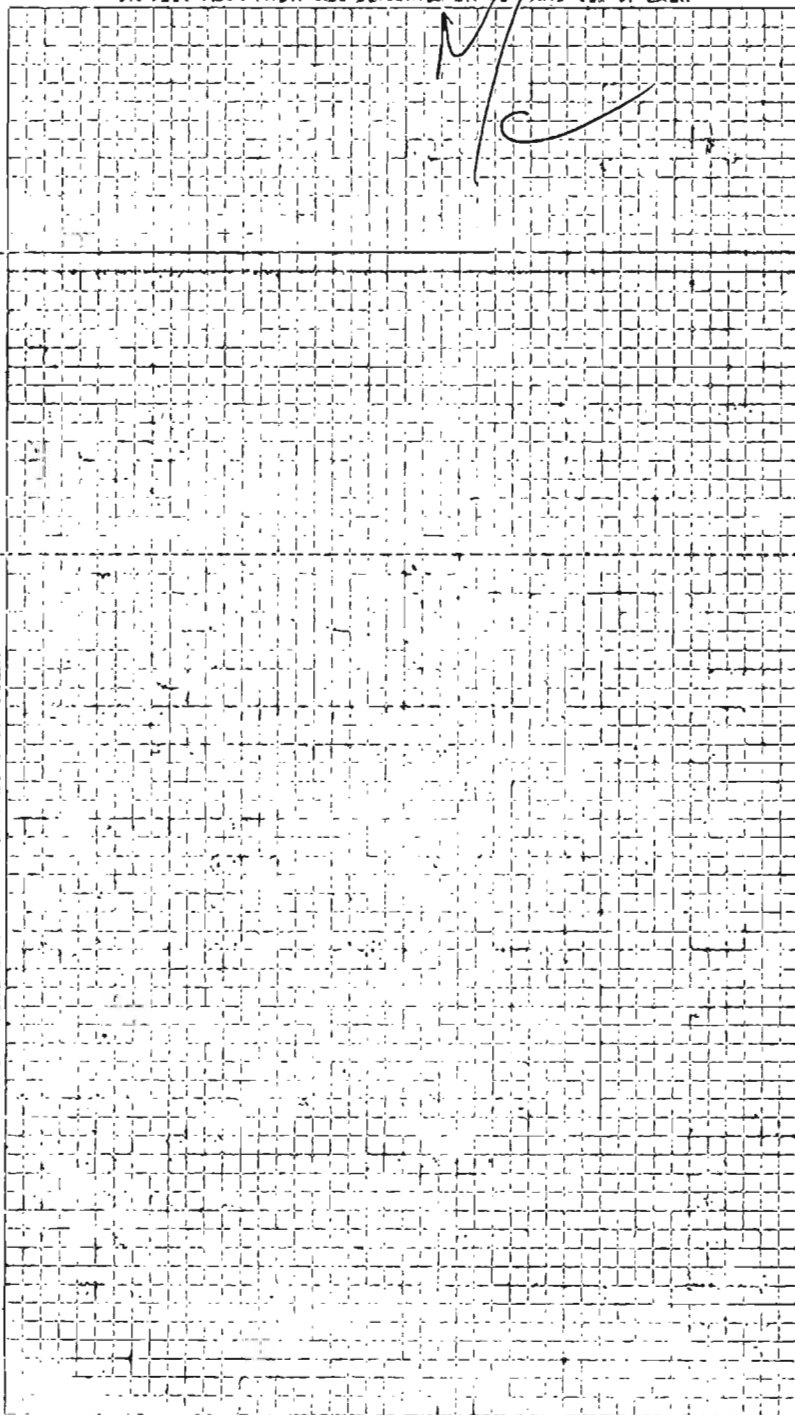
20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
 Lender's Name Lender's Address

21. 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, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed X Harvey J Anderson Contractor Position 5-25-83 Date
 (Owner or agent) (having property owner's consent)

OWNER	...
ADDRESS	...
CITY	...
STATE	...
ZIP	...
DATE	...
...	...

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



ATTACHED PLOT PLAN SHALL NOT EXTEND BEYOND THIS LINE

1251 W Sunset Blvd



Permit #:
Plan Check #:
Event Code:

00016 - 70000 - 07478

Reference #:

Bldg--Alter/Repair
1 or 2 Family Dwelling
Over the Counter Permit
City of Los Angeles - Department of Building and Safety
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY
Status: Ready to Issue
Status Date: 04/26/00
Printed on: 04/26/00 14:13:38

Table with 4 columns: 1. TRACT, BLOCK, LOT(s), ARR, MAP REF #, PARCEL ID # (PIN), 2. BOOK/PAGE/PARCEL. Row 1: ANGELENO HEIGHTS, 31, 25, M R 10-63/66, 136-5A211 58, 5406 - 016 - 026

3. PARCEL INFORMATION
BAS Branch Office - LA
Council District - 1
Community Plan Area - Silverlake - Echo Park
Census Tract - 1977.000
District Map - 136-5A211
Energy Zone - 9
Hillside Grading Area - YES
Hillside Ordinance - YES
Near Source Zone Distance - 5.2
Thomas Brothers Map Grid - 634

ZONE(S): C2-1VL/

4. DOCUMENTS

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s)
Eldoyle Company 23 Mirabel Ave SAN FRANCISCO CA 94110
Tenant
Applicant (Relationship Contractor)
Song Kim - Pro Western Roofing 3005 Beverly Bl LOS ANGELES, CA 90057 (213) 639-1010

Table with 2 columns: 7. EXISTING USE, PROPOSED USE. Row 1: 1 Dwelling - Single Family

8. DESCRIPTION OF WORK
Reroof: remove the existing roof-covering; install 5 squares of built-up roof for the existing single family dwelling; (solid sheathing is existing).

9. # Bldgs on Site & Use: 10; 10 SFD'S

For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941.

10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: DAS PC By:
OK for Cashier: Ismael Ortiz Coord. OK:
Signature: [Signature] Date: 4-26-00

For Cashier's Use Only W/O #: 01607478

11. PROJECT VALUATION & FEE INFORMATION
Permit Valuation: \$500 PC Valuation:
FINAL TOTAL Bldg--Alter/Repair 99.89
Permit Fee Subtotal Bldg--Alter/Rep 65.00
Plan Check Subtotal Bldg--Alter/Rep
Fire Hydrant Refuse-To-Pay
E.Q. Instrumentation 0.50
O.S. Surcharge 1.71
Sys. Surcharge 5.13
Planning Surcharge 2.55
Planning Surcharge Misc Fee 5.00
Permit Issuing Fee 20.00
Permit Fee-Single Inspection Flag
Sewer Cap ID: Total Bond(s) Due:

LA Department of Buildings and Safety
SL 15 04 006965 04/26/00 02:55PM

Table with 2 columns: Fee Name, Amount. Rows: BLDG PLAN CHECK \$20.00, BLDG PERMIT RES \$65.00, EI RESIDENTIAL \$0.50, ONE STOP SURCH \$1.71, SYS DEV FEE \$5.13, MISCELLANEOUS \$5.00, CITY PLAN SURCH \$2.55

Subtotal: \$99.89
Carry Over FROM Tran# 006964 \$140.50
Total Due: \$240.39
Carry Over TO Tran# 006966: \$240.39

00SL 13456

12. ATTACHMENTS

Vertical stamp: 7 1 3 0 7 0 0 2 1 7

13. STRUCTURE INVENTORY

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein 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

(C) Pro Western Roofing 3005 Beverly Blvd,

Los Angeles, CA 90057

CLASS LICENSE#

C39 763836

PHONE#

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit 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. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

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 related to my ability to take prime contracts or subcontracts involving specialty trades. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp. declarations are desired.)

License Class: C39 Lic. No.: 763836 Print: Pro Western Roof Sign: [Signature]

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: 1541314

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.

Sign: [Signature] Date: 4/26/00 Contractor Authorized Agent Owner

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. 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:

20. ASBESTOS REMOVAL

Notification of asbestos removal: Is not applicable Letter was sent to the AQMD or EPA Sign: [Signature] Date: 4/26/00

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

I, as 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 an 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 from 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 the 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

22. 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. 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).

Print: Pro Western Roof Sign: [Signature] Date: 4/26/00 Owner Contractor Author. Agent

7130703

1251 1/2 W Sunset Blvd



Permit #:
Plan Check #:
Event Code:

00016 - 70000 - 07480

Reference #:

Bldg--Alter/Repair
1 or 2 Family Dwelling
Over the Counter Permit
City of Los Angeles - Department of Building and Safety
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY
Status: Ready to Issue
Status Date: 04/26/00
Printed on: 04/26/00 14:18:28

Table with columns: TRACT, BLOCK, LOT#, ARR, MAP REF#, PARCEL ID # (PIN), BOOK/PAGE/PARCEL. Row: ANGELENO HEIGHTS, 31, 25, MR 10-63/66, 136-5A211 58, 5406 - 016 - 026

3. PARCEL INFORMATION
BAS Branch Office - LA
Council District - 1
Community Plan Area - Silverlake - Echo Park
Census Tract - 1977.000
District Map - 136-5A211
Energy Zone - 9
Hillside Grading Area - YES
Hillside Ordinance - YES
Near Source Zone Distance - 5.2
Thomas Brothers Map Grid - 634
ZONE(S): C2-1VL/

4. DOCUMENTS

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): Eldoyle Company, 23 Mirabel Ave, SAN FRANCISCO CA 94110
Applicant: (Relationship: Contractor) Song Kim - Pro Western Roofing, 3005 Beverly Bl, LOS ANGELES, CA 90057 (213) 639-1010

Table with columns: EXISTING USE, PROPOSED USE, DESCRIPTION OF WORK. Row: Dwelling - Single Family, Reroof: remove the existing roof-covering; install 5 squares of built-up roof for the existing single family dwelling; (solid sheathing is existing).

7. # Bldgs on Site & Use: 10: 10 SFD'S
For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941.

10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: DAS PC By:
OK for Cashier: Ismael Ortiz Coord. OK:
Signature: Date: 4-26-00
For Cashier's Use Only W/O #: 01607480
LA Department of Building and Safety
SL 15 04 006966 04/26/00 02:56PM

11. PROJECT VALUATION & FEE INFORMATION
Permit Valuation: \$500 PC Valuation:
FINAL TOTAL Bldg--Alter/Repair 99.89
Permit Fee Subtotal Bldg--Alter/Rep 65.00
Plan Check Subtotal Bldg--Alter/Rep
Fire Hydrant Refuse-To-Pay
E.Q. Instrumentation 0.50
O.S. Surcharge 1.71
Sys. Surcharge 5.13
Planning Surcharge 2.55
Planning Surcharge Misc Fee 5.00
Permit Issuing Fee 20.00
Permit Fee-Single Inspection Flag
BLDG PLAN CHECK \$20.00
BLDG PERMIT RES \$65.00
EI RESIDENTIAL \$0.50
ONE STOP SURCH \$1.71
SYS DEV FEE \$5.13
MISCELLANEOUS \$5.00
CITY PLAN SURCH \$2.55
Subtotal: \$99.89
Carry Over FROM Tran# 006965 \$240.39
Total Due: \$340.28
Carry Over TO Tran# 006967: \$340.28

12. ATTACHMENTS
Sewer Cap ID: Total Bond(s) Due:
00SL 13457

7 1 3 0 7 0 0 2 1 9

13. STRUCTURE INVENTORY

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein 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) Pro Western Roofing 3005 Beverly Blvd, Los Angeles, CA 90057 C39 763836

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit 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. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

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 related to my ability to take prime contracts or subcontracts involving specialty trades. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp. declarations are desired.)

License Class C39 Lic. No.: 263836 Print: Pro Western Roofing Sign: [Signature]

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: 1541314

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.

