# Los Angeles Department of City Planning RECOMMENDATION REPORT

## CULTURAL HERITAGE COMMISSION

## CASE NO.: CHC-2007-5206-HCM

HEARING DATE:	January 10, 2008	Location: 4519 W. Cockerham Dr.
TIME:	10:00 AM	Council District: 4
PLACE:	City Hall, Room 1060 200 N. Spring Street Los Angeles, CA 90012	Community Plan Area: Hollywood Area Planning Commission: Central Neighborhood Council: Greater Griffith Park Legal Description: MB 22-34/35 of Tract Hillhurst Park

PROJECT: Historic-Cultural Monument Application for the PETITFILS RESIDENCE

**REQUEST:** Declare the property a Historic-Cultural Monument

APPLICANT/Palmer Family TrustOWNER:4519 W. Cockerham Dr.Los Angeles, CA90027

OWNER'S Charlie Fisher REPRESENATIVE: 140 S. Avenue 57 Los Angeles, CA 90042

#### RECOMMENDATION

#### That the Cultural Heritage Commission:

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

S. GAIL GOLDBERG, AICP Director of Planning

## [SIGNED ORIGINAL IN FILE]

## [SIGNED ORIGINAL IN FILE]

Ken Bernstein, Manager Office of Historic Resources Lambert M. Giessinger, Preservation Architect Office of Historic Resources

Prepared by: [SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner Office of Historic Resources

Attachments:

May 28, 2007 Historic-Cultural Monument Application ZIMAS Report

#### **FINDINGS**

- 1. The building "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" as an example of Spanish Colonial Revival style residential architecture.
- 2. The building is associated with a master builder, designer, or architect, as a work by master architect Wallace Neff.

#### **CRITERIA**

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

#### **SUMMARY**

Built in 1926 and located in the Hollywood Hills area, this one-story L-shaped residential building exhibits character-defining features of Spanish Colonial Revival style. It has a hipped gabled roof with red clay tile, multi-paned fixed and casement windows, and a smooth stucco surface. The entrance is a decorative wrought-iron door with pediment set inside an arched vestibule with columns. A two-story turreted bay is situated at the east portion of the façade. Composed around an auto court, the subject building also features decorative wrought iron, grilles, balconies, and decorative molding. A secondary façade features a round wooden structure supported by two Tuscan columns and two Tuscan pilasters. A two-door garage with arched entrances and decorative doors is attached to the subject building. Significant interiors include extensive wrought iron, fireplaces, and box-beamed and stenciled ceilings. A two-story guest house with garage is located on the subject property.

The proposed Petitfils Residence historic monument was designed by architect Wallace Neff (1895-1982). Neff was one of the foremost architects of Los Angeles in the early twentieth century, mastering the Spanish Colonial Revival style and employing this aesthetic in most of his designs. Neff was esteemed for his designs of private residences for many clients such as Douglas Fairbanks and Mary Pickford, designing their famed Pickfair residence (1926). Neff is also recognized for his efforts to design mass-produced affordable housing, inventing the "airform house," a type of dome housing using large rubber balloons to mold a concrete dome building.

The subject building was designed for Lain Evart (Edward) L. and Julia C. Petitfils. Working in the oil industry, Mr. Petitfils served as President of the Richfield Oil Company in the early 1900s.

Alterations include the removal of the second floor after a fire in 1929 and subsequent redesign by Neff as a one-story residence.

4519 W. Cockerham Ave. CHC-2007-5206-HCM Page 3 of 3

#### DISCUSSION

The Petitfils Residence successfully meets two of the specified Historic-Cultural Monument criteria: 1) "embod[ies] the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction," and 2) reflects "is associated with a with a master builder, designer, or architect." As a residential building designed in the Spanish Colonial Revival style by Wallace Neff, the property clearly qualifies for designation as a Historic-Cultural Monument based on these criteria.

#### BACKGROUND

At its meeting of November 15, 2007, the Cultural Heritage Commission voted to take the application under consideration. On November 29, 2007, the Cultural Heritage Commission toured the subject property.

# Los Angeles Department of City Planning RECOMMENDATION REPORT

## CULTURAL HERITAGE COMMISSION

## CASE NO.: CHC-2007-5206-HCM

HEARING DATE:	November 15, 2007	Location: 4519 W. Cockerham Dr.
TIME:	10:00 AM	Council District: 4
PLACE:	City Hall, Room 1010 200 N. Spring Street Los Angeles, CA 90012	Community Plan Area: Hollywood Area Planning Commission: Central Neighborhood Council: Greater Griffith Park Legal Description: MB 22-34/35 of Tract Hillhurst Park

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OWNER'SCharlie FisherREPRESENATIVE:140 S. Avenue 57Los Angeles, CA 90042

## **RECOMMENDATION** That the Cultural Heritage Commission:

- 1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.
- 2. Adopt the report findings.

S. GAIL GOLDBERG, AICP Director of Planning

## [SIGNED ORIGINAL IN FILE]

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Ken Bernstein, Manager Office of Historic Resources Lambert M. Giessinger, Preservation Architect Office of Historic Resources

Prepared by: [SIGNED ORIGINAL IN FILE]

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Attachments:

May 28, 2007 Historic-Cultural Monument Application ZIMAS Report

4519 W. Cockerham Ave. CHC-2007-5206-HCM Page 2 of 2

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#### CRITERIA

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#### **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 APPLICATION

## TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

#### **IDENTIFICATION**

1.	NAME OF PROPOSED MONUMENT PETIFILS RESIDENCE
2.	STREET ADDRESS 4519 COCKERHAM AVENUE AND 2441 N VERMONT AVENUE
	CITY LOS ANGELESZIP CODE90027COUNCIL DISTRICT4
	ASSESSOR'S PARCEL NO5588-023-037
	COMPLETE LEGAL DESCRIPTION: TRACT HILLHURST PARK, AS PER MAP FILED IN BOOK 22, PAGES 34 AND 35
	OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.
	(Also that portion of Lot 18, Tract No. 13428, as per map filed in book 274, pages 37 and 38 of
	MAPS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY) SEE ATTACHED FOR FULL LEGAL
	BLOCK <u>N/A</u> LOT(S) <u>PTN LOTS101 AND 103</u> ARB. NO. <u>1</u>
	RANGE OF ADDRESSES ON PROPERTY 4519 THROUGH 4523 COCKERHAM AVENUE AND 2441 N. VERMONT
	AVENUE (HISTORIC ADDRESS STILL ON ASSESSORS RECORDS)
З.	PRESENT OWNER_THOMAS G. PALMER III AND RACHEL SWEET PALMER, CO-TRUSTEES, PALMER FAMILY TRUST
	STREET ADDRESS <u>4519 Cockerham Drive</u> (also 250 W 57 <sup>th</sup> St. #1101, New York, NY 10107)
	CITY LOS ANGELESSTATE_CA_ZIP CODE90027_PHONE_(323) 906-9900 & (323) 907-2038_
	OWNER IS: PRIVATE XPUBLIC
4.	PRESENT USE <u>SINGLE FAMILY RESIDENCE</u> ORIGINAL USE <u>SINGLE FAMILY RESIDENCE</u>
	ARCHITECTURAL STYLE SPANISH COLONIAL REVIVAL
6.	STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)
	(SEE DESCRIPTION WORKSHEET)

## HISTORIC-CULTURAL MONUMENT APPLICATION

	NAME OF PROPOSED MONUMENT PETIFILS RESIDENCE
10.	CONSTRUCTION DATE: FACTUAL1926ESTIMATED
11.	ARCHITECT , DESIGNER, OR ENGINEER: WALLACE NEFF
12.	CONTRACTOR OR OTHER BUILDER:OWNER BUILD
13.	DATES OF ENCLOSED PHOTOGRAPHSMAY 18, 2007
14.	CONDITION: 🖾 EXCELLENT 🛛 GOOD 🖓 FAIR 🖓 DETERIORATED 👘 NO LONGER IN EXISTENCE
15.	ALTERATIONS: SECOND FLOOR WAS DESTROYED BY FIRE ON DECEMBER 21, 1929 AND WAS REBUILT AS A SINGLE
	STORY RESIDENCE WITH THE NEW PLANS ALSO BEING BY WALLACE NEFF. KITCHEN ENLARGEMENT AND LIVING SPACE IN
	ORIGINAL GARAGE AREA.
16.	THREATS TO SITE 🗵 NONE KNOWN 🛛 PRIVATE DEVELOPMENT 🗌 VANDALISM 🗌 PUBLIC WORKS PROJECT
17.	IS THE STRUCTURE 🗵 ON ITS ORIGINAL SITE 🗌 MOVED 🗌 UNKNOWN
<b>sign</b> 18.	I <b>FICANCE</b> BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED
	WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET) THIS RESIDENCE WAS DESIGNED IN 1926 BY THE RENOWNED ARCHITECT
	Wallace Neff for Lain Evart (Edward) L. Petifils and his wife, Julia C. Petifils, in the Spanish Colonial Revival style.
	Edward Petifils was the former President of Richfield Oil Company. The house displays many of the signature design
	ELEMENTS THAT WALLACE NEFF USED DURING THIS PERIOD, SUCH AS A, ARCHED DOORWAYS, VAULTED CEILINGS, INTERIOR TILE WORK

AND WOOD PANELING. EDWARD PETIFILS PASSED AWAY IN 1936, JULIA IN 1940. THEIR SON, RAYMOND SOLD THE HOUSE THE

FOLLOWING YEAR. IT WENT THROUGH SEVERAL OWNERS UNTIL MARCH 21, 1952, WHEN IT WAS ACQUIRED BY CHONG A. CHOCK. THE CHOCK FAMILY WAS THERE UNTIL 1993.

