COLLINS HACIENDA
5689 West Holly Oak Drive
CHC-2019-1827-HCM
ENV-2019-1828-CE

Agenda packet includes:

1. Under Consideration Staff Recommendation Report
2. 2017 Historic-Cultural Monument Application
3. 1984 Historic-Cultural Monument Application
4. Letter of Determination, dated July 17, 1985

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

Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2019-1827-HCM
ENV-2019-1828-CE

HEARING DATE: April 18, 2019
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 5689 West Holly Oak Drive
Council District: 4 - Ryu
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Hollywood United
Legal Description: Tract 6247, Lots FR 120-121;
Tract 1288, PT LT A

PROJECT: Historic-Cultural Monument Application for the COLLINS HACIENDA

REQUEST: Declare the property an Historic-Cultural Monument

OWNER/APPLICANT: John I. Bailey, Co-Trustee, Bailey Littleton Trust
5689 Holly Oak Drive
Los Angeles, CA 90068

PREPARER: Charles J. Fisher
140 South Avenue 57
Los Angeles, CA 90042

RECOMMENDATION **That the Cultural Heritage Commission:**

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

2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

Attachment: 2018 Historic-Cultural Monument Application
1984 Historic-Cultural Monument Application
Determination Letter, Dated January 17, 1985

SUMMARY

Collins Hacienda is a one-and-one-half story single-family residence located on West Holly Oak Drive in Hollywood. Commissioned by Edwin R. Collins for him and his wife, Margaret, in 1933, the property was designed in the Spanish Colonial Revival architectural style by architects Alvan Edward Norstrom (1895-1946) and Milton Lawrence Anderson (1895-1987).

U-shaped in plan, the subject property is of wood-frame construction with smooth stucco cladding. The roof is multi-planed and cross-gabled and has clay tiles. The primary, east-facing elevation is asymmetrically composed. Heavily articulated single-story wings extend north from the property's two-story volume, around a central courtyard. The primary entrance is off-centered on the east elevation and consists of an arched opening with wood plank doors. There is an attached three-car garage located to the north of the entrance. Fenestration includes multi-lite wood casement windows and multi-lite wood fixed windows. There are two chimneys, as well as a squared belfry capped by a hipped roof. Interior features include open beam ceilings, decorative wrought iron lighting fixtures, hardwood floors, and bathroom tiling. The courtyard features a swimming pool, and there is a guest house behind the residence.

Alvan Norstrom and Milton Anderson each arrived independently in Los Angeles in 1920 and worked as draftsmen for several local firms. The two architects established their Los Angeles-based practice, Norstrom & Anderson, in 1928. The firm specialized in commercial and industrial properties but also constructed a number of residential projects.

The subject property appears to have undergone several alterations over the years that include the addition of a swimming pool in 1948; the remodel of the kitchen and removal of non-load bearing walls in 1961; the replacement of two windows with French doors in 1979; the construction of a guest house in 2003; the addition of solar panels on the roof in 2004; and the remodel of the bathrooms in 2011.

An initial Historic-Cultural Monument application for the subject property was submitted in 1984 by the then-owner, Channing W. Gilson. At a meeting on January 2, 1985, the Cultural Heritage Board voted to decline the application due to the property not meeting the criteria under the Cultural Heritage Ordinance. The current application was reviewed on March 7, 2019 by a subcommittee of the Cultural Heritage Commission consisting of Commissioners Barron and Kennard which determined there was substantial new information that warranted reconsideration and recommended that the application be placed on a future agenda before the full Commission.

CRITERIA

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

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or

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

FINDINGS

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

COLLINS HACIENDA
5689 West Holly Oak Drive
CHC-2019-1827-HCM
ENV-2019-1828-CE

2017 Historic-Cultural Monument Application

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Collins Hacienda		Former name of property	
Other Associated Names:			
Street Address: 5689 Holly Oak Drive	Zip: 90068	Council District: 4	
Range of Addresses on Property: 5685-5691 Holly Oak Drive		Community Name: Hollywood Hills	
Assessor Parcel Number: 5587-009-046	Tract: 6247 & 1288	Block: N/A	Lot: Cont'd
Identification cont'd: Ptn of Lots 120 & 121, Tract #6247 & Ptn Lot A, Tract #1288 per attached map			
Proposed Monument Property Type: ● Building	○ Structure	○ Object	○ Site/Open Space ○ Natural Feature
Describe any additional resources located on the property to be included in the nomination, here: Guest house, fountain, swimming pool			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1933 ● Factual ○ Estimated	Threatened? None
Architect/Designer: Alvan Norstrom & Milton L. Anderson	Contractor: Edwin R. Collins (owner build)
Original Use: Single family estate	Present Use: Single family estate
Is the Proposed Monument on its Original Site? ● Yes ○ No (explain in section 7) ○ Unknown (explain in section 7)	

3. STYLE & MATERIALS

Architectural Style: Spanish Colonial Revival	Stories: 1, 2	Plan Shape: U-shaped

FEATURE	*PRIMARY*	*SECONDARY*
CONSTRUCTION	Type: Wood	Type: Select
CLADDING	Material: Stucco, smooth	Material: Select
ROOF	Type: Gable	Type: Select
	Material: Clay tile, rounded	Material: Select
WINDOWS	Type: Casement	Type: Fixed
	Material: Wood	Material: Wood
ENTRY	Style: Recessed	Style:
DOOR	Type: Plank	Type: Select

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.	
1948	Swimming pool added to courtyard area.
1961	Kitchen remodeled and enlarged by removing 3 non-bearing walls.
1979	Kitchen cabinets replaced and two windows were converted to French doors.
2003	Recreation room/guest house constructed.
2004	Solar panels to heat pool added flush on part of roof.
2011	Bathrooms remodeled.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

Name: John Bailey and Carol Littleton	Company:	
Street Address: 5689 Holly Oak Drive	City: Los Angeles	State: CA
Zip: 90068	Phone Number: 323-467-5281	Email: jbaileycine@earthlink.net

Property Owner

Is the owner in support of the nomination? ● Yes ○ No ○ Unknown

Name: John Bailey and Carol Littleton	Company: Bailey Littleton Trust	
Street Address: 5689 Holly Oak Drive	City: Los Angeles	State: CA
Zip: 90068	Phone Number: 323-467-5281	Email: jbaileycine@earthlink.net

Nomination Preparer/Applicant's Representative

Name: Charles J. Fisher	Company:	
Street Address: 140 S. Avenue 57	City: Highland Park	State: CA
Zip: 90042	Phone Number: 323-256-3593	Email: arroyoseco@hotmail.com

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
✓	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
✓	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
✓	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Charles J. Fisher	11-4-2016	Charles J. Fisher
Name:	Date:	Signature:

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

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

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

Collins Hacienda
Architectural Description

Built in a semi-circular plan, this one and two-story Spanish Colonial Revival residence has an irregular façade with multiple plains of low gabled clay tile roofs. The articulated façade has a sloped roof over the arched front porch, which is within a setback wing to the front facade situated to the right of the that façade, with an attached three bay garage to the right of the entry, which opens into a covered colonnade that flanks two sides of the central courtyard. The colonnade leads to the main entry to the living room and a second entry to the kitchen. Architectural details include textured stucco, multi light casement and fixed pane windows, open eaves and a squared belfry to the right of the front. A stucco covered chimney for an outdoor fireplace under the colonnade is to the left of the front entry seen at the rear of the front façade.

The two story portion is to the left of the front façade, encompassing the bedrooms has a large covered balcony wrapping around the corner and a sleeping porch at the rear.

Accessory structures include a recreation room/guest house at the rear (built in 2003) and a kidney-shaped swimming pool (installed in 1948) to the East of the courtyard. The three bay garage is attached to the East side of main house, adjacent to the main entrance, and features three separate vertical plank doors.

Interior features include hardwood floors, open beam ceilings, decorative wrought iron lighting fixtures, a large inset fireplace in the living room and a small kiva style fireplace in the master bedroom, richly tiled bathrooms, ornate crown moldings, arched inset shelves and a full library with a box beam ceiling and wood panels around the built in bookcases.

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Collins Hacienda
5689 Holly Oak Drive
Significance Statement

Built in 1933 by Edwin R. Collins, the managing editor for the Los Angeles Evening Herald, this hacienda type Spanish Colonial Revival residence was designed by the architects Alvan Edward Norstom and Milton Lawrence Anderson. Collins had bought the property, consisting of Lots 120 and 121 of Tract No. 6247 and a portion of Lot A of Tract No. 1288 in 1926.

Edwin Rufus Collins was born on April 21, 1876 in Rhonerville, California, a suburb of the city of Eureka. He was the only child of, Edwin R Collins, Sr. and Eleanor (Palmer) Collins. His father worked with the railroad industry and the family moved several times, eventually settling in the town of Crab Creek, Washington, where his father was shown in the 1880 census as a butcher. His schooling was mostly in Walla Walla, Washington, where he attended Whitman College. He began working for the Walla Walla Union as a reporter during his military service as an Army Sargent in the Spanish America War. His military service took him to serve in the Philippines where he fought against the insurrection in 1902-03, ultimately reaching the rank of Major in the Army Officer's Reserve Corps, a position that he retained for the rest of his life.

Settling in Oregon he became the City Editor for the Portland Telegram in 1904, but was hired a year later by William Randolph Hearst's Los Angeles Examiner as the night editor. In 1907 he was transferred to the San Francisco Examiner, but left the following year to become the editor of the Daily Optic, in Las Vegas, New Mexico when Hearst acquired that paper. While there, Collins married Margaret E. Flint on June 15, 1909.

The couple then moved to Massachusetts, where Edwin became the Sunday editor for Hearst's Boston American, returning to the Los Angeles Evening Herald in late 1911 to become the news editor until he was place in the same position at the Chicago American. In late 1913 he finally returned to the Evening Herald as the managing editor, later taking on that job for the Express, as well. Until this point, it appears that Collins main job was to set various Hearst-owned newspapers on a proper course to be profitable. As such, he was a critical asset for the corporation. In 1924 he was put in charge of the editorial content of all of the afternoon Hearst papers on the Pacific Coast, on top of his duties at the Herald and Express.

He also personally wrote many of the paper's news, editorials and features along with doing the same, as well as fiction, for several magazines, including Gunter's Magazine, National Sportsman and Monthly Story Magazine. He also wrote numerous short stories.

Collins was active in three athletic clubs in Hollywood, Santa Monica and Los Angeles, along with being active in the California Country Club, Uplifters, Adventurers, Casa del Mar, Sea Breeze, Surf and Sand and the Pacific Coast Clubs. In spite of his extensive physical activity, Collins suffered a massive heart attack on June 6, 1933, which left him bedridden, just as the hacienda was near completion. He passed away there from a relapse on August 25, 1933, at the age of 57, leaving his new home to his wife.

Margaret Collins sold the Home to Pennzoil executive Norman Mayfield Day and his wife, Daisy Gleason Day in March of 1939. Day died on February 9, 1941 at the age of 52. Daisy Day lived in the house until she sold it to Herbert H. Clarke Jr. and his wife, Margaret Clarke on October 23, 1958 who then deeded it to Channing Wallace Gilson and Elva H. Gilson on June 6, 1961. Mrs. Gilson died in July 1969 at the age of 49. On April 1, 1986, Gilson transferred the property to Jeffery K. Ayercoff and Marty Longbine, who sold it to Neal Levin as Trustee for actress/comedian Katie Segal and her husband, musician Jack White, on September 12, 1991. Segal and White sold it to the current owners, John I Bailey and his wife, Carol Littleton on September 17, 1997.

Spanish Colonial Revival style, in California, was proceeded by the Mission Revival period (1890-1915), which was a nostalgic reaction to the Victorian era, heavily influenced by the new Arts and Crafts movement. The Hacienda layout came directly from Mexico, with the construction of housing surrounding a central patio, which essentially becomes an outdoor room within the walls of the house.

The possibilities of the Spanish Colonial Revival Style were brought to the attention of architects attending late 19th and early 20th century's international expositions. For example, California's Mission Revival style Pavilion in white stucco at the World's Columbian Exposition of 1893 in Chicago, and the Mission Inn, in Riverside, along with the Electric Tower of the Pan-American Exposition in Buffalo, New York, in 1900 introduced the potential of Spanish Colonial Revival. They also integrated porticoes, pediments and colonnades influenced by Beaux Arts classicism as well.

By the early years of the 1910s, architects in Florida had begun to work in a Spanish Colonial Revival style. Frederick H. Trimble's Farmer's Bank in Vero Beach, completed in 1914, is a fully mature early example of the style. The city

of St. Cloud, Florida, espoused the style both for homes and commercial structures and has a fine collection of subtle stucco buildings reminiscent of colonial Mexico. Many of these were designed by architectural partners Ida Annah Ryan and Isabel Roberts.

California was the major location of design and construction in the Spanish Colonial Revival, especially in the coastal cities. In 1915 the San Diego Panama-California Exposition, with architects Bertram Goodhue and Carleton Winslow Sr., popularized the style in the state and nation. It is best exemplified in the California Quadrangle, built as the grand entrance to that Exposition. In the early 1920s, architect Lilian Jeannette Rice designed the style in the development of the town of Rancho Santa Fe in San Diego County. The city of Santa Barbara adopted the style to give it a unified Spanish character after widespread destruction in the 1925 Santa Barbara earthquake. Its County Courthouse is a prime example of the style. Real estate developer Ole Hanson favored the Spanish Colonial Revival style in his founding and development of San Clemente, California in 1928. The Pasadena City Hall, Sonoma City Hall, and Beverly Hills City Hall are other notable civic examples in California. Between 1922 and 1931, architect Robert H. Spurgeon constructed 32 Spanish colonial revival houses in Riverside California and many of them have been preserved. The 1929 William Ford Residence (Ventura County Monument No. 162), in Ojai, designed by Paul Revere Williams, is a premium example of the Hacienda Style.

The Hacienda layout is normally found on larger properties due to the space required for the central patio area. It is found, as well, in the early California Ranch Style, as practiced by California designers, such as Cliff May. Paul Williams also adapted it to the Ranch Style, as found in the Craig Residence (HCM 992) in West Hills.

In 2012 the Collins Hacienda was included in "The California Casa" by Douglas Woods, with photographs by Melba Levick (Attached). This includes the cover photo for the book, which is of the courtyard fountain.

A more detailed history of the Collins Hacienda was compiled in 2002 by the historian Tim Gregory and has been attached immediately after this page to fill in the details of the architectural and historic significance of this property.

The house is significant architecturally as an excellent example of hacienda style Spanish Colonial Revival residence as well as historically for its connection with Edwin Collins, a noted newspaper man who was major part in the building of the Hearst newspapers into an extensive national chain which was a major influence on society and politics for decades. The second owner, Norman M. Day, was a noted Pennzoil executive.

Collins Hacienda

Bibliography

Books:

Woods, Douglas.....The California Casa.....©2012, Rizzoli

McAlester, Virginia and Lee....A Field Guide to American Houses.....©1990, Alfred A. Knopf

Reports:

The Edwin Collins House, A History.....©2002, Tim Gregory

Los Angeles Times Articles:

Hollywood Store Building Nearing Completion.....August 23, 1931, Page D3

Heart Ills End Career of Editor.....August 26, 1933, Page A3

Last Honor Accorded to Collins.....August 29, 1933, Page 16

Additional Data Sources:

Los Angeles County Assessors Records

Los Angeles City Building Permits

Los Angeles County Subdivision Maps

United States Census Records

Sanborn Maps

Social Security Death Index

California Death Index.

