# 840 Hilldale Avenue, 844 Hilldale Avenue, 848 Hilldale Avenue and 852 Hilldale Avenue Los Angeles, California Historic Resource Evaluation

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Submitted by:

Kaplan Chen Kaplan 2526 Eighteenth Street Santa Monica, CA 90405

David Kaplan, Principal Pam O'Connor, Architectural Historian

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# **EXECUTIVE SUMMARY AND PURPOSE**

This report, completed by Kaplan Chen Kaplan (KCK), presents the findings of the historic resource assessment conducted for properties 840 Hilldale Avenue, 844 Hilldale Avenue, 848 Hilldale Avenue, and 852 Hilldale Avenue located in the City of West Hollywood. The purpose of this evaluation is to determine whether these properties contain historical resources as defined by the California Environmental Quality Act (CEQA). The subject buildings are proposed to be demolished.

The building at 840 Hilldale Avenue was constructed in 1926 as a two-flat dwelling. The building is a very modest rendition of the Spanish Colonial Revival architectural style with design features limited to the building's front elevation. The building is not an excellent or exceptional example of the style. There is no master architect or builder associated with the building and the materials and workmanship are not high quality. The building is not associated with the productive life of any historic individuals. There is no evidence of any historic events associated with the property.

The building at 844 Hilldale Avenue was constructed in 1926 as a two-flat dwelling. The building is a very modest rendition of the Spanish Colonial Revival architectural style with design features limited to the building's front elevation. The building is not an excellent or exceptional example of the style. There is no master architect or builder associated with the building and the materials and workmanship are not high quality. The building is not associated with the productive life of any historic individuals. There is no evidence of any historic events associated with the property.

The building at 848 Hilldale Avenue was constructed in 1926 as a two-flat dwelling. The building is a very modest rendition of the Spanish Colonial Revival architectural style with design features limited to the building's front elevation. The building is not an excellent or exceptional example of the style. There is no master architect or builder associated with the building and the materials and workmanship are not high quality. The building is not associated with the productive life of any historic individuals. There is no evidence of any historic events associated with the property.

The building at 852 Hilldale Avenue was constructed in 1925 as a four-unit dwelling. The building has American Colonial Revival influences but is not a good or excellent example of the style. There is no master architect or builder associated with the building and the materials and workmanship are not high quality. The building is not associated with the productive life of any historic individuals. There is no evidence of any historic events associated with the property.

The findings in this report are based on the research, field observations, evidence and analyses presented in the report. The report is also based on current national, state, and local historic preservation technical guidance.

The report finds that the properties at 840 Hilldale Avenue, 844 Hilldale Avenue, 848 Hilldale Avenue, and 852 Hilldale Avenue do not meet the criteria to be eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or as a City of West Hollywood Historic Resource as an individual resource. There is no eligible historic district that includes the 800 block of Hilldale Avenue.

The subject properties, 840 Hilldale Avenue, 844 Hilldale Avenue, 848 Hilldale Avenue, and 852 Hilldale Avenue are not historical resources as defined by CEQA and there will be no adverse impacts to any historical resource because of the demolition of these buildings or from construction of new buildings

# SUMMARY OF RESEARCH AND METHODOLOGY

A comprehensive methodology for researching the development history of properties and evaluation of the research to determine potential historic eligibility included conducting the following activities:

- Field review in September and October 2023
- Field review of adjacent area in September 2023
- Photography of subject properties and adjacent area
- Building Permit Research
- Assessor data research
- Review of West Hollywood Historic Resources Surveys and related materials and documents
- Research online databases and sources
- Research Los Angeles Public Library online resources
- Review of City Directories
- Review of aerial and topographic maps
- Research online photographic databases
- Research historic newspaper databases
- Review of technical sources on architectural styles
- Review of SurveyLA Historic Contexts
- Evaluation of properties in accordance with federal, state, and local eligibility criteria

All the field data and research data were analyzed and evaluated by an architectural historian who meets the Secretary of the Interior's Professional Qualification Standards for Historic Preservation and by an architect who meets the Professional Qualification Standards for Historic Architect.

# REGULATORY FRAMEWORK

The importance of historic resources has been recognized by federal, state, and local governments through programs and legislation that identify and recognize buildings, structures, object, landscapes, and districts that possess historic significance.

# **California Environmental Quality Act**

The California Environmental Quality Act (CEQA) considers historical resources part of the environment. A project that may cause a substantial adverse effect on the significance of an historical resource may have a significant effect on the environment. A property that is eligible for listing in the California Register of Historical Resources, is listed in a local register of historical resources, or has been identified as historically

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significant in an historic resources survey that meets specific criteria is considered a historical resource under CEQA. In order to determine if a property is a potential historical resource, it must be evaluated for its eligibility for inclusion on the National Register of Historic Places, the California Register of Historical Resources and/or as a local historical resource.

# **National Register of Historic Places**

The National Historic Preservation Act (NHPA) of 1966 established the National Register of Historic Places (National Register) as an authoritative guide "used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and indicate what properties should be afforded protection from destruction or impairment." Buildings, districts, sites and structures may be eligible for listing in the National Register if they possess significance at the national, state or local level in American history, culture, architecture or archeology, and in general, are over 50 years old. Significance is evaluated using established criteria:

- A. Are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Are associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Yield, or may be likely to yield, information important in prehistory or history.

Significance of Association National Register Bulletin 32, Guidelines for Evaluating and Documenting Properties Associated with Significant Persons, provides guidance on evaluating potential historic association with people who have "made contributions or played a role that can be justified as significant." For association with leaders or prominent families it is necessary "to explain their significant accomplishments" and they "must be compared to those of others who were active, successful, prosperous, or influential in the same field." Most properties nominated for associations with significant persons also are nominated for other reasons and a majority of properties nominated under the association criterion are also significant in the area of architecture or for the area in which the individual(s) achieved recognition.

National Register Bulletin 32 adds that the fact that we value certain professions or the contributions of certain groups historically does not mean that every property associated with or used by a member of that group is significant. Associations with one or more individuals in a particular profession, economic or social class, or ethnic group will not automatically qualify a property. The contribution must be distinctive: it is not enough to show that an individual has acquired wealth, run a successful business, or held public office, unless any of these accomplishments, or their number or combination, is a significant achievement in the community in comparison with the activities and accomplishments of others.

<sup>&</sup>lt;sup>1</sup>36 Code of Federal Regulations, Section 60.

Integrity. Properties may be eligible for inclusion on the National Register as individual resources and/or as contributors to an historic district. National Register Bulletin 15: How to Apply National Register Criteria for Evaluation states that in addition to meeting at least one of the four criteria, a resource should be evaluated to assess its integrity. For individual resources to qualify for inclusion they must represent an important aspect of an area's history and possess integrity. An historic district must retain integrity as a whole, "the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished."

The seven aspects of integrity are location, design, feeling, association, setting, workmanship and materials. To "retain historic integrity a property will always possess several, and usually most, of the aspects." For a resource to be evaluated as significant for its design, a "property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique."

Historic Context. A resource must also be significant within an historic context. National Register Bulletin 15 states that an historic context explains "those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear." To be determined eligible for listing on the National Register a property must possess significance within a historic context and possess integrity.

Historic District. According to National Register Bulletin 15, an historic district derives its importance from being a unified entity whose identity as a district "results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment." An historic district is "a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations...the boundaries must be based upon a shared relationship among the properties constituting the district."<sup>2</sup>

#### California Register of Historical Resources

The California Register, based on the National Register, is the "authoritative guide to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and indicate which properties are to be protected." A building, site, structure, object, or historic district may be eligible for inclusion on the California Register if it meets one or more of the following criteria:

- 1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States
- 2. It is associated with the lives of persons important to local, California, or national history
- 3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values

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<sup>&</sup>lt;sup>2</sup> National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation, pp. 5-6, https://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison states that in addition to meeting one of the criteria of significance, a resource must "retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance" and "integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. "Historical resources that "have been rehabilitated or restored may be evaluated for listing."

Series 6 Guidance also states, "Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance." Historical resources that do not retain sufficient integrity to qualify for the National Register may still be eligible for listing in the California Register: "a resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data."

# City of West Hollywood Historic Resource Preservation

According to the City of West Hollywood Zoning Ordinance, "The Council has determined that the character, history and spirit of the city, state, and nation are reflected in the historic structures, improvements, natural features, objects, sites and areas of significance located within the city..." and "The Council has further determined that these threatened structures, representing the City's unique cultural, historical, and social foundations, should be preserved as a living part of community life and development in order to build a greater understanding of the city's past and to give future generations the opportunity to appreciate, enjoy, and understand the city's rich heritage.(19.58.010)

An historic resource may be designated a landmark, and an area may be designated an historic district if it meets one or more of the following criteria:

- **A.** It exemplifies or reflects special elements of the city's aesthetic, architectural, cultural, economic, engineering, political, natural, or social history and possesses an integrity of design, location, materials, setting, workmanship, feeling and association in the following manner:
- It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- 2. It contributes to the significance of an historic area by being:
  - a. A geographically definable area possessing a concentration of historic or scenic properties, or
  - b. A thematically related grouping of properties which contribute

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<sup>&</sup>lt;sup>3</sup>California Office of Historic Preservation Technical Assistance Series #6: California Register and National Register: A Comparison, p. 3.

to each other and are unified aesthetically by plan or physical development; or

- 3. It reflects significant geographic patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or park planning; or
- 4. It embodies elements of architectural design, craftsmanship, detail, or materials that represent a significant structural or architectural \ achievement or innovation; or
- 5. It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city.
- **B.** It is one of the few remaining examples in the city, region, state, or nation, possessing distinguishing characteristics of an architectural or historical type or specimen; or
- **C.** It is identified with persons or events significant in local, state, or national history; or
- **D.** It is representative of the notable work of a builder, designer, or architect.

#### PROPERTY LOCATION AND SETTING

The subject properties are located at 840 Hilldale Avenue, 844 Hilldale Avenue, 848 Hilldale Avenue, and 852 Hilldale Avenue in the western section of the City of West Hollywood. The 800 block of Hilldale is located one block west of San Vicente Boulevard with Santa Monica Boulevard as its south border and Cynthia Street to its north.



West side of City of West Hollywood (Zoning Map

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The south end of the 800 block of Hilldale Avenue, south of Keith Avenue, is characterized by commercial development along Santa Monica Boulevard, zoned CC1, Community Commercial.

To the north of Keith Avenue, the 800 block of Hilldale Avenue runs north-south. There are parking lanes on each side of the street, but the main roadway is very narrow. There are sidewalks with grassy easements. Street trees and trees on private parcels line major sections of the street. Hilldale Avenue is developed with a variety of residential property types.

The east side of the 800 block of Hilldale Avenue runs uninterrupted from Santa Monica Boulevard to Cynthia Street. The parcels on the east side are oriented towards Hilldale Avenue and run east-west. They are of varying sizes as Hilldale Avenue angles to the west, resulting in the parcels at the south end of the east side of the 800 block being narrower and smaller; the parcels increase in size, both width and depth as the block progresses to the north. These residential parcels are zoned R3A, Residential, Multifamily, Medium Density." Behind these parcels to the east, the parcels facing San Vicente Boulevard are zoned R4B Residential High Density.

Across the street to the west, the configuration of streets is different with multiple streets running east-west terminating into Hilldale Avenue. Between Cynthia Street on the north and Santa Monica Boulevard on the south, these streets are Vista Grande Street, Dicks Street, Norma Place, Lloyd Place and Keith Avenue. The parcels along these streets run north-south. Most of the parcels are small and rectangular in shape. Where some of these streets run into Hilldale Avenue the corner parcels are irregular in shape with some elevation facing Hilldale Avenue. The north end of the west side of Hilldale Avenue between Cynthis Street and Vista Grande Street is zoned R3C, Residential Multi-Family Medium Density. The middle section is zoned R1B, Residential Single-family or two-unit Low Density. The south end of the 800 block of Hilldale Avenue on the west side along Keith Avenue, is zoned R2, Residential Low Density.



Area around Hilldale Avenue (West Hollywood Zoning Map)

The four subject parcels are mid-block on the east side of the 800 block of Hilldale Avenue on small parcels. All four parcels are zoned R3A, Residential, Multi-Family Medium Density. Assessor parcel numbers are:

4340-007-003 for 840 Hilldale Avenue 4340-007-023 for 844 Hilldale Avenue 4340-007-024 for 848 Hilldale Avenue 4340-006-013 for 852 Hilldale Avenue

#### WEST HOLLYWOOD HISTORY/HISTORIC CONTEXT

The Town of Sherman

The City of West Hollywood is located on lands first inhabited by the First Nation of the Tongva. While under possession of Spain and Mexico, Southern California lands were divided into ranchos. In the 1800s the eastern area of West Hollywood was part of Rancho La Brea and a smaller area of the city was part of the Rancho Rodeo de las Aguas to the west. In the late 19<sup>th</sup> century these lands were subdivided by developers such as Henry Hancock and Thomas and Leander Quint. The 1890s saw the provision of a reliable water supply from the West Los Angeles Water Company and the creation of the Los Angeles Railway. Prior to this railway, "the land around West Hollywood was used for farming." West Hollywood "remained unincorporated, dotted with farmhouses."

The Town of Sherman was originally settled on 12 acres of land north of the tracks along Santa Monica Boulevard. The former barley fields were purchased from Thomas and Leander Quint by E. H. White in 1896 and subdivided for the townsite." With the establishment of the Los Angeles Railway "the town grew in response to the need for worker housing for those men who worked in the Sherman railyards, providing housing for many of the railway craftsmen who worked in the yards, metal shops and barns. Modest wood-frame, turn-of the-century cottages and small Craftsman bungalows were typical of this early period of development."

"Settled by railway workers who built and repaired cars and equipment, the modest village prospered. Its first residents were the engineers, railway workers, carpenters, conductors, and maintenance crews on the line. W.D. Larrabee, the Chief Engineer of LARR was involved in the subdivision, which extended from the eastern border of Rancho Rodeo de las Aguas on the west to Palm Avenue on the east. The first streets laid out were Larrabee, Clark (San Vicente), Cynthia, and Sherman (now Santa Monica Boulevard)...the first house was built on Larrabee."6"Soon houses for the yard's workers were constructed and a town began to take shape. Residential lots sold for as low as \$150; many were purchased by railroad workers and those who worked in the surrounding agricultural fields."7

"The little town grew rapidly. By 1905, 21 of 30 lots on Clark Street were improved with dwellings. Other streets had similar developments. By 1912, Sherman had been

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<sup>&</sup>lt;sup>4</sup> City of West Hollywood R2, R3, R4 Multi-Family Survey Report. p. 4.

<sup>&</sup>lt;sup>5</sup> City of West Hollywood R2, R3, R4 Multi-Family Survey Report, p. 30.

<sup>&</sup>lt;sup>6</sup> City of West Hollywood Historic Resources Survey 1986-87 Final Report p. 8.

<sup>&</sup>lt;sup>7</sup> City of West Hollywood Commercial Historic Survey Report, p.19.

nicknamed" Queen of the Foothills." The streets of Sherman "were filled with turn of the century cottages, some with elegant detailing, and sturdy Craftsman bungalows, striking in their simplicity."

"Additional worker housing was provided on the Yard itself. Unlike the lots within the town proper, these impermanent structures provided shelter for the unskilled or poor work force (this housing is indicated as tenements known as 'Mexican Village' in 1910 and later as bunk houses...)." No physical evidence of these structures survives.

By 1910, a small commercial district flourished along Santa Monica Boulevard to serve the community that had grown to a population of 900. Establishments included: the First National Bank of Sherman, a post office, hotel, pool halls, and markets. Most of these wood-frame buildings were removed in the 1920s as part of a Santa Monica Boulevard widening project headed by the Sherman Chamber of Commerce. <sup>11</sup>

The Los Angeles Railway/Pacific Electric Railway

By the 1890s the central portion of the City of West Hollywood was owned by Thomas and Leander Quint. A steam-powered trolley which made daily trips to the ocean stopped at their ranch for water." It was a precursor of what was to be an expansive regional rail network.

The Los Angeles Railway/Pacific Electric Railway was "a suburban, mass transit system developed in the early 1890s which made possible the development of suburbs" of Los Angeles" including Sherman/West Hollywood." Moses Sherman and Eli Clark were "transportation entrepreneurs whose vast network of lines extended throughout the west. Moses Sherman...launched his development career in the 1880s" and expanded "his activities to California in the 1890s. Sherman and various syndicates to which he belonged were instrumental in the growth of transportation and real estate. Business associates included Henry Huntington, Harrison Gray Otis, Harry Chandler, and H. J. Whitley."<sup>13</sup>

"Electric streetcar service created a framework for regional development...the Los Angeles Railway, which operated on a narrow-gauge line, began electric streetcar service to Sherman in 1895. The railway maintained its railyards on 5.5 acres in Sherman, San Vicente Boulevard between Melrose Avenue1 and Santa Monica Boulevard."<sup>14</sup>

"Faced with a need for a main rail yard for the Los Angeles Railway, Sherman selected a location ten miles west of Los Angeles, near the junction of the Laurel Canyon Line, the Hollywood-Venice Line, the South Hollywood-Sherman Line." In1894 Sherman and Clark acquired a portion of the Quint's land where they "intended to build a powerhouse and maintenance shops for the suburban railroad they wished to build. By July 4, 1895,

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<sup>&</sup>lt;sup>8</sup> City of West Hollywood Historic Resources Survey 1986-87 Final Report, p. 8.

<sup>&</sup>lt;sup>9</sup> City of West Hollywood Historic Resources Survey 1986-87 Final Report, p. 9.

<sup>&</sup>lt;sup>10</sup> City of West Hollywood R2, R3, R4 Multi-Family Survey Report, p. 30.

<sup>&</sup>lt;sup>10</sup> City of West Hollywood R2, R3, R4 Multi-Family Survey Report, p.18-19.

<sup>&</sup>lt;sup>11</sup> City of West Hollywood R2, R3, R4 Multi-Family Survey Report, p.19.

<sup>&</sup>lt;sup>12</sup> City of West Hollywood Historic Resources Survey 1986-87 Final Report, p. 4.

<sup>&</sup>lt;sup>13</sup> City of West Hollywood Historic Resources Survey 1986-87 Final Report, p 6.

<sup>&</sup>lt;sup>14</sup> City of West Hollywood R2, R3, R4 Multi-Family Survey Report, p. 18.

the first 'electric car' was running on this line...the Sherman yards were surrounded by rail lines in 1897 when a line was constructed from downtown Los Angeles to Beverly Boulevard, known as the Sherman Junction line. The land to the south of the main yard was somewhat swampy, but the railroad used fill dirt from the construction of other parts of the line to add an additional thirteen usable acres by 1906." <sup>15</sup>

"The Los Angeles Railway was acquired in 1898 by Henry E. Huntington's Pacific Electric Railway. Both the Los Angeles Railway and the Pacific Electric had an enormous impact on the form and extent of regional development, essentially creating the skeleton of the transportation pattern that is reflected in today's major boulevards and early freeway system. The South Hollywood-Sherman line, which ran along what is now Santa Monica Boulevard, was the main transportation corridor through Sherman. Sherman served as a stop on the Pacific Electric's "Balloon Route," a daytrip that formed a circle from Los Angeles to the beach communities and back. A second line called the Sherman Junction line, running along Beverly Boulevard from downtown Los Angeles, ended at the rail yards." 16

"The maintenance and repair facilities were clustered close to the main line on Santa Monica Boulevard until 1928, when some were razed during construction of the south roadway. While it appears that no records of construction exist prior to 1907, the improvements to the site were substantial. The "new" carbarn, for example, completed in 1907, was approximately 130 x 220 feet, and constructed of brick...capable of holding fifty cars, the car house was demolished in 1955. Most of the other buildings were onestory and built of frame or brick construction. There were nearly six-and-one-half mile of track within the yard itself." The railyards included two car houses, an iron foundry, a blacksmith shop, powerhouse, carpenter shop, and a car barn. None of these buildings remain today.

Regarding the Sherman Railyard, "many of the earliest buildings and structures associated with the railyard had already been demolished" by the 1920s. "The ownership and management of the Pacific Electric Railway and Los Angeles Railway were restructured in the mid-1920s and the repair shops were moved to Los Angeles. The site became a bus depot and continued to serve as a transit center." 18

#### The Entertainment Industry

In the decade of the teens, "a second major employer had joined the railroad in the community. The Hollywood film industry had been founded in 1911 and the industry's growth mushroomed. By 1919, there were several dozen studio plants in Edendale, Hollywood, and in nearby Culver City.<sup>19</sup>

"The growth of the motion picture industry would have a profound impact on Sherman, eventually drawing it together as a community with its neighboring community to the east, West Hollywood. Both United Artists Studios, founded in 1919, and the Silent Dramas Syndicate established themselves in Sherman. This emerging identity as a

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<sup>&</sup>lt;sup>15</sup> City of West Hollywood Historic Resources Survey 1986-87 Final Report, pp. 6-7.

<sup>&</sup>lt;sup>16</sup> City of West Hollywood R2, R3, R4 Multi-Family Survey Report, p. 18.

<sup>&</sup>lt;sup>17</sup> City of West Hollywood Historic Resources Survey 1986-87 Final Report, p. 7.

<sup>&</sup>lt;sup>18</sup> City of West Hollywood Commercial Historic Survey, p.25.

<sup>&</sup>lt;sup>19</sup> City of West Hollywood R2, R3, R4 Multi-Family Survey Report, p. 10.

center of entertainment— both for production and nightlife—would bridge the communities of Hollywood and Beverly Hills on either side of West Hollywood. Sherman and West Hollywood provided a substantial amount of 'worker housing' for this industry as well. Small, affordable homes and apartments provided that housing to the craftspeople of the movie industry. Movie crews arrived in West Hollywood for the first time in 1916, not quite ten years after the industry's birth in Los Angeles. Four years later, Union Film Company set up shop as Sherman's first permanent film company. In 1919, Jesse D. Hampton created a full-fledge studio with a stage and backlot at Formosa and Santa Monica Boulevard, in an area that had been dedicated to industrial and light industrial use. The studio would eventually be known as Mary Pickford Studios, United Artists, Warner Hollywood, and now simply 'The Lot.'"<sup>20</sup>

"In addition to providing housing and entertainment for entertainment industry types, West Hollywood served as a significant production center both with the continuous use of the studio on Santa Monica Boulevard as well as providing a backdrop for location filming. Supporting industrial facilities, such as the Mitchell Camera Company, also flourished in West Hollywood. In addition to the activity within West Hollywood, the proximity to other studios including Chaplin Studios and Union Studios made the area a major draw for the actors and workers associated with them. As a magnet for the burgeoning film industry, West Hollywood would soon be an integral element of the local entertainment industry culture." 21

#### The Rise of the Automobile

In the early 1920s, the popularity of the automobile was proclaimed by a local car dealer as "10 percent pleasure, 90 percent utility and 100 percent necessity.'...Growth in car ownership ranked among the most striking of many such trends in Los Angeles. Countrywide, automobile registrations soared from about 16,000 in 1910 to 110,000 in 1918; by 1923 they had increased by another 300 percent to 430,000; and several years later more cars were registered in the county than in any one of thirty-nine states. One car existed for every 8.2 Angelenos in 1915...by 1920 the ratio stood at one for every 3.6 Angelenos...an average that was maintained with minor variation throughout the decade."<sup>22</sup>

"Automobile trips to and from downtown Los Angeles became so numerous in the decade after World War I in part because of the exponential increase of motorists who used their cars to commute." By the mid 1920s "the number of persons commuting by automobile was almost as great as that using public transportation." <sup>24</sup>

The size of the regional rail network "led to its obsolescence as the primary carrier. Streetcar line construction incurred so great a debt by 1914 that scant capital could be raised either for expanding lines or for holding new ones. Limited funds, combined with what seemed to be unending operational problems, fueled public dislike for the Los Angeles Municipal Railway in particular. During the 1920s many Angelenos came to see

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<sup>&</sup>lt;sup>20</sup> City of West Hollywood R2, R3, R4 Multi-Family Survey Report, pp. 19-20

<sup>&</sup>lt;sup>21</sup> City of West Hollywood R2, R3, R4 Multi-Family Survey Report, pp. 19-20.

<sup>&</sup>lt;sup>22</sup> Longstreth, p. 13.

<sup>&</sup>lt;sup>23</sup> Longstreth, p. 19.

<sup>&</sup>lt;sup>24</sup> Longstreth, p. 16.

mass transit as a nuisance more than a transportation lifeline. The *Times* and other influential organs repeatedly cast streetcars as relics whose demise would not be mourned."<sup>25</sup>

"The automobile eventually put the streetcars out of business in Los Angeles. Streetcar service through West Hollywood ended in the 1940s, with the entire regional streetcar system shutting down in 1961. Freight service through West Hollywood finally ceased in 1965."

# West Hollywood's Development Trends

"West Hollywood's earliest residential development was geographically bifurcated. The town of Sherman developed at the west end of the current city; a second area of development focused on the eastern end of the current city, adjacent to Hollywood and Colegrove Addition on the east. Although served by streetcar transit by the turn of the century, expansive residential development across the agricultural fields that had filled the area between those two clusters did not begin until the twenties." Within the two decades of the twenties and thirties, the sparsely developed expanse between Sherman and East Hollywood would be subdivided and nearly completely developed with a combination of single-family dwellings and all manner of multi-family housing."

In the 1920s, "West Hollywood" was generally considered the area bounded by Beverly, La Brea, Sunset, and Doheny which included Sherman. Although the nearby town of Hollywood was annexed to the City of Los Angeles in 1910, the town of Sherman voted against annexation by a narrow majority in 1924. The following year, the town of Sherman voted to change its name to "West Hollywood," both maintaining its individual identity and merging its future with that of its neighbors to the east.<sup>27</sup>

By the 1920s "the region assumed its present physical and political identity. The City of Los Angeles had annexed 45 adjacent communities: Sherman, however, had resisted annexation in 1923. With the expansive growth of industry, particularly oil and manufacturing, created [sic] an even greater lure for new residents to the region. The Pacific Electric streetcar system (the largest streetcar network in the nation) and the explosive growth in private automobile use, Los Angeles and its adjacent communities, including West Hollywood turned their agricultural fields into miles of single-family housing subdivisions and duplexes." 28

The town of "Sherman found itself caught up in the trends which were pushing the Los Angeles metropolis closer and closer...the thriving movie, oil, and transportation industries in Sherman attracted more and more newcomers, and the population began to rise, often doubling in a single year. By 1921, more than 1,000 lots were sold."<sup>29</sup> "By the early 1920s, most of the available land in Sherman had been subdivided and the community was being hemmed in by the neighboring communities of Beverly Hills and Hollywood...[and] between 1922 and 1923 alone, the population grew by more than 4,000 people."<sup>30</sup> "By the mid-1920s, with the advancing development of Hollywood from

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<sup>&</sup>lt;sup>25</sup> Longstreth, pp. 11-12.

