

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

### CULTURAL HERITAGE COMMISSION

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

**HEARING DATE:** January 10, 2008  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1060  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 4519 W. Cockerham Dr.  
Council District: 4  
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/  
OWNER:** Palmer Family Trust  
4519 W. Cockerham Dr.  
Los Angeles, CA 90027

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

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

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

S. GAIL GOLDBERG, AICP  
Director of Planning

#### **[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Ken Bernstein, Manager  
Office of Historic Resources

#### **[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
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.

### **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  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 4519 W. Cockerham Dr.  
Council District: 4  
Community Plan Area: Hollywood  
Area Planning Commission: Central  
Neighborhood Council: Greater Griffith Park  
Legal Description: MB 22-34/35 of Tract  
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Los Angeles, CA 90027

**OWNER'S  
REPRESENTATIVE:** Charlie Fisher  
140 S. Avenue 57  
Los 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

**[SIGNED ORIGINAL IN FILE]**

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Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

Prepared by:

**[SIGNED ORIGINAL IN FILE]**

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

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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 ANGELES ZIP CODE 90027 COUNCIL DISTRICT 4  
ASSESSOR'S PARCEL NO. 5588-023-037  
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 N/A Lot(s) PTN LOTS 101 AND 103 ARB. NO. 1  
RANGE OF ADDRESSES ON PROPERTY 4519 THROUGH 4523 COCKERHAM AVENUE AND 2441 N. VERMONT  
AVENUE (HISTORIC ADDRESS STILL ON ASSESSORS RECORDS)
3. PRESENT OWNER THOMAS G. PALMER III AND RACHEL SWEET PALMER, CO-TRUSTEES, PALMER FAMILY TRUST  
STREET ADDRESS 4519 COCKERHAM DRIVE (ALSO 250 W 57<sup>TH</sup> ST. #1101, NEW YORK, NY 10107)  
CITY LOS ANGELES STATE CA ZIP CODE 90027 PHONE (323) 906-9900 & (323) 907-2038  
OWNER IS: PRIVATE ☒ PUBLIC ☐
4. PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE

## DESCRIPTION

5. 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: FACTUAL 1926 ESTIMATED \_\_\_\_\_
11. ARCHITECT, DESIGNER, OR ENGINEER: WALLACE NEFF
12. CONTRACTOR OR OTHER BUILDER: OWNER BUILD
13. DATES OF ENCLOSED PHOTOGRAPHS MAY 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

## SIGNIFICANCE

18. 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 HIGHLAND PARK STATE CA ZIP CODE 90042 PHONE (323) 256-3593
- E-MAIL ADDRESS: ARROYOSECO@HOTMAIL.COM

# DESCRIPTION WORK SHEET

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

THE PETIFILS RESIDENCE IS A 1 STORY,

NAME OF PROPOSED MONUMENT NUMBER OF STORIES

SPANISH COLONIAL REVIVAL, RECTANGULAR PLAN RESIDENCE

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

WITH A STUCCO FINISH AND WOOD TRIM.

MATERIAL (WOOD SIDING, WOOD SHINGLES, BRICK, STUCCO, ETC) MATERIAL (WOOD, METAL, ETC.)

ITS HIPPED ROOF IS COVERED WITH RED CLAY TILES, GLASS AND WOOD,

ROOF SHAPE (SEE CHART)) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES) WINDOW MATERIAL

MULTIPANED FIXED AND CASEMENT WINDOWS ARE PART OF THE DESIGN.

WINDOW TYPE [DOUBLE HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC]

THE ENTRY FEATURES A A RECTANGULAR FRONT DOOR SET INSIDE AN ARCHED VESTIBULE.

DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

WITH A DECORATIVE STEEL AND GLASS DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS

ENTRY DOOR STYLE (SEE CHART)

OF THE STRUCTURE ARE CENTRAL EAST-WEST GABLED STRUCTURE WITH TWO SLIGHTLY OFFSET GABLED WINGS

IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (SEE CHART);

TO THE NORTH AND SOUTH, WITH THE ORIGINAL GARAGE WITH TWO ARCHED DOORS IN THE NORTH WING. THE

NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

ORIGINAL FRONT PORCH FACING VERMONT AVENUE IS AN ROUND WOODEN STRUCTURE SUPPORTED BY TWO TUSCAN

ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALITY;

COLUMNS AND TWO TUSCAN PILASTERS, WITH A TILE FLOOR AND AN ARCHED DECORATIVE STEEL AND GLASS ENTRY

VERTICALITY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

DOOR. STONE FINIALS ARE LOCATED ON SEVERAL SMALL PARAPETS AND AN ARCHED PORCH IS SITUATED ALONG THE

ADDITIONAL DEFINING ELEMENTS

LOCATED TO THE REAR OVERLOOKING THE PATIO. A TWO-STORY TURRETED BAY IS SITUATED AT THE EAST END OF THE

ADDITIONAL DEFINING ELEMENTS

LIVING ROOM PARALLEL TO THE DRIVEWAY. SEVERAL WINDOWS HAVE DECORATIVE WROUGHT IRON GRILLS. THE CURRENT MAIN

ADDITIONAL DEFINING ELEMENTS

ENTRY FROM THE PARKING AREA IS ALSO FLANKED WITH TUSCAN COLUMNS. SEVERAL WINDOWS ARE BEHIND CONCRETE

ADDITIONAL DEFINING ELEMENTS

GRILLS. A SMALL STAINED GLASS WINDOW IS IN THE ENTRY COAT ROOM.

ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF A GUEST HOUSE WITH FIRST LEVEL GARAGE AND A TREE HOUSE.

IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE A LARGE LIVING ROOM. AN ELABORATE ENTRY ROTUNDA WITH A

IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM, SPECIAL GLASS WINDOWS,

GOLDEN DOMED CEILING. A FORMAL DINING ROOM AND LIBRARY. WROUGHT IRON AND DECORATIVE TILE WORK IN

ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

MAIN BATHROOM.

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 PETIFILS RESIDENCE IS AN IMPORTANT EXAMPLE OF

NAME OF PROPOSED MONUMENT

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**

THE PETIFILS RESIDENCE WAS BUILT IN 1926

NAME OF PROPOSED MONUMENT

YEAR BUILT

WALLACE NEFF AND EDWARD PETIFILS

NAME OF FIRST OR OTHER SIGNIFICANT OWNER

WAS IMPORTANT TO THE

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 20<sup>TH</sup> 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.





