

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2013-3620-HCM
ENV-2013-3621-CE

HEARING DATE: February 6, 2014
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 2226 N. Wayne Ave
Council District: 4
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Los Feliz
Legal Description: Block 2, Lot FR 4

PROJECT: Historic-Cultural Monument Application for the
MCTERNAN RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

OWNER: John and Tina Carmichael
2226 N. Wayne Ave
Los Angeles, CA 90027

PREPARED BY: Historic Preservation Partners
419 Concord Ave.
Monrovia, CA 91016

RECOMMENDATION That the Cultural Heritage Commission:

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

MICHAEL J. LOGRANDE
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

Attachments: Historic-Cultural Monument Application

FINDINGS

- 1) The building "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" as an example of the Mid-Century Modern residential style.
- 2) The property is associated with historic personages as being the primary residence of attorney John T. McTernan for over twenty years.

CRITERIA

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

SUMMARY

Built in 1960, this two-story single-family residence exhibits character-defining features of Mid-Century Modern residential architecture. Situated on a deep, rectangular, semi-sloped lot, the split-shed roof fronts the street in section view, splitting the face into two halves. The front entrance, accompanying entry deck, and Japanese-influenced garden dominate the left. A below-grade two-car garage and stucco wall of the floor above, broken by a vertical textured feature, dominate the right. A wood planter and wood screen wall crossing at right angles through the center of the façade visually join the two halves. Windows on the face are minimal, consisting mainly of a long row of stained glass above the entry and a small accent window on the stucco wall. The north and south sides of the building are not readily visible from the street. Large windows, sliding glass doors, and a large, semi-enclosed courtyard are on the south face of the building. The north face is broken by a small windowed alcove with water feature halfway along its length. The rear of the building features large sliding glass doors that open to a patio, backyard, and gardens. Character-defining elements of the structure are extensive use of glass sliding doors and floor-to-ceiling windows, exposed posts and beams, and squared geometric features made of wood, brick, and stone, such as the facade screen wall and central fireplace. Alterations made in 1966 by the original architect reconfigured the large courtyard and added a 1st floor game room underneath it. Repairs to the game room and courtyard in 1982 addressed water damage issues and resulted in some of modifications to the courtyard. The interior layout was modified in 2010 with the removal of walls/partitions that divided the kitchen from the family room and the dining room from the living room.

The subject building was designed by architect David Hyun. Hyun designed several modernist residences in Los Angeles but is perhaps best known for his firm's design and development of the award-winning Japanese Village Plaza. The subject home was designed for civil rights attorney John T. McTernan. McTernan's highest profile work occurred during the era of McCarthyism in which he defended accused communists and labor leaders. He argued six cases in front of the U.S. Supreme Court and won four. McTernan at one point worked with famed civil rights lawyer Ben Margolis and together they won several prominent civil rights

cases. In the 1950s Margolis defended subject architect David Hyun when he was accused of communist ties and threatened with deportation to South Korea.

DISCUSSION

The McTernan Residence historic property successfully meets two of the specified Historic-Cultural Monument criteria: 1) it “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction,” and 2) it is “identified with historic personages... in the main currents of national, State or local history...” As a Mid-Century Modern structure with exposed structural elements, extensive use of floor-to-ceiling windows and sliding glass doors, decorative geometric features, and incorporation of exterior space with the large courtyard, and as the residence of prominent civil-rights lawyer John T. McTernan, whose work resulted in significant changes to state and federal law during the McCarthy era, the property qualifies for Historic Cultural Monument status based on these criteria.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) REVIEW

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 “*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*”

State of California CEQA Guidelines Article 19, Section 15331, Class 31 “*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*”

The designation of the McTernan Residence property as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code (“LAAC”) will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior’s Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of Historic buildings in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving Rehabilitating, Restoring, and Reconstructing Historic Buildings.