<sup>&</sup>lt;sup>26</sup> City of West Hollywood R2, R3, R4 Multi-Family Survey Report, p. 30.

<sup>&</sup>lt;sup>27</sup> City of West Hollywood R2, R3, R4 Multi-Family Survey Report, p. 19.

<sup>&</sup>lt;sup>28</sup> City of West Hollywood R2, R3, R4 Multi-Family Survey Report, p. 31.

<sup>&</sup>lt;sup>29</sup> City of West Hollywood R2, R3, R4 Multi-Family Survey Report, p. 10.

<sup>&</sup>lt;sup>30</sup> City of West Hollywood R2, R3, R4 Multi-Family Survey Report, p. 26.

the east, the community became known as 'West Hollywood.' Indeed, the local chamber of commerce voted to assume this name in 1925. Clearly, the mid-1920s witnessed the shift of Sherman from a small town to that of a growing, economically diversifying community. Not only Sherman and West Hollywood but also much of the central area of Los Angeles assumed its modern form in this decade."

"Like most of Southern California, West Hollywood experienced a building and population boom during the 1920s that spilled into the early1930s Depression era. During the period of 1920-1930, roughly two million new residents immigrated to California, with 1.2 million settling in Los Angeles County. As a result, the population of the County more than doubled in this decade. "Architects employed all the popular Period Revival styles of the era, but most often the Spanish Colonial Revival style, to create a fresh and fanciful image of the city."

While the population of Los Angeles County grew substantially slower in the decade of the 1930s due to the Great Depression, the region experienced limited ongoing construction throughout the decade. "Residential architecture in this period was characterized by 'the give and take between Modernism and traditionalism."

In the 1940s the County's population continued to grow, reaching 4 million. Although the region's single-family housing development pattern continued, as the West Hollywood area was "already built out' and new development was limited in scope with the predominant architectural style being Minimal Traditional, with a few late examples of Period Revival styles and Modernist designs were also executed." Most of the construction during this period was 'multi-family property types including duplexes, triplexes, flats, and courts.'35

In the 1950s, development in West Hollywood "where the new freeway systems provided no additional or special value, the post-war growth focused on infill development of new, larger and distinctly modern multi-family properties" and West Hollywood "maintained the value of its central location, capitalizing on its proximity to local studios and light industry." And during this period West Hollywood "began to be transformed from a community of single-family homes into one dominated by apartment dwellers. Real estate speculators began to encroach upon traditionally single-family neighborhoods with infill development of 'stucco box'-type apartment houses" and "apartment houses of every style, shape and size." <sup>36</sup>

#### DEVELOPMENT HISTORY OF THE 800 BLOCK OF HILLDALE AVENUE

In 1898 Mrs. Elisabeth Schwalls recorded a subdivision known as the Mrs. Elizabeth Schwalls Subdivision, a portion of the former Rancho Rodeo de las Aguas. The subdivision was bounded on the east by the Town of Sherman. The subdivision was bounded by Cynthia Avenue on the north, Clear Water Canyon Road (today known as

<sup>&</sup>lt;sup>31</sup> City of West Hollywood R2, R3, R4 Multi-Family Survey Report, p. 30.

<sup>&</sup>lt;sup>32</sup> City of West Hollywood R2, R3, R4 Multi-Family Survey Report, p. 30.

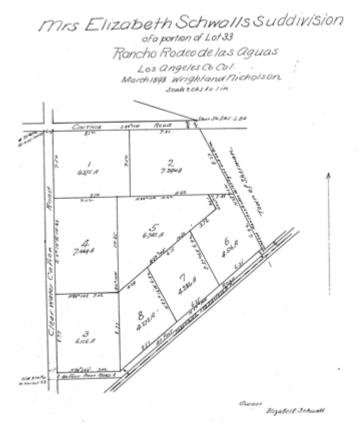
<sup>&</sup>lt;sup>33</sup> City of West Hollywood R2, R3, R4 Multi-Family Survey Report, p. 31.

<sup>&</sup>lt;sup>34</sup> City of West Hollywood R2, R3, R4 Multi-Family Survey Report, p. 31.

<sup>&</sup>lt;sup>35</sup> City of West Hollywood R2, R3, R4 Multi-Family Survey Report, p. 32.

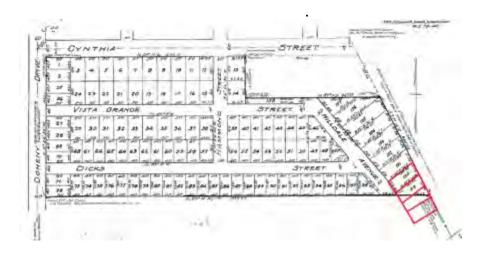
<sup>&</sup>lt;sup>36</sup> City of West Hollywood R2, R3, R4 Multi-Family Survey Report, p. 33.

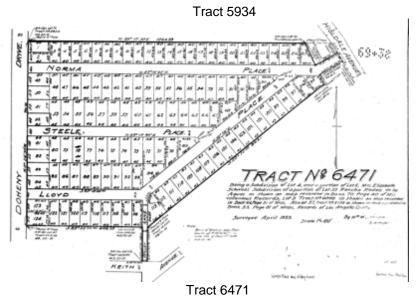
Doheny Drive) on the west, and by Forty Foot Fence Road, which angled, on the south (today known as Santa Monica Boulevard).



Mrs. Elizabeth Schwalls Subdivision

In 1922 the north half of that subdivision was recorded as Tract 5934 by owners John B. Jones, Florence A. Coyer, J. Ross Charles and Lulu Charles. Tract 5934 was bordered on the north by the south side of Cynthia Avenue, on the west by the east side of Doheny Drive and on the south by the north side of Dicks Street. Tract 5934 also included the north half of what is today the 800 block of Hilldale Avenue.





In 1923 Tract 6099 was recorded by owners James W. Gulley and Elena M. Gulley. This Tract included the south half of today's 800 block of Hilldale Avenue. Tract 6099 included parcels along the west side of Hilldale Avenue that faced Hilldale Avenue. Tract 6099 also included parcels on Keith Avenue and a small segment of street to the west of Hilldale Avenue called Swall Avenue (now known as Robertson Boulevard).



**Tract 6099** 

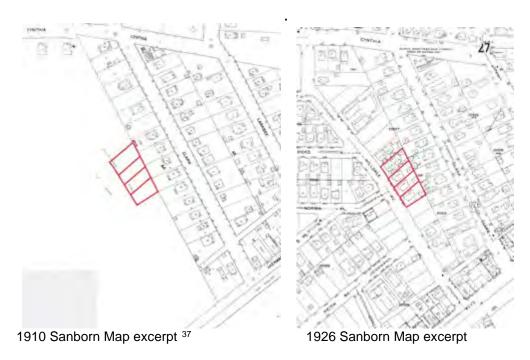
The area that includes the west side of the 800 block of Hilldale Avenue and most of the area to Doheny Avenue between Vista Grande Street on the north and Lloyd Place on the south and is known as the Norma Triangle and includes most of Tract 5934 and Tract 6471. These tracts have small uniform sized and shaped parcels that would accommodate small dwellings.



Norma Triangle Area

While the north half of the east side of Hilldale Avenue is in Tract 5934, the south half is in Tract 6099. The parcels on the east side of Hilldale Avenue vary in size with smaller parcels to the south and larger parcels to the north.

The subject parcels, 840 Hilldale Avenue, 844 Hilldale Avenue, and 848 Hilldale Avenue are sited mid-block on the 800 block of Hilldale Avenue. 840 Hilldale Avenue is completely in Tract 6099. A portion of 844 Hilldale Avenue is in Tract 6099 and a portion in Tract 5934. A portion of 848 Hilldale Avenue is in Tract 6099 and a portion in Tract 5934.



The 1910 Sanborn Map shows that the area to the east of the location of the subject parcels was the Town of Sherman and was developed with small single-family dwellings. The area to the west of the Town of Sherman was Mrs. Elizabeth Schwalls Subdivision and had not yet been developed.



The next Sanborn Map from 1926 shows that with the 1922 and 1923 subdivision of Mrs. Elizabeth Schwalls Subdivision into Tract 5934, Tract 6099 and Tract 6471, those tracts began to be developed with some multi-family dwellings on the

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<sup>&</sup>lt;sup>37</sup> See Attachment for larger Sanborn Map images

east side of Hilldale Avenue and small single-family dwellings in the Norma Triangle area of the tracts. The pattern of development with multi-family property types on the east side of Hilldale Avenue continued. In the last few decades of the 20th Century and early 21<sup>st</sup> Century a number of the parcels on the east side of Hilldale Avenue have been redeveloped with larger multi-story, multi-family residential buildings.



Satellite View, c2023 (Google Earth)

# PROPERTY HISTORY AND DESCRIPTION

#### 840 Hilldale Avenue

The parcel at 840 Hilldale Avenue contains a two-story multi-family dwelling of 2,091 square feet with two units. The building was constructed in 1926 according to Los Angeles County Assessor records. There was no building permit for construction of the building in permit records.



Satellite View (Google Earth, c2023)

The dwelling is two-stories and rectangular in plan. The front setback is narrow and used for parking. The building has Spanish Colonial Revival style features on its front facade. The building is clad with a very rough textured stucco finish. The building has a flat roof with a parapet trimmed with clay tiles.

On the north end of the front elevation there is a two-story wing that projects out slightly to which a one-story portico with arched wingwall is attached. The entrances to the two units are located under the recessed area of the portico. There is a plain plate glass window above the entrance doorway.

On the projecting wing there is a single window on the upper level and two narrow windows on the lower level. On the main section of the front elevation there are three windows at each level. The pattern of the windows is a wide window in the center flanked by a double-hung size window on each side. On the lower level the windows are slightly recessed and the upper portion of the windows have divided lights. The upper story windows are flush to the building and the windows do not have the same level of detail as the lower windows. There is a slightly projecting shed roof above the upper-level windows. There are no architectural details on the front elevation.



West (front) elevation and south elevation



Upper-level west (front) elevation



Lower-level west (front) elevation



Window above entry portico



**Entry Portico** 





North elevation

South elevation

The side elevations of the building contain windows organized to support interior functions. There are no architectural or design details on the side elevations.

Building permit records show that in 1980 the 2<sup>nd</sup> floor rear porch was damaged and rebuilt with a sundeck and a first-floor porch. In 2007 the kitchens in both units were remodeled

# City Directory Data

City Directories and building permits provide data on occupants of the subject buildings. The following information was identified regarding occupants of the building at 840 Hilldale Avenue.

# 840 Hilldale Avenue

Year	Name	Occupation
1929	Cathleen Allison	No occupation listed
1929	Louis Pappas	Confectioner
	Delphine Pappas	No occupation listed

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1933	Michael Cronin	Motorman
	Minnie Cronin	No occupation listed
1933	Jenny A. Isham	No occupation listed
1942	Robert E. Fogelman	Dairyman
	Freda Fogelman	No occupation listed
1951-1954	Margaret Jourden	No occupation listed
1958	Steven H. Stanley	No occupation listed
1965	Gerald Murray	No occupation listed
1970	John Powers	No occupation listed
1980	Kenneth J. Poe	No occupation listed
1980	M.J. Mackell	No occupation listed

# 842 Hilldale Avenue

Year	Name	Occupation
1929	Joseph L. Roberts	No occupation listed
	Ella Roberts	No occupation listed
1929	Harold L. Roberts	Clerk
1933-1942	Andreas G. Westerholm	Cabinetmaker
	Jennie Westerholm	No occupation listed
1951-1958	Sybil Perry	No occupation listed
1954	Joyce Perry	No occupation listed
1962	Martha Hermann	No occupation listed
1965	Jack Lewis	No occupation listed
1975	Martin Koshek	No occupation listed
1980	David Clark	No occupation listed
1981	Stephen Foltz	No occupation listed

# 844 Hilldale Avenue

The parcel at 844 Hilldale Avenue contains a two-story multi-family dwelling of 2,091 square feet with two units. The building was constructed in 1926 according to Los Angeles County Assessor records. There was no building permit for construction of the building in permit records.

The two-family dwelling is two-stories and rectangular in plan. The front setback is narrow and used for parking. The building has Spanish Colonial Revival style features on its front facade. The building is clad with a textured stucco finish. The building has a flat roof with a parapet trimmed with clay tiles; the parapet rises slightly at the corners of the front facade.



Satellite View (Google Earth, c2023)

On the north end of the front elevation there is a two-story wing that projects out slightly to which a one-story portico with arched wingwall is attached. The entrances to the two units are located under the recessed area of the portico.

On the projecting wing there is a single window on the upper level and two narrow windows with decorative muntins on the lower level. On the main section of the front elevation there are three windows at each level. The pattern of the windows is a wide window in the center flanked by a double-hung size window on each side. There are security bars on the lower-level windows. A slightly projecting shed roof is positioned over both the lower and upper window sets. There are no architectural details on the front elevation.



North and west (front) elevations



West (front) and south elevations



Lower-level west (front) elevation



Entry portico west elevation



Upper-level west (front) elevation



Planter along west (front) elevation



North elevation



South elevation

The side elevations of the building contain windows organized to support interior functions. There are no architectural or design details on the side elevations.

Building permit records include the addition of a pergola balcony to the rear in 1979 along with a new carport. In 1999 two decks with spiral stairs were constructed in the rear.

# City Directory Data

City Directories and building permits provide data on occupants of the subject buildings. The following information was identified regarding occupants of the building at 844 Hilldale Avenue.

# 844 Hilldale Avenue

Year	Name	Occupation
1929	Richard C. Wright	Laborer
	Ruth Wright	No occupation listed
1933	Almon G. Pond	Drugstore
	Lucy Pond	No occupation listed
1933	Christine Sedgwick	Widow
1937	Josephine Mair	Writer
1951	? Dorko	No occupation listed
	Theresa Dorko	No occupation listed
1054	Theresa Dorko	No occupation listed
1962	? Dliphanttion	No occupation listed
1975	Maria Gaivez	No occupation listed
1980	Radford Polinsky	No occupation listed

#### 846 Hilldale Avenue

- · · · · · · · · · · · · · · · · · · ·		
Year	Name	Occupation
1929	Erie Knudsen	Bookkeeper
	Julie Knudsen	No occupation listed
1937	Frederick G. Edkenboy	Dancer
1951-1954	John Elck	No occupation listed
1958-1965	James McCann	No occupation listed
1980	M. Cohen	No occupation listed

# 848 Hilldale Avenue

The parcel at 848 Hilldale Avenue contains a two-story multi-family dwelling of 2,116 square feet with two units. The building was constructed in 1926 according to Los Angeles County Assessor records. There was no building permit for construction of the building in permit records.



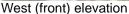
Satellite View (Google Earth, c2023)

The two-family dwelling is two-stories and rectangular in plan. The building has Spanish Colonial Revival style features on its front facade. The building is clad with a textured stucco finish. The building has a flat roof with a front shed roof feature with an overhang and clad with clay tiles.

On the north end of the front elevation there is a two-story wing that projects out slightly to which a one-story portico. The portico has a rectangular opening with flat roof with clay tiles. The entrances to the two units are located under the recessed area of the portico.

On the projecting wing there are two windows on the upper level and two narrow er windows with decorative muntins on the lower level. On the main section of the front elevation there are three windows at each level. The pattern of the windows is a wide window in the center flanked by a double-hung size window on each side. The windows have divided lights at their upper level. Other than a cement medallion above the first-floor windows, there are no other architectural or design details on the front façade.







Upper level of west (front) elevation



Wing and entry portico on west elevation



Entry portico and windows on west elevation





Lower-level windows on west elevation

Planter along west elevation





South side elevation

South side elevation

The side elevations of the building contain windows organized to support interior functions. There are no architectural or design details on the side elevations.



# City Directory Data

City Directories and building permits provide data on occupants of the subject buildings. The following information was identified regarding occupants of the building at 848 Hilldale Avenue.

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# 848 Hilldale Avenue

Year	Name	Occupation
1937	Marie Peacock	Stenographer
1942	Otto E. Frokiar	Restaurant Worker
1951	Jewell Davis	No occupation listed
1954	Philip E. Sanders	No occupation listed
1981	Sue Louise Vosberg	No occupation listed

#### 850 Hilldale Avenue

Year	Name	Occupation
1929-1933	Charles Snyder	No occupation listed
	Dorothy Snyder	No occupation listed
1933	Mrs. Cartwright	No occupation listed
1937	William Walsh	No occupation listed
1942	Fred Zahn	Toolmaker
	Olga Zahn	No occupation listed
1951	Walter J. Quick	No occupation listed
1958	Luis Perlata	No occupation listed
1985	Dani Cross	No occupation listed
1985	Dennis Milbrody	No occupation listed

# 852 Hilldale Avenue

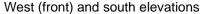
The parcel at 852 Hilldale Avenue contains a one-story multi-family dwelling of 2,144 square feet with four units. The building was constructed in 1925 according to Los Angeles County Assessor records with major improvements made in 1955 leading to a reassessment. There was no building permit for construction of the building in permit records found in permit records. There is a garage in the rear.



Satellite View (Google Earth, c2023)

The dwelling is one-story, rectangular in plan with a flat roof and is stucco clad. The front elevation is obscured by heavy vegetation. An image from 2007 shows that several windows were organized along the front elevation. The building has influences of the American Colonial Revival style.







West (front) and south elevations in 2007 (Google Maps)

The building is sited on the north two-thirds of the parcel with a driveway on the south one-third of the parcel. The entrances to the units face the driveway. The building's south elevation is divided into three bays. The center bay has a metal door with vertical metal louvers above. This is a later modification to the building based on its design and materials which are not representative of the American Colonial Revival style or the period of the 1920s.

The two bays to either side of the centered bay each contain a stairway and small porch platform with a hood that is supported by fluted wood columns. There are two entry doors to two of the units on each porch. To each side of the porch are a pair of windows with decorative muntins that create an arched shape. The windows on the east end have metal security bars.



West half of south (side) elevation



Doorways at porch at west end of south (side) elevations

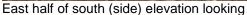




Center bay of south (side) elevation looking west

Center bay of south (side) elevation looking east







Stairs to porch landing



Garage

# City Directory Data

City Directories and building permits provide data on occupants of the subject buildings. The following information was identified regarding occupants of the building at 848 Hilldale Avenue.

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# 852 Hilldale Avenue

Year	Name	Occupation
1929	Marshall N. Franklin	Contractor
	Maude Franklin	No occupation listed
1933	Mabel Wight	No occupation listed
1933	Robert Woolf	Chauffeur
1933	Nell Duffy	Actor
1933	Joseph A. Thompson	Studioworker
	Helen J. Thompson	No occupation listed
1937	Amanda Bidwell	Cook
1942	Charles Malmister	No occupation listed
1942	Chris A. Schirck	Meats
	Pearl J. Schirck	No occupation listed
1951	W. R. Baugh	No occupation listed
1954	Jack R. Knudson	No occupation listed
1958	Delphine Leonard	No occupation listed
1962	William Tangeman	No occupation listed
1970	B. Gertz	No occupation listed
1970	Katie Ryan	No occupation listed
1970	Kenneth Sabot	No occupation listed

# 854 Hilldale Avenue

Year	Name	Occupation
1929	Lois Baumgatner	Newspaper Columnist
1929	John Johnson	Laborer
1929	Agnes Troeller	Stenographer
1933	Nell Duffy	Actor
1933	Ore D. Warfield	Chauffeur
1937	Jospeh Cagna	Café manager
	Martha W. Cagna	No occupation listed
1942	G. M. Underwood	No occupation listed
1942	Maude Hollman	No occupation listed
1942	George Hyatt	No occupation listed
	Barbara Hyatt	
1942	C,M. Sullivan	No occupation listed
1951	Steven Stanley	No occupation listed
1951	Austin McIver	No occupation listed
1958	Clementina Seizar	No occupation listed
1965	Jerry Whyte	No occupation listed
1975	B. R. Boyd	No occupation listed

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# **REVIEW OF PREVIOUS SURVEYS**

In 2008 the City of West Hollywood conducted a historic resources survey of the R2, R3 and R4 Multi-family zones for properties constructed before 1970. The buildings at 840 Hilldale Avenue and 852 Hilldale Avenue were listed as having poor integrity and the buildings at 844 Hilldale Avenue and 848 Hilldale Avenue were listed as having good integrity. None of the subject buildings were evaluated in that survey for eligibility for designation as historic.

The 2008 survey did not identify any building on the 800 block of Hilldale Avenue as eligible individually or as a contributor to an eligible historic district to the National Register of Historic Places, or the California Register of Historical Resources or as a City of West Hollywood landmark.

### **HISTORIC CONTEXTS**

### Context 1: Spanish Colonial Revival Architecture

The 2008 West Hollywood R2, R3, R4 Multi-Family Survey Report notes that "Spanish Colonial Revival quickly became the most popular residential style of the era in Southern California. Its stylistic influence was powerful in the 1920s and 1930s. Character-defining features of the style include asymmetrical facades, the use of stucco, red clay tile roofing, the use of arches and arcades, and ornate woodwork. Single-family residences, duplexes, courtyards and apartments were constructed in both simple and elaborate examples of this style throughout West Hollywood and Los Angeles in the 1920s." 38

SurveyLA, the City of Los Angeles' historic resources survey established a historic context statement with themes that provides the framework for identification and evaluation of historic resources. The patterns of development in the City of Los Angeles parallel the historic development in the region including the unincorporated areas of Los Angeles County, such as pre-1984 West Hollywood. The SurveyLA theme of Spanish Colonial Revival Architecture can be used to help evaluate resources throughout Southern California.

The following is the Context for Spanish Colonial Revival Architectural Style from SurveyLA.

Context: Architecture and Engineering, 1850-1980

Theme: Mediterranean and Indigenous Revival Architecture, 1887-1952

Sub-Theme: Spanish Colonial Revival, 1915-1942

Property Type: Residential

#### Eligibility Standards:

- Exemplifies the character-defining features of the Spanish Colonial Revival style
- Is a rare surviving example of the type in the neighborhood or community represents a very early period of settlement/residential development in the

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<sup>&</sup>lt;sup>38</sup> City of West Hollywood R2, R3, R4 Multi-Family Survey Report. pp. 48-49.

neighborhood or community

 Is an excellent example of its type and/or the work of a significant architect or builder

# Character-Defining/Associative Features:

- · Retains most of the essential character-defining features rom the period of
- significance
- Complex massing, resulting from turrets, towers, corbelled overhangs, multiple and often asymmetrically organized wings, exterior staircase
- distinctively shaped and capped chimneys
- gable, hipped, and/or flat roof, typically with clay tile roof or roof trim
- One or two stories in height
- Patios, courtyards, loggias or covered porches and/or balconies
- Single and multi-paned windows, predominantly casement in type
- Stuccoed exteriors: secondary materials may include wrought iron, wood, cast
- stone terra cotta, and polychromatic tile
- Use of arches of a variety of shapes for windows, doors, niches, openings in wing walls, and other features
- Window grilles, rejas, pierced stucco screens, clay attic vents
- Wooden plank or carved doors with prominent hinges and hardware

# Integrity Considerations:

- Should retain integrity of design, workmanship, feeling, setting and materials
- Alterations to garages may be permissible if not visible from the street
- Evolution of plant materials is expected, but significant designed landscapes
- should be retained
- Limited window replacement may be acceptable on secondary elevations
- New additions should be appropriately scaled and located so as to not overwhelm the original design and massing
- Security bars may have been added, but should not obscure significant openings or be visually prominent
- Stucco repair or replacement must duplicate the original in texture and appearance

### Context 2: Early American Colonial Revival Architecture

The 2008 West Hollywood R2, R3, R4 Multi-Family Survey Report notes that Colonial Revival residential architecture is characterized by symmetrical massing and composition, side-gable roof, classically stylized door surrounds and porch features, cornices, and multi-pane double-hung windows. Cladding is typically brick or wood clapboard, with wood being most common in Southern California."<sup>39</sup>

The following is the Context for American Colonial Revival Architectural Style from SurveyLA.

Context: Architecture and Engineering, 1895-1960

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<sup>39</sup> City of West Hollywood R2, R3, R4 Multi-Family Survey Report. P. 49.

Theme: American Colonial Revival, 1895-1960 Sub-Theme: Early American Colonial Revival, 1900-1940

Property Type: Residential

Resources significant under this sub-theme are excellent examples of the Early Colonial Revival style of architecture.

# Eligibility Standards:

- Clapboard or brick exteriors
- Exhibits quality of design through distinctive features
- Is an excellent example of Early American Colonial Revival architecture
- Was constructed during the period of significance

# Character-Defining/Associative Features:

- Retains most of the essential character-defining features from the period of significance
- Typically one or two stories in height
- Simple building forms
- Simple classical detailing, sometimes with exaggerated proportions
- Symmetrical façade with entryway as the primary focus
- Hipped or gabled roofs, typically with boxed eaves
- May display multiple roof dormers
- Details may include pediments; columns or pilasters; paneled front door, sometimes with sidelights and transoms; multi-paned double-hung sash windows; and fixed shutters

# **Integrity Considerations:**

- Should retain integrity of Location, Design, materials, Workmanship, and Feeling from the period of significance
- If it is a rare surviving example of its type, or is a rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable
- Replacement of some windows and doors may be acceptable if the openings have not been resized and original fenestration patterns have not been disrupted
- Security bars may have been added
- When a property type is situated within a grouping of similar residences, it may also be significant as a contributor to a residential district

# Context 3: Multi-Family Duplex, Two-Flat

The 2008 West Hollywood R2, R3, R4 Multi-Family Survey Report notes that "Apartment buildings, constructed between 1920 and the mid-1940s, maintain a lower-density appearance much like the contemporaneous duplex type. During this period of popularity, these structures, while larger in massing and containing 3-5 units, continued to employ the stylistic flourishes of single-family houses, while being larger in footprint and boxier in their two-story form than most West Hollywood duplexes and single-family

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homes. They often employed the popular Period Revival styles like Spanish Colonial and Tudor Revival."40

The following is the Context for Multi-Family Two-Flat Property Type from SurveyLA.

Context: Residential Development and Suburbanization, 1850-1980

Theme: Multi-Family Residential Development, 1895-1970

Property Type: Residential – Multi-Family Property

Property Sub-type: Duplex

Property Sub-type Description: A duplex is a multi-family residential property that

contains two units and is oriented toward the street. The earliest extant examples of duplexes date from the turn of the twentieth century. Configurations include the double bungalow." (a single-story structure with side-by-

double bungalow" (a single-story structure with side-byside units), the "double house" (a pair of adjoining twostory units) and **the** "two-flat" (a two-story building with a

unit on each floor).

Property Sub-type Significance: A duplex is significant for its association with residential development in Los Angeles as one of the city's earliest and most dominant multi-family residential building types.

