

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2007-5209-HCM

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

Location: 2188 N. Ponet Drive
Council District: 4
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Greater Griffith Park
Legal Description: Lot 39, 38, 40 of Tract 5059

PROJECT: Historic-Cultural Monument Application for the
VICTOR ROSSETTI RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

**APPLICANT/
OWNER:** Thomas Young and Bruce R. Hatton Trustee
2188 N. Ponet Drive
Los Angeles, CA 90068

**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: October 17, 2007 Historic-Cultural Monument Application

FINDINGS

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

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 1928 and located in the Hollywood Hills area, this two-and-a-half-story L-shaped residential building exhibits character-defining features of Spanish Colonial Revival style. It has a hipped roof with red clay tile, multi-paned fixed and casement windows, and a smooth stucco surface. The entrance is a slightly inset arched door with a decorative Classical-style arched entrance with glass and metal awning. Composed of irregular massing around an auto courtyard, the subject building also features decorative wrought iron and plaster work, grilles, balconies, and decorative molding. An outdoor stairway leads to second story arcaded porch space with triple-arched Corinthian columns. Significant interiors include extensive wrought iron, woodwork, fireplaces, and box-beamed, coffered, and stenciled ceilings. A two-door garage with arched entrances and decorative doors is attached to the subject building.

The proposed Victor Rosetti Residence historic monument was designed by architect Paul R. Williams (1894-1980). Williams was one of the foremost architects of Los Angeles in the mid-twentieth century, designing thousands of private homes as well as public and commercial buildings. Williams was also the first certified African-American architect west of the Mississippi River, the first African-American member of the American Institute of Architects, and also served on the first Los Angeles Planning Commission in 1920.

The subject building was designed for Victor Rossetti. A banker, Rossetti served as Vice President of Farmers and Merchants Bank in 1911, becoming the bank’s President in 1931.

Alterations include a porch addition designed by Williams in 1937 and a bathroom added in 2007.

DISCUSSION

The Victor Rosetti 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 Paul R. Williams, 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-2007-5209-HCM

HEARING DATE: November 15, 2007
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 2188 Ponet Drive
Council District: 4
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Greater Griffith Park
Legal Description: Lot 39, 38, 40 of Tract 5059

PROJECT: Historic-Cultural Monument Application for the
ROSSETTI RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

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OWNER:** Thomas Young and Bruce R. Hatton Trustee
2188 N. Ponet Drive
Los Angeles, CA 90068

**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]

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
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Attachments: October 17, 2007 Historic-Cultural Monument Application
ZIMAS Report

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The proposed Rosetti Residence historic monument was designed by architect Paul R. Williams (1894-1980). Williams was one of the foremost architects of Los Angeles in the mid-twentieth century, designing thousands of private homes as well as public and commercial buildings. Williams was also the first certified African-American architect west of the Mississippi River, the first African-American member of the American Institute of Architects, and also served on the first Los Angeles Planning Commission in 1920.

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Alterations include a porch addition designed by Williams in 1937 and a bathroom added in 2007.

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 VICTOR ROSSETTI RESIDENCE
2. STREET ADDRESS 2188 PONET DRIVE
CITY LOS ANGELES ZIP CODE 90068 COUNCIL DISTRICT 4
ASSESSOR'S PARCEL NO. 5587-026-032
3. COMPLETE LEGAL DESCRIPTION: TRACT TRACT NO. 5059, AS PER MAP FILED IN BOOK 56, PAGE 27 OF MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.
BLOCK N/A LOT(S) 39 & PTN 38 & 40, (SEE ATTACHED) ARB. NO. 2
RANGE OF ADDRESSES ON PROPERTY 2188 N. PONET DRIVE AND 2161 THROUGH 2171 N. LIVE OAK DRIVE EAST
4. PRESENT OWNER BRUCE R. HATTON, TRUSTEE, BRUCE R. HATTON TRUST AND THOMAS YOUNG, TRUSTEE,
THOMAS YOUNG TRUST
STREET ADDRESS 2188 N. PONET DRIVE
CITY LOS ANGELES STATE CA ZIP CODE 90068 PHONE (310) 991-7057
OWNER IS: PRIVATE X PUBLIC _____
5. PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE

DESCRIPTION

6. ARCHITECTURAL STYLE SPANISH COLONIAL
7. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)
(SEE DESCRIPTION WORKSHEET)

HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT VICTOR ROSSETTI RESIDENCE

10. CONSTRUCTION DATE: FACTUAL 1928 ESTIMATED _____
11. ARCHITECT, DESIGNER, OR ENGINEER: PAUL R. WILLIAMS
12. CONTRACTOR OR OTHER BUILDER: DONALD F. HARRISON
13. DATES OF ENCLOSED PHOTOGRAPHS JUNE 14, 2007
14. CONDITION: ☐ EXCELLENT ☒ GOOD ☐ FAIR ☐ DETERIORATED ☐ NO LONGER IN EXISTENCE
15. ALTERATIONS: REINFORCED CONCRETE ADDITION TO PORCH DESIGNED BY PAUL R. WILLIAMS IN 1937. BATHROOM ON WEST END OF HOUSE IN 2007.
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 1928 BY THE RENOWNED ARCHITECT PAUL REVERE WILLIAMS FOR VICTOR H. ROSSETTI AND HIS WIFE, IRENE A. ROSSETTI, IN THE SPANISH COLONIAL REVIVAL STYLE. VICTOR ROSSETTI WAS VICE PRESIDENT OF FARMERS AND MERCHANTS BANK AT THE TIME OF THE BUILDING OF THE HOUSE. IN 1931, HE BECAME THE BANK'S PRESIDENT AND HELD THAT POSITION UNTIL 1956, WHEN HIS BANK MERGED WITH SECURITY FIRST NATIONAL BANK WHEN HE RETIRED. ROSSETTI WAS AN IMPORTANT FORCE IN FINANCIAL CIRCLES FOR MANY YEARS, FREQUENTLY AUTHORIZING COLUMNS IN WHICH HE PREDICTED THE FINANCIAL DIRECTION OF THE NATION AND COUNCEILED A COURSE OF CONSERVATIVE SPENDING ON THE PART OF THE GOVERNMENTS AT ALL LEVELS. ROSSETTI LIVED IN THE HOUSE FROM 1928 UNTIL 1950, AFTER WHICH HE MOVED TO SAN MARINO. PAUL R. WILLIAMS DESIGNED THE HOUSE AND GARAGE AND WAS RETAINED A SECOND TIME IN 1937 TO DESIGN A PORCH ADDITION. THE SITE IS IMPORTANT AS THE HOME OF AN INFLUENTIAL BANKER IN SOUTHERN CALIFORNIA, AS WELL AS THE WORK OF THE MASTER DESIGNER, PAUL R. WILLIAMS. IT IS ALSO AN EXCELLENT EXAMPLE OF A LARGE SPANISH COLONIAL REVIVAL HOUSE FROM THE 1920s.
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 "PAUL R. WILLIAMS, ARCHITECT: THE LEGACY OF STYLE" BY KAREN E. HUDSON (1993).
20. DATE FORM PREPARED OCTOBER 17, 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 VICTOR ROSSETTI RESIDENCE IS A 2 1/2 STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

SPANISH COLONIAL REVIVAL, L-SHAPED 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 OR STEEL,
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 CLASSICAL ARCHED PORCH WITH A SLIGHT INSET.
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

WITH A MULTI paneled arched DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (SEE CHART)

OF THE STRUCTURE ARE IRREGULAR MASSING AROUND AN AUTO COURT WHICH IS THE TRUE FRONT ENTRY AREA.
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (SEE CHART);

AN ARCHED PORCH FACES TO REAR ON THE STRUCTURES ONE FAÇADE THAT VISIBLE FROM THE STREET. THE TRIPLE
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

ARCHED PORCH IS SUPPORTED WITH TWO CORINTHIAN COLUMNS WITH FACES ON THE CAPITALS. SIMPLE SQUARE
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALITY;

PILASTERS FLANK THE SIDES OF THE COLONNADE. AN OFFSET TILE STAIRCASE LEADS UP TO THE 2ND STORY PORCH
VERTICALITY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

THE PORCH IS SUPPORTED BY WOODEN BRACES. AN UPPER STORY BALCONY IS FOUND ON THE NORTHERN FAÇADE
ADDITIONAL DEFINING ELEMENTS

THE ATTACHED GARAGE HAS TWO ARCHED ENTRANCES. VEHICLES ENTER THROUGH A LONG DRIVEWAY COMING DOWN FROM
ADDITIONAL DEFINING ELEMENTS

PONET DRIVE AFTER PASSING UNDER A DECORATIVE ARCH AT THE ENTRANCE TO THE DRIVEWAY.
ADDITIONAL DEFINING ELEMENTS

ADDITIONAL DEFINING ELEMENTS

ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF CONCRETE TWO CAR GARAGE.
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE A LARGE LIVING ROOM. EXTENSIVE WROUGHT IRON IN THE TWO-STORY
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM, SPECIAL GLASS WINDOWS,