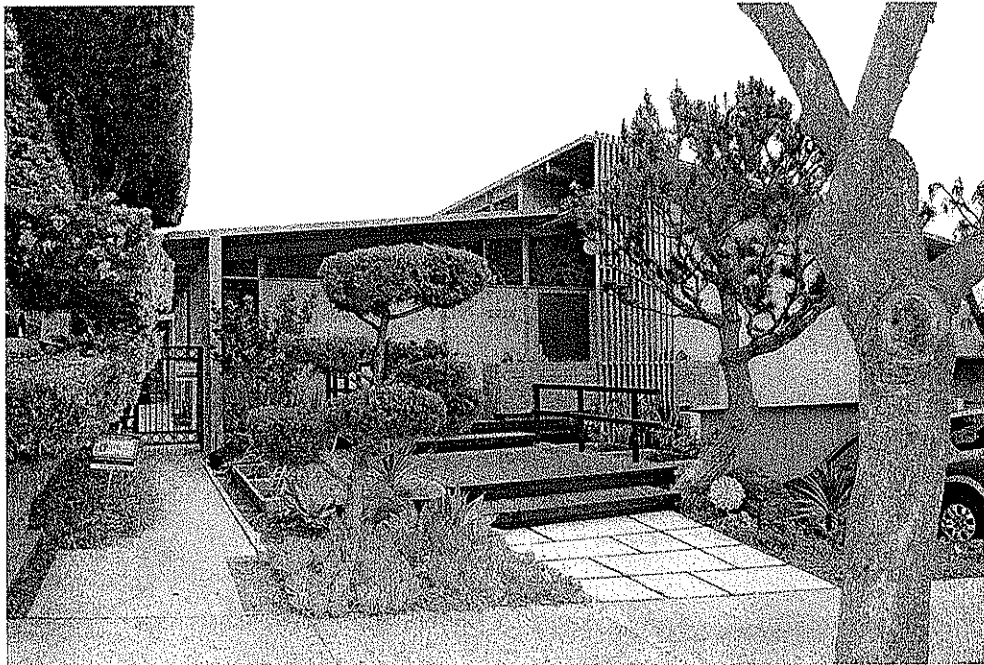
BACKGROUND

On December 5, 2013, the City Council adopted a motion to initiate consideration of the McTernan Residence as a Historic-Cultural Monument. On January 16, 2014, the Cultural Heritage Commission and Office of Historic Resources Staff toured the site.

Residence for
Mr. & Mrs. John T. McTernan

2 2 2 6 N O R T H W A Y N E A V E N U E

Los Angeles, Ca



HISTORIC-CULTURAL MONUMENT
APPLICATION

Prepared by:

Historic Preservation Partners

on behalf of John and Tina Carmichael,

property owners

SIGNIFICANCE WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

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

ARCHITECTURAL SIGNIFICANCE

THE Residence for Mr. and Mrs. John T. McTernan IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT
Mid-Century Modern ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE 8)

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

A N D / O R

HISTORICAL SIGNIFICANCE

THE Residence for Mr. and Mrs. John T. McTernan WAS BUILT IN 1960-61
NAME OF PROPOSED MONUMENT YEAR BUILT
Mr. John T. McTernan WAS IMPORTANT TO THE
NAME OF FIRST OR SIGNIFICANT OTHER

DEVELOPMENT OF LOS ANGELES BECAUSE he was a "highly regarded Los Angeles civil rights lawyer who fought many landmark civil liberties and labor cases, including seven before the U.S. Supreme Court. During his nearly 50-year partnership with the late Ben Margolis, McTernan and the equally esteemed Margolis were recognized for making significant contributions to the protection of civil liberties and constitutional rights."
(McLellan - Staff Writer, Los Angeles Times, 4 April 2005)

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT Residence for Mr. and Mrs. John T. McTernan
2. STREET ADDRESS 2226 WAYNE AVENUE
- CITY LOS ANGELES ZIP CODE 90027 COUNCIL DISTRICT 4
3. ASSESSOR'S PARCEL NO. 5592 - 023 - 001
4. COMPLETE LEGAL DESCRIPTION: TRACT Griffith's Subd'n of the southern slope of the Rancho Los Feliz....
- BLOCK 2 LOT(S) FR 4 ARB. NO. 1
5. RANGE OF ADDRESSES ON PROPERTY 2226 N WAYNE AVENUE AND 2222 N WAYNE AVENUE
6. PRESENT OWNER JOHN AND TINA CARMICHAEL
- STREET ADDRESS 2226 N WAYNE AVENUE E-MAIL ADDRESS: jdcaarmichael@mac.com
- CITY LOS ANGELES STATE CA ZIP CODE 90027 PHONE (310) 871-1103
- OWNERSHIP: PRIVATE PUBLIC
7. PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE

DESCRIPTION

8. ARCHITECTURAL STYLE Mid-Century Modern
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET. 1 PAGE MAXIMUM)
- (see attached description)
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT Residence for Mr. and Mrs. John T. McTernan

10. CONSTRUCTION DATE: 1960-61 FACTUAL: ESTIMATED:

11. ARCHITECT, DESIGNER, OR ENGINEER DAVID HYUN AND RICHARD WHITNEY (ARCHITECTS)

12. CONTRACTOR OR OTHER BUILDER _____

13. DATES OF ENCLOSED PHOTOGRAPHS June 8, 2013
(1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL. E-MAILED TO CULTURAL HERITAGE COMMISSION@LACITY.ORG)

14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE

15. ALTERATIONS (see attached sheet)

16. THREATS TO SITE: NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
 ZONING OTHER _____

17. IS THE STRUCTURE: ON ITS ORIGINAL SITE MOVED UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE. INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)

(see attached significance statement)

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) (see attached source list)

20. DATE FORM PREPARED 05/11/2013 PREPARER'S NAME Vanessa Withers

ORGANIZATION Historic Preservation Partners STREET ADDRESS 419 Concord Ave.