19.	SOURCES (list books, documents, surveys, personal interviews with dates) Los Angeles City Building permits per		
	ATTACHED, LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS, US CENSUS RECORDS, LOS ANGELES TIMES ARTICLES AND		
	"Wallace Neff and the Grand Homes of the Golden State" by Diane Kanner (2005).		

20.	DATE FORM PREPARED MAY 28, 2007_ PREPARER'S NAME	CHARLES J. FISHER
	ORGANIZATION OWNER'S REPRESENTATIVE . STREET ADDRESS	140 S. Avenue 57
	CITY <u>Highland Park</u> state <u>CA</u> zip code <u>90042</u> phone	(323) 256-3593
	E-MAIL ADDRESS:ARROYOSECO@HOTMAIL.CO	ОМ

# **DESCRIPTION WORK SHEET**

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

THE <u>P</u>	ETIFILS RESIDENCE		A	1 NUMBER OF	STORIES	STORY,
	SH COLONIAL REVI CTURAL STYLE (SEE LIINE 8 ABOVE)	VAL_,REC	CTANGULAR (SEE CHART)	PLAN _	RESIDENCE STRUCTURE USE (RESIDENCE, ETC)	
WITH A	STUCCO		INISH AND	MATES	WOOD RIAL (WOOD, METAL, ETC.)	TRIM.
	PEDROOF IS	COVERED WITH RED MATERIAL (CLAY TI	E, ASPHALT OR WOOD SHINGLES	GL	ASS AND WOOD	,
WINDOW TYPE [DOI	MULTI-PANED F UBLE HUNG (SLIDES UP & DOWN), CASEME	IXED AND CASEMEN			ARE PART OF	THE DESIGN.
THE ENT	RY FEATURES A		RONT DOOR SET INS TERED, OFF-CENTER, CORNER, ETC.)	SIDE AN ARCHE	D VESTIBULE.	·
WITH A <u>[</u>	DECORATIVE STEEL ENTRY DOOR STYLE (SEE CHART)	AND GLASS	door. Add	ITIONAL CHA	RACTER DEFINING I	ELEMENTS
OF THE S	STRUCTURE ARE <u>C</u>		GABLED STRUCTUR			BLED WINGS
	ORTH AND SOUTH, W				S IN THE NORTH WIN	<u>g. The</u>
	FRONT PORCH FACI				TURE SUPPORTED BY	<u>TWO TUSCAN</u>
	S AND TWO TUSCAN		TILE FLOOR AND AN	ARCHED DEC	ORATIVE STEEL AND	GLASS ENTRY _
	TONE FINIALS ARE LO	DCATED ON SEVERA	L SMALL PARAPETS	AND AN ARCH	ED PORCH IS SITUATI	ED ALONG THE
LOCATED	TO THE REAR OVERL	OOKING THE PATIO	. A TWO-STORY TUR	RETED BAY IS	SITUATED AT THE EAST	END OF THE
LIVING ROO ADDITIONAL DEFINI	OM PARALLEL TO THE D	RIVEWAY. SEVERAL V	/INDOWS HAVE DECOF	RATIVE WROUGH	IT IRON GRILLS. THE C	URRENT MAIN
ENTRY FR	COM THE PARKING AR	EA IS ALSO FLANKEI	<u>D WITH TUSCAN COI</u>	LUMNS. SEVER	AL WINDOWS ARE BEH	IND CONCRETE
GRILLS. A	SMALL STAINED GLASS	5 WINDOW IS IN THE EI	NTRY COAT ROOM.			
SECOND	ARY BUILDINGS CO	NSIST OF <u>A GUE</u> S	ST HOUSE WITH FII		ARAGE AND A TREE	HOUSE.
SIGNIFIC	ANT INTERIOR SPAC			. AN ELABORA		WITH A
	DOMED CEILING. A F	ORMAL DINING ROC	M AND LIBRARY. W	ROUGHT IRON		LE WORK IN
MAIN BAT		NIED DECORATION; CERAMIC TILE; STA	R BALUSTRADES; BUILT-IN FURNITURE, E	-IC. 		
IDENTIFY NOTABLE	MATURE TREES AND SHRUBS					
IDENTIFY NOTABLE	MATURE TREES AND SHRUBS					

IDENTIFY NOTABLE MATURE TREES AND SHRUBS

HISTORIC-CULTURAL MONUMENT APPLICATION

## CITY OF LOS ANGELES SIGNIFICANCE WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

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

#### ARCHITECTURAL SIGNIFICANCE

THE \_\_\_\_\_\_\_ IS AN IMPORTANT EXAMPLE OF

SPANISH COLONIAL REVIVAL Architectural style (see line 8) \_\_\_\_\_ARCHITECTURE

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

AND/OR			
HISTORICAL SIGNIFICANCE			
THEPETIFILS RESIDENCEWAS BUILT IN1926			
WALLACE NEFF AND EDWARD PETIFILS         WAS IMPORTANT TO THE           Name of First or other significant owner         Was important to the significant owner			
DEVELOPMENT OF LOS ANGELES BECAUSE WALLACE NEFF WAS ONE OF THE PREMIER ARCHITECTS OF MID-20TH CENTURY			
LOS ANGELES. HIS HOMES WERE EACH UNIQUE AND WELL SUITED FOR THEIR SITES. NEFF, WHO WAS THE GRANDSON OF ANDREW_			
MCNALLY, THE CO FOUNDER OF THE MAP MAKING RAND MCNALLY COMPANY, WAS RESPONSIBLE FOR MANY OF THE HOMES OF THE			
OF MUCH OF THE AREA'S RICH AND FAMOUS. HIS SPECIALTY WAS IN THE SPANISH COLONIAL REVIVAL STYLE. HOMES SUCH AS THE			
FAMOUS "PICKFAIR" FOR MARY PICKFORD AND DOUGLAS FAIRBANKS, JR., WERE TO MAKE HIM FAMOUS. NEFF SOON BECAME ONE _			
OF A SELECT HANDFUL OF ARCHITECTS REPEATEDLY TAPPED BY WEALTHY CALIFORNIANS TO DESIGN THEIR DREAM HOMES. THE			
PETIFILS RESIDENCE WAS ONE OF NEFF'S EARLIER WORKS, DISPLAYING A GRANDEUR THAT CATCHES THE EYE AND ALL THE SAME A			
SIMPLICITY THAT MAKES IT BOTH COMFORTABLE AND EASY TO LIVE IN. SINCE NEFF WAS BROUGHT BACK TO DO THE REDESIGN			
AFTER A DISASTROUS 1929 HAD DESTROYED A GOOD PORTION OF THE STRUCTURE, THE NEWER PORTIONS BLEND SO WELL WITH			
THE ORIGINAL HOUSE THAT THERE ARE NO TRANSITION LINES OR VARIATIONS OF ARCHITECTURAL STYLE IN THE STRUCTURE. THE			
ORIGINALLY COMMANDED A GRAND VIEW OVER VERMONT AVENUE, BUT THE FRONTAGE WAS SOLD OFF AFTER WORLD WAR II AND			
THE HOME IS NOW MORE SECLUDED BEHIND THE LATER STRUCTURES. EDWARD PETIFILS HAD ORIGINALLY ARRIVED IN LOS ANGELES			
IN 1903 AFTER WORKING IN THE OKLAHOMA OIL BOOM AT THE TURN OF THE 20TH CENTURY. HE BECAME WEALTHY IN BOTH THE			
AND BUILDING INDUSTRIES, ULTIMATELY BECOMING THE PRESIDENT OF RICHFIELD OIL COMPANY.			