ENTRY AREA, ALONG WITH LARGE, SIMPLY DESIGNED FIREPLACES IN BOTH LIVING ROOM AND BASEMENT FAMILY ROOM
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

WHICH HAS A BOX BEAMED CEILING. A WOODEN ELEVATOR CAR CONNECTS THE GARAGE TO ALL LEVELS OF THE
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

HOUSE.
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 BLACKBURN RESIDENCE IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT
SPANISH COLONIAL REVIVAL ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE B)

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 VICTOR ROSSETTI RESIDENCE WAS BUILT IN 1928
NAME OF PROPOSED MONUMENT YEAR BUILT
PAUL R. WILLIAMS AND VICTOR ROSSETTI WAS IMPORTANT TO THE
NAME OF FIRST OR OTHER SIGNIFICANT OWNER

DEVELOPMENT OF LOS ANGELES BECAUSE PAUL REVERE WILLIAMS WAS ONE OF THE PREMIER ARCHITECTS OF MID-20TH
CENTURY LOS ANGELES. HIS HOMES WERE EACH UNIQUE AND WELL SUITED FOR THEIR SITES. WILLIAMS, WHO WAS THE FIRST
AFRICAN AMERICAN ARCHITECT TO BE ELECTED AS A FELLOW OF THE AMERICAN INSTITUTE OF ARCHITECTS, WAS RESPONSIBLE
FOR THE DESIGNS OF THE HOMES OF MUCH OF THE AREA'S RICH AND FAMOUS, YET HE ALSO DID WORK FOR MANY LESSER HEED
CLIENTS, AS WELL. THE VICTOR ROSETTI RESIDENCE IS SIGNIFICANT TO HIS EARLY CAREER AS AN EXAMPLE OF HIS RESIDENTIAL
WORK ON HILLSIDES AS WELL AS AN IMPORTANT EXAMPLE OF SPANISH COLONIAL REVIVAL ARCHITECTURE. THE STYLE BEGAN ITS
USE IN SOUTHERN CALIFORNIA AROUND THE TIME OF WORLD WAR I AS AN ADVANCEMENT ON THE EARLIER MISSION REVIVAL
STYLE. BOTH STYLES HAVE THEIR ROOTS IN THE EARLY SPANISH-MEXICAN HISTORY OF THE SOUTHWEST AND BECAME POPULAR AS
MANY NEW RESIDENTS AS WELL AS MORE ESTABLISHED ONES, SOUGHT A CALIFORNIA LIFESTYLE THAT REFLECTED THE AREAS
ROMANTIC PAST. THE ORIGINAL OWNERS WERE BRUCE AND LULA BLACKBURN. VICTOR ROSSETTI WAS BORN IN VIRGINIA CITY, NV
ON FEBRUARY 19, 1871 TO ITALIAN-SWISS IMMIGRANT PARENTS. HE MARRIED IRENE. SILVESTRIHAD IN 1906 AND HAD A
DAUGHTER, ELEANOR AND A SON, VICTOR, JR. THE FAMILY RELOCATED TO SAN FRANCISCO AND ROSSETTI TOOK A JOB AS AN
OFFICE BOY FOR WELLS FARGO BANK IN 1893. AFTER ADVANCING TO ASSISTANT CASHIER, HE RELOCATED TO LOS ANGELES IN
1911 TO BECOME THE CASHIER OF FARMERS AND MERCHANTS BANK. HE WAS ELECTED VICE PRESIDENT OF THAT BANK IN 1917
AND BECAME THE PRESIDENT IN 1931. OVER THE NEXT 25 YEARS, HE REMAINED IN THAT POSITION, MAINTAINED A HIGH PROFILE

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET
CONTINUED

IN THE FINANCIAL COMMUNITY AND THE PUBLIC EYE THROUGH PERIODIC OP-ED'S IN THE LOS ANGELES TIMES AND
OTHER PUBLICATIONS. HIS ADVICE WAS CONSERVATIVE, ESPECIALLY IN THE AREA OF GOVERNMENT SPENDING,
ESPECIALLY WHEN IT INVOLVED A DEFICIT, WHICH HE BELIEVED TO BE AN INVITATION FOR RUNAWAY INFLATION.
ROSSETTI'S WIFE PASSED AWAY IN 1947 AND HE SOLD THE HOUSE IN 1950, WHEN HE MOVED TO SAN MARINO.
HE STEPPED DOWN FROM THE BANK PRESIDENCY IN 1956, WHEN FARMER'S AND MERCHANT'S BANK MERGED WITH
SECURITY FIRST NATIONAL BANK. VICTOR ROSSETTI PASSED AWAY ON NOVEMBER 19, 1960 AT THE AGE OF 83.

EXHIBIT "A"

94703865

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Los Angeles, described as follows:

Parcel 1:

Lot 39 of Tract 5059, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 56, Page 27 of Maps, in the Office of the County Recorder of said County.

Parcel 2:

That portion of Lot 40 of said Tract 5059, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 56, Page 27 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at the Northwesterly corner of said Lot 40; thence East along the North line thereof to the Northwesterly corner of Lot 39 of said Tract; thence Southerly along the Westerly line of said Lot 39, 43.63 feet, more or less to the Southeasterly corner of the land described in the Deed recorded in Book 5468, Page 334, Official Records; thence following the boundary line of the land described in said Deed, South 83° 51' 50" West 0.50 feet and North 6° 8' 10" West 14.93 feet and Northwesterly along a curve concave to the Southwest whose radius is 25 feet, 35.14 feet and North 86° 40' 3" West 92.94 feet to the East line of Ponet Drive, as shown on the Map of said Tract 5059; thence Northerly along Ponet Drive, to the Point of Beginning.

Parcel 3:

That portion of Lot 38 of said Tract 5059 in said City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 56, Page 27 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at the Southwesterly corner of said Lot; thence Easterly along the Southerly line thereof to the Northwesterly corner of Lot 39 of said Tract 5059; thence Easterly along the Northerly line of said Lot 39, 9.50 feet; thence North 58° 40' 50" West 1.11 feet; thence Northwesterly along a curve concave to the Southwest whose center bears South 87° 50' West 9.85 feet from said last mentioned point, 14.44 feet, thence along a line parallel with and distant 8.00 feet Northerly from the South line of said Lot of said Lot 38; North 86° 40' 3" West 100.63 feet to the to the East line of said Ponet Drive; thence Southerly along said Ponet Drive, to the Point of Beginning.

End of Legal Description





City of Los Angeles Department of City Planning

10/16/2007

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2171 N LIVE OAK DR EAST
2161 N LIVE OAK DR EAST

ZIP CODES

90068

RECENT ACTIVITY

None

CASE NUMBERS

CPC-4412
CPC-1986-831-GPC
ORD-164702
ND-80-233-SUB

Address/Legal Information

PIN Number:	151-5A193 116
Area (Calculated):	16,994.2 (sq ft)
Thomas Brothers Grid:	PAGE 593 - GRID H3
Assessor Parcel Number:	5587026032
Tract:	TR 5059
Map Reference:	M B 56-27
Block:	None
Lot:	39
Arb (Lot Cut Reference):	None
Map Sheet:	151-5A193

Jurisdictional Information

Community Plan Area:	Hollywood
Area Planning Commission:	Central
Neighborhood Council:	Hollywood United
Council District:	CD 4 - Tom LaBonge
Census Tract #:	1893.00
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: Griffith Park

Assessor Information

Assessor Parcel Number:	5587026032
Parcel Area (Approximate):	18,338.8 (sq ft)
Use Code:	0100 - Single Residence
Building Class:	D10D
Assessed Land Val.:	\$1,862,724
Assessed Improvement Val.:	\$1,401,276
Year Built:	1928
Last Owner Change:	06/21/07
Last Sale Amount:	\$0
Number of Units:	1
Number of Bedrooms:	7
Number of Bathrooms:	7

Building Square Footage:	6,353.0 (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:	0.12649 (km)
Landslide:	Yes
Liquefaction:	No

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:	West
Division / Station:	Hollywood
Report District:	629
Fire Information:	
District / Fire Station:	82
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.

Case Number:	CPC-1986-831-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Description(s):	HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES

Case Number:	ND-80-233-SUB
Required Action(s):	SUB-SUBDIVISIONS
Project Description(s):	Data Not Available

DATA NOT AVAILABLE

CPC-4412
ORD-164702

Paul R. Williams, Architect (1894-1980)

By Charles J. Fisher

A native of Los Angeles, Paul Revere Williams was born on February 18, 1894 to Chester Stanley and Lila Wright Williams who had come to Los Angeles from Tennessee. At that time, his father ran a fruit stand at the Old Plaza. Orphaned by the age of 4, Williams was raised by his God Mother, Emily P. Clarkson. Always artistic, Williams determined that he wanted to be an architect while attending Polytechnic High School. His biggest concern was whether he would be able to make a living because he was black at a time when no one had ever heard of an African American architect. Once he made the decision, there was no looking back, as he would strive to be the best in his chosen profession.