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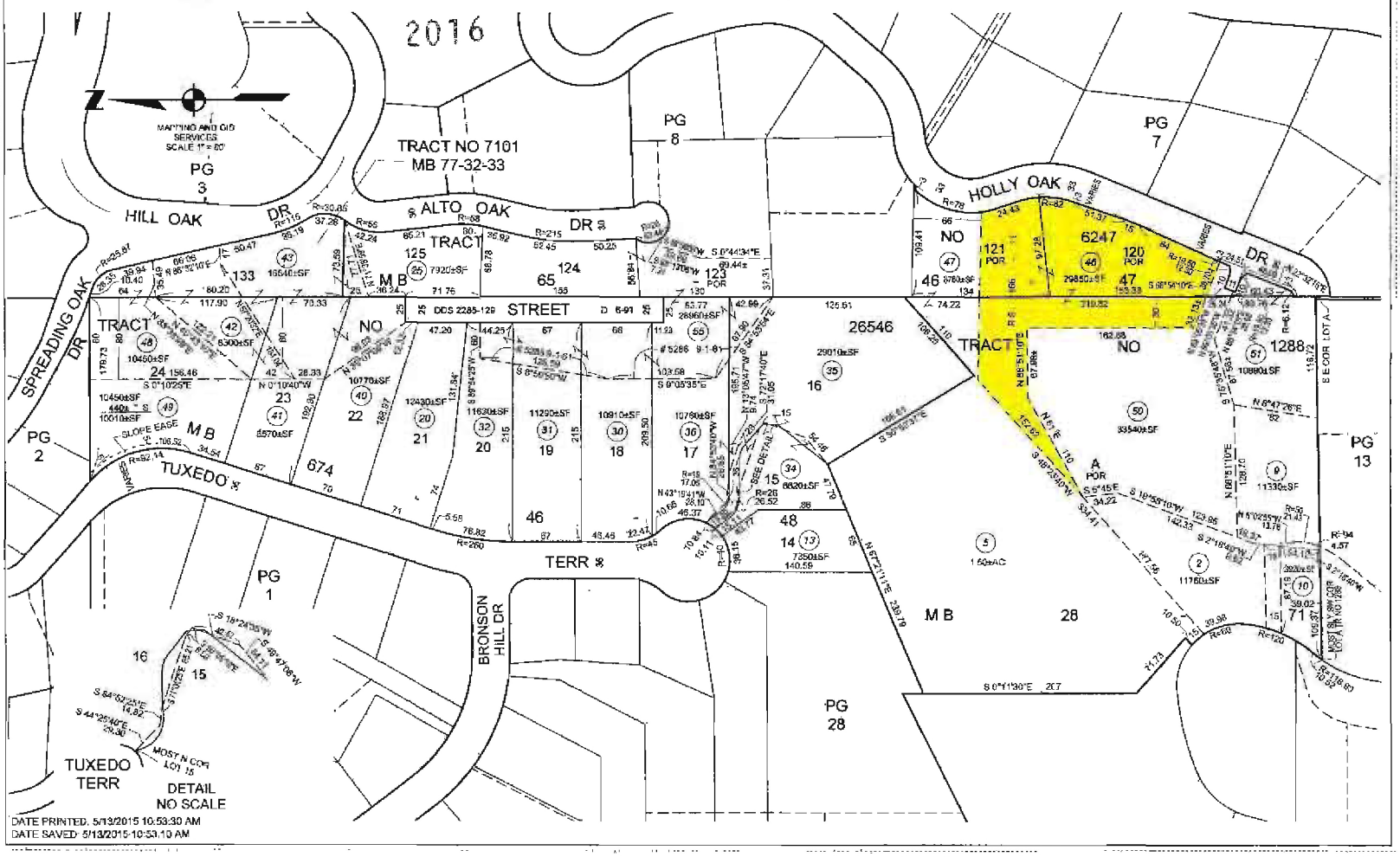


THE

EDWIN R. COLLINS

HOUSE

A History

5689 HOLLY OAK DRIVE

LOS ANGELES

THE OWNERS

In 1929, Edwin R. Collins, the managing editor of the *Los Angeles Evening Herald*, purchased parts of lots 120 and 121 of Tract 6247 and part of Lot A of Tract 1288 from Marguerite Livingston who had owned the undeveloped land since 1927. The parcel then had a frontage along Holly Oak Drive (then known as Hill Oak Drive) of 309 feet. Mr. Collins commissioned the Los Angeles architectural firm of Norstrom & Anderson to design a home for him and his wife Margaret in the then-popular Spanish Colonial Revival style. It was not until January 1933 that Mr. Collins was issued a permit for its construction. He identified himself as the contractor. The original address of the house was 5700 Hill Oak Drive, but it was changed to the current address about a year after construction.

Mr. Collins was born in Rhonerville, California (a small town near Eureka in Humboldt County) on April 21, 1876, the son of Edwin R. and Eleanor (Palmer) Collins. His father was involved in railroad construction, so the family relocated quite often within the Northwest states. The junior Mr. Collins was educated in the public schools of Walla Walla, Washington and at Whitman College, also in Walla Walla. After work as a grocery clerk and a draper, Mr. Collins accepted a position as a correspondent with the *Walla Walla Union* during the Spanish-American War (1898-99). After military service, he briefly became the assessor for Walla Walla County, but in 1900 returned to the newspaper business as the city editor of the *Union*. Then, in 1903, he moved to Portland where he was the telegraph editor of the *Journal*. In 1904, Mr. Collins accepted the job of city editor for the *Portland Telegram*. A year later, he joined the Hearst organization as night editor of the *Los Angeles Examiner*, moving to the *San Francisco Examiner* in 1907. He moved away from California in 1908 when he became the editor of the *Daily Optic* of Las Vegas, New Mexico. It was on June 15 of the following year that he married the former Margaret E. Flint of East Las Vegas.

Continuing his peripatetic career, Mr. Collins was the Sunday editor of the *Boston American* between 1909 and 1911. He then returned to Los Angeles in late 1911 to become the news editor of the *Evening Herald*. He served as news editor of the *Chicago American* in 1913, and then returned later that year to the *Los Angeles Evening Herald* as its managing editor– a job which he retained for the rest of his life. Beginning in 1924, Mr. Hearst assigned him additional duties as editorial supervisor of all the Hearst afternoon newspapers on the Pacific coast.

Mr. Collins saw war service not only during the Spanish-American War but also during the Philippine Insurrection. He was a member of the Association of the Army. He was socially active when in Los Angeles, with memberships in three athletic clubs--Hollywood, Santa Monica and Los Angeles–and in the California Country Club, Uplifters, Adventurers, Casa del Mar, Sea Breeze, Surf and Sand, and Pacific Coast Clubs. He also served in the Army's Officers' Reserve Corps with the rank of major. As

well as contributing articles to the Hearst newspapers, Mr. Collins wrote "general character" work, news, editorials, features, and fiction for other publications such as *Gunter's Magazine*, *National Sportsman*, and *Monthly Story Magazine*. A member of the Writers Club, Mr. Collins penned short stories and was co-author with Courtney Ryley Cooper of *The Poison Plot*.

Mr. Collins barely had time to enjoy his new home. He suffered a disabling heart attack on June 6, 1933 and died the following August 25 at the age of 57. After hearing of his death, the Los Angeles City Council adjourned in his memory. Biographical material on Mr. Collins is attached on pages 13 through 18.

Soon after her husband's death, sole title to the Holly Oak property was recorded in the name of Margaret F. Collins. In March 1939, she sold her home to Norman Mayfield Day who shared the house with his wife Daisy Gleason Day. Born in Los Angeles on December 20, 1888, Mr. Day had his public education in San Francisco. He was a graduate of Stanford University. In 1913, he began a life-long association with the Pennzoil Company, working his way up to president. A copy of the firm's ad in the 1939 city directory can be found on page 20. Mr. Day was a Mason and served as president of the University Club of Los Angeles. He was also active with the Stanford alumni. Mr. Day died prematurely on February 9, 1941 at the age of 52. A copy of his obituary from the *Los Angeles Times* is attached on page 19. Upon his death, title to the Holly Oak property passed to his widow. Daisy Day was a native of Iowa, born on October 24, 1888. She lived a long life, passing away in Los Angeles County on July 4, 1986 at the age of 97.

Herbert H. Clarke, Jr., and his wife Margaret S. Clark purchased the Holly Oak property in October 1958. Mrs. Clarke (1926-1970) was a native of Illinois. She died in San Diego County.

Mr. and Mrs. Clarke sold to Channing W. and Elva H. Gilson in July 1964. Upon Mrs. Gilson's death at the age of 49 in July 1969, Mr. Gilson became sole owner.

In April 1986, Jeffrey K. Ayeroff and Marty Longbine owned the property.

Assessor's ownership records show Neal Levin as the trustee owner in September 1991.

Carol Littleton and John Bailey have been the owners since September 1997. Born in Oklahoma and educated at the University of Oklahoma, the University of Mexico, Mainz University, and the University of Paris, Ms. Littleton is an award-winning film editor. Among the well-known movies on which she has worked: *Body Heat*, *E. T.: The Extra-Terrestrial* (for which she received an Academy Award nomination), *The Big Chill*, *Places in the Heart*, *The Accidental Tourist*, and *Diabolique*. Ms. Littleton has also worked in television, winning an Emmy Award in 2000 for her editing of *Oprah Winfrey*

Presents: Tuesdays with Morrie. Ms. Littleton has served on the board of governors of the Academy of Motion Picture Arts and Sciences and was vice-president of the local chapter of the Editors Guild.

Mr. Bailey, a native of Missouri, married Ms. Littleton in 1972. After studies at the University of Santa Clara, Loyola University, U.S.C., and the University of Vienna, he became a noted cinematographer and director. He has also served as a lecturer at the American Film Institute. Mr. Bailey has been the secretary of the American Society of Cinematographers and, like his wife, served on the board of governors of the Motion Picture Academy. Among his many film credits: *American Gigolo* and *Ordinary People* (1980); *That Championship Season* (1982); *The Big Chill* (1983); *Mishima: A Life in Four Chapters* (for which he and his co-creators won a Cannes Film Festival Award in 1985); *Tough Guys Don't Dance* (nominated for a 1988 Independent Spirit Award); *The Search for Signs of Intelligent Life in the Universe* (which he also directed: a CableACE nominee in 1990); *China Moon* (director–1994); and *As Good As It Gets* (1997).

Please see pages 21 through 24 for more detailed biographical information on Mr. Bailey and Ms. Littleton.

THE ARCHITECTS

Alvan Norstrom and Milton Anderson joined forces in the 1920s to create a design team that specialized in commercial and industrial structures throughout Southern California, although they were also known for their less common residential work. It is known that Norstrom & Anderson designed some significant branches for the Pacific Southwest Bank in Los Angeles and Pasadena.

Alvan Edward Norstrom, a San Francisco native, was born on May 26, 1895. He moved to Los Angeles around 1920 and procured a draftsman position with Wilshire Decorators located at 145 North Western Avenue. By 1924, he had gone into business for himself as Norstrom Architectural Services located at 112 West 9th Street, Room 1111. By 1928, Mr. Norstrom was working for architect John M. Cooper. It was there he got to know Milton Anderson who was also employed by Cooper. That year, Norstrom & Anderson, Architects and Engineers was established in downtown Los Angeles at 649 South Olive Street, Room 608. They later moved to 318 West 9th Street, Room 424. Mr. Norstrom lived with his wife Marie at 1294 Mullen Avenue and later at 2028 Edendale Place and 5323 Harcourt Avenue.

Milton Lawrence Anderson was born in Iowa on November 15, 1895. He also arrived in Los Angeles around 1920 and went to work immediately in Cooper's office as a draftsman. Mr. Anderson and his wife Glynda resided at 2880 Edgehill Drive and later at 4635 Brynhurst Avenue. By the 1950s, they had moved to San Marino. Mr. Anderson joined the Southern California Chapter of the American Institute of Architects in 1947.

Alvan Norstrom died prematurely on September 3, 1946 at the age of 49. His obituary from the *Southwest Builder and Contractor* is attached on page 12. (Only a brief death notice was published in the *Los Angeles Times*.) Mr. Norstrom's passing caused the dissolution of Norstrom & Anderson. Mr. Anderson later established his own office at 520 West 7th Street. He died in Orange County on February 14, 1987, having lived 91 years.

THE ARCHITECTURAL STYLE

One of the greatest influences on American domestic architecture, particularly in the Pacific Southwest, has been the Spanish Revival. In the New World, Spanish colonists blended the adobe building traditions of the Native Americans with similar Spanish housing traditions originally brought to Spain from North Africa. Often, both the Spanish Colonial style and the Pueblo Revival style use real or pseudo-adobe construction techniques which show this mixing of Spanish and Native American precedents. Spanish Colonial ecclesiastical buildings of the American Southwest provided the inspiration for the Mission Style (1890-1920). This was followed by the Spanish Revival style (beginning about 1915), which broadened the precedents to include the entire spectrum of Spanish and Spanish-American architecture, thus making it an unusually varied style. Some Spanish Revival houses have elaborate decorative detailing patterned after formal Spanish Renaissance buildings. Others show Moorish and Islamic influences, while still others, such as those of the Andalusian and Majorcan sub-styles, are based upon rural Spanish folk houses. The most recent style to emerge in the Spanish tradition is the Monterey Revival style (1925-1955), which is loosely based on certain houses of the American Southwest that show a mix of Spanish and English Colonial influences.

Spanish Revival houses are typically identified by low-pitched roofs, usually with little or no eave overhang, red-tile roof coverings, one or more prominent arches placed above a door or a principal window or beneath a porch roof, wall surfaces of stucco, and asymmetrical facades. The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspiration, an unusually rich and varied series of decorative precedents. The typical roof tiles are of two basic types: Mission tiles, which are shaped like half-cylinders, and Spanish tiles, which have an S-curve shape. Both types occur in many variations depending on the size of the tiles and the patterns in which they are applied. Dramatically carved doors are typical of Spanish architecture; these are more common on high-style Spanish Revival houses, but also occur on modest examples. Doors are usually emphasized by adjacent spiral columns, pilasters, carved stonework, or patterned tiles. Less elaborate entrance doors of heavy wood panels, sometimes arched above, are also common. Doors leading to exterior gardens, patios and balconies are usually paired and glazed with multiple panes of rectangular glass.

Many examples of Spanish Revival architecture have at least one large focal window. These are commonly of triple-arched or parabolic shape and may be filled with leaded and stained glass or may be dotted with stained-glass inserts of varying design. Decorative window grilles of wood or iron are common, as are similar balustrades on cantilevered balconies, which occur in a variety of shapes and sizes. Other typical details include tile-roofed (and otherwise decorated) chimney tops; brick or tile vents; fountains; arcaded tiled walkways (usually leading to a rear garden); and round or square towers.

Domestic buildings of Spanish precedent built before about 1920 are generally free adaptations in the Mission style. It was not until the Panama-California Exposition held in San Diego in 1915, that precise imitation of more elaborate Spanish prototypes received wide attention. The exposition was designed by Bertram Grosvenor Goodhue, who had previously authored a detailed study of Spanish Colonial architecture. Goodhue wanted to go beyond the then prevalent Mission interpretations and emphasize the richness of Spanish precedents found throughout Latin America. Inspired by the wide publicity given the exposition, other fashionable architects soon began to look directly to Spain for source material. There they found a still longer and richer sequence of architectural traditions which became melded into a style that they continued to call the Spanish Colonial Revival, or sometimes just Spanish Revival.

The two most common sub-styles upon which truly Spanish-derived revival architecture was based were the Majorcan and Andalusian. Majorcan houses tend to be a bit more formal in their layout and landscaping. Wrought-iron in window grilles and hand-rails is preferred over turned wood. The dwelling is usually oriented to the street by entry patios that are often walled. There may be second-floor balconies or loggias along the front elevation, often supported by arches resting on low heavy columns. Andalusian houses, on the other hand, often literally turn their back on the street, the activity of the household directed toward an interior tiled patio, often with a fountain at its center. The front elevation may be mostly blank wall with window openings and masses of decoration placed here and there in a seemingly random arrangement. Other characteristics of Andalusian-influenced houses include a noticeable asymmetrical layout, a much greater use of wood trim and shutters, and informal, less obviously planned landscaping. The farm-house variant of the Andalusian sub-style is even more plain, resembling the look of California missions.