CITY Monrovia STATE Ca ZIP CODE 91016 PHONE (626) 605-5007

E-MAIL ADDRESS: vanessa@hppgroup.net

9. Architectural Description

2226 Wayne Avenue, located in Los Feliz, is a two-story Mid-Century Modern style residence with an irregular plan. Situated on a semi-hillside lot the home presents to the street as a single story with lower-level garage; the main level is entered slightly above grade from gradual steps that lead to a roughly centered wood panel front door. Featured in a 1961 Los Angeles Times article the writer commented that the front façade “introduces its character through exposed structural members, extensive use of wood, island gardens planned by landscape architect Jim Scharschmidt. Garage was placed beneath master bedroom on narrow lot. Restricted use of glass reduces noise from the street.” (Johnson, Los Angeles Times, 1961)

The overall exterior of the residence is characterized by a shed roof, stucco panels, concrete block walls, integrated garden/deck areas, vertical wood screens, and exposed structural elements. The interior of the residence is anchored by a large central fireplace. The main living area’s sliding glass doors open on to an enclosed deck area. The rear of the house contains the kitchen and opens to the rear yard. Measuring 3,152 square-feet, the residence has a total of four bedrooms and four bathrooms, with the Master Bedroom located near the front of the house. Stairs lead to a lower level living space.

The building is in good condition. It has retained historic integrity and exhibits many of its original character-defining features. Alterations include:

- 1966 – “addition and remodeling to existing bldg....new game room below”, spiral staircase, and bathroom (addition on lower level – site plan provided in permit)
Work completed by David Hyun, Architect
- 1982 – Work on the deck and exterior planter boxes
Work completed by Richard Hunter, Architect/Designer
- 2010 – Remodel, including removing an existing fam room window and adding a kitchen window, remodeling bathrooms and kitchen, remodeling the bathroom and adding laundry in the game “rec” room
Work completed by Quillan and Grant Inc., contractors (according to permit)

18. Significance

2226 Wayne is significant as an excellent example of Mid-Century Modern architecture designed by architects David Hyun and Richard Whitney. The home was built for John T. McTernan, a prominent civil rights attorney.

David Hyun (1917 – 2012)

David Hyun has been credited with the title of “first Korean American architect”¹ and was a prominent Los Angeles modernist responsible for the Japanese Village Plaza (outdoor mall in Little Tokyo – Los Angeles) and numerous residential commissions. Hyun gained inspiration from working under modernist Richard Neutra.

Examples of Hyun’s work include; Lawrence Segal House, Hyun & Cohn Architects (1955); McTernan House (subject house – 1960); Japanese Village Plaza (1980), and Hyun’s personal residence (1993).

Hyun was brought to the United States as a little boy and grew up in Kauai, Hawaii where he attended the University of Hawaii. He settled in Los Angeles in 1947 and began his architectural career.

During the 1950s, in the era of McCarthyism, Hyun came under suspicion of being tied to the Communist Party and underwent deportation hearings. Hyun insisted on his innocence of the charges, but was still kept in custody for the long hearing process. Charges were eventually dropped. (Yi, 2012)

John T. McTernan (1910 – 2005)

In 1961 Hyun designed 2226 N. Wayne for civil rights attorney John T. McTernan. McTernan and his partner Margolis “gained renown as one of the principal defenders of the Hollywood 10, who were imprisoned for refusing to testify before the House Un-American Activities Committee in 1947.” (McLellan, 2005)

Born in New York and educated at Amherst College and Columbia Law School, McTernan began his law career in 1934 and positioned himself strongly in defense of civil rights. Mark Rosenbaum, legal director of the American Civil Liberties Union on Southern California, commented that “John was a mentor in word and in deed to me and scores of civil liberties and civil rights attorneys in California and throughout the country by virtue of his work.” (McLellan, 2005)

Additional biographical information on both David Hyun and John McTernan is included in digital form with this application.

¹ Forest Lawn Memorial – Parks & Mortuaries – Hollywood Hills FD 904, Tributes.com, dated May 2, 2012. KoreanAm Journal article also credits Hyun as first architect of Korean descent in the U.S.

Sources

Building Permit Record

Chang, Roberta, and Wayne Patterson. *The Koreans in Hawai'i: A Pictorial History, 1903-2003*. Honolulu: University of Hawai'i, 2003. Print.

Cheng, Cindy I-Fen. *Citizens of Asian America: Democracy and Race during the Cold War*. N.p.: n.p., n.d. Print.

Conference Journal. Los Angeles: Los Angeles Committee for Protection of Foreign Born, 1951. Print.

County Assessor's Record

"David Hyun." Obituary. N.p., n.d. Web. 30 July 2013.

Exile: The Story of David Hyun. Los Angeles: Friends and Neighbors of David Hyun, 1955. Print.

Johnson, Beverly E. "House Divided." *Los Angeles Times* 11 June 1961: A24. ProQuest Historical Newspapers *Los Angeles Times* (1881-1986). Web.

McLellan, Dennis. "John T. McTernan, 94; Lawyer Fought to Protect Civil Rights." *Los Angeles Times* 4 Apr. 2005: n. pag. Print.

Yi, Eugene. "David Hyun, First Korean American Architect, Dies at 95." *KoreAm Journal* June (n.d.): n. pag. Web.

Web sites:

Michael Locke's flickr photos "David Hyun"
<file:///Users/vwithers/Dropbox/2226%20N%20Wayne/Flickr%20Search:%20david%20hyun.webarchive>. Web.