After graduating from high school in 1912, Williams attended Los Angeles School for Art to work on his drawing skills and evening classes at the Los Angeles Institute of Beaux Arts Design. He later studied engineering at the University of Southern California.

In 1914, he entered a contest to develop a cohesive design for an intersection sponsored by the Throop Polytechnic Institute (now Cal Tech) of Pasadena. Williams' entry took first place in the "Four Corners Competition" over architects from as far away as Boston. The judging committee consisted of John C. Austin, Elmer Grey and Albert R. Walker. This was to be the first of many awards that Williams was to receive.

He first worked in an architectural office around 1913-14, later for landscape architect Wilbur D. Cook, Jr. until about 1916. He spent the next several years working first in the office of Reginald D. Johnson and finally, John C. Austin, who was one of his "Four Corners" judges, where he worked on a number of prominent buildings, such as the Shrine Auditorium. He passed his architectural exam and received his architectural license in 1921 before leaving Austin's Office in 1922. Austin presented him with a project as a going away present to get his own office started. He soon had a number of projects and in 1922 he opened his first office in the Stock Exchange Building.

On June 27, 1917, he married Della Mae Givens, whom he had met while serving as president of a local chapter of Christian Endeavor. Williams was always rooted in his faith and especially enjoyed designing churches. He and Della would be the parents of two daughters, Marilyn and Norma.

Much of his early work was in the town of Flintridge, which had been subdivided by former U. S. Senator, Frank Putnam Flint. Flint had known Williams when he was a youth selling newspapers at 1st and Spring Streets. Among the homes he designed in Flintridge, was a large Spanish Colonial Estate for Flint's brother, banker Motley H. Flint.

Besides Flintridge, many of Williams early residential projects were in new neighborhoods such as Hancock Park and Los Feliz, where he designed such homes as the Blackburn Residence in 1927 and the Victor Rossetti Residence in 1928. Both of those are Spanish Colonial Revival. In 1923 he had garnered critical acclaim in the Los Angeles Times for his design of the English-style John B. Browne House, also in Los Feliz, which was the subject of a two part article in California Southland magazine.

In Hancock Park, Williams designed three homes for the Banning Family in 1929, all of the Old English style with brick facades. This style was one of the earliest ones in a career that was to span 60 years and produce designs for over three thousand buildings from traditional revivals to Post World War II Modernism.

By the 1930s, Williams was well established as one of Southern California's premier architects of high-end housing. By this time, he had a number of commissions in Beverly Hills and Bel Air. One of these was the Beverly Hills home of Lon Chaney, Sr. The actor participated each step of the way as his Italian Renaissance residence was built, often directing the placement of details in Williams' plan. Unfortunately Chaney died before the home was completed. His disheartened widow opted to sell the house when it was finished.

Williams' designs in Bel Air included homes for John A. Zublin (aka Nicolosi Estate, HCM #485) in 1931, CBS President Jay Paley in 1935, the brick faced French eclectic Morris Landau Residence in 1936 and the poured concrete French Provincial style home of philanthropist George Castera, also in 1936. In 1940 he designed the Bel Air home of industrialist, Henry Salvatori

Williams' early work was mostly residential, but he also did some commercial and ecclesiastical work in the 1920s. The Second Baptist Church (HCM #200), which he designed working with Norman Foote Marsh in 1924, the 28th Street Y.M.C.A. (HCM #851) in 1925, a Packard automobile showroom in Beverly Hills in 1927, the Hollywood Y.M.C.A. in 1927, a Santa Monica drive in market in 1928 and the H. Claude Hudson Office Building, also in 1928.

In 1929, Williams was the only architect West of Kansas City to be appointed by President Herbert Hoover to the "National Colored Memorial Commission" to design a memorial building for the African American soldiers that fought in World War I. Williams went to Washington D.C. to participate in this project. Years later he opened a branch office in the Nations' Capital to handle several public housing commissions he had been awarded in the area.

One of his most publicized projects was the 1931 design for the Colonial Style home of automobile manufacturer Errett Lobban Cord in Beverly Hills. Cord, like Williams, was driven to perfection. As the CEO of Auburn Motors, he was the youngest chairman of a large car company. He and Williams were both 37. Cord had consulted with a number of architects but chose Williams because he knew that the job would be done right the first time. Sadly, the Cord mansion fell victim to developers in 1962. In 1940, he designed a ranch for Cord in Silver Peak, Nevada.

Another house that he worked on was a 1937 home for Barbara Stanwyk, in Northridge, that was later bought by comedian Jack Oakie. The architect of record was Robert Finklehor but Williams was hired as the supervising architect and much of the actual structure bears Williams' design elements. (Oakridge, HCM #484). Today the residence remains as possibly the last vestige of an era of movie stars homes on large estates in the San Fernando Valley.

In the late 1930s, Williams was called upon to design more commercial and institutional projects. The Music Corporation of America complex in Beverly Hill was in 1937, followed by a redesign of the interior as well as additions for Saks Fifth Avenue from 1945-50 and George Washington Carver Junior High School in Los Angeles (1947, additions in 1953). He also designed the First Church of Christian Science in Reno, Nevada in

1938. In 1939 he contributed to the design of a men's dormitory at Howard University in Washington D.C. Williams was by this time becoming known well beyond Southern California.

He did a number of projects in South America, including the Bogota, Country Club in the Columbian capital in 1945 and a tuberculosis hospital in Guayaquil, Ecuador in 1948.

Before and during World War II, Williams designed a number of housing projects, including Pueblo del Rio (400 units in 1940) in Los Angeles, and a 125 unit project in Fort Huachuca, Arizona (1942).

Williams also published several plan books during this period. One was his 1945 "Small Home of Tomorrow", which featured a vast variety of Williams' designs for suburban homes ranging from the traditional to the modern, with emphasis given to the efficient use of space, especially in rooms such as kitchens. All of the designs are by Williams except one that was presented to him by Richard Neutra.

During the first few decades, the Williams family had been living in a Craftsman bungalow in what he referred to as "my small, inexpensive home in a unrestricted, comparatively undesirable section of Los Angeles". Racial covenants were a fact of life and Williams was ineligible to live in the neighborhoods where most of his designs were built, even though he could afford to. One area that was not restricted was the rather affluent Lafayette Square just off Crenshaw Boulevard. In 1950, Williams designed and built his own home, using a Moderne design that gives the home a somewhat nautical look. It stood in contrast with the large mansions in the area, most of which had been constructed while he was just getting started in the architectural field. However, Williams' ability to design made the house (HCM 170) a welcome addition to the neighborhood, where it now stands as a monument to his ability. He centered it around his family, believing that a home is first and foremost, a place where the nuclear family can relax and recharge their spirit.

This was a hallmark of all of Williams' domestic designs, which were so much in demand by the Hollywood crowd. They give a feeling of peace and intimacy in a world that was so often fast paced and a bit uncertain.

Williams went on to do other important projects, including, along with Weldon Becket, William Pereira and Charles Luckman, the iconic Los Angeles Airport Theme Building (HCM 570) and the Los Angeles County Hall of Administration. All the while, he continued designing homes, both large and small, leaving a portfolio of over 3,000 built projects.

Paul R. Williams passed away on January 24, 1980. His funeral was held at the First A. M. E. Church, which he had designed in 1963.

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Building Permit History
2188 Ponet Drive
Los Angeles

February 7, 1928: Building Permit No. 3585 to construct a 2-story, 14 room, 84' X 75' frame and stucco residence on Lot 39, Tract No. 5059.
Owner: Victor Rosetti
Architect: Paul R. Williams
Contractor: Donald F. Harrison
Cost: \$47,000.00

March 27, 1928: Building Permit No. 8920 for roughing in hot air pipes, terra cotta vents, as per plans and specifications. Install caffin #50 Units.
Owner: Mr. Victor Rosetti
Architect: Paul Williams
Contractor: D. F. Harrison (Pasadena Sheet Metal Works)
Cost: Warm Air Furnace

June 28, 1928: Building Permit No. 18354 to construct a 1-story 22'6" X 24' concrete two-car garage. Not more than 4 cars are to be housed on lot.
Owner: Victor H. Rosetti
Architect: Paul R. Williams
Contractor: D. F. Harrison
Cost: \$2,000.00

July 26, 1935: Building Permit No. 12898 to repair outside stairway damaged by termites and fungus.
Owner: V. H. Rosetti
Architect: None
Engineer: None
Contractor: California Termite Control Co., Inc.
Cost: \$180.00

August 12, 1937: Building Permit No. 26769 to construct a reinforced concrete addition to porch.
Owner: Victor Rosetti
Architect: Paul Williams
Contractor: L. A. Cline, Inc.
Cost: \$800.00

December 7, 2006: Electrical Permit No. 64130190 to upgrade main service panel to 400 amps.
Owner: Bruce Hatton Trust, et al (Al A. Mazzaella incorrect on doc)
Architect: None
Engineer: None
Contractor: Wave Electric
Cost: \$53.00