## **LEGAL DESCRIPTION**

**PARCEL 1:** LOT 101 OF HILLHURST PARK, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 22, PAGES 34 AND 35, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**EXCEPTING:** THAT PORTION OF SAID LOT 101 LOCATED EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT IN THE SOUTHERLY LINE OF LOT 102 OF SAID HILLHURST PARK, SAID POINT BEING NORTH 73° 15' 14" EAST OF THE MOST SOUTHERLY CORNER OF SAID LOT 102; THENCE SOUTH 21° 59' 24" EAST 81.02 FEET; THENCE 18° 15' 11" EAST 81.82 FEET; THENCE 0° 32' 51" EAST 81.02 FEET; THENCE 19° 37' 29" WEST 66.96 FEET; THENCE 5° 29' 57" WEST TO THE MOST SOUTHERLY LINE OF SAID LOT 101 OF HILLHURST PARK.

**PARCEL 2:** THAT PORTION OF LOT 103 OF HILLHURST PARK, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 22, PAGES 34 AND 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 103; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT NORTH 69° 04' 05" EAST 5.3 FEET; THENCE NORTH TO THE NORTHERLY LINE OF SAID LOT 103; THENCE ALONG SAID NORTHERLY LINE SOUTH 66° 54' 26" FEET TO THE MOST WESTERLY CORNER OF SAID LOT 103; THENCE ALONG THE WESTERLY LINE OF SAID LOT 103 SOUTH 83° 07' 25" EAST A DISTANCE OF 84.22 FEET TO THE POINT OF BEGINNING.

**PARCEL 3:** THAT PORTION OF LOT 18 OF TRACT NO. 13428, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 274, PAGES 37 AND 38 OF MAP, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING EASTERLY OF THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 101 OF HILLHURST PARK, AS PER MAP FILED IN BOOK 22, PAGES 34 AND 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.





#### PROPERTY ADDRESSES 4519 W COCKERHAM DR

#### **ZIP CODES**

90027

RECENT ACTIVITY
None

## CASE NUMBERS

ZAI-984

## City of Los Angeles Department of City Planning

## 09/03/2007 PARCEL PROFILE REPORT

#### Address/Legal Information

PIN Number: Area (Calculated): Thomas Brothers Grid: Assessor Parcel Number: Tract: Map Reference: Block: Lot: Arb (Lot Cut Reference): Map Sheet:

#### **Jurisdictional Information**

Community Plan Area: Area Planning Commission: Neighborhood Council: Council District: Census Tract #: LADBS District Office:

#### Planning and Zoning Information

**Special Notes:** Zoning: Zoning Information (ZI): General Plan Land Use: Plan Footnote - Site Reg .: Additional Plan Footnotes: Specific Plan Area: Design Review Board: Historic Preservation Review: Historic Preservation Overlay Zone: Other Historic Designations: Other Historic Survey Information: Mills Act Contract: POD - Pedestrian Oriented Districts: CDO - Community Design Overlay: Streetscape: Sign District: Adaptive Reuse Incentive Area: 35% Density Bonus: CRA - Community Redevelopment Agency: Central City Parking: Downtown Parking: **Building Line:** 500 Ft School Zone: 500 Ft Park Zone:

#### **Assessor Information**

Assessor Parcel Number: Parcel Area (Approximate): Use Code: Building Class: Assessed Land Val.: Assessed Improvement Val.: Year Built: Last Owner Change: Last Sale Amount: Number of Units: Number of Bedrooms: Number of Bathrooms: 153B197 173 75,959.3 (sq ft) PAGE 594 - GRID A2 5588023037 HILLHURST PARK M B 22-34/35 None FR 101 1 153B197

Hollywood Central Greater Griffith Park CD 4 - Tom LaBonge 1892.00 Los Angeles Metro

None RE11-1 None Very Low II Residential See Plan Footnotes Hollywood None No No None None None None None None No No None Not Eligible None No No None No Active: Hillhurst Parkway

5588023037 78,843.6 (sq ft) 0100 - Single Residence D10C \$3,121,200 \$2,611,404 1926 07/19/05 \$5,510,055 1 3 6

Building Square Footage:	
Tax Rate Area:	
Deed Reference No.:	

#### 6,205.0 (sq ft) 13 None

## **Additional Information**

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	Yes
Fire District No. 1:	No
Fire District No. 2:	No
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	No
Hillside Grading:	Yes
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	Within Fault Zone
Landslide:	No
Liquefaction:	Yes

## **Economic Development Areas**

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	None
State Enterprise Zone:	None
Targeted Neighborhood Initiative:	None

## Public Safety

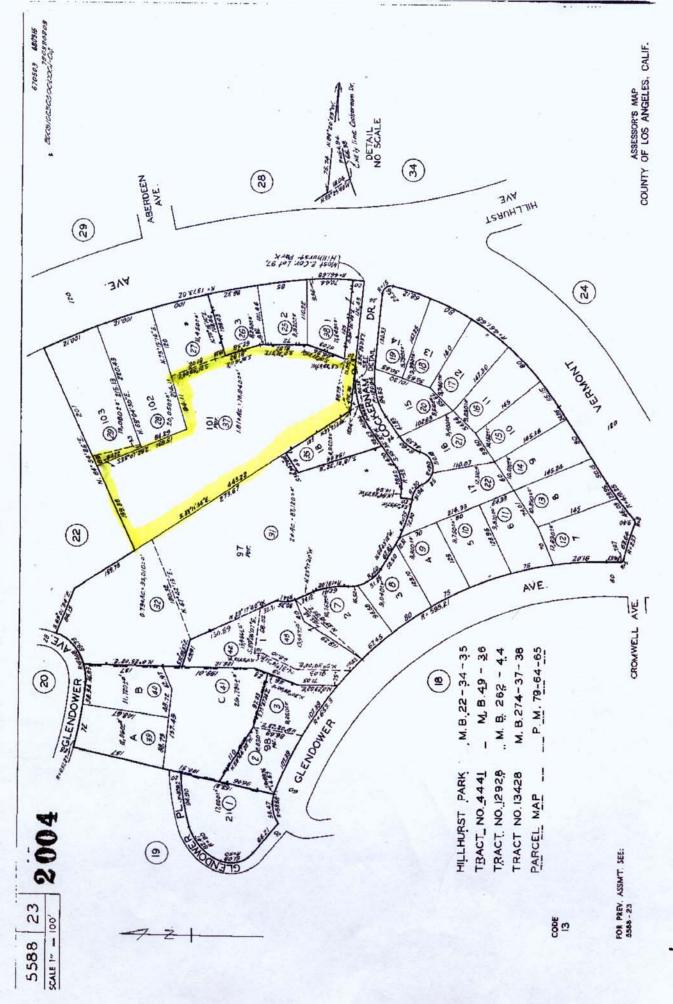
Police Information:	
Bureau:	Central
Division / Station:	Northeast
Report District:	1141
Fire Information:	
District / Fire Station:	35
Batallion:	5
Division:	1
Red Flag Restricted Parking:	No

# **CASE SUMMARIES**

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

# DATA NOT AVAILABLE

ZAI-984



\*

County of Los Angeles: Rick Auerbach, Assessor

# Wallace Neff, Architect (1895-1982)

By Charles J. Fisher

Edwin Wallace Neff was born on January 28, 1895 at the family ranch in La Mirada, California, as the second son of Edwin P. and Nellie Neff. His maternal Grandfather was Andrew McNally, co-founder of the Rand McNally Company. Neff spent as much of his childhood living at the Pasadena home of the McNally's as he did in La Mirada. Both houses, in entirely different styles, had been designed by Los Angeles architect, Frederick Roehrig. In time, young Neff adopted his middle name as his moniker.

Due to his younger sister, Marie's, underdeveloped heart, the family spent five years in Europe from 1909 till the outbreak of World War I, where she was able to get the best of care from the German medical establishment. The trip was also for education. Wallace and his older brother, Andrew, were soon enrolled in an American school in Munich. He later attended the Institut Sillig in Vevey, Switzerland, along with two Pasadena neighbors, siblings, Thaddeus and Louise Up de Graff. Louise, two years Wallace's senior, would become his wife in 1923.

Marie's condition, however, worsened and she passed away in 1912. Wallace returned to Munich with his family and he began touring the countryside, sketching the many buildings. He was soon spending time with a number of German architects, learning to fine-tune his drawing capabilities. Although Modernism was born in the early 20<sup>th</sup> Century Europe, especially through the German Bauhaus and the Austrian Secessionist movements, Neff was more intrigued by the more traditional styles. With his family, he toured Italy and France, in an air-cooled Franklin Automobile that his father had shipped from the factory to Europe when they first arrived in Germany.

At each location the young Neff sketched the buildings he saw. Then the events in Sarajevo began the Great War and the Neff's were forced to flee Germany, leaving most of their acquisitions of five years, including Wallace's drawings, behind. He did some more in France and Italy, but it was soon time to return to Pasadena. Wallace Neff was now 19, without a high school diploma, when he was accepted at the Massachusetts Institute of Technology for the study of architecture. He studied under Ralph Adams Cram, the dean of architecture who had been a partner of Bertram Goodhue, who's last project was to eventually be the Los Angeles Public Library.