However, one should not spend a lot of time trying to define what sub-style a design best fits. According to architectural historian Merry Ovnick, these distinctions are very subjective and "most builders were just grabbing a good-sounding label with no concept of what it signified." Even the more "scholarly" architects, such as John Byers, George Washington Smith, and the Davis brothers "took great liberties" and often produced very eclectic designs. Pioneer architects such as Wallace Neff, Reginald Johnson, and Roland Coate were all looking for an indigenous California architecture and would consciously blend a number of Mediterranean ideas. If a sub-style label must be applied to a building,

it is best to call it by whatever term the architect or real estate promoter used and leave it at that.

The Spanish Colonial Revival style reached its first apex during the 1920s and early 1930s and passed rapidly from favor during the 1940s. It emerged again during the 1970s, when the public's fascination with the "California Ranch" style began to run its course. Spanish Revival was once again the style of choice for many subdivisions in the 1980s and 1990s.

Spanish Revival is most common in the southwestern states, particularly California, Arizona, and Texas, and in Florida, all regions where original Spanish Colonial building occurred and continued into the 19th century. Landmark houses in this style are rare outside of Florida and the Southwest but, as in the related Mission style which preceded it, scattered vernacular examples are found in suburban developments throughout the country. During the 1920s, many new communities in Florida and Southern California were planned in the Spanish Revival style, and older towns (such as Santa Barbara) sought to affect a Spanish Colonial image.

Perhaps no single style has epitomized the romanticized heritage of Southern California so much as has the Spanish Revival. Especially during the 1920s, newcomers to the Golden State were enchanted by tales of the missions and the supposedly idealistic lifestyles of the early *Californios*. What made the architecture equally attractive was the fact it was ideally suited to the Mediterranean climate, with its thick, white reflective walls, tile roofs, small windows, and overhanging eaves.

Note: Some of the information above is based on material found in *A Field Guide to American Houses* by Virginia and Lee McAlester (New York, Knopf, 1984).

The Collins house is a good example of the Andalusian substyle of Spanish Colonial Revival with its rustic tile roof supported by rough-hewn beam-ends, interior courtyards, small-paned windows, wooden balconies, and wrought-iron fixtures and grilles. A touch of the older Mission substyle is evident in the bell-tower attached to the house.

THE HOUSE AND PROPERTY IN THE PUBLIC RECORD

On January 10, 1933, the City of Los Angeles issued building permit #392 to E. R. Collins for the construction of a two-story, twelve-room residence. The house was to measure approximately 90 by 135 feet, with a maximum height of 24 feet. It was to have a concrete foundation, redwood mud-sills, walls of plaster over a wood frame, a roof of tile overlaying a composition foundation, and one brick chimney. The estimated cost of $20,000 would have been quite a large sum in Depression-era Southern California.

Additional tile-work in the bathrooms was permitted in December 1936 at an undisclosed cost.

A permit was issued in December 1961 to remodel the kitchen, involving the removal of three interior walls and some plumbing and electrical work. John O. Weeks of Glendale was the contractor for this $13,500 project.

The lack of major building permits on file indicates the house has changed very little since it was first built.

Copies of two of these permits can be found on pages 25 and 26.

The oldest building records for this property on file with the Los Angeles County Assessor date back only to August 2, 1962. On that day the Assessor recorded a single one-and-two-story hillside residence and garage. The house had a raised concrete foundation, walls of stucco over a wood frame, wood sash, and a gabled roof of medium pitch covered with tile. Interior finishes consisted of plaster and pine woodwork. Heat was provided by a fireplace and a gravity furnace. Electrical fixtures were rated of "good" quality.

The Assessor estimated the square footage at 4,860. The first floor contained a living room with an exposed-beam ceiling; a dining room with a plaster ceiling and "false" beams; a den with paneled walls and two built-in bookcases; an office with a built-in desk; three bedrooms; one dressing room; one and three-quarter tiled bathrooms; a kitchen; and a utility room. One bedroom and one tiled bathroom occupied the second floor. The newly-remodeled kitchen of the house was given a detailed description: "good amounts" of mahogany cabinets and tilework; three sinks with single-handle faucets and garbage disposals; a center cooking island; two built-in dishwashers; and a range and two ovens, featuring a gas barbecue and a tile hood. The bathtubs featured seven-foot tiled walls and ceilings. There were seven hardwood floors in the house. A basement area measured twelve-by-eighteen feet. The garage, attached to the house by a breeze-way, measured 23 by 34 feet and had a plastered interior. It also had a three-quarter bathroom attached which had a concrete floor and Celotex walls.

The Assessor noted that the alterations of 1961-62 involved making a single kitchen area out of what had once been four rooms. He mentioned that, at the same time, the bathrooms had been remodeled and received new fixtures. Also recorded on the property were two hundred feet of five-foot chain-link fencing.

A copy of the Assessor's record is attached on pages 27 and 28.

THE SIGNIFICANCE OF THE PROPERTY

The Collins house is potentially eligible for inclusion on the California Register of Historical Resources due to its good design, excellent state of preservation, its association with locally significant owners, and its contribution to the architectural and historical context of its neighborhood.

SOURCES CONSULTED

Los Angeles City Building Department
Los Angeles County Assessor (South El Monte district office and Los Angeles archives)
Los Angeles Public Library

Contemporary Theatre, Film and Television, vol. 37.
Gebhard, David and Robert Winter. *Los Angeles: An Architectural Guide.* Salt Lake City, Gibbs-Smith, 1994.
McAlester, Virginia and Lee. *A Field Guide to American Houses.* New York, Knopf, 1984.
Phillips, Steven J. *Old-House Dictionary: An Illustrated Guide to American Domestic Architecture (1600-1940).* Lakewood, CO, American Source Books, 1989.
Who Was Who among North American Authors: 1921-1939, vol. 1.
Who Was Who in America, vol. 1.
Who's Who in America, 1998 and 2002.
Who's Who in California, 1928/29.
Withey, Henry K. and Elsie Rathburn Withey. *Biographical Dictionary of American Architects (Deceased).* Los Angeles, Hennessey & Ingalls, 1970.

City Directories: 1933-

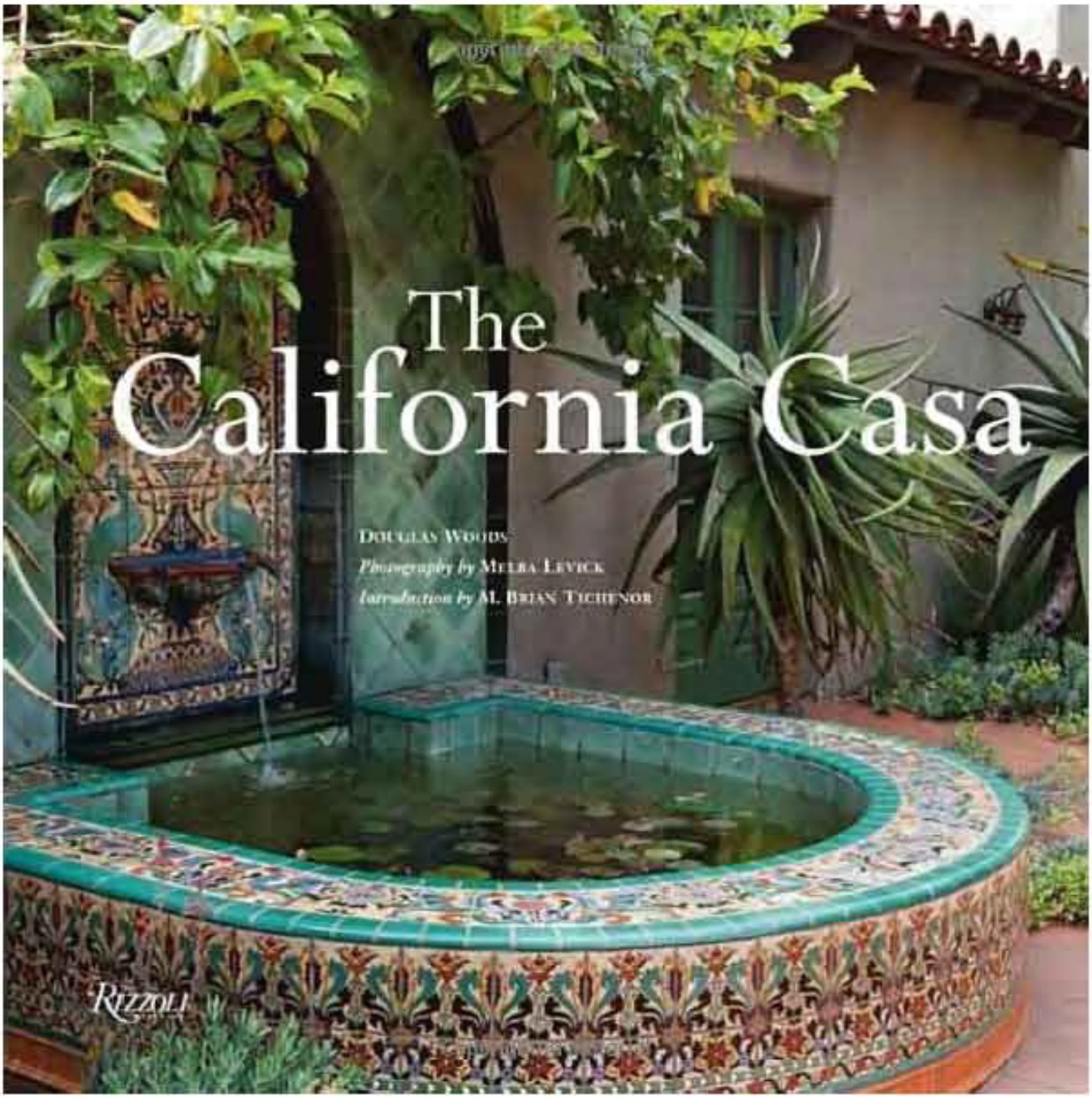
Los Angeles Evening Herald and Express: August 25, 1933
Los Angeles Times: August 26, 1933; September 4, 1946
Southwest Builder and Contractor: September 27, 1946

Internet Resources, including California Index, California Death Index, Gale Biography Master Index.

Tim Gregory
The Building Biographer
400 East California Blvd., #3
Pasadena, CA 91106
Phone/Fax: 626-792-7465
e-mail: timothygregory@earthlink.net

The California Casa

Collins Hacienda write-up and photos



The California Casa cover shows fountain in courtyard.

Collins House

Los Feliz, 1933
Norstrom & Anderson, architects

The firm of Milton L. Anderson and Alvin E. Norstrom are remembered primarily for their retail projects in and around Los Angeles in the 1930s and 40s, especially their Late Moderne buildings around the old Third Street Promenade in Santa Monica. Their earliest work, however, was a row of Spanish Colonial Revival–style storefronts on Second Street in downtown Los Angeles. Not long after completing these, they also finished this house in Los Feliz.

Built for the managing editor of the *Los Angeles Evening Herald* Edwin R. Collins and his wife, Margaret, in the historic enclave of Los Feliz, this house is one of many significant

110

Write-up on the Collins Hacienda and photos of balcony and front entry.

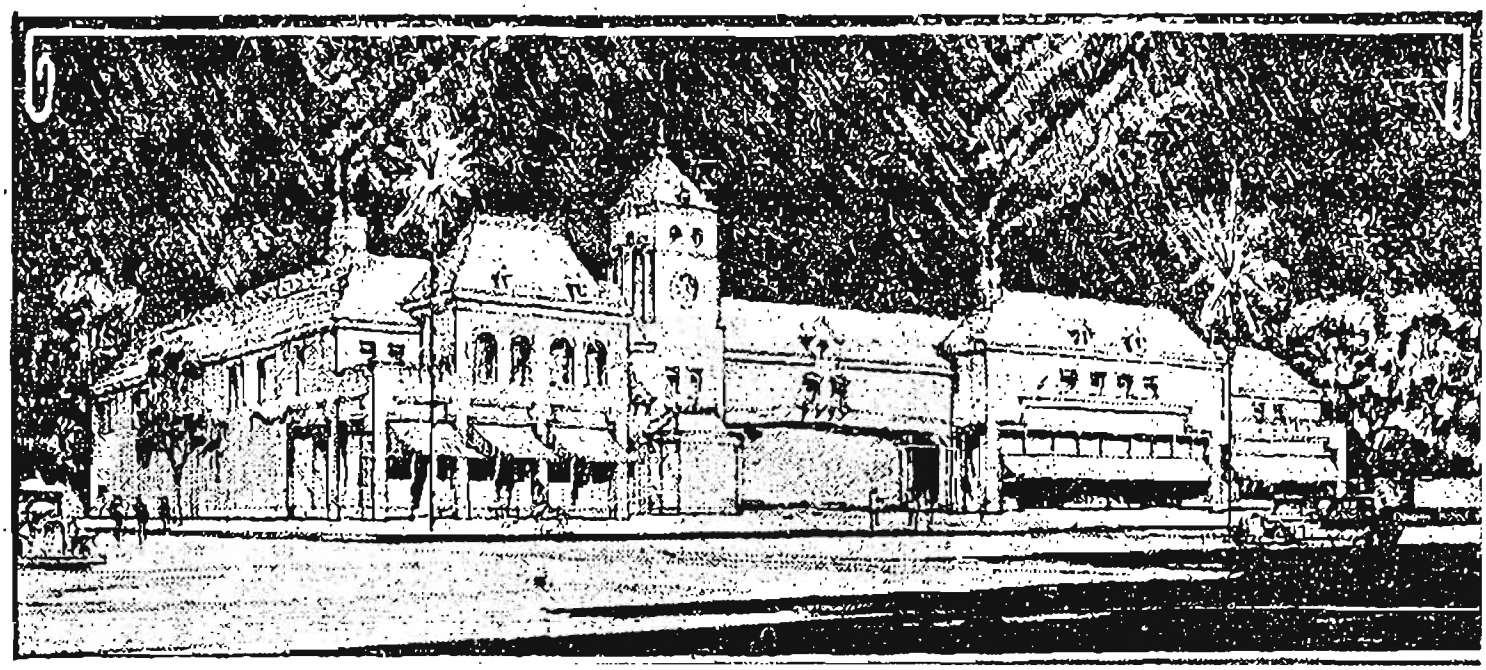
View of colonnade from courtyard.

View of swimming pool.

View of living room.

Hollywood Store Building Nearing Completion: Marble Front Held Feature of Structure
Los Angeles Times (1923-Current File); Aug 23, 1931;
ProQuest Historical Newspapers: Los Angeles Times
pg. D3

Hollywood Store Building Nearing Completion



Sunset-Boulevard Improvement Pictured

Above is shown an architect's sketch of the Thompson & Easley store building designed by Nostrum & Anderson, architects, and being erected at Sunset Boulevard and Laurel Canyon Road.

Marble Front Held Feature of Structure

Construction work is rapidly nearing completion on the new Thompson & Easley two-story store and office building at the corner of Sunset Boulevard and Laurel Canyon Road, Hollywood.

The structure is regarded as unusual in that the entire front and sides are of imported French and Belgian marble, supplied by the Coast Wholesale Stone and Marble Company of Los Angeles.

When completed the building will house six stores on the ground floor and nine offices on the second floor. All woodwork, including the floors of the offices, will be of mahogany. The structure measures 70 to 188 feet. Nordstrom & Anderson are the architects.