# Eligibility Standards:

- Was originally constructed as a duplex
- Is an excellent example of the type
- Was constructed during the period of significance

# Character-Defining/Associative Features:

- Retains most of the essential character-defining features from the period of significance
- Composed of two units, arranged horizontally (one story) or vertically (two stories)
- Configurations include the "double bungalow" (a single-story structure with sideby-side units), the "double house" (a pair of adjoining two-story units), and the "two-flat" (a two-story building with a unit on each floor)
- Typically occupies a single residential lot
- May also be a good to excellent example of an architectural style from its period and/or the work of a significant architect or builder
- Associated architectural styles may include, and not be limited to: Craftsman, Mission Revival, Spanish Colonial Revival, Mediterranean Revival, American Colonial Revival, Tudor Revival, French Revival, Streamline Moderne

#### **Integrity Considerations:**

Should retain integrity of Location, Design, Materials, and Feeling

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<sup>&</sup>lt;sup>40</sup> Note, the *West Hollywood R2, R3, R4 Multi-Family Survey Report* describes duplexes as "typically, duplexes have a side-by-side symmetrical composition on the main facades." It goes on to describe "Flats" as apartments buildings, constructed between 1920 and 1940" as "containing 3-5 units." The subject properties are two-stories with a unit on each floor." p. 41.

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

### **EVALUATION OF ELIGIBILITY**

#### 840 Hilldale Avenue

The property at 840 Hilldale Avenue is evaluated using the City of West Hollywood criteria for designation of historic resources.

**Criterion A** requires that a historic resource "exemplifies or reflects special elements of the city's aesthetic, architectural, cultural, economic, engineering, political, natural or social history and possesses an integrity of design, location, materials, setting, workmanship, feeling and association" in at least one of five ways.

**Category 1 under Criterion A** requires that the building must embody "distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship."

The building at 840 Hilldale Avenue is not excellent or exceptional example of the Spanish Colonial Revival architectural style. The building has minimal Spanish Colonial Revival features which are limited to the building's front elevation. There is no indication that the building was designed by a master architect. The materials and craftsmanship are not of high quality.

The building at 840 Hilldale Avenue is not a good example of the Spanish Colonial Revival architectural style and does not meet the criterion threshold to be considered eligible under City of West Hollywood Category 1 of Criterion A.

Category 2 under Criterion A relates to historic districts and requires that a building "contributes to the significance of an historic area" by being either "a geographically definable area possessing a concentration of historic or scenic properties" or is a thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development."

There is no concentration of buildings from any period of significance or historic architectural styles along the 800 block of Hilldale Avenue. There is no eligible historic district that would include 840 Hilldale Avenue.

The property at 840 Hilldale Avenue does not meet the threshold to be eligible under City of West Hollywood Category 2 of Criterion A.

**Category 3 under Criterion A** requires that a historic resource reflect "significant geographic patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or park planning."

The block and area were first subdivided in 1898 but it was not until a subsequent subdivision in the mid-1920s that the area west of the Town of Sherman was developed. The subject building was constructed in 1926. It is not associated with the Town of Sherman or the early development of West Hollywood. It is not associated with the development of the adjacent Norma Triangle which featured single-family dwellings on small parcels. There is no evidence that construction of the building influenced the development of the 800 block of Hilldale Avenue.

The property at 840 Hilldale Avenue does not have any historic significance related to any historic period of growth or to any aspects of urban planning. The property at 840 Hilldale Avenue is not eligible under City of West Hollywood Category 3 of Criterion A.

**Category 4 under Criterion A** requires that a historic resource embody "elements of architectural design, craftsmanship, detail or materials that represent a significant structural or architectural achievement or innovation."

As noted under Category 1 of Criterion A, the property at 840 Hilldale Avenue is a modest example of the Spanish Colonial Revival architectural style. The building does not exhibit the features associated with excellent examples of the Spanish Colonial Revival architectural style. The building does not possess significant distinctive features representative of the Spanish Colonial Revival architectural style.

The building materials and construction techniques employed, while typical of the period, are not of high quality, and do not represent any significant structural, workmanship or architectural achievement.

The property at 840 Hilldale Avenue is not eligible for historic designation under City of West Hollywood Category 4 of Criterion A.

**Category 5 under Criterion A** requires that a historic resource "has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city."

The building is sited mid-block on a narrow residential street. As such it is it not in a unique location nor is part of any view or vista.

The property at 840 Hilldale Avenue is not eligible for designation under City of West Hollywood Category 5 of Criterion A.

**Criterion B** requires that a historic resource be "one of the few remaining examples in the city, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen."

The building at 840 Hilldale Avenue is not an excellent example of the Spanish Colonial Revival architectural style. The Spanish Colonial Revival style was popular in the 1920s and applied to many buildings during the population boom of the 1920s. Many buildings in West Hollywood employed the Spanish Colonial Revival style and the city has numerous examples of buildings in the style, including exceptional examples. As stated in the 2008 West Hollywood R2, R3, R4 Multi-Family Survey, the "Spanish Colonial Revival quickly became the most popular residential style of the era in Southern California. Its stylistic influence was powerful in the 1920s and 1930s." <sup>41</sup>

The property at 840 Hilldale Avenue does not meet requirements to be eligible under City of West Hollywood Criterion B.

**Criterion C** requires a historic resource to be "identified with persons or events significant in local, state or national history."

No evidence was found that any individual identified with the property would be considered to have any historic significance. There is no evidence that any historic event occurred at this property.

The property at 840 Hilldale Avenue does not meet the requirements to be eligible under City of West Hollywood Criterion C.

**Criterion D** requires that a historic resource be "representative of the notable work of a builder, designer, or architect." The building permit for construction of the dwelling was not found in permit files. It is unlikely that there was an architect associated with the building as it does not exhibit any significant architectural design or details. There is no evidence that the building was designed by a master architect. There is no evidence that the construction of the building is the work of a master craftsman.

The property at 840 Hilldale Avenue does not meet the requirements to be eligible under City of West Hollywood Criterion D.

## 844 Hilldale Avenue

The property at 844 Hilldale Avenue is evaluated using the City of West Hollywood criteria for designation of historic resources.

**Criterion A** requires that a historic resource "exemplifies or reflects special elements of the city's aesthetic, architectural, cultural, economic, engineering, political, natural or

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<sup>&</sup>lt;sup>41</sup> City of West Hollywood R2, R3, R4 Multi-Family Survey Report, p. 49.

social history and possesses an integrity of design, location, materials, setting, workmanship, feeling and association" in at least one of five ways.

**Category 1 under Criterion A** requires that the building must embody "distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship."

The building at 844 Hilldale Avenue is not excellent or exceptional example of the Spanish Colonial Revival architectural style. The building has minimal Spanish Colonial Revival features which are limited to the building's front elevation. There is no indication that the building was designed by a master architect. The materials and craftsmanship are not of high quality.

The building at 844 Hilldale Avenue is not a good example of the Spanish Colonial Revival architectural style and does not meet the criterion threshold to be considered eligible under City of West Hollywood Category 1 of Criterion A.

**Category 2 under Criterion A** relates to historic districts and requires that a building "contributes to the significance of an historic area" by being either "a geographically definable area possessing a concentration of historic or scenic properties" or is a thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development."

There is no concentration of buildings from any period of significance or historic architectural styles along the 800 block of Hilldale Avenue. There is no eligible historic district that would include 844 Hilldale Avenue.

The property at 844 Hilldale Avenue does not meet the threshold to be eligible under City of West Hollywood Category 2 of Criterion A.

**Category 3 under Criterion A** requires that a historic resource reflect "significant geographic patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or park planning."

The block and area were first subdivided in 1898 but it was not until a subsequent subdivision in the mid-1920s that the area west of the Town of Sherman was developed. The subject building was constructed in 1926. It is not associated with the Town of Sherman or the early development of West Hollywood. It is not associated with the development of the adjacent Norma Triangle which featured single-family dwellings on small parcels. There is no evidence that construction of the building influenced the development of the 800 block of Hilldale Avenue.

The property at 844 Hilldale Avenue does not have any historic significance related to any historic period of growth or to any aspects of urban planning. The property at 844 Hilldale Avenue is not eligible under City of West Hollywood Category 3 of Criterion A.

**Category 4 under Criterion A** requires that a historic resource embody "elements of architectural design, craftsmanship, detail or materials that represent a significant structural or architectural achievement or innovation."

As noted under Category 1 of Criterion A, the property at 844 Hilldale Avenue is a modest example of the Spanish Colonial Revival architectural style. The building does not exhibit the features associated with excellent examples of the Spanish Colonial Revival architectural style. The building does not possess significant distinctive features representative of the Spanish Colonial Revival architectural style.

The building materials and construction techniques employed, while typical of the period, are not of high quality, and do not represent any significant structural, workmanship or architectural achievement.

The property at 844 Hilldale Avenue is not eligible for historic designation under City of West Hollywood Category 4 of Criterion A.

**Category 5 under Criterion A** requires that a historic resource "has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city."

The building is sited mid-block on a narrow residential street. As such it is it not in a unique location nor is part of any view or vista.

The property at 844 Hilldale Avenue is not eligible for designation under City of West Hollywood Category 5 of Criterion A.

**Criterion B** requires that a historic resource be "one of the few remaining examples in the city, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen."

The building at 844 Hilldale Avenue is not an excellent example of the Spanish Colonial Revival architectural style. The Spanish Colonial Revival style was popular in the 1920s and applied to many buildings during the population boom of the 1920s. Many buildings in West Hollywood employed the Spanish Colonial Revival style and the city has numerous examples of buildings in the style, including exceptional examples. As stated in the 2008 West Hollywood R2, R3, R4 Multi-Family Survey, the "Spanish Colonial Revival quickly became the most popular residential style of the era in Southern California. Its stylistic influence was powerful in the 1920s and 1930s."

The property at 844 Hilldale Avenue does not meet requirements to be eligible under City of West Hollywood Criterion B.

**Criterion C** requires a historic resource to be "identified with persons or events significant in local, state or national history."

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<sup>&</sup>lt;sup>42</sup> City of West Hollywood R2, R3, R4 Multi-Family Survey Report, p. 49.

No evidence was found that any individual identified with the property would be considered to have any historic significance. There is no evidence that any historic event occurred at this property.

The property at 844 Hilldale Avenue does not meet the requirements to be eligible under City of West Hollywood Criterion C.

**Criterion D** requires that a historic resource be "representative of the notable work of a builder, designer, or architect." The building permit for construction of the dwelling was not found in permit files. It is unlikely that there was an architect associated with the building as it does not exhibit any significant architectural design or details. There is no evidence that the building was designed by a master architect. There is no evidence that the construction of the building is the work of a master craftsman.

The property at 844 Hilldale Avenue does not meet the requirements to be eligible under City of West Hollywood Criterion D.

### 848 Hilldale Avenue

The property at 848 Hilldale Avenue is evaluated using the City of West Hollywood criteria for designation of historic resources.

**Criterion A** requires that a historic resource "exemplifies or reflects special elements of the city's aesthetic, architectural, cultural, economic, engineering, political, natural or social history and possesses an integrity of design, location, materials, setting, workmanship, feeling and association" in at least one of five ways.

**Category 1 under Criterion A** requires that the building must embody "distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship."

The building at 848 Hilldale Avenue is not excellent or exceptional example of the Spanish Colonial Revival architectural style. The building has minimal Spanish Colonial Revival features which are limited to the building's front elevation. There is no indication that the building was designed by a master architect. The materials and craftsmanship are not of high quality.

The building at 848 Hilldale Avenue is not a good example of the Spanish Colonial Revival architectural style and does not meet the criterion threshold to be considered eligible under City of West Hollywood Category 1 of Criterion A.

**Category 2 under Criterion A** relates to historic districts and requires that a building "contributes to the significance of an historic area" by being either "a geographically definable area possessing a concentration of historic or scenic properties" or is a thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development."

There is no concentration of buildings from any period of significance or historic architectural styles along the 800 block of Hilldale Avenue. There is no eligible historic district that would include 848 Hilldale Avenue.

The property at 848 Hilldale Avenue does not meet the threshold to be eligible under City of West Hollywood Category 2 of Criterion A.

**Category 3 under Criterion A** requires that a historic resource reflect "significant geographic patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or park planning."

The block and area were first subdivided in 1898 but it was not until a subsequent subdivision in the mid-1920s that the area west of the Town of Sherman was developed. The subject building was constructed in 1926. It is not associated with the Town of Sherman or the early development of West Hollywood. It is not associated with the development of the adjacent Norma Triangle which featured single-family dwellings on small parcels. There is no evidence that construction of the building influenced the development of the 800 block of Hilldale Avenue.

The property at 848 Hilldale Avenue does not have any historic significance related to any historic period of growth or to any aspects of urban planning. The property at 848 Hilldale Avenue is not eligible under City of West Hollywood Category 3 of Criterion A.

**Category 4 under Criterion A** requires that a historic resource embody "elements of architectural design, craftsmanship, detail or materials that represent a significant structural or architectural achievement or innovation."

As noted under Category 1 of Criterion A, the property at 848 Hilldale Avenue is a modest example of the Spanish Colonial Revival architectural style. The building does not exhibit the features associated with excellent examples of the Spanish Colonial Revival architectural style. The building does not possess significant distinctive features representative of the Spanish Colonial Revival architectural style.

The building materials and construction techniques employed, while typical of the period, are not of high quality, and do not represent any significant structural, workmanship or architectural achievement.

The property at 848 Hilldale Avenue is not eligible for historic designation under City of West Hollywood Category 4 of Criterion A.

**Category 5 under Criterion A** requires that a historic resource "has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city."

The building is sited mid-block on a narrow residential street. As such it is it not in a unique location nor is part of any view or vista.

The property at 848 Hilldale Avenue is not eligible for designation under City of West Hollywood Category 5 of Criterion A.

**Criterion B** requires that a historic resource be "one of the few remaining examples in the city, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen."

The building at 848 Hilldale Avenue is not an excellent example of the Spanish Colonial Revival architectural style. The Spanish Colonial Revival style was popular in the 1920s and applied to many buildings during the population boom of the 1920s. Many buildings in West Hollywood employed the Spanish Colonial Revival style and the city has numerous examples of buildings in the style, including exceptional examples. As stated in the 2008 West Hollywood R2, R3, R4 Multi-Family Survey, the "Spanish Colonial Revival quickly became the most popular residential style of the era in Southern California. Its stylistic influence was powerful in the 1920s and 1930s."

The property at 848 Hilldale Avenue does not meet requirements to be eligible under City of West Hollywood Criterion B.

**Criterion C** requires a historic resource to be "identified with persons or events significant in local, state or national history."

No evidence was found that any individual identified with the property would be considered to have any historic significance. There is no evidence that any historic event occurred at this property.

The property at 848 Hilldale Avenue does not meet the requirements to be eligible under City of West Hollywood Criterion C.

**Criterion D** requires that a historic resource be "representative of the notable work of a builder, designer, or architect." The building permit for construction of the dwelling was not found in permit files. It is unlikely that there was an architect associated with the building as it does not exhibit any significant architectural design or details. There is no evidence that the building was designed by a master architect. There is no evidence that the construction of the building is the work of a master craftsman.

The property at 848 Hilldale Avenue does not meet the requirements to be eligible under City of West Hollywood Criterion D.

## 852 Hilldale Avenue

The property at 852 Hilldale Avenue is evaluated using the City of West Hollywood criteria for designation of historic resources.

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<sup>&</sup>lt;sup>43</sup> City of West Hollywood R2, R3, R4 Multi-Family Survey Report, p. 49.

**Criterion A** requires that a historic resource "exemplifies or reflects special elements of the city's aesthetic, architectural, cultural, economic, engineering, political, natural or social history and possesses an integrity of design, location, materials, setting, workmanship, feeling and association" in at least one of five ways.

**Category 1 under Criterion A** requires that the building must embody "distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship."

The building at 852 Hilldale Avenue is not excellent or exceptional example of the American Colonial Revival architectural style. The building has minimal American Colonial Revival features. There is no indication that the building was designed by a master architect. The materials and craftsmanship are not of high quality.

The building at 852 Hilldale Avenue is not an excellent example of the American Colonial Revival architectural style and does not meet the criterion threshold to be considered eligible under City of West Hollywood Category 1 of Criterion A.

Category 2 under Criterion A relates to historic districts and requires that a building "contributes to the significance of an historic area" by being either "a geographically definable area possessing a concentration of historic or scenic properties" or is a thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development."

There is no concentration of buildings from any period of significance or historic architectural styles along the 800 block of Hilldale Avenue. There is no eligible historic district that would include 852 Hilldale Avenue.

The property at 852 Hilldale Avenue does not meet the threshold to be eligible under City of West Hollywood Category 2 of Criterion A.

**Category 3 under Criterion A** requires that a historic resource reflect "significant geographic patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or park planning."

The block and area were first subdivided in 1898 but it was not until a subsequent subdivision in the mid-1920s that the area west of the Town of Sherman was developed. The subject building was constructed in 1925 and remodeled in 1955. It is not associated with the Town of Sherman or the early development of West Hollywood. It is not associated with the development of the adjacent Norma Triangle which featured single-family dwellings on small parcels. There is no evidence that construction of the building influenced the development of the 800 block of Hilldale Avenue.

The property at 852 Hilldale Avenue does not have any historic significance related to any historic period of growth or to any aspects of urban planning. The property at 852 Hilldale Avenue is not eligible under City of West Hollywood Category 3 of Criterion A.

**Category 4 under Criterion A** requires that a historic resource embody "elements of architectural design, craftsmanship, detail or materials that represent a significant structural or architectural achievement or innovation."

As noted under Category 1 of Criterion A, the property at 852 Hilldale Avenue has minimal influences of the American Colonial Revival architectural style. The building does not exhibit the features associated with excellent examples of the American Colonial Revival architectural style. The building does not possess significant distinctive features representative of the American Colonial Revival architectural style.

The building materials and construction techniques employed, while typical of the period, are not of high quality, and do not represent any significant structural, workmanship or architectural achievement. Modifications to the building include the introduction of metal doors and vertical louvers which are not compatible with historic styles.

The property at 852 Hilldale Avenue is not eligible for historic designation under City of West Hollywood Category 4 of Criterion A.

**Category 5 under Criterion A** requires that a historic resource "has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city."

The building is sited mid-block on a narrow residential street. As such it is it not in a unique location nor is part of any view or vista.

The property at 852 Hilldale Avenue is not eligible for designation under City of West Hollywood Category 5 of Criterion A.

**Criterion B** requires that a historic resource be "one of the few remaining examples in the city, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen."

The building at 852 Hilldale Avenue is not an excellent example of the American Colonial Revival architectural style. The American Colonial Revival architectural style as the American Colonial Revival influences are minimal; the building does not possess significant distinguishing characteristics of the style.

The property at 852 Hilldale Avenue does not meet requirements to be eligible under City of West Hollywood Criterion B.

**Criterion C** requires a historic resource to be "identified with persons or events significant in local, state or national history."

No evidence was found that any individual identified with the property would be considered to have any historic significance. There is no evidence that any historic event occurred at this property.

The property at 852 Hilldale Avenue does not meet the requirements to be eligible under City of West Hollywood Criterion C.

**Criterion D** requires that a historic resource be "representative of the notable work of a builder, designer, or architect." The building permit for construction of the dwelling was not found in permit files. It is unlikely that there was an architect associated with the building as it does not exhibit any significant architectural design or details. There is no evidence that the building was designed by a master architect. There is no evidence that the construction of the building is the work of a master craftsman.

The property at 852 Hilldale Avenue does not meet the requirements to be eligible under City of West Hollywood Criterion D.

## National Register of Historic Places and California Register of Historical Places

Both the National Register and California Register have a Criterion D/1 that covers the situation where a resource has yielded or has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The buildings at 840 Hilldale Avenue, 844 Hilldale Avenue, and 848 Hilldale Avenue were constructed in the 20<sup>th</sup> Century when documentation of building styles, methods of construction and data on materials were commonly available and remains accessible through archived research materials. The physical structures of these dwellings would not yield unknown information about materials or construction method. Thus, these properties do not meet the California Register and National Register criteria under D/1.

The National Register of Historic Places and the California Register of Historical Places use criteria similar to those of the City of West Hollywood to evaluate the historic significance of buildings. The properties at 840 Hilldale Avenue, 844 Hilldale Avenue, and 848 Hilldale Avenue do not meet any of the City of West Hollywood criteria. Thus, for the same reasons as presented under the City of West Hollywood criteria, the subject properties do not meet either the National Register or California Register criteria to be determined eligible as individual historic resources or as contributing buildings to a historic district.

#### Historic District Evaluation

According to *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation*" a district derives its importance from being a unified entity, even though it is often composed of a variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties." In addition, "a district must be significant, as well as being an identifiable entity. It must be important for historical architectural...values." Also "the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity." And "the number of noncontributing properties a district can contain yet

still convey its sense of time and place and historical development depends on how these properties affect the district's integrity."44

The subject block is the 800 block of Hilldale Avenue. The buildings along this block vary in age and architectural style. There is no grouping of buildings that share a period of significance in terms of construction date or architectural style. There is no cohesive pattern of development with historic integrity on the 800 block of Hilldale to meet the eligibility criteria to quality as an historic district.

### **CEQA ANALYSIS**

The California Environmental Quality Act (CEQA) requires evaluation of historical resources to determine if a proposed project would have any significant adverse impact on the historic resource. Any proposed project that would physically detract, either directly or indirectly, from the integrity and significance of an historic resource, would be considered to have a significant adverse impact on the historical resource. Potential impacts to an historical resource include demolition, relocation, conversion, rehabilitation, alteration, or new construction on the site or in the vicinity of the resource.

The impacts of a proposed project are evaluated to determine if they impact a designated historical resource or an eligible historical resource (structure or site). The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects that propose to alter and/or add to an existing historic structure or site. If the proposed project meets these Standards, then the proposed project will not result in any adverse impact to an historical resource. Demolition of an historical resource or an eligible historical resource will result in an adverse impact that cannot be mitigated.

## Significance Thresholds

The State of California CEQA Guidelines (defined in §15064\_5) provide technical guidance regarding evaluation of impacts to historical resource. Any project that would physically detract, either directly or indirectly, from the integrity and significance of an historic resource such that its eligibility for inclusion on the National Register of Historic Places, the California Register of Historical Resources such that the resource would lose its historic eligibility, would be considered to be a significant adverse impact on that historical resource.

### CEQA Guidelines

The State of California *CEQA Guidelines* (§15064\_5(b)) states that a substantial adverse change to the historical significance of a resource occurs in the following situations:

Substantial adverse change in the significance of an historical resource means
physical demolition, destruction, relocation, or alteration of the resource or its
immediate surroundings such that the significance of an historical resource
would be materially impaired.

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<sup>44</sup>https://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf, p. 5

- The significance of an historical resource is materially impaired when a project:
  - A. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register of Historical Resources; or
  - B. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code (PRC) or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
  - C. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA

The properties at 840 Hilldale Avenue, 844 Hilldale Avenue, 848 Hilldale Avenue, and 852 Hilldale Avenue do not meet the criteria to be eligible for inclusion on the National Register of Historic Places, California Register of Historical Resources or as a City of West Hollywood Historic Resource. There is no eligible historic district that includes the 800 block of Hilldale Avenue CEQA Conclusions

As there are no eligible historical resources on the subject parcels at 840 Hilldale Avenue, 844 Hilldale Avenue, 848 Hilldale Avenue, and 852 Hilldale Avenue as analyzed and evaluated in the findings of this report. There is no eligible historic district that includes the subject properties. As there are no historical resources on the properties or adjacent properties, there will be no direct adverse impacts to any historical resource resulting from demolition of the subject buildings. Construction of a new building or buildings on the subject parcels will not have any direct or indirect adverse impact on any historic resource.

## CONCLUSION

Based on the facts presented above, the properties at 840 Hilldale Avenue, 844 Hilldale Avenue, 848 Hilldale Avenue, and 852 Hilldale Avenue are not eligible for individual designation to the National Register of Historic Places, the California Register of Historical Resources, or as City of West Hollywood Historic Resources. There is no eligible historic district that includes any of the subject buildings. The subject properties:

- are not associated with any historic events or patterns of history;
- are not associated with any historic persons;
- are not important examples of a property type;

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- are not excellent examples of historic architectural styles;
- are not the work of a master architect;
- do not possess high quality workmanship or materials;
- are not contributing buildings to any eligible historic district.