Under Cram's curriculum, Neff was to learn the fine points of architecture to bring his talents into fruition. However, in 1917, the United States entered World War I and Wallace Neff registered for the draft at MIT and was then obliged to return to his home in Altadena, cutting short his college studies.

During the War, he was engaged as a designer of ships, a job which compelled him to take a night course on ship building at USC, using an Indian motorcycle to commute between home, Wilmington and USC.

Shortly after the end of the war, he received his first architectural commission, for a house in Santa Barbara, from his mother. Since he did not have an architectural license, at a time when the State of California was becoming strict about requiring one, he joined up with Santa Barbara architect William A. Edwards to do the design for the Tudor cottage for his parents. The project did make pages of several architectural magazines. It was also to survive the devastating 1925 Santa Barbara Earthquake virtually unscathed. This early house was to help Neff to get established soon after returning to Pasadena, when he did get his license in 1922, after working for a time as a draftsman designing homes for real estate developer Frank Moline designing homes for his fashionable Oak Knoll subdivision in Pasadena and then his developments in other locales, such as Beverly Hills.

Specializing in Spanish Colonial and Mediterranean motifs, Neff soon established a reputation as an innovative designer who could make his creations work on the most challenging of lots. He was also beginning to build his own cliental among Los Angeles' wealthy Midwestern transplants, some of whom had connections with Rand McNally. His homes also began to appear more and more often in architectural publications.

In 1925, he was commissioned by developer Harry Culver to design homes for the various projects in his Culver City development and the nearby hills. Most of the homes were fairly modest, but Culver soon commissioned Neff to design a 30-room mansion for himself. Later, Culver was to lose the home during the Great Depression, when land sales plummeted. The stately home, possibly Neff's greatest design, was eventually overtaken by development and the Santa Monica Freeway. The mansion was razed and the land was subdivided.

Another of his early designs that brought praise was the Ojai Valley Country Club, which was featured in a number of publications, including the September of 1927 issue of California Southland. On the cover of that issue was Neff's recently completed Petifil's House in Los Feliz. That two-story Spanish Colonial Revival Residence was to be severely damaged by fire two years later. Neff was quickly brought on board to redesign the house with a single-story plan.

While much of Neff's early work was for the established old money in Pasadena and San Marino, his ventures with clients such as Culver opened the eyes of those from the early entertainment industry, who yearned to show they had arrived.

Probably his best known clients were Mary Pickford and Douglas Fairbanks, who hired Neff to redesign a home that Fairbanks had purchased in 1919. Neff initially felt the house should be razed and a new one built, but his clients liked it and he redid the exterior and interior, designed additions and outbuildings for the estate that is known as "Pickfair" in Beverly Hills. The couple also owned a ranch near Rancho Santa Fe, in San Diego County. Fairbanks had Neff begin work on a Spanish Colonial ranch house, but they never had it built.

Another entertainment client was the producer, King Vidor, who had Neff design a house in 1928 and another in 1937.

By the end of the 1920's Neff was specializing in commissions for houses over \$50,000.00 in value. However, the advent of the Great Depression put the skids on his career. As work slowed down, Neff was forced to make cuts in staffing. Another factor was that he had financed an experiment in portable housing, producing what was probably the first mobile home in the early 1930s. However that experiment resulted in a financial loss and in 1934, he was forced to sell the Pasadena building he had designed for his office and move it to rented quarters on Franklin Avenue, in Hollywood, where it was to remain for four decades. Shortly after he and Louise had married, in 1923, he designed a small home in Altadena for the two of them. As his career soared and his first child, Phyllis, was born, he designed a Mediterranean style home for his family in San Marino in 1928, but by the '30s, his marriage was also strained. Neff's workaholic schedule had left him little time for social or even family matters. In 1935 he and Louise agreed to separate. His wife and three children stayed at the San Marino home and Neff rented an apartment on Franklin across from his studio.

By the late 1930s, work had picked up and more commissions were stating to come in. This was also the time that Neff again began looking at an idea for modern affordable housing. He had just completed his best known institutional project, the Edward Lawrence Doheny Memorial Library for St. John's Seminary in Camarillo. This Spanish-Mediterranean edifice with its massive Churrigueresque entry became the jewel of the Ross Montgomery designed campus.

Neff now began to look at a concept of dome housing, using a large rubber balloon as the mechanism to mold the concrete dome. This time, he was careful to get investors to sign on to avoid the financial disaster of the earlier mobile home experiment. The first two of these "Airform" structures were built in Pasadena, one for his older brother, Andrew. However, the design was a hard sell in the Post World War II United States.

He did get some foreign commission, including a full village of the little domes in what was then French West Africa. He also did a development in Falls Church, Virginia, but the building boom in the late 40s and the 50s wanted larger, more traditional homes.

Neff continued to design custom homes, but competition and a scarcity of some materials, as well as the loss of expert craftsmen that Neff and his contemporaries had relied on, meant that few of the homes of that era would come close to the architect's golden age in the 1920s. Many of his clients were those for whom he had done earlier work and wanted his more traditional designs, although he did do some Modernist project.

Neff did not care too much for the International Style, so he worked more with incorporating Modernism into traditional designs. By the 1960s, he was having a bit of a renaissance, with clients again wanting more expensive designs, but by the end of that decade, Neff was starting to slow down. Many consider his last great design to be Henry Singleton House in Holmby Hills (1970). He continued in practice, but as he entered his eighties, he could no longer drive and found it increasingly harder to travel to his work sites. He finally closed his office and retired to the Pasadena dome house that he had built for his brother in 1946.

Wallace Neff passed away in Pasadena on June 8, 1982, at the age of 87. He leaves a legacy of design that has withstood the test of time. About the time of his death, the old San Diego County Fairbanks Ranch of Mary Pickford and Douglas Fairbanks was bought by the developer, Raymond Watt. Watt was so enchanted by the ranch house design Neff had done almost 60 years earlier that he had the house built on the site that the architect had first chosen for it. Yet another tribute to legacy of the architectural artist, Edwin Wallace Neff.

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## DOG SAVES FAMILY IN HOME FIRE

Los Angeles Times (1886-Current File); Dec 22, 1929; ProQuest Historical Newspapers Los Angeles Times (1881 - 1985) pg. A1

DOG SAVES FAMILY IN HOME FIRE

Edward Petitfils and His Folk Flee Fierce Flames Causing \$100,000 Loss

Six members of the household of Edward Petifils, 2441 North Vermont avenue, today owe their lives to the warning sounded by Babe, the family police dog, early yesterday when the Petifils mansion was burned almost to the ground.

Awakened by the crackling of the flames, the dog ran through the house and into the various sleeping rooms of the family and servants, barking and whining by turns, and even pulling at their garments with his teeth. All escaped without serious injury, although rendered almost unconscious by the smoke.

When Petifils discovered the fire, which already had attained great headway, he rushed to the telephone to summon the fire department, only to learn that the telephone wires already had been detroyed. Meanwhile, D. A. Hamburger, a neighbor, who lives at 2401

(Continued on Page 6, Column 3)

# Animal's Warning Cheats Flames



Edwards Petitfils and Babe The dog awakened the Petitfils family when the home burned.

# DOG HERO SAVES FAMILY IN FIRE

#### (Continued from First Page)

North Vermont avenue, had been awakened, and he sent in the alarm.

awakened, and he sent in the alarm. His home and several others were menaced, but firemen checked the spread of the flames. The total loss is estimated at ap-proximately \$100,000, of which \$10,-000 represented valuable tapestries, furnishings and several thousand dollars' worth of jewelry which the family was unable to rescue as they fied from their blazing home. Two expensive cars were saved from the garage by Officers G. W. Kahler and H. Jeschke at the risk of their lives. Two firemen were slightly burned. Five fire companies re-sponded to the alarm and many volunteers aided in the battle. volunteers aided in the battle. Petifils formerly was president of

the Richfield Oil Company.

## LAST RITES CONDUCTED FOR PETIFILS

Los Angeles Times (1886-Current File); Jun 25, 1936; ProQuest Historical Newspapers Los Angeles Times (1881 - 1985) pg. A2



Oil Man's Body Committed to Tomb in Ceremony at Little Church of Flowers

Funeral services for Lain E. Petifils, oil man and builder of Los Angeles, who died Monday at the California Hospital, were conducted yesterday at the Little Church of the Flowers, Dr. F. Marion Smith officiating. Entombment was in the mausoleum at Forest Lawn Memorial Park.

Pallbearers were Robert W. Clarke, Robert Helmeth, Herbert Johnson, Scott Cochran, Frank Sloan, Neil Veedham, Fred Morrison, Al Maurer, Joe Herring, Dr. Francis Anton and John Waybright. Mr. Petifils, who was an uncle of

Dist.-Atty. Fitts, was born in Lamar county, Texas, in 1878. He came to Los Angeles thirty-three years ago.