<http://koreanslate.com/korean-american-architect-david-hyun.html>

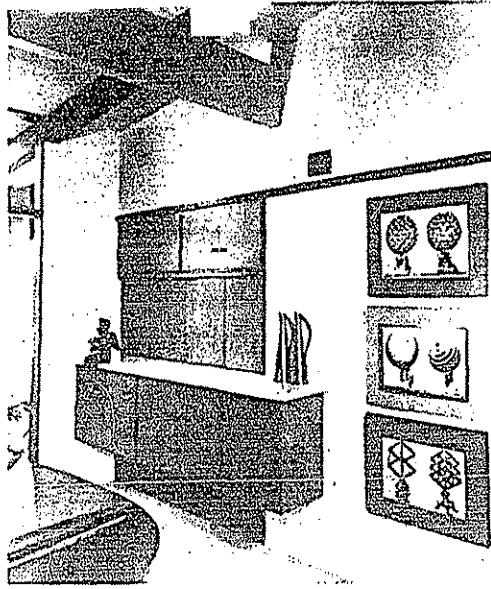
<http://thesilverlakenews.blogspot.com/2011/05/mcternan-house-david-hyun-architect.html>

HOUSE DIVIDED

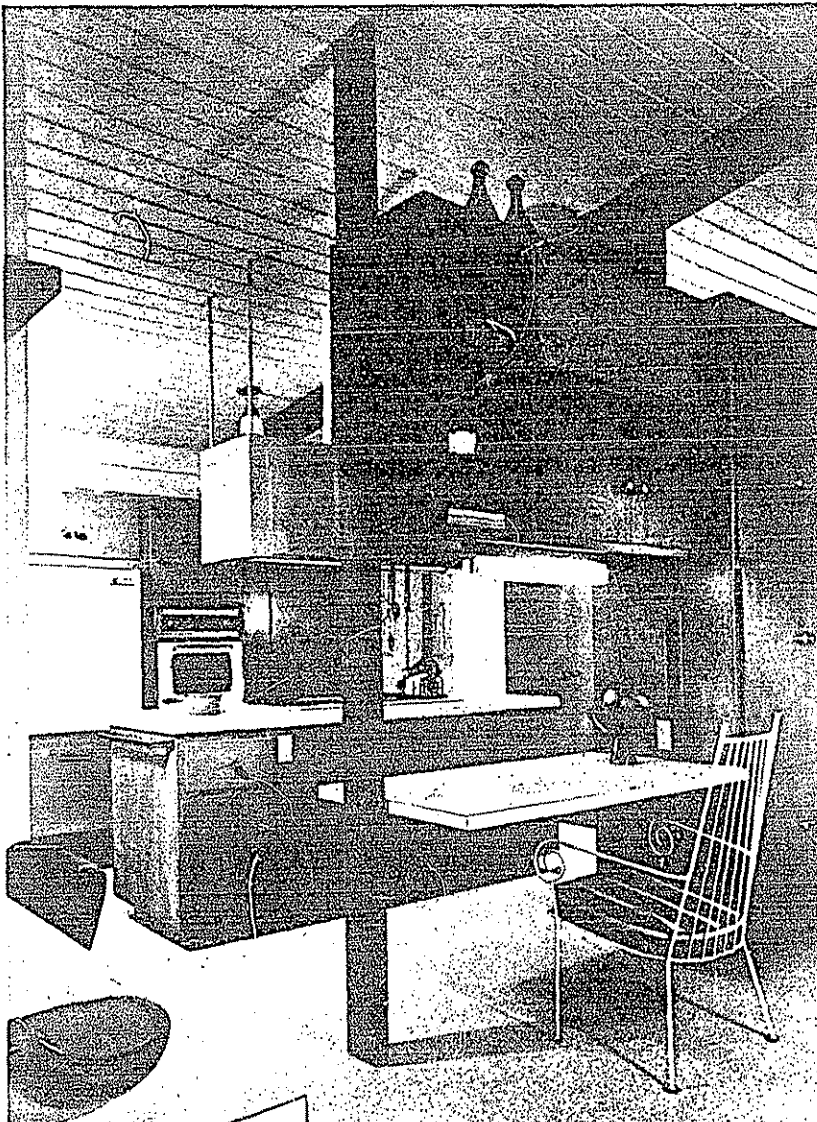
Beverly E Johnson

Los Angeles Times (1886-Current File); Jun 11, 1961; ProQuest Historical Newspapers Los Angeles Times (1881 - 1986)

pg. A24



Dining room features pass-through, above, to kitchen. For formal entertaining this is closed, making it seem part of built-in buffet. Accessories from Mr. Young's shop, Pasadena. Kitchen, below, is example of excellent space utilization, containing a practical amount of work area and a large walk-in cooler. Cabinets of natural ash