Therefore, the subject properties, 840 Hilldale Avenue, 844 Hilldale Avenue, 848 Hilldale Avenue, and 852 Hilldale Avenue, are not historical resources as defined by CEQA and there will be no adverse impacts to any historical resource because of the demolition of these buildings or from construction of new buildings

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## Attachment A: Photographs



1. Intersection of Santa Monica Boulevard and Hilldale Avenue

# East Side of 800 Hilldale Avenue



2. 8869 Santa Monica Boulevard, Hilldale elevation

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3.8869 Santa Monica Boulevard, Hilldale elevation



4. 825 N. San Vicente Boulevard, parking lot on Hilldale Avenue



5. 825 N. San Vicente Boulevard, Hilldale Avenue elevation



6. 825 N. San Vicente Boulevard, Hilldale Avenue elevation



7. 832 Hilldale Avenue



8. 836 Hilldale Avenue

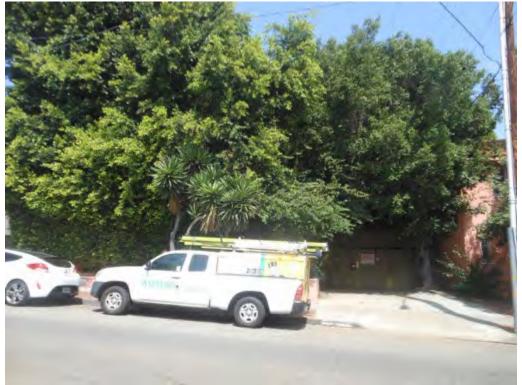


9. 840 Hilldale Avenue



10. 844 Hilldale Avenue





12. 852 Hilldale Avenue



13. 852 Hilldale Avenue



14. 851 N. San Vicente Boulevard, Hilldale elevation



15. 866 Hilldale Avenue

# West Side of 800 Block of Hilldale Avenue



16. 8921 Santa Monica Boulevard, Santa Monica Blvd. and Hilldale Ave. elevations

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17. . 8921 Santa Monica Boulevard, Hilldale Avenue elevation



18. 817 Hilldale Avenue



19. 827 Hilldale Avenue



20. 8921 Keith Avenue, Hilldale elevation



21. 841 Hilldale Avenue



22. 845 Hilldale Avenue



23. 849 Hilldale Avenue



24. 855 Hilldale Avenue



25. 8935 Dicks Street

# 840 Hilldale Avenue



26. West (front) elevation



27. West (front) and south elevations



28. Upper level of west (front) elevation



29. Lower level of west (front) elevation



30. Entrance portico on west (front) elevation



31. Doorway in entrance portico



32. Window detail on entrance portico



33. North and west elevations



34. North elevation



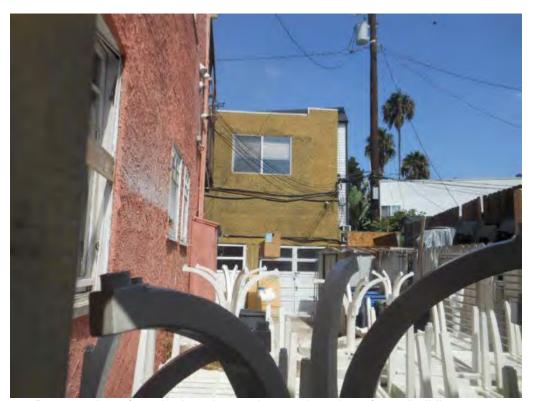
35. Portion of west (front) and side elevations



36. South elevation



37. Upper level of south elevation



38. Rear portion of north elevation and west elevation of rear building

## 844 Hilldale Avenue



39. West (front) and south elevations



40. West (front) and south elevations



41. North and portion of west (front) elevations



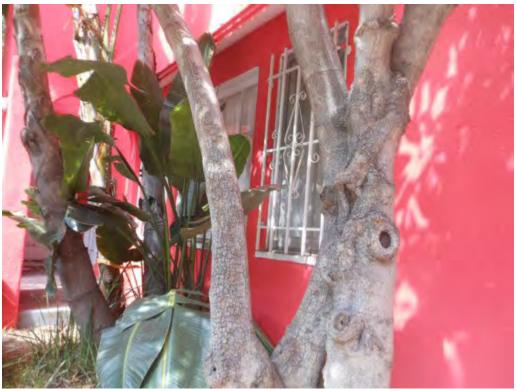
42. Portions of south and west (front) elevations



43. West (front) elevation



44. Entrance wing on west (front) elevation



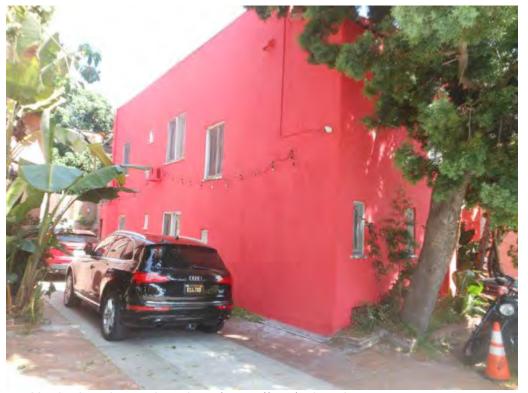
45. Lower level of west (front) elevation



46. Brick planter and paving at south end of west (front) elevation



47. West (front) elevation and portion of south elevation



48. North elevation and portion of west (front) elevation



49. South elevation



50. East (rear) elevation

## 848 Hilldale Avenue





52. West (front) elevation



53. Entrance portico on west (front) elevation



54. West (front) elevation



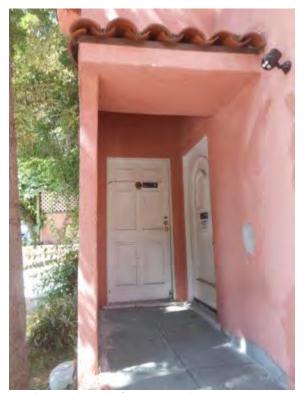
55. Upper portion of west (front) elevation



56. Lower portion of west (front) elevation



57. Upper level of entrance portico



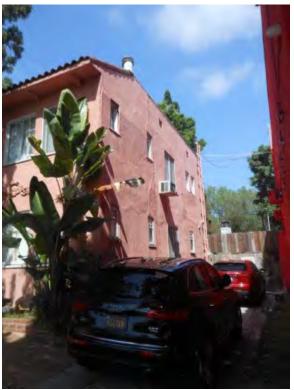
58. Lower level of entry portico



59. Planter along west (front) elevation



60. North elevation



61. South elevation



62. South elevation



63. South elevation



64. East (rear) elevation

## 852 Hilldale Avenue



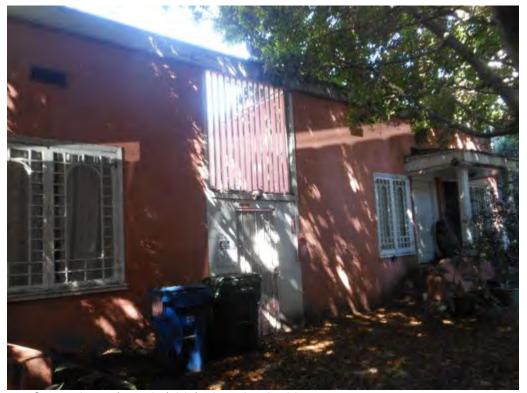
65. West (front) and south elevations at driveway



66. West (front) and south elevations at driveway in 2007 (Google Maps)



67. East half of south (side) elevation looking west



68. Center bay of south (side) elevation looking east



69 Center bay of south (side) elevation looking west



70. West half of south (side) elevation



71. Doorways at porch at west end of south (side) elevation



72. Stairs to porch landing



73. Garage

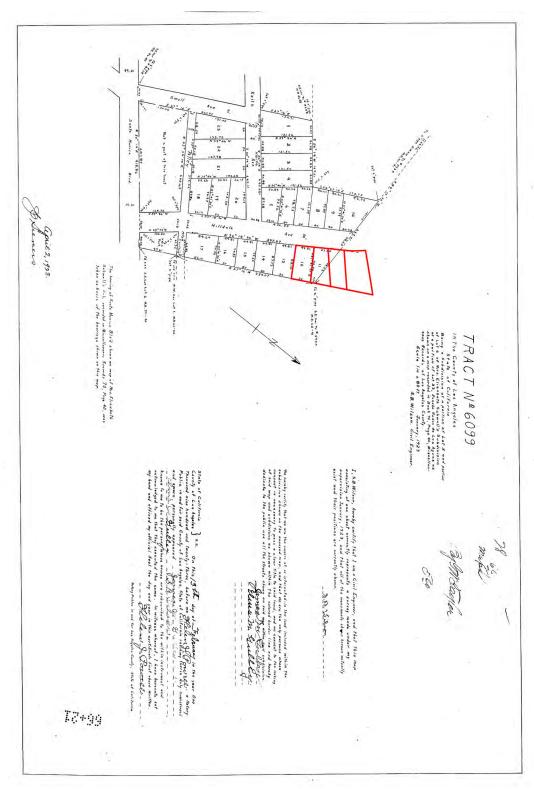
# Attachment B: Maps



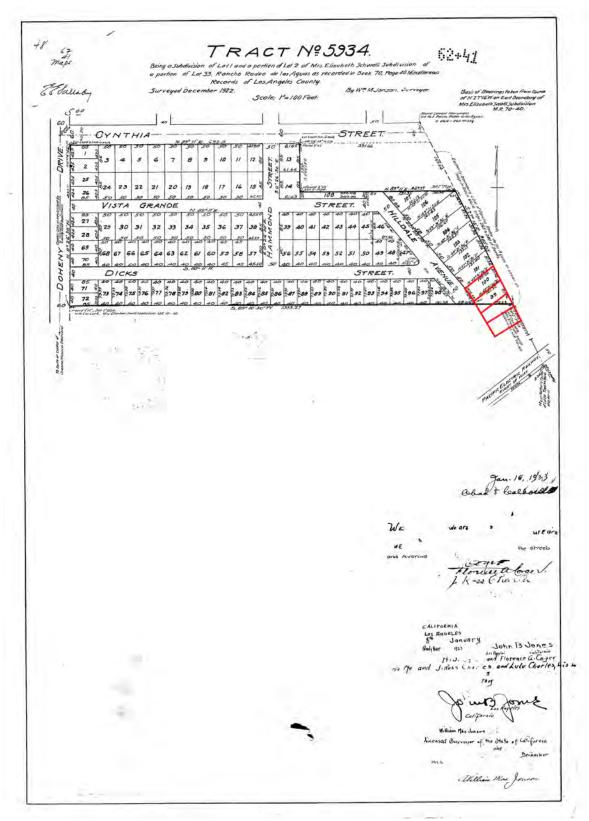
Aerial photograph (ca. 2020)



Los Angeles County Assessor's Map



Original Tract Map (Number 6099)



Original Tract Map (Number 5934)

# ATTACHMENT C: Building Permits – 840-842 Hildale Avenue

I REACH ACKNOWLADGE THAT I MAVE REAC THIS AFLICATION AND STATE THAT THE ARMS IS DONNEL AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING RESCRIPTION.

HEREFY CORREY THAT I AM PROPORTY REGISTANCE AND/ON-LICENSED AS ECOUNED BY ACC MORLES COUNTY AND SOUTH OF CAMPONING ON THAT I AM THE LEGAL OWNERS OF THE ADOLE DESCRIBED RESIDENTIAL PROPERTY.

OF PERMITTER

APPROVALS THEFE TOR'S SIGNADED CCNOUNT MING TAX TRUE FOW R UTILITY CO. NOTIFIED TINAL

ARTHER C VET. SUPERVISION ELECTRICAL ENGINEER

# APPLICATION FOR ELECTRICAL PERMIT

COUNTY OF COUNT	GELLS	E E	` \?	: S	Accounts FIFS HILL DOLE
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# APPLICATION FOR BUILDING PERMIT

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#### **BUILDING PERMIT APPLICATION**

#### **OWNER - BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, after, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signad 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 epplicant to a civil penalty of not more than five hundred dollars (\$500):

\_\_\_\_\_i, as owner of the property, or my amployees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The 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 of completion, the owner-builder will have the burden of proving he or she did not build or improve for the purpose of sale).

I,es owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and 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).

	Jects with a contracto Lam exempt under S	(s) licensed pursuant to the Contractors License Law).
· ,		
	Data	Signature of Owner
	LICE	NSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I em licensed under 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.

В		883697	
License 0	ligss	Lightse No.	Exp. Date
Date		Signature of Contractor	

#### WORKERS' COMPENSATION DECLARATION

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

I have and will maintein 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 end 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 worker's compensation insurance carrier and policy number are:

State Fund

Pol	cy No.	1960034	
	Loadify that in the performance of	e permit is for one hundred dollars (\$10	
"in light"	mploy any person in any manner so	of the work for which this permit is issue as to become subject to the workers'	o, i siiaii
com	pensation Laws of California, and agr	ree that if I should become subject to the	

WARNING: Failure to secure Workers' Compensation Coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to One Hundred Thouaand 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.

#### CONSTRUCTION LENDING AGENCY

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

Lender's Name
Lenders Address

I certify that I have reed this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this City is enter upon the property for inspection purposes.

Date

Date

Date

Date

Date



CITY OF WEST HOLLYWOOD 8300 Santa Monica Boulevard West Hollywood, CA 90069-4314 Hours 8:00 am to 12:00 pm Monday - Thursday & Alternate Fridays Inspection Request (323) 848-6335

840 Hilldale Ave		
ASSESSORS PARCEL NUMBER		
4340	007	003
BOOK PAGE ADDITIONAL INFORMATION/LEGAL I	DESCRIPTION	PARCEL
ADDITIONAL HA OTHING CONCEDENCE	9E00(()) 110((	
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•		
PROPERTY OWNER  852 Hilldale Llc		
MAILING ADDRESS		
845 N San Vicente B	lvd	
CITY	STATE	ZIP
West Hollywood	CA	90069
(310) 854-6915		1
(3.1ñ) 924-69.15		
ARCHITECT'S OR ENGINEER'S NAM	E	LICENSE NO.
ADDRESS		<u>,</u>
CITY	STATE	ZIP
PHONE NUMBER		·····
		4
APPLICANT / CONTACT PERSON		
Pacific Cove Develo	pment Inc	
PHONE NUMBER	p	
(310) 899-1914		
CONTRACTOR'S NAME		
Pacific Cove Develo	pment Inc	
ADDRESS 1223 Wilshire Blvd '	1570	
·		
CITY Santa Monica	STATE	ZIP
Santa Monica	CA	90403
PHONE NUMBER	L	
(310) 899-1914		

authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at

FEES	
BUILDING PERMIT FEES PLAN CHECK FEES	\$62.81
SMIP FEES	\$0.50
PERMIT ISSUANCE FEE	\$38.60
TOTAL BUILDING PERMIT FEE	\$101.91

#### APPROVALS

	PLANNIN	G APPROVAL NUMBER (IF AF	PPLICABLE)
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repair drywall in garage only

Pect 1226301-1+237-41 ext8h

PLAN CHECK NO.	INITIALS	DATE
	CK NO.	9/19/2012
PERMIT NO.	INITIALS	DATE
B12-000-675	CK NO.	9/19/2012
FINALED BY		DATE
W/+		17-27-12

#### **OWNER - BUILDER DECLARATION**

hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, after, improve, demotish, 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 Profassions 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 owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and

(	builds or improves thereon, and who does such work himself or herself or through his or her ow employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving he or she did not build or improve for the purpose of sale).
Ĺ	1
	Date Signature of Owner
	LICENSED CONTRACTOR'S DECLARATION  I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter (commencing with Section 7000) of Division 3 of the Business and Professions Code, and m license is in full force and effect.
	B 883697 /
	License Class License No.
	9/19/2012
i	Date Signature of Contractor
	WORKERS' COMPENSATION DECLARATION  I hereby affirm under penelty of parjury one of the following declarations:  I have and will meintain a certificate of concent to self-insure for workers' compensation as provided for by Section 3700 of the Lebor 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 370 of the Labor Code, for the performance of the work for which this permit is issued. My worker' compensation insurance carrier and policy number are:
	Cerrier State Fund
, ,	1960034
	is section need not be completed if the permit is for one hundred dollars (\$100) or less) 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 compty with those provisions.
	Date Signature of Applicent 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, damagee as provided for in

Section 3706 of the Labor Code, interest and attorney's fees. CONSTRUCTION LENDING AGENCY I hereby affirm under penalty of perjury that there is a construction lending agency for the

I certify that I have read this application and state that the above information is catrect. 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 tife property for inspection purposes.

performance of the work for which this permit is issued (Sec. 3097, Civ.C.).

Lender's Name Lenders Address



CITY OF WEST HOLLYWOOD 8300 Santa Monica Boulevard West Hollywood, CA 90069-4314 Hours 8:00 am to 12:00 pm Monday - Thursday & Alternata Fridays Inspection Request (323) 848-6335

SITE ADDRESS		
840 Hilldale Ave		-
ASSESSORS PARCEL NUMBER		
воок 4341 рас	a⊨ 007	PARCEL 003
ADDITIONAL INFORMATION/LEG	JL	PHINGEL USU
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		•
PROPERTY OWNER		
852 Hilldale Llc		
MAILING ADDRESS		
845 N San Vicente	Blvd	
CITY	STATE	ZIP
West Hollywood	CA	90069
PHONE NUMBER		
(310) 854-6915		
ARCHITECT'S OR ENGINEER'S I	NAME	LICENSE NO.
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Pacific Cove Deve	elopment inc	
PHONE NUMBER		
(310) 899-1914		
CONTRACTOR'S NAME		
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ADDRESS	.1 4.570	<del></del>
1223 Wilshire Blv	a 15/U	
CITY	STATE	ZIP
Santa Monica	CA	90403
PHONE NUMBER	- <del>. I., , </del>	1
(310) 899-1914 EXPIRATION		

Every permit shell expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at

OTY.	DESCRIPTION	FEE
3	Unit Fee Schedule Recept/Switch/Outlet	\$8.40
2	Unit Fee Schedule Lighting Fixtures	\$5.60
0	Electrical Permit - Technology Surcharge	\$0.28

# /lec# 1224301-11237-41

ELECTRICAL PERMIT SUBTOTAL			\$14.28
PLAN CHECK I	EE		
ELEC.	TRICAL PERMIT FEE		\$14.28
PERM		\$38.60	
TOTA	LELECTRICAL PERMI	T FEE	\$52.88
PLAN CHECK NO.	INITIALS	DATE	
	CK NO.	9/19/2	2012
PERMIT NO.	INITIALS	DATE	
E12-000-364	CK NO.	9/19/2	2012
FINALED BY		DATE	\_ ·

#### **BUILDING PERMIT APPLICATION**

#### OWNER - BUILDER DECLARATION

I hereby effirm under penalty of periury that I am exempt from the Contractors License Lew for the following reason (Sec. 7031.5, Business end Professions Code: Any city or county which requires a permit to construct, elter, improve, demolish, or repair eny structure, prior to its issuance, also requires the applicent for such permit to file a signed stetement that he or she is licensed pursuent to the provisions of the Contractors License Law (Chapter 9, commencing with Section 7000 of Division 3 of the Business end 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 penelty of not more than five hundred dollars (\$500)):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Lew 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 of completion, the owner-builder will have the burden of proving he or she did not build or improve for the purpose of sale).

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

B. & P.C. for this reason: I am exempt under Sec. Signature of Owner LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under pegality of perjury that I em licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business end Professions Code, and my license is in full force end effect.

License Cla	ss License No.	Exp. Date
Date	Signature of Contractor	
	RKERS' COMPENSATION DECLARATION	

I hereby affirm under penalty of periury one of the following declarations: I heye end will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Lebor Code, for the performance of the work for which this permit is issued.

t have and will maintein workers' compensation insurance, as raquired by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number ere:

Carrier

s section need not be completed if the permit is for one hundred dolfars (\$100) or less)

locatify 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 be ome 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. Shall for thwith comply with

Signature of Applicant 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, dameges as provided for in Section 3706 of the Labor Code, interest and attorney's fees.

#### CONSTRUCTION LENDING AGENCY

I hereby effirm under penalty of perjury that there is a construction landing agency for the performance of the work for which this permit is issued (Sec. 3097, Civ.C.).

Lander's Neme _	
Edilder & Heille —	<i>K</i> / 9
Lenders Address .	

I certify that I have read this application and state that the above information is correct. I agree to comply with all fity and county ordinances and state laws relating to building construction, and hereby authorize representatives of this give to enter upon the property for inspection purposes.

Signature of Applicant



CITY OF WEST HOLLYWOOD 8300 Santa Monica Boulevard West Hollywood, CA 90089-4314 Hours 8:00 am to 12:00 pm Monday - Thursday & Alternate Fridays Inspection Request (323) 848-6335

SITE ADDRESS		
840 Hilldale Ave		
ASSESSORS PARCEL NUMBER	007	003
4340 BOOK PAGE	007	PARCEL
ADDITIONAL INFORMATION/LEGAL D	ESCRIPTION	
	·	
PROPERTY OWNER	·	
Michael Hahn		
MAILING ADDRESS	<u></u>	•
850 Hilldale Ave		
030 Timuale Ave		
CITY	STATE	ZIP
West Hollywood	CA	90069
PHONE NUMBER		
PHONE NUMBER		
*		
ARCHITECT'S OR ENGINEER'S NAME		LICENSE NO.
ADDRESS		
ADDICEOG		
CITY	STATE	ZIP
		<b>l</b> '
PHONE NUMBER		1
THORE HOMBER		
APPLICANT / CONTACT PERSON		
Michael Hahn		
PHONE NUMBER		
CONTRACTOR'S NAME		
		·
ADDRESS		
• .		
CITY	STATE	ZIP
		1
PHONE NUMBER	<u> </u>	
EXPIRATION		
Every permit shell expire by limitation ar	nd bacoma mull and unit	id if the hullding or west
authorized by such permit is not comme	inced within 180 days f	rom the date of such
account or if the building or used outbori-		

FEES	
BUILDING PERMIT FEES PLAN CHECK FEES	\$408.76
SMIP FEES	\$1.30
PERMIT ISSUANCE FEE	\$38.60
TOTAL BUILDING PERMIT FEE	\$448.66

#### **APPROVALS**

Planning Division David DaGraz Apprvd

OCC GROUP			TYPE(S) OF CONST	RUCTION	
R.1					
5Q FOOTAGE 2.091			STATISTICAL CLASSIFICATION IV-434: Res Add/Alter		
NO. OF STOR	NE5	UNIT(S)	FIRE SPRINKLER REQ.	VALUATION	
0		2	Yes	\$ 13,000.00	
* *			CODE IN EFFECT		
		200	01 CBC, 2002 L	ACO	
	F	LANNING	APPROVAL NUMBER (IF A	PPLICABLE)	

#### ZC 07-92

#### **DESCRIPTION OF WORK**

Remodel (2) kitchens, replace 16 rotted studs, r/r 1 windows in kitchen

11 lec# 14841 e# 1074

PLAN CHECK NO.	INITIALS	DATE
٠	CK NO.	03/27/2007
PERMIT NO.	INITIALS	DATE
B07-000-216	CK NO.	03/27/2007
FINALED BY		DATE S

#### **OWNER - BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Lew for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file e signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chepter 9, commencing with Section 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom end 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 then five hundred dollars (\$500)):

], as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sele (Sec. 7044, Business and 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 sele. If, however, the building or improvement is sold within one yeer of completion, the owner-builder will have the burden of proving he or she did not build or improve for the purpose of sale).

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

 I am exempt under Sec,_	B. & P.C. for this reason:
Date	Signature of Owner

#### LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I em licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, end my license is in full force and effect.

		<u>864838</u>	
_	License Class	License No.	Exp. Date
	04/17/2007		
	Date	Signature of Contra	ctor

#### 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 worker's compensation insurance carrier and policy number are:

of the capor Gode, for the performance of the work for which this permit is issue	ווטאא עואו גנ
compensation insurance carrier and policy number are:	
Carrier N/A	

cy No. NA
section need not be completed if the permit is for one hundred

s section need not be completed if the permit is for one hundred dollars (\$100) or less)

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 Lebor Code, I shall forthwith comply with those provisions.

Date

Signature of Applicant

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 3708 of the Labor Code, interest and attorney's fees, CONSTRUCTION LENDING AGENCY

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

performance of the work for which this permit is issued (Sec. 3097, Civ.C.).
Lender's Name
Lenders Address

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this City to enter upon the property for inspection purposes.

4/12/07	22-6
Date	Signature of Applicant



CITY OF WEST HOLLYWOOD 8300 Santa Monica Boulevard West Hollywood, CA 90069-4314 Hours 8:00 em to 12:00 pm Monday - Thursday & Alternate Fridays Inspection Request (323) 848-8335

SITE ADDRESS		
840 Hilldale Ave		
ASSESSORS PARCEL NUMBER		
BOOK 4341 PAGE	007	PARCEL 003
ADDITIONAL INFORMATION/LEGAL	DESCRIPTION	
PROPERTY OWNER		
Tertius J Snyman		
MAILING ADDRESS		
840 Hilldale Ave		
CITY	LOTATE	ZIP
West Hollywood	STATE CA	90069
		30003
PHONE NUMBER		
ARCHITECT'S OR ENGINEER'S NAM	Æ.	LICENSE NO.
		İ
ADDRESS		
CITY	STATE	ZIP
PHONE NUMBER	1	1
T () STEE TO INDEX	_	
APPLICANT / CONTACT PERSON		
Jason Kay		
PHONE NUMBER		
(818) 476-2651		
CONTRACTOR'S NAME		
Bms Electric		
ADDRESS		
10432 Vena St		
CITY	STATE	IZIP
Arleta	CA	91331
PHONE NUMBER	- J	0.001
(818) 476-2651		
EXPIRATION		
Every permit shall expire by limitation	and become null and void	I If the building or work
authorized by such permit is not comm		

permit, or if the building or work authorized by such permit is suspended or abandoned at

QTY.	DESCRIPTION	FEE
1	Branch Circuits 120 volt Circuit	\$24.20
1	Unit Fee Schedule Res Appliance to 3HP	\$15.00

Rec # 15383 CASH

ELECTRICAL PERMIT SUBTOTAL			\$39.20
PLAN CHECK FE			
ELECTE	RICAL PERMIT FEE		\$39.20
PERMIT	ISSUANCE FEE		\$38.60
TOTAL	ELECTRICAL PERMI	r fee	\$77.80
PLAN CHECK NO.	INITIALS	DATE	
	CK NO.	04/17	/2007
PERMIT NO.	INITIALS	DATE	
E07-000-133	CK NO.	04/17	/2007
INALED BY		DATE	C -
	ľ	/ c	

#### PLUMBING PERMIT APPLICATION

#### **OWNER - BUILDER DECLARATION**

I hereby affirm under penelty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demoliah, 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

Section 7000 of Division 3 of the E therefrom and the basis for the a	of the Contractors License Lew (Chapter 9, commencing with Business and Professions Code) or that he or she is exempt alleged exemption. Any violation of Section 7031.5 by any exemption a civil penelty of not more than five hundred
do the work, and the structure is Professions Code: The Confracto builds or improves thereon, and wh employees, provided that such important the building or improvement is sold burden of proving he or she did not las owner of the program.	or my employees with wages as their sole compensation, will not intended or offered for sale (Sec. 7044, Business and rs License Law does not apply to an owner of property who to does such work himself or herself or through his or her own provements are not intended or offered for sale. If, however, within one year of completion, the owner-builder will have the build or improve for the purpose of sale). If he owner had or offered or many contractors to usiness and Professions code: The Contractors License Law
does not epply to an owner of pro-	perty who builds or improves thereon, and who contracts for censed pursuant to the Contractors License Law).
Date	Signature of Owner
I hereby affirm under penalty of	D CONTRACTOR'S DECLARATION perjury that I am licensed under provisions of Chapter 9 of Division 3 of the Business and Professions Code, and my
C-36	
License Class	License No. Date
04/10/2007	Signature of Contractor
this permit is Issued. I have and will maintain w	f the Labor Code, for the performance of the work for which rorkers' compensation insurance, as required by Section 3700 ance of the work for which this permit is issued. My worker's d policy number are:  N/A
ру No	N/A
Tearity that in the perform amploy any person in any manner scalifornia, and agree that if I should Section 3700 of the Labor Code, I state to Date	d if the permit is for one hundred dollars (\$100) or less) ance of the work for which this permit is issued, I shall not so as to become subject to the workers' compensation Laws of a become subject to the workers' compensation provisions of shell forthwith comply viith those provisions.  Signature of Applicent  Norkers Compensation Coverage is unlawful, and shall
subject an employer to crimina Dollars (\$100,000), in addition t	al penaltipe)and civil fines up to One Hundred Thousand o the cost of compensation, damages as provided for in le Labor Code, interest and attorney's fees.
hereby affirm under penalty of	TRUCTION LENDING AGENCY perjury that there is a construction lending agency for the his permit is issued (Sec. 3097, Clv.C.).
Lenders Address	
I certify that I have read this applice comply with all city and county orc hereby authorize representatives of	ation and state that the above information is correct. I agree to innance and state lays relating to fluiding construction, and this city to enter look the property for inspection purposes.  Signature of Apolicant
Date	



City of West Hollywood

CITY OF WEST HOLLYWOOD 8300 Santa Monica Boulevard West Hollywood, CA 90069-4314 Hours 8:00 am to 12:00 pm Monday - Thursday & Alternate Fridays Inspection Request (323) 848-8335

Саногла завч	iopoetier, modeout (e.	
SITE ADDRESS		
840 Hilldale Ave		
ASSESSORS PARCEL NUMBER		
воок 4340 РА	007	PARCEL 003
ADDITIONAL INFORMATION/LEGAL		PARCEL 000
		•
PROPERTY OWNER		
Tertius J Snyman		
MAILING ADDRESS		
840 Hilldale Ave		•
CITY	STATE	ZIP
West Hollywood	CA	90069
PHONE NUMBER		
ARCHITECT'S OR ENGINEER'S NAM	E	LICENSE NO.
ADDRESS		
CITY	STATE	ZiP
PHONE NUMBER		
APPLICANT / CONTACT PERSON		
Jonathan E. Rowin	Plumbing	
PHONE NUMBER	- Idilibilig	
(661) 252-5757		
• •		
CONTRACTOR'S NAME ROWIN, Jonathan		
18748 Wellhaven		
10140 Heililavell		
CITY	STATE	ZIP
Santa Clarita	CA	91351
PHONE NUMBER		
(661) 252-5757		
EXPIRATION		
Every permit shall expire by limitation a authorized by such permit is not comm		
permit, or if the building or work author		

QTY.	DESCRIPTION	FEE
2	Repr/Aitr Drain/Vent Piping	\$45.20
2	Repr/Altr Water Piping	\$18.80

lect 15202

PLUMBING PERI PLAN CHECK FE		\$64.00
PLUMB	ING PERMIT FEE	\$64.00
PERMIT ISSUANCE FEE		\$38.60
TOTAL	PLUMBING PERMIT	FEE \$102.60
PLAN CHECK NO.	INITIALS	DATE
	CK NO.	04/10/2007
PERMIT NO.	INITIALS	DATE
P07-000-160	CK NO.	04/10/2007
FINALED BY	)	DATE

#### PLUMBING PERMIT APPLICATION

#### **OWNER - BUILDER DECLARATION**

I hereby affirm under penelty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a parmit 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 applicent to a civil penalty of not more than five hundred dollars (\$500)):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The 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 of completion, the owner-builder will have the burden of proving he or she did not build or improve for the purpose of sale).

i,as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions code: The 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).