Sign: [Signature] Date: 4/26/00 Contractor Authorized Agent Owner

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. 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:

20. ASBESTOS REMOVAL

Notification of asbestos removal: [X] Is not applicable [] Letter was sent to the AQMD or EPA Sign: [Signature] Date: 4/26/00

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

- I, as 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 an 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 from 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 the 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

22. 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. 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).

Print: Pro Western Roofing Sign: [Signature] Date: 4/26/00 Owner Contractor Author. Agent

0307902130

1253 W Sunset Blvd



Permit #:
Plan Check #:
Event Code:

00016 - 70000 - 07489

Reference #:

Bldg--Alter/Repair 1 or 2 Family Dwelling Over the Counter Permit	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Status: Ready to Issue Status Date: 04/26/00 Printed on: 04/26/00 14:21:12
---	--	--

1. TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
ANGELENO HEIGHTS	31	25		M R 10-63/66	136-5A211 58	5406 - 016 - 026

3. PARCEL INFORMATION
 BAS Branch Office - LA
 Council District - 1
 Community Plan Area - Silverlake - Echo Park
 Census Tract - 1977.000
 ZONE(S): C2-1VL /

District Map - 136-5A211
 Energy Zone - 9
 Hillside Grading Area - YES
 Hillside Ordinance - YES

Near Source Zone Distance - 5.2
 Thomas Brothers Map Grid - 634

4. DOCUMENTS

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
 Owner(s): Eldoyle Company 23 Mirabel Ave SAN FRANCISCO CA 94110
 Tenant:
 Applicant: (Relationship, Contractor) Song Kim - Pro Western Roofing 3005 Beverly Bl LOS ANGELES, CA 90057 (213) 639-1010

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
1 Dwelling - Single Family		Reroof: remove the existing roof-covering; install 5 squares of built-up roof for the existing single family dwelling; (solid sheathing is existing).

9. # Bldgs on Site & Use: 10: 10 SFD'S

For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941.

10. APPLICATION PROCESSING INFORMATION
 BLDG. PC By: DAS PC By:
 OK for Cashier: Ismael Ortiz Coord. OK: _____
 Signature: *Ismael Ortiz* Date: 4-26-00

For Cashier's Use Only W/O #: 01607489

LA Department of Building and Safety
 SL 15 04 006967 04/26/00 02:57PM

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$500	PC Valuation:
FINAL TOTAL Bldg--Alter/Repair 99.89	
Permit Fee Subtotal Bldg--Alter/Rep 65.00	
Plan Check Subtotal Bldg--Alter/Rep	
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation 0.50	
O.S. Surcharge 1.71	
Sys. Surcharge 5.13	
Planning Surcharge 2.55	
Planning Surcharge Misc Fee 5.00	
Permit Issuing Fee 20.00	
Permit Fee-Single Inspection Flag	
Sewer Cap ID:	Total Bond(s) Due:

BLDG PLAN CHECK	\$20.00
BLDG PERMIT RES	\$65.00
EI RESIDENTIAL	\$0.50
ONE STOP SURCH	\$1.71
SYS DEV FEE	\$5.13
MISCELLANEDUS	\$5.00
CITY PLAN SURCH	\$2.55
Subtotal:	\$99.89
Carry Over FROM Tran# 006966	\$340.28
Total Due:	\$440.17
Carry Over TO Tran# 006968:	\$440.17

00SL 13458

12. ATTACHMENTS

J 7 1 3 0 7 0 0 2 5 1

13. STRUCTURE INVENTORY

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein 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

(C) Pro Western Roofing

3005 Beverly Blvd,

Los Angeles, CA 90057

CLASS LICENSE#

C39 763836

PHONE#

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit 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. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

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 related to my ability to take prime contracts or subcontracts involving specialty trades. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp. declarations are desired.)

License Class C39 Lic. No.: 263836 Print: Pro Western Roof Sign: [Signature]

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 Farm Policy Number: 1541314

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.

Sign: [Signature] Date: 4/26/03 Contractor Authorized Agent Owner

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. 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: _____

20. ASBESTOS REMOVAL

Notification of asbestos removal: Not applicable Letter was sent to the AQMD or EPA Sign: [Signature] Date: 4/26/03

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

I, as 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 an 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 from 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 the 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: 4/26/03 Owner Authorized Agent

22. 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. 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).

Print: Pro Western Roof Sign: [Signature] Date: 4/26/03 Owner Contractor Author. Agent

171307022

1257 1/2 W Sunset Blvd



Permit #:
Plan Check #:
Event Code:

00016 - 70000 - 07501

Reference #:

Bldg--Alter/Repair
1 or 2 Family Dwelling
Over the Counter Permit
City of Los Angeles - Department of Building and Safety
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY
Status: Ready to Issue
Status Date: 04/26/00
Printed on: 04/26/00 14:40:22

Table with 7 columns: L TRACT, BLOCK, LOT(s), ARB, MAP REF #, PARCEL ID # (PIN), 2. BOOK/PAGE/PARCEL. Row 1: ANGELENO HEIGHTS, 31, 25, M R 10-63/66, 136-5A211 58, 5406 - 016 - 026

3. PARCEL INFORMATION
BAS Branch Office - LA
Council District - 1
Community Plan Area - Silverlake - Echo Park
Census Tract - 1977.000
District Map - 136-5A211
Energy Zone - 9
Hillside Grading Area - YES
Hillside Ordinance - YES
Near Source Zone Distance - 5.2
Thomas Brothers Map Grid - 634
ZONE(S): C2-1VL/

4. DOCUMENTS

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): Eldoyle Company, 23 Mirabel Ave, SAN FRANCISCO CA 94110
Tenant:
Applicant: (Relationship: Contractor) Song Kim - Pro Western Roofing, 3005 Beverly Bl, LOS ANGELES, CA 90057, (213) 639-1010

7. EXISTING USE
1 Dwelling - Single Family

8. DESCRIPTION OF WORK
Reroof: remove the existing roof-covering; install 5 squares of built-up roof for the existing single family dwelling; (solid sheathing is existing).

9. # Bldgs on Site & Use: 10: 10 SFD'S

For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941.

10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: DAS PC By:
OK for Cashier: Ismael Ortiz Coord. OK:
Signature: Date: 4-26-00

For Cashier's Use Only
W/O #: 01607501
LA Department of Building and Safety
SL 15 04 006969 04/26/00 02:59PM

11. PROJECT VALUATION & FEE INFORMATION
Permit Valuation: \$500 PC Valuation:
FINAL TOTAL Bldg--Alter/Repair 99.89
Permit Fee Subtotal Bldg--Alter/Rep 65.00
Plan Check Subtotal Bldg--Alter/Rep
Fire Hydrant Refuse-To-Pay
E.Q. Instrumentation 0.50
O.S. Surcharge 1.71
Sys. Surcharge 5.13
Planning Surcharge 2.55
Planning Surcharge Misc Fee 5.00
Permit Issuing Fee 20.00
Permit Fee-Single Inspection Flag
Sewer Cap ID: Total Bond(s) Due:

BLDG PLAN CHECK \$20.00
BLDG PERMIT RES \$65.00
ET RESIDENTIAL \$0.50
ONE STDP SURCH \$1.71
SYS DEV FEE \$5.13
MISCELLANEOUS \$5.00
CITY PLAN SURCH \$2.55
Subtotal: \$99.89
Carry Over FROM Tran# 006968 \$540.06
Total Due: \$639.95
Check: \$639.95
OOSL 13460

12. ATTACHMENTS

7130790233

13. STRUCTURE INVENTORY

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19815 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) Pro Western Roofing	3005 Beverly Blvd,	Los Angeles, CA 90057	C39 763836	

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit 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. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

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 related to my ability to take prime contracts or subcontracts involving specialty trades. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp. declarations are desired.)

License Class: C39 Lic. No.: 763836 Print: Pro Western Roof Sign: [Signature]

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: R41314
- 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.

Sign: [Signature] Date: 8-26-00 Contractor Authorized Agent Owner

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. 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: _____

20. ASBESTOS REMOVAL

Notification of asbestos removal: Is not applicable Letter was sent to the AQMD or EPA Sign: [Signature] Date: 8/26/00

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.):

- I, as 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 an 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 from 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 the 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

22. 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. 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).

Print: Pro Western Roof Sign: [Signature] Date: 8-28-00 Owner Contractor Author. Agent

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13. STRUCTURE INVENTORY

02030 - 10000 - 02245

(P) Cut 14 cuyd
(P) Fill 14 cuyd

14. APPLICATION COMMENTS

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

NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(C) Martinez Electric	P O Box 26424,			
	Los Angeles, CA 90026	C10	432339	213 4130887

PERMIT EXPIRATION

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 the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

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. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per Business and Professions Code, Section 7150.2e. 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.: 432339 Contractor: Lorenzo Martinez

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: _____ Policy Number: _____

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

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.

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, 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: LORENZO MARTINEZ Sign: Lorenzo Martinez Date: 8/27/02 Contractor Authorized Agent

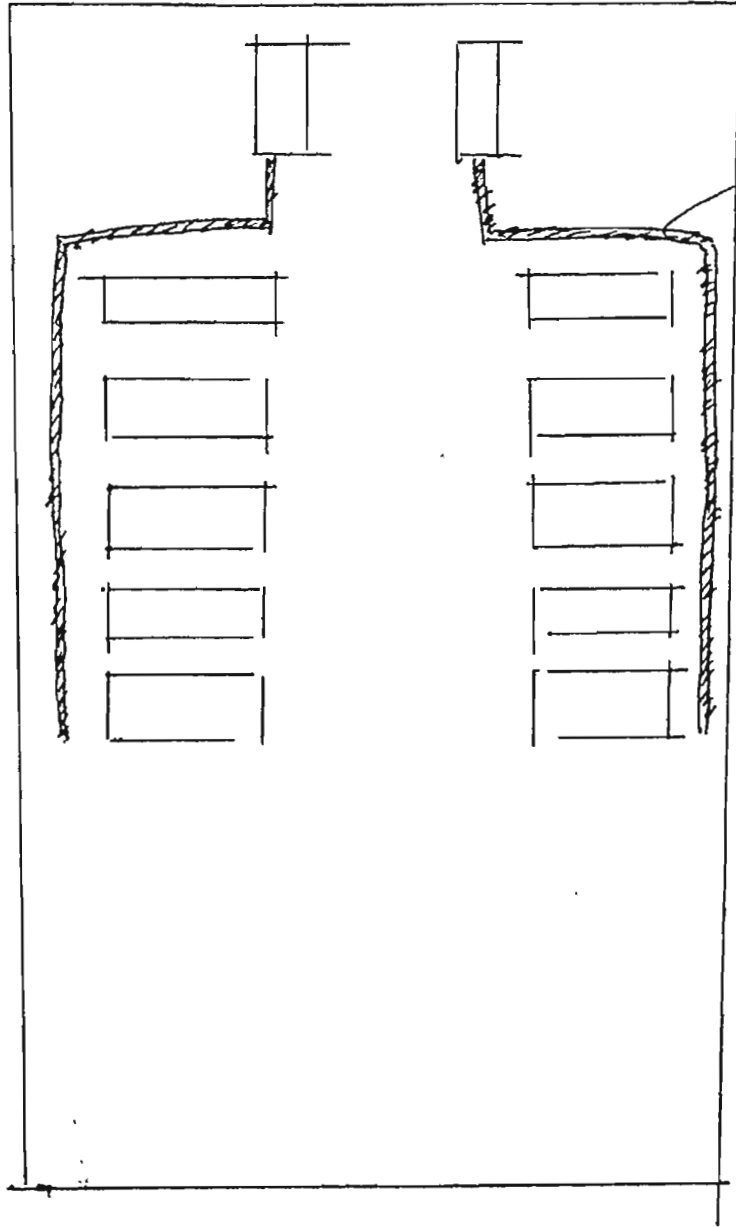
Grading
Apartment
No Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #:
Initiating Office: METRO
Printed on: 08/27/02 10:10:00

PLOT PLAN ATTACHMENT

7 3 0 0 0 0 2 E
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



EXCAVATED
TRENCH
(TYP.)