## City of Los Angeles Department of City Planning

09/03/2007

### PARCEL PROFILE REPORT

#### **PROPERTY ADDRESSES**

4519 W COCKERHAM DR

#### **ZIP CODES**

90027

#### **RECENT ACTIVITY**

None

#### **CASE NUMBERS**

ZAI-984

#### **Address/Legal Information**

PIN Number:	153B197 173
Area (Calculated):	75,959.3 (sq ft)
Thomas Brothers Grid:	PAGE 594 - GRID A2
Assessor Parcel Number:	5588023037
Tract:	HILLHURST PARK
Map Reference:	M B 22-34/35
Block:	None
Lot:	FR 101
Arb (Lot Cut Reference):	1
Map Sheet:	153B197

#### **Jurisdictional Information**

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

#### **Planning and Zoning Information**

Special Notes:	None
Zoning:	RE11-1
Zoning Information (ZI):	None
General Plan Land Use:	Very Low II Residential
Plan Footnote - Site Req.:	See Plan Footnotes
Additional Plan Footnotes:	Hollywood
Specific Plan Area:	None
Design Review Board:	No
Historic Preservation Review:	No
Historic Preservation Overlay Zone:	None
Other Historic Designations:	None
Other Historic Survey Information:	None
Mills Act Contract:	None
POD - Pedestrian Oriented Districts:	None
CDO - Community Design Overlay:	None
Streetscape:	No
Sign District:	No
Adaptive Reuse Incentive Area:	None
35% Density Bonus:	Not Eligible
CRA - Community Redevelopment Agency:	None
Central City Parking:	No
Downtown Parking:	No
Building Line:	None
500 Ft School Zone:	No
500 Ft Park Zone:	Active: Hillhurst Parkway

#### **Assessor Information**

Assessor Parcel Number:	5588023037
Parcel Area (Approximate):	78,843.6 (sq ft)
Use Code:	0100 - Single Residence
Building Class:	D10C
Assessed Land Val.:	\$3,121,200
Assessed Improvement Val.:	\$2,611,404
Year Built:	1926
Last Owner Change:	07/19/05
Last Sale Amount:	\$5,510,055
Number of Units:	1
Number of Bedrooms:	3
Number of Bathrooms:	6

Building Square Footage:	6,205.0 (sq ft)
Tax Rate Area:	13
Deed Reference No.:	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

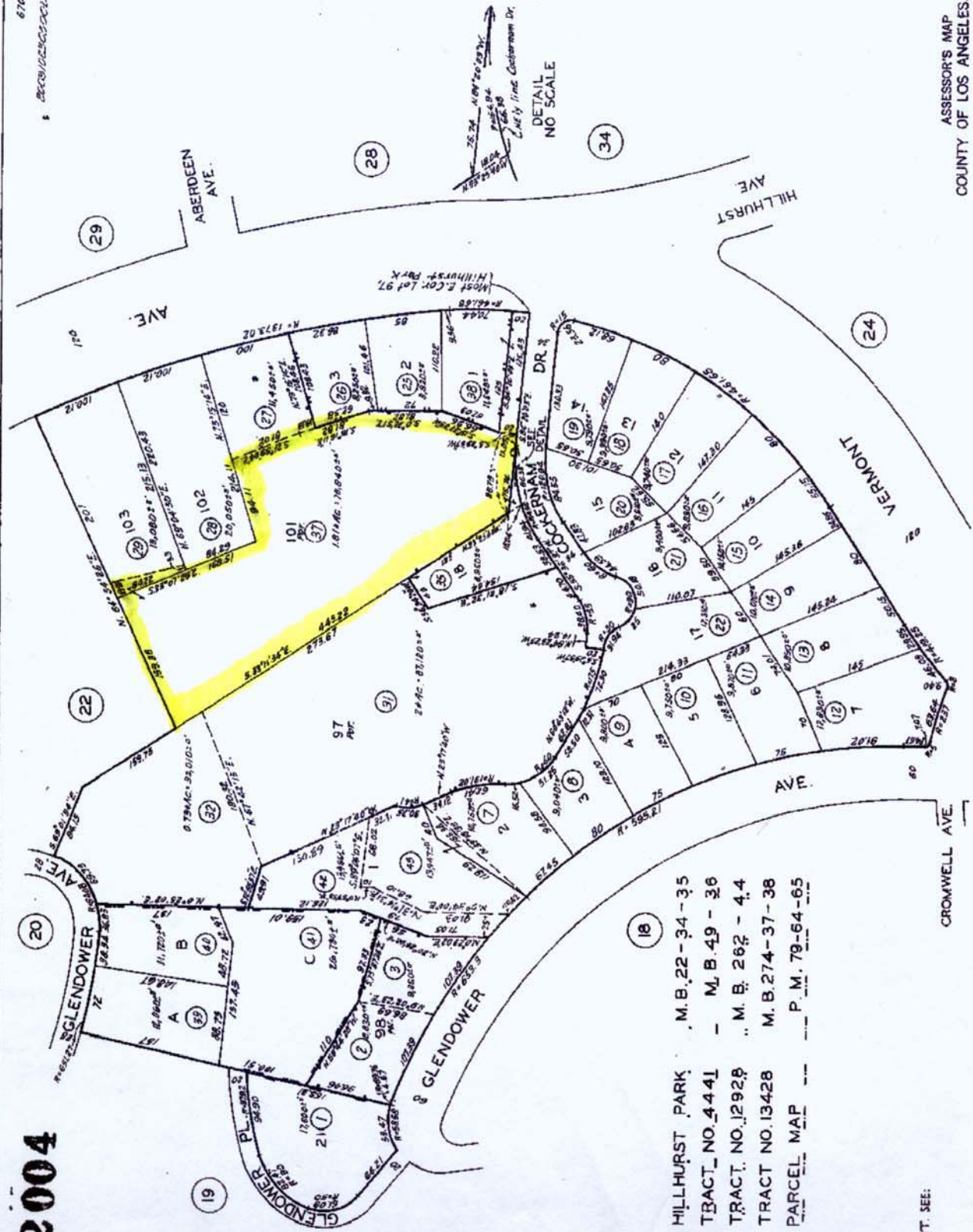


5588 23

2004

SCALE 1" = 100'

670563 487916  
2004/01/01 00:00:00 00:00:00



HILLHURST PARK M.B. 22-34-35  
TRACT NO. 4441 - M.B. 49-36  
TRACT NO. 12928 M.B. 262-44  
TRACT NO. 13428 M.B. 274-37-38  
PARCEL MAP P.M. 79-64-65

CODE 13

FOR PREV. ASSMT. SEE:  
5588-23

## **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 starting 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.

# **DOG SAVES FAMILY IN HOME FIRE**

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

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Six members of the household of Edward Petitfils, 2441 North Vermont avenue, today owe their lives to the warning sounded by Babe, the family police dog, early yesterday when the Petitfils 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 Petitfils 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 destroyed. Meanwhile, D. A. Hamburger, a neighbor, who lives at 2401

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**(Continued on Page 6, Column 3)**

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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. His home and several others were menaced, but firemen checked the spread of the flames.

The total loss is estimated at approximately \$100,000, of which \$40,000 represented valuable tapestries, furnishings and several thousand dollars' worth of jewelry which the family was unable to rescue as they fled 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 responded to the alarm and many volunteers aided in the battle.

Petitfils 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

# LAST RITES CONDUCTED FOR PETIFILS

*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. Marlon 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.