April 24, 2004: Electrical Permit No. 44103918 to install 400 amp. Meter main, install 2 200 amp. sub panels, rewire existing cloth wiring.
Owner: Bruce Hatton Trust, et al (Al A. Mazzaella incorrect on doc)
Architect: None
Engineer: None
Contractor: City Electric
Cost: \$644.00

January 25, 2007: Building Permit No. LA03889 for remodel of existing single-family dwelling: Remodel maid's quarters and restroom on West end of building. Remodel ground floor area and add ½ bathroom on West end of building. Type V construction.
Owner: Bruce Hatton Trust, et al (Al A. Mazzaella incorrect on doc)
Architect: None
Engineer: None
Contractor: Owner
Cost: \$28,000.00

May 7, 2007: Building Permit No. EP10566 to add sill plate anchor and cripple wall plywood per L. A. City Standard Plan No. 1; no foundation replacement (EQ hazard reduction per Chapter 92).
Owner: Bruce Hatton Trust, et al (Al A. Mazzaella incorrect on doc)
Architect: None
Engineer: None
Contractor: Cal-Quake Construction, Inc.
Cost: \$6,400.00

Bldg. 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 issuance 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
VERIFYTAKE TO
FIRST FLOOR
242 SO.
BROADWAY
ENGINEER
PLEASE
VERIFY

Lot No. 39 Block 5059
(Description of Property)

District No. 33 M. B. Page 1 F. B. Page 1

No. 2188 Ponet Dr Street Ponet - E Luis Ave Dr
(Location of Prop)

(USE INK OR INDELEIBLE PENCIL)

- Purpose of Building Residence No. of Rooms 14 No. of Families 1
- Owner's name Victor Rosavelli Phone 2-1107
- Owner's address 2188 Ponet Dr.
- Architect's name Paul R Williams Phone 2-1107
- Contractor's name Donald F Harrison Phone 2-9545
- Contractor's address 975 So Broadway Dr.
- VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Casework, Elevators, Painting, Finishing, all Labor, etc.} \$ 47,000
- Is there any existing building or permit for a building on lot? No How used? File
- Size of proposed building 84 x 75 Height to highest point 30'-0" feet
- Number of Stories in height 2 Character of ground Level
- Material of foundation conc. Size of footings 16" Size of wall 8" Depth below ground 18"
- Material of chimneys Brick Number of inlets to flue 1 Interior size of flues 12 x 17
- Material of exterior walls 2x6 studs & pl.
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6
EXTERIOR studs 2 x 6 INTERIOR BEARING studs 2 x 6 Interior Non-Bearing studs 2 x 4
Ceiling joists 2 x 6 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 8
Second floor joists 2 x 8 Specify material of roof File
- Will all provisions of State Housing Act be Complied with? Yes

What name is Property in?

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

1/26/84

(Sign Here)

J. Carol Harrison
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 3585	Plans and Specifications checked and found to comply with Code <i>[Signature]</i>	Application checked and found correct <i>[Signature]</i>	RECEIVED FEB 1 1984 TOWNSHIP
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Pho

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. <i>PAH</i>

REMARKS

Lathing and Plastering Ordinance
 Will be complied with

J. C. Williams
 Owner or Authorized Agent

*All points of contact between residence
 & garage are properly no openings*

~~J. C. Williams~~

3

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 of the City of Los Angeles, through the office of the Commissioner of the City of Los Angeles, for a building permit to construct and erect the above described building 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 execution 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 parties 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. 6
NEAR OF
NORTH
ANNEX
1st Floor
CITY CLERK
PLEASE
VERIFY

**TAKE TO
FIRST FLOOR
242 SO.
BROADWAY
ENGINEER
PLEASE
VERIFY**

Lot _____ Block _____

Tract _____

1

Book _____ Page _____ F. B. Page _____

Form No. 2188 Poncet D.

New Western

Lot _____ Block _____

Time _____

Book _____ Page _____ E. B. Page _____

me

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Residence
2. What purpose will Building be used for hereafter? Residence
3. Owner's name Mr Victor Rossetti Phone _____
4. Owner's address 2188 Ponet Drive
5. Architect's name Paul Williams Phone _____
6. Contractor's name L. F. Harrison Phone _____
7. Contractor's address 975 Hamway Drive
8. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Casework, Elevators, Painting, Finishing, all Labor, etc.) \$ WARM AIR FURNACE
9. Class of present Building D No. of rooms at present _____
10. Number of stories in height 2 Size of present Building 7' x 30'
11. State how many buildings are on this lot one
12. State purpose buildings on lot are used for Residence
13. What Zone is Property in? _____
(Apartment House, Hotel, Residence, or any other purpose.)

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

roughing in Hot Air Pipes from Colton
Hunts as per plans and specifications
Dental College * 50 Hunts 5/1/08

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

(2000-1000)

(Owner of Authorised Agent.)

PERMIT NO.

8920

**Diets and Superstitions of
and from the**

Application changed and found

3/27/78 28

14. Size of new addition ☒ No. of Stories in height ☒
 15. Material of foundation ☒ Size footings ☒ Size wall ☒ Depth below ground ☒
 16. Size of Redwood Mudalls ☒ Size of interior bearing studs ☒
 17. Size of exterior studs ☒ Size of interior non-bearing studs ☒
 18. Size of first floor joists ☒ Second floor joists ☒
 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 Ordinance and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here)

Residing at 1111 1/2 N. 1st St.
by H. H. H.

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

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

REMARKS

*Laughing in Hot air pipes and Turn Coils that
 as per plans & specifications*

All Applications Must be Filled Out by Applicant

Std. Form 1

PLANS AND SPECIFICATIONS
and other data must also be filed

1

BUILDING DIVISION

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Buildings

CLASS "A-B-C" *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	Lot No. Block	(Description of Property)	O. K. City Clerk	By _____ Deputy
CITY CLERK PLEASE (2nd FLOOR) VERIFY				
TAKE TO FIRST FLOOR 242 SO. BROADWAY	District No. M. B. Page F. B. Page		O. K. City Engineer	By _____ Deputy
TAKE TO ROOM No. 5	2188 Ponet Drive Street			
ENGINEER PLEASE VERIFY				

USE INK OR INDELIBLE PENCIL

- Purpose of Building *2. Car Garage* No. of Rooms *1* No. of Families *1*
- Owner's name *Vicente H. Rossetti* Phone *DW 0279*
- Owner's address *720 So. Ardmore*
- Architect's name *Paul R. Williams* Phone *FL 1107*
- Contractor's name *D. S. Harrison* Phone *RO 9545*
- Contractor's address *475 So. Janerney Drive*
- TOTAL VALUATION OF BUILDING (including all Material Labor, Finish-
ing, Equipment and Appliances in
Completed Building) \$ *2000.00*
- Any other building or permit for a building on lot at present? *Yes* How used? *Garage & Storage*
- Size of proposed building *22'-6" x 24'-0"* Size of lot *200* x *200* feet
- Number of stories in height *one* Height to highest point *13'-0*
- Material of foundation *concrete* Character of soil *Rock*
- Material of exterior walls *concrete*
- Material of interior construction *concrete*
- Material of floors *concrete*
- Material of roof *concrete*
- Will all lathing and plastering comply with Ordinance? *Yes*
- What zone is property in? *A*

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

50% OVER

(Sign Here)

D. S. Harrison

FOR DEPARTMENT USE ONLY

PERMIT NO. <i>18354</i>	Plans and Specifications checked and found to conform to Ord- inances, State Laws, etc. <i>[Signature]</i>	Application checked and found O. K. <i>[Signature]</i>	Stamp here when issued to applicant <i>JUN 28 1928</i>
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PLANS

Ed Harrison

FOR DEPARTMENT USE ONLY

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

REMARKS

*Not more than 4' up to be located on
line.*
J. D. Harrison

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.

Owner or Authorized Agent

J. D. Harrison

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

Know 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.

Know 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 lawfully be prohibited by ordinance of the City of Los Angeles.

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

REMOVED FROM

REMOVED TO

Lot

Lot

Tract

Tract

Present location of building } 2188 Ponset Drive, Los Angeles, California
(House Number and Street)

New location of building }
(House Number and Street)

Between what cross streets }

Approved by
City Engineer.

Deputy.

1. Purpose of PRESENT building Residence Families 1 Rooms 12
(Store, Residence, Apartment House, Hotel, or any other purpose)

2. Use of building AFTER alteration or moving Same Families 1 Rooms 12

3. OWNER (Print Name) V.M. Rossetti Phone

4. Owner's Address 2188 Ponset Drive, Los Angeles, California

5. Certificated Architect none State License No. Phone

6. Licensed Engineer none State License No. Phone

7. Contractor California Termite Control Co., Inc. State License No. 1166 Phone Gr. 4146

8. Contractor's Address 6061 Sunset Blvd., Hollywood, California

9. VALUATION OF PROPOSED WORK {including all labor and material and all permanent lighting, heating, ventilation, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$ 180.00

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

11. Size of existing building 60 x 40 Number of stories high 2 1/2 Height to highest point 30

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

Describe briefly and fully all proposed construction and work:

Repair outside stairway damaged by termites and fungus.