PAPER'S EXECUTIVE DIES AS HE SLEEPS

Edwin R. Collins

HEART ILLS END CAREER OF EDITOR

Edwin R. Collins Funeral at Church of Flowers Monday Afternoon

Edwin R. Collins, managing editor of the Los Angeles Evening Herald and Express, died suddenly of a heart ailment while he slept yesterday morning at his home at 5700 Hill Oak Drive.

Funeral services for the 57-year-old newspaper executive will be conducted Monday at 2 p.m. at the Little Church of the Flowers, Forest Lawn Memorial Park.

Death followed a relapse from a heart attack suffered June 6, last, which confined Mr. Collins to his bed. His wife, Mrs. Margaret Flint Collins, summoned Dr. H. D. Van Fleet when she realized that her husband's condition was worse. He died as the physician was reaching the home.

Mr. Collins was born at Rhonerville, near Eureka, Cal., April 21, 1876, and started his newspaper career as a reporter. He was well known not only as executive in the newspaper world, but in the civic life of Los Angeles. The City Council adjourned yesterday in respect to his memory.

He was a distinguished member of the United Spanish War Veterans and went into service as a sergeant in an infantry regiment during the war of 1898. He was a major in the United States Army military intelligence service at the time of his death. In 1896 he became a reporter on the Walla Walla (Wash.) Union, later becoming city editor and news editor. He came to Los Angeles in 1905.

He became managing editor of the Evening Herald in 1913 and served for twenty years in this position. He was married in 1908 to Miss Margaret Flint at Las Vegas, N. M.

LAST HONOR ACCORDED TO COLLINS

Rites for Editor Attended by Newspapermen and Civic Leaders

Newspapermen, public officials and men and women prominent in the business and civic life of Los Angeles gathered at the Little Church of the Flowers yesterday afternoon in final tribute to Edwin R. Collins, managing editor of the Evening Herald and Express, who died suddenly last Friday.

In the words of Bishop W. Bertrand Stevens, who conducted the services, they were there not only to express their sympathy but also to manifest their admiration and approval of a life well lived. Such a life, the bishop declared, was the greatest contribution a man could make to his fellow men.

At the flag-mantled coffin stood a guard of honor from the One Hundred and Sixtieth Infantry. In attendance were a number of uniformed officers of the National Guard. In recognition of his service in the Spanish-American War there were military rites at the grave, conducted by the Los Angeles Police Post of the American Legion, concluding with the sounding of taps by a Spanish War veteran.

Mr. Collins began as a reporter in Washington. He became managing editor of the Los Angeles Evening Herald in 1913.

Building Permit History
5689 Holly Oak Drive
Hollywood Hills

January 10, 1933:	Building Permit No. 392 to construct a 2-story 90' X 135' 12-room frame and stucco residence at 5689 Holly Oak Drive on Lot 120 & 121, of Tract No. 6247. Owner: E. R. Collins Architect: Norstrom & Anderson Contractor: E. R. Collins Cost: $20,000.00
February 2, 1933:	Building Permit No. 1226 stating this permit involves the use of Schlueter joist units under living and dining rooms, first floor framing only. Owner: Mr. & Mrs. E. R. Collins Architect: Norstrom & Anderson Engineer: P. M. Jones Contractor: Schlueter Foundation Co. Cost: $100.00
December 2, 1933:	Building Permit No. 22648 to tile bathrooms & kitchen. Owner: E. R. Collins Architect: None Engineer: None Contractor: Langford Tile Co. Cost: Not Shown
September 15, 1948:	Building Permit No. LA25763 to construct a 20' X 40' swimming pool. Owner: Norman Dan (Mrs.) Architect: None Engineer: Peter White Hill Contractor: Paddock Eng. Co. Cost: $3,200.00

December 27, 1961:	Building Permit No. LA4219 to remodel kitchen - remove 3 interior walls - add plumbing and electrical work. Owner: Dale Austin Architect: None Engineer: None Contractor: John O. Weeks Cost: $13,500.00
July 6, 1979:	Building Permit No. LA85676 for kitchen cabinets, convert two window to doors, non-structural remodel. Owner: David Goldstein Architect: None Engineer: None Contractor: Annan Nicolo Cost: $5,000.00
August 15, 2003:	Building Permit No. LA46719 for grading work for accessory building. Owner: John Bailey and Carol S. Littleton Architect: None Engineer: Cal William Howe & Tze-Tong Tsao Contractor: Drake Construction & Development Inc. Cost: 51 Cubic Yards
August 15, 2003:	Building Permit No. LA46720 to construct new a 2-story (1,238 Sq Ft), related E. P HVAC work. Owner: John Bailey and Carol S. Littleton Architect: None Engineer: Cal William Howe & Tze-Tong Tsao Contractor: Drake Construction & Development Inc. Cost: $99,000.00
October 25, 2004:	Building Permit No. WO44230813 to install (14) Heliocol TC-40 Pool Solar Heating panels on existing roof. Flush mounted. Owner: John I Bailey Co-Trustee, Bailey Littleton Trust Architect: None Engineer: None Contractor: California Solar and Plumbing Cost: Not Shown

July 29, 2011: Building Permit No. LA66571 to remodel 3 bathrooms. No structural changes.
Owner: John I Bailey Co-Trustee, Bailey Littleton Trust
Architect: None
Engineer: None
Contractor: J. R. Mohr Construction, Inc.
Cost: $20,000.00

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 1

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of Frame Buildings

CLASS "D"

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

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

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

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

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

TAKE TO Room No. 248 (2ND FLOOR)

CITY CLERK PLEASE VERIFY

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

ENGINEER PLEASE VERIFY

Lot No. 120 & 121 Block ____ (Description of Property)

TRACT # 6247

District No. 37 M. B. Page 87 F. B. Page ____

No. 5689 Holly Oak Dr Street (Location of Job)

at Silver Lake

O. K. City Clerk By ____ Deputy

O. K. City Engineer By ____ Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Residence No. of Rooms 12 No. of Families 1
2. Owner's name E. R. Collins Phone ____
3. Owner's address 5625 Hill Oak Dr
4. Architect's name Not required if in accordance with Architectural Specifications Architect or Licensed Engineer Phone VA 8081
5. Contractor's name E. R. Collins Phone ____
6. Contractor's address 5689 Holly Oak Dr
7. VALUATION OF PROPOSED WORK (Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building) $20,000.00
8. Is there any existing building or permit for a building on lot? No How used? —
9. Size of proposed building 90 x 135 Height to highest point 24 ft. Size of Lot 100 x 375 irr
10. Number of stories in height Two Character of ground Clay
11. Material of foundation Conc Size of footings 1'-4" Size of wall 8 Depth below ground 12
12. Material of chimneys Brick Number of Inlets to flue 1 Interior size of flues 12 x 12
13. Material of exterior walls Plaster on wood frame
14. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders — x —
    EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing Studs 2 x 4 Ceiling joists 2 x 4 Roof Rafters 2 x 6 FIRST FLOOR JOISTS 2 x 10
    Second floor joists 2 x 12 Specify material of roof Tile over compo
15. Will all provisions of State Housing Act be Complied with? Yes
16. Will all lathing and plastering Comply with Ordinance? Yes
17. What Zone is property in? R1 Res & Ad Cal 12/16/32

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

OVER 12/16/32

(Sign Here) N. L. Judson
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT No.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Permit issued
392	Plan Examiner.	1/10/33 R. L. Nash Clerk	JAN 10 1933

PLANS 41 75

FOR DEPARTMENT USE ONLY

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

REMARKS

Bldg. Form 3

USE INK OR INDELIBLE PENCIL

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

392

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

REMOVED FROM	REMOVED TO
Lot 120 & 121	Lot
Tract #6247	Tract

Present location of building: 5689 Holly Oak Drive (House Number and Street)
New location of building: do. (House Number and Street)
Between what cross streets: at S Wly term

Approved by City Engineer. _____ Deputy.

1. Purpose of PRESENT building: Residence (Store, Residence, Apartment House, or any other purpose.) Families 1 Rooms 12
2. Use of building AFTER alteration or moving: Same Families 1 Rooms 12
3. Owner (Print Name): MR & MRS E. R. COLLINS Phone
4. Owner's address: 5689 Holly Oak Drive
5. Certificated Architect: Nordstrom & Anderson State License No. Phone VA 8381
6. Licensed Engineer: O.M. Jones State License No. S.E. #8 Phone
7. Contractor: Schlueter Foundation Co. State License No. 133 Phone OX 3963
8. Contractor's address: 719 No San Vicente Blvd
9. VALUATION OF PROPOSED WORK (Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.) $ $100.00
10. State how many buildings NOW on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose.)
11. Size of existing building 90 x 135 Number of stories high 2 Height to highest point 24 ft.
12. Class of building D Material of existing walls Stucco Exterior framework Wood (Wood or Steel)

Describe briefly and fully all proposed construction and work:
This permit involves the use of Schlueter Joist Units under Living & Dining rooms upstairs floor framing only.

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

FOR DEPARTMENT USE ONLY

PERMIT NO. 1226	Plans and Specifications checked: Morris 2/1/53	Zone: R1	Fire District No.
	Corrections verified: Morris 2/1/53	Set Back: 40 ft.	Street Widening ft.
PLANS	Plans-Specifications and Applications rechecked and approved: Morris	Application checked and approved: Lyle 2-2-53	
Receipt No.	For Plans See	Filed with 372-53	SPRINKLER Required Required Valuation Included Yes No

Fee 2.00

Stamp here when Permit is issued

FEB -2 1953

Inspector: W. Wright

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

NEW CONSTRUCTION

Size of Addition ✓ x ..... Size of Lot 100 x 375 Number of Stories when complete 1 & 2

Material of Foundation Conc. Width of Footing 1'-4" Depth of footing below ground 12"

Width Foundation Wall 8" Size of Redwood Sill 2 x 6 Material Exterior Walls Wood

Size of Exterior Studs 2 x 4 Size of Interior Bearing Studs 2 x 4

Joists: First Floor 2x10 Second Floor 2x10 Rafters 2 x 6 Roofing Material Tile over Comp.

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

Sign Here E. R. Collins
(Owner or Authorized Agent)

By O. D. Jones

FOR DEPARTMENT USE ONLY			
Application R	Fire District R	Set back	Termite Inspection
Construction R	Zoning	Street Widening	Forced Draft Ventil.

(1) REINFORCED CONCRETE

Barrels of Cement .....

Tons of Reinforcing Steel .....

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

Sign Here .....
(Owner or Authorized Agent)

(3) No required windows will be obstructed.

Sign Here O. D. Jones
Owner or Authorized Agent

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

Sign Here O. D. Jones
(Owner or Authorized Agent)

REMARKS: .....

Bldg. Form 1

USE INK OR INDELIBLE PENCIL

3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

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

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

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

REMOVED FROM	REMOVED TO
Lot	Lot
Tract	Tract

Present location of building: 5689 Holly Oak Dr (House Number and Street)

New location of building: (House Number and Street)

Between what cross streets:

Approved by City Engineer.

Deputy.

1. Purpose of PRESENT building: Residence (Store, Residence, Apartment House, Hotel, or any other purpose) Families ..... Rooms .....
2. Use of building AFTER alteration or moving ..... Families ..... Rooms .....
3. Owner (Print Name): E. R. Collins Phone .....
4. Owner's Address: 5689 Holly Oak Dr
5. Certificated Architect ..... State License No. ..... Phone .....
6. Licensed Engineer ..... State License No. ..... Phone .....
7. Contractor: Langford Tile Co State License No. 3666 Phone 701144
8. Contractor's Address: 169 N. La Brea
9. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $ .....

Tile Setting Ord. Fee $1.00

Contractors Reg. No. .....

10. State how many buildings NOW on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building ..... x ..... Number of stories high ..... Height to highest point .....
12. Class of building ..... Material of existing walls ..... Exterior framework ..... (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Tile Bathrooms & Kitchen

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

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked	Zone	Fire District No.	Fee 1.00
22648	Corrections verified	Bldg. Line Ft.	Street Widening Ft.	Stamp here when Permit is issued
PLANS Rack	Plans, Specifications and Applications rechecked and approved	Application checked and approved 11/31 D. Miller Clerk		
	For Plans $	Filed with	SPRINKLER Required Valuation Included	Sprinkler Yes—No	Inspector E. Brown

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

NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....

Material of Foundation.....Width of Footing.....Depth of footing below ground.....

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

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

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

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

Sign Here.....Longford Tile Co
(Owner or Authorized Agent)

By.....Cyrus J. Longford

FOR DEPARTMENT USE ONLY			
Application	Fire District.....	Bldg. Line	Termite Inspection.....
Construction.....	Zoning	Street Widening	Forced Draft Vent.....

(1)
REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

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

.....Street

Sign Here.....
(Owner or Authorized Agent)

(3)
No required windows will be obstructed.

Sign Here.....
(Owner or Authorized Agent)

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

Sign Here.....
(Owner or Authorized Agent)

REMARKS: .....

Elect Plans not required
Elec. Inspector
9-10-48

1

APPLICATION TO ERECT A NEW BUILDING AND FOR A CERTIFICATE OF OCCUPANCY

Form 1—50M—8-48

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 120 & 121

Tract 6247

Location of Building 5689 HOLLY OAK DR. (House Number and Street)

Between what cross streets Verde Oak Dr. & Dead End

Approved by City Engineer _____ Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building SWIMMING POOL (Store, Dwelling, Apartment House, Hotel or other purpose) Families ____ Rooms ____
2. Owner MARMAR DAU (MRS) (Print Name) Phone ____
3. Owner's address 5689 HOLLY OAK P.O. HOLLYWOOD
4. Certificated Architect NONE State License No. ____ Phone ____
5. Licensed Engineer PETER WINTER HALL State License No. 1.00 Phone [illegible]
6. Contractor PADDOCK ENG. CO. State License No. 29084 Phone [illegible]
7. Contractor's address 2400 SANTA MONICA BLVD.
8. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $3200.00
9. State how many buildings NOW on lot and give use of each. ONE RESIDENCE (Store, Dwelling, Apartment House, Hotel or other purpose)
10. Size of new building 20 x 40 No. Stories ____ Height to highest point 8'6" DEEP Size lot ____ x ____
11. Material Exterior Walls PLASTER Type of Roofing ____
12. For Accessory Buildings and similar structures (a) Footing: Width ____ Depth in Ground ____ Width of Wall ____ (b) Size of Studs ____ Material of Floor POOL (c) Size of Floor Joists ____ x ____ Size of Rafters ____ x ____ SWIMMING

I hereby certify that to the best of my knowledge and belief the above application is correct and that building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here PADDOCK ENG. CO. (Owner or Authorized Agent)

By [illegible]

DISTRICT OFFICE _____

FOR DEPARTMENT USE ONLY

PLAN CHECKING
Date SEP - 8 1948
Receipt No. 12031
Valuation $ 3200
Fee Paid $ 7.50

REINFORCED CONCRETE
Bbls. Cement ____
Tons of Reinforcing Steel ____

FEES
Bldg. Per ____
Cert. of Occupancy ____
Total 12.60

TYPE	GROUP	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size	ft. rear alley / ft. side alley	Clerk
II	R1	0			100 x 45	X	Bond

PERMIT No.	Plans and Specifications checked	Zone	Fire District	District Map No.
LA 25763	Clay	R-1	No. —	5768
	Corrections Verified: Clay	Bldg. Line: Inside ft.	Street Widening: — ft.	
	Plans, Specifications and Application rechecked and approved: Tuckham	Application checked and approved SEP 15 1948 Shankland Clerk		Stamp here when Permit is issued SEP 15 1948