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

- October 1, 1926: Building Permit No. 28471 to construct a 2-story, 10 room, 158' X 75' frame and stucco residence on Lot 101, Hillhurst Park Tract.  
Owner: E. L. Petifils  
Architect: Wallace Neff  
Contractor: Owner  
Cost: \$23,500.00
- 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: 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.  
Owner: E. L. Petifils  
Architect: Wallace Neff  
Contractor: Owner  
Cost: \$15,000.00

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: Building Permit No. LA60755 to convert two car garage – 19'6" X 22' (429 sq ft) and enclosed service porch – 8'6" X 28' (238 sq ft) into family room, laundry room, ¾ bathroom & powder room. Kitchen remodel. Two open parking spaces provided & existing two covered parking located in detached guest house.  
Owner: Sara Macon Trust  
Architect: None  
Engineer: Richard L. Brown  
Contractor: Owner  
Cost: \$400,000.00

# All Applications Must be Filled Out by Applicant

BUILDING DIVISION

PLANS AND SPECIFICATIONS  
and other data must also be filed

# 2

## DEPARTMENT OF BUILDING AND SAFETY

### Application for the Erection of Frame Buildings CLASS "D"

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

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

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

TAKE TO  
ROOM No. 6  
REAR OF  
NORTH  
ANNEX  
1st Floor  
  
CITY CLERK  
PLEASE  
VERIFY

TAKE TO  
FIRST FLOOR  
242 SO.  
BROADWAY  
ENGINEER  
PLEASE  
VERIFY

Lot No. 101 Block         
(Location of Property)  
Hillhurst Park Tr  
  
District No. 33 M. B. Page 5 F. B. Page 11  
No. 2422 No Vermont St Street         
(Location of Job)  
1 - 30 April 1926

O. K. City Clerk  
By         
O. K. City Engineer  
By       

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Residence Garage No. of Rooms 10 No. of Families 2
2. Owner's name E. L. Politifis Phone Nash 4487
3. Owner's address 556 So. Norton
4. Architect's name Wallace Neff Phone Pease 0174
5. Contractor's name None Phone
6. Contractor's address
7. VALUATION OF PROPOSED WORK [including Plumbing, Gas Fitting, Sewers, Computed, Elevators, Painting, Finishing, all Labor, etc.] \$ 23500.00
8. Is there any existing building or permit for a building on lot? NO How used?
9. Size of proposed building 15' x 25' Height to highest point 35' feet
10. Number of Stories in height Two Character of ground Granite Rock
11. Material of foundation Concrete Size of footing 1' x 1' Size of wall 1' x 1' Depth below ground from base
12. Material of chimneys Brick Number of inlets to flues 4 Interior size of flues 8" x 8"
13. Material of exterior walls Plaster on studs
14. Give sizes of following materials: REDWOOD MUDDSILLS 2" x 4" Girders 4" x 6"  
EXTERIOR studs 2" x 4" INTERIOR BEARING studs 2" x 4" Interior Non-Bearing studs 2" x 4"  
Ceiling joists 2" x 6" Roof rafters 2" x 8" FIRST FLOOR JOISTS 2" x 8"  
Second floor joists 2" x 12" Specify material of roof Tile
15. Will all provisions of State Housing 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)

E. L. Politifis

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>28471</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>9/30/26</u> <u>W. S. L.</u> Plan Examiner	Application checked and found correct G. K. <u>9/30/26</u> <u>W. S. L.</u> Clerk	
	<p><u>W. S. L.</u></p> <p><u>W. S. L.</u></p>		

AL

W. S. L.

30

**FOR DEPARTMENT USE ONLY**

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

## REMARKS

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. Near the center of the page, there are two circular punch holes, likely for binding the paper into a notebook or folder. The paper appears slightly aged or off-white. There is no handwriting or printed text on the page.



# All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

Std. Form 2

BUILDING DIVISION

# 2

## DEPARTMENT OF BUILDING AND SAFETY

### Application for the Erection of Frame Buildings CLASS "D"

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

TAKE TO  
ROOM No. 6  
REAR OF  
NORTH  
ANNEX  
1st Floor

CITY CLERK  
PLEASE  
VERIFY

TAKE TO  
FIRST FLOOR  
242 SO.  
BROADWAY

ENGINEER  
PLEASE  
VERIFY

Lot No. 101

Block Hillhurst Park

(Description of Property)

District No. 33

M. B. Page 5

F. B. Page 10

No. 2441 1/2

Vermont Ave.

Street

(Location of Job)

about 400' North of Glendower Ave.

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Shed No. of Rooms 2 + Bath No. of Families 1
- Owner's name E. L. Pettit Phone 4829
- Owner's address 556 S. Norton Phone 4437
- Architect's name Wallace Neff Phone
- Contractor's name None Phone
- Contractor's address
- VALUATION OF PROPOSED WORK 1000 [Including Plumbing, Gas Fitting, Sewers, Carpentry, Elevators, Painting, Finishing, all Labor, etc.]
- Is there any existing building or permit for a building on lot? Yes How used? Rising
- Size of proposed building 20 x 21 Height to highest point 17 feet
- Number of Stories in height 2 Character of ground Solid Granite
- Material of foundation Concrete of footings Size of walls 8 x 10 Depth below ground 18 in
- Material of chimneys None Number of inlets to flue Interior size of flues None
- Material of exterior walls Block Covered
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 8 Orders x x  
EXTERIOR studs 2 x 8 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 4  
Ceiling joists 2 x 4 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 10  
Second floor joists 2 x 10 Specify material of roof Tile
- Will all provisions of State Housing 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)

W. H. Pettit  
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO <b>6817</b>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>W. H. Pettit</u> Plan Examiner	Application checked and found O. K. <u>3-12-27</u> Clerk	Stamp here when permit is issued <b>ISSUED</b> <b>MAR 14 1927</b> <b>1000</b>
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# FOR DEPARTMENT USE ONLY

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

## REMARKS

There will be an unobstructed passageway, at least 10 feet wide, extending from any dwelling on lot to a public street, or to a public alley at least 10 feet in width.

*ST Principe*

Owner or Authorized Agent

There are more than 9 Buses in main building.

*ST Principe*

More than 10 ft from this to main building

*ST Principe*



3

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

## Application to Alter, Repair 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:

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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.

REMOVED FROM		REMOVED TO		G. E. City Clerk By _____ Deputy	
Lot	Block	Lot	Block		
Tract		Tract		G. E. City Engineer By _____ Deputy	
Book	Page	F. B. Page	Book	Page	F. B. Page
From No.			Street	Street	
To No.	2491 No. Vermont + No. DE FRANKLIN				

(USE INK OR INDELIBLE PENCIL)

- What purpose is the present Building now used for? DWELLING FOR GARDNER
- What purpose will Building be used for hereafter? -
- Owner's name E. L. Petitfils Phone
- Owner's address 2491 No. Vermont
- Architect's name  Phone
- Contractor's name E. L. Petitfils Phone
- Contractor's address 2491 No. Vermont
- VALUATION OF PROPOSED WORK (Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.) \$ 500.00
- Class of present Building Frame Single No. of rooms at present 3
- Number of stories in height 1 Size present Building 20 x 21
- State how many buildings are on this lot 1
- State purpose buildings on lot are used for DWELLING  
(Apartment House, Hotel, Residence, or any other purpose.)