<b>"</b> —	I am exempt	under Sec	4	_, B. & I	⊃.C, for	this reason	n:
				 			_

#### LICENSED CONTRACTOR'S DECLARATION

Date

I hereby affirm under penalty of perjury that I am licensed under 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.

Signature of Owner

C36	868487	
License Class	License Ne.	Exp. Dete
08/30/2006		
Date	Signature of Con	tractor

#### WORKERS' COMPENSATION DECLARATION

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

1 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 worker's compensation insurance carrier and policy number are:

State Fund

cy No.	1794185
(This section need n	ot be completed if the permit is for one hundred dollars (\$100) or less)
I certify that	in the performance of the work for which this permit is issued. I shall not

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 babot Code, I shall forthwith comply with those provisions.

Date

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 eddition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest and attorney's fees.

#### CONSTRUCTION LENDING AGENCY

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

Lender's Name		
Lenders Address		

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and beingly authorize representatives of this City to enter the property for inspection purposes.

Signature of Applicant



CITY OF WEST HOLLYWOOD 8300 Santa Monica Boulevard West Hollywood, CA 90069-4314 Hours 8:00 am to 12:00 pm Mondey - Thursdey & Alternate Fridays Inspection Request (323) 848-6335

		.,
SITE ADDRESS		
840 Hilldale Ave		
ASSESSORS PARCEL NUMBER		
BOOK 4340 PAGE	007	PARCEL 003
ADDITIONAL INFORMATION/LEGAL	DESCRIPTION	
PROPERTY OWNER		
Tertius J Snyman		
MAILING ADDRESS		
840 Hilldale Ave		
CITY	STATE	ZIP
West Hollywood	CA	90069
PHONE NUMBER		
ARCHITECT'S OR ENGINEER'S NAME	Ē	LICENSE NO.
ADDRESS		<del>·- </del>
CITY	STATE	ZIP
PHONE NUMBER		<del></del>
APPLICANT / CONTACT PERSON		
Emergency Rooter &	<b> </b>	
PHONE NUMBER		
(866) 608-2300		
CONTRACTOR'S NAME		
Emergency Rooter &	ዪ Plumbing	
ADDRESS		
P.O. Box 212		
CITY	STATE	ZIP
Venice	CA	90294
PHONE NUMBER		<u>_</u>
(866) 608-2300 EXPIRATION		
Every permit shall expire by limitation a authorized by such permit is not comm		

permit, or if the building or work authorized by such permit is suspended or abandoned at

QTY.	DESCRIPTION	FEE
2	Repr/Altr Drain/Vent Piping	\$45.20

lec# 8921 CC# 361932

FINALED BY:

PLUMBING PER PLAN CHECK F	MIT SUBTOTAL EE		\$45.20
PLUME	ING PERMIT FE	E	\$45.20
PERMIT ISSUANCE FEE			\$38.60
TOTAL	PLUMBING PER	RMIT FEE	\$83.80
PLAN CHECK NO.	INITIALS CK NO.	DATE 08/30	0/2006
PERMIT NO. P06-000-322	INITIALS	DATE 08/30	0/2006

#### **OWNER - BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business end 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 stetement 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 violetion of Section 7031.5 by any applicant for a permit subjects the applicant to e civil penalty of not more than five hundred dollars (\$500));

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sele (Sec. 7044, Business and 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 of completion, the owner-builder will have the burden of proving he or she did not build or Improve for the purpose of sale).

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Date		

## Signature of Owner

LICENSED CONTRACTOR'S DECLARATION I hereby affirm under penalty of perjury that I am licensed under 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.

<u>C1</u>	0
	01

License Class 08/29/2006 Dete

663534 License No

# Signature of Contracto

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 performence of the work for which this permit is issued.

I heve end 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 worker's compensation insurance carrier and policy number are:

Ca	ľľ	er.	

N.A.

ΩV	No.	

N.A.

is section need not be completed if the permit is for one hundred dollars (\$100) or less) 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.

# 29/06

Signature of Applicant

Exp. Date

WARNING: Fallure 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.

#### CONSTRUCTION LENDING AGENCY

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

100	dode	Name

Lenders Address .

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, end hereby authorize representatives of this Clty to enter upon the property for inspection purposes.







CITY OF WEST HOLLYWOOD 8300 Santa Monica Boulevard West Hollywood, CA 90069-4314 Hours 8:00 am to 12:00 pm Monday - Thursday & Alternate Fridays Inspection Request (323) 848-6335

Caronia too		-1
SITE ADDRESS		
840 Hilldale Ave		
ASSESSORS PARCEL NUMBER		
40.4:	007	000
BOOK 4341 PAGE	.007	PARCEL 003
ADDITIONAL INFORMATION/LEGAL D	DESCRIPTION	
		4
PROPERTY OWNER		
Tertius J Snyman		
MAILING ADDRESS		
840 Hilldale Ave		
CITY	STATE	ZIP
West Hollywood	CA	90069
PHONE NUMBER		
ARCHITECT'S OR ENGINEER'S NAME		I LICENSE NO.
ANONI (EGT 3 ON ENGINEER 3 NAME	-	LIVENGE (10)
ADDRESS		
CITY	STATE	ZIP
PHONE NUMBER		
·		
	····	
APPLICANT/CONTACT PERSON		
A & A Electric Co		
PHONE NUMBER		
(818) 366-6968		
CONTRACTOR'S NAME		
A & A Electric Co		
ADDRESS		
17309 Bronte Place		
-		
CITY	STATE	ZIP
Granada Hills	CA	91344
PHONE NUMBER		<del></del>
(818) 366-6968		
EXPIRATION		
Every permit shall expire by limitation a	ind become null and vold	if the building or work
authorized by such permit is not commo	enced within 180 days fro ized by such permit is sus	om the date of such spended or abandoned at

QTY.	DESCRIPTION	FEE
5	Unit Fee Schedule Recept/Switch/Outlet	\$14,00

9-12-06 OUTSIDE WOLK ONLY



ELECTRICAL PE	RMIT SUBTOTAL		\$14.00
ELECT		\$14.00	
PERMI		\$38.60	
TOTAL	ELECTRICAL PERMI	TFEE	\$52.60
PLAN CHECK NO.	INITIALS CK NO.	DATE 08/29	/2006
PERMIT NO. E06-000-291	INITIALS CK NO.	DATE 08/29	/2006
INALED BY		DATE 9-10	2-06

#### OWNER - BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repeir 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 ha or she is exempt therefrom and the basis for the elleged exemption. Any violetion of Section 7031,5 by any applicant for a permit subjects the applicant to a civil penalty of not mora than five hundred dollars (\$500)):

I, as owner of the property, or my employees with wages as their sole compansation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Lew 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 of completion, the owner-builder will have tha burden of proving he or she did not build or improve for the purpose of sale).

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Date	Signature of Owner
I hereby affirm under penalty of	SED CONTRACTOR'S DECLARATION of perjury that I am licensed under provisions of Chapter 9 ) of Division 3 of the Business and Professions Code, and my
C10	663534

	C10		63534	F. D.
	08/29/2006		ense No.	Exp. Date
Ì	Date		Signature of C	ontractor
	I hereby affirm under penalty of I have and will maintain as provided for by Section 370 this permit is issued.	i a certificete of conse 0 of the Labor Code, n workers' compensa ormance of the work t	lowing declarations: ent to self-insure for for the performand tion insurance, as r for which this permi	r workers' compensation, ce of the work for which equired by Section 3700
I	Carrier	N	.A.	
	Palicy No.	N	.A.	
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	CO I hereby affirm under penalty performance of the work for whice		is a construction	
	Lender's Name			
ı	Lenders Address			

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this City to enter upon the property for inspection purposes.



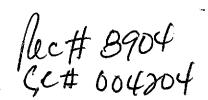
CITY OF WEST HOLLYWOOD 8300 Santa Monica Boulevard West Hollywood, CA 90069-4314 Hours 6:00 am to 12:00 pm Monday - Thursday & Alternate Fridays Inspection Request (323) 848-6335

SITE ADDRESS		
844 Hilldale Ave		
ASSESSORS PARCEL NUMBER		
BOOK 434! PAGE	007	PARCEL 003
ADDITIONAL INFORMATION/LEGAL DE	SCRIPTION	-
PROPERTY OWNER Tertius J Snyman		
MAILING ADDRESS		
840 Hilldale Ave		
CITY	STATE	ZIP
West Hollywood	CA	90069
PHONE NUMBER		
ARCHITECT'S OR ENGINEER'S NAME	······································	LICENSE NO.
ADDRESS		<u> </u>
	•	
CITY	STATE	ZIP
PHONE NUMBER		
APPLICANT / CONTACT PERSON		
A & A Electric Co		
PHONE NUMBER		
(818) 366-6968		
CONTRACTOR'S NAME		** '
A & A Electric Co		
ADDRESS 17309 Bronte Place		
CITY	STATE	ZIP
Granada Hills	CA	91344
PHONE NUMBER	<u> </u>	1
(818) 366-6968		
EXPIRATION		
Every permit shall expire by limitation and authorized by such permit is not commen		

permit, or if the building or work authorized by such permit is suspended or abandoned at

QTY.	DESCRIPTION	FEE
4	Unit Fee Schedule Recept/Switch/Outlet	\$11.20

9-12-06 OUFSIDE WORK ONEY



ELECTRICAL P	ERMIT SUBTOTAL EE	\$11.20
	RICAL PERMIT FEE	\$11.20 \$38.60
		·
IOTAL	. ELECTRICAL PERMI	T FEE \$49.80
PLAN CHECK NO.	INITIALS	DATE
	CK NO.	08/29/2006
PERMIT NO.	INITIALS	DATE
E06-000-292	CK NO.	08/29/2006
FINALED BY		DATE 9-12-06

### **BUILDING PERMIT APPLICATION**

#### OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code; Any city or county which requires a permit to construct, after, 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 (Chaptar 9 (commencing with Sec. 7000) of Div. 3 of tha Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sac. 7044, Business and Professions Code: The Contractors Llcense 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 of completion, the owner-huilder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

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

_		-	

17-200 Date

☐ I am exempt under Section

Signature of Owner

B&P.C. for this reason.

#### LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury that I amilicensed under 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.

License Class

License Number

Expiration D

Date

#### WORKERS' COMPENSATION DECLARATION

Signature of Contractor

I hereby affirm under penalty of penjury 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 Sec. 3700 of the Labor Code, for the performance of the work for which this perm is Issued. My workers' compensation insurance carrier and policy number are

Camer

Policy No.

(This section need not be completed if the permittis for one hundred dollars (\$100) or less).

I certify that in the performance of the work for which this permit is issued, a spall not employ any person in any manner so as to become subject to the workers compensation laws of California, and agree that if the become subject to the workers compensation provisions of Sec. 37 00 of the Labor Gode, I shall forthwith comply with those provisions.

11-14-2000

Date

e

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION
COVERAGE IS UNLAWFUL, AND SHARE, SUBJECT AN EMPLOYER TO
CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED
THOUSAND DOLLARS (\$160,000), IN ADDITION TO THE COST OF
COMPENSATION, DAMAGES AS P. "DIED FOR IN SECTION 3706 OF
THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

#### CONSTRUCTION LENDING AGENCY

t 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, Civ. 6).

Lender's Name Lender's Address

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and country ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection, page 55.

4-14-2000

Signature of Applicant or Age



#### CITY OF WEST HOLLYWOOD

8300 Santa Monica Boulevard West Hollywood, CA 90069 Hours: 8:00 a.m. to 12:00 p.m. Monday - Thursday & Alternate Fridays Inspection Request. (323) 848-6320

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840-846 1	TILATALE
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OOK PAGE DDITIONAL INFORMATION / LEGAL DESCRIPTION	PARCEL
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845 N. SI	an vicente bue
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310 2	89-2883
RCHITEOT'S OR ENGINEER'S NAME	LICENSE NO.
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DORESS	
1160 SAN	CHANEL TYPE
mY	STATE ZIP
RUSEMETTO	STATE CA 91770
HONE NUMBER	26 288-0708
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HONE NUMBER	
at the contract of the contrac	-7006
310 273	7-1026
ONTRACTOR'S NAME	744
OWNER	/ BUILDER
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u <b>ty</b>	STATE
<u> </u>	
HONE NUMBER	A Sugar Marian
EXPIRATION	
Every permit shall expire by limitation and	become null and void if the building or work
	ed within 180 days from the date of such

permit, or if the building or work authorized by such permit is suspended or

abandoned at any time after the work is commenced for a period of 180 days.

DESCRIPTION OF WORK: FCALE
EXTENSION OF EXISTING
PENCE PROM 6-0" HIBIT
9, -0' HIBIT × 40 fr Luste
OCC. GROUP TYPE(S) OF CONSTRUCTION NO. OF STORIES MILES
SQUARE FOOTAGE FIRE SPRINKLERS REQUIRED
N/A YES NO
STATISTICAL CLASSIFICATION UNIT(S) CODE INTERFECT  NO. C/S
SPECIAL CONDITIONS / PLANNING FILE NO.
2C 200 - 328 Aohn Kelio
500,00
INITIAL VALUATION REVISED VALUATION
114.00 PLANCHECK FEE
C-188
ADDITIONAL PLAN CHECK FEE \$
PLAN GHECK NO. INITIALS DATE
(20) -1447 MN (11/1/10)
CKÜNO, ADDITIONAL PLAN CHECK NO. INITIALS DATE
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SANITATION DIST, PAID FIRE DEPT, APPROVAL
PUBLICWORKS FEES PD SCAQMD
PLANNING APPROVAL INDUSTRIAL WASTE APPRR.
OSHA PERMIT OBTAINED
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BUILDING PERMIT FEE. 100.00
C-189 04 10th
isstrance fée s 38-00
SMIP FEE. \$ 50£
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TOTAL BUILDING PERMIT FEE \$ 2/3.70
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(AD)-1442 MI   11/14/10)
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ADDITO TANAL CON CITY		# 43	40-0	007-00	):3				
APPLICATION FOR ELEC	Architect or Engineer		Lic. No.	FOR APPLICANT TO FILL IN	(PRINT	OR T	YPE)		
CITY OF		Address	10		New Residential Bldgs. & Pools	Each	1 - 1		00
FOR APPLICANT TO FILL IN	(PRINT OR TYPE)	City		Tel. No.	1 & 2-Family, Sq. Ft	\$		\$	
Building Address		Applicant	/1	Tel, No.	Multi-Family, Sq. Ft Residential Swimming Pools		-		<del></del>
840-842/2 HILL	DALF	Address	V				+		+
Owner MR, SON.	on	City		Zlp	Outlets: RecLightSw First 20	ľ			
Mail Address Some		Legal Description		Lot No.	Total No Additional		-		+-+
City W. ADLLYKOOD	Tel. No.	Block	Tract	201110.	Lighting Fixtures First 20				
Contractor J-OK Elk	CTRIP	Size of Lot	No. of Bldgs.	Now on Lot	Total No Additional				
Address 11645 DCANG	51	Use of Buildings			Fixed Appliances Not Over 1 HP			-	
City STUDIO CITY	Tel. No. 89269		,		Range Heater D.W				1
St. ta Lic. No. 231-845	Lic. Class A 1 D				Oven Dryer W.M				
					Top FAU W.H Hood Fan Other				1 1
I hereby affirm that I am licensed	under the provisions of Chapt	OR'S DECLARATION  or 9 (commencing with Se	Section 7000) of D	initian 2 of the Business	Disp, Room Air Cond				
A .	is in full force and effect.	or 7 (commoneing with or	36CHGH 70007 01 D	MISIGH S OF THE BUSINESS	Power Apparatus & Large Appliances				
License Class 6-/0	- <u>-                                    </u>	cense Number			Size & Type HP, KW, KVA, or KVAR				
Date		He			Up to 1 Incl.				
	OWNER-BUILDER		·		Over 1 to 10 Incl. Over 10 to 50 Incl.				<b></b>
i hereby affirm that I am exempt from	n the Contractor's License Law fo	r the following reason (Sec.	c. 7031.5, Business	and Professions Code):	Over 50 to 100 Incl.				<del>                                     </del>
<ul> <li>I, as owner of the property, or my intended or offered for sale (Sec. 70</li> </ul>	employees with wares at		vill do the work,	and the structure is not	Over 100				
I, as owner of the property, am ex Professions Code).	TT, Dosiness did Frojessjons (	.oae),			Services 0 - 200 Amp. Under 600 V 201 - 1000 Amp. Under 600 V	30	39	90	
] I am exempt under Sec,	_, B, & P. C. for this reason				Over 1000 Amp. or Over 600 V	<del>  </del>	-+		$\vdash \vdash$
Date	Owner				Temp. Power Pole & Appurtenances		-+		
					Sign with One Branch Circuit	$\vdash$			<del></del>
I hereby affirm that I have a certification thereof (Sec. 3800, Lab. C.).	WORKERS' COMPENSAT cate of consent to self-insure,	'ION DECLARATION or a certificate of Worker	rs' Compensation	nsurance, or a certified	Additional Sign Branch Circuits				
<sup>2</sup> ol lo,	.Company				Misc. Conduits & Conductors Other (See Compl. Fee Sched.)	<b></b>			
Certified copy is hereby furnished.	☐ Certified copy is filed wi	th the city building in the	-t		omer toda compi. Fee acned, J	<u></u>	-	— -	$\vdash$
Date		in the city bollating inspect	ction department.						
	-Applicant	<del></del>	<del></del>	-	DEDINE SEE	$-\Box$			
certify that in the performance of become subject to the Workers' Compens	TE OF EXEMPTION FROM WO	RKERS' COMPENSATION ()	INSURANCE	in any manner so as to	PERMIT FEE	(S∪b-T	otal)		
become subject to the Workers' Compens	ation Laws of California.	1771	As	in any manner so as to	PLAN CHECKING FEE				
Date 8 2 5	Applicant	J. In	<u> </u>		PERMIT ISSUING FEE	\$	4	<u> </u>	
NOTICE TO APPLICANT: If, after making of the Labor Code, you must forthwith	this Certificate of Exemption, y comply with such provisions o	rou should become subject r this permit shall be dee	t to the Workers' ( emed revoked,	Compensation provisions	PLAN CHECK VALIDATION		///	1-	
I hereby affirm that there is a c Sec. 3097, Civ. C.).	CONSTRUCTION LEN onstruction lending agency fo	<b>IDING AGENCY</b> or the performance of th	he work for whic	n this permit is issued	CIECK FALIDATION				
ender's Name		nder's Address			CK. CASH	M.C	),		
This permit will expire if work is no	of started within 120 days of	issuance or if the work is	is abandonad	roperand for \$500 t	DEBIAIT MANDAMICS	-00	11	î '	
I certify that I have read this applied a state lows relating to building conscrepenty for inspection purposes.					PERMIT VALIDATION  Solvey  10.00	101	- 0	,	
Alle I	ah		R.	21-00	110.00	- Jun	<del></del>		
. Signatu.	re of Applicant or Agent			Data					

# CITY OF WEST HOLLYY

8611 Santa Monica Boulevard, West Hollywood, California 90069 (213) 854-7320

#### LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. 411458

License Class \_License Number Kate 6/11/92 \_Contractor . OWNER-BUILDER DECLARATION/ I hereby affirm that I am exempt from the Contractor's icense Law for the following reason (Sec. 7031.5, Business and Professions Code). I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions l am exempt under Sec. \_, B. & P. C. for this reason, \_ Date \_ \_, Owner . WORKERS' COMPENSATION DECLARATION I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.). Policy No. WC 00094 \_ Company \_ ☐ Certified copy is hereby furnished. Certifed copy is filed with the city building inspection department. Nate (0) 142 Applicant Permit Type: Building & Structure Issued: 892-01288 05/11/92 lde Addr: 40 HILLDALE AVE Owner: SANDOR, STEVE Addr: 8959 NORMA PL City: WEST HOLLYWOOD, CA 90069 Phone: 213-275-9917 Contr: A.J. ROOFING Addr: 16275 FILBERT STREET City: SYLMAR CA 91342 Phone: 818-352-3195 Lic\*: Arch: Addr: Citys Phone: Appl: A.J. ROOFING Addr: 16275 FILBERT STREET City: SYLMAR\_CA\_\_\_ 91342 Phone: 818-362-3199

CERTIFICATE OF EXEMPTION FROM **WORKER'S COMPENSATION INSURANCE** 

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

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

## CONSTRUCTION LENDING AGENCY I hereby affirm that there is a construction lending agency for the

performance of the work for which this permit is issued (Sec. 3097, Civ. C). Lender's Name

This permit will expire if work is not started within 180 days of issuance or if the work is abandoned or suspended for 180 days. I certify that I have read this application and state that the above information

is correct. I agree to comply with all city 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.

Signature of Applicant or Agent Date

Qty: Fee Desc:

Unit Pr:

Amount:

040

ISSUANCE FEE BUILDING (STRUC)

28.00

28.00 98.80

\*\*\*REPAIR\*\*\*

Feet Total 126,80

Value : 2,800 Sq. Ft: 13000 Use of No. Stories:

Existing Bldg.: 0200

Use Ione: R3A

Map No.:

Special Conditions:

FD(NED) BY: 632796 Mon\_

Type Const:

Group: K

Processed by: MJH

Statistical Classification Class No.: 05 Dwelling Dwelling Units: O

REMOVE EXISTING ROCFING

Assr. Map: 4340 Page: 007 Parcel: 003

Legal Desc: 6099 A 12 Lot Size: I49X68 No. Bldgs: 1

No. Bldgs:

# CITY OF WEST HOLLYVOOD

8611 Santa Monica Boulevard, West Hollywood, California 90069 (213) 857-7320

#### LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class	License Number <del>அது மிக்</del>	_
pate 3-	8-89 Contractor Olec J. Gar	1
	OWNER-BUILDER DECLARATION	_
	irm that I am exempt from the Contractor's License Law foon (Sec. 7031.5, Business and Professions Code).	or th
compensati	r of the property, or my employees with wages as their ion, will do the work, and the structure is not intended or of c. 7044, Business and Professions Code).	r soi ffere
I, as owne contractors Code).	er of the property, am exclusively contracting with lice to construct the project (Sec. 7044, Business and Profes	ense sion
l am exemp	t under Sec, B. & P. C. for this reason,	
Date	, Owner	
I hereby aff	WORKERS' COMPENSATION DECLARATION firm that I have a certificate of consent to self-insure, forkers' Compensation Insurance, or a certified copy the compensation insurance, or a certified copy the compensation insurance.	
Policy No	N/A Company N/A	
☐ Certified co.	py is hereby furnished.	
Certifed cop	by is filed with the city building inspection department.	
Date	Applicant	
Permit E89-000	: Permit Type: 056 Electric	
Bldg Ad 840 Hll	ddr: LLDALE AVE	
City:	8959 NORMA PL WEST HOLLYWOOD, CA 90069	
Arch: Addr: City: Phone:	Lic#s	
Addr: City:	A OK ELECTRIC 11645 ACAMA STREET #1 STUDIO CITY CA 91604 213-877-6481	

4340 Page: 007

UPGRADE METER

Parcel: 003

Legal Desc: Lot Size: No. Bldgs: Assr. Map:

#### CERTIFICATE OF EXEMPTION FROM **WORKER'S COMPENSATION INSURANCE**

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

Applicant

Lender's Name

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

#### **CONSTRUCTION LENDING AGENCY**

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

This permit will expire if work is not started within 180 days of issuance or if the work is abandoned or suspended for 180 days.