HOUSE DIVIDED

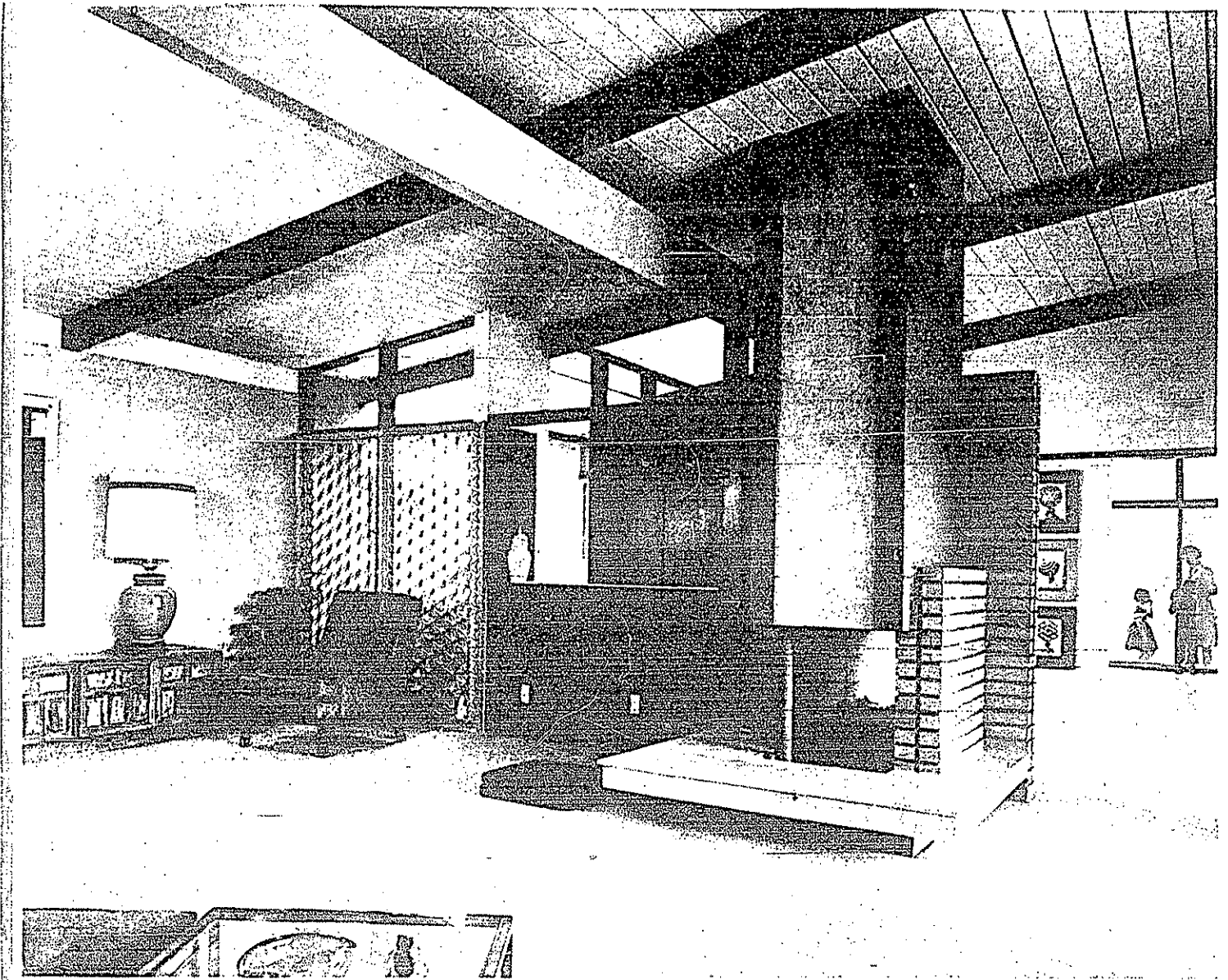
A house divided—by means of flexibility within a unified layout—is one way to describe this residence designed by architect David Hyun and his associate, Richard Whitney, for Mr. and Mrs. John T. McTernan. The potential division answers a frequent wish to separate children from adult activities and entertaining; within an informal family area, it also makes possible easy supervision of the youngsters.

To achieve this feature, the architects drew a line, so to speak, between the area encompassing living and dining rooms, master bedroom and convertible den, together with a spacious deck adjoining these rooms, and the area containing kitchen, family room, children's rooms and rear garden with its play facilities.

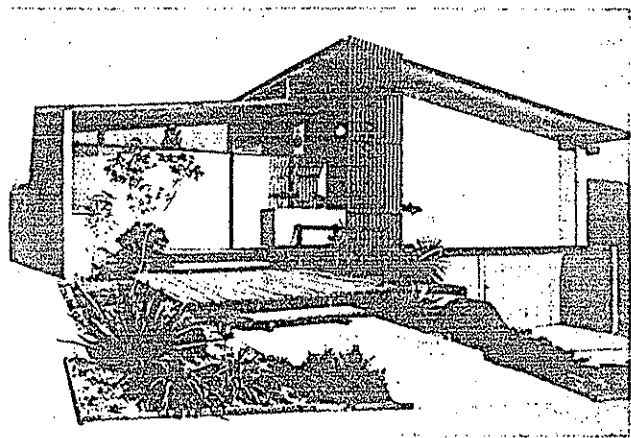
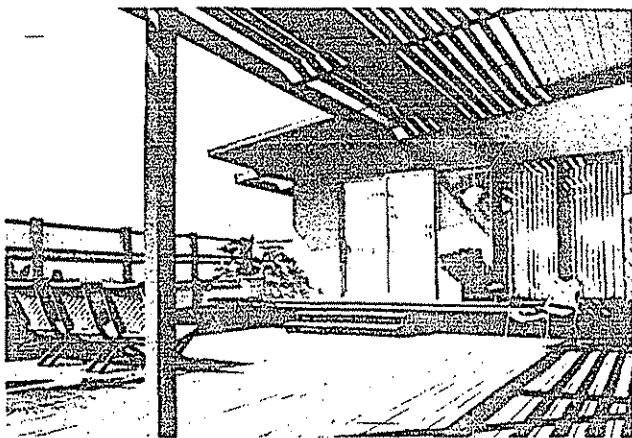
Another notable feature is the manner in which a deep but narrow, semi-hillside lot was utilized. The house was planned on two levels for the sake of economy—but this also heightens interest. And the prevalence of outdoor living areas belies the narrow dimension of the lot. Augmenting a garden atmosphere for the unusually large deck are tall potted plants, and there is a small but delightful Oriental garden off the glass exterior wall of the dining room. The rear garden affords a site for a future swimming pool.