SUNSET. BLVD



Permit #: _____
 Plan Check #: _____
 Event Code: _____

Bldg-Alter/Repair 1 or 2 Family Dwelling Plan Check at Counter No Submit 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: 08/29/2002
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1. TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
ANGELENO HEIGHTS	31	25		M R 10-63/66	136-5A211 58	5406 - 016 - 026

3. PARCEL INFORMATION

BAS Branch Office - LA Council District - 1 Community Plan Area - Silverlake - Echo Park Census Tract - 1977.000 District Map - 136-5A211	Energy Zone - 9 Fire District - 2 Hillside Grading Area - YES Hillside Ordinance - YES Near Source Zone Distance - 5.2	Thomas Brothers Map Grid - 634-F1
---	--	-----------------------------------

ZONE(S): C2-1VL /

4. DOCUMENTS

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s) Eldoyle Company	23 Mirabel Ave SAN FRANCISCO CA 94110	
Tenant Applicant: (Relationship: Agent for Owner) Santos Rodriguez -	901 Isabel Stg. LA, CA 90065	(213) 220-3847

7. EXISTING USE	PROPOSED USE
(01) Dwelling - Single Family	

8. DESCRIPTION OF WORK

PROPOSED INTERIOR PIERS AND FLOOR GIRDERS IN (E) SFD.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Timothy Fan OK for Cashier: Timothy Fan Signature: <i>[Signature]</i>	DAS PC By: Coord. OK: Date: 8/29/2002
--	---

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
 Outside LA County, call (213)-977-6941. (LA4BUILD = 524-2845)

For Cashier's Use Only W/O #: 21616518
 Project Name:

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$1,000	PC Valuation:
---------------------------	---------------

FINAL TOTAL Bldg-Alter/Repair	149.84
Permit Fee Subtotal Bldg-Alter/Rep:	130.00
Plan Check Subtotal Bldg-Alter/Rep:	0.00
Fire Hydrant Refuse-To-Pay	
E.O. Instrumentation	0.50
O.S. Surcharge	2.61
Sys. Surcharge	7.83
Planning Surcharge	3.90
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00

Sewer Cap ID: _____ Total Bond(s) Due: _____

LA Department of Buildings and Safety
 LA 03 08 068489 08/29/02 10:54AM

BUILDING PERMIT-BES	\$130.00
EI RESIDENTIAL	\$0.50
45' STOP SURCH	\$2.61
SYSTEMS DEVT FEE	\$7.83
CITY PLANNING SURCH	\$3.90
MISCELLANEOUS	\$5.00

Total Due: \$149.84
 Carry Over TO Tran# 068490: \$149.84

02LA 32550

12. ATTACHMENTS

0730070022

13. STRUCTURE INVENTORY

02016 - 10000 - 16518

14. APPLICATION COMMENTS

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#

(O) , Owner-Builder

0

PERMIT EXPIRATION

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 the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

I, as 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 an 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 from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR

I, as the 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.)

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: _____ Policy Number: _____

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

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.

20. 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 Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: Esteban Rodriguez Sign: Esteban Rodriguez Date: 8-29-02 Owner Authorized Agent

07:01700



Permit #:

02016--10000 - 16519

Plan Check #:

Printed: 08/29/02 10:45 AM

Event Code:

Bldg-Alter/Repair 1 or 2 Family Dwelling Plan Check at Counter No Submit 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: 08/29/2002
1. TRACT ANGELENO HEIGHTS	BLOCK 31 LOT(s) 27	ARB MAP REF # M R 10-63/66
		PARCEL ID # (PIN) 136-5A211 47
		2. BOOK/PAGE/PARCEL 5406 - 015 - 001

3. PARCEL INFORMATION		
BAS Branch Office - LA Council District - 1 Community Plan Area - Silverlake - Echo Park Census Tract - 1977.000 District Map - 136-5A211	Energy Zone - 9 Fire District - 2 Hillside Grading Area - YES Hillside Ordinance - YES Near Source Zone Distance - 5.2	Thomas Brothers Map Grid - 634-F1
ZONE(S): C2-1VL /		

4. DOCUMENTS
ORD - ORD-165167 CPC - CPC-1986-255-GPC

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION		
Owner(s): Eldoyle Company	23 Mirabel Ave	SAN FRANCISCO CA 94110
Tenant: Applicant (Relationship: Owner) Santos Rodriguez -	901 Isabel St.	LA, CA 90065

7. EXISTING USE	PROPOSED USE
(01) Dwelling - Single Family	

8. DESCRIPTION OF WORK
PROPOSED INTERIOR PIERS AND FLOOR GIRDERS UNDER (E) SFD.

9. # Bids on Site & Use:	
10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Timothy Fan OK for Cashier: Timothy Fan Signature: <i>[Signature]</i>	DAS PC By: Coord. OK: Date: 8/29/02

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
 Outside LA County, call (213)-977-6941. (LA4BUILD = 524-2845)

For Cashier's Use Only W/O #: 21616519
Project Name:
 LA Department of Building and Safety
 LA 03.00 020490 08/29/02 10:45AM

11. PROJECT VALUATION & FEE INFORMATION		Final Fee Period
Permit Valuation:	\$1,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	149.84	
Permit Fee Subtotal Bldg-Alter/Reps	130.00	
Plan Check Subtotal Bldg-Alter/Rep	0.00	
Fire Hydrant Refuse-To-Pay		
E.O. Instrumentation	0.50	
O.S. Surcharge	2.61	
Sys. Surcharge	7.83	
Planning Surcharge	3.90	
Planning Surcharge Misc Fee	5.00	
Permit Issuing Fee	0.00	
Sewer Cap ID:		Total Bond(s) Due:

BUILDING PERMIT-RES	\$130.00
RESIDENTIAL	\$0.50
ONE STOP SURCH	\$2.61
SYSTEMS DEVT FEE	\$7.83
CITY PLANNING SURCH	\$3.90
MISCELLANEOUS	\$5.00
Subtotal:	\$149.84
Carry Over FROM Trans 068489	\$149.84
Total Due:	\$299.68
Check:	\$299.68
02LA 32551	

12. ATTACHMENTS

4
 2
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 7
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 7
 U



Nonbldg-New Apartment Regular Plan Check 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: 08/13/2009
--	---	--

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
ANGELENO HEIGHTS	31	27		M R 10-63/66	136-5A211 47	5406 - 015 - 001
ANGELENO HEIGHTS	31	25		M R 10-63/66	136-5A211 58	5406 - 016 - 026

3. PARCEL INFORMATION

Area Planning Commission - East Los Angeles LADBS Branch Office - LA Council District - I Certified Neighborhood Council - Greater Echo Park Ely Certified Neighborhood Council - Historic Cultural	Community Plan Area - Silver Lake - Echo Park - Elysia Census Tract - 1977.00 District Map - 136-5A211 Energy Zone - 9 Fire District - 2	Hillside Grading Area - YES Hillside Ordinance - YES Methane Hazard Site - Methane Zone Near Source Zone Distance - .2 Thomas Brothers Map Grid - 634-F1
---	--	--

ZONE(S): C2-1VL/

4. DOCUMENTS

Z1 - Z1-2129 East Los Angeles State Ent
 RENT - YES
 ORD - ORD-165167-SA5535
 CPC - CPC-1986-255-GPC

CDBG - LARZ-Central City
 CDBG - SEZ-East Los Angeles State En

5. CHECKLIST ITEMS

Special Inspect - Concrete>2.5ksi
 Special Inspect - Grade Beam/Caisson
 Special Inspect - Structural Observation

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s) Eldoyle Company	23 Mirabel Ave SAN FRANCISCO CA 94110	8182660926
Tenant: Applicant (Relationship Agent for Owner) Tejada Omar -	7319 E Teresa Ave ROSEMEAD, CA 91770	(818) 266-0926

7. EXISTING USE (23) Retaining Wall	8. DESCRIPTION OF WORK RETAINING WALL (22'L X 4'H) SUPPORTED ON PILES.
---	--

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: George Banning DAS PC By:
 OK for Cashier: George Banning Coord. OK:
 Signature: *George Banning* Date: 8/13/09

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: Payment of 201 W/O # 92000925
 LA 00 37 240435 08/13/09 00:46AM

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$18,000	PC Valuation:
----------------------------	---------------

FINAL TOTAL Nonbldg-New	321.45
Permit Fee Subtotal Nonbldg-New	265.00
Plan Check Subtotal Nonbldg-New	0.00
Off-hour Plan Check	0.00
Plan Maintenance	10.00
Fire Hvdrant Refuse-To-Pav	
E.O Instrumentation	1.80
O.S. Surcharge	5.54
Svs. Surcharge	16.61
Planning Surcharge	16.50
Planning Surcharge Misc Fee	5.00
Green Building Fee	1.00
Permit Issuing Fee	0.00

Sewer Cap ID: Total Bond(s) Due:

BUILDING PERMIT COMM	\$265.00
PLAN MAINTENANCE	\$10.00
EI RESIDENTIAL	\$1.80
ONE STOP SURCH	\$5.54
SYSTEMS DEVT FEE	\$16.61
CITY PLANNING SURCH	\$16.50
MISCELLANEOUS	\$5.00
GREEN BUILDING FEE	\$1.00
BUILDING PLAN CHECK	\$0.00
BUILDING PLAN CHECK	\$0.00
BUILDING PLAN CHECK	\$0.00
P090201000000925FN	
Subtotal:	\$321.45
Carry Over FROM Trans 240434	\$433.44

12. ATTACHMENTS

Plot Plan

* P 0 9 0 2 0 1 0 0 0 0 0 9 2 5 F N *

09LA 4062a

104881920596176

(P) Height (ZC): +6 Feet / 6 Feet
 (P) Length: +30 Feet / 30 Feet

14. APPLICATION COMMENTS

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) International Construction Company Corpora	4937 Matilija Avenue,	Sherman Oaks, CA 91423
(E) Knowles, Samuel G	1140 Stratford Ave.	South Pasadena, CA 91030
B	797356	818-388-6464
	C8077	626-282-5173

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.: **797356** Contractor: **INTERNATIONAL CONSTRUCTION COMPANY CORPORATION**

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 Comp. Ins. Fund** Policy Number: **1893880**

- 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 has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead 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

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: **HUGO GIL/ICCECORP** Sign:  Date: **8-13-2009** Contractor Authorized Agent

Nonbldg-New
Apartment
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B09LA03834FO