I certify that I have read this application and state that the above information is correct. I agree to comply with all cify ordinances and state laws relating to building construction, and hereby authorize representatives of this cify to enter upon the above-mentioned property to inspection purposes. upon the above-mentioned prop

Signature of Applicant or Agent

Date

Qty: Fee Desc:

Unit Pra

Amount:

ISSUANCE FEE SERVICES PANELBOA

21.00

21.00 30.00

Total Fee: 51.00

### ATTACHMENT C: Building Permits – 844-846 Hildale Avenue

# APPLICATION FOR PLUMBING PERMIT

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UTILITY CO. NOTIFIED

VALIDATION

ROSERT A. WOOD SUPERTISING MECHANICAL ENG'R

1649598 # 20

# READY FOR INSPECTION FOR PERMIT ANY AM HEATING-VENTILATING-AIR CONDITIONING

COUNTY OF LOS ANGELES	Philipping C
DEPARTMENT OF COUNTY ENGINEER BUILDING AND SAFETY DIVISION	ADERESS & YY HILLARLE
, ·	NEARST LUS ANGELES COUNTY
EOR ADD	CTOSS ST. SANTA MONICA,
FOR APPLICANT TO FILL IN	OWNER STATE OF
NO. TYPEOPAPPLIANCEOR EQUIPMENT PSE	
	ADDESS ! TO NO. ROBERTSON BL.
ASSERPTION UNIT, 9TU	CITYBEVERLY HILLS TEL NO. 652-3900
AR HANDLING UNIT, CFM	CONTRACTORA TE FLORES HEATING AIN
BOILER, BTU	WYANDOTTE ST.
COMPRESSOR, BTU	STATE WORTH HOLLY COOPE 764-0018
VENTILATION SYSTEM	LICENSE NO. 275811 CASS (-20
EVAPORATIVE COOLER	21218151 NO. 24015 20ML MADEENS OF
FURNACE: FAU GRAVITY	9 I R-4 Greece
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LAN CHECK VALIDATION CO.	·

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APPLICATION FOR PLUMBING DIVISION OF BUILDING AND SAFETY

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IGHN A. LAMBIE. COUNTY ENGINEER

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### APPLICATION FOR PLUMBING PERMIT

COUNTY OF LOS ANGELES

BUILDING AND SAFETY

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# APPLICATION FOR PERMIT HEATING - VENTILATING - AIR CONDITIONING

### COUNTY OF LOS ANGELES

### . BUILDING AND SAFETY

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# APPLICATION FOR ELECTRICAL PERMIT

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### THE REPORT OF THE PROPERTY OF

### WORKERS COMPENSATION

POLICY HOLDER HICLIA ECERTRIC
POLICY NUMBER WP715 7676

INSURAL! Episton INDEMNIT

# APPLICATION FOR ELECTRICAL PERMIT

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# APPLICATION FOR PLUMBING PERMIT

# COUNTY OF LOS ANGELES

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# WORKER'S COMPENSATION CERTIFICATION

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we receive that it during the course of construction under the Princip of Sparies Sections Project to Marker's District Assessment and preventing to I will the the tracked or fical or bureaut and refere the lefter to be as an immerican recommend of the could be added to be an immerican and the could be could be added to b and have understand them.

AFFEDE 2001-+1 40301\*\*\* 97-1051

### **BUILDING PERMIT APPLICATION**

### OWNER - BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he 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 owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The 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 ar the building or improvement is sold within one ye burden of proving he or she did not build or improvement. I,as owner of the property, am excl. construct the project (Sec. 7044, Business and F does not apply to an owner of property who be such projects with a contractor(s) licensed persu.  I am exempt under Sec.    Date	ar of completion, the owner-builder ove for the purpose of sale). Usively contracting with licensed confessions code: The Contractors (is or improves thereon, and who say to the Contractors License Law). B. & P.C. for this reason:  Signature of Owner  TOR'S DECLARATION  I am licensed under provisions of	will have the contractors to License Law contracts for
License Class	License No. Ex	p. Date
Date S	Signature of Contractor	
WORKERS' COMPENS.  I hereby affirm under penalty of perjury one of the  I have and will maintain a certificate of or as provided for by Section 3700 of the Labor C this permit is issued.  I have and will maintain workers' compe of the Labor Code, for the performance of the work compensation insurance carrier and policy number.	e following declarations: onsent to self-insure for workers' or ode, for the performance of the wo ensetion insurance, es required by to ork for which this permit is issued.	ork for which Section 3700
Policy No.		
nis section need not be completed if the permit in the performance of the protein and an experiment of the performance of the protein and an experiment of the performance of the protein and an experiment of the protein an employer to criminal penalties at Dollars (\$100,000), in addition to the cost of Section 3706 of the Labor Code	ome subject to the workers' if I should become subject to the w Labor Code, I shall forthwith comply  Signature of Applicant repensation Coverage is unlawful, and civil fines up to One Hundred compensation, damages as prov	orkers' with  and shall Thousand
CONSTRUCTION L I hereby affirm under penalty of perjury that the performance of the work for which this permit is is	here is a construction lending ag	ency for the
Lender's Name Lender's Address	111/	
I certify that I have read this application and projection only with all city and county ordinances and hereby authorize representatives of this fity to be a support of the county of t		ct. I agree to truction, and purposes.
v Date	Signature of Applicant	



CITY OF WEST HOLLYWOOD 8300 Santa Monica Boulevard West Hollywood, CA 90089-4314 Hours 8:00 am to 12:00 pm Monday - Thursday & Alternate Fridays

844 Hilidale Ave ASSESSORS PARCEL NUMBER		
4340	007	023
BOOK PAGE		PARCEL
ADDITIONAL INFORMATION/LEGAL DE	SCRIPTION	
PROPERTY OWNER  852 Hilldale Llc		
MAILING ADDRESS 845 San Vicente Blvo	1	
CITY	STATE CA	90069
West Hollywood	CA	90009
(310) 990-7344		
(· · · )		
ARCHITECT'S OR ENGINEER'S NAME		LICENSE NO.
ADDRESS		•
CITY	STATE	ZIP
PHONE NUMBER	•	•
APPLICANT / CONTACT PERSON		
Michael Hahn		
PHÔNE NUMBER		
(310) 990-7344		
CONTRACTOR'S NAME		
ADDRESS		
CITY	STATE	ZIP
PHONE NUMBER		<u>L</u>
TORE NUMBER		

### **FEES**

\$117.48 **BUILDING PERMIT FEES PLAN CHECK FEES** \$0.50 SMIP FEES PERMIT ISSUANCE FEE \$38.60 TOTAL BUILDING PERMIT FEE

\$156.58

**APPROVALS** 

OCC GROUP	,		TYPE(S) OF CONSTR	RUCTION			
R-3							
SQ FOOT	AGE	STATISTICAL CLASSIFICATION					
2,09	11	O/S:Out of Scope					
NO. OF STOR	IES UNI	T(S)	FIRE SPRINKLER REQ.	VALUATION			
0		2	No	\$ 1.676.00			
	CODE IN EFFECT						
	2001 CBC 2002 LACO						

### **DESCRIPTION OF WORK**

PLANNING APPROVAL NUMBER (IF APPLICABLE)

Remove existing roof and install new roof over carport

Rec# 1302201-14268-68

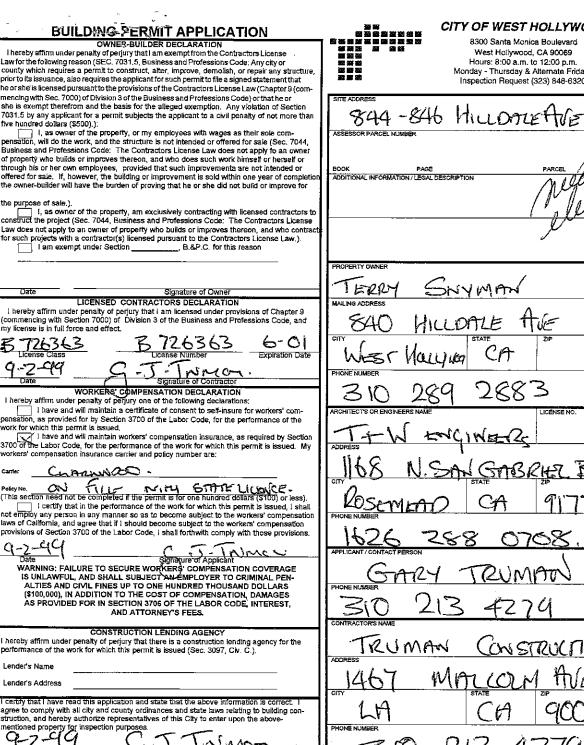
PLAN CHECK NO.	INITIALS	DATE
	CK NO.	1/23/2013
PERMIT NO.	INITIALS	DATE
B13-000-060	CK NO.	1/23/2013
FINALED BY		DATE
FUD	1	7-28-13

Prescriptive Certificate of Comp	oliançe: r	Resider	itial Rero	of			CF-1R-ALT	-ReRoof
Project Adeless: HUDALE					Cli	nate Zone 9	Permit #	
						· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·
ROOFING PRODUCTS (COOL ROO	FS) §151(	ŋ12						
When the area of exterior roof surface	to be repla	ced exce	eds 50% o	of the exist	ing roof ar	ea. or 1.000 ft <sup>2</sup> .	whichever is les	s the new
roofing area must meet the roofing pro	duct "Coo	l Roof" r	equiremen	ts of §152	(b)1Hi, 152(	b)1Hii, or 152(b	)1Hiii.	o, the new
Check applicable alternative or exceptio								s:
Cool roofs <u>not</u> required in Climates Zo							•	
Cool roofs not required in Climates Zo	ones 1-12, 1	d 16 with	a steen-slo	ned roofs (d	pituri (iess u Treater nitch	it 2.12 piloti). than 2:12\ and n	roduct woight loss	than Ellhim?
Alternatives to §152(b)1Hi and §152(b)H					greater piteri	αιαπ 2.12) απο ρ	roduct weight less	THAIT SADAL,
☐ Insulation with a thermal resistance of					ch air-space	e is added to the r	oof deck_over an	attic: or
☐ Existing ducts in the attic are insulated							or a contract	Gillo, Oi
☐ In climate zones 10, 12 and 13, with 1							r area, and	
where at least 30 percent of the free		rea is with	nin 2 feet ve	rtical distan	ce of the roo	of ridge; or		
☐ Building has at least R-30 ceiling insu								
Building has radiant barrier in the attic	meeting th	e requirei	ments of §18	51(f)2; or				
□ Building has no ducts in the attic; or □ In climate zones 10, 11, 13 and 14, R	2 or aroute	r roof doo	k inquiation	oboue veni	lad allia .			
Exception to §152(b)1Hiii, Low-slope ro			A IIISUIAUOTI	above veri	ieu amc.		•	
Building has no ducts in the attic.	oi ( presi)					-		
Other Exceptions								
Roofing area is covered by building in	itegrated; pl	notovoltai	c panels and	d solar then	mal panels a	are exempt from t	he Cool Roof crite	nia.
□ Roof constructions that have thermal								
OTE: If any one of the alternatives or excreducts in §118(i) are not applicable. Do r	eption is ch	ecked th	e Aged Sole	er Reflecta	nce and The	ermal Emittance	requirements for	roofing
oddots in § 110(1) are not applicable. Do 1	iot iiit tabie	Delow.						
1	Roof S		Product		Product	Aged Solar	Thermal	6
CRRC Product ID Number	≤ 2:12		< 5lb/ft <sup>2</sup>	**	Type <sup>2</sup>	Reflectance <sup>3,4</sup>	Emittance	SRI⁵
-								
					_			
Note: If no CRRC-1 label is available, this	complianc	e method	l cannot be	used, use	the Perform	ance Approach	to show complian	ce,
. The CRRC Product ID Number can be obtain	ed from the	Cool Roof	Rating Coun	cil's Rated F	Product Direct			
Indicate the type of product is being used for	the roof top,	i.e. single-	ply roof, aspi	halt roof, me	tal roof, etc.			
If the Aged Reflectance is not available in the directory and use the equation (0.2+0.7(p <sub>initio</sub> ))								e same
Check box if the Aged Reflectance is a calcul	ated value u	sing the ed	guation above	vaiu <del>c</del> . vviie. 9.	ie <b>p</b> is the ini	liai Solai Relieciai	ice.	
Calculate the SRI value by using the SRI- Wo					d enter the res	sulting value in the	SRI Column above	and attach
acopy of the SRI- Worksheet to the CF-1R.						<u> </u>		
o apply Liquid Field Applied Coatings,	the coating	must be	applied acre	oss the ent	ire root surf	ace and meet th	e dry mil thicknes	s or coverag
commended by the coatings manufacture	er and mee	t minimur	n performai	nce require	ments liste	d in §118(i)4. Se	elect the applicabl	e coating:
J Aluminum-Pigmented Asphalt Roof Co			nt-Based R		-	Other	, <u>- 1</u>	
OTE: When a Cool Roof is required, the	installing c	ontractor	shall compl	lete and su	bmit the CF	-6R-ENV-01 for	final inspection.	
Declaration Statement								
<ul> <li>I certify under penalty of perjury, under the</li> </ul>								
<ul> <li>I certify that the energy features and performance</li> <li>1 and 6 of the California Code of Regulation</li> </ul>	omance spe	cifications	identified on	this Confice	ate of Compli	ance conform to th	e requirements of T	Title 24, Parts
Name: MICHAEL LAHA	./		Sign	aturo!			,	
Company 22 HILLOACE	Ale	•			220	Ay 13		
Addres 44 ALDACK	AVE				L	icense:		
City/Stayling A 90	969		T I CAMPAGNATAN MEMBER METALITYAN AND AND AND AND AND AND AND AND AND A		31	9990.7	244	-
or assistance or questions regardi	ng the En	ergy St	andards, (	contact ti	he Energy	Hotline at: 1-	800-772-3300.	District and Charles who was very a graph on the Party of the

### BUILDING PERMIT APPLICATION I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (SEC, 7031,5, Business and Professions Code; Any city or county which requires a permit to construct, after, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).): , as owner of the property, or my employees with wages as their sole com-pensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and 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 of completic the owner-builder will have the burden of proving that he or she did not build or improve for i, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contract for such projects with a contractor(s) licensed pursuant to the Contractors License Law.). I am exempt under Section . B.&P.C. for this reason Signature of Owner LICENSED CONTRACTORS DECLARATION I hereby affirm under penalty of perjury that I am licensed under 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. 6-01 Expiration Date 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: Charmas -Policy No. ON FILE N'114 STATE LICENCE (This section need not be completed if the permit is for one hundred dollars (\$100) or less). 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. Signature of Applicant WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PEN-ALTIES 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. CONSTRUCTION LENDING AGENCY 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, Civ. C.).

Lender's Name Lender's Address

for inspection purposes



### CITY OF WEST HOLLYWOOD

8300 Santa Monica Boulevard West Hollywood, CA 90069 Hours: 8:00 a.m. to 12:00 p.m. Monday - Thursday & Alternate Fridays Inspection Request (323) 848-6320

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### **ELECTRICAL PERMIT APPLICATION**

### OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 703.1.5, Business and Professions Code; Any dity or county which requires a permit to construct, after, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Sec. 7000) of Div. 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 Sec. 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

perisation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and 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 of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.).

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

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### Signature of Owner

### LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury that I am licensed under 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.

CIOTIC	
License Class	

556 (66 10 d = 00 3-3/-0/ Expiration Date

### Signature of Contractor WORKERS' COMPENSATION DECLARATION

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

I have and will maintein 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 Sec. 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:

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Policy No.

(This section need not be completed if the permit is for one hundred dollars (\$100) or less).

I certify that in the performance of the work for which this permit is issued, 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 Sec. 3700 of the Labor Code, I shall foothwith comply with those provisions.

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Date Signature of Applican

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 SETTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

#### CONSTRUCTION LENDING AGENCY

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

Lenders	Name	-
Lenders	Name	_

Lender's Address

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this etv to enter upon the above-mentioned property of inspection purposes.

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ignature of Applicant or Agent



### CITY OF WEST HOLLYWOOD

8300 Santa Monica Boulevard West Hollywood, CA 90069 Hours: 8:00 a.m. to 12:00 p.m. Monday - Thursday & Alternate Fridays Inspection Request: (323) 848-6320

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Every permit shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

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### ATTACHMENT C: Building Permits – 848-850 Hildale Avenue

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# APPLICATION FOR ELECTRICAL PERMIT

DEPARMENT OF LOS INGULES
DEPARMENT OF COUNTY ENGINEER
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# APPLICATION FOR PLUMBING PERMIT

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AFPLICATION FOR ELECTRIC PERMIT DIVISION OF BUILDING AND SAFFY Department of County Engineer. County of Lor Rayaba.

JOHN A. LANGIE COUNTY ZAVARENT
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APPLICATION FOR PLUMBING PERMIT

Depuriment of County Engineer	
JOHN A LAMBIE COUNTY ENGINEER	ADDRESS 848 HILL DALE
CASSALT D. GRIFFIN, SCPT OF BUILDING	8
FOR APPLICANT TO FILL IN	LOCALTY WEST-HOLLYNDED
	GROSS WT CYNTHIA
OWNER H. HUSSEV	
ADDRESS 848 HILL DALE AV	
CITY WEST -HOLLYND THE NOUS, 566 33	PAGUSTNIAL NASTC APPROVAL
PLUMBER HEHRY G. ITLISON	INSPECTION RECORD
ADDRESS 1919 No. CLARK ST.	11-17 - FISH GENETRIC NO PORMET AS
CATE L. F. 46 TEL NO. C. R. 17753	VAT-
LICENSE NO. 52716	
NUMBER! TYPEOP PRYUNCON ITEM FAE	
WATER CLOSET (TOILET) Q \$1.00 5	<b>*</b>
BATH TUB C \$1.00	
Source Standard	
LAVATORY (WASHEASIN) @ 5:00	· §
KITCHENSINK \$ 5:00	
DISHWASHER 2 ST.CO	
LAUNCRYTUB GRYRAY © \$1.00	<b>3</b>
CLOTHES WASHER Q ST.50	
WATER HEATER () 51.00	I
CAS SYSTEM 2 51.00	
2 DISPOSALS ZI-	
168	
i Fix for the same	APPROVATE
10:0.5 111.5 110.5	DATE INSPECTOR'S SIGNATURE
	UNDER SLAB WORK
PERMIT S 1 00	ROUGH PLUMEING
TOTAL FEE 3:-	CAS PIPING
C BUDGEY ACKNOWLEDGE THE	GASVENT
WITH ALL TOURTY CONTRACTOR THE ACREE TO COMPLY	HOT WATER HEATER
PLOURISG.	PLUMBING FIXTURES
I HENERY CERTIST THAT I AZ PROFERIT REGISTERED AND/OR UNCENSED AS ESTOURTS BY LOS ANGELES COUNTY AND STATE OF COLLEGATION OR THAT I AM IN LIGHT OWNER OF THE ASCRETE RESIDENCIAL PROFERED.	GASTEST .
DESCRIBED RESIDENTIAL PROPERTY.	STILITY CO. NOTIFIED
SIGNATURE LEWY & Black	
	FINAL VI56 Count
HN A. LAMSIE COHNLY ENGINEER VIIT	ATON

# APPLICATION FOR PLUMBING PERMIT

COUNTY OF LOS ANGELES

REGIT FOR INSPECTION

COUNTY OF LOS ANGULES
DEPARTMENT OF COUNTY ENGINEER
BUE DING ANG SAFETY EVISION

Ľ	FOR APPLICANT TO TILL IN PRINT	CO TYPE	- 47,37	33(3)	STREET STREET
e-unre-	JEAN DREAM	-	her		SER FILIDATE
	WATER GLOSEN			,	LOCALLY POLECHOOD
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	LAVATORY				W/CL
	SAK	<del> </del>			
	OKSHIVASHEQ.	;			CONTRACTOR
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City .	Tet. N	ic.			GASTANA
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MISTATE L	THE TECHNICIAN CHECK TO COME AND	+ ALL ECT	WIT URSHA	oco }	HOT WATER HEAVER
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	TOS ANGELS COUNTY AND STATE OF CHE MADE, AND HITLING TO MENCE IN THE MADE		IA THAT FA BED BYSINE	or today	Creation .
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WORKERS COMPENS POLICY HOLDER: WS PHIMAN 4 SON FOLICY NUMBER STATE FUND

INSVRER

### **ELECTRICAL PERMIT APPLICATION**

### OWNER - BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he 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 owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The 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 ere not intended or offered for sale. If, however,

burden of proving he or she did not bu las owner of the proper construct the project (Sec. 7044, Busi does not apply to an owner of prope such projects with a contractor(s) licer	ithin one year of completion, the owner-builder will have the uitid or improve for the purpose of sale).  ty, am exclusively centracting with licensed contractors to ness and Professions code: The Contractors License Law rty who builds or improves thereon, and who contracts for nsed pursuant to the Contractors License Law).
Date	Signature of Owner
	CONTRACTOR'S DECLARATION
I hereby affirm under penalty of pe	privry that I am licensed under provisions of Chapter 9 Division 3 of the Business and Professions Code, and my
В	883697 ////
License Class	License No. Exp. Date
9/19/2012	Anna Lass
Date	Signature of Contractor
as provided for by Section 3700 of the this permit is issued.  I have and will meintain work	tificate of consent to self-insure for workers' compensation, the Labor Code, for the performance of the work for which the compensation insurance, as required by Section 3700 as of the work for which this permit is issued. My worker's olicy number are:  State Fund
Policy No.	1960034
is section need not be completed in Learning I certify that in the performent ploy any person in any manner so a California, and agree that if I should be	f the permit is for one hundred dollars (\$100) or less) ce of the work for which this permit is issued, I shall not as to become subject to the workers' compensation Laws of ecome subject to the workers' compensation provisions of all forthwith comply with those provisions Signature of Applicant
WARNING: Failure to secure Wo subject an employer to criminal p Dollars (\$100,000), in addition to t	signature of Applicant.  Application of the provided from the provided for in a cost of compensation, damages as provided for in abor Code, interest and attorney's fees.
	RUCTION LENDING AGENCY rjury that there is a construction lending agency for the permit is issued (Sec. 3097, Civ.C.).
Lenders Address	

comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this Cify to enter upon the property for pspection purposes.



CITY OF WEST HOLLYWOOD 8300 Senta Monica Boulevard West Hollywood, CA 90069-4314 Hours 8:00 am to 12:00 pm Monday - Thursday & Alternate Fridays Inspection Request (323) 848-6335

California 1984	isposition request (or	20, 2.2 0000
SITE ADDRESS	******	
848 Hilldale Ave		
ASSESSORS PARCEL NUMBER	<del> </del>	
BOOK 434 PAGE	007	PARCEL 024
ADDITIONAL INFORMATION/LEGAL I	DESCRIPTION	
		·
PROPERTY OWNER  852 Hilldale Lic		•
MAILING ADDRESS	h - al	
845 N San Vicente B		
CITY	STATE	ZIP
West Hollywood	CA	90069
PHONE NUMBER		
(310) 854-6915		
ARCHITECT'S OR ENGINEER'S NAME	=	LICENSE NO.
ADDRESS		
CITY	STATE	ZIP
PHONE NUMBER		
APPLICANT / CONTACT PERSON		
Pacific Cove Develo	pment Inc	
PHONE NUMBER	., ., .,	
(310) 899-1914		
CONTRACTOR'S NAME		-
Pacific Cove Develo	pment Inc	
ADDRESS 1223 Wilshire Blvd	1570	
	1570	
CITY	STATE	ZIP
Santa Monica	CA	90403
PHONE NUMBER		
(310) 899-1914 EXPIRATION		
	od become bull and void	if the building or work
<ul> <li>Every permit shall expire by limitation as</li> </ul>	in parmite timi suo void	ir ir is pringing of work

authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at

QTY.	DESCRIPTION	FEE
4	Unit Fee Schedule Res Appliance to 3HP	\$60.00
0	Electrical Permit - Technology Surcharge	\$1.20

# 16cH1226301-11m37-41

ELECTRICAL PEI PLAN CHECK FE		\$61	.20
ELECTR	ICAL PERMIT FEE	\$61	.20
PERMIT	ISSUANCE FEE	\$38	.60
TOTAL E	ELECTRICAL PERMIT	FEE \$99.	.80
AN CHECK NO.	INITIALS	DATE	
	CK NO.	9/19/2012	
ERMIT NO.	INITIALS	DATE	
E12-000-365	CK NO.	9/19/2012	
NALED BY		PATE 27-17	_

### **PLUMBING PERMIT APPLICATION**

#### OWNER - BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, after, 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 owner of the property, or my employees with wages as their sole compensation, will

Professions Co builds or impro employees, por the building or burden of provi 	ode: The Contractor was thereon, and who voided that such im, improvement is sold ing he or she did no is owner of the pro- roject (Sec. 7044, B to an owner of pro- vith a contractor(s) li	ors License Law do no does such work a provements are not d within one year of at build or improve for perty, am exclusive susiness and Profes	es not app nimself or li- intended completion or the purpor ly contract sions code r improves the Contract	oly to an ow herself or this or offered for in, the owner- ose of sale), ting with lice e; The Conti- thereon, are actors Licens	ensed contractors to tractors License Law nd who contracts for se Law).
Date	<del></del>	Si	gnature of	Owner	
(commencing v	under penalty of		licensed	under provi	isions of Chapter S sions Code, and my
l ———	<u>B</u>	88	3697		
	se Class	Lice	ense No.	/	xp. Date
	<u>/2012</u> ate		Signet	dre of Contr	actor
I have as provided for this permit is is I have of the Labor Co	and will maintain a r by Section 3700 o sued. and will maintain w ode, for the perform	of the Labor Code, to workers' compensati	nt to self-in for the per on insuran r which thi	sure for wor formance of ice, as requi	rkers' compensation f the work for which ired by Section 3700 issued. My worker's
Camer					
Policy No		1960			
l certification of the control of th	y that in the perform son in any manner agree that if I shoul if the Labor Code, is Failure to secure imployer to crimina 0,000, in addition in	ed if the permit is for nance of the work fo so as to become su d become subject to shall frithwith comp Workers' Compens al penalties and civ to the cost of compens Labor Code, inter	r which this bject to the o the worker ly with tho Signal action Cov vil fines up pensation	s permit is is workers' compense provision atture of App. rerage is un to One Hu, damages a	isued, I shall not impensation Laws of sation provisions of licant lawful, and shall indred Thousand as provided for in
	under penalty of the work for which t	STRUCTION LENDI perjury that there this permit is issued	is a const	truction lend	ding agency for the
Lenders Addre	ss				
comply with all	city and county or		laws relati	ing to billidir	is correct. I agree to ng construction, and spection forposes. licant



CITY OF WEST HOLLYWOOD 8300 Santa Monica Boulevard West Hollywood, CA 90069-4314 Hours 8:00 am to 12:00 pm Monday - Thursday & Alternate Fridays Inspection Request (323) 848-6335

SITE ADDRESS		
848 Hilldale Ave		
ASSESSORS PARCEL NUMBER		
BOOK 4340 PAGE	007	PARCEL 024
ADDITIONAL INFORMATION/LEGAL DI	ESCRIPTION	,,,,,
PROPERTY OWNER		
852 Hilldale Llc		
MAILING ADDRESS		·
845 N San Vicente Bl	vd	
CITY	STATE	ZIP
West Hollywood	CA	90069
PHONE NUMBER	•	****
(310) 854-6915		
ARCHITECT'S OR ENGINEER'S NAME		LICENSE NO.
ADDRESS		
CITY	STATE	ZIP
PHONE NUMBER		
THORE HOMBER		
APPLICANT / CONTACT PERSON		
Pacific Cove Develop	ment inc	
PHONE NUMBER	•••	
(310) 899-1914	•	
CONTRACTOR'S NAME	······································	
Pacific Cove Develop	oment Inc	
ADDRESS		
1223 Wilshire Blvd 1	570	
CITY	STATE	ZIP
Santa Monica	CA	90403
PHONE NUMBER	<u>·1</u>	
(310) 899-1914		
EXPIRATION		

permit, or if the building or work authorized by such permit is suspended or abandoned at

QTY.	DESCRIPTION	FEE,	
4	Clothes Washer	\$90.40	
0	Plumbing Permit - Technology Surcharge	\$2.58	

Ruc#1226301-1+237-4

PLUMBING PERMIT SUBTOTAL \$92.98 PLAN CHECK FEE				
PLUMBI	\$92.98			
PERMIT	\$38.60			
TOTAL	PLUMBING PERMIT F	EE \$131.58		
AN CHECK NO.	INITIALS	DATE		
	CK NO.	9/19/2012		
ERMIT NO.	INITIALS	DATE		
P12-000-286	CK NO.	9/19/2012		
NALED BY	·	9-27-12		

ELECTRICAL PERMIT APPLICATION
OWNER-BUILDER DECLARATION  I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec, 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Sec. 7000) of Div. 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 Sec. 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (S500).):
Date Signature of Owner  LICENSED CONTRACTORS DECLARATION  I hereby affirm under penalty of perjury that I am licensed under 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.
CIO HIC 558766 331-01
12-13-0 JA NaMaghlung P
WORKERS' COMPENSATION DECLARATION  I hereby affirm under penalty of perjury one of the following declerations:  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 Sec. 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:
Саптег
Policy No.  (This section need not be completed if the permit is for one nundred dollars (\$100) or less).  [A] 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 Sec. 3700 of the Labor Code, I shall fortbuilth comply with those provisions.  While the subject to the single that if I should become subject to the workers' compensation provisions of Sec. 3700 of the Labor Code, I shall fortbuilth comply with those provisions.  Signature of Applicant
WARNING: FÅILURE TO SECURE WÖRKERS' COMPENSATION <sup>(</sup> 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.
CONSTRUCTION LENDING AGENCY  I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
Lender's Name
Lender's Address
I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of an account to enter upon the above-mentioned property for inspection purposes.