- What Zone is Property in?  
STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

adding one room

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)

E. L. Petitfils  
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O.K.	When permit is issued
<u>2491</u>	<u>C. Mahatch</u> Plan Examiner	<u>Jan 2 1950</u> <u>ZA</u> <u>W. J. P.</u> Clerk	<u>RECEIVED</u> <u>JAN 8 1950</u> <u>OWNER</u>

Harry Carpenter (5)

14. Size of new addition 19 x 21' No. of Stories in height 1
15. Material of foundation Concrete Size of footings 24 size wall 8 Depth below ground 12
16. Size of Redwood Mudsills 2 x 6 Size of interior bearing studs 2 x 4
17. Size of exterior studs 2 x 4 x 2 x 6 Size of interior non-bearing studs 2 x 4
18. Size of first floor joists 2 x 8 Second floor joists None
19. Will all Lathing and Plastering Comply with Ordinance? Yes
20. Will all provisions of State Housing Act be complied with? Yes

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)

(Owner or Authorized Agent.)

## FOR DEPARTMENT USE ONLY

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

## REMARKS

*Main house is so badly burned that it is not possible to live in it only one room left. They will only be one kitchen in the lot.*

*D. Phillips*  
*J. C. Phillips*

# All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

Blk. Form 3

# 3

## CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

### Application to Alter, Repair or Demolish

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

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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

TAKE TO  
ROOM No. 218  
(2ND FLOOR)  
CITY CLERK  
PLEASE  
VERIFY

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

Lot .... Block .....

Tract .....

Lot .... Block .....

Tract .....

Book..... Page..... F. B. Page.....

From No. 2441 No. Vermont Ave. Street

To No. No. 1100 E. 11th Ave. Street

(USE INK OR INDELIBLE PENCIL)

- What purpose is the present Building now used for? DWELLING
- What purpose will Building be used for hereafter? DWELLING
- Owner's name E. L. Pettiford Phone .....
- Owner's address 2441 No. Vermont
- Architect's name Not to be filled in unless with name of Certificated Architect or Licensed Engineer under State Act Phone .....
- Contractor's name E. L. Pettiford Phone .....
- Contractor's address 2441 No. Vermont
- VALUATION OF PROPOSED WORK (Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.) \$1200.00
- Class of present Building Frame Stucco No. of rooms at present 10
- Number of stories in height 2 Size present Building 60 x 120
- State how many buildings are on this lot none
- State purpose buildings on lot are used for DWELLING  
(Apartment House, Hotel, Residence, or any other purpose.)

- What Zone is Property in?  
STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Tear down the burned portion of the building leave first floor intact and portion of building not burned preparing same for new one story construction.

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) E. L. Pettiford  
(Owner or Authorised Agent.)

#### FOR DEPARTMENT USE ONLY

PERMIT NO. <u>7051</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>3/31/30</u> Plan Examiner <u>W. H. H. H.</u>	Application checked and found O. <u>3/31/30</u> Clerk <u>W. H. H. H.</u>	RECEIVED MAR 31 1930 BUILDING DIVISION
---------------------------	---	--	--

Larry Carpenter 5

40



14. Size of new addition.....x.....No. of Stories in height.....  
 15. Material of foundation.....Size footings.....size wall.....Depth below ground.....  
 16. Size of Redwood Mudsills.....x.....Size of interior bearing studs.....x.....  
 17. Size of exterior studs.....x.....Size of interior non-bearing studs.....x.....  
 18. Size of first floor joists.....x.....Second floor joists.....x.....  
 19. Will all Lathing and Plastering Comply with Ordinance?.....  
 20. Will all provisions of State Housing Act be complied with?.....

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

(Sign here)

(Owner or Authorized Agent.)

## FOR DEPARTMENT USE ONLY

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

## REMARKS

3

# All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

## CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

### Application to Alter, Repair 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

TAKE TO  
ROOM No. 218  
(2ND FLOOR)  
CITY CLERK  
PLEASE  
VERIFY

Lot ... Block ...

Lot ... Block ...

Tract ...

Tract ...

TAKE TO  
ROOM No. 5  
(MAIN ST.  
FLOOR)

Book ... Page ... F. B. Page ...

Book ... Page ... F. B. Page ...

ENGINEER  
PLEASE  
VERIFY

From No. 2441 No. Vermont Ave. Street

Street

To No. ...

Street

(USE INK OR INDELIBLE PENCIL)

- What purpose is the present Building now used for? DWELLING / FRANCHISE
- What purpose will Building be used for hereafter? DWELLING
- Owner's name E. L. Petitfils Phone 442-1111
- Owner's address 2441 No. Vermont
- Architect's name WILLIAM H. HART 184 E. CALIF. Phone 442-1111
- Contractor's name E. L. Petitfils OWNER Phone 442-1111
- Contractor's address ...
- VALUATION OF PROPOSED WORK (Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.) \$15000.00
- Class of present Building D No. of rooms at present 9
- Number of stories in height 1 Size present Building 65' x 122'
- State how many buildings are on this lot ONE
- State purpose buildings on lot are used for DWELLING.  
(Apartment House, Hotel, Residence, or any other purpose.)

- What Zone is Property in?  
STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

REPLACE BURNED PORTION OF BUILDING  
AS PER PLANS NEW BUILDING 1 STORY IN PLACE  
OF 2. AND 1 STORY LEFT IN PLACE AND STOPS  
AS SHOWN. NO FLOOR LEFT REMOVED ON FIRST FLOOR.

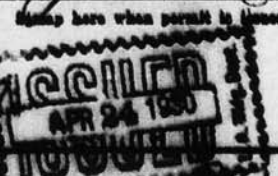
I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with whether herein specified or not.

☒ OVER

(Sign here)

E. L. Petitfils  
(Owner or Authorized Agent)

PERMIT NO. <b>9365</b>	FOR DEPARTMENT USE ONLY	
	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>442-1111</u> <u>[Signature]</u> Chief Clerk



PLANS

Harry Carpenter

3772

14. Size of new addition 7' x 20' No. of Stories in height 1  
 15. Material of foundation concrete size footings 16" size wall 18" Depth below ground 18"  
 16. Size of Redwood Mudalls 2" x 6" Size of interior bearing studs 2" x 8"  
 17. Size of exterior studs 2" x 4" Size of interior non-bearing studs none  
 18. Size of first floor joists 2" x 10" Second floor joists none  
 19. Will all Lathing and Plastering Comply with Ordinance? yes  
 20. Will all provisions of State Housing Act be complied with? yes

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

(Sign here)

*E. J. Pettibone*  
*Owner*

## FOR DEPARTMENT USE ONLY

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

## REMARKS

*Addition to Present Foundation 7' x 20'*  
*For West Bed Room As Shown*

*Roof over Living Room and Garage Not*  
*Removed Are To Remain As Is.*

*See required windows with no obstructions.*

*J. E. Smith*  
*Inspector*



All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

Std. Form 1

3

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

Application to Alter, Repair 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

TAKE TO  
ROOM No. 218  
(2ND FLOOR)

CITY CLERK  
PLEASE  
VERIFY

TAKE TO  
ROOM No. 5  
(MAIN ST.  
FLOOR)

ENGINEER  
PLEASE  
VERIFY

Lot ..... Block .....  
Tract .....