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# Building Permit History 4519 Cockerham Drive (2441 N. Vermont Avenue-Historic Address) Los Angeles

October 1, 1926:	<ul> <li>Building Permit No. 28471 to construct a 2-story, 10 room, 158'</li> <li>X 75' frame and stucco residence on Lot 101, Hillhurst Park</li> <li>Tract.</li> <li>Owner: E. L. Petifils</li> <li>Architect: Wallace Neff</li> <li>Contractor: Owner</li> <li>Cost: \$23,500.00</li> </ul>
March 14, 1927:	Building Permit No. 6817 to 2-story, 3 room, 20' X 21' frame and stucco private garage, shed and gardener's apartment. Owner: E. L. Petifils Architect: Wallace Neff Contractor: Owner Cost: \$1,000.00
January 2, 1930:	Building Permit No. 82 to add one room to dwelling for gardener. Main house is so badly burned that it is not possible to live in it. Only one room left. There will be only one kitchen on the lot. Owner: E. L. Petifils Architect: None Contractor: Owner Cost: \$500.00
March 31, 1930:	Building Permit No. 7051 to tear down the burned portion of the building, leave first floor joists and portion of building not burned, preparing for new one-story construction. Owner: E. L. Petifils Architect: None Contractor: Owner Cost: \$1,200.00

April 24, 1930:	<ul> <li>Building Permit No. 9366 to replace burned out portion of building as per plans. New building is 1-story in place of 2. All floor joists in place and studs as shown. No floor joists removed on first floor.</li> <li>Owner: E. L. Petifils</li> <li>Architect: Wallace Neff</li> <li>Contractor: Owner</li> <li>Cost: \$15,000.00</li> </ul>
April 24, 1930:	Building Permit No. 9367 to build bath room 7'6" X 9'. Owner: E. L. Petifils Architect: Wallace Neff Contractor: Owner Cost: \$250.00
April 24, 2004:	Electrical Permit No. 44103918 to install 400 amp. Meter main, install 2 200 amp. sub panels, rewire existing cloth wiring. Owner: Julianne Williams, Trustee, Eternity Trust Architect: None Engineer: None Contractor: City Electric Cost: \$644.00
July 9, 2004:	<ul> <li>Building Permit No. LA60755 to convert two car garage – 19'6"</li> <li>X 22' (429 sq ft) and enclosed service porch – 8'6" X 28' (238 sq ft) into family room, laundry room, <sup>3</sup>/<sub>4</sub> bathroom &amp; powder room. Kitchen remodel. Two open parking spaces provided &amp; existing two covered parking located in detached guest house. Owner: Sara Macon Trust Architect: None</li> <li>Engineer: Richard L. Brown</li> <li>Contractor: Owner</li> <li>Cost: \$400,000.00</li> </ul>

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All Applications Must be Filled Out by Applicant ANS AND SPECIFICATIONS and other data must also he filed BUILDING DIVISION DEPARTMENT OF BUILDING AND SAFETY Application for the Erection of Frame Buildings CLASS "D" Beard of Building and Esfety Commissioners of the City of Les Angeles: Application is hereby made to the Board of Building and Mafey Commissioners of the City of Los Angeles, through the offic mendent of Building, for a building permit in accordance with the description and for the permes hereinatter set fort descriptions entering into the exercise of the permit: City of Los Angeles, through the permit of the permit of the permit of the permit does not structure therein described, thereof, upon any street, alley, or other public place or portion thereof. That the permit does not grant any right or privilege to erect any building or other structure therein described, thereof, upon any street, alley, or other public place or portion thereof. I thereof, for any purpose that is, or may bereafter be prohibited by ordinance of the City of Los Angeles. There is the permit does not grant any right or privilege to your distance of the City of Los Angeles. I thereof, for any purpose that is, or may bereafter be prohibited by ordinance of the City of Los Angeles. There is the permit does not grant does not affect or prejudice any claim of title to, or right of possession in, the issue and the permit. Block Hill hurst Pa NK TAKE TO ROOM No. 6 REAR OF NORTH ANNEX Ist Floor Lot No. 101 (Description of Property) CITY CLERK PLEASE F. B. Pag District No ... TAKE TO 1101 242 SO. BROADWAY (Location of Job) ENGINEER PLEASE VERIFY eule 00 11 (USE INK OR INDELIBLE PENCIL) 1 d. Landale No. of Rooms 2 + Bath No. of Families Purpose of Building Lost Sh 2 Owner's name Owner's addr 3 ne. Architect's name 5. Contractor's address. 4 Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc. VALUATION OF PROPOSED WORK 7. 8. Size of proposed building 2.0 x 2.1 Height to highest point Tent 9: Character of ground Solid 10. 11. Material of chimneys 24 Number of inlets to flue. Interior size of flue 12. to the Material of exterior walls. 13. Give sizes of following materials: REDWOOD MUDSILLS. and All rden 14. ...Interior Non-Bearing stud INTERIOR BEARING stude 2 EXTERIOR stude 2 - - Ceiling joists 2 x 40 Roof rafters 2 x FIRST FLOOR JOISTS 10 Second floor joists Z x / O Specify material of roof...... 15. Will all provisions of State Housing Act be Complied with? 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 Contruction will be complied with. whether herein specified or not. . (Sign Here) .... OVER ed Agent. FOR DEPARTMENT USE ONLY Planz and Specifications of and found to episform to nances, State Laws, sta. Electre have wh nit in PERMIT NO 6817 MAR 14 1927 UIUIUIUITI M Examiner K. de. and and the second s **国生物**7月23 1.00

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4. Owner's a	ddress 29.7.1 19 0	Ye rmad +	
	s name	Phone	
6. Contractor	r's name E.L. I.efit	Fres Phone Phone	•••••••••••••••••
7. Contractor	r's address 2441 110	Including all Material, Labor, Finlahing, Equip- ment and Appliances in Completed Building. \$ 50	29
8. VALUAT	ION OF PROPOSED WORK	Including all Material, Labor, Finishing, Equip-	o me
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12. State purp	ose buildings on lot are used for	Ausriment House, Hotel, Residence, or any other pu	urpose.)
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that all p	rovisios of the Ordinances and L	above application and know the same is true and a aws governing Building Construction will be con (Sign here) E.C. Publics	aplied with,
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14. Size of new addition. 17. Size of exterior stude 2x 7 X C. Size of interior non-bearing stude 2 x ... 18. Size of first floor joists ...... X. Second floor joists No Ma. x. 19. Will all Lathing and Plastering Comply with Ordinance? I have carefully examined and read the above blank and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not. (Sign here) ... FOR DEPARTMENT USE ONLY APPLICATION 0. K. CONSTRUCTION 0. K. ZONING O. K. SET-BACK LINE 0. K. ORD. 33761 (N.S.) 0. K. FIRE DISTRICT O. K. REMARKS ···· ·

	All Applications N	Aust be Filled Out		PLATERATIONS
3	DEPARTMENT	OF BUILDIN		nunt alno be filed
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To the Beard of Bulk Application is her of Building, for a but fellowing conditions, . First: That the any street, alley, or o Becond: That the any purpose that is, o Third: That the permit.	Hag and Safety Commissioners of the City reby made to the Board of Building and Idding permit in accordance with the deser which are hereby agreed to by the undersing permit does not grant any right or privi ther public place or portion thereof. a permit does not grant any right or privi or may hereofter be prohibited by ordinan granting of the permit does not affect or	of Les Angeles: Rafety Commissioners of the City piton and for the purpose hereis ned applicant and which shall be e ege to erect any building or other legs to use any building or other prejudice any claim of title to.	of Los Angeles, through the office of after set forth. This application is beened conditions entering into the a r structure therein described, or any r structure therein described, or any or right of possession in, the prope	of the Superintendent made subject to the xercise of the permit: portion thereof, upon r portion thereof, for rty described in such
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7. Contractor	r's address 7441 N	a. Vermont	Ζ,	~~~
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PERM/ 7051	Bisto Laws, etc.	Braminer Hutter	MALE INAL SI	
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Size of exterior stads.	x     Size of interior bearing stude     x       x     Size of interior non-bearing stude     x       x     Second floor joists     x
	mply with Ordinance?
Will all provisions of State Housin	ng Act be complied with? . read the above blank and know the same is true and correct
whether herein specified or not.	(Sign here)
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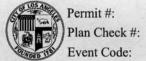
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14. Size of new addition 7 x 20 No, of Stories in height 15. Material of foundation Content to footings . / for size wall / & Depth below ground / 5 16. Size of Redwood Mudsills 2. x. C. Size of interior bearing stude 2. x. 17. Size of exterior studs 2 x Size of interior non-bearing studs forde .... 18. Size of first floor joists. 19. Will all Lathing and Plastering Comply with Ordinance? I have carefully examined and read the above blank and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be compl whether herein specified or not. (Sign here) .... FOR DEPARTMENT USE APPLICATION 0. K. CONSTRUCTION 0. K. ZONING 0. K. SET-BACK LINE O. K. ORD. 33761 (N.S.) 0. K. FIRE DISTRICT O. K. REMARKS ADDITION TO PRESENT FOUNDATION 7'X 20' For West Bed Toom As Showi Roof over LIVING TOOM AND GARAGE Not Removed are to Render is in es.