Initiating Office: METRO

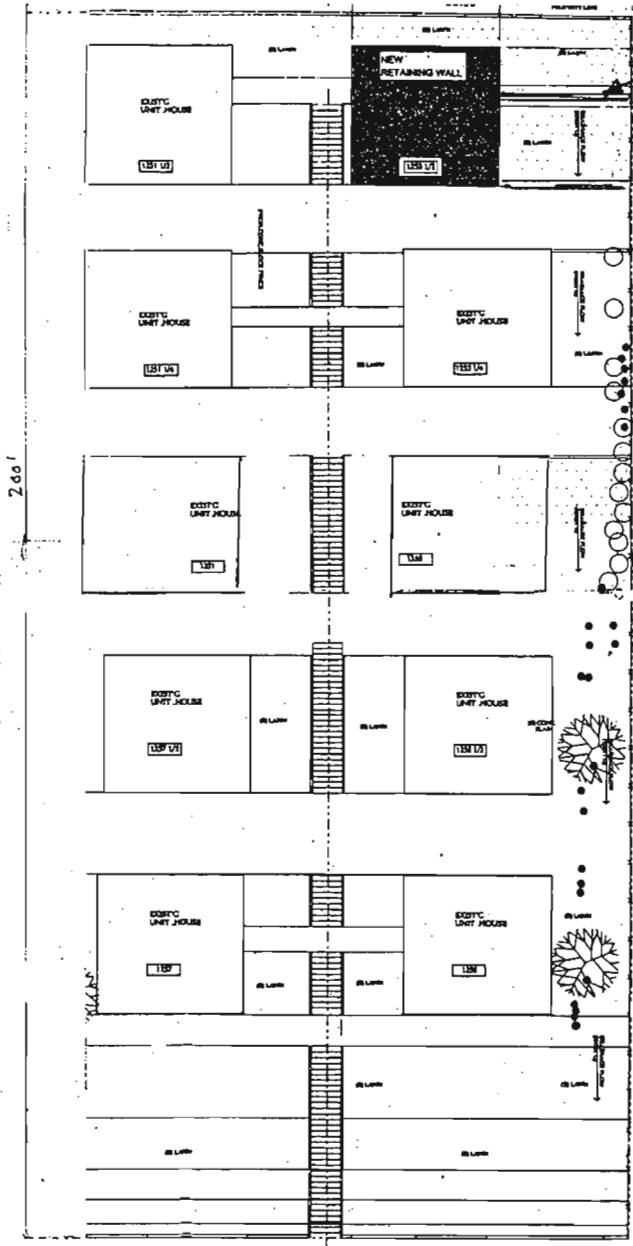
Printed on: 08/12/09 15:41:54

PLOT PLAN ATTACHMENT



50'

50'



4 FT RETAINING WALL

SLOUGH WALL

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

W. SUNSET BLVD

GB
8/12/09

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

90930 - 10000 - 02000

- (P) Cut: 50 Cuyd
- (P) Export: 30 Cuyd
- (P) Fill: 20 Cuyd
- (P) Retaining Wall Required

14. APPLICATION COMMENTS

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15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(C) International Construction Company Corpora	4937 Matilija Avenue,	Sherman Oaks, CA 91423	B 797356	818-388-6464
(E) Knowles, Samuel G	1140 Stratford Ave.	South Pasadena, CA 91030	C8077	626-282-5173
(E) Robles, Gustavo	Po Box 682,	San Dimas, CA 91773	C66797	818-314-8166

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).

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License Class: B Lic. No.: 797356 Contractor: INTERNATIONAL CONSTRUCTION COMPANY CORPORATION

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- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: HU60 Gil / Ice Coll Sign:  Date: 8-13-09 Contractor Authorized Agent

GEORGE A BANNING

213-482-0429



City of Los Angeles Department of City Planning

2/10/2020 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1253 1/2 W SUNSET BLVD
 1251 W SUNSET BLVD
 1251 1/4 W SUNSET BLVD
 1255 W SUNSET BLVD
 1255 1/2 W SUNSET BLVD
 1251 1/2 W SUNSET BLVD
 1253 W SUNSET BLVD
 1253 1/4 W SUNSET BLVD

ZIP CODES

90026

RECENT ACTIVITY

ADM-2017-5497-TOC
 ADM-2018-989-TOC
 CHC-2020-896-HCM
 ENV-2020-897-CE
 PAR-2018-5240-TOC

CASE NUMBERS

CPC-1986-255-GPC
 ORD-165167-SA5535
 ORD-129279
 DIR-2018-6634-TOC
 ENV-2018-6635-CE
 ENV-2013-3392-CE

Address/Legal Information

PIN Number	136-5A211 58
Lot/Parcel Area (Calculated)	10,000.0 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID F1
Assessor Parcel No. (APN)	5406016026
Tract	ANGELENO HEIGHTS
Map Reference	M R 10-63/66
Block	31
Lot	25
Arb (Lot Cut Reference)	None
Map Sheet	136-5A211

Jurisdictional Information

Community Plan Area	Silver Lake - Echo Park - Elysian Valley
Area Planning Commission	East Los Angeles
Neighborhood Council	Echo Park
Council District	CD 1 - Gilbert Cedillo
Census Tract #	1977.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	C2-1VL
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2129 EAST LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use	General Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	Yes
Specific Plan Area	None
Subarea	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
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None

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.

Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 1
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	Active: Everett Park

Assessor Information

Assessor Parcel No. (APN)	5406016026
Ownership (Assessor)	
Owner1	AYM INVESTMENTS LLC
Address	400 N STATE COLLEGE BLVD ANAHEIM CA 92806
Ownership (Bureau of Engineering, Land Records)	
Owner	AYM INVESTMENTS LLC
Address	400 N STATE COLLEGE BLVD ANAHEIM CA 92806
APN Area (Co. Public Works)*	0.230 (ac)
Use Code	0500 - Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less
Assessed Land Val.	\$865,945
Assessed Improvement Val.	\$243,546
Last Owner Change	01/27/2016
Last Sale Amount	\$1,195,011
Tax Rate Area	13
Deed Ref No. (City Clerk)	97155 9-500
Building 1	
Year Built	1922
Building Class	DX
Number of Units	5
Number of Bedrooms	5
Number of Bathrooms	5
Building Square Footage	2,640.0 (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
Rent Stabilization Ordinance (RSO)	Yes [APN: 5406016026]

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	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.

Special Grading Area (BOE Basic Grid Map A-13372) Yes

Wells None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	0.195946776
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Hubzone	Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	Yes [APN: 5406016026]
Ellis Act Property	Yes
Date Filed on	5/8/2019
Address	1251 W SUNSET BLVD
APN	5406016026

Public Safety

Police Information

Bureau	Central
Division / Station	Central
Reporting District	101

Fire Information

Bureau	Central
Batallion	11
District / Fire Station	20
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-1986-255-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - SILVER LAKE AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TOBRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT
Case Number:	DIR-2018-6634-TOC
Required Action(s):	TOC-TRANSIT ORIENTED COMMUNITIES
Project Descriptions(s):	TRANSIT ORIENTED COMMUNITIES TIER 1 PURSUANT TO LAMC SECTION 12.22.A 31 TO ALLOW 3 ADDITIONAL ON-MENU INCENTIVES FOR AN HEIGHT INCREASE, ONE SIDE YARD REDUCTION AND REAR YARD REDUCTION.
Case Number:	ENV-2018-6635-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	TRANSIT ORIENTED COMMUNITIES TIER 1 PURSUANT TO LAMC SECTION 12.22.A 31 TO ALLOW 3 ADDITIONAL ON-MENU INCENTIVES FOR AN HEIGHT INCREASE, ONE SIDE YARD REDUCTION AND REAR YARD REDUCTION.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.

DATA NOT AVAILABLE

ORD-165167-SA5535

ORD-129279



Address: 1253 1/2 W SUNSET BLVD

APN: 5406016026

PIN #: 136-5A211 58

Tract: ANGELENO HEIGHTS

Block: 31

Lot: 25

Arb: None

Zoning: C2-1VL

General Plan: General Commercial



STIRES STAIRCASE BUNGALOW COURT
1251-1259 West Sunset Boulevard
CHC-2020-896-HCM
ENV-2020-897-CE

ADDENDUM SUBMITTED BY APPLICANT ON MARCH 2, 2020

ADDENDUM
to the HCM Application
STIRES STAIRCASE BUNGALOW COURT

ANGELINO HEIGHTS TRACT SUBDIVISION

The Angelino Heights area was developed at the height of the Southern California land boom of the mid-1880s. It was in 1886 when William W. Stilson and Everett E. Hall filed for the subdivision of the tract they had purchased from Prudent Beaudry on the lightly-populated western edge of a booming Los Angeles. Their hope was to create an upper-crust neighborhood with buyers who wanted to be near the city center but away from its bustle. The elevations offered beautiful vistas and a quiet suburban atmosphere. A nearby cable car line, which ran down Temple Street, enabled residents to travel downtown in minutes. The horse-drawn Temple Street Cable Railway, which ran from Main Street downtown out to the new development, was the crucial connection to the center of commerce just a mile and a half away. In 1902 the Temple Street streetcars were electrified, and by 1909 there were five trolley lines serving Angelino Heights.

RAILROADS AND REAL ESTATE

Railroads were only one part of the enterprise. Unlike freight, revenue from passenger traffic rarely generated a profit. The real money was made by bringing electricity to new communities, and developing and selling real estate. To get electricity and railways to their towns, local groups would offer interest opportunities in local land. Soon Huntington and his partners had significant holdings in the newly developing communities surrounding LA. By 1920, most of Huntington's original tracts had been sold as local expansion reached the infill development stage.

TOPOGRAPHY

According to Survey LA: "The often hilly topography of the CPA (Community Plan Area) has resulted in neighborhoods with curvilinear streets and residences, both single- and multi-family, that are constructed to respond to their sites and are designed to be set into the hillside".

LOW RISE LOS ANGELES

The cluster of towers rising today from the remains of Bunker Hill belies the fact that, for decades, Los Angeles lacked a modern skyscraper. While New York furiously erected engineering marvels like the Woolworth, Chrysler, and Empire State buildings, Los Angeles imposed a strict 13-story, 150-foot ceiling on new structures for more than 50 years. Urban legend holds that L.A. avoided the skyscraper out of a fear of earthquakes. Distrust of the high-rise, still a novel architectural form in the twentieth century's first decade, certainly motivated the city to impose the restriction. But the city first enacted a height limit in December 1904; a year and a half before the 1906 San Francisco quake reminded everyone of California's geologic instability. In reality, aesthetic and economic concerns weighed more heavily than structural ones, as architectural historian Paul Gleye has argued. The height limit resonated with the then-ascendant City Beautiful movement; a city Planning Committee report cited "the development of our great city along broad and harmonious lines of beauty and symmetry" as a rationale. Particular emphasis on the city's growing reputation as "a health and resort center famed for fresh air and sunshine," positing that city leaders "felt it would be a mistake to erect tall buildings that would create traffic congestion and run the streets into dark, narrow canyons; conditions which people from the East were trying to escape." Property owners also favored a policy that kept Los

Angeles growing horizontally rather than vertically. With unlimited building heights, architect John C. Austin told the Los Angeles Times in 1926, business would tend to concentrate in a congested central district. "The limit height restriction causes building activity to spread out over a wide area, benefiting a large number of property owners instead of a few," said Austin, who also served as a drafter of the original height restrictions. The 1904 height limit was incorporated into the city's charter in 1911 and rigidly enforced with few exceptions until it was overturned until 1958. Radical changes to the city's skyline didn't come until the late 1960s.

ADVENT OF THE STREETCAR

Since its construction in 1922, the Stires Staircase Bungalow Court has consistently served the working people of Los Angeles. Then and now it offered access to public transportation, a reasonable rent for the working class, and a comfortable living environment. The bungalow court style imparted a sense of community that was built through personal proximity, common access to open spaces, an architectural vocabulary that integrated the units, and the sheer physical experience of getting home by way of the 112 steps that every tenant has had to negotiate. In addition, the cultural significance of this property is demonstrated by a distinctive form of housing related to the role of the streetcar, as this was instrumental in the development of Echo Park and the city at large. The presence of the Pacific Electric Red Car line along Sunset Boulevard encouraged commercial development along the street in the 1910s and 1920s; still today, there are commercial buildings along Sunset Boulevard that reflect the influence of the streetcar system on the development of Los Angeles.

According to Survey LA: "During the late 19th and early 20th centuries, streetcar service played a key role in laying the groundwork for the future growth of the area. Commercial and residential development generally extended into the area from downtown Los Angeles north and west along streetcar lines. Angelino Heights is considered to be the first suburban development outside of downtown Los Angeles. It was developed as a direct result of a horse-drawn streetcar line on Temple Street. The line was later electrified and incorporated into the Los Angeles Railway Yellow Car system".