Lot ..... Block .....  
Tract .....

Book ..... Page ..... F. B. Page .....  
From No. 2441 No. Vermont Ave. Street .....  
To No. 1500 N. of 800 Street .....  
(USE INK OR INDELIBLE PENCIL)

O. E. City Clerk  
By  
Deputy  
O. E. City Engineer  
By  
Deputy

- What purpose is the present Building now used for? Private Storage and 4 Spas Room
- What purpose will Building be used for hereafter? Sleeping Room
- Owner's name E. L. Pettifors Phone .....
- Owner's address 2441 No. Vermont
- Architect's name Wallace Neff Phone .....
- Contractor's name E. L. Pettifors, Owner Phone .....
- Contractor's address 2441 No. Vermont
- VALUATION OF PROPOSED WORK Including all Material, Labor, Finishing, Equip-  
ment and Appliances in Completed Building. \$ 250.00
- Class of present Building D No. of rooms at present 2
- Number of stories in height 1 Size present Building 20 x 30
- State how many buildings are on this lot .....
- State purpose buildings on lot are used for Dwelling 1 Family  
(Apartment House, Hotel, Residence, or any other purpose.)
- What Zone is Property in?  
STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL  
BE MADE TO THIS BUILDING:  
Added Bath Room 7'6" x 9'

No new windows will be constructed.

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)

FOR DEPARTMENT USE ONLY

PERMIT NO.  <u>9367</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.  Plan Examiner	Application checked and found O.K.  Clerk	Stamp here when issued <b>RECEIVED</b> APR 24 1930 <b>RECEIVED</b> L.A. Bldg. Div.
-------------------------------	--	---	--

Harry Carpenter

14. Size of new addition 7'6" x 8' No. of Stories in height 1  
 15. Material of foundation concrete Size footings 12" x 12" Base wall 5" Depth below ground 12"  
 16. Size of Redwood Mudsills 2" x 6" Size of interior bearing studs NONE  
 17. Size of exterior studs 2" x 4" Size of interior non-bearing studs NONE  
 18. Size of first floor joists concrete Second floor joists NONE  
 19. Will all Lathing and Plastering Comply with Ordinance? Yes  
 20. Will all provisions of State Housing Act be complied with? Yes

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)

(Official or Authorized Agent)

## FOR DEPARTMENT USE ONLY

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

## REMARKS

*No Part of of this Building is under or over Present Building  
 No Cooping used for sleeping only.  
 As certified;*

*No required windows will be obstructed.*

(Official or Authorized Agent)


 Electrical  
 1 or 2 Family Dwelling  
 Express Permit  
 No Plan Check

City of Los Angeles - Department of Building and Safety

**APPLICATION FOR ELECTRICAL  
 PLAN CHECK AND INSPECTION**

Issued On: 02/17/2004

Last Status: Issued

Status Date: 02/17/2004

**1. PROPERTY OWNER**

Williams, Julianne Tr Eternity Trust 1608 Cahuenga Blvd STE 1262 LOS ANGELES CA 90028

**2. APPLICANT INFORMATION** (Relationship: Net Applicant)

Vartan Tavidian - 1538 N Highland Ave LOS ANGELES, CA 90028 (323) 962-4554

**3. TENANT INFORMATION****4. CONTRACTOR, ARCHITECT, & ENGINEER NAME**(C) City Electric 501 W Glenoaks Bl, #413, Glendale, CA 91202 CLASS LICENSE# PHONE#  
C10 617976 3239624554**5. APPLICATION COMMENTS**

E-Permit paid by credit card, fax number-&gt; (323)962-4589.

**6. DESCRIPTION OF WORK**

Install 400 amp. meter main install 2 200 amp. sub panels rewire existing cloth wiring

**7. COUNCIL DISTRICT:** 4**8. APPLICATION PROCESSING INFORMATION**

PC OK By:

OK for Cashier:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

**Call toll-free (888) LA4BUILD**

Outside LA County, call (213)-977-6941.

(LA4BUILD = 524-2845)

**For Cashier's Use Only****W/O #: 44103918****Project Name:**

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.

 4519 W Cockerham Dr  
 04041-90000-03918
**9. FEE INFORMATION** Inspection Fee Period

Permit Fee: 713.88

INSPECTION TOTAL Electrical	713.88
Permit Total	713.88
Permit Fee Subtotal Electrical	644.00
Permit One Stop Surcharge	13.22
Permit Sys. Development Surcharge	39.66
Permit Issuing Fee	17.00

 Payment Date: 02/17/04  
 Receipt No: IN050132810  
 Amount: \$713.88



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

Ltg/Gen Rec, Dwell App, Non-Dwell App (50) 595.00

**PANELBOARDS AND SWITCHBOARDS**

Panel 0-200 Amp (2) 24.00

**SERVICES**

Services 201-600 Amp (1) 25.00

**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 LADBS (Sec. 22.12 & 22.13 LAMC).

**11. LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. 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 7150.2c. 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.: **617976** Contractor: **CITY ELECTRIC**

**12. WORKERS' COMPENSATION DECLARATION**

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

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

☒ 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 provisions.

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

**13. ASBESTOS REMOVAL DECLARATION**

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.

**14. CONSTRUCTION LENDING AGENCY DECLARATION**

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

Lender's name (if any): \_\_\_\_\_ Lender's address: \_\_\_\_\_

**15. FINAL DECLARATION**

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

**By signing below, I certify that:**

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration, 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: **VARTAN TAVIDIAN**

Sign: \_\_\_\_\_

Internet ePermit System Declaration

Date: **02/17/2004**

☒ Contractor ☐ Authorized Agent



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

City of Los Angeles - Department of Building and Safety  
**APPLICATION FOR BUILDING PERMIT  
AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue  
Status Date: 07/09/2004

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
HILLHURST PARK		101	1	M B 22-34/35	153B197 173	5588 - 023 - 037

**3. PARCEL INFORMATION**

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

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

Hillside Grading Area - YES  
Hillside Ordinance - YES  
Earthquake-Induced Liquefaction Area - YES  
Lot Cut Date - 03/09/1949  
Lot Cut Date - 06/10/1948

ZONE(S): RE11-1 /

**4. DOCUMENTS**

ZAI - ZAI-984

**5. CHECKLIST ITEMS**

Combine Elec - Wrk. per 91.107.2.1.1.1 Fabricator Req'd - Glued-Laminated Timber  
Combine HVAC - Wrk. per 91.107.2.1.1.1 Special Inspect - Epoxy Bolts  
Combine Plumbg - Wrk. per 91.107.2.1.1.1 Special Inspect - Structural Observation

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):

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

**7. EXISTING USE**

(01) Dwelling - Single Family  
(07) Garage - Private

**PROPOSED USE**

(01) Dwelling - Single Family

**8. DESCRIPTION OF WORK**

CONVERT 2-CAR ATTACHED GARAGE -19'-6"X 22'-0"(429 SQ.FT) AND ENCLOSED SERVICE PORCH -8'-6"X 28'-0"(238 SQ.FT) INTO FAMILY ROOM, LAUNDRY ROOM, 3/4 BATHROOM & POWER ROOM. KITCHEN REMODEL. TWO OPEN PARKING SPACES PROVIDED & EXISTING TWO COVERED PARKING LOCATED IN DETTACHE