### CITY OF WEST HOLLYWOOD

8300 Santa Monica Boulevard

			rvest Hohywood, t Hours: 8:00 a.m.		
	City of West Hollywood		ay - Thursday & A		
	California 1984		ection Request: (3		
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SITE ADDR				3 # .	
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ASSESSOR	PARCEL NUMBER				
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APPLICANT	/ CONTACT PERSON				
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PHONE NUM	MBER 66/-	7/3/	@ C 16/		
	[n la ]-	- 276-	7614		Ì
	00/	1.16	141/		
EXPIRA	TION				- 1

Every permit shalt expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 160 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 190 days.

APPLICANT TO FILL IN QUANTITY (	PLEAS	E PRINT	OR TYPE)
OUTLETS	EAC	и дту.	FEE
Rec: Light Sw.			
Total: (additional over 20)			
TLIGHTING FIXTURES			
Total: (additional over 20)			
FIXED APPLIANCE (NOT OVER 1 HP)			
Water Heater FAU Dishwasher A/C			
Clotheswasher Oven Disposal Hood			
Heater Range			
Other			
POWER APPARATUS (IN HP, KW, or KVA)			
Up to and including 1 From 1 up to and including 10			
From 10 up and including 50 From 50 up to and including 100			
Over 100			
SERVICES, SWITCH BOARDS & SUB 	nP	Sig.	i jièr
0 - 399 AMPS < 600 volts 400 - 1000 AMPS < 600 volts	1		CZ80
Over 1000 AMPS < 600 volts Over 600 volt rating (all amperages)			<b>27</b>
Service Meter Electricel Subpanel			
Switchboard Change or Additions			
Temp. Power Pole		+	
SIGNS			
Sign with 1 Transformer Addfl. Sign & 1 Transformer			
Addt'l. Transformer / Flasher / Timer Altering / Changing Letter on Sign			
TIME CLOCKS			
RELOCATED BUILDING ELECTRICAL			
BUSWAYS (each 100 ft or fraction thereof)			
ELECTRICAL PERMIT SUBTOTAL	\$		
PLAN CHECK FEE	S.		
PLAN CHECK NO. INITIALS		DATE	
CK NO.			
ELECTRICAL PERMIT FEE	\$		5380
ISSUANCE FEE	\$	•	3800
TOTAL ELECTRICAL PERMIT FEE	\$	9	72 40
PERMIT NO. INITIALS		DATE	10 00
ECO - 876 CK NO. OL	-	DATE	13:00
CiO		<u> </u>	-1-4

### **BUILDING PERMIT APPLICATION**

### **OWNER - BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to censtruct, 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 Saction 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of nof more than five hundred dollars (\$500)):

I, as owner of the property, or my employees with wages as their sole cempensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and 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 har own employees, provided that such improvements are not intended or offared for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving he or she did not build or improve for the purpose of sale).

I,as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions code: The Contractors License Law

such projects with	an owner of pro a contractor(s) li	icensed pu	rsuant to th		
Date			Sign	ature of Owner	
(commencing with license is in full for	nder penalty of Section 7000)	perjury th	at I am lic	usiness and Pro	rovisions of Chapter fessions Code, and m
C-39			<del>^</del>	<u>439034</u>	
09/22/2006	cense Class			License No.	Exp. Date
Date	-		Signatur	e of Contractor	H
as provided for by this permit is issue have an	er penalty of per I will maintein a Section 3700 o d. d will maintain w for the perform	rjury one of certificate of the Labo vorkers' con vorkers' con	f the following consent to Code, for mpensation a work for v	o self-insure for the performance insurance, as re	workers' compensation e of the work for which equired by Section 370 is issued. My worker
Carrier		Sta	te Fur	nd	
Policy No.		2	221-90	3441	
I certify the note employ any per compensation Law compensation provisions.  Date  WARNING: Fai subject an emp Dollars (\$100,000)	at in the perform rson in any man rs of California, a visions of Section VIO I lure to secure Noyer to crimina to), in addition to	nance of the ner so as to and agree I on 3700 of to Workers' C al penalties to the cost	e work for voor become so that if I should be the labor Compensates and civil to for compensates and compensates and civil to for civil to for compensates and civil to for civil to for civil to for civil to for civil to	which this permit ubject to the world become subject is shall forth some subject is shall forth some subject in Coverage is fines up to One	Applicant Applicant I unlawful, and shall I thundred Thousand es as provided for in
performance of the	ider penalty of	perjury that	at there is		lending agency for th
Lender's Name	-				
Lenders Address .					
comply with all city	and county on	dinances a	nd staje laj	es relating to bu	ion is correct. I agree to initial agree to initial agree to inspection purposes.

Signature of Applicant



CITY OF WEST HOLLYWOOD 8300 Santa Monica Boulevard West Hollywood, CA 90069-4314 Hours 8:00 am to 12:00 pm Monday - Thursday & Alternate Fridays

Cathomia 1984 Inspe	***************************************	23) 848-6335
SITE ADDRESS		
880 Hilldale Ave	•	
ASSESSORS PARCEL NUMBER		
BOOK PAGE	•	PARCEL
ADDITIONAL INFORMATION/LEGAL DES	CRIPTION	
· .		
•		
		• .
PROPERTY OWNER Hilldale Homerowners	Association	on
MAILING ADDRESS		
880 Hilldale Ave		
CITY	STATE	ZIP
West Holllywood	CA	90069
PHONE NUMBER		
ARCHITECT'S OR ENGINEER'S NAME	•	LICENSE NO.
4PPP504		
ADDRESS		
CITY	STATE	ZIP
QII I	SIAIL	-
PHONE NUMBER		
APPLICANT / CONTACT PERSON	•	
T & G Roofing	•	
PHONE NUMBER		•
(818) 459-0702	•	
CONTRACTOR'S NAME		•
T & G Roofing		
ADDRESS P.O. Box 3355		
1 101 000 0000		-
оту Burbank	STATE CA	91508
Bui balik	CA	91900
PHONE NUMBER (818) 459-0702		
EXPIRATION		

### **FEES**

**BUILDING PERMIT FEES PLAN CHECK FEES SMIP FEES** PERMIT ISSUANCE FEE

\$512.00 \$1.85

TOTAL BUILDING PERMIT FEE

\$38.60 \$552.45

### **APPROVALS**

OCC GROUP	TYPE(S) OF CONSTRUCTION				
R.1					
SQ FOOTA	\GE		STATISTICAL CLASSIFICATION		
1.228			O/S:Out of Scope		
NO. OF STOR	IES U	NIT(\$)	FIRE SPRINKLER REQ.	VALUATION	
0	1 Yes \$ 18,500.00				
CODE IN EFFECT					
2001 CBC, 2002 LACO					

### **DESCRIPTION OF WORK**

PLANNING APPROVAL NUMBER (IF APPLICABLE)

Tear off existing roof and reroof with 4 ply hot tar

Plec# 9681

	T	
PLAN CHECK NO.	INITIALS	DATE
	CK NO.	09/22/2006
PERMIT NO.	INITIALS	DATE
B06-000-572	CK NO.	09/22/2006
FINALED BY		DATE
ı 1/~)	1	1/0~50

Monday, September 11, 2006

Hilldale HOA gives T&G Roofing permission to pull permits for the project located at 880 Hilldale avenue.

Chris Kirby

President.

310. 205.3238

### **BUILDING PERMIT APPLICATION**

#### OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (SEC. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, after, improve, demoish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (S500).):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The 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 of completion the owner-builder will have the burden of proving that he or she did not build or improve for

Date	-	Signature of Owner

I hereby affirm under penalty of perjury that I am licensed under 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.

آڪ	
License Class	
17-12-CK	

726363 License Number 8-49 Expiration Date

10-13-48 So J. Thinan-Signature of Contractor

## 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:

## CHITE STATE FUND

Policy No.

(This section need not be completed if the permit is for one hundred dollars (\$100) or less).

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.

10-12-618.	5.5.7	ninan
Date	Signatui	e of Applicant

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.

#### CONSTRUCTION LENDING AGENCY

l hereby affic	m under p	enalty of pe	rjury that	there is a d	construction	lending agen-	cy for the
performance	of the wor	k for which	this perm	it is issued	(Sec. 3097,	Civ. C.).	-

Lender's Address

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.

10713	لأباث
Date	





### CITY OF WEST HOLLYWOOD

8300 Santa Monica Boulevard West Hollywood, CA 90069 Hours: 8:00 a.m. to 12:00 p.m. Monday - Thursday & Alternate Fridays Inspection Request (323) 848-6320

200		& Alternate Fridays st (323) 848-6320	
848-850 }	fillome i	Ave.	
ASSESSOR PARCEL NUMBER  BOOK PAGE ADDITIONAL INFORMATION / LEGAL DES		PARCEL	
PROPERTY OWNER			
MAILING ADDRESS			
840 HILLON WEST VOLYUL		9069	
30 289 2	2883	LICENSE NO.	
BORDON POL		c 28564.	
108) OCAAN  VANICE	STATE CAT	90031.	
310 APPLICANT/CONTACT PERSON			
GARY T PHONE NUMBER 2:0 GAR-			
310 848- CONTRACTORS NAME TRUMAN		спой	
ADDRESS	TCOLOM	A) E	
PHONE NUMBER	100 74 S	90024	

DESCRIPTION OF WORK: DEMO EX D	ECIC, CONSTRUCT
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NO. SPECIAL CONDITIONS / PLANNING FILE NO.	4 GBC
₹58-166	
\$ 12,000-00 \$	REVISED VALUATION
PLANCHEOUFFEE 5 30	5.36
ADDITIONAL PLAN CHECK FEE \$	
PLAN CHECK NO. INITIALS	DATE
698 N574 JAN	10/16/98
ADDITIONAL PLAN CHECK NO. INITIALS	DATE
CKS	
SCHOOL FEES PAID HEAL	'H DEPT, APPROVAL
SANITATION DIST. PAID FIRE I	DEPT, APPROVAL
PUBLIC WORKS FEES PD SCAO	
	TRIAL WASTE APPR. PERMIT OBTAINED
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P# 24597	362.78
BUILDING PERMIT FEE \$	36.40
ISSUANCE FEE \$	1 20
SMIP FEE \$	
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\$	· · · · · · · · · · · · · · · · · · ·
\$	
TOTAL BUILDING PERMIT FÉE \$	708.71
	1 - 5 / 7
B9800574 MN	10/16/28

# **ELECTRICAL PERMIT APPLICATION**

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

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

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and 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.).

$\neg$	I am exempt under Section	. B.&P.C. for this reason
	- ann exempt ender occuent	

Date		_	

Signature of Owner

### LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury that I am licensed under 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.

3/_	
Lic	ense Clas
	_
	s no
107	<u>13-48</u>
n na	te

飞



### 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.

have and will maintain workers' compensation insurance, as required by Section 3708 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
---------



(This section need not be completed if the permit is for one hundred dollars (\$100) or less). 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.

, and	013-48	
_	Dafe	

Date Signature of Applicant
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE WARNING. FALUNCE IS SECURE WORKERS OF THE HEAVENING CONTROL OF THE SUBJECT AN EMPLOYER TO CRIMINAL PEN-ALTIES AND CIVIL FINES 142-70 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.

### CONSTRUCTION LENDING AGENCY

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

Lender's Name

Lender's Address

I certify that I have read this application and state that the above information is correct. 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 abovementioned property for inspection purpose





### CITY OF WEST HOLLYWOOD

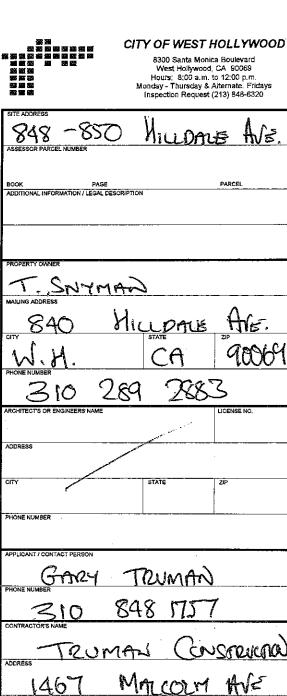
8300 Santa Monica Boulevard West Hollywood, CA 90069 Hours: 8:00 a.m. to 12:00 p.m.

p 2 2 2 2 2	Monday - Thursday & Alternate. Fridays Inspection Request (213) 848-6320				
SAS -850 ASSESSOR PARCEL NUMBER	MILLOALE AVE.				
BOOK PAGE ADDITIONAL INFORMATION / LEGAL DE	PARCEL.				
PROPERTY OWNER					
MALING ADDRESS	Λ				
W.H.	DALE HVB  CA 90069				
PHONE NUMBER  2000  ARCHITECT'S OR ENGINEERS NAME	9 2883				
ADDRESS					
ADDRESS	STATE ZIP				
	SIATE ZIP				
CITY	STATE ZIP				
PHONE NUMBER  APPLICANT / CONTACT PERSON  PHONE NUMBER					
PHONE NUMBER  APPLICANT/CONTACT PERSON  PHONE NUMBER  310 86	Trummo 48 1757. V Construction				
PHONE NUMBER  APPLICANT/ CONTACT PERSON  PHONE NUMBER  310  CONTRACTOR'S NAME	Trummo 48 1757.				

474 3716

FOR APPLICANT TO FIL	L IN (PLEA	SE PRI	NT OF	TYPE)
NEW RESIDENTIAL BLDGS.		EACH	NO.	FEE
1 & 2 Family Dwelling, Sq.Ft.				
Multi-Family Dwelling, Sq.Ft.				
OUTLETS				
Rec: Light Sw				
Total: (additional over 2	0}			
LIGHTING FIXTURES				1
Total: (additional over 2	۵) [			
BRANCH CIRCUITS(S) USED IN LIEU				
1 - 10 branch circuits 11 to 40 branch circuits 41& up branch circuits				
FIXED APPLIANCE (NOT OVER 1 HP)				
Water Heater	en od ge		3	4260
POWER APPARATUS & LARGE APPLIANCES (HP, KW, KVA, KVAR)		·		
Over 3 to 10 included Over 10 te 50 included Over 51 & up				
SERVICES, SWITCH BOARDS & SUB.				
0 - 399 AMPS 400 - 1000 AMPS Over 1000 AMPS		ļ	į	51.00
TEMP. POWER POLE & APPURTENANCE	CES			
MISC. CONDUITS & CONDUCTORS				
SIGN WITH ONE BRANCH CIRCUIT				
ADDITIONAL SIGN BRANCH CIRCUIT(S	)			
		. 1		
ELECTRICAL PERMIT SUBTOTAL	Ş			
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PLAN CHECK NO. INITIA	rs.		DATE	
CKN	0	!		
RHZ4592 ELECTRICAL PERMIT FEE	\$			
C# 1/22	•		3	(a (10)
PERMIT ISSUANCE FEE	\$		-	
TOTAL ELECTRICAL PERMIT FEE	\$	l	<u>3</u>	D,W
E96W341 L	M		DATE /	1/16/98
FINALED BY 1-12			DATE	249

### PLUMBING PERMIT APPLICATION OWNER-BUILDER DECLARATION Thereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (SEC. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).); in I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The 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 of completion the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.). I, as owner of the property, am exclusively centracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contract for such projects with a contractor(s) licensed pursuant to the Contractors License Law.). , B.&P.C. for this reason I am exempt under Section Signature of Owner LICENSED CONTRACTORS DECLARATION I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business end Professions Code, and my license is in full force and effect. WORKERS' SOMPENSATION DECLARATION t hereby affirm under penalty of perjury one of the following declarations: I have and will maintain a certificete 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. 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: 620 (This section need not be completed if the permit is for one hundred dollars (\$100) or less), 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 es 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. Date Signature of Applicant WARNING: FAILURE TO SECURE WORKERS COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PEN-ALTIES 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. CONSTRUCTION LENDING AGENCY hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this parmit is issued (Sec. 3097, Civ. C.). Lender's Name Lender's Address I certify that I have read this application and state that the above information is correct. 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 abovementioned property for inspection purposes.



	FOR APPLICANT TO FILL IN (PLEASE PRINT C	R TYPE)	
QTY.,	DESCRIPTION	FEE	
	Backflow Prevention Device		
1	Bath Tub	21.40	
	Clothes Wesher		
i	Dishwasher	21.40	
	Dispensing Device		
	Floor Sink		
	Gas System Outlets		
	Additional Gas Outlets over 5 per system		
	Hose Bibbs		
(	Lavatory	2.40	
	Lawn Sprinkler System		
1	Repair/alteration of drainage and/or vent piping	21.40	
1	Repair/alteration of waterpiping per fixture	8-80	
	Roof Drain		
	Shower		
i	Sink	21.40	
•	Toilet	21.40	
	Trap Primers		
	Urinal		
ì	Water Heater	21.40	
-(	vvater neater	01.00	
	<u></u> -		
	. ,		
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	r issuance fee \$	0.40	
	: 0		
TOTAL	PLUMBING PERMIT FEE \$ 17	$O_{i}$ , $UU$	
PERMIT NO.	INITIALS DATE	Vin Vin	
4716	00049 0x187N 12	11/1/28	
FINALED BY	DATE	7-99	

### WEIGHMASTER CERTIFICATE

This is to certify that the following described commodity was weighed, measured, or counted by a weighmaster, whose signature is on this certificate, who is a recognized authority of accuracy, as prescribed by Chapter 7 (commencing with Section 12700) of Division 5 of the California Business and Professions Code, administered by the Division of Measurement Standards of the California Department of Food and

٠,	. TIM	ELOAD	ΕD	
	:	4	٠,	

# TRANSIT MIXED CONCRETE CO.

A DIVISION OF SOUTHDOWN, INC.

4760 E. VALLEY BOULEVARD • LOS ANGELES, CALIFORNIA
SEE REVERSE SIDE FOR LOCATION OF OTHER PLANTS.

PLANT NO	NTERED BY DI	SEE REVERSE SIDE	FOR LOCATION OF OT	S, CALIFORNIA	
	DI	SPATCH NUMBER	SENT BY	1.0	
CUSTOMER			SEN, B1	TIME SENT DE	LIVERY DATE
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GUA TO	LLDAREJU. HA	B	(gr) (	CUST. P.O. NO.	
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I BC CELL	615E2309P	REQUESTED ADMIXTUR	E(S) AND/OR COLOR		
LBS. CEMENT LBS	FLYASH GAL				
			MAX. GAL. ALI	i OW J	
LBS.	W/C SAND LBS a	E9	51	( <u>G</u> /	ALS. ADDED ON JOB
	LBS. 3	6" ROCK LBS 1" ROCK	LBS 11/2" ROCK	THE BECOME	MIDDLE END
LWT. AGG.					
		LBS, LWT, SA	ND CU.FT.LWT. A		
TMC WEIGHMASTER			THE PARTY A	SLUMP	SLUMP STIMP
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TRUCK NO. DRIVE					
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### ATTACHMENT C: Building Permits – 852 Hildale Avenue

Search By: Address

Contains

× 852 hilldale

SEARCH

search examples Click here for

Permits

PRINT

**EXPORT TO EXCEL** 

# Search Results

Permit Number	Date Issued	FINALED	Permit Type	Parcel Number (no dashes)	Address
B92-001-202	04/08/1992		BUILDING - HISTORICAL	4340006013	852 HILLDALE AVE
P06-000-321	08/30/2006	10/04/2006	PLUMBING	4340006013	852 HILLDALE AVE

# Permit #P06-000-321

# Inspections

Permit Info

Site Info

Inspections(1)

Type: PL

PLUMBING

Subtype:

Description/Scope of

repair vent for water heater

Work:

Status: FINAL

**Applied Date: 8/30/2006** 

Approved Date: 8/30/2006

Issued Date: 8/30/2006

Finaled Date: 10/4/2006

**Expiration Date:** 

Notes: 8/30/2006 12:00:00 AM PROJECT DESCRIPTION: repair vent for water

heater

# Permit #B92-001-202

# Inspections

Permit Info

Site Info

Inspections

Type: Bl

**BUILDING - HISTORICAL** 

Subtype:

Description/Scope of

Reroofing Permit

Work:

Status: EXPIRED

**Applied Date: 4/8/1992** 

Approved Date: 4/8/1992

Issued Date: 4/8/1992

Finaled Date:

Expiration Date: 4/8/1993

Notes: 4/8/1992 12:00:00 AM NOTES BUILDING PERMIT

[Description]REROOFING PERMITPROJECT DESCRIPTION: Reroofing

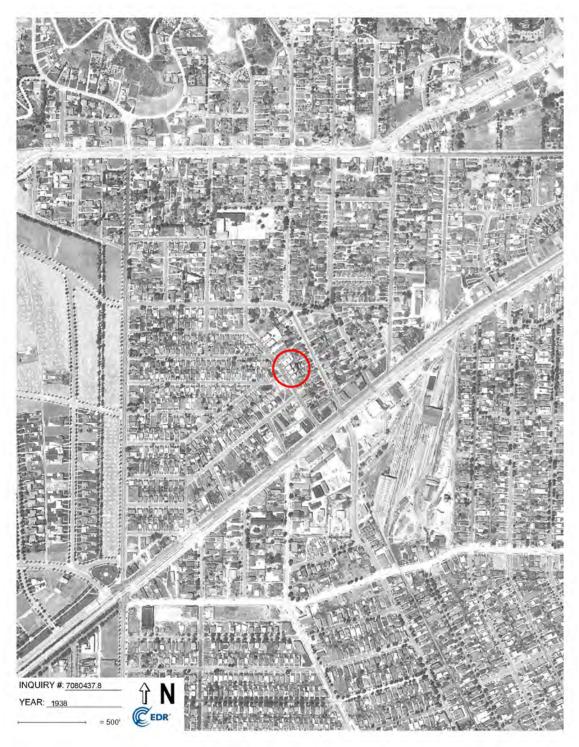
Permit

### Attachment D: Historic Aerials and Sanborn Insurance Maps

### **Historic Aerials**



Aerial Photo 1928



Aerial Photo 1938



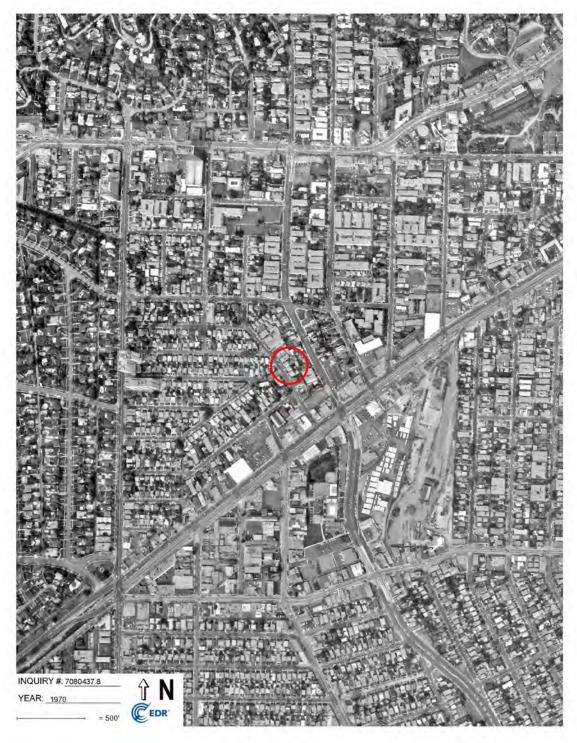
Aerial Photo 1948



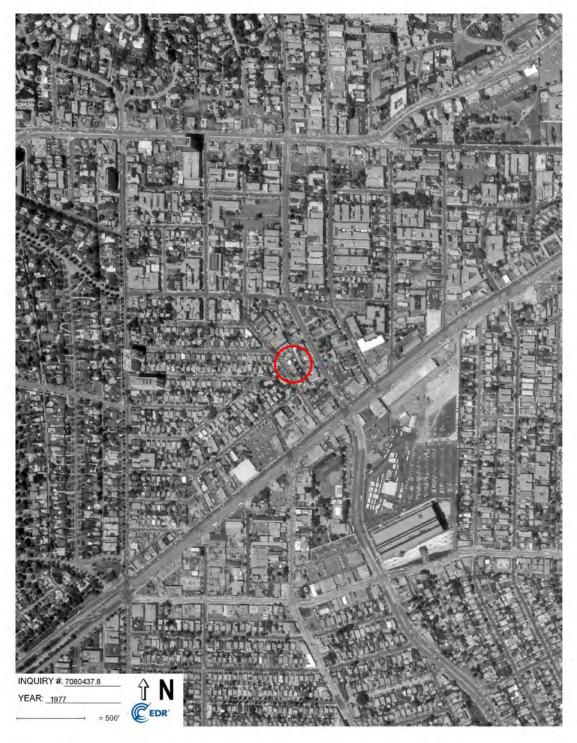
Aerial Photo 1952



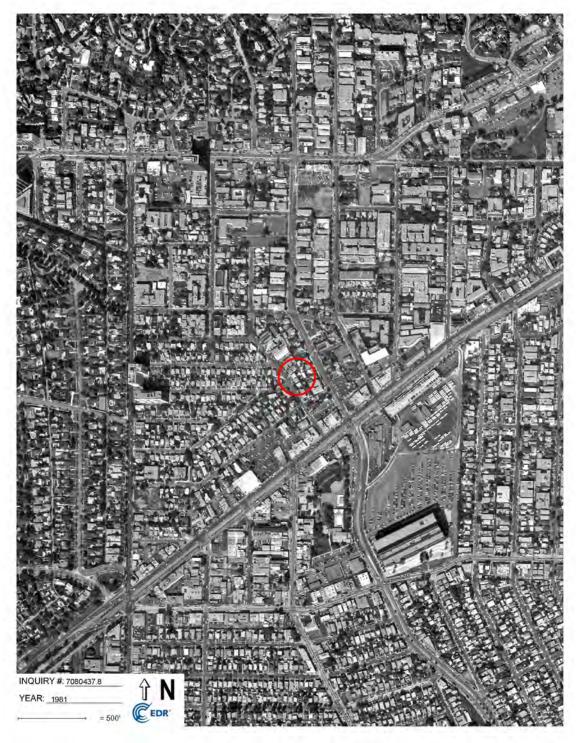
Aerial Photo 1964



Aerial Photo 1970



Aerial Photo 1977



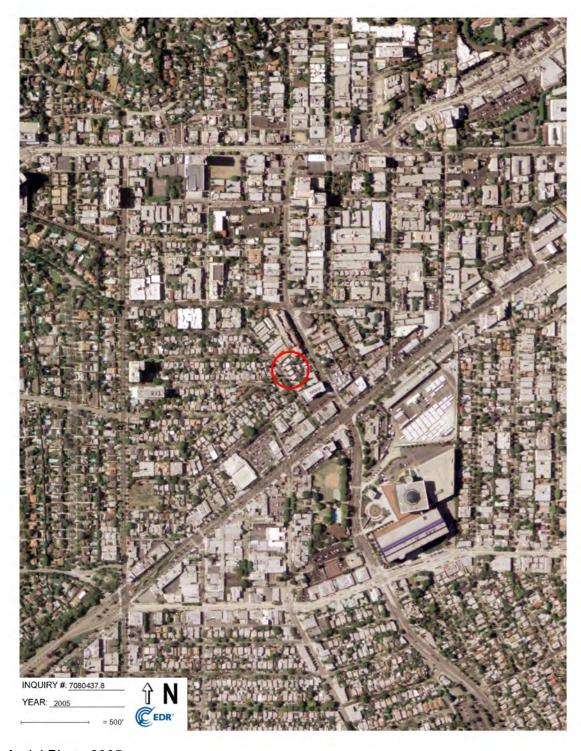
Aerial Photo 1981



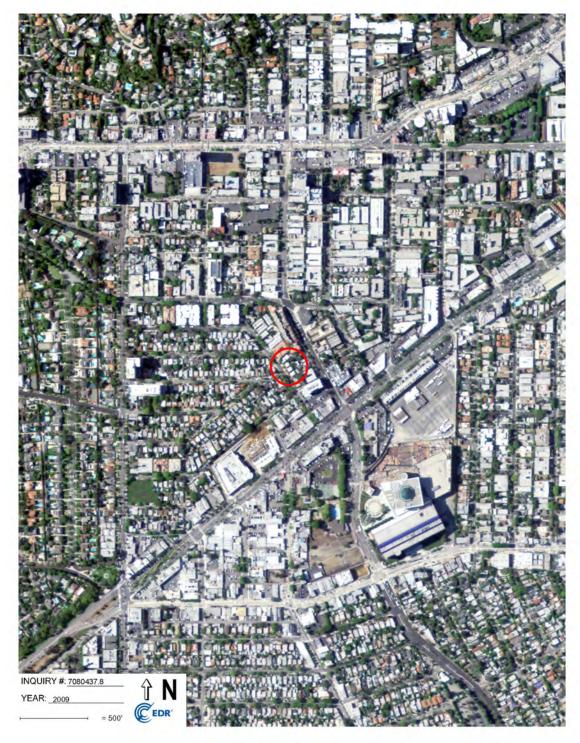
Aerial Photo 1989



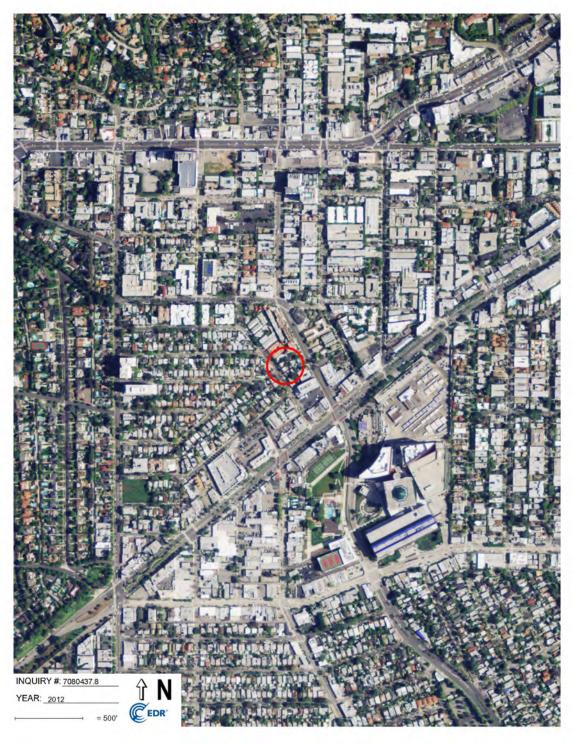
Aerial Photo 2002



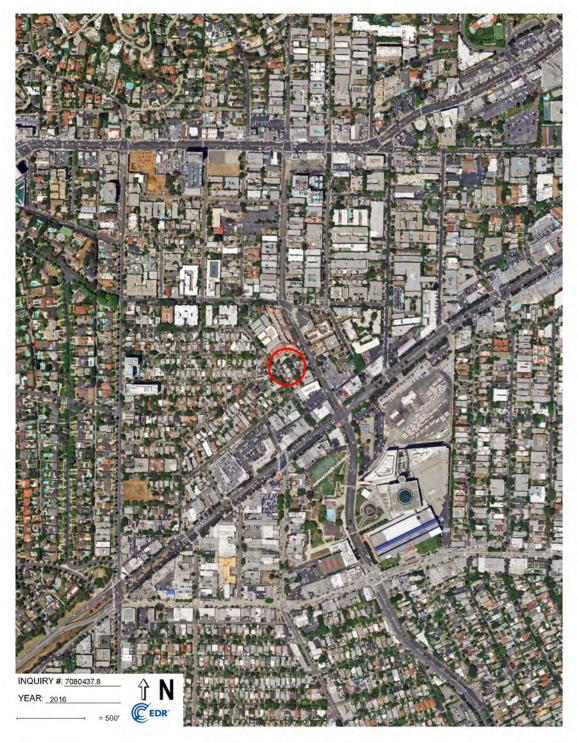
Aerial Photo 2005



Aerial Photo 2009



Aerial Photo 2012



Aerial Photo 2016

### **Sanborn Insurance Maps**



Sanborn Insurance Map 1910



Sanborn Insurance Map 1926



Sanborn Insurance Map 1950



Sanborn Insurance Map 1969

ATTACHMENT E: DPR Records

State of California I The Resources Agency DEPARTMENT OF PARKS AND RECREATION

### PRIMARY RECORD

Primary # HRI #

Trinomial

NRHP Status Code

Other Listings

Review Code Reviewer Date

Pagelof \*Resource Name or #: (Assigned by recorder) 840 Hilldale Avenue, West Hollywood, CA
P1. Other Identifier:

\*P2. Location: Not for Publication Unrestricted

\*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' QuadDateT; R;  $\square$  of  $\square$  of Sec; B.M.

c. Address City 840 Hilldale Avenue, West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone, mE/ mN

e. Other Locational Data: (eg., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 4340-007-003

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The front dwelling is two-stories and rectangular in plan. The building has Spanish Colonial Revival style features on its front facade. The building is clad with a very rough textured stucco finish. The building has a flat roof with a parapet trimmed with clay tiles. On the north end of the front elevation there is a two-story wing that projects out slightly to which a one-story portico with arched wingwall is attached. The entrances to the two units are located under the recessed area of the portico. There is a plain plate glass window above the entrance doorway. On the projecting wing there is a single window on the upper level and two narrow windows on the lower level. On the main section of the front elevation there are three windows at each level. The pattern of the windows is a wide window in the center flanked by a double-hung size window on each side. On the lower level the windows are slightly recessed and the upper portion of the windows have divided lights. Upper story windows are flush to the building and the windows do not have the same level of detail as the lower windows. There is a slightly projecting shed roof above the upper-level windows. There are no architectural details on the front elevation. The side elevations of the building contain windows organized to support interior functions. There are no architectural or design details on the side elevations

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P3b. Resource Attributes: (List attributes and codes) <u>HP2</u>

\*P4.Resources Present:X□ Building□ Structure□ Object□ Site□ District□ Element of District□ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) \_\_\_\_9/2023\_\_

\*P6. Date Constructed/Age and Source: X□Historic □ Prehistoric □ Both 1926

\_\_\_\_

\*P7. Owner and Address:

\*P8. Recorded by: (Name, affiliation, and address) Pam O'Connor, Kaplan Chen Kaplan, 2526 18<sup>th</sup>St., Santa Monica, CA 90405

\*P9. Date Recorded: <u>10/2023</u> **S**urvey Type: (Describe) Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historic Resources Survey..840, 844, 848 and 852 Hilldale Ave., West Hollywood 10/2023

\*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

### BUILDING, STRUCTURE, AND OBJECT RECORD

1\*Resource Name or # (Assigned by recorder) <u>840 Hilldale Avenue</u> \_\*NRHP Status Code: 6Z Page 2 of 2

B1Historic Name: B2. Common Name: B3. Original Use: Two-flat

B4. Present Use: Two-flat

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

No original building permit was located. Los Angeles County Assessor records give a construction date of 1926.

\*B7. Moved? No Date: Original Location:

\*B8. Related Features:

B9a. Architect: <u>Unknown</u>b. Builder: <u>Unknown</u>

\*B10. Significance: Theme <u>Spanish Colonial Revival Style</u> Area: <u>Architecture and Engineering</u>
Period of Significance: <u>1915-1942</u> Property Type: <u>Two-flat</u> Applicable Criteria <u>None</u> (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

The dwelling is a modest building with Spanish Colonial Revival style features limited to the front elevation. There is no master architect associated with the building. The materials and workmanship are unremarkable.

City Directories and building permits provide data on occupants and owners of the subject buildings. The following information was identified regarding owners and occupants. None of the owners/occupants achieved historic significance.

Year	Name	Occupation
1929	Cathleen Allison	No occupation listed
1929	Louis Pappas	Confectioner
	Delphine Pappas	No occupation listed
1933	Michael Cronin	Motorman
	Minnie Cronin	No occupation listed
1933	Jenry A. Isham	No occupation listed
1942	Robert E. Fogelman	Dairyman
	Freda Fogelman	No occupation listed
1951-1954	Margaret Jourden	No occupation listed
1958	Steven H. Stanley	No occupation listed
1965	Gerald Murray	No occupation listed
1970	John Powers	No occupation listed
1980	Kenneth J. Poe	No occupation listed
1980	M.J. Mackell	No occupation listed

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

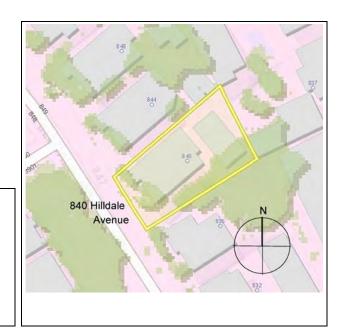
Historic Resources Survey 840, 844, 848 and 852 Hilldale Ave, West Hollywood, CA Kaplan Chen Kaplan, 10/2023

B13. Remarks:

\*B14. Evaluator: Pam O'Connor, Kaplan Chen Kaplan

\*Date of Evaluation: 10/2023

(This space reserved for official comments.)



State of California I The Resources Agency DEPARTMENT OF PARKS AND RECREATION

### PRIMARY RECORD

Primary # HRI #

Trinomial

NRHP Status Code

Other Listings

Review Code Reviewer Date

Page1of\_ \*Resource Name or #: (Assigned by recorder) 844 Hilldale Avenue, West Hollywood, CA
P1. Other Identifier:\_\_\_\_\_\_

- \*P2. Location: Not for Publication Unrestricted
  - \*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
  - \*b. USGS 7.5' QuadDateT; R;  $\square$  of  $\square$  of Sec; B.M.
  - c. Address City 844 Hilldale Avenue, West Hollywood Zip 90069
  - d. UTM: (Give more than one for large and/or linear resources) Zone, mE/ mN
  - e. Other Locational Data: (eg., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
    APN: 4340-007-023
- \*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The two-family dwelling is two-stories and rectangular in plan. The front setback is narrow and used for parking. The building has Spanish Colonial Revival style features on its front facade. The building is clad with a textured stucco finish. The building has a flat roof with a parapet trimmed with clay tiles; the parapet rises slightly at the corners of the front facade. On the north end of the front elevation there is a two-story wing that projects out slightly to which a one-story portico with arched wingwall is attached. The entrances to the two units are located under the recessed area of the portico. On the projecting wing there is a single window on the upper level and two narrow windows with decorative muntins on the lower level. On the main section of the front elevation there are three windows at each level. The pattern of the windows is a wide window in the center flanked by a double-hung size window on each side. There are security bars on the lower-level windows. A slightly projecting shed roof is positioned over both the lower and upper window sets. There are no architectural details on the front elevation. The side elevations of the building contain windows organized to support interior functions. There are no architectural or design details on the side elevations.



- \*P3b. Resource Attributes: (List attributes and codes) HP2
- \*P4.Resources Present:X□ Building□ Structure□ Object□ Site□ District□ Element of District□ Other (Isolates, etc.)
- P5b. Description of Photo: (view, date, accession #) 9/2023
- \*P6. Date Constructed/Age and Source: X□Historic □Prehistoric
  - ☐ Both <u>1926</u>
- \*P7. Owner and Address:
- \*P8. Recorded by: (Name, affiliation, and address) Pam O'Connor, Kaplan Chen Kaplan, 2526 18<sup>th</sup>St., Santa Monica, CA 90405
- \*P9. Date Recorded: <u>10/2023</u> **S**urvey Type: (Describe) <u>Intensive</u>
- \*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historic Resources Survey, 840, 844, 848 and 852 Hilldale Ave., West Hollywood 10/2023

\*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

### BUILDING, STRUCTURE, AND OBJECT RECORD

1\*Resource Name or # (Assigned by recorder) <u>844 Hilldale Avenue</u> \_\*NRHP Status Code: 6Z Page 2 of 2

B1Historic Name: B2. Common Name: B3. Original Use: <u>Two-flat</u>

B4. Present Use: Two-flat

\*B5. Architectural Style: Spanish Colonial Revivall

\*B6. Construction History: (Construction date, alterations, and date of alterations)

No original building permit was located. Los Angeles County Assessor records give a construction date of 1926.

\*B7. Moved? No Date: Original Location:

\*B8. Related Features:

B9a. Architect: <u>Unknown</u>b. Builder: <u>Unknown</u>

\*B10. Significance: Theme <u>Spanish Colonial Revival Style</u> Area: <u>Architecture and Engineering</u>
Period of Significance: <u>1915-1942</u> Property Type: <u>Two-flat</u> Applicable Criteria <u>None</u> (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

The dwelling is a modest building with Spanish Colonial Revival style features limited to the front elevation. There is no master architect associated with the building. The materials and workmanship are unremarkable.

City Directories and building permits provide data on occupants and owners of the subject buildings. The following information was identified regarding owners and occupants. None of the owners/occupants achieved historic significance.

Year	Name	Occupation
1929	Richard C. Wright	Laborer
	Ruth Wright	No occupation listed
1933	Almon G. Pond	Drugstore
	Lucy Pond	No occupation listed
1933	Christine Sedgwick	Widow
1937	Josephine Mair	Writer
1951	? Dorko	No occupation listed
	Theresa Dorko	No occupation listed
1054	Theresa Dorko	No occupation listed
1962	? Dliphanttion	No occupation listed
1975	Maria Gaivez	No occupation listed
1980	Radford Polinsky	No occupation listed

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

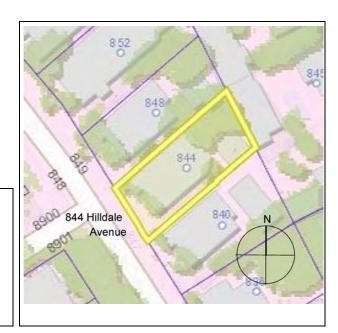
Historic Resources Survey 840, 844, 848 and 852 Hilldale Ave, West Hollywood, CA Kaplan Chen Kaplan, 10/2023

B13. Remarks:

\*B14. Evaluator: Pam O'Connor, Kaplan Chen Kaplan

\*Date of Evaluation: 10/2023

(This space reserved for official comments.)



State of California 

The Resources Agency DEPARTMENT OF PARKS AND RECREATION

### PRIMARY RECORD

Primary # HRI #

Trinomial

NRHP Status Code

Other Listings

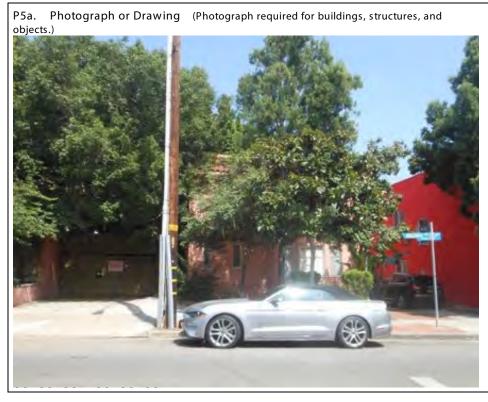
Review Code Reviewer Date

Pagelof \*Resource Name or #: (Assigned by recorder) 848 Hilldale Avenue, West Hollywood, CA
P1. Other Identifier:

- \*P2. Location: Not for Publication Unrestricted
  - \*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
  - \*b. USGS 7.5' QuadDateT; R;  $\square$  of  $\square$  of Sec; B.M.
  - c. Address City <u>848 Hilldale Avenue, West Hollywood</u> Zip <u>90069</u>
  - d. UTM: (Give more than one for large and/or linear resources) Zone, mE/ mN
  - e. Other Locational Data: (eg., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
    APN: 4340-007-024
- \*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The two-family dwelling is two-stories and rectangular in plan. The building has Spanish Colonial Revival style features on its front facade. The building is clad with a textured stucco finish. The building has a flat roof with a front shed roof feature with an overhand and clad with clay tiles. On the north end of the front elevation there is a two-story wing that projects out slightly to which a one-story portico. The portico has a rectangular opening with flat roof with clay tiles. The entrances to the two units are located under the recessed area of the portico.

On the projecting wing there are two windows on the upper level and two narrow er windows with decorative muntins on the lower level. On the main section of the front elevation there are three windows at each level. The pattern of the windows is a wide window in the center flanked by a double-hung size window on each side. The windows have divided lights at their upper level. Other than a cement medallion above the first-floor windows, there are no other architectural or design details on the front façade. The side elevations of the building contain windows organized to support interior functions. There are no architectural or design details on the side elevations.



- \*P3b. Resource Attributes: (List attributes and codes) HP2
- \*P4.Resources Present:X□ Building□ Structure□ Object□ Site□ District□ Element of District□ Other (Isolates, etc.)
- P5b. Description of Photo: (view, date, accession #) \_\_\_\_\_9/2023\_\_
- \*P6. Date Constructed/Age and Source:  $X \square$  Historic  $\square$  Prehistoric
  - □ Both 1926
- \*P7. Owner and Address:
- \*P8. Recorded by: (Name, affiliation, and address) Pam O'Connor, Kaplan Chen Kaplan, 2526 18<sup>th</sup>St., Santa Monica, CA 90405
- \*P9. Date Recorded: <u>10/2023</u> **S**urvey Type: (Describe) Intensive
- \*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historic Resources Survey..840, 844, 848 and 852 Hilldale Ave., West Hollywood 10/2023

\*Attachments: NONE Location Map \*\*Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

# State of California The Resources Agency Primary # DEPARTMENT OF PARKS AND RECREATION HRI# BUILDING, STRUCTURE, AND OBJECT RECORD

1\*Resource Name or # (Assigned by recorder) <u>848 Hilldale Avenue</u> \_\*NRHP Status Code: 6Z Page 2 of 2

B1Historic Name: B2. Common Name: B3. Original Use: <u>Two-flat</u>

B4. Present Use: Two-flat

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

No original building permit was located. Los Angeles County Assessor records give a construction date of 1926.

\*B7. Moved? No Date: Original Location:

\*B8. Related Features:

B9a. Architect: <u>Unknown</u>b. Builder: <u>Unknown</u>

\*B10. Significance: Theme <u>Spanish Colonial Revival Style</u> Area: <u>Architecture and Engineering</u>
Period of Significance: <u>1915-1942</u> Property Type: <u>Two-flat</u> Applicable Criteria <u>None</u> (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

The dwelling is a modest building with Spanish Colonial Revival style features limited to the front elevation. There is no master architect associated with the building. The materials and workmanship are unremarkable.

City Directories and building permits provide data on occupants and owners of the subject buildings. The following information was identified regarding owners and occupants. None of the owners/occupants achieved historic significance.

Year	Name	Occupation
1937	Marie Peacock	Stenographer
1942	Otto E. Frokiar	Restaurant Worker
1951	Jewell Davis	No occupation listed
1954	Philip E. Sanders	No occupation listed
1981	Sue Louise Vosberg	No occupation listed

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

Historic Resources Survey 840, 844, 848 and 852 Hilldale Ave, West Hollywood, CA Kaplan Chen Kaplan, 10/2023

B13. Remarks:

\*B14. Evaluator: Pam O'Connor, Kaplan Chen Kaplan

\*Date of Evaluation: 10/2023

<u> 10/2020</u>

848 Hilldale Avenue

(This space reserved for official comments.)

State of California I The Resources Agency DEPARTMENT OF PARKS AND RECREATION

### PRIMARY RECORD

Primary # HRI #

Trinomial

NRHP Status Code

Other Listings

Review Code Reviewer Date

- \*P2. Location: Not for Publication Unrestricted
  - \*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
  - \*b. USGS 7.5' QuadDateT; R;  $\square$  of  $\square$  of Sec; B.M.
  - c. Address City <u>852 Hilldale Avenue, West Hollywood</u> Zip <u>90069</u>
  - d. UTM: (Give more than one for large and/or linear resources) Zone, mE/ mN
  - e. Other Locational Data: (eg., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
    APN: 4340-006-013

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The dwelling is one-story, 2,144 square feet with four units. It is rectangular in plan with a flat roof and stucco clad. The front elevation is obscured by heavy vegetation. The building has influences of the American Colonial Revival style. The building is sited on the north two-thirds of the parcel with a driveway on the south one-third of the parcel. The entrances to the units face the driveway. The building's south elevation is divided into three bays. The center bay has a metal door with vertical metal louvers above. This is a later modification to the building based on its design and materials which are not representative of the American Colonial Revival style or the period of the 1920s. The two bays to either side of the centered bay each contain a stairway and small porch platform with a hood that is supported by fluted wood columns. There are two entry doors to two of the units on each porch. To each side of the porch are a pair of windows with decorative muntins that create an arched shape. The windows on the east end have metal security bars.



- \*P3b. Resource Attributes: (List attributes and codes) <u>HP2</u>
- \*P4.Resources Present:X□ Building□ Structure□ Object□ Site□ District□ Element of District□ Other (Isolates, etc.)
- P5b. Description of Photo: (view, date, accession #) <u>10/2023</u>
- \*P6. Date Constructed/Age and Source: X□ Historic □ Prehistoric □ Both 1925
- \*P7. Owner and Address:
- \*P8. Recorded by: (Name, affiliation, and address) Pam O'Connor, Kaplan Chen Kaplan, 2526 18<sup>th</sup>St., Santa Monica, CA 90405
- \*P9. Date Recorded: <u>10/2023</u> **S**urvey Type: (Describe) Intensive
- \*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historic Resources Survey..840, 844, 848 and 852 Hilldale Ave., West Hollywood 10/2023

\*Attachments: \( \DONE \) Location Map \( X \) Continuation Sheet \( \DETILDE \) Building, Structure, and Object Record \( \DETILDE \) Archaeological Record \( \DETILDE \) District Record \( \DETILDE \) Linear Feature Record \( \DETILDE \) Milling Station Record \( \DETILDE \) Record \( \DETILDE \) Artifact Record \( \DETILDE \) Photograph Record \( \DETILDE \) Other (List):

### BUILDING, STRUCTURE, AND OBJECT RECORD

1\*Resource Name or # (Assigned by recorder) <u>852 Hilldale Avenue</u> \_\*NRHP Status Code: 6Z Page 2 of 2

B1Historic Name: B2. Common Name: B3. Original Use: Multi-family residential

B4. Present Use: Multi-family residential

\*B5. Architectural Style: <u>American Colonial Revival</u>

\*B6. Construction History: (Construction date, alterations, and date of alterations)

No original building permit was located. Los Angeles County Assessor records give a construction date of 1925. Assessor records show improvements were made in 1955 and the building was reassessed. There Is a metal door and metal louvers in the center bay which are not from the period of construction, the 1920s.

\*B7. Moved? No Date: Original Location:

\*B8. Related Features:

B9a. Architect: <u>Unknown</u> b. Builder: <u>Unknown</u>

\*B10. Significance: Theme <u>American Colonial Revival Style</u> Area: <u>Architecture and Engineering</u>
Period of Significance: <u>1900-1940</u> Property Type: <u>Multi-family residential</u> Applicable Criteria <u>None</u> (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

The dwelling is a modest building with American Colonial Revival style influences. There is no master architect associated with the building. The materials and workmanship are unremarkable. City Directories and building permits provide data on occupants and owners of the subject buildings. The following information was identified regarding owners and occupants. None of the owners/occupants achieved historic significance.

Year	Name	Occupation
1929	Marshall N. Franklin	Contractor
	Maude Franklin	No occupation listed
1933	Mabel Wight	No occupation listed
1933	Robert Woolf	Chauffeur
1933	Nell Duffy	Actor
1933	Joseph A. Thompson	Studio worker
	Helen J. Thompson	No occupation listed
1937	Amanda Bidwell	Cook
1942	Charles Malmister	No occupation listed
1942	Chris A. Schirck	Meats
	Pearl J. Schirck	No occupation listed
1951	W. R. Baugh	No occupation listed
1954	Jack R. Knudson	No occupation listed

### B11. Additional Resource Attributes: (List attributes and codes)

### \*B12. References:

Historic Resources Survey 840, 844, 848 and 852 Hilldale Ave, West Hollywood, CA Kaplan Chen Kaplan, 10/2023

B13. Remarks:

\*B14. Evaluator: Pam O'Connor, Kaplan Chen Kaplan

\*Date of Evaluation: 10/2023

(This space reserved for official comments.)