With beams and sheathing exposed, open ceilings give added dimension, freedom and appeal to the gabled-roof house. Decoration by Craftsman Interiors was understated so that it does not conflict with the architecture.

by Beverly E. Johnson



Living room gains warmth by not being rigidly defined. It opens onto deck that is a focal point of the house. Behind the decorative screen is a picturesque Oriental garden off the glass exterior wall of the dining room. Open beams, exposed sheathing give added dimension of freedom



Richard Fish photographs

Deck with shadow pattern from trellis, left, unites adult area of house with area containing family room, kitchen, children's quarters. Facade of house, right, introduces its character through exposed structural members, extensive use of wood, island gardens planned by landscape architect Jim Scharschmidt. Garage was placed beneath master bedroom on narrow lot. Restricted use of glass reduces noise from the street

SINGLE RESIDENTIAL BUILDING RECORD

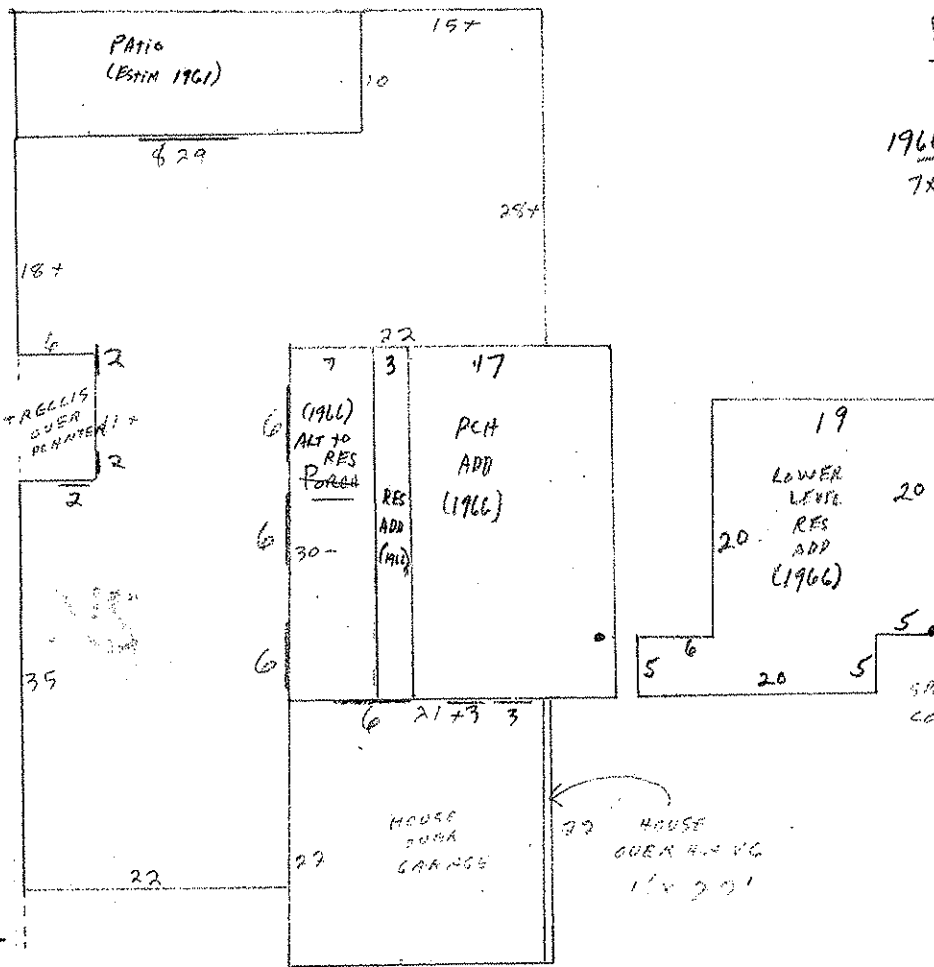
ADDRESS 2226 WAYNE AVE L.A. CO. ASSESSOR L.A. 27