	All Applications Must	be Filled Out by Applicant
2	DEPARTMENT OF	OF LOS ANGELES F BUILDING AND SAFETY
		UILDING DIVISION
•	Application to A	Alter, Repair or Demolish
To the Beard of Build Application is her of Building, for a buil following conditions, v following conditions, v any street, alley, or o any street, alley, or o any purpose that is, o	ting and Safety Commissioners of the City of Les i reby made to the Beard of Building and Safety Co- lining permit in accordance with the description an which are hereby agreed to by the undersigned appli- permit does not grant any right or privilege to et ther public place or portion thereof. It is permit does not grant any right or privilege to et any hereafter be prohibited by ordinance of the permit does of the prohibited by ordinance of the	Angeles: commissioners of the City of Los Ar. ies, through the office of the Superintendent is in the purpose hereinster set
Third: That the permit.	REMOVED FROM	REMOVED TO
BLAND FOR	LotBlock	Lot J Block 1
TAKE TO ROOM No. 218 (2ND FLOOR)	Lot	Tract
(2ND FLOOR) CITY CLERK	1	-pellhungt
PLEASE VERIFY		int.
	1	· · · · · · · · · · · · · · · · · · ·
TAKE TO		
ROOM No. 5 (MAIN ST. FLOOR)	Book. A Page. F. B. Page.	Book. Page. F. B. Page.
ENGINEER		Vernout Ave Street
PLEASE VERIFY	To No. 500	V of fes felie Street 1° #
· ANNAL A	USE INK OR I	NDELIBLE PENCIL) AND ST STAS ROOM
1. What pury	pose is the present Building now use	d for? Steepinge Room 1 144 free
	pose will Building be used for hereaf	
3. Owner's n	TIPII	FILS. Phone.
	address 2.441 No. Ye Not to Whiled in unless with m 's name WALLACE	MMONT. of Certificated Architect or Licensed Engineer under State Act Phone.
6. Contracto	I G Mante my	FILS. OWNER. Phone
	or's address 2491 No. 1	Vermont +
		chuding all Material, Labor, Finishing, Equip-1 \$ 250
0 Class of	present Building	No. of rooms at present.
10. Number of	of stories in height	Size present Building 20 x 30
	many buildings are on this lot	
11. State how	mose buildings on lot are used for	F MARIAR I FAMILON
		(Apartment House, Moter, Mentalities, et any the pro-
		TLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL $6' \times 9'$
· +> +> +>	D LATH Moon /	- /. /
		. No rease windows will be desired
	A. N	have any lighting and know the same is true and correct, and
that all j whether	provisions of the Ordinances and Law herein specified or pot.	bove application and know the same is true and correct, and ws governing Building Construction will be complied with,
DVI		(Sign here)
		PARTMENT USE ONLY
PERM	IT NO.	Ta. S. S. H. BOULER I
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9367	Pion Bases	inter Affet- and DIRIUILU :
	Hanne	Carlenter D 2.
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15. Materia	new addition 7""	· · · · · · · · · · · · · · · · · · ·	
15. Materia			
	al of foundations merche	se footings	w ground 18 "
6. Size of	Redwood Mudsills. *.	x 6 Size of interior bearing studs	None
7. Size of	exterior studs 21	x 9 Size of interior non-bearing stud see f c Second floor joists y o	Yare .
8. Size of 9. Will all	first floor joists. C. M.	omply with Ordinance?	
0. Will all	provisions of State Housi	ng Act be complied with ?	
I ha that all	ve carefully examined and provisions of the Ordinand	read the above blank and know the same is es and Laws governing Building Construction	true and correct, a will be complied wi
whethe	r herein specified or not.	(Sign here)	stelfel.s
		(Officer ber Au	inclusi Agent.)
	FOR DE	PARTMENT USE ONL	r
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CON	STRUCTION	0. K.	
ZON	ING	0. K.	
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ORD	). 33761 (N. S.)	. O. K.	
FIR	E DISTRICT	0. K.	
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## 4519 W Cockerham Dr



Printed: 02/17/04 04:10 PM

Electrical 1 or 2 Fam Express Pe No Plan C		City of Los Angeles - Depa APPLICATION F PLAN CHECK A	OR ELECT	RICAL	Issued On: 02 Last Status: Is Status Date: 02	sued
<u>1. property</u> Willian	<u>y owner</u> ns, Julianne Tr Eterni	ty Trust 1608 Cahuenga Blvd	STE 1262 I	LOS ANGELES CA	90028	
Vartan	<u>NT INFORMATION</u> (Relations) Tavidian - <u>NFORMATION</u>	nip: Net Applicant) 1538 N Highland Ave	1	LOS ANGELES, CA	90028	(323) 962-4554
1.	ntractor, architect, & e City Electric	ngineer name 501 W Glenoaks Bl,	#413, Gleno	lale, CA 91202	CLASS LICENSE# C10 617976	<u>phone#</u> 3239624554
	PLICATION COMMENTS mit paid by credit card, fax nur	nber-> (323)962-4589,	6. DESCRIPTION Install 400 and wiring	<u>ON OF WORK</u> mp. meter main install 2 20	00 amp. sub panels r	ewire existing cloth
	7. COUNCIL DISTRICT: 4 8. APPLICATION PROCESSING INFORMATION			For information and/or inspection requests originating within LA County, Call toll-free (888) LA4BUILD		
PC DOK Si	PC OK By: OK for Cashier: Signature: Date:			Outside LA County, call () For Cashier's Use O Project Name:		(LA4BUILD = 524-2845) W/0 #: 44103918
M 000 info Net	In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.					
A CARLENCE COMPANY	ATION Inspection Fee Peri Permit Fee: 713.8			Ì		
Permit Total Permit Fee St Permit One S	N TOTAL Electrical ubtotal Electrical Stop Surcharge Development Surcharge	713.88 713.88 644.00 13.22 39.66 17.00				
				Rec	ment Date: 0 eipt No: IN05 ount: \$713.88	50132810

	04041 - 90000 - 03918
EW BRANCH C	
tg/Gen Rec, Dwell	App, Non-Dwell App (50) 595.00
anel 0-200 Amp	AND SWITCHBOARDS (2) 24.00
ERVICES ervices 201-600 At	np (1) 25.00
services 201-000 At	p (1) 23.00
1000	
	PERMIT EXPIRATION
	ermit 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. 2 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).
-	
	11. LICENSED CONTRACTOR'S DECLARATION
	eby 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 e, 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
Prot	essions Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ty to take prime contracts or subcontracts involving specialty trades.
11	
Lice	nse Class: C10 Lic. No.: 617976 Contractor: CITY ELECTRIC
The	12. WORKERS' COMPENSATION DECLARATION eby affirm, under penalty of perjury, one of the following declarations:
21	
	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.
N	
	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: 229-02-023284
	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
1.1.1.2	provisions.
WAR	NING: 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
	ECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.
I certify that not	13. ASBESTOS REMOVAL DECLARATION fication 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.
I hereby affirm	14. CONSTRUCTION LENDING AGENCY DECLARATION inder 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 (	f any): Lender's address:
	15. FINAL DECLARATION
	ve 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 purposes. I reali	ity 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 inspectio ze 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 all purposes. I reali comply with any	ity 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 ze 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 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
comply with all purposes. I reali comply with any performance or work will not de	bity 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 ze 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 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 esults 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 stroy 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
comply with all purposes. I reali comply with any performance or work will not de	ity 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 ze 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 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 esults 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
comply with all purposes. I reali comply with any performance or i work will not de with such easem	the provide and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection ze 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 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 esults 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 stroy 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 ent, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).
comply with all purposes. I reali- comply with any performance or r work will not de with such easem By signing bo	bity 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 ze 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 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 esults 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 stroy 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 ent, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).
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## 4519 W Cockerham Dr

Permit #: Plan Check #: APC Event Code:

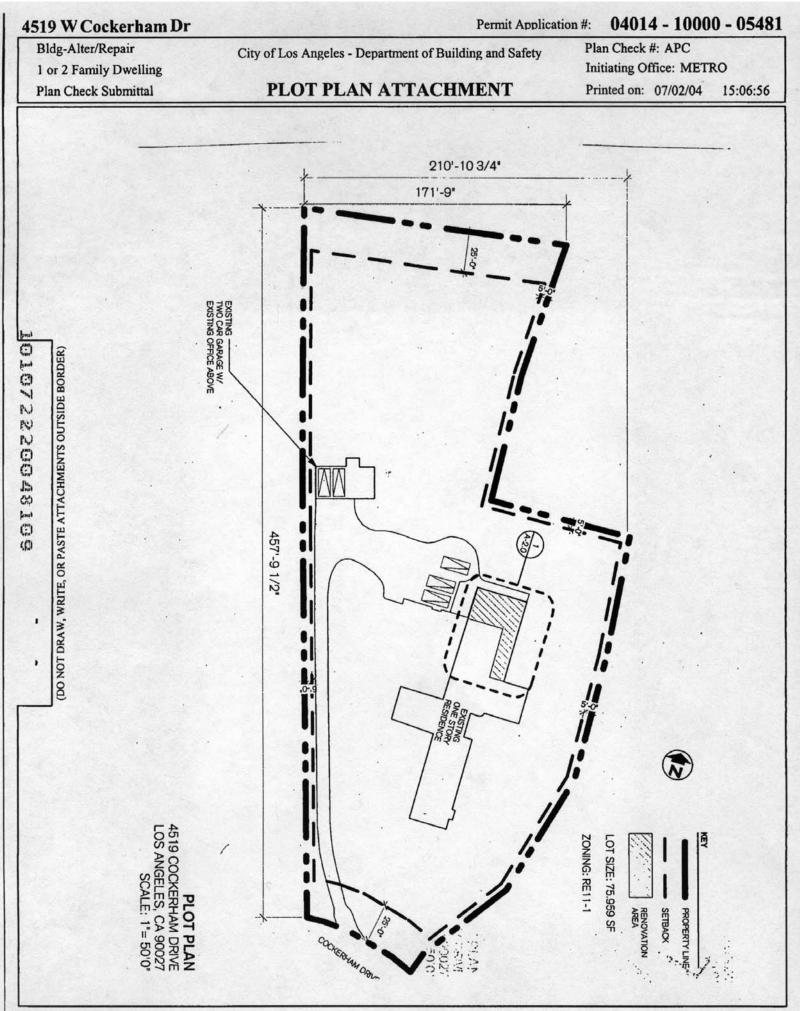
## 04014 - 10000 - 05481

Printed: 07/09/04 09:01 AM

	Event code.
Bldg-Alter/Repair City of Los Angeles - Departmen	nt of Building and Safety
1 or 2 Family Dwelling APPLICATION FOR BL	JILDING PERMIT Last Status: Ready to Issue
Appointment Plan Check Plan Check Submittal AND CERTIFICATE C	
	ARB COUNTY MAP REF# PARCEL ID # (PIN #) 2. ASSESSOR PARCEL#
I.TRACT BLOCK LOTO	1 M B 22-34/35 153B197 173 5588 - 023 - 037
HILLHURST PARK 101	1 M B 22-34/35 133B197 175 3588 - 025 - 037
3. PARCEL INFORMATION	
Area Planning Commission - Central Census Tract - 1892.00 LADBS Branch Office - LA District Map - 153B197	Hillside Grading Area - YES Hillside Ordinance - YES
Council District - 4 Environmentally Sensitive Area	a - YES Earthquake-Induced Liquefaction Area - YES
Certified Neighborhood Council - Greater Griffith Park Community Plan Area - Hollywood Fire District - MFD	Lot Cut Date - 03/09/1949 Lot Cut Date - 06/10/1948
ZONE(S): RE11-1/	
5 ZAI - ZAI-984	
3	
S. CHECKLIST ITEMS	
	ed-Laminated Timber
Combine Elec - Wrk. per 91.107.2.1.1.1         Fabricator Reqd - Glue           Combine HVAC - Wrk. per 91.107.2.1.1.1         Special Inspect - Epox           Combine Plumbg - Wrk. per 91.107.2.1.1.1         Special Inspect - Struct	
Combine Plumbg - Wrk. per 91.107.2.1.1.1 Special Inspect - Struc	tural Observation
6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION	
Owner(s):	
a Sara Macon Trust 4519 Cockerham Dr	LOS ANGELES CA 90027
)	
Tenant: Applicant: (Relationship: Agent for Owner)	
Jennifer Cosgrove - 6824 Melrose Ave	LA, CA 90038 (323) 634-9220
	IPTION OF WORK
(01) Dwennig - Single Fanniy (01) Dwennig - Single Fanniy	BRT 2-CAR ATTACHED GARAGE -19'-6"X 22'-0"(429 SQ.FT) AND ENCLOSED
(07) Garage - Private SERVIC	E PORCH -8'-6"X 28'-0"(238 SQ.FT) INTO FAMILY ROOM, LAUNDRY ROOM, THROOM & POWER ROOM. KITCHEN REMODEL. TWO OPEN PARKING
SPACES	PROVIDED & EXISTING TWO COVERED PARKING LOCATED IN DETTACHE
	For information and/or inspection requests originating within LA County,
9. # Bides on Site & Use: SFD W/ATT 2-CAR GARAGE & DET GAR	Call toll-free (888) LA4BUILD
10. APPLICATION PROCESSING INFORMATION	Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)
BLDG. PC By: Caplos Villarreal DAS PC By:	
OK for Cashierr Carlos Villarreal Coord. OK:	For Cashier's Use Only W/0 #: 41405481
Signature: 100 on 11 11 Outo Date: 7/9	LA Department of Building and Safety
11. PROJECT VALUATION & FEE INFORMATION Final Fee Period	LA 06 29 056179 07/09/04 09:06AM
Permit Valuation: \$400,000 PC Valuation:	BUILDING PERMIT-RES \$1,795.0
	ELECTRICAL PERMIT RES \$466.7
FINAL TOTAL Bldg-Alter/Repair 3.300.75	HTG/REF PMT RES \$233.3
Permit Fee Subtotal Bldg-Alter/Rep: 1,795.00 Electrical 466.70	PLUMBING PERMIT RES \$466.7
HVAC 233.35	EI RESIDENTIAL \$40.0 ONE STOP SURCH \$60.0
Plumbing 466.70	SYSTEMS DEVT FEE \$180.1
Plan Check Subtotal Bldg-Alter/Rep 0.00	CITY PLANNING SURCH \$53.8
Fire Hydrant Refuse-To-Pay 0.00 E.O. Instrumentation 40.00	MISCELLANEOUS \$5.0
E.O. Instrumentation 40.00 O.S. Surcharge 60.04	Total Due: \$3,300.7
Sys. Surcharge 180.11	Credit Card: \$3,300.7
Planning Surcharge 53.85	
Planning Surcharge Misc Fee 5.00	04LA 60755
Permit Issuing Fee 0.00	
Sewer Cap ID: Total Bond(s) Due:	
Plot Plan	
W.	
	************************

14

and the second se	4. APPLICATION COMMENTS ** Approved Seismic Gas Shut-Off Valve may be required. **		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. Build	ng Relocated From:				
(E) Bro	IRACTOR, ARCHITECT, & ENGINEER NAME own, Richard L wner-Builder	ADDRESS 18980 Ventura Blvd #350, ,	Tarzana, CA 91356 ,	CLASS LICENSE# PHONE# S970 0	
	and the second se	BURNIT I	SVBIR LETION		
	This permit expires two years after the date LAMC). Claims for refund of fees paid must	of the permit issuance. This permit will al	EXPIRATION so expire if no construction work is p f expiration for permits granted by the	erformed for a continuous period of 180 days (Sec. 98.0602 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 Contractor's 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 thereform 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 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).     As the owner of the property, an exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License     and who contractors for such projects with a contractor(s) licensed pursuant to the Contractors     bay does not apply to an owner of property who builds or improves thereon, and who contractors     bay does not apply to an owner of property, builds or improves thereon, and who contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors Licens				
	I hereby affirm, under penalty of perjury, or		COMPENSATION DECLARATION		
	<ul> <li>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.</li> <li>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:</li> </ul>				
	Carrier:		Policy Nu	unber:	
	WARNING: FAILURE TO SECURE WOR AND CIVIL FINES UP TO ONE HUNDRE	should become subject to the workers' cor KERS' COMPENSATION COVERAGE D THOUSAND DOLLARS (\$100,000),	mpensation provisions of Section 3700 IS UNLAWFUL, AND SHALL SUE IN ADDITION TO THE COST OF (	ner so as to become subject to the workers' compensation of the Labor Code, I shall forthwith comply with those BJECT AN EMPLOYER TO CRIMINAL PENALTIES 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.				
with a purpose comply perform work v	Il city and county ordinances and state laws rela ses. I realize that this permit is an application for y with any applicable law. Furthermore, neither mance or results of any work described herein, r	THE ABOVE DECLARATIONS and state the ting to building construction, and hereby a r inspection and that it does not approve of the City of Los Angeles nor any board, d nor the condition of the property nor the sx ny access or utility easement belonging to	authorize representatives of this city to or authorize the work specified herein, lepartment officer, or employee thereo oil upon which such work is performe others and located on my property, b	C THE ABOVE DECLARATIONS is correct. I agree to comply o enter upon the above-mentioned property for inspection , and it does not authorize or permit any violation or failure to f, make any warranty, nor shall be responsible for the d. I further affirm under penalty of perjury, that the proposed ut in the event such work does destroy or unreasonably interfere C).	
By si	igning 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 LANNIFER Collegent Sign: 20 March Date: 27900 Owner Authorized Agent				
		()	0		