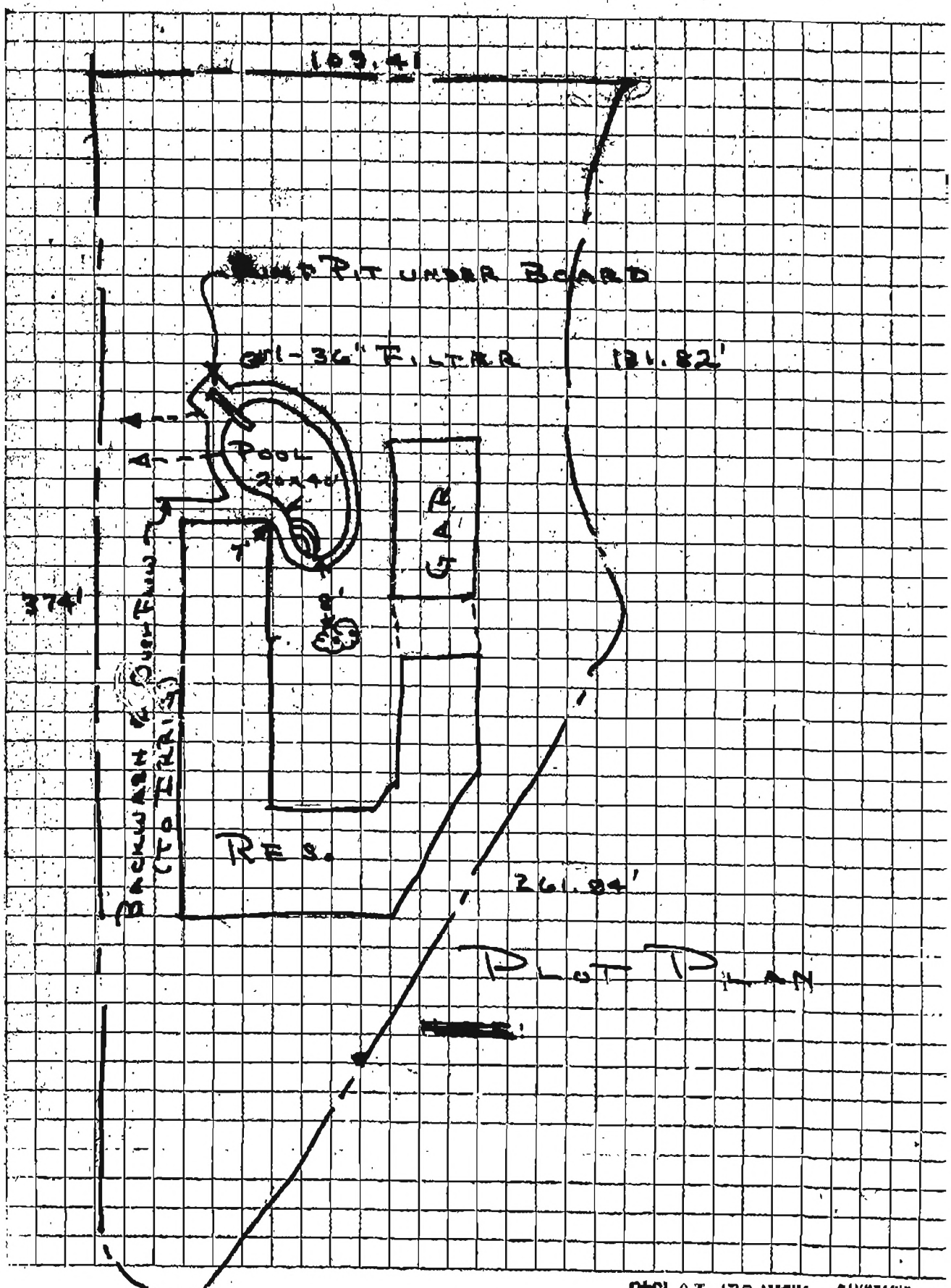
PLANS Rec'd. ____ For Plans See ____ Filed with ____

Continuous Inspection ____

SPRINKLER Specified—Required Valuation Included Yes ____ No ____

Inspector Harvey

E3217



3 (11)

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

Form R-3

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT: Pt of 120	BLK.	TRACT: 6247	ADDRESS APPROVED: MHB
2. BUILDING ADDRESS: 5689 Holly Oak Dr.				DIST. MAP: 150-193
3. BETWEEN CROSS STREETS: Verde Oak Dr. AND D. E				ZONE: R-S-1
4. PRESENT USE OF BUILDING: Residence (1 FAM)		NEW USE OF BUILDING: SAME		FIRE DIST.
5. OWNER'S NAME: Dale Austin		1 ATT GAR PHONE: HO 20642		INSIDE X / KEY
6. OWNER'S ADDRESS: 5689 Holly Oak Dr.		P. O.: Hollywood	ZONE	COR. LOT / REV. COR.
7. CERT. ARCH. X		STATE LICENSE	PHONE	LOT SIZE: IRREG
8. LIC. ENGR. X		STATE LICENSE	PHONE	
9. CONTRACTOR: John O. Weeks		STATE LICENSE: 60665 CI10895	PHONE	REAR ALLEY / SIDE ALLEY
10. CONTRACTOR'S ADDRESS: 1830 Ranoom Rd.		P. O.: Glendale 1	ZONE	BLDG. LINE: HILLS
11. SIZE OF EXISTING BLDG.: 3000 FT 2	STORIES: 1-2	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE: NONE	BLDG. AREA: 3,000

3 5689 Hollyw Oak Dr.

DISTRICT OFFICE: LA

12. MATERIAL EXT. WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☒ STUCCO ☐ BRICK ☐ CONCRETE — ROOF CONST.: ☒ WOOD ☐ STEEL ☐ CONC. ☐ OTHER — ROOFING: TILE — SPRINKLERS REQ'D. SPECIFIED

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 13,500 — VALUATION APPROVED — AFFIDAVITS

14. SIZE OF ADDITION: NONE — STORIES: 1 — HEIGHT: 12 — APPLICATION CHECKED: VALENCIA*

15. NEW WORK: (Describe) EXT. WALLS — ROOFING — PLANS CHECKED — DWELL. UNITS: 1

Remodel kitchen-remove 3 interior walls-add plumbing and electrical work

CORRECTIONS VERIFIED — SPACES PARKING: 1

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

PLANS APPROVED — GUEST ROOMS

X Signed: John O. Weeks

APPLICATION APPROVED — FILE WITH

This Form When Properly Validated is a Permit to Do the Work Described.

INSPECTOR — CONT. INSP.

SEWER (Available) (Not Available) — CRITICAL SOIL

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
V	R	X	28.00	X	X	56.00			

CASHIER'S USE ONLY

DEC-27-61	87306	B — 2 CK	28.00
DEC-27-61	87307	B — 1 CK	56.00

IA 1219

P.C. NO. 114-738 GRADING ____ CRIT. SOIL ____ CONS. ____

LEGAL DESCRIPTION : Lot 120 Except por Sly of rol-line; bapln
w line-No.05 E 86.67ft from SW corn th S 68° 54' 10"
38.70 ft to put in S E line N 22° 32' 15" E 72.60
ft from W/ SW term of course bearing N 22° 32' 15" E and
having length 222.97 ft

3 CITY OF LOS ANGELES

APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

B&S B-3 (Rev.7-71) DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT: Fr. 120	BLK	TRACT: 6247	DIST. MAP: 150-193 / CENSUS TRACT: 1893.00
2. PRESENT USE OF BUILDING: (01) Single dwelling		NEW USE OF BUILDING: (01) same		ZONE: R5-1
3. JOB ADDRESS: 5689 Hollyoak Drive				FIRE DIST.: MFD
4. BETWEEN CROSS STREETS: Verde Oak DRive		AND: Valley Oak Drive.		LOT TYPE: int.
5. OWNER'S NAME: David Goodstein			PHONE: —	LOT SIZE: irreg.
6. OWNER'S ADDRESS: same as above		CITY	ZIP	
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY: /
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE: hill
9. CONTRACTOR: Allan Nicola	BUS. LIC. NO.: 354749	ACTIVE STATE LIC. NO.	PHONE: 667-2537	A (DAVITS): /
10. BRANCH LENDER	ADDRESS		CITY	

11. SIZE OF EXISTING BLDG. WIDTH 55'1" LENGTH 88'5" | STORIES 1 | HEIGHT | NO. OF EXISTING BUILDINGS ON LOT AND USE: 1 attach garage

12. CONST. MATERIAL OF EXISTING BLDG. → EXT. WALLS: stucco | ROOF: felt/gravel | FLOOR

3

13. JOB ADDRESS: 5689 Hollyoak Drive — DISTRICT OFFICE: LA

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $5,000.00 — SEISMIC STUDY ZONE: /

15. NEW WORK: (Describe) Kitchen cabinets, convert two windows to doors, non-struc. remodel — GRADING: yes — HIGHWAY DED.: /

NEW USE OF BUILDING: (01) same		SIZE OF ADDITION: n/c	STORIES	HEIGHT	FLOOD: /
TYPE: V	GROUP OCC.: R-1	BLDG. AREA: n/c	PLANS CHECKED		CONS.: /
DWELL. UNITS: /	MAX OCC.: /	TOTAL	PLANS APPROVED		ZONED BY: Lee
GUEST ROOMS: /	PARKING REQ'D: /	PARKING PROVIDED STD. COMP.	APPLICATION APPROVED		FILE WITH
SPRINKLERS REQ'D SPECIFIED: /	CONT. INSP.: /		INSPECTION ACTIVITY: COMB / GEN / MAJ. S. / CONS		INSPECTOR

P.C. —	S.P.C.	B.P. 372	P.M.	I.F.	G.P.I.	C/O	O.S.

P.C. NO.	WORKER'S COMPENSATION INSURANCE CERTIFICATE: ON FILE / EXEMPT	ENERGY: none	TYPIST: jmn

PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

JUL--6-79 01865 E •85676 U — 2 CK 37.00

LIMIT OF PERMIT

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed [signature] (Owner or Agent Having Property Owner's Consent). ALSO, sign statement on reverse side, if applicable. — Signature/Date

Bureau of Engineering	ADDRESS APPROVED		Bernard 7/2/79
	DRIVEWAY		
	HIGHWAY DEDICATION	REQUIRED	

WORKERS COMPENSATION CERTIFICATION

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

5689 W Holly Oak Dr

Permit #: **03030 - 10000 - 01246**
Plan Check #: B03LA0807 Printed: 08/15/03 03:32 PM
Event Code:

Grading
1 or 2 Family Dwelling
Regular Plan Check
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR GRADING PERMIT AND GRADING CERTIFICATE

Last Status: Ready to Issue
Status Date: 08/15/2003

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 1288		LT A	8	M B 28-71	151-5A191 85	5587 - 009 - 046
TR 6247		121	2	M B 65-46/47	151-5A191 86	5587 - 009 - 046
TR 6247		120	2	M B 65-46/47	151-5A191 99	5587 - 009 - 046

3. PARCEL INFORMATION

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

Census Tract - 1893.000
District Map - 151-5A191
Div. of Land - DofL-290
Environmentally Sensitive Area - YES
Energy Zone - 9

Fire District - MFD
Hillside Grading Area - YES
Hillside Ordinance - YES
Earthquake-Induced Landslide Area - YES
Lot Cut Date - 12/09/1960

ZONE(S): RE11-1 /

4. DOCUMENTS

P030301000001246FN

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s)
Bailey, John And Littleton,Carol S — 5689 Holly Oak Dr — LOS ANGELES CA 90068

Tenant:
Applicant: (Relationship: Architect)
Michael Burch - — 5237 Alta Canyada Rd. — 91011 — (323) 254-4277

7. EXISTING USE

PROPOSED USE
(70) Grading - Hillside

8. DESCRIPTION OF WORK
Grading work for new accessory bldg

9. # Bldgs on Site & Use: SFD W/ ATT. GAR.

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By:
OK for Cashier: Soon Cho
DAS PC By:
Coord. OK:
Signature:
Date: 8/15/2003

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

For Cashier's Use Only W/O #: **33001246**

LA Department of Buildings and Safety
LA 06 29 038453 08/15/03 04:14PM

GRADING PERMIT	$160.00
GRADING PLAN CHECK	$20.00
ONE STOP SURCH	$3.60
SYSTEMS DEVT FEE	$10.80
CITY PLANNING SURCH	$5.40
MISCELLANEOUS	$5.00
Total Due:	$204.80
Carry Over TO Tran# 038454:	$204.80

03LA 46719

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: 51 cu yd
PC Valuation:

FINAL TOTAL Grading	204.80
Permit Fee Subtotal Grading	160.00
O.S. Surcharge	3.60
Sys. Surcharge	10.80
Planning Surcharge	5.40
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	20.00

Sewer Cap ID:
Total Bond(s) Due:

12. ATTACHMENTS

10106052004084

13. STRUCTURE INVENTORY **03030 - 10000 - 01246**

14. APPLICATION COMMENTS

Certified mailto neighbor (5683 HollyOak Dr) was sent on 6/13/2003.

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

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS		CLASS	LICENSE#	PHONE #
(C) Drake Construction & Development Inc	433 North Camden Dr 4th Floor,	Beverly Hills, CA 90210	B	789617	
(E) Howe, Carl William	20972 Rios Street,	Woodland Hills, CA 91364		C44773	310-838-0383
(E) Tsao, Tze-Tzong	7500 Atherton Lane,	West Hills, CA 91304		C46886	818-905-8011
(G) Schick, John Wayne	13223 Ventura Blvd Ste A,	Studio City, CA 91604		EG1300	818-905-8011

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per Business and Professions Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B1 Lic. No.: 789617 Contractor: Drake construction

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: State Fund Policy Number: 2350-2002

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

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

19. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

Lender's name (if any): N/A Lender's address: N/A

21. FINAL DECLARATION

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

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration, Construction Lending Agency Declaration and Final Declaration; and

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

Print Name: Gary Drake Sign: Date: 8/15/03 ☑ Contractor ☐ Authorized Agent

5689 W Holly Oak Dr

Permit #: **03010 - 10000 - 01417**
Plan Check #: B03LA0807 Printed: 08/15/03 03:27 PM
Event Code:

Bldg-New
1 or 2 Family Dwelling
Regular Plan Check
Plan Check Submittal

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue
Status Date: 08/15/2003

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 1288		LT A	8	M B 28-71	151-5A191 85	5587 - 009 - 046
TR 6247		121	2	M B 65-46/47	151-5A191 86	5587 - 009 - 046
TR 6247		120	2	M B 65-46/47	151-5A191 99	5587 - 009 - 046

3. PARCEL INFORMATION

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

Census Tract - 1893.000
District Map - 151-5A191
Div. of Land - DofL-290
Environmentally Sensitive Area - YES
Energy Zone - 9

Fire District - MFD
Hillside Grading Area - YES
Hillside Ordinance - YES
Earthquake-Induced Landslide Area - YES
Lot Cut Date - 12/09/1960

ZONE(S): RE11-1 /

4. DOCUMENTS

AFF - 03-2353257(LT)

P030101000001417FN

5. CHECKLIST ITEMS

Combine Elec - Wrk. per 91.107.2.1.1.1
Combine HVAC - Wrk. per 91.107.2.1.1.1
Combine Plumbg - Wrk. per 91.107.2.1.1.1
Special Inspect - Concrete>2.5ksi
Special Inspect - Grade Beam/Caisson
Special Inspect - Structural Observation

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
Bailey, John And Littleton,Carol S — 5689 Holly Oak Dr — LOS ANGELES CA 90068

Tenant:
Applicant: (Relationship Architect)
Michael Burch - — 5237 Alta Canyada Rd. — 91011 — (323) 254-4277

7. EXISTING USE / **PROPOSED USE**
(23) Recreation Room

8. DESCRIPTION OF WORK
NEW 2-STORY REC. ROOM (1,238 S.F.) RELATED E,P,HVAC WORK.

9. # Bldgs on Site & Use: SFD W/ ATT. GAR.