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY			
PERMIT NO. <u>12888</u>	Plans and Specifications checked	Seal	Fire District
	Corrections noted	Bldg. Line	No. Street Widening
PLANS <u>7/26/55</u>	Plans, Specifications and Applications rechecked and approved	Inspection checked and approved	
	For Plans fee	Plan title	Inspector

Stamp here when Permit is issued
JUL 26 1955
[Signature]

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

NEW CONSTRUCTION

Size of Addition x **Size of Lot** x **Number of Stories when complete**
Material of Foundation **Width of Footing** **Depth of footing below ground**
Width Foundation Wall **Size of Redwood Sill** x **Material Exterior Walls**
Size of Exterior Studs x **Size of Interior Bearing Studs** x
Joists: First Floor x **Second Floor** x **Rafters** x **Roofing Material**

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

Sign Here.....

By.....

Emily Larson
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

Application Construction	Fire District Zoning	Bldg. Line Street Widening	Termite Inspection Forced Draft Ventil.
(1) REINFORCED CONCRETE Barrels of Cement..... Tons of Reinforcing Steel.....		(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from <div style="text-align: center;">Los Felis Blvd. & Western Avenue</div> <div style="text-align: right;">Street</div> Sign Here..... <small>(Owner or Authorized Agent)</small>	
(3) No required windows will be obstructed. Sign Here..... <small>(Owner or Authorized Agent)</small>		(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. Sign Here..... <small>(Owner or Authorized Agent)</small>	

REMARKS:

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Supervisor 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 contract 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, until 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 each permit.

REMOVED FROM

REMOVED TO

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

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

Present location of building } 2188 PONT DR.
(House Number and Street)

New location of building }
(House Number and Street)

Between what cross streets } Line Oak Dr & Mountain Oak Dr

Approved by
City Engineer.

Deputy.

1. Purpose of PRESENT building. Residence Families Rooms

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

3. OWNER (Print Name) VICTOR ROSETTI Phone

4. Owner's Address 2188 PONT DR.

5. Certificated Architect Paul Williams State License No. 71086 Phone

6. Licensed Engineer State License No. Phone

7. Contractor R. A. Cline Inc. State License No. 29044 Phone GR 7129

8. Contractor's Address 1013 N. Lyncamore Ave L. A.

9. VALUATION OF PROPOSED WORK {including labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire protection, electrical wiring and/or elevator equipment therein or thereon} \$ 800

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

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

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

Describe briefly and fully all proposed construction and work:

Reinforced concrete addition to porch

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY				Fee
PERMIT NO.	Plans and Specifications checked	Specs	Fee charged	5.00 AUG 12 1937
38769	Approved	Specs. List	Specs. Written	
	Plans, Specifications and Specifications	Approved checked and accepted		
	For Plans etc.			

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

NEW CONSTRUCTION

Size of Addition **8' x 4'** Size of Lot **2** Number of Stories when complete **1**
 Material of Foundation **Concrete** Width of Footing **6"** Depth of footing below ground **1'**
 Width Foundation Wall **8"** Size of Redwood Sill **2** Material Exterior Walls **Concrete**
 Size of Exterior Studs **2** Size of Interior Bearing Studs **2**
 Joists: First Floor **2** Second Floor **2** Rafters **2** Roofing Material **Asphaltum**

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

A. C. E. Jones Sign Here **A. C. E. Jones, Jr.**
 (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

Application Permit	Fire District	Bldg. Line	Termite Inspection
Construction Permit	zoning	Street Widening	Forced Draft Ventil.
(1) REINFORCED CONCRETE Barrels of Cement 25 Tons of Reinforcing Steel 4 1/2 tons		(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from Street Sign Here (Owner or Authorized Agent)	
(3) No required windows will be obstructed. Sign Here (Owner or Authorized Agent)		(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. Sign Here (Owner or Authorized Agent)	

REMARKS:

REMARKS:



Electrical
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR ELECTRICAL PLAN CHECK AND INSPECTION

Issued On: 12/07/2006

Last Status: Issued

Status Date: 12/07/2006

1. PROPERTY OWNER

Mazzarella, Al A

2174 Ponet Dr

LOS ANGELES CA 90068

2. APPLICANT INFORMATION (Relationship: Net Applicant)

Ziv Mesika -

P.O. Box 480291

LOS ANGELES, CA 90048

(310) 948-7099

3. TENANT INFORMATION4. CONTRACTOR, ARCHITECT, & ENGINEER NAME

(C) Mesika Ziv

110 S Sweetzer Avenue 206, Los Angeles, CA 90048

CLASS LICENSE#

C10 856079

PHONE #

3109487099

5. APPLICATION COMMENTS

This e-permit is issued based on your response to the questions indicating that the project does not require plan check. The Department reserves the right to require plan check of a project when deemed necessary by a Department representative. E-Permit paid by credit card, fax number-> (310)550-0601.

6. DESCRIPTION OF WORK

up grade main service panel to 400amp

7. COUNCIL DISTRICT: 48. 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 (524-2845)Outside LA County, call (213) 482-0000 or visit www.ladbs.org

For Cashier's Use Only

W/O #: 64130190

NOTICE: The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy.

In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

9. FEE INFORMATION Inspection Fee Period

Permit Fee: 70.20

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

Payment Date: 12/07/06
Receipt No: IN050198530
Amount: \$70.20

10. FEE ITEM INFORMATION**PANELBOARDS AND SWITCHBOARDS**

Panel 201-600 Amp (1) 28.00

SERVICES

Services 201-600 Amp (1) 25.00

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

11. LICENSED CONTRACTOR'S DECLARATION

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

License Class: **C10** Lic. No.: **856079** Contractor: **WAVE 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: **00350282006**

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

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

13. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

14. CONSTRUCTION LENDING AGENCY DECLARATION

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

Lender's name (if any):

Lender's address:

15. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: **ZIV MESIKA**Sign: **Internet ePermit System Declaration** Date: **12/07/2006**☒ Contractor ☐ Authorized Agent



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

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

Last Status: Ready to Issue

Status Date: 01/25/2007

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 5059		40	1	M B 56-27	151-5A193 117	5587 - 026 - 033

3. PARCEL INFORMATION

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

Census Tract - 1893.00
District Map - 151-5A193
Environmentally Sensitive Area - YES
Energy Zone - 9
Fire District - VHFHSZ

Hillside Grading Area - YES
Hillside Ordinance - YES
Earthquake-Induced Landslide Area - Yes
Lot Cut Date - 12/14/1942
Near Source Zone Distance - .1

ZONE(S): RE11-1 /

4. DOCUMENTS

ORD - ORD-164702
CPC - CPC-1986-831-GPC
CPC - CPC-4412

5. CHECKLIST ITEMS

Combine Elec - Wrk. per 91.107.2.1.1.1
Combine HVAC - Wrk. per 91.107.2.1.1.1
Combine Plumbg - Wrk. per 91.107.2.1.1.1

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

Mazzarella, Al A

2174 Ponet Dr

LOS ANGELES CA 90068

Tenant:

Applicant: (Relationship: Agent for Owner)

Tony Steenolsen -

2828 Cochran St #313

SIMI, CA 93065

(818) 709-7391

7. EXISTING USE

(01) Dwelling - Single Family

PROPOSED USE**8. DESCRIPTION OF WORK**

REMODEL OF EXISTING SINGLE FAMILY DWELLING: REMODEL MAIDS
QUARTERS AND RESTROOM ON WEST END OF BUILDING. REMODEL GROUND
FLOOR AREA AND ADD 1/2 BATHROOM ON WEST END OF BUILDING; TYPE V
CONSTRUCTION.