ADVENT OF THE BUNGALOW COURT - MULTI-FAMILY HOUSING - PLANNING

The very word "court" acquired pejorative connotations in Los Angeles akin to "tenement" in Manhattan. But not everyone opposed it, at least not in concept. Many progressive reformers approved of grouping together small and affordable detached dwellings for rent by working-class families: "though the Housing Commission has succeeded in eradicating many house courts in bad condition ... it has encouraged the house court plan as eminently suited to our climate as an ideal substitute for tenements." The problem was one of quality. A competition was planned in 1914 for the best design of a model court but, just as with Manhattan's model tenements, the proposals proved too expensive; meager rents affordable by poor families failed to provide enough of a return on investment for developers of such ventures. This was hardly the end for this type, however. Rather, it gave birth to what became known as the bungalow court - a better-built, better-known offspring. In this, we are reminded of the bungalow court's half-breed origins. Frequently touted as purely the invention of clever Craftsman architects out to devise new lodgings for long-term tourists, this type originated around 1908 as both a bottom-up improvement to the problematic house court, and a top-down, more affordable variant of the rental cottage. This new and improved court became quite popular with tourists and residents who could afford a higher rent. The bungalow court evolved as a symmetrical grouping of freestanding, single-story rental cottages bounding a central landscaped court. The typical court had between six and a dozen units; density depended upon how many lots the collection occupied.

Much historical writing about Los Angeles housing begins or focuses particular scrutiny on the 1920s, as this tumultuous decade does stand out for astonishing increases in population, area, and urbanization. During this decade, Los Angeles population more than doubled to 1.2 million by 1930. This remarkable rate of growth was more than quadruple that of New York City, Chicago and San Francisco in the same period. And it was not just population that grew. Between 1920 and 1929, Los Angeles city added eighty square miles and annexed 45 adjacent communities. Housing production skyrocketed as well, especially multiple dwellings: builders obtained permits for over 78,000 apartments, flats, duplexes, and bungalow courts in a coordinated push to create an industrial metropolis. Moreover, Southern California's growing tourism industry drove a huge, additional demand for convenient shelter among a long-term visiting population. Each year from 1921 to 1930, more than half of all residential construction dollars were spent on multiple dwellings, which played an important role in the growth, function, urbanization and planning of Los Angeles from the beginning of the twentieth century. Most of these projects (92%) were relatively modest 2 or 3-story structures, holding from four to perhaps thirty units. By 1924, multifamily housing accounted for nearly half of the city's 328,000 residential units.

Development of multiple dwellings of one kind or another also provided investment opportunities up and down the socio-economic scale, from lower middle-class white and minority single-lot-owners on up to real estate tycoons and everywhere in between. Moreover, as land deals then construction projects and finally rent-collecting establishments, multi-family housing gave a wide range of employment to professionals, managers, and laborers.

Local policymakers had no choice but to address the proliferation of housing and related urban development as Los Angeles grew from town to city to metropolis in just a few brief, frenetic decades. The city's first comprehensive zoning ordinance, enacted in 1921, treated all multi-family housing alike. Conceptually, a duplex was no different than a 13-story apartment building. But when the booming real estate market of the 1920s unexpectedly resulted in large numbers of big new apartment houses, the black-and-white distinction between singles and multiples acquired a new shade of gray for planners and other observers. The new crop of hulking structures often dwarfed not only nearby bungalows but also duplexes and four-flats. Smaller developments took on a more desirable status among officials and others seeking ways to make room for more and more people without sacrificing a low-density image. Undifferentiated multi-residential land-use meant that the smaller, more desirable projects now needed the kind of regulatory protection originally crafted for single-family homes. Planners revised the zoning code in 1930; a major element was a new, separate category for small multiple-dwellings of two to four units. A comprehensive yard ordinance came within a few short years, systematizing setback regulations; this is also the time that the city first required off-street parking for multiple dwelling units.

Addendum to Bibliography/Sources

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Todd Gish, University of California Press on behalf of the Historical Society of Southern California

Building Los Angeles: urban housing in the suburban metropolis, 1900-1936
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by Ray Herbert
No Tall Buildings : Aesthetics, Not Quakes, Kept Lid On - Los Angeles Times

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Curbed Los Angeles, Why LA's bungalow courts might go extinct - And the case for saving them, January 31, 2018
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STIRES STAIRCASE BUNGALOW COURT

1251-1259 West Sunset Boulevard

CHC-2020-896-HCM

ENV-2020-897-CE

**CORRESPONDENCE AND MATERIALS FROM PROPERTY OWNER'S
REPRESENTATIVES**



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April 7, 2020

VIA EMAIL ONLY

Cultural Heritage Commission
C/O Office of Historic Resources
221 N. Figueroa, Suite 1350
Los Angeles, CA 90012
Attn: Melissa Jones and Lambert Giessinger
Melissa.jones@lacity.org and lambert.giessinger@lacity.org

RE: Case No. CHC-2020-896-HCM; ENV-2020-897-CE

Dear Ms. Jones and Mr. Giessinger:

As you may know, this firm represents AYM Investments, LLC (“AYM”) in connection with the above referenced Los Angeles Department of City Planning (“LADCP”) Cases. AYM is the owner of that certain real property commonly referred to as 1251-1259 West Sunset Boulevard (the “Property”). The LADCP Cases include a third party request to nominate the Property as a local historic cultural monument (the “HCM Application”). On or about March 30, 2020, AYM received a letter from the Cultural Heritage Commission (“CHC”) dated March 26, 2020 informing AYM that an on-site investigation by a CHC subcommittee and Office of Historic Resources (“OHR”) staff will take place on April 9, 2020 (the “Investigation”). Under the current Covid-19 pandemic that is afflicting all our lives, we must object to the Investigation at this time. AYM would like a representative present during the Investigation but will not unnecessarily risk their lives or the lives of their agents. Moreover, certain units on the Property are occupied by tenants who have been ordered by the Mayor of the City of Los Angeles (“City”) to “Stay at Home”. Exposing these persons to a “team” comprised of numerous CHC Commissioners and OHR staff violates the Mayoral order.

The City and the State of California (“State”) are in an active state of emergency. Both the City’s Mayor and the State’s Governor have issued multiple orders prohibiting virtually all public

activity except those deemed essential. The Investigation is **in no way** essential at this time. Two scheduled CHC meetings have been cancelled and there are currently no CHC meetings planned until April 16, 2020 (that meeting may be cancelled as well) given that the “Stay at Home Order” is in effect until at least April 19, 2020. Pursuant to Los Angeles Administrative Code (“LAAC”) Section 22.171.12, acceptance of the HCM Application by the CHC resulted in a stay of any demolition activity on the Property. The Department of Building and Safety is unable to issue any permits for demolition, substantial alteration or removal of the site, buildings or structures. Regardless, if a permit has already been issued, and such a permit has not been issued, all work involving the demolition, substantial alteration or removal of the site, buildings or structures have been ordered to cease. Moreover, certain units within the Property are occupied by residential tenants who cannot be evicted for any reason whatsoever from the Property for the foreseeable future. The Investigation is not currently necessary, can easily occur at a later date and is not essential.

The Investigation’s sole purpose is to consider whether the Property qualifies as a local historic cultural monument. Such an Investigation can occur at a future date when the Covid-19 pandemic, an all-encompassing event currently gripping the globe, subsides. Conducting the Investigation at this time with a team comprised of CHC commissioners and OHR staff is patently irresponsible, flies in the face of the Mayoral “Stay at Home” Order and unnecessarily endangers the lives of CHC Commissioners, OHR staff, the Property’s tenant and many others. The Investigation must be postponed until there is no longer any risk of spreading a lethal and deadly disease.

On Monday, April 6, 2020, Los Angeles County (the “County”) Public Health Director Barbara Ferrer urged residents to limit time spent outside, and to skip grocery shopping this week.¹ Grocery shopping is widely accepted as the most essential activity during this time. Allowing the Investigation to occur on April 9, 2020 while the County has requested all residents to stay within their homes makes it unconscionable and reckless. We also struggle to find any reason to conduct the Investigation at this time because the City’s Mayor has specifically ordered tolling of various time limits including those that apply to CHC actions. A copy of the Mayor’s order, which specifically tolls CHC times to act, is attached for your convenience. There is absolutely no reason to proceed with the Investigation at this time in light of the Mayor’s tolling order. The Investigation, which would assemble a team comprised of CHC Commissioners and OHR staff, if allowed to occur, puts the lives of their lives and the lives of the Property’s tenants at risk for no reason.

Moreover, pursuant to LAAC Section 22.171.10.(e).1, AYM hereby consents to a 60 day extension to the CHC’s time to act. We are doing our part to “bend the curve” during this once in

¹ <https://www.latimes.com/california/story/2020-04-06/coronavirus-deaths-spike-california>

a century global pandemic and we expect CHC and OHR will do their part. For these reasons we respectfully refuse to allow the Investigation to proceed until it is safe to do so.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Michael Gonzales', with a long horizontal flourish extending to the right.

Michael Gonzales

Gonzales Law Group APC

Attachment

Cc: Gerald Gubatan, Planning Director, Council District 1
Ken Bernstein, Principal City Planner, OHR
Victor Cuevas, Asst. Bureau Chief, Department of Building and Safety
Pascal Challita, Chief, Department of Building and Safety, Inspection Bureau
Betty Dong, GIS Chief, Department of City Planning



ERIC GARCETTI
MAYOR

Public Order Under City of Los Angeles Emergency Authority

Issue Date: March 21, 2020

Subject: Tolling of Deadlines Prescribed in the Municipal Code

To further aid in our efforts to slow the spread of the COVID-19 virus, by virtue of authority vested in me as Mayor of the City of Los Angeles under the provisions of the Los Angeles Administrative Code, Chapter 3, Section 8.29 to promulgate, issue, and enforce emergency rules, regulations, orders, and directives, I hereby declare the following order to be necessary for the protection of life and property and I hereby order, effective immediately, until April 19, 2020, that:

All deadlines prescribed in the Los Angeles Municipal Code, including but not limited to provisions in community, specific, or other similar plans, pertaining to public hearings and decisions made by legislative bodies, zoning administrators, the Director of Planning, the General Manager of the Department of Building and Safety, or other City department general managers, including expiration dates for utilization of existing approvals, shall be tolled and suspended until further notice. This order shall apply, without limitation, to the following non-exhaustive list of circumstances:

- 1. Expiration of Building and Other Related Permits and Plan Check Applications.** During the effective period of this order, toll all local municipal code provisions regarding expiration of permits, plan check, and slight modifications or alternatives, including LAMC Sections 98.0602, 98.0603, and 98.0604 as well as LAMC 12.26 A.3(a).
- 2. Time to Act on Entitlement Applications.** During the effective period of this order, toll all Zoning Code provisions regarding the Time to Act on filed applications. These actions shall be implemented consistent with State law and/or any directive issued by the Governor.
- 3. Time Period for Effectuation & Utilization of Entitlements.** Toll and extend time limits by 6 months for effectuation and utilization of all entitlements already approved and still valid, or approved during the effective period of this order.

4. **Time Limits in the Cultural Heritage Ordinance.** Toll all time limits included within the Cultural Heritage Ordinance (Los Angeles Administrative Code Section 22.171 et. seq.).

Local decision-makers, including the Director of Planning and Zoning Administrator, are hereby authorized to hold public hearings prescribed by the Los Angeles Municipal Code in a manner consistent with the Governor's Executive Order N-29-20, and any subsequent orders or published guidance, pertaining to local legislative bodies.

Nothing in this Order prohibits the applicable City Departments from continuing to process applications in a reasonable and timely manner.

This order may be extended prior to April 19, 2020.