2. # Bldgs on Site &amp; Use: SFD W/ATT 2-CAR GARAGE &amp; DET GAR

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Carlos Villarreal

DAS PC By:

OK for Cashier: Carlos Villarreal

Coord. OK:

Signature:

Date:

7/9/04

**11. PROJECT VALUATION & FEE INFORMATION** Final Fee Period

Permit Valuation: \$400,000 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair 3,300.75  
Permit Fee Subtotal Bldg-Alter/Rep 1,795.00  
Electrical 466.70  
HVAC 233.35  
Plumbing 466.70  
Plan Check Subtotal Bldg-Alter/Rep 0.00  
Fire Hydrant Refuse-To-Pay 0.00  
E.O. Instrumentation 40.00  
O.S. Surcharge 60.04  
Sys. Surcharge 180.11  
Planning Surcharge 53.85  
Planning Surcharge Misc Fee 5.00  
Permit Issuing Fee 0.00

Sewer Cap ID:

Total Bond(s) Due:

**12. ATTACHMENTS**

Plot Plan

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

**Call toll-free (888) LA4BUILD**

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

(LA4BUILD = 524-2845)

For Cashier's Use Only

W/O #: 41405481

LA Department of Building and Safety  
LA 06 29 056179 07/09/04 09:06AM

BUILDING PERMIT-RES \$1,795.00  
ELECTRICAL PERMIT RES \$466.70  
HTG/REF PMT RES \$233.35  
PLUMBING PERMIT RES \$466.70  
EI RESIDENTIAL \$40.00  
ONE STOP SURCH \$60.04  
SYSTEMS DEVT FEE \$180.11  
CITY PLANNING SURCH \$53.85  
MISCELLANEOUS \$5.00

Total Due: \$3,300.75  
Credit Card: \$3,300.75

04LA 60755



\* P 0 4 0 1 4 1 0 0 0 0 0 5 4 8 1 F N \*



## 14. 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. Building Relocated From:

## 16. CONTRACTOR, ARCHITECT, &amp; ENGINEER NAME

## ADDRESS

## CLASS LICENSE#

## PHONE #

(E) Brown, Richard L.  
(O) , Owner-Builder

18980 Ventura Blvd #350,

Tarzana, CA 91356

S970  
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).

☒ 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

X JENNIFER COOPER

Sign:

X [Signature]

Date:

2/9/04

☐ Owner

☒ Authorized Agent

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

City of Los Angeles - Department of Building and Safety

Plan Check #: APC

Initiating Office: METRO

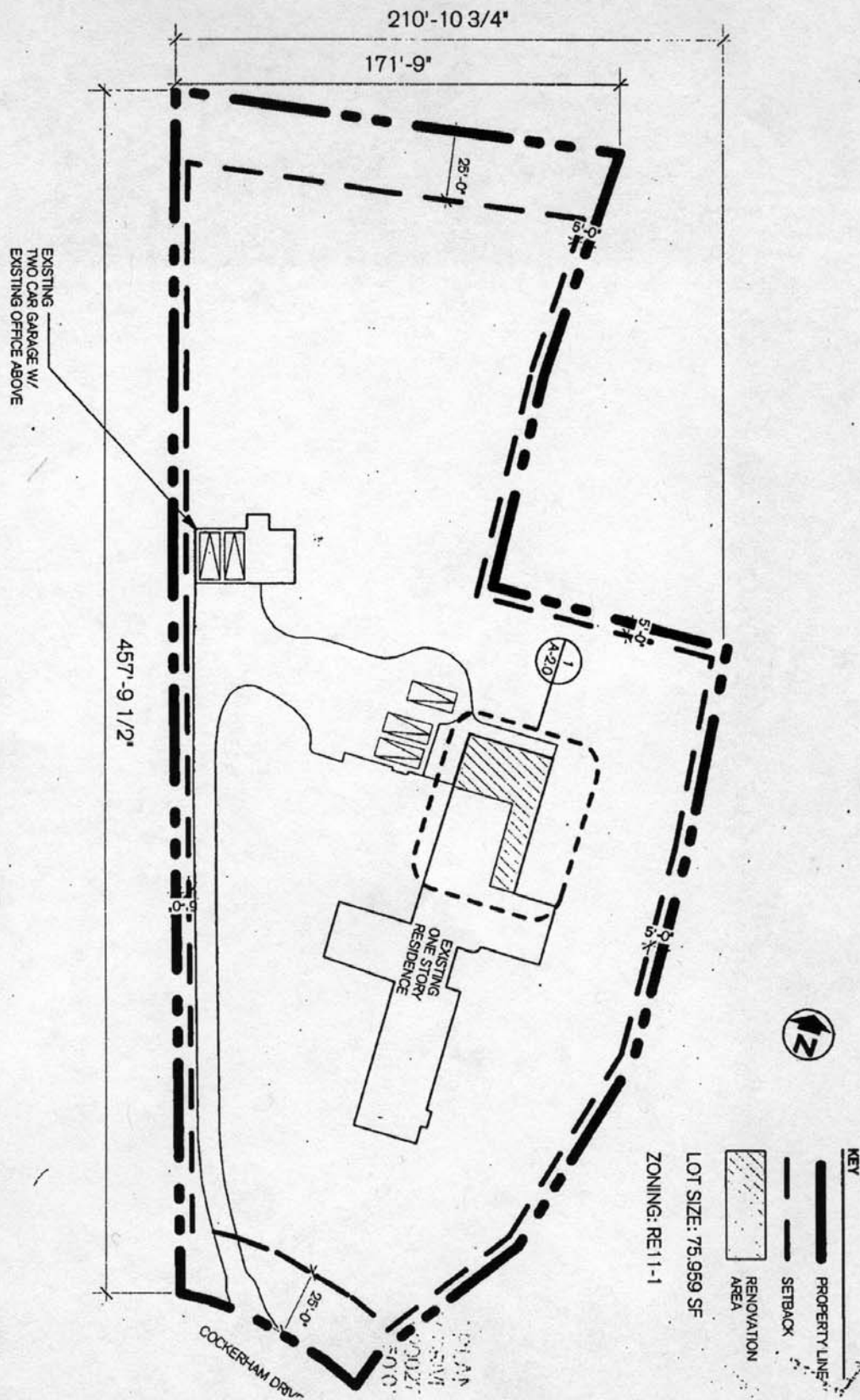
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**PLOT PLAN ATTACHMENT**

101072220048109

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

**PLOT PLAN**  
4519 COCKERHAM DRIVE  
LOS ANGELES, CA 90027  
SCALE: 1" = 50' 0"





## Petifils Residence



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



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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)