## Petifils Residence



Petifils Residence, 4519 Cockerham Drive, Apr 23, 2007 (Photograph by Charles J. Fisher)



Petifils Residence, 4519 Cockerham Drive, Apr 23, 2007 (Photograph by Charles J. Fisher)



Petifils Residence, 4519 Cockerham Drive, Apr 23, 2007 (Photograph by Charles J. Fisher)



Petifils Residence, 4519 Cockerham Drive, Apr 23, 2007 (Photograph by Charles J. Fisher)



Petifils Residence, side porch, 4519 Cockerham Drive, Apr 23, 2007 (Photograph by Charles J. Fisher)



Petifils Residence, side porch, 4519 Cockerham Drive, Apr 23, 2007 (Photograph by Charles J. Fisher)



Petifils Residence, Vermont facade, 4519 Cockerham Drive, Apr 23, 2007 (Photograph by Charles J. Fisher)



Petifils Residence, Vermont porch, 4519 Cockerham Drive, Apr 23, 2007 (Photograph by Charles J. Fisher)



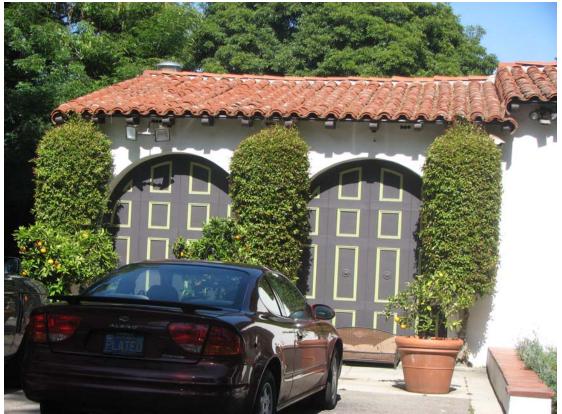
Petifils Residence, Vermont porch, 4519 Cockerham Drive, Apr 23, 2007 (Photograph by Charles J. Fisher)



Petifils Residence, Vermont porch, 4519 Cockerham Drive, Apr 23, 2007 (Photograph by Charles J. Fisher)



Petifils Residence, Vermont porch ceiling, 4519 Cockerham Dr, Apr 23, 2007 (Photo by Charles J. Fisher)



Petifils Residence, original garage doors, 4519 Cockerham Dr, Apr 23, 2007 (Photo by Charles J. Fisher)



Petifils Residence, decorative bracket, 4519 Cockerham Dr, Apr 23, 2007 (Photo by Charles J. Fisher)



Petifils Residence, roof filial, 4519 Cockerham Drive, Apr 23, 2007 (Photograph by Charles J. Fisher)



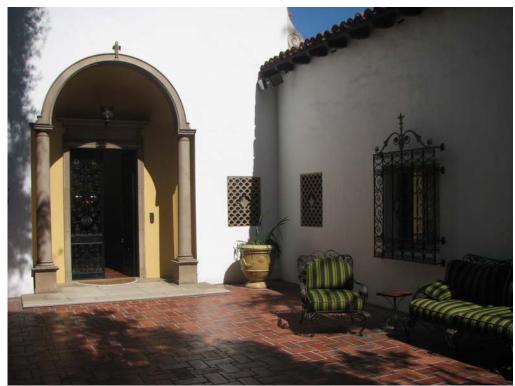
Petifils Residence, casement window and grille, Apr 23, 2007 (Photo by Charles J. Fisher)



Petifils Residence, side French door, 4519 Cockerham Dr, Apr 23, 2007 (Photograph by Charles J. Fisher)



Petifils Residence, front door, 4519 Cockerham Drive, Apr 23, 2007 (Photograph by Charles J. Fisher)



Petifils Residence, front courtyard, 4519 Cockerham Drive, Apr 23, 2007 (Photograph by Charles J. Fisher)



Petifils Residence, front porch, 4519 Cockerham Drive, Apr 23, 2007 (Photograph by Charles J. Fisher)



Petifils Residence, front door, 4519 Cockerham Drive, Apr 23, 2007 (Photograph by Charles J. Fisher)



Petifils Residence, entry ceiling, 4519 Cockerham Drive, Apr 23, 2007 (Photograph by Charles J. Fisher)



Petifils Residence, tile floor in entry hall, 4519 Cockerham Dr, Apr 23, 2007 (Photo by Charles J. Fisher)



Petifils Residence, gold ceiling in entry rotunda, Apr 23, 2007 (Photo by Charles J. Fisher)



Petifils Residence, entry light fixture, 4519 Cockerham Dr, Apr 23, 2007 (Photograph by Charles J. Fisher)



Petifils Residence, window in coat room, 4519 Cockerham Dr, Apr 23, 2007 (Photo by Charles J. Fisher)



Petifils Residence, living room, 4519 Cockerham Drive, Apr 23, 2007 (Photograph by Charles J. Fisher)



Petifils Residence, fireplace, 4519 Cockerham Drive, Apr 23, 2007 (Photograph by Charles J. Fisher)



Petifils Residence, entry to dining room, 4519 Cockerham Dr, Apr 23, 2007 (Photo by Charles J. Fisher)



Petifils Residence, dining room, 4519 Cockerham Drive, Apr 23, 2007 (Photograph by Charles J. Fisher)



Petifils Residence dining room ceiling, 4519 Cockerham Dr, Apr 23, 2007 (Photo by Charles J. Fisher)



Petifils Residence, 4519 Cockerham Drive, Apr 23, 2007 (Photograph by Charles J. Fisher)



Petifils Residence, library, 4519 Cockerham Drive, Apr 23, 2007 (Photograph by Charles J. Fisher)



Petifils Residence, library ceiling, 4519 Cockerham Drive, Apr 23, 2007 (Photograph by Charles J. Fisher)



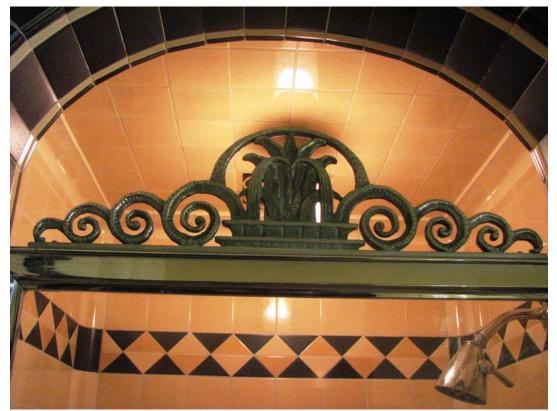
Petifils Residence, master bedroom, 4519 Cockerham Dr, Apr 23, 2007 (Photograph by Charles J. Fisher)



Petifils Residence, master bedroom lights, 4519 Cockerham Dr, Apr 23, 2007 (Photo by Charles J. Fisher)



Petifils Residence, tile above bathtub, 4519 Cockerham Dr, Apr 23, 2007 (Photograph by Charles J. Fisher)



Petifils Residence, metalwork above shower, 4519 Cockerham Dr, Apr 23, 2007 (Photo by Charles J. Fisher)



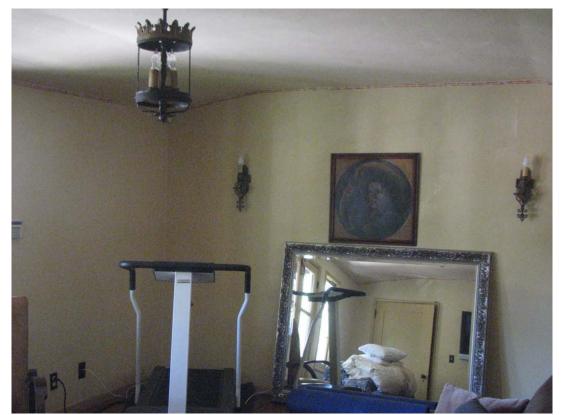
Petifils Residence, gardener's apartment, 4519 Cockerham Dr, Apr 23, 2007 (Photo by Charles J. Fisher)



Petifils Residence, gardener's stairs, 4519 Cockerham Drive, Apr 23, 2007 (Photograph by Charles J. Fisher)



Petifils Residence, gardener's living room, 4519 Cockerham Dr, Apr 23, 2007 (Photo by Charles J. Fisher)



Petifils Residence, gardener's bedroom, 4519 Cockerham Dr, Apr 23, 2007 (Photograph by Charles J. Fisher)



Petifils Residence, tree house, 4519 Cockerham Drive, Apr 23, 2007 (Photograph by Charles J. Fisher)