9. # Bldgs on Site & Use: HOUSE**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Chad Doi

DAS PC By:

OK for Cashier: Chad Doi

Coord. OK: *ed*Signature: *Chad Doi*

Date: 1/25/07

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

Call toll-free (888) LA4BUILD (524-2845)Outside LA County, call (213) 482-0000 or visit www.ladbs.org

For Cashier's Use Only

W/O #: 71601588

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$28,000

PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	630.62
Permit Fee Subtotal Bldg-Alter/Rept	338.00
Electrical	87.88
HVAC	43.94
Plumbing	87.88
Plan Check Subtotal Bldg-Alter/Rep	0.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	2.80
O.S. Surcharge	11.21
Sys. Surcharge	33.63
Planning Surcharge	20.28
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00

Sewer Cap ID:

Total Bond(s) Due:

LA Department of Building and Safety
LA 05 08 190968 01/25/07 02:07PM

BUILDING PERMIT-RES	\$338.00
ELECTRICAL PERMIT RES	\$87.88
HTG/REF PMT RES	\$43.94
PLUMBING PERMIT RES	\$87.88
EI RESIDENTIAL	\$2.80
ONE STOP SURCH	\$11.21
SYSTEMS DEVT FEE	\$33.63
CITY PLANNING SURCH	\$20.28
MISCELLANEOUS	\$5.00

Total Due: \$630.62
Check: \$630.62

07LA 03889

12. ATTACHMENTSPlot Plan *ed*

* P 0 7 0 1 6 1 0 0 0 0 0 1 5 8 8 F N *

1010130200744129

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, & ENGINEER NAME ADDRESS

(O) , Owner-Builder

CLASS LICENSE# PHONE#

0

323-461-2188

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

17. OWNER-BUILDER DECLARATION

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

☒ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR

☐ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: _____ Policy Number: _____

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. 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 / Lead Hazard Warning and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name:

Sign:

Date:

1/25/07

☐ Owner☒ Authorized Agent

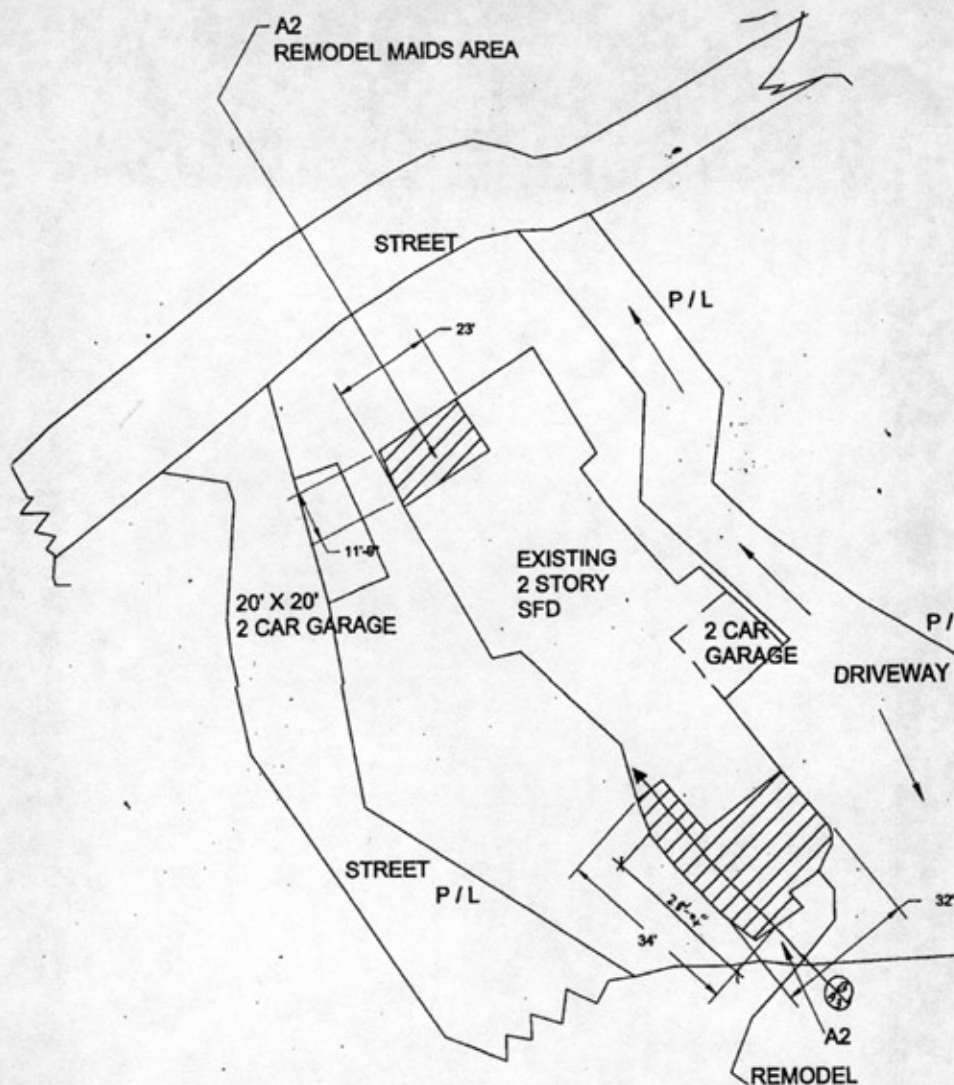
Bldg-Alter/Repair
1 or 2 Family Dwelling
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B07LA00799

Initiating Office: METRO

Printed on: 01/25/07 14:02:05

PLOT PLAN ATTACHMENT

1010130200744129
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



Bldg-Alter/Repair 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued On: 05/07/2007 Last Status: Issued Status Date: 05/07/2007
--	--	---

1. TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
TR 5059		40	1	M B 56-27	151-5A193 117	5587 - 026 - 033

3. PARCEL INFORMATION		
Area Planning Commission - Central LADBS Branch Office - LA Council District - 4 Certified Neighborhood Council - Hollywood United Community Plan Area - Hollywood	Census Tract - 1893.00 District Map - 151-5A193 Environmentally Sensitive Area - YES Energy Zone - 9 Fire District - VHFHSZ	Hillside Grading Area - YES Hillside Ordinance - YES Earthquake-Induced Landslide Area - Yes Lot Cut Date - 12/14/1942 Near Source Zone Distance - .1
ZONE(S): RE11-1 /		

4. DOCUMENTS

ORD - ORD-164702
CPC - CPC-1986-831-GPC
CPC - CPC-4412

5. CHECKLIST ITEMS**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):
Mazzarella, Al A 2174 Ponet Dr LOS ANGELES CA 90068

Tenant:
Applicant: (Relationship: Net Applicant)
Eric Le Marque - 636 N Formosa Ave LOS ANGELES, CA 90036 (323) 931-2969

7. EXISTING USE

(01) Dwelling - Single Family

PROPOSED USE**8. DESCRIPTION OF WORK**

Add sill plate anchor bolts and cripple wall plywood per L.A. City Std. Plan #1; no foundation replacement (EQ hazard reduction per Chapter 92).

9. # Bldgs on Site & Use:**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: DAS PC By:
OK for Cashier: Coord. OK:
Signature: Date:

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD (524-2845)
Outside LA County, call (213)-482-0000 or visit www.ladbs.org

For Cashier's Use Only W/O #: 71608360
Project Name:

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period	
Permit Valuation: \$6,400	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	165.29
Permit Fee Subtotal Bldg-Alter/Reps	120.00
E.Q. Instrumentation	0.64
O.S. Surcharge	2.81
Sys. Surcharge	8.44
Planning Surcharge	8.40
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	20.00
Permit Fee-Single Inspection Flag	
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS

Payment Date: 05/07/07
Receipt No: IN0501108598
Amount: \$165.29
Method: Credit Card

2007EP10566

14. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (323)933-2301. Toilet and shower water conservation devices required. Battery operated smoke detectors required located per code.

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

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #	
(C) Cal - Quake Construction Inc	636 North Formosa Avenue,	Los Angeles, CA 90036	B	759817	3239312969

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

17. LICENSED CONTRACTOR'S DECLARATION

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

License Class: **B** Lic. No.: **759817** Contractor: **CAL-QUAKE CONSTRUCTION INC**

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.

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

Carrier: **STATE FUND** Policy Number: **0010230-2004**

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: **ERIC LE MARQUE** Sign: **Internet e-Permit System Declaration** Date: **05/07/2007** ☒ Contractor ☐ Authorized Agent

Banker Fears Single Tax

Rossetti Says Whole State Economic System Periled by Proposal

"California has everything to fear and nothing to gain from the single tax amendment, Proposition 20," Victor Rossetti, president of the Farmers & Merchants National Bank of Los Angeles, said yesterday.

"Every bank and investment house knows two things with regard to real estate ownership in California," Rossetti pointed out. "First, land taxes cannot go much higher than they are at present if private ownership is to survive and present investments based on such ownership are to be safeguarded.

QUICK DISASTER

"Secondly, any attempt radically to disturb or distort our present broad and relatively equitable tax structure in this State would end in quick disaster not only for land-holders and those holding investments in securities based in whole or in part on land valuation but even for those who literally 'own nothing' and are, for the time being at least, wards of the government through old age, unemployment or physical defects.

UPSET PERILOUS

"There is an old adage with which everyone is familiar; to the effect that you cannot 'eat your cake and have it, too.' The corollary to this, in taxation, is that you cannot remove taxes in wholesale amounts from sources able and comparatively willing to pay, experiment with trying to make other sources pay and still maintain government security and governmental services to the people on an even keel or at par."

Proposition 20 is just the single tax theory, in a new gown labeled "Sales Tax Repeal," said Rossetti.

Warrants as Rent Payments Rejected

"Warrants would be unacceptable . . ."

After exhaustive study of the \$30-every-Thursdays scheme, the board of directors of the Building Owners and Managers Association of Los Angeles issued that statement yesterday.

Mark C. Cohn, general manager of the association, said:

"The board concluded that business generally and particularly rent payers and employees would suffer from the adoption of the so-called \$30-Every-Thursdays pension plan.

"This association points out that the banks, merchants and creditors throughout California have almost unanimously declared the plan to be unworkable and announced the warrants would be unacceptable and therefore valueless for payment of rentals or wages."