July 14, 2020
Project No. 2539-001
Peer Review of Stires Staircase Bungalow Court
Historical-Cultural Monument Nomination

MEMORANDUM FOR THE RECORD

2.6 2539-001.M01

TO: Mr. Michael Gonzales
800 Wilshire Boulevard, Suite 800
Los Angeles, CA 90017
(213) 279-6966
Mgonzales@gonzaleslawgroup.com

FROM: Sapphos Environmental, Inc.
(Ms. Kasey Conley)

SUBJECT: Peer Review of Stires Staircase Bungalow Court Historical-Cultural Monument Nomination

ATTACHMENT: 1. Location Map
2. Property Photograph Log

Corporate Office:
430 North Halstead Street
Pasadena, CA 91107
TEL 626.683.3547
FAX 626.628.1745

Billing Address:
P.O. Box 655
Sierra Madre, CA 91025
Web site:
www.sapphosenvironmental.com

EXECUTIVE SUMMARY

This Memorandum for the Record (MFR) recounts the peer review of the City of Los Angeles Historical-Cultural Monument (HCM) nomination submitted for the subject property. In October 2019, Silver Lake Heritage Trust completed the HCM nomination for the property located at 1251–1259 Sunset Boulevard, Los Angeles, Los Angeles County, California, known as the Stires Staircase Bungalow Court. The subject property was not identified as a potential historical resource or as a contributor to a potential historic district through the Citywide Historic Resources Survey, SurveyLA. Sapphos Environmental, Inc. (Ms. Kasey Conley and Ms. Carrie Chasteen) was retained by the property owner’s representative, Mr. Michael Gonzales, to complete a peer review of the nomination in order to evaluate the subject properties’ significance for designation as a Los Angeles Historic-Cultural Monument. Methods included inspecting building permits from the City of Los Angeles, completing online research using archives and newspaper repositories, and completing a site visit to the property on April 1, 2020 and June 26, 2020. Sapphos Environmental, Inc. also completed preliminary background research to inform a timeline of the subject property’s development and use history.

From this research, Sapphos Environmental, Inc. concluded that the Stires Staircase Bungalow Court is ineligible for listing as a City of Los Angeles Historical-Cultural Monument as it does not meet the criterion set out in Section 22.171.7 of the City Cultural Heritage Ordinance.

INTRODUCTION

This Memorandum for the Record (MFR) recounts the peer review of the City of Los Angeles (City) Historic-Cultural Monument (HCM) nomination submitted for the subject property. In October 2019, Silver Lake Heritage Trust completed the HCM nomination for the property located at 1251–1259 Sunset Boulevard, Los Angeles, Los Angeles County, California, known as the Stires Staircase Bungalow Court. The nomination alleges the property is significant under City of Los Angeles Criterion 1 for identifying with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community; Criterion 2 for being associated with the lives of historic personages important to national, state, city, or local history; and Criterion 3 for embodying the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age. The subject property was not identified as a potential historical resource or as a contributor to a potential historic district through the Citywide Historic Resources Survey, SurveyLA. Sapphos Environmental, Inc. (Ms. Kasey Conley and Ms. Carrie Chasteen) was retained by the property owner's representative to peer review the nomination. Ms. Kasey Conley and Ms. Carrie Chasteen meet the Secretary of the Interior's *Professional Qualification Standards* in the field of Architectural History and History. Site visits were completed on April 1, 2020 and June 26, 2020 where the condition of the buildings and the site was ascertained. Additionally, research was conducted to verify the information provided by Silver Lake Heritage Trust in the HCM nomination.

REGULATORY FRAMEWORK

City of Los Angeles

Historic-Cultural Monument (HCM). Section 22.171.7 of the City Cultural Heritage Ordinance defines an HCM:

For purposes of this article, an HCM is any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles. A proposed Monument may be designated by the City Council upon the recommendation of the Commission if it meets at least one of the following criteria:

- 1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;*
- 2. Is associated with the lives of historic personages important to national, state, city, or local history;*
- 3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.*

Unlike the National and California Registers, the City Cultural Heritage Ordinance makes no mention of concepts such as integrity or period of significance. Although not codified in the municipal code, lack of integrity may materially alter in an adverse manner those physical characteristics of the property that convey its historical significance, should it be found to possess any, that would justify its designation as an HCM. Additionally, properties do not have to reach a minimum age, such as 45 to 50 years, to be designated as HCMs.¹

Historic Preservation Overlay Zone. The City has established 36 HPOZs, or historic districts. City Ordinance No. 175891 amended Section 12.20.3 of the City's municipal code regarding HPOZs. The purpose of the ordinance was stated as:

It is hereby declared as a matter of public policy that the recognition, preservation, enhancement, and use of buildings, structures, Landscaping, natural features, and areas within the City of Los Angeles having Historic, architectural, cultural, or aesthetic significance are required in the interest of the health, economic prosperity, cultural enrichment, and general welfare of the people.

Contributing elements are defined as any building, structure, landscape, or natural feature identified in a historic resource survey as contributing to the historic significance of the HPOZ, including a building or structure which has been altered, where the nature and extent of the alterations are determined reversible by the historic resources survey.

1251–1259 Sunset Boulevard

Property History

The subject property is in the Angelino Heights Tract, which was recorded in 1886 for owner William W. Stilson.² William W. Stilson was a developer in Los Angeles best known for this subdivision who passed away in 1888, two years after it was recorded.³ The Angelino Tract (originally spelled Angeleno) was one of the earliest subdivisions in the City and was marketed as having the “Finest lots in the City of Los Angeles” with the elevation of the hill offering beautiful vistas west of the City.⁴ The tract was accessed by the cable car lines that ran along Temple Street, and later by the streetcar lines that ran along Sunset Boulevard. The tract boasted 250 lots which began to be infilled by large Victorian homes right after its subdivision. The economic recession in 1888 halted most construction within the tract and a second wave took place in 1900–1915 bringing in a concentration on California Bungalow Courts. After World War II, higher density housing began to infill the tract to support the population boom, and the tract lost much of its original housing stock.⁵ The Angelino Heights Historic Preservation Overlay Zone (HPOZ) was the first City designated historic district which is roughly bounded by Lilac Terrace to the north, Echo Park Avenue to the west, Bellevue Avenue to the south, and Sunset Boulevard to the east. The subject property is located one block from the eastern boundary of the Angelino Heights HPOZ. The district is noted for containing some

¹ City of Los Angeles. 2018. Ordinance No. 185472, Section 22.171.7. Available at: <https://preservation.lacity.org/sites/default/files/Cultural%20Heritage%20Ordinance%2C%20Revised%202018.pdf>

² County of Los Angeles Department of Public Works. June 1886. Land Records Information. Tract Map No. MR 10-63. Available at: <https://pw.lacounty.gov/sur/nas/landrecords/misc/MR010/MR010-063.pdf>

³ Creason, Glen. 21 November 2013. “CityDig: The Living History of Angelino Heights.” *Los Angeles Magazine*.

⁴ Display Ad 3. 11 April 1886. *The Los Angeles Times*.

⁵ Echo Park Historical Society. “Angelino Heights.” Accessed April 2020. Available at: <http://historicechopark.org/history-landmarks/places-landmarks/angelino-heights/>

of the best remaining examples of Victorian-era architectural styles in the City, as well as later examples of Craftsman and Mission Revival styles.⁶

The subject property was constructed in 1922 for owner Vernon S. Stires.⁷ The subject property is a bungalow court consisting of 10 individual bungalows, constructed in a 'U'-shaped footprint oriented toward the west, and nestled into a hillside with a staircase at the center. The subject property sits on two parcels within the Silver Lake–Echo Park–Elysian Valley Community Plan Area (CPA) of the City.⁸ The current owner is AYM Investments, LLC.

Property Description and Integrity

Site

The subject property is in the Angelino Heights community just southwest of Dodgers Stadium (Attachment 1, *Location Map*). The setting surrounding the property is heavily commercial with contemporary multi-family infill. The buildings sit roughly 75 feet up the hill which rises from Sunset Boulevard and a concrete staircase with metal handrails runs through the center of the site. The courtyard at the center of the site is terraced.

Exterior (Attachment 2, Property Photograph Log)

The subject property is a 'U'-shaped bungalow court constructed in 1922 in the Spanish Colonial Revival style. It consists of 10 individual 1-story bungalows which rise westward from Sunset Boulevard on a terraced hillside with a central staircase. The buildings are clad in stucco with flat roofs and red clay tiling coping at the parapets. Four units flank the staircase on either side (totaling eight) and two larger units sit at the top of the hillside. The two units at the top of the hill are larger than the other eight units.

The eight units along the staircase are fronted by small lawns or concrete patios, some enclosed by wood or chain link fences, and the entrances are accessed by concrete walkways radiating off from the central staircase. The entrances to the eight units are located off center on the interior facing façades and they are covered by awnings clad in varying materials including clay tiles, vinyl, and corrugated sheet metal. Some of the units along the staircase have added wood support posts and/or small porches to the entrances. Most of the units are boarded up, but those still occupied have paired single-hung vinyl windows.

The entrances to the units at the top of the staircase also face the interior of the courtyard and are very close together. Both entrances are covered by vinyl awnings, and all the windows have been boarded up. All 10 units have small wood doors on the eastern façades that allow access to a crawl space.

⁶ City of Los Angeles Department of Planning. "Angelino Heights Historic Preservation Overlay Zone." Accessed April 2020. Available at: <https://planning.lacity.org/preservation-design/overlays/angelino-heights>

⁷ City of Los Angeles. Issued 17 April 1922. Permit No. 12641.

⁸ City of Los Angeles. May 2014. "Historic Resources Survey Report Silver Lake – Echo Park – Elysian Valley Community Plan Area." Prepared by: GPA Consulting, Inc. Available at: https://planning.lacity.org/odocument/1473a5d4-1e90-4000-9b7b-110d08c8488a/SLEPEV_Historic_Resources_Survey_Report_HPLAEdit_0.pdf

Interior

During the site visit on April 1, 2020, the interiors of the property were not accessed due to constraints. Most of the units have been boarded up for safety and two units are still occupied with no access. The unit identified as the former manager's was accessed on Friday, June 26, 2020 as a representation of all the interiors. Intact features of the unit included hard wood floors in some but not all rooms, lathe and plaster walls, basic wood molding and casings around doors and windows, and wood paneled doors. The kitchen and the bathroom had been updated in the unit and did not retain original features. According to the HCM nomination completed by Silver Lake Heritage Trust, a claw foot bathtub was still present in the unit assessed; however, the unit merely had a modern vinyl, walk-in shower stall. Clawfoot tubs were seen as a sign of luxury in the early 19th century, but became common place during the 20th and eventually fell out of style as the built in tub was easier to install.¹⁰ Numerous windows have been replaced and numerous window openings were clearly visible based upon difference of surround and wall cladding materials (vinyl wood-patterned siding).

According to the HCM nomination, original interior features that make the subject property unique include "lath[e] and plaster walls, basic wood moldings and casings around doors and windows, panel doors with mortise locks, wood built-ins and picture rail throughout."¹¹ Yet, these materials and features were mass produced, common practice, and not unique for this period. Lathe and plaster was a common technique in finishing interior walls of buildings well into the mid-20th century. "Drywall" did not catch on as the dominant form of interior finishing until the late 1940s, since it was faster to put up and could accommodate the housing boom of post-World War II.¹² Mortise locks have been in use since the mid-18th century and became commonly used on most buildings after the innovation of the mortise cylinder lock in 1865.¹³ After World War I, interest in household efficiency lead to the reimagining of the home's design and layout, and built-in cabinets became a prominent feature for their minimalist characteristic.¹⁴ Furthermore, wood panel doors, basic wood moldings and casings around doors and windows, and picture rails are not unique features to the architectural style or the time period. Therefore, the interior features noted in the HCM nomination do not render the interiors of these buildings unique or high style.