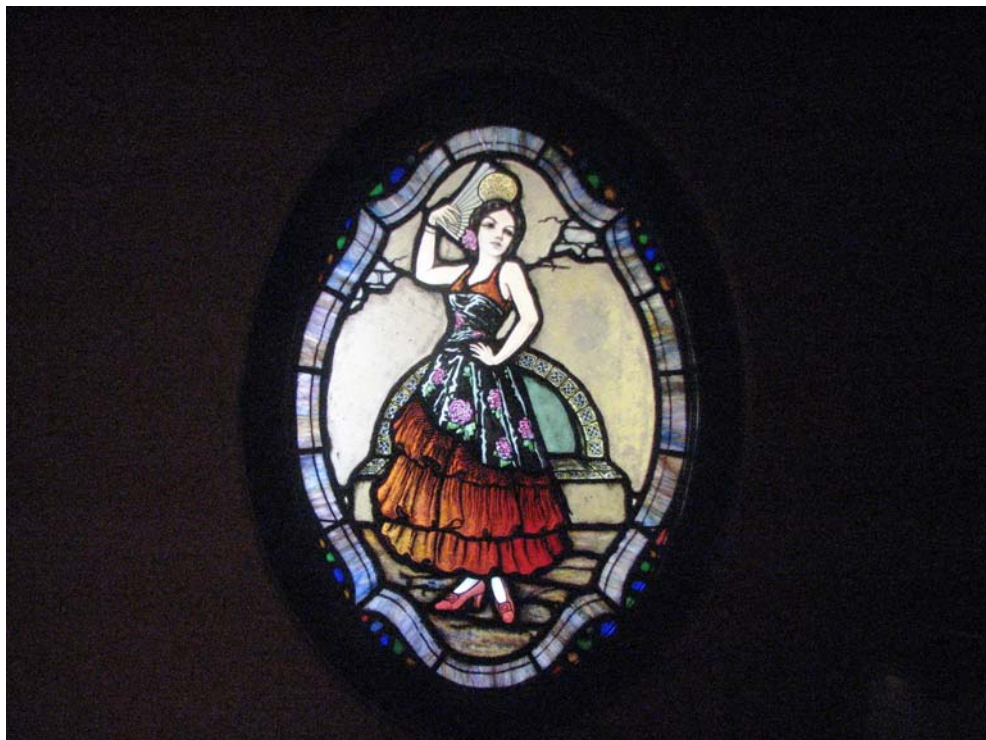
Petifils Residence, tile floor in entry hall, 4519 Cockerham Dr, Apr 23, 2007 (Photo by Charles J. Fisher)



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)

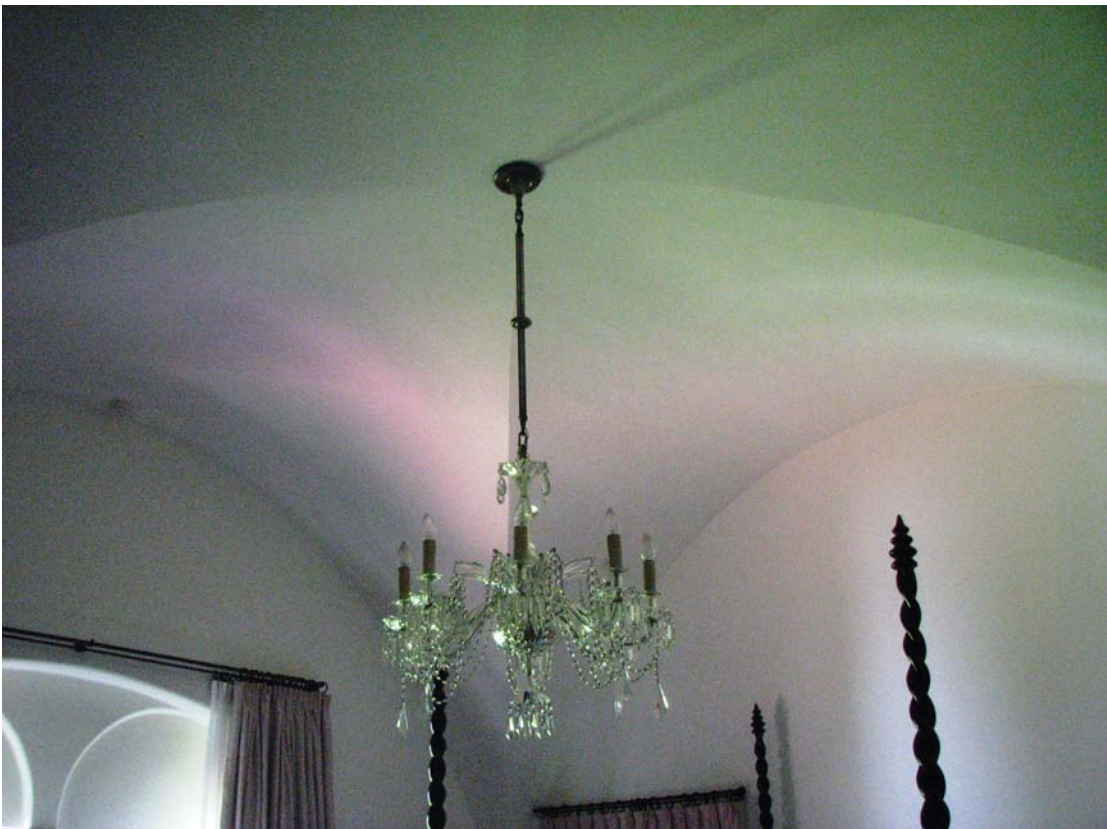


Petifils Residence, library ceiling, 4519 Cockerham Drive, Apr 23, 2007 (Photograph by Charles J. Fisher)