CLASS & SHAPE NO. STY.		DESCRIPTION OF BUILDING ARCHITECTURE		YR. BLT.					
D9D		MODERN		60					
FOUNDATION		ROOF STYLE		LIGHTING	AIR COND.	ROOM & FINISH DETAIL		KITCHEN DETAIL	
Conc. Raised	Strucco	Gable		Wiring	Heating	No. ROOMS	FLOOR	INTERIOR	FINISH
Conc. Slab	Sliding "x"	Hip		Amops	Forced Air	Plb	L	1	2
Cross Walls	Sliding B&B	Shed		K.T.	Gravity				CEILING
Piers	Sliding B&B	Flat		B.X.	Floor Furn.				
Heavy Light	Veneer	Cur up		Fixtures	Wall-Elec				
STRUCTURAL	Trim: Wood	Ditch: L M H		Fen	Wall-Gas				
Wood Frame	Brick	O'Hang		Ang	Radiant-Elec				
Steel Frame	Stone	Fin		Many	Radiant-H H				
Masonry	Sliding Doors	ROOF COVER		Low Voltage	Heat Pump				
Insul-Cig.	Insul- Walls	Shingle: Wood		Master Control	Cooling				
Windows	Insul- Ceil	Compo.		Dim. Switches	Refrig. H.R.				
D.H. Emrit.	Sliding	Asbest.		PLUMBING	Thru Wall				
Metal	Length: Raised	Shake		Door Med. Spec.	Trap Cooler				
Screens	Fireplaces	Tile		No. Fixtures	Ducting				
	Single	Gravel-Rock		Laundry	Galvanized				
	Double	Composition		Water Htr	Parimeter				
	Hearth	Gutters		Size: No.					

YEAR	USE TYPE	CLASS SHAPE	UNITS	EFF. YR.	DEPR. TABLE	SQ. FEET MAIN IMP.	R.C.N. MAIN IMP.	R.C.N. OTHER	R.C.N. TOTAL	% GOOD	R.C.L.N.D.	SP APPRAISER	DATE	COST REV'D	INT VIEW	NO INT VIEW	CO. CK.
1930				60													
1940	D9D			61	R60	3152			57350	90	45390		3/27/67				
1940	D9C			61	UR60	3152											

COMPUTATIONS									
Unit	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost
PC-ND			35320						
1/2 LOWER LEV. ADD	480	10.00	4800						
1/2 RES ADD-1ST	195	12.00	2340						
1/2 PC4 ADD	510	4.60	2350						
1/2 PATIO	290	2.00	580						
Total R.C.N.			45390						

GLASS IN WOOD



AREA

10 x 15 =	150
18 x 29 =	522
11 x 16 =	176
22 x 35 =	770
22 x 22 =	484
<hr/>	
	2372 #

PCN
 $7 \times 30 = 210 \times \frac{1}{2} = 105$

1966 RES ADD
 $7 \times 30 = 210 \times \frac{1}{2} = 105$
 $3 \times 30 = 90$

<hr/>	
	2477 #
	105
	90
<hr/>	
	2672

1966 LOWER LEVEL RES ADD
 $20 \times 19 = 380$
 $5 \times 20 = 100$

<hr/>	
	3152 #
	480 #

1966 PCH ADD
 $30 \times 17 = 510 #$
 1961 PATIO
 $10 \times 29 = 290 #$

COMM PT
 GARAGE
 SPRAY PLAS CEIL, CONCRETE FLOOR
 CONC BLOCK WALLS, 2 1/4" DOORS

$21 \times 22 = 462 #$
 $\text{@ } 135$
 $= 623 #$

MASTER BATH (SPLUMBING)
 DBLE OVAL FORMICA PULLMAN
 TITLED STAGE SHOWER WITH GLASS DOOR
 5' MARLITE OVER SEPARATE TUB
 WATER CLOSET,
 FLOOR - CARPETS OVER PLYWOOD

#2 BATH (CHILDREN'S)
 NEO-ANGLE TUB WITH SHOWER OVER 5' MARLITE
 & 4" FORMICA PULLMAN

TYPE=. BD ASSR ID NO= 5592 023 001 SBN NO =
 FILE NO= 00 UPDATE= 06/27/13 DATE= 07/01/13
 ASSR ID NO REG CC USE ZONE VC REC DT TRF PRICE # OC1 OC2 DT INT DRC
 5592 023 001 4 04 04190 0100 LAR1 K 091203-50 1350000 1 3 5 Y 00%-0 A
 NAME-SITUS ADDRESS
 CHOU, TINA R AND CARMICHAEL, JOHN D

2226 WAYNE AVE
 LOS ANGELES CA 90027-1346
 SUBPART DESIGN YR EFF NO OF NO OF NO OF SQ FT COMPOSITE
 KEY TYPE CLASS BLT YR UNITS BDRMS BATHS MAIN SQUARE FT
 0101 0130 D9C 1960 1961 1 4 4 3152

TOTAL UNITS	TOTAL SQ FT	TRF PRICE PER UNIT	TRF PRICE PER SQ FT	AVG SQ FT PER UNIT	LAND	BASE VALUE	PC	RC	BY
1	3152	1350000	428	3152	IMP	603200	T	10	10
LAND WIDTH LAND DEPTH USABLE SQ FT ACRES					TOTAL	1350000			
60	140		7980						

SEWERS

PF1 = INQ SEL; 6 = NEWS; 9 = ACCUM TXN; 10 = MENU; 11 = EXIT



There are two ways to request a copy of the document image.