The California State Association of Building Owners and Managers has joined in a recommendation that Proposition 25, the \$30-Thursdays scheme, be defeated, Cohn said.

The Pacific Coast Electrical Association through its board of directors yesterday announced opposition to the scheme. The association has 3000 members representing public utilities.

Doubling of Farm Taxation Seen

SACRAMENTO, Oct. 21. (AP)—Fred E. Stewart, Oakland, member of the State Board of Equalization, today warned farmers their taxes will be more than doubled if Proposition 20 on the November ballot, the tax revision measure, is passed.

With the sales tax and motor vehicle fee eliminated under the proposed act, Stewart declared the tax rate on common property would be boosted from \$2.9 per \$100 of assessed valuation to \$8.48.

Banker Urges Old-Time Thrift

**American People Held
Fortunate in World
of Bitter Strife**

BY VICTOR H. ROSSETTI

**President Los Angeles Clearing
House Association**

Any forecast for 1940 must be made with due humility in view of the fact that the entire world is completely upset by war and with no certainty as to where it will spread and when it will end.

Basing a forecast on the reactions of business for 1939 would seem to justify the expression that in the first half of the new year the average at least should be as good as, and probably somewhat better than, 1939.

ADJUSTMENTS FORECAST

Results as to the last half of 1940 may not be favorable due to uncertainty in the domestic political and labor situations, as well as in the foreign military situation. Average industrial production in 1940 may not be much above the 1939 average, and possibly 10 per cent to 15 per cent under the recent high rate of activity in the last quarter of 1939, due to inventory restoration in anticipation of war demand with resultant price increase. Many price increases and price fluctuations in war commodities may prevail in the new year, but it does not seem probable that the average of wholesale prices can be greatly different from present levels.

DEBT CREATES PROBLEM

Laying aside the current for the long-term trend, we cannot view it favorably nor with complacency. Inherent is the danger in our mounting Federal debt, the result of deficit financing, the effect of gold imports, which threatens our whole national economy for, after all, a nation has its limitations similarly as the individual.

A government can borrow on-

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Banker Urges Old-Time Thrift

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just so long as the money is here and measured by the internal wealth of the country.

We cannot have a sound and lasting prosperity via the spend-thrift route. The retarding influence is quite apparently fear, born as the result of the present and proposed administrative policies of the government, involving unemployment and relief, taxation, labor relations and wage-hour regulations, regulation of competition, and deterrence to capital investment.

FOUNDATION OF THRIFT

It seems time that we pause and ask ourselves what has become of our old-time practices of self-denial, frugality and thrift, on which the foundation of this country was built. Why has it become necessary to encumber ourselves unlimitedly with Federal, State, municipal and private debt? Inviting loans based on unsound practices, so determined by experience, cannot contribute to an unsound economy, similarly as the individual who borrows against his future earning power, which becomes a habit, and few who indulge it ever surmount it.

It must be admitted that we have had approximately eight years of prodigality, without result, and we must of necessity challenge what the morrow holds, and, seriously, the burden being imposed on our coming generations. The time has arrived to abate the unprecedented spending with the attendant deficit financing with its inevitable consequences. And we might well take heed of the situations now confronting most of the European nations, the effect, unavoidable inflation.

AMERICANS FORTUNATE

In contrast to the people of the rest of the world, the American people are better off spiritually, politically, and certainly richer materially, justifying on their part toleration, charity and sympathy for one another. Los Angeles is particularly endowed, as is evidenced by its continued growth in population—and not all of the migrant class, either—and its industries for here we have an unequalled climate, an abundant and inexhaustible supply of water, and an unlimited amount of electrical energy, all essential to industrial development; and we cannot but admit that we who live in Southern California are privileged and have much to be thankful for.

Victor Rossetti Marks 60th Year in Banking

**Farmers and Merchants Institution Head
Started as Office Boy in San Francisco**

Victor H. Rossetti, president of the Farmers and Merchants National Bank of Los Angeles, celebrates his 60th anniversary in the banking profession today.

Considered one of the deans of American banking, he has spent 42 years of his career with the institution which he now heads.

Job Change Made

It was exactly six decades ago, Sept. 8, 1893, that he began working as an office boy for the Wells Fargo & Co. Bank in San Francisco.

He remained there, working his way up to assistant cashier, before he left in 1911 to be cashier here for the Farmers and Merchants National Bank.

In 1917, he was elected vice-president; the following year

he was chosen for the board of directors. His election to the presidency followed, April 21, 1931.

Many Activities

Although the bank he heads is the oldest financial institution in Southern California, having been organized in 1871, Rossetti is only its fourth president.

An active leader throughout the spectacular growth of the West, he is a director of many civic, financial and public institutions.

He is a director and member of the executive committee of Southern Pacific Co., chairman of Loyola University's board of regents, and director and treasurer for the Los Angeles County Chapter, National Foundation of Infantile Paralysis.



BANKER CUTS CAKE—Victor H. Rossetti, left, cuts cake at party honoring him yesterday on his 60 years in banking profession. Watching are the Rev. Charles S. Casassa, center, president of Loyola University, and Oscar Lawler Sr.

Times photo

Victor Rossetti Honored on 60th Year as Banker

Program Also Marks Establishment of
Permanent Loyola Scholarship in His Name

Victor H. Rossetti, who began his banking career as an office boy in 1893, was honored yesterday on the anniversary of his 60th year in banking by the officials and employees of the Farmers & Merchants National Bank of Los Angeles.

The affair also served as the occasion for the establishment of a permanent scholarship fund at Loyola University in Rossetti's name with the presentation of a check for \$23,250 to the Rev. Charles S. Casassa, president of the university, by Oscar Lawler Jr., executive vice-president of the bank.

The scholarship was suggested by Rossetti when bank officials asked what project could be established to commemorate his service to the bank. He has served as president since April 21, 1931, after first becoming an employee there in 1911 as cashier.

The bank's board of directors

and its employees will contribute to the fund to be administered by the university to deserving students majoring in its Business Administration College. Rossetti is chairman of the university's board of regents. He was one of the organizers of the Los Angeles Community Chest and is a past president of the organization.

Five-Tiered Cake

A huge, five-tiered cake was prepared as a surprise for the bank president following the presentation of the scholarship check and the program arranged by Lawler, who served as master of ceremonies.

Rossetti, visibly affected by the event, expressed his thanks in a brief address. Others present were Oscar Lawler Sr., Atty. Edward Lyman, both longtime friends and advisers of Rossetti, and Norman Chandler, publisher of The Times, a director of the bank.

Rosary Set Tuesday for Banker Victor Rossetti

Honorary Board Chairman of Security First Dies at 83; Began His Career in 1893

Rosary for Victor H. Rossetti, 83, honorary chairman of the board of the Security First National Bank and dean of Pacific Coast bankers who died Saturday, will be recited at 8 p.m. Tuesday in St. Philip the Apostle Church, 151 S Hill Ave., Pasadena.

Requiem Mass will be celebrated in the church Wednesday at 9 a.m. Arrangements are by the Wendell P. Cabot & Sons Mortuary, 27 Chestnut St., Pasadena.

Mr. Rossetti, who lived at 925 San Marino Ave., San Marino, died in Huntington Memorial Hospital, Pasadena.



Victor H. Rossetti

Began Career in 1893

Born to Swiss immigrant parents in Virginia City, Nev., Mr. Rossetti began his banking career in 1893 as a \$20-a-month office boy with the pioneer Wells Fargo Bank in San Francisco.

In 1911 he came to Los

Angeles and joined the Farmers & Merchants National Bank as cashier. He was promoted to vice president in 1917 and made a director a year later. He was elected president of the bank in 1931 and appointed chairman of the board in 1953.

When Farmers & Merchants was merged with Security First National in 1956, Mr. Rossetti was named honorary chairman of the board.

Mr. Rossetti had served as a director of the Metropolitan Water District from 1933 until his death. He was chairman in 1947.

He was a past president of the Los Angeles Clearing

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ROSSETTI

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House Assn. and had served as a director of the Los Angeles Branch of the Federal Reserve Bank of San Francisco from 1935 to 1940.

For many years he was on the board of the Pacific Telephone & Telegraph Co. and the Southern Pacific Co. He was an honorary director of the SP when he died.

Mr. Rossetti was also a director of the Los Angeles Soap Co., the Garrett Corp., the Los Angeles Stock Exchange Club and the Los Angeles Orthopaedic Foundation, president and director of the Alamitos Land Co. and treasurer of the Friends of the Huntington Library and Art Gallery. •

He held the Commander Order of the House of Orange and the Nassau Award and an *honorary doctor of laws* degree from Loyola University, where he was honorary chairman of the board of regents.

Mr. Rossetti and his wife, the former Irene Silvestri, had been married 41 years when she died in 1947.

He leaves a son, Victor Rossetti Jr.; a daughter, Mrs. Eleanor Mae Hunt, and two grandchildren.