¹⁰ Garland, Erica. 12 April 2016. "History of the Clawfoot Tub." *Modern Bathroom*.

¹¹ Silver Lake Trust. October 2019. "Stire Staircase Bungalow Court HCM Nomination."

¹² Rae, Haniya. 29 July 2016. "An Exciting History of Drywall," *The Atlantic*. Available at: <https://www.theatlantic.com/technology/archive/2016/07/an-exciting-history-of-drywall/493502/#:~:text=Drywall%20was%20invented%20in%201916,man's%20answer%20to%20plaster%20walls>

¹³ "The Evolution of Everyday Objects." 15 May 2012. *Slate*. Available at: http://www.slate.com/articles/arts/design/2012/05/the_evolution_of_everyday_objects_the_key_the_book_the_phone_and_more_.html#slide_4

¹⁴ Lange, Alexandra. 25 October 2012. "The Woman Who Invented the Kitchen." *Slate*. Available at: <https://slate.com/human-interest/2012/10/lillian-gilbreths-kitchen-practical-how-it-reinvented-the-modern-kitchen.html>

Character-Defining Features: *Exterior*

Feature	Ranking
'U'-shaped footprint	S
Landscaped open courtyard	A
Central staircase	NS
Flat roofs with clay tile coping and no eaves	C
Stucco cladding	C
One story in height	C
Individual units	C

KEY: MS = Most Significant; S = Significant; C = Common and Not Significant; NS = Not Significant; NHNS = Not Historic; Not Significant; A= Altered.

Character-Defining Features: *Interior*

Feature	Ranking
Lathe and plaster walls	C
Hardwood floors	C; A
Basic wood moldings and casings	C; A
Panel doors with mortise locks	C
Wood built ins and picture rails	C
Clawfoot bathtubs, if extant	C; A

KEY: MS = Most Significant; S = Significant; C = Common and Not Significant; NS = Not Significant; NHNS = Not Historic; Not Significant; A= Altered.

Construction History

The original building permits for the construction of the property were pulled from the City Department of Building and Safety. According to the permits, the subject property was constructed in 1922 for owner Vernon S. Stires (See *Ownership History*) and designed and constructed by architect/builders the Fidroeff Brothers. Four permits were issued in March of that year and the remaining permits were issued a month later in April for the completion of 10 bungalows.¹⁵ Daniel and Henry Fidroeff were brothers from South Dakota who worked as local contractors in the Los Angeles area. Daniel was a carpenter and Henry was a painter/builder.^{16,17} No work completed by the brothers is listed in the Pacific Coast Architecture Database and based on a lack of press coverage, the Fidroeff Brothers do not appear to be master designers, builders, or architects whose individual genius influenced their age.

¹⁵ City of Los Angeles. Issued 22 March; 17 April 1922. Permit Nos. 9173, -74, -75, -76; 12641, -42, -43, -44, -45, 12766.

¹⁶ Ancestry.com. Year: 1940; Census Place: Los Angeles, Los Angeles, California; Roll: m-t0627-00378; Page: 15A; Enumeration District: 60-749.

¹⁷ Ancestry.com. Year: 1930; Census Place: Beverly Hills, Los Angeles, California; Page: 8B; Enumeration District: 0828; FHL microfilm: 2339859.

Ownership History

At the time this MFR was prepared, the Assessor was closed to the public and a complete history of ownership was not prepared as a result. A timeline of the property's ownership was ascertained based on building permits pulled from the City Department of Building and Safety (Table 1, *Property Ownership*).

**TABLE 1
PROPERTY OWNERSHIP**

Year	Owner	Building Permit
1922	Vernon S. Stires	Permit No. 9173, -74, -75, -76; 12641, -42, -43, -44, -45, 12766
1937	Lilly B. Howard	Permit No. 38281
1938	K. Kebar	Permit No. 42255
1962	Sam Posner	Permit No. 01618
1983	Joseph Hatman	Permit No. 64645
2000	Eldolye Company	Permit No. 07478

According to a 1930s census, Vernon S. Stires was a real estate salesman.¹⁸ Lilly B. Howard was the fourth and final wife of Elias Jackson "Lucky" Baldwin. She married Baldwin at the age of 16 and flourished in her later years working in the financial world, heading multiple banks such as the Hollywood State Bank, the Broadway State Bank, the First National Bank of Pasadena, and the Continental Bank, which later became Bank of America. Her 1938 *New York Times* obituary called her a "financial genius," for "guiding the destiny of over a dozen banks."¹⁹ Although Baldwin owned the property, there is no indication she resided at the subject property nor had a significant association with the property. No information was found on K. Kebar, Samuel Posner, Joseph Hatman, or the Eldolye Company in historic issues of the *Los Angeles Times*, *Los Angeles Sentinel*, census records, or City directories.

FINDINGS

The subject property was evaluated based on the City of Los Angeles Historical-Cultural Monument Criteria pursuant to Section 22.171.7 of the City Cultural Heritage Ordinance (See *Regulatory Framework*).

Criterion 1

During the late 19th and early 20th century, numerous tracts were platted and subdivided throughout Los Angeles as a result of the growing streetcar lines. Angelino Heights, which was subdivided in 1886, is considered one of the earliest suburbs outside of downtown Los Angeles. The horse- or mule-drawn streetcar line which ran along Temple Street, later electrified, and supplemented by the red car line along Sunset Boulevard, allowed for outward growth from the City center. Yet, most subdivisions outside of the City center were platted within 0.5 mile of a streetcar line, and thus not all properties near a streetcar line are significant for this reason. Henry Huntington formed the Pacific

¹⁸ Ancestry.com. Year: 1930; Census Place: Los Angeles, Los Angeles, California; Page: 12B; Enumeration District: 0031; FHL microfilm: 2339868.

¹⁹ "Mrs. Lily Howard, Coast Financier, Widow of Lucky Baldwin, Dies in Los Angeles." 9 November 1938. *The New York Times*.

Electric Railway in 1901, and streetcar development saw its peak in 1911 with more than 1,000 miles traveled and 2,000 commuter cars run a day. The Temple Street line was electrified in 1902 and by 1909, five lines served the Angelino Heights tract.²⁰ By the 1920s, new development around streetcar lines was just infill within already established tracts with significant development associated with the early placement of the streetcar lines occurring in the earlier part of the 20th century. By the 1920s, the idea of placing housing near a streetcar line was not novel, and new development in these areas was not unique or significant. The subject property was not developed until 1922, roughly 40 years after the Temple Street line was developed, 20 years after the line was electrified, and 14 years after the line became prominent in the area. The 1921 Baist's Real Estate Atlas of Surveys of Los Angeles show that much of the Angelino Heights tract had already been developed with single and multi-family housing by this time.²¹ The streets and lots on the edges of the tract were the last to be developed making the development of the subject property a minor contribution to the development of the area. According to *National Register Bulletin 15*, "How to apply the National Register Criteria for Evaluation," properties significant under this criteria must show that the property's specific association with the event is considered important as well.²² The information shows that the subject property is not specifically associated with important events of national, state, or local history, and does not exemplify significant contributions to the broad cultural, economic or social history of the nation, state, city or community, and therefore is ineligible for listing as a HCM under Criterion 1.

Criterion 2

The subject property was designed and constructed by Daniel and Henry Fidroeff for original owner Vernon S. Stires. The Fidroeff brothers were originally from South Dakota and worked as local contractors in Los Angeles. Their work is not listed in the Pacific Coast Architecture Database and based on lack of press coverage in the historical issues of the *Los Angeles Times* and *Los Angeles Sentinel*, they do not appear significant at the national, state, or local level, nor do they appear to rise to the level of master designer, builder, or architect whose individual genius influenced their age.

Vernon S. Stires was a local real estate salesman and based on lack of press coverage in the historical issues of the *Los Angeles Times* and *Los Angeles Sentinel*, does not appear significant at the national, state, or local level.

Lily B. Howard was the fourth and final wife of Elias Jackson "Lucky" Baldwin. Howard married Baldwin in 1884 and separated from him a year later. Lily became locally known in the financial world heading multiple banks such as the Hollywood State Bank, the Broadway State Bank, the First National Bank of Pasadena, and the Continental Bank later to become Bank of America. Though Lily B. Howard is identified as working in the banking realm, there is no scholarly work or research to indicate that she had an impact on the history of the financial institutions she headed within Los Angeles. There is no evidence to show that her work with these banks was historically important or significant within the history of banks in Los Angeles. Additionally, ownership of this property does not contribute to, nor is it associated with, her local association within the context of her financial

²⁰ Creason, Glen. 21 November 2013. "The Living History of Angelino Heights." *Los Angeles Magazine*.

²¹ Historic Map Works. "Los Angeles 1921 Baist's Real Estate Surveys," Plate 006. Accessed July 2020. Available at: <http://www.historicmapworks.com/Map/US/19412/Plate+006/Los+Angeles+1921+Baist%27s+Real+Estate+Surveys/California/>

²² National Park Service. 1995. "How to Apply the National Register Criteria for Evaluation." *National Register Bulletin 15*.

work. The *National Register Bulletin 15*, "How to Apply the National Register Criteria for Evaluation," (the National Register criteria mirrors the criteria for Los Angeles Historic-Cultural Monuments) states that a property is not eligible for listing for its association with a person solely based on ownership.²³ Although Baldwin owned the property, there is no indication she resided at the subject property nor had a significant association with the property. Properties eligible under this criterion must be associated with a person's productive life, reflecting the period when they achieved significance. Though Baldwin was a well-known figure who headed multiple banks locally, there is no evidence to suggest that she achieved "significance" in the banking field or that she resided at the subject property. Based on this information, the subject property is not associated with the lives of historic personages important to national, state, city, or local history and therefore is ineligible for listing under Criterion 2.

Criterion 3

The subject property is a 'U'-shaped bungalow court constructed in 1922 in the Spanish Colonial Revival style. The bungalow court housing style period of significance is 1910–1939 and the type is cited as being one of the earliest forms of low-rise high-density multi-family housing. Based on SurveyLA guidelines, eligibility standards for bungalow courts are:

- A good to excellent example of the type
- Was constructed during the period of significance
- Represents an intact court plan from the period of construction

Additionally, integrity standards for the type include:

- Should retain integrity of Location, Design, Materials, and Setting (must retain the relationship between the units and the courtyard), and Feeling
- Some original materials may be altered or replaced
- Replacement of some windows may be acceptable if the openings have not been changed or resized
- Security bars may have been added
- Original landscaping may have been altered or removed
- Surrounding buildings and land uses may have changed
- If it is a rare surviving example of its type, or is a rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable
- Where this property type is situated within a grouping of multi-family residences, it may also be significant as a contributor to a multi-family residential district. A grouping may be composed of a single property type or a variety of types.

The subject property is not a "good or excellent" example of the bungalow court type as it has been substantially altered through the use of modern materials, modern windows, and visible scarring from window opening changes, compromising its integrity of design and materials. *Integrity of design* is defined as "the combination of elements that create the form, plan, space, structure, and style of a property" and *materials* is defined as the "physical elements that were combined or deposited during

²³ National Park Service. 1995. "How to Apply the National Register Criteria for Evaluation." *National Register Bulletin 15*.

a particular period of time and in a particular pattern or configuration to form a historic property.”²⁴ Alterations to the exterior of the property include the addition of metal handrails on the staircase, the alteration of interior courtyards with concrete patios and cinderblock retaining walls, the alteration of entrance porches on individual units, and the alteration of original entrance awnings with vinyl or corrugated sheet metal, window replacement, and window opening alterations. Alterations to the interior of the property include remodeling to the bathrooms and kitchens and laminate flooring. The central staircase is a non-significant character-defining feature as the entire area consists of hills, making the staircase a necessity rather than a significant design feature. The landscaped features fronting each bungalow have been altered with concrete patios and fencing, removing historic fabric and original open court plan. The subject property no longer retains integrity of design or materials compromising its ability to convey its significance as an “excellent” example of a bungalow court. Since the integrity of design and materials can no longer be conveyed, the property has also lost its integrity of feeling, or its “expression of the aesthetic or historic sense of a particular period of time.”²⁵ Based on this information, the property is not a high-value example of the bungalow court type.