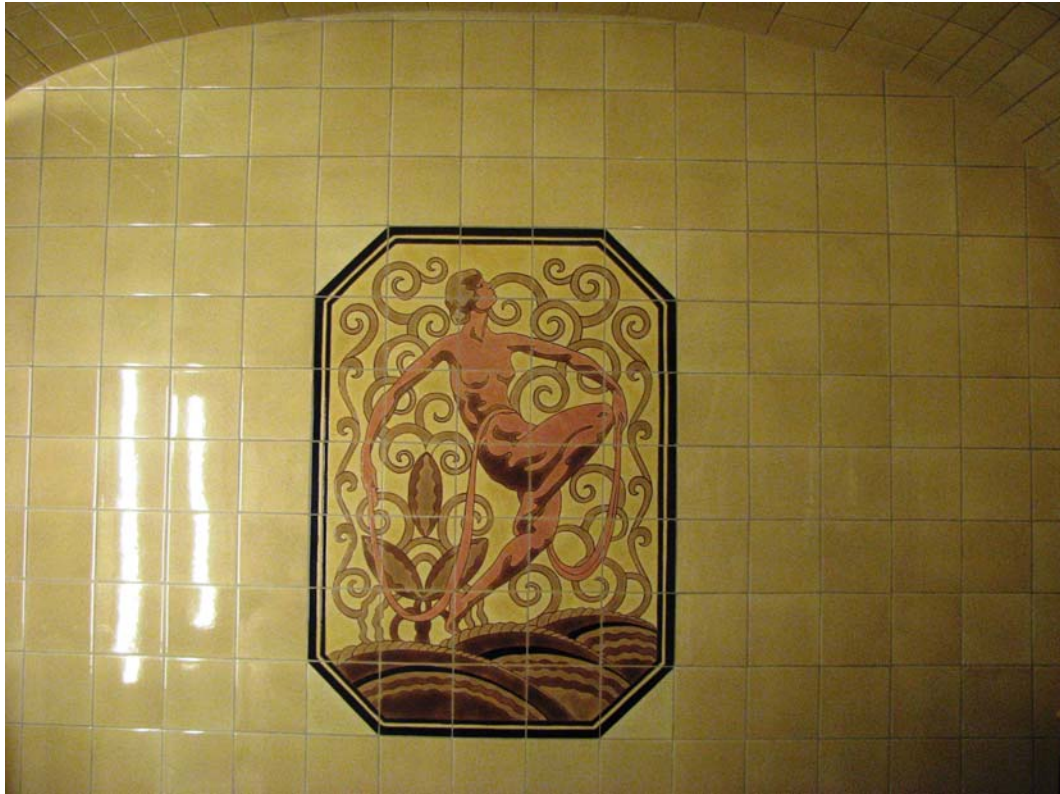


Petifils Residence, master bedroom, 4519 Cockerham Dr, Apr 23, 2007 (Photograph by Charles J. Fisher)



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)

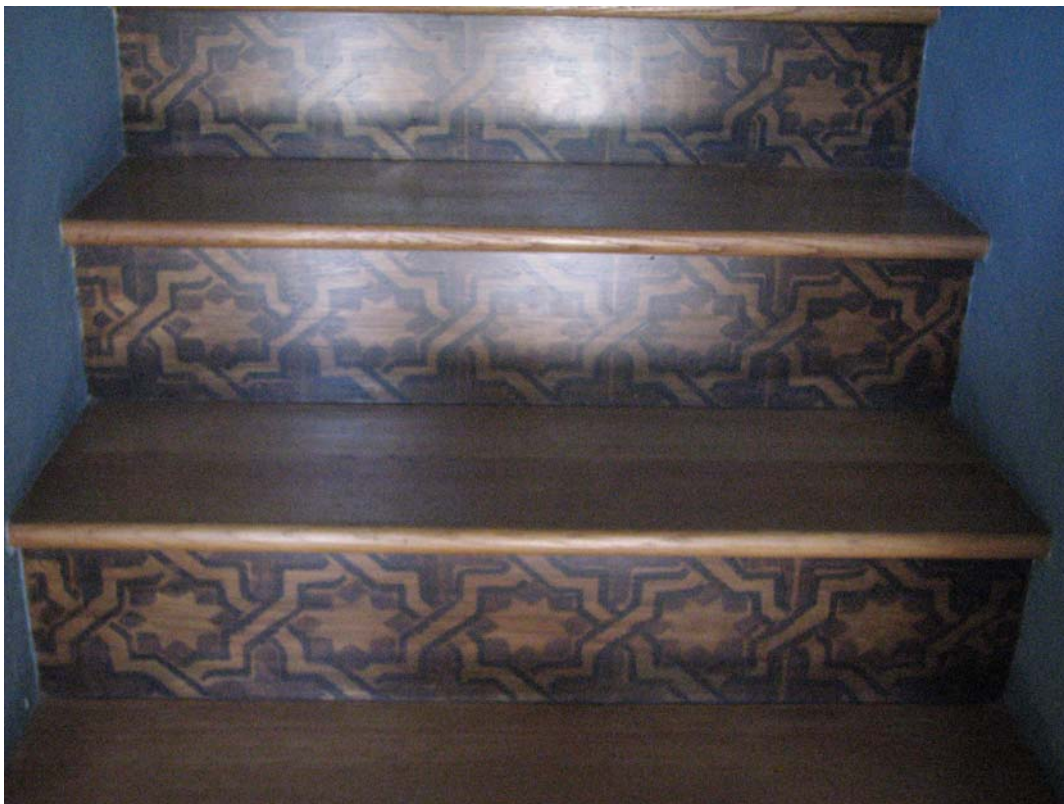


Petifils Residence, metalwork above shower, 4519 Cockerham Dr, Apr 23, 2007 (Photo by Charles J. Fisher)





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

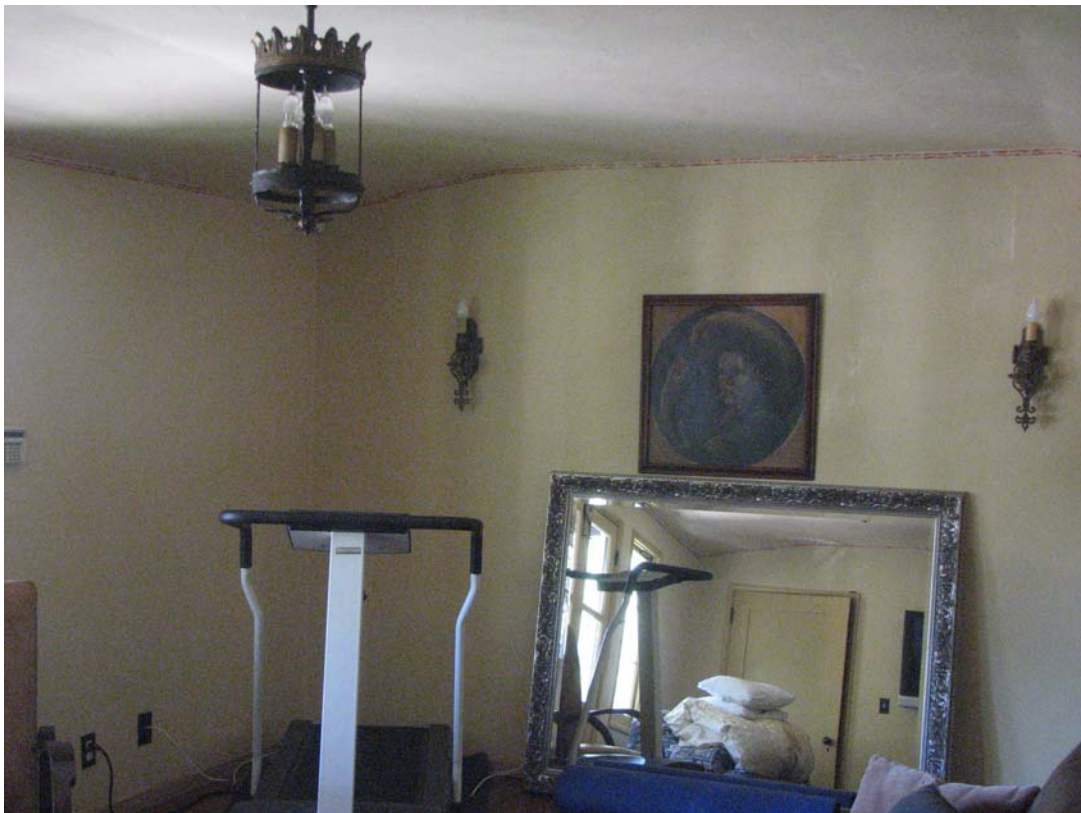


Petifils Residence, gardener's stairs, 4519 Cockerham Drive, Apr 23, 2007 (Photograph by Charles J. Fisher)





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)