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

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Soon Cho
OK for Cashier: Soon Cho
DAS PC By:
Coord. OK:
Signature:
Date: 8/15/2003

For Cashier's Use Only — LA Department of Building and Safety
LA 06 29 038454 08/15/03 04:16PM

BUILDING PERMIT-RES	$813.45
ELECTRICAL PERMIT RES	$211.50
HTG/REF PMT RES	$105.75
PLUMBING PERMIT RES	$211.50
PLAN MAINTENANCE	$16.27
EI RESIDENTIAL	$9.90
ONE STOP SURCH	$27.37
SYSTEMS DEVT FEE	$82.10
CITY PLANNING SURCH	$24.89
MISCELLANEOUS	$5.00
SCHOOL DEV RES	$4,394.90
Subtotal:	$5,902.63
Carry Over FROM Tran# 038453	$204.80
Total Due:	$6,107.43
Credit Card:	$6,107.43

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: $99,000 — PC Valuation:

FINAL TOTAL Bldg-New	5,902.63	Planning Surcharge Misc Fee	5.00
Permit Fee Subtotal Bldg-New	813.45	School District Residential Level 2	4,394.90
Energy Surcharge		Permit Issuing Fee	0.00
Electrical	211.50		
HVAC	105.75		
Plumbing	211.50		
Plan Check Subtotal Bldg-New	0.00		
Plan Maintenance	16.27		
Fire Hydrant Refuse-To-Pay			
E.Q. Instrumentation	9.90		
O.S. Surcharge	27.37		
Sys. Surcharge	82.10		
Planning Surcharge	24.89		

Sewer Cap ID:
Total Bond(s) Due:

12. ATTACHMENTS
Plot Plan

03LA 46720

10106052004 4084

13. STRUCTURE INVENTORY **03010 - 10000 - 01417**

(P) Basement 1 Levels
(P) Floor Area (ZC) 1,238 Sqft
(P) Height (BC) 22 Feet
(P) Height (ZC) 24 Feet
(P) Length 32.5 Feet
(P) Stories 1 Levels
(P) Width 20 Feet
(P) NFPA-13D Fire Sprinklers Thru-out
(P) Wood (Plywood, OSB, etc.)Shearwall
(P) R3 Occupancy 1,238 Sqft Max Occ.
(P) Type V-N Construction
(P) Floor Construction - Concrete Slab on Grade
(P) Foundation - Concrete Grade Beam
(P) Foundation - Concrete Pile
(P) Roof Construction - Wood Frame/Sheathing
(P) Wall Construction - Wood Stud
(P) Wall Construction - Concrete
(P) Floor Construction - Concrete Deck
(P) Parking Req'd 2 #Changed 4 Total

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. **

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

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS		CLASS	LICENSE#	PHONE #
(C) Drake Construction & Development Inc	433 North Camden Dr 4th Floor,	Beverly Hills, CA 90210	B	789617	
(E) Howe, Carl William	20972 Rios Street,	Woodland Hills, CA 91364		C44773	310-838-0383
(E) Tsao, Tze-Tzong	7500 Atherton Lane,	West Hills, CA 91304		C46886	818-905-8011
(G) Schick, John Wayne	13223 Ventura Blvd Ste A,	Studio City, CA 91604		EG1300	818-905-8011

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per Business and Professions Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B1 Lic. No.: 789617 Contractor: Drake Construction

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: State Fund Policy Number: 12350-2002

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

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

19. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: Gary Drake Sign: Date: 8/15/03 ☑ Contractor ☐ Authorized Agent

Permit Application #: **03010 - 10000 - 01417**

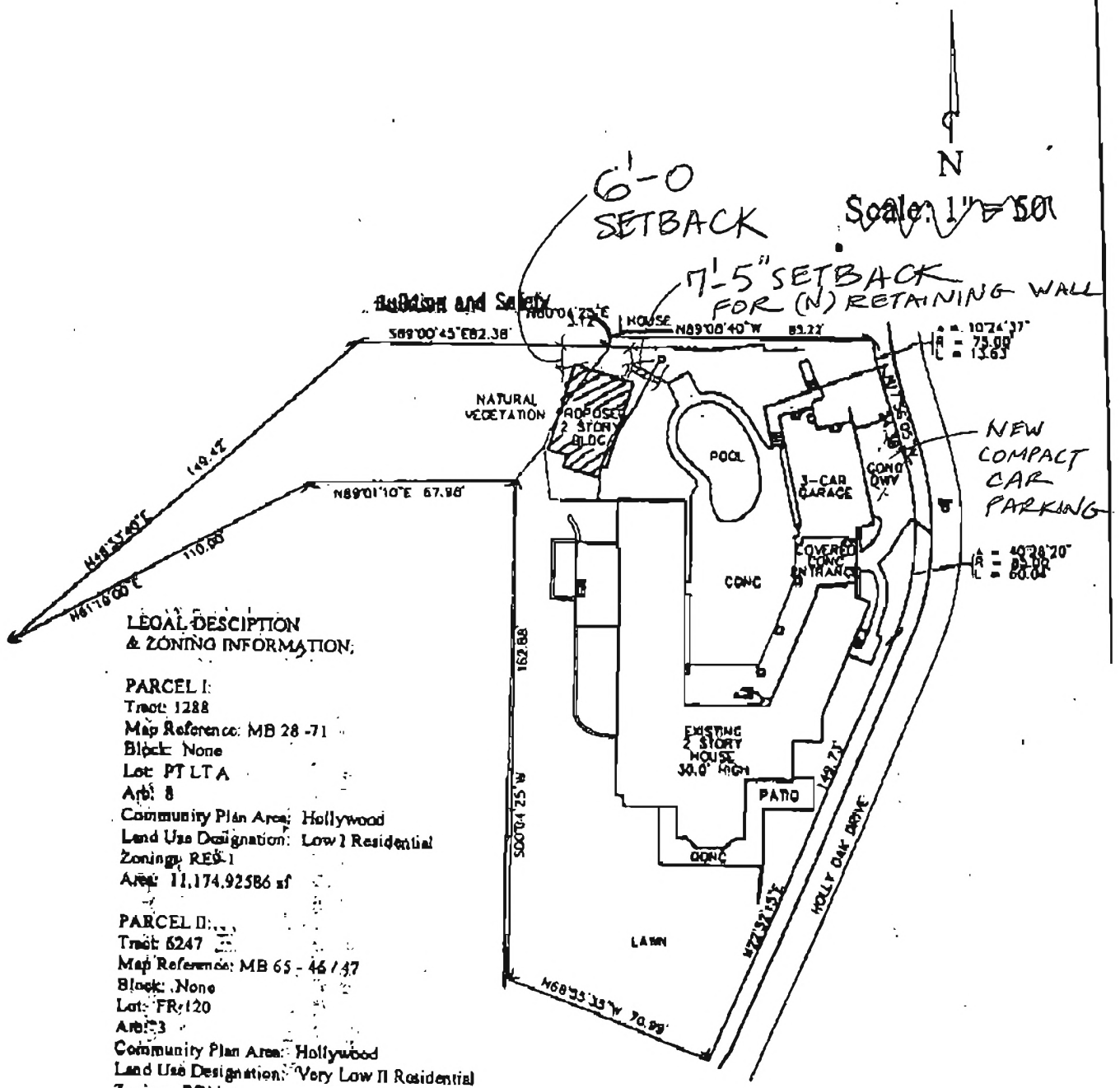
5689 W Holly Oak Dr

Bldg-New
1 or 2 Family Dwelling
Plan Check Submittal

City of Los Angeles - Department of Building and Safety

PLOT PLAN ATTACHMENT

Plan Check #: B03LA0807
Initiating Office: METRO
Printed on: 05/12/03 10:12:23



LEGAL DESCIPTION
& ZONING INFORMATION:

PARCEL I:
Tract: 1288
Map Reference: MB 28 -71
Block: None
Lot: PT LT A
Arb: 8
Community Plan Area: Hollywood
Land Use Designation: Low I Residential
Zoning: RE9-1
Area: 11,174.92586 sf

PARCEL II:
Tract: 6247
Map Reference: MB 65 - 46 / 47
Block: None
Lot: FR 120
Arb: 3
Community Plan Area: Hollywood
Land Use Designation: Very Low II Residential
Zoning: RE11-1
Area: 834.99431 sf

and:
Tract: 6247
Map Reference: MB 65 - 46 / 47
Block: None
Lot: FR 121
Arb: 2
Community Plan Area: Hollywood
Land Use Designation: Very Low II Residential
Zoning: RE11-1
Area: 5,633.86525 sf

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

10106052004084

5689 W Holly Oak Dr

Permit #: **04042 - 90000 - 30813**
Plan Check #:
Event Code:
Printed: 10/25/04 02:30 PM

Plumbing
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR PLUMBING PLAN CHECK AND INSPECTION

Issued On: 10/25/2004
Last Status: Issued
Status Date: 10/25/2004

1. PROPERTY OWNER

Bailey, John J Co Tr Bailey Littleton Tr 5689 Holly Oak Dr LOS ANGELES CA 90068

2. APPLICANT INFORMATION (Relationship: Not Applicant)

David Mcmillan - 65 W Easy St SIMI VALLEY, CA 93065 (805) 522-2747

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME

			CLASS	LICENSE#	PHONE #
(C) California Solar And Plumbing	65 W Easy St #103,	Simi Valley, CA 93065	C36	604163	8055222747

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (805)522-2189.

6. DESCRIPTION OF WORK

Install (14) Heliocol TC-40 Pool Solar Heating panels on existing roof. FLush mounted.

7. COUNCIL DISTRICT: 4

8. APPLICATION PROCESSING INFORMATION

PC OK By:

OK for Cashier:

Signature: _____ Date: _____

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

For Cashier's Use Only **W/O #: 44230813**

Project Name:

NOTICE: The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy.
In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

9. FEE INFORMATION **Inspection Fee Period**

Permit Fee: **43.40**

INSPECTION TOTAL Plumbing	43.40
Permit Total	43.40
Permit Fee Subtotal Plumbing	40.00
Permit One Stop Surcharge	1.00
Permit Sys. Development Surcharge	2.40
Permit Issuing Fee	0.00

Payment Date: 10/25/04
Receipt No: IN050148785
Amount: $43.40

5689 W Holly Oak Dr
04042-90000-30813

10. FEE ITEM INFORMATION

SOLAR SYSTEMS

Solar Water Heating Systems	(1)	15.00

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC).

11. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per Business and Professions Code, Section 7150 2c. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: C36 Lic. No.: 604163 Contractor: CALIFORNIA SOLAR INC

12. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: VIRGINIA SURETY CO. Policy Number: 005-00018870

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

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

13. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

14. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

15. FINAL DECLARATION

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

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration, Construction Lending Agency Declaration and Final Declaration; and

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

Print Name: DAVID MCMILLAN Sign: Internet ePermit System Declaration Date: 10/25/2004 X Contractor Authorized Agent

5689 W Holly Oak Dr

Permit #: **11016 - 10000 - 11110**
Plan Check #: X11LA09021 Printed: 07/29/11 09:42 AM
Event Code:

Bldg-Alter/Repair
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue
Status Date: 07/29/2011

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 6247		120	2	M B 65-46/47	151-5A191 99	5587 - 009 - 046

3. PARCEL INFORMATION

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

Census Tract - 1893.00
District Map - 151-5A191
Div. of Land - DofL-290
Environmentally Sensitive Area - YES
Energy Zone - 9

Fire District - VHFHSZ
Hillside Grading Area - YES
Hillside Ordinance - YES
Earthquake-Induced Landslide Area - Yes
Lot Cut Date - 12/09/1960

ZONE(S): RE11-1D/

4. DOCUMENTS

ZI - ZI-2384 The Oaks (ICO)
ZI - ZI-2415 Baseline Hillside -Ord 181(
ORD - ORD-164702
ORD - ORD-179814
ORD - ORD-181136
ICO - The Oaks (ICO)
HLSAREA - Yes
CPC - CPC-1986-831-GPC
CPC - CPC-2007-2065-ICO
CPC - CPC-2009-2949-HD
AFF - AF-03-2292440

5. CHECKLIST ITEMS

Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s)
Bailey, John I Co Tr Bailey Littleton Trust 5689 Holly Oak Dr LOS ANGELES CA 90068

Tenant

Applicant (Relationship: Contractor)
Jerry Mohr - (310) 569-1632

7. EXISTING USE / **PROPOSED USE**

(01) Dwelling - Single Family

8. DESCRIPTION OF WORK

Bathrooms (3) remodel for residential buildings (no structural changes).

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By:
OK for Cashier: Vincent Lou
DAS PC By:
Coord. OK:
Signature: Sandra Torres Date: 7-29-11

For inspection requests, call toll-free **(888) LA4BUILD** (524-2845). Outside LA County, call (213) 482-0000 or request Inspections via **www.ladbs.org**. To speak to a Call Center agent, call **311** or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

LA Department of Building and Safety
For Cashier's Use Only 41 329082 07/29/11 09:42 AM

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: $20,000 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	384.05
Permit Fee Subtotal Bldg-Alter/Repa	290.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	2.00
O.S. Surcharge	6.38
Sys. Surcharge	19.14
Planning Surcharge	19.02
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surcharge	9.51
State Green Building Surcharge	1.00
Permit Issuing Fee	27.00

Sewer Cap ID: Total Bond(s) Due:

BUILDING PERMIT-RES	$290.00
EI RESIDENTIAL	$2.00
ONE STOP SURCH	$6.38
SYSTEMS DEVT FEE	$19.14
CITY PLANNING SURCH	$19.02
MISCELLANEOUS	$10.00
PLANNING GEN PLAN MAINT	$9.51
STATE GREEN BUILDING SUR	$1.00
BUILDING PLAN CHECK	$27.00

P110161000011110FN

Subtotal:	$364.05
Carry Over FROM Trans# 329081	$277.04
Total Due:	$641.09
Check:	$641.09

12. ATTACHMENTS

P110161000011110FN

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

11016 - 10000 - 11110

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. **

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

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS		CLASS	LICENSE#	PHONE #
(C) Mohr J R Construction Inc	405 Avenida Ortega,	San Clemente, CA 92672	B	592925	3105691632

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

17. LICENSED CONTRACTOR'S DECLARATION

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

License Class: B Lic. No.: 592925 Contractor: MOHR J R CONSTRUCTION INC

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: State Comp. Ins. Fund Policy Number: 238-0013402

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

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

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and

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

Print Name: JERRY MOHR Sign: Date: 7-25-24 [X] Contractor [ ] Authorized Agent

Collins Hacienda
Photographs

Collins Hacienda, front facade, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

Collins Hacienda, front facade, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

Collins Hacienda, front facade and garage, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

Collins Hacienda, satellite view, 5689 Holly Oak Drive, 2016, (Google Earth photo)

Collins Hacienda, West facade, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

Collins Hacienda, attic vent, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

Collins Hacienda, deep set doorway with lentil, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

Collins Hacienda, chimney, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

Collins Hacienda, porch light, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

Collins Hacienda, front entry, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

Collins Hacienda, front entry, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

Collins Hacienda, courtyard from front entry, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

Collins Hacienda, courtyard, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