Additionally, the property was assessed as an example of Spanish Colonial Revival architecture within the community. According to *A Field Guide to American Houses*, the commonly accepted authoritative book on residential architecture, the characteristics of the Spanish Colonial Revival style of architecture that are most common are low-pitched roof, usually with little or no eave overhang; red tile roof covering; typically with one or more prominent arches placed above the door or principal window, or beneath porch roof; wall surface usually stucco; wall surface extends into gable without break (eave or trim normally lacking beneath gable); façade normally asymmetrical.²⁶ Many examples have at least one large focal window and doors are heavy wood sometimes with arched above. The subject property is a low-style example of the architectural type. It does not exhibit a focal window, prominent arches on any façades, nor convey a high quality of design or construction which would make it an excellent example of the type. The features of the buildings are common for the architectural style and since the Spanish Colonial style was highly popular during this period, the features are not unique or rare. The subject property does not rise to the level of an excellence, distinction, or high-style example of the Spanish Colonial Revival type. Based on this information, the subject property does not embody the distinctive characteristics of a style, type, period, or method of construction. As stated above, the subject property also does not represent a notable work of a master designer, builder, or architect whose individual genius influenced his or her age. Therefore, the subject property is ineligible for listing under Criterion 3.

From this research, Sapphos Environmental, Inc. has found that the property located at 1251–1259 Sunset Boulevard, known as the Stires Staircase Bungalow Court, is not eligible for listing as a City HCM based on the eligibility criteria.

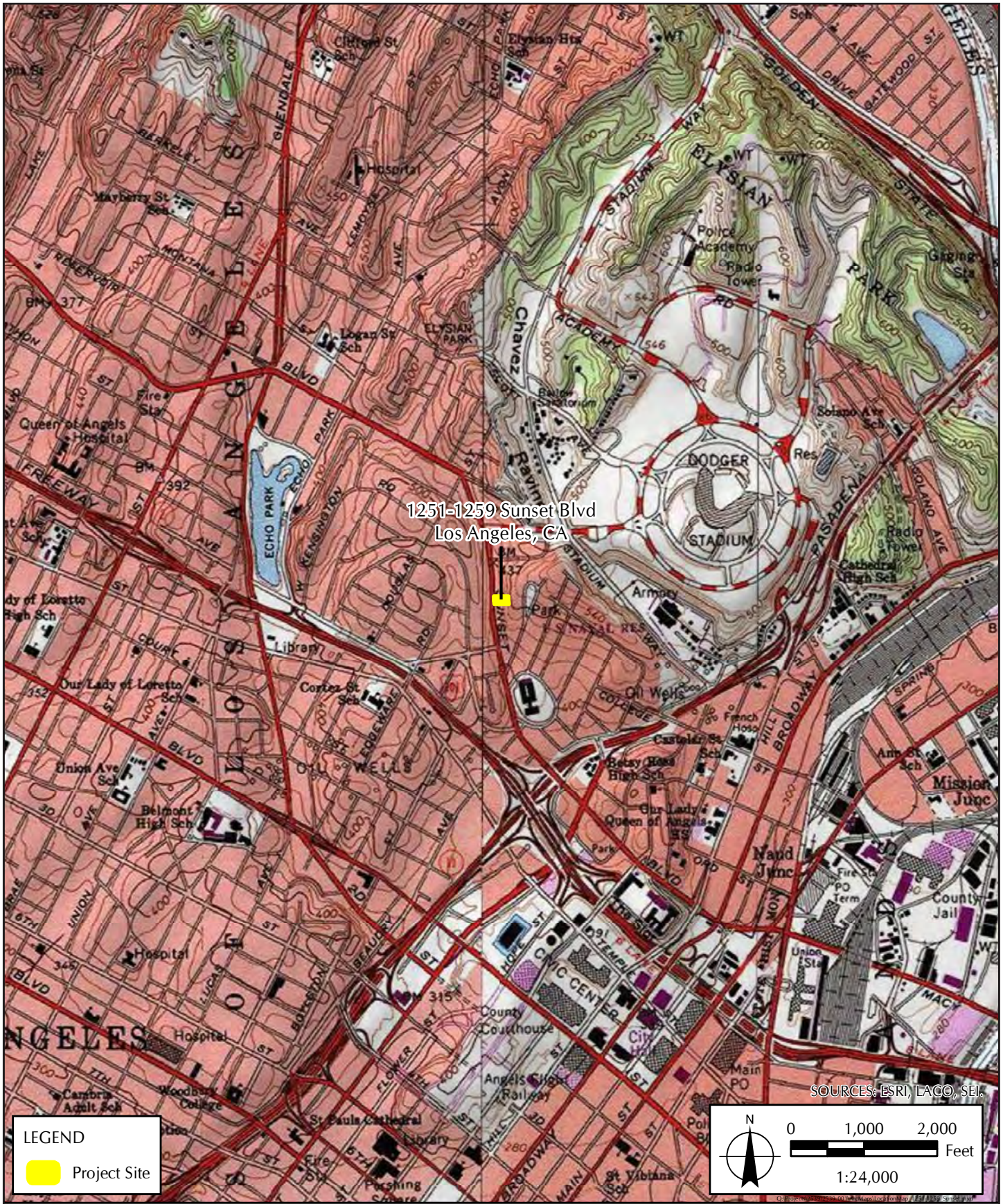
If there are any questions regarding the contents of this MFR or additional information is required, please contact Ms. Conley at (626) 683-3547, extension 135, or email at kconley@sapphosenvironmental.com.

²⁴ National Park Service. 1995. “How to Apply the National Register Criteria for Evaluation.” *National Register Bulletin* 15.

²⁵ National Park Service. 1995. “How to Apply the National Register Criteria for Evaluation.” *National Register Bulletin* 15.

²⁶ McAlester, Virginia and Lee. 1992. *A Field Guide to American Houses*. New York, NY: Alfred A. Knopf.

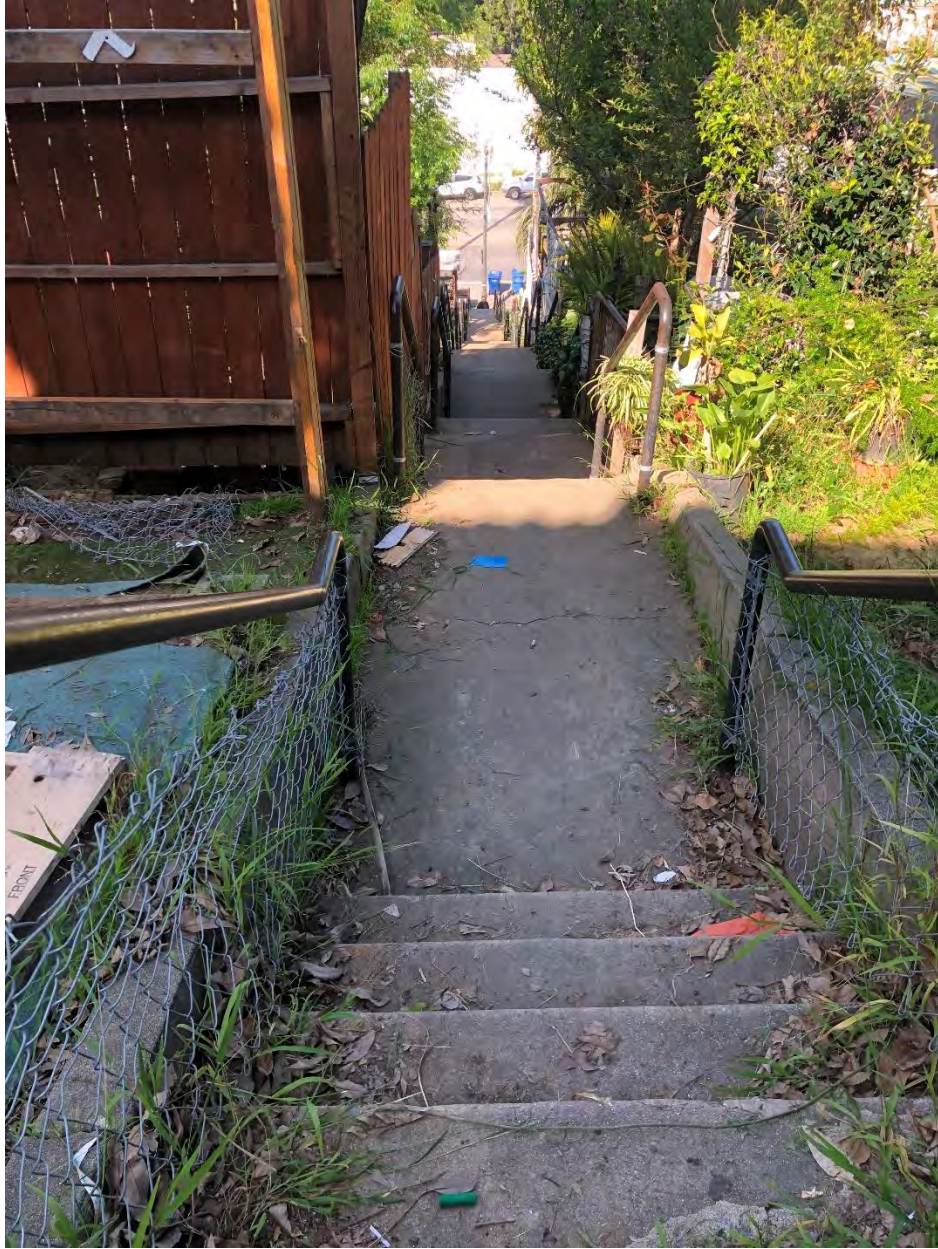
***ATTACHMENT 1
LOCATION MAP***



ATTACHMENT 2
PROPERTY PHOTOGRAPH LOG



1. 1251–1259 Sunset Boulevard; Primary (Western) Façade, view east, April 1, 2020



2. 1251–1259 Sunset Boulevard, Central Staircase, view west. April 1, 2020



3. 1251–1259 Sunset Boulevard, Individual Bungalow with Porch Alterations, view southwest, April 1, 2020



4. 1251–1259 Sunset Boulevard, Individual Bungalow with Altered Courtyard Cinderblock Retaining Walls and Altered Porch; view southwest, April 1, 2020



5. 1251–1259 Sunset Boulevard, Individual Bungalow with Corrugated Sheet Metal Awning, view northwest, April 1, 2020



6. 1251-1259 Sunset Boulevard, Individual Bungalow Courtyard Alterations and Vinyl Awning; view northwest, April 1, 2020



7. 1251–1259 Sunset Boulevard, View of Large Bungalows with Vinyl Awnings; view west, April 1, 2020



8. 1251–1259 Sunset Boulevard, Crawl Space Below Units; view southeast, April 1, 2020



9. 1251-1259 Sunset Boulevard, Manager's Unit, Kitchen Alteration, June 26, 2020



10. 1251–1259 Sunset Boulevard, Manager's Unit, Window Alteration, June 26, 2020



11. 1251-1259 Sunset Boulevard, Manager's Unit, Bathroom Alteration, June 26, 2020



12. 1251-1259 Sunset Boulevard, Manager's Unit, Tub Alteration, June 26, 2020



13. 1251-1259 Sunset Boulevard, Manager's Unit, Living Room, June 26, 2020