Victor Rossetti Residence, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



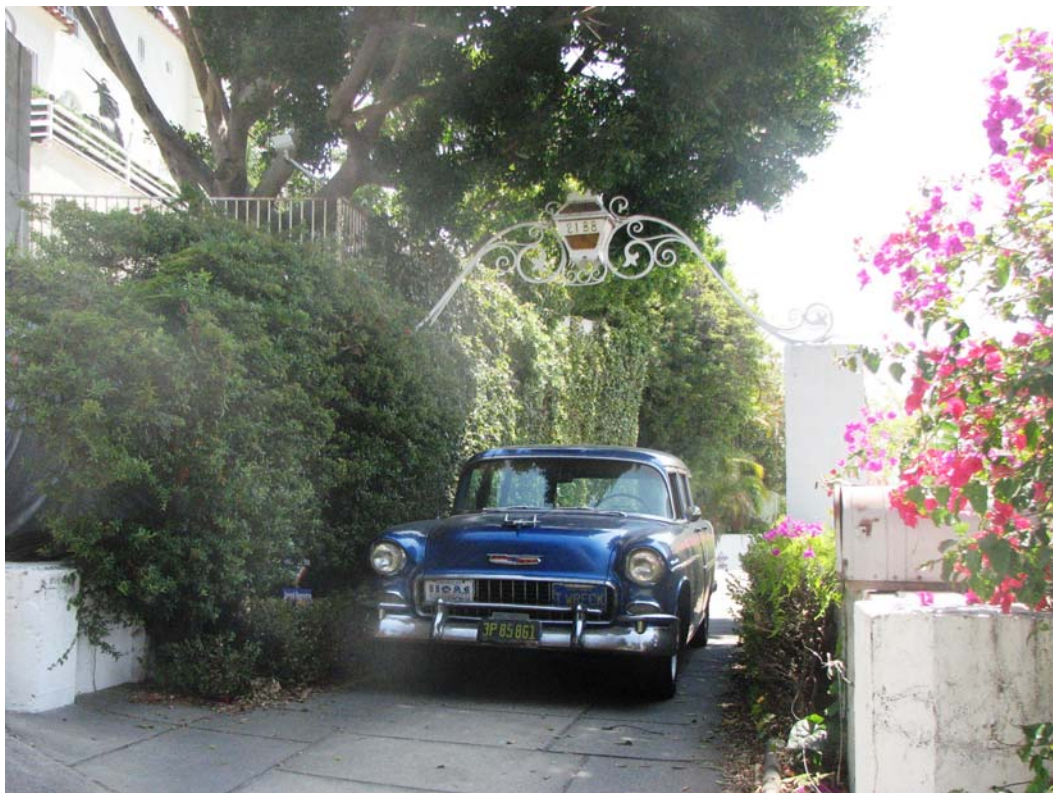
Victor Rossetti Residence, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, porch capital, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, entrance to driveway, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, address above driveway, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, auto court, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, garage, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, balcony, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, living room chimney, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, chimney, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, chimney, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, arched windows, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, library window, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



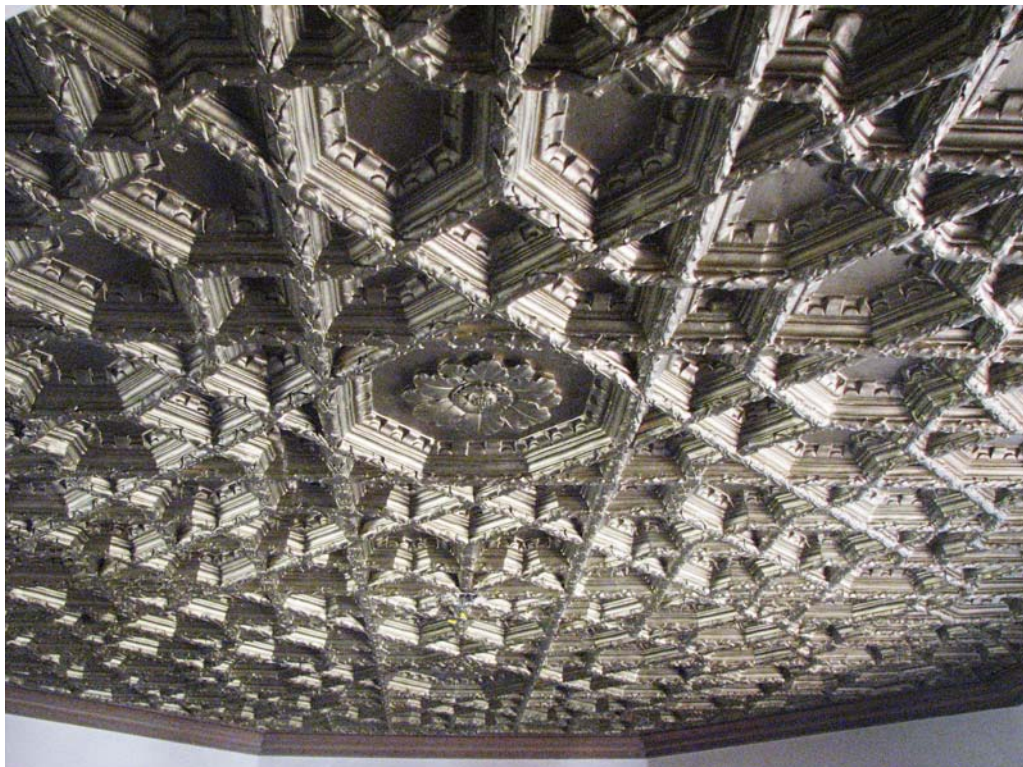
Victor Rossetti Residence, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, front door, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, entry ceiling, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



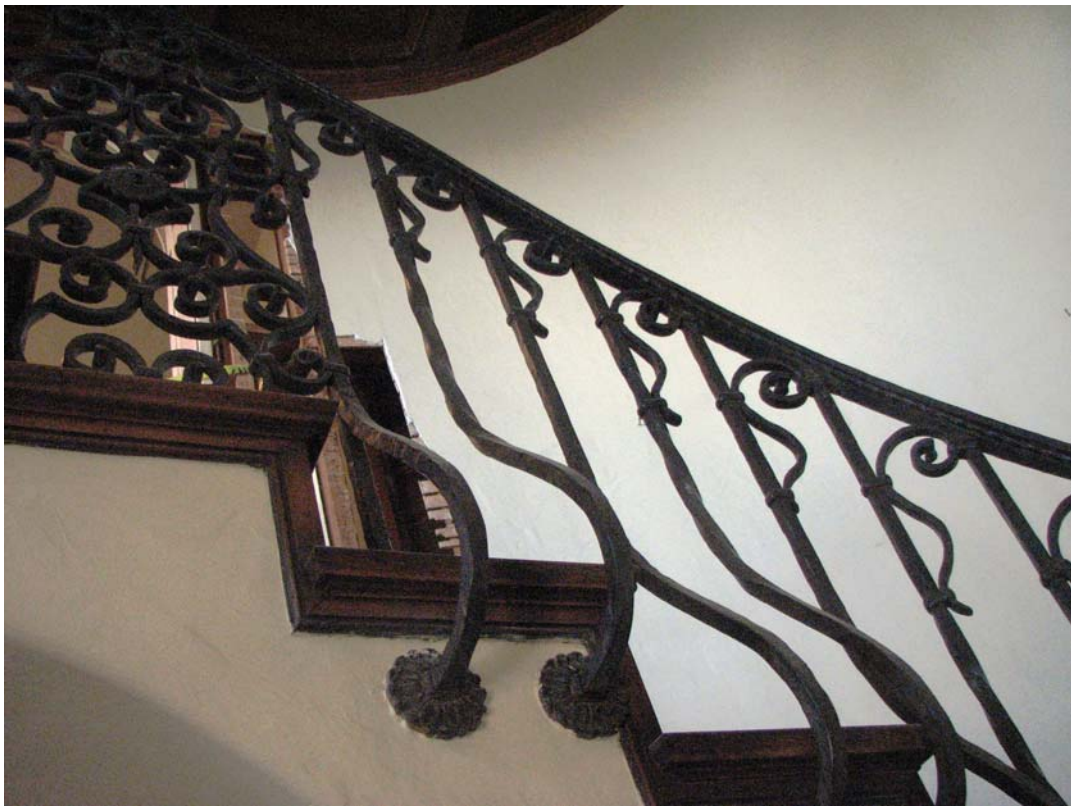
Victor Rossetti Residence, entry pavers, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, main staircase, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, main staircase, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, main staircase, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, staircase column, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, staircase light, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, 2nd staircase, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, living room fireplace, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, dining room, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, dining room paneling, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, door to Butler's pantry, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, cabinets in Butler's pantry, 2188 Ponet Dr., June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, kitchen ceiling, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, top of main stairs, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, master bedroom, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, original intercom system, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, door hardware, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, closets and bathroom, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, master bathroom, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, arched door, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, guest bathroom, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)



Victor Rossetti Residence, cabinetry, 2188 Ponet Drive, June 14, 2007 (Charles J. Fisher photo)