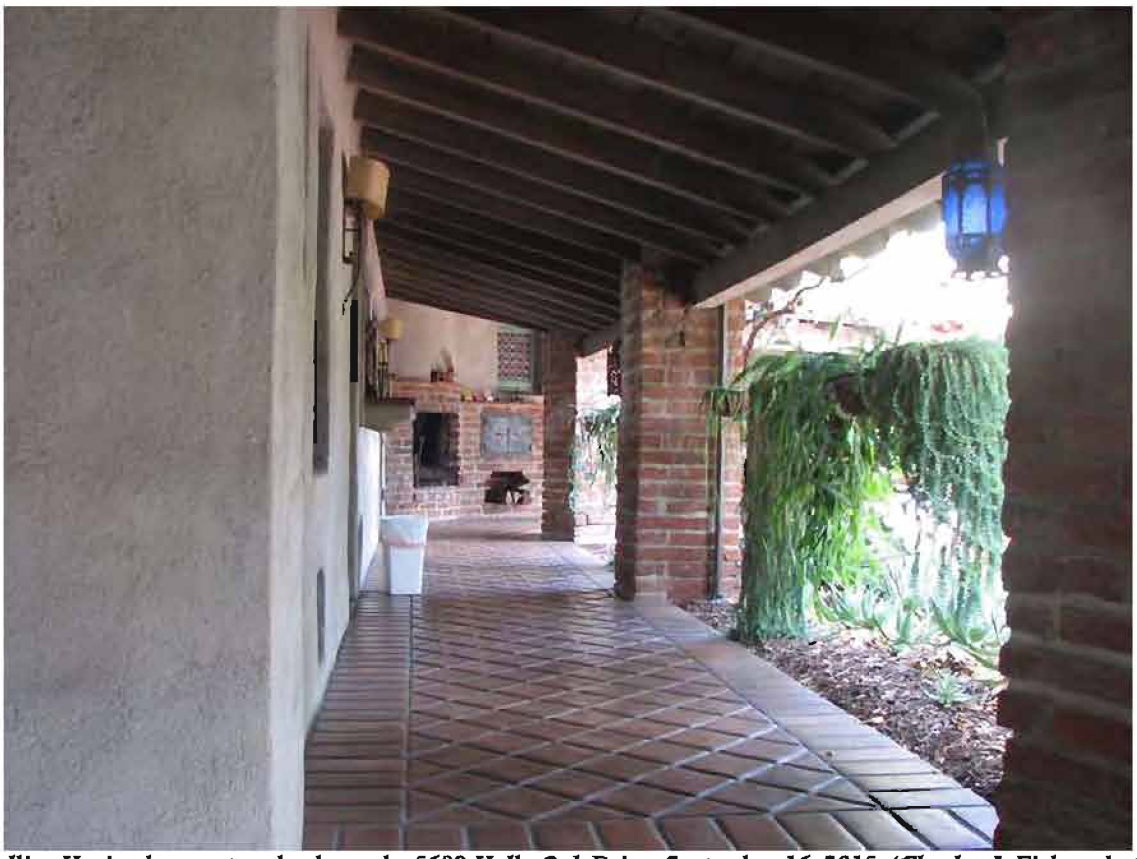
Collins Hacienda, swimming pool, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

Collins Hacienda, rear facade, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

Collins Hacienda, guest house (built in 2003), 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

Collins Hacienda, barrel tile roof, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

Collins Hacienda, courtyard colonnade, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)



Collins Hacienda, courtyard colonnade, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

Collins Hacienda, courtyard fountain, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

Collins Hacienda, courtyard fireplace, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

Collins Hacienda, pergola in courtyard, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

Collins Hacienda, kitchen windows facing courtyard, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

Collins Hacienda, living room, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

Collins Hacienda, living room, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

Collins Hacienda, living room, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

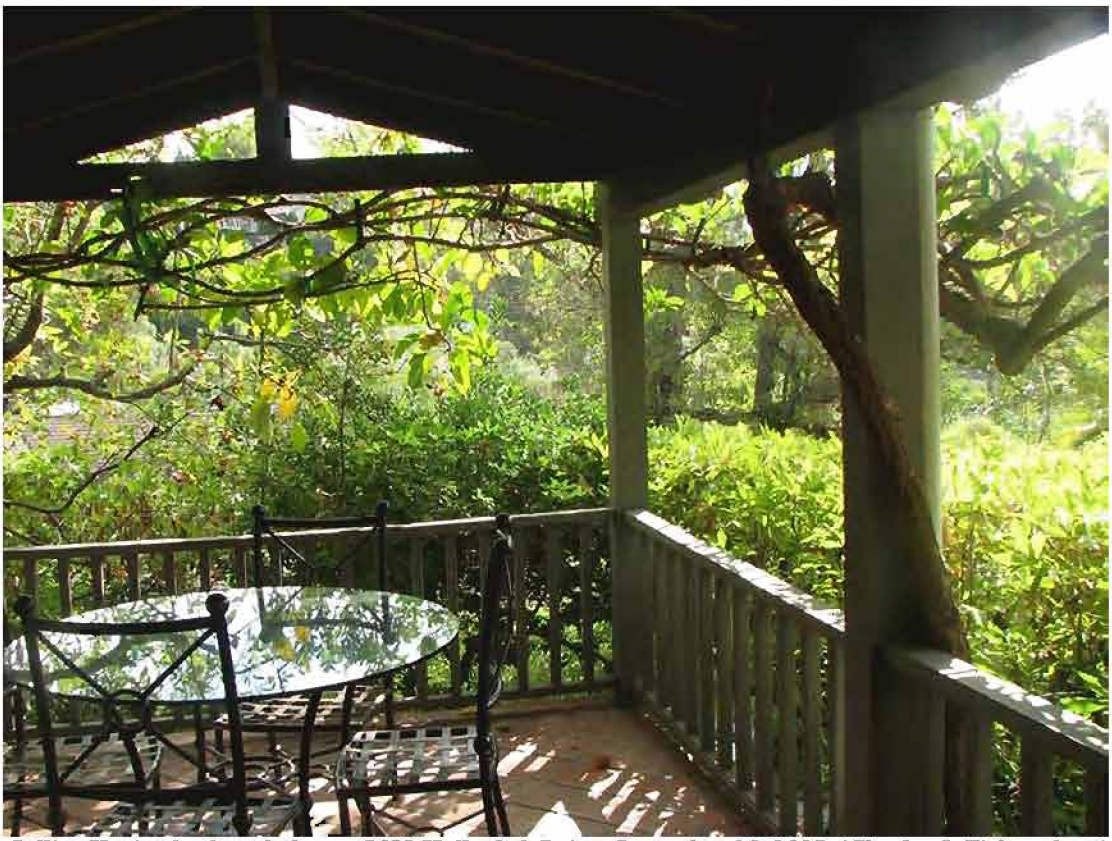
Collins Hacienda, living room fireplace, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

Collins Hacienda, dining room, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

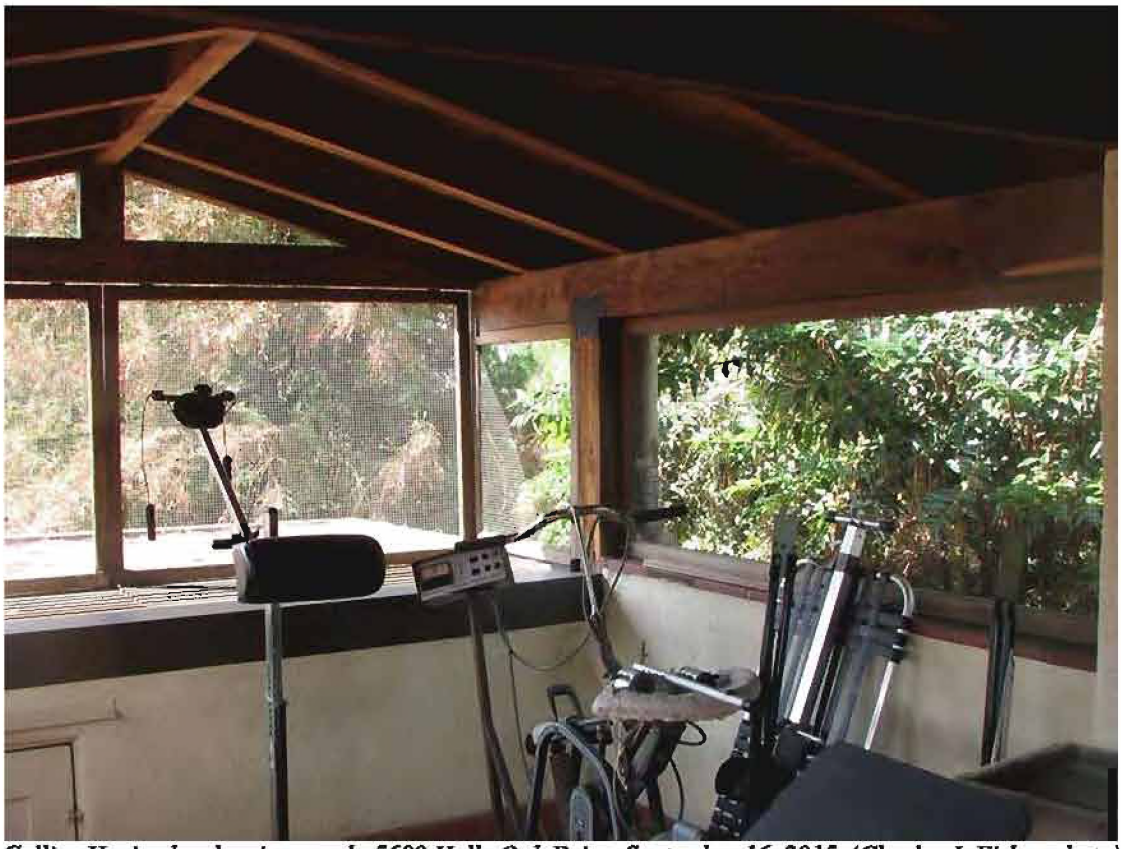
Collins Hacienda, kitchen, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

Collins Hacienda, breakfast room, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

Collins Hacienda, library, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)



Collins Hacienda, front balcony, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)



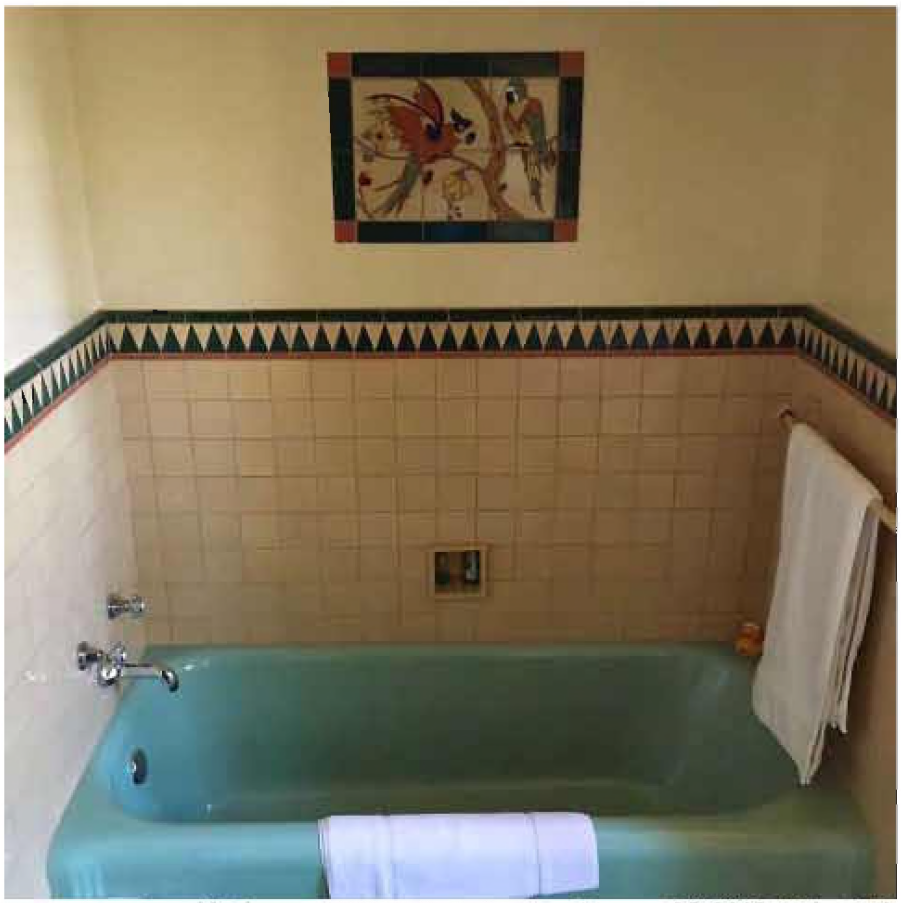
Collins Hacienda, sleeping porch, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

Collins Hacienda, original fixture, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

Collins Hacienda, kiva type fireplace in master bedroom, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

Collins Hacienda, restored bathroom, 5689 Holly Oak Drive, September 16, 2015, (Charles J. Fisher photo)

Collins Hacienda, restored bathroom floor, 5689 Holly Oak Drive, January 25, 2017, (John Bailey photo)



Collins Hacienda, restored bathroom, 5689 Holly Oak Drive, January 25, 2015, (John Bailey photo)

City of Los Angeles
Department of City Planning

3/27/2019
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
5689 W HOLLY OAK DR

ZIP CODES
90068

RECENT ACTIVITY
None

CASE NUMBERS
CPC-4412
CPC-2016-2115-ZC
CPC-2016-2112-ZC
CPC-2016-2110-CA
CPC-2016-1450-CPU
CPC-2009-2949-HD
CPC-2007-2065-ICO
CPC-1986-831-GPC
ORD-184725
ORD-183497
ORD-181136
ORD-179814
ORD-164702
ORD-129279
ORD-128730
ORD-101080
AA-2003-4837-COC
DL-290
ENV-2016-2111-ND
ENV-2016-1451-EIR
ENV-2009-2950-ND
ENV-2003-4838-CE
AF-03-2292440
DofL-290

Address/Legal Information	
PIN Number	151-5A191 99
Lot/Parcel Area (Calculated)	11,702.3 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID G3
Assessor Parcel No. (APN)	5587009046
Tract	TR 6247
Map Reference	M B 65-46/47
Block	None
Lot	FR 120
Arb (Lot Cut Reference)	2
Map Sheet	151-5A191
	151-5A193
Jurisdictional Information	
Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Hollywood United
Council District	CD 4 - David E. Ryu
Census Tract #	1893.00
LADBS District Office	Los Angeles Metro
Planning and Zoning Information	
Special Notes	None
Zoning	RE11-1D
Zoning Information (ZI)	ZI-2480 The Oaks of Los Feliz Development Limitations
	ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
General Plan Land Use	Very Low II Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	Yes
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No

Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Not Eligible
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5587009046
Ownership (Assessor)	
Owner1	BAILEY,JOHN I CO TR BAILEY LITTLETON TRUST
Address	5689 HOLLY OAK DR LOS ANGELES CA 90068
Ownership (Bureau of Engineering, Land Records)	
Owner	BAILEY, JOHN (ET AL) (CO-TRS) BAILEY/LITTLETON TRUST DTD 9-11-2003
Address	5689 HOLLY OAK DR LOS ANGELES CA 90068
Owner	BAILEY, JOHN (ET AL) (CO-TRS) BAILEY/LITTLETON TRUST DTD 9-11-2003
Address	5689 HOLLY OAK DR LOS ANGELES CA 90068
Owner	BAILEY, JOHN (ET AL) (CO-TRS) BAILEY/LITTON TRUST DTD 9-11-2003
Address	5689 HOLLY OAK DR LOS ANGELES CA 90068
APN Area (Co. Public Works)*	0.685 (ac)
Use Code	0101 - Residential - Single Family Residence - Pool
Assessed Land Val.	$858,845
Assessed Improvement Val.	$1,438,110
Last Owner Change	10/21/2003
Last Sale Amount	$0
Tax Rate Area	13
Deed Ref No. (City Clerk)	8-701
	401850
	3356
	3146218
	1435217
	1434999
	1-666
Building 1	
Year Built	1934
Building Class	D9D
Number of Units	1
Number of Bedrooms	4
Number of Bathrooms	3
Building Square Footage	4,860.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	Yes
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Opportunity Zone	No
Promise Zone	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	None
Housing	
Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No
Ellis Act Property	No
Public Safety	
Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	629
Fire Information	
Bureau	West
Batallion	5

District / Fire Station	82
Red Flag Restricted Parking	Yes

CASE SUMMARIES

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

Case Number:	CPC-2016-2115-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	CODE AMENDMENT TO ADD 16 NEW SINGLE FAMILY ZONES TO THE ZONING CODE AND ZONE CHANGES FOR NEIGHBORHOOD CONSERVATION ICO AREAS
Case Number:	CPC-2016-2112-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	CODE AMENDMENT TO ADD 16 NEW SINGLE FAMILY ZONES TO THE ZONING CODE AND ZONE CHANGES FOR NEIGHBORHOOD CONSERVATION ICO AREAS
Case Number:	CPC-2016-2110-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO ADD 16 NEW SINGLE FAMILY ZONES TO THE ZONING CODE AND ZONE CHANGES FOR NEIGHBORHOOD CONSERVATION ICO AREAS
Case Number:	CPC-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-2009-2949-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	THE PROPOSED PROJECT INVOLVES A HEIGHT DISTRICT CHANGE OF 1200 PARCELS WITHIN THE OAKS NEIGHBORHOOD STUDY AREA. THE PURPOSE OF THE PROJECT IS TO PROTECT THE HILLSIDE NEIGHBORHOOD'S CHARACTER FROM OUT OF SCALE DEVELOPMENT AND PRESERVE THE NEIGHBORHOOD'S SENSITIVE HILLSIDE ENVIRONMENT.
Case Number:	CPC-2007-2065-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE
Case Number:	CPC-1986-831-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES
Case Number:	AA-2003-4837-COC
Required Action(s):	COC-CERTIFICATE OF COMPLIANCE
Project Descriptions(s):	CERTIFICATE OF COMPLIANCE
Case Number:	ENV-2016-2111-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	CODE AMENDMENT TO ADD 16 NEW SINGLE FAMILY ZONES TO THE ZONING CODE AND ZONE CHANGES FOR NEIGHBORHOOD CONSERVATION ICO AREAS
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ENV-2009-2950-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	THE PROPOSED PROJECT INVOLVES A HEIGHT DISTRICT CHANGE OF 1200 PARCELS WITHIN THE OAKS NEIGHBORHOOD STUDY AREA. THE PURPOSE OF THE PROJECT IS TO PROTECT THE HILLSIDE NEIGHBORHOOD'S CHARACTER FROM OUT OF SCALE DEVELOPMENT AND PRESERVE THE NEIGHBORHOOD'S SENSITIVE HILLSIDE ENVIRONMENT.
Case Number:	ENV-2003-4838-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CERTIFICATE OF COMPLIANCE

DATA NOT AVAILABLE

CPC-4412

ORD-184725

ORD-183497

ORD-181136

ORD-179814

ORD-164702

ORD-129279

ORD-128730

ORD-101080

DL-290

AF-03-2292440

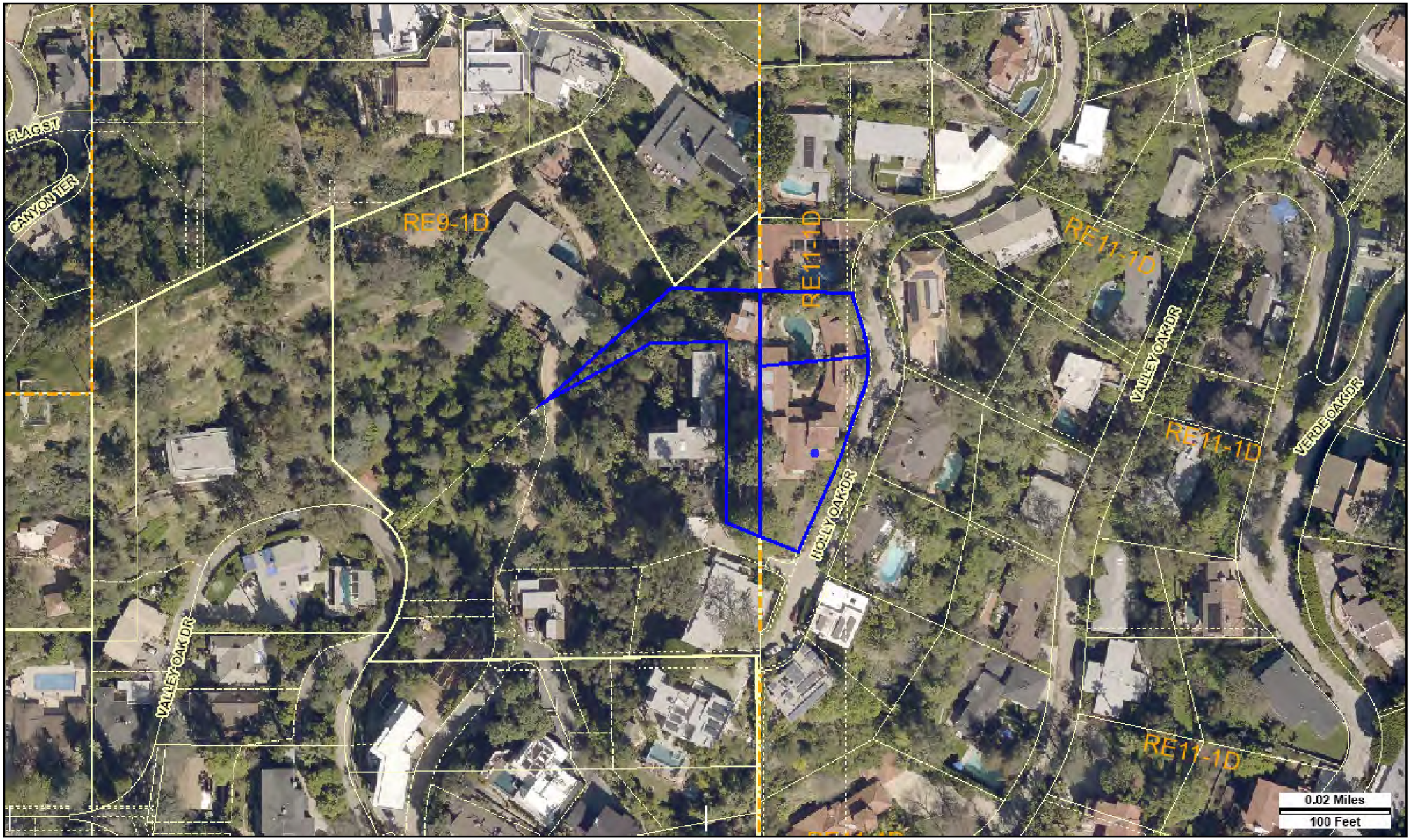
DofL-290

ZIMAS INTRANET

LARIAC5 2017 Color-Ortho

03/27/2019

City of Los Angeles
Department of City Planning



Address: 5689 W HOLLY OAK DR
APN: 5587009046
PIN #: 151-5A191 99

Tract: TR 6247
Block: None
Lot: FR 120
Arb: 2

Zoning: RE11-1D
General Plan: Very Low II Residential

N
W E
S

COLLINS HACIENDA
5689 West Holly Oak Drive
CHC-2019-1827-HCM
ENV-2019-1828-CE

1984 Historic-Cultural Monument Application

CHANNING GILSON
2046 HILLHURST AVENUE
LOS ANGELES · NO 3-3136

22 October 84

Need for my Judge to report [illegible] 1/17

Ms Ileana Welch,

Inclosed is my Request for Historic-Cultural Monument Declaration.

When you have reviewed the four (4) photographs and there is no further need for them I would appreciate your returning them to me.

Since there was no information sent to me that would indicate your period of time for review, would you please give me some general time estimate of when I may expect to have a reply to my request ?

Best wishes,

Channing Gilson

Channing W. Gilson

Incls: Request forms (triplicate)
four (4) photographs of
HACIENDA FELIZ

Rec'd 10/23/84

CULTURAL HERITAGE BOARD
Cultural Affairs Department
Room 1500, City Hall
Los Angeles, CA 90012
(213) 485-2433

REQUEST FOR HISTORIC - CULTURAL MONUMENT DECLARATION

NAME OF PROPOSED MONUMENT WITHIN THE CITY OF LOS ANGELES: _____

LOCATION: Los Feliz Oaks 5689 Holly Oak Drive at 695 foot elevation 90068
(Community) (Zip)

(Cross Streets) Holly Oak & Verde Oak drive from Franklin & Van Ness

COUNCILMANIC DISTRICT NO. 2 Joel Wachs

OWNER'S NAME & ADDRESS: Channing Wallace Gilson

Los Angeles 90068
(City) (Zip)

DATE OF CONSTRUCTION OF PROPOSED MONUMENT: 1934
(This information is important)

ARCHITECT: Norstrom & Anderson for Randolph Hearst L A Examiner V P, E.R. Collins
(Identification of the architect is very important)

DESCRIBE ARCHITECTURAL FEATURES: A carefully researched and detailed architecturally designed Mexican ha- ~~cienda one block from a Frank Lloyd Wright Jr and one~~
(Photograph must be provided) block from a Gregory Ain home. Unusual re-enforced concrete elevated floor base construction, bell tower with authentic ranch bell, California outdoor bedroom. Hacienda reflects history of early California Rancho Los Feliz Mexican heritage. ~~Norstrom & Anderson studied Mexican hacienda design in Mexico so their architectural~~ drawings reflect authentic plans and details.

DESCRIBE HISTORIC-CULTURAL SIGNIFICANCE AS IT PERTAINS TO SEC. 22.130 OF THE LOS ANGELES ADMINISTRATIVE CODE: (If necessary, attach a sheet) ~~Although there are several remains of adobe~~ "casas" in the Los Angeles basin I know of no other true Mexican hacienda designed around a large courtyard whose perimeter has extensive tile roofed overhangs under which various working tasks can be performed. Hearst favored such architecture.

SOURCE/S OF INFORMATION: ~~The original architectural drawings, Newspaper article and~~ letter from Mrs. Day who purchased the home from the original Hearst paper manager.

NAME & ADDRESS OF PROPONENT: _____
Channing W. Gilson, resident owner 5689 Holly Oak Drive, Los Angeles 90068
(City) (Zip)

TELEPHONE NO. (213) 663-3136 work DATE: 22 October 1984

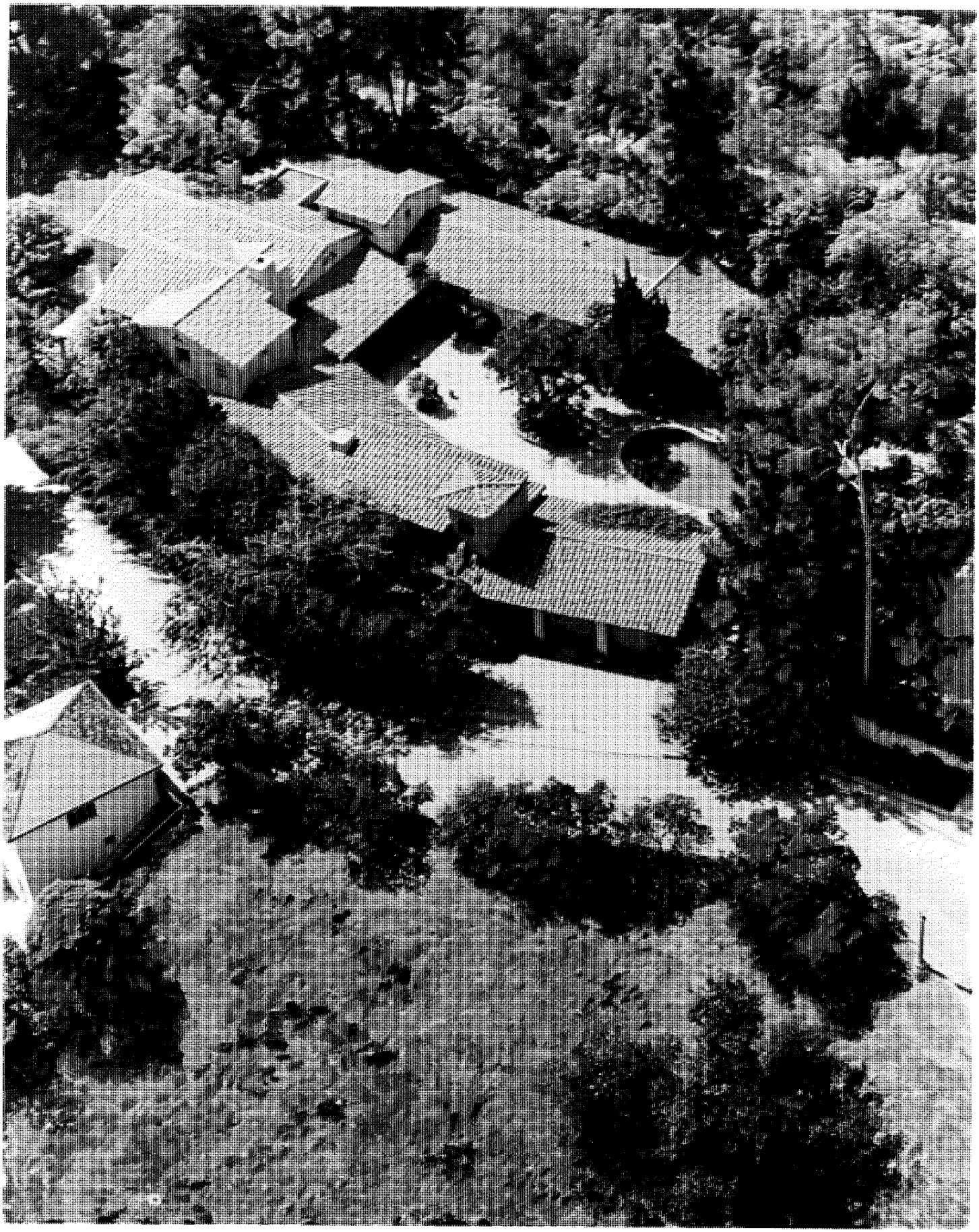
(This portion to be filled in by Cultural Heritage Board Members)

REASONS FOR DECLARATION/DENIAL: _____

BY: _____ _____
C.H.B. MEMBER DATE OF BOARD ACTION

PLEASE NOTE THAT CULTURAL HERITAGE BOARD ACTION RECOMMENDING DECLARATION IS SUBJECT TO ADOPTION BY THE LOS ANGELES CITY COUNCIL.

Council File No. _____ City Council Action Dated _____



COLLINS HACIENDA
5689 West Holly Oak Drive
CHC-2019-1827-HCM
ENV-2019-1828-CE

Letter of Determination, dated July 17, 1985

CITY OF LOS ANGELES
CALIFORNIA

TOM BRADLEY
MAYOR

CULTURAL AFFAIRS DEPARTMENT
ROOM 1500 CITY HALL
LOS ANGELES CA 90012
(213) 485 2433
FRED CROTON
GENERAL MANAGER
RODNEY L PUNT
ASST GENERAL MANAGER
CULTURAL HERITAGE DIVISION
ROOM 1500 CITY HALL
LOS ANGELES CA 90012
(213) 485 2433
ILEANA WELCH
DIRECTOR

Applications File Declined 1985

January 17, 1985

Mr. Channing W. Gilson
5689 Holly Oak Drive
Los Angeles, CA 90068

SUBJECT: HACIENDA FELIZ
5689 HOLLY OAK DRIVE

Dear Mr. Gilson:

At the Cultural Heritage Board meeting of January 2, 1985 the Board reviewed the application requesting consideration of the above property as a Historic-Cultural Monument. As you know, Board member Bernard Judge made an inspection of your property and we are grateful to you for making it possible.

This is to advise that it is the consensus of the Board that this property does not qualify for designation as a Historic-Cultural Monument since it does not fall under the criteria in Section 22.130 of the Los Angeles Administrative Code, and the request has been declined.

We greatly appreciate your cooperation in this matter.

Sincerely,

Ileana Welch, Coordinator
CULTURAL HERITAGE BOARD

IW:gm

Enclosed LAAC