- 1) By fax using the request form. Click on the following link http://www.ladbs.org/permits/permit_related_forms/Research_Request_form.pdf to download the request form.
- 2) In person. Bring the following summary to one of the following Record counters.

COUNTER HOURS

MONDAY, TUESDAY, THURSDAY, FRIDAY: 7:30 AM to 4:30 PM
 WEDNESDAY: 9:00 AM to 4:30 PM

Metro	Van Nuys
201, N. Figueroa St. 1st Floor, Room 110 Record Counter Los Angeles, CA 90012	6262 Van Nuys Blvd Record Counter Van Nuys, CA 91401

Address: 2222 - 2226 WAYNE

Document Type	Sub Type	Document Date	Document Number	Reel Batch Frame
BUILDING PERMIT	BLDG-NEW	5/8/1957	1957LA71113	HIST: P1661 002 3467
BUILDING PERMIT	BLDG-NEW	5/8/1957	1957LA71114	HIST: P1661 002 3469
BUILDING PERMIT	BLDG-NEW	12/15/1959	1959LA49434	HIST: P1681 001 2130
BUILDING PERMIT	GRADING	12/15/1959	1959LA49433	HIST: P1681 001 2133
BUILDING PERMIT	ALTERATION	12/10/1966	1966LA38010 <i>Case 1001</i>	HIST: P1752 002 2340
BUILDING PERMIT	BLDG-ADDITION	12/10/1966	1966LA37862 <i>Case 1001</i>	HIST: P1752 002 2044
BUILDING PERMIT	ALTERATION	6/30/1982	1982LA45628	HIST: 00000 000 0000
BUILDING PERMIT	ALTERATION	12/10/1982	1982LA55238	HIST: 00000 000 0000 HIST: P0013 003 0086
BUILDING PERMIT	BLDG-ALTER/REPAIR	1/18/2010	10016-90000-01047	
BUILDING PERMIT	BLDG-ALTER/REPAIR	5/5/2010	10016-30000-07384	
BUILDING PERMIT	BLDG-ALTER/REPAIR	5/10/2010	10016-30000-08267	
CERTIFICATE OF OCCUPANCY		10/19/1960	1959LA49434	HIST: O261 1 1405
CERTIFICATE OF OCCUPANCY		10/19/1960	1959LA49434	IDIS: O0782 00775 0000 HIST: O337
ELECTRICAL PERMIT		5/14/2010	10041-90000-09061	
MECHANICAL PERMIT	PLUMBING	12/2/2009	09042-90000-21509	



Address of Building

2226 Wayne Avenue

CITY OF LOS ANGELES

Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act, for following occupancies:

Issued **10-19-60** Permit No. and Year **LA 49434 - 59**

2 story, type V, 50' x 80' 1 family dwelling and attached garage.
R-1 occupancy.

Owner **John T. McTernan**
Owner's Address **3901 Sutro Avenue
Los Angeles, Calif.**

K. W. Hull as



Electrical City of Los Angeles - Department of Building and Safety Issued On: 05/14/2010
 1 or 2 Family Dwelling APPLICATION FOR ELECTRICAL Last Status: Permit Finaled
 Express Permit PLAN CHECK AND INSPECTION Status Date: 02/01/2011
 No Plan Check

1. PROPERTY OWNER
 CHOU, TINA R AND CARMICHAEL, 2226 WAYNE AVE LOS ANGELES CA 90027
 2. APPLICANT INFORMATION (Relationship: Not Applicant)
 BRENNAN LAMBERT - 627 PASEO GRANDE THOUSAND OAKS, CA 91320 (805)498-0630
 3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(C) FLASH ELECTRIC INC	627 PASEO GRANDE,	THOUSAND OAKS, CA 913 C10	796635	(805)498-0630

5. APPLICATION COMMENTS
 E-Permit paid by credit card, fax number-> (805)498-0635

6. DESCRIPTION OF WORK
 panel upgrade new service

7. CHECKLIST ITEMS:

8. COUNCIL DISTRICT: 4
 9. APPLICATION PROCESSING INFORMATION
 Plan Check By:
 OK for Cashier:
 Signature: _____ Date: _____

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) JPLACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only W/O #: 04109061

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.

2226 N Wayne Ave
 10041 - 90000 - 09061

10. <u>FEE INFORMATION</u> Inspection Fee Period	
Permit Fee:	97.20
INSPECTION TOTAL Electrical	97.20
Permit Total	97.20
Permit Fee Subtotal Electrical	90.00
Permit One Stop Surcharge	1.80
Permit Sys. Development Surcharge	5.40
Permit Issuing Fee	0.00

Payment Date: 05/14/10
 Receipt No: IN0501196531
 Amount: \$97.20





City of Los Angeles - Department of Building and Safety

**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

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

Issued on: 05/05/2010
Last Status: Permit Finald
Status Date: 08/13/2010

L. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
GRIFFITH'S SUBDN OF THE				M R 31-77/80	153A201 127	5592 - 023 - 001
GRIFFITH'S SUBDN OF THE	2	4	1	M R 31-77/80	153A201 134	5592 - 023 - 002
GRIFFITH'S SUBDN OF THE				M R 31-77/80	153A201 143	5592 - 023 - 003

3. PARCEL INFORMATION

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

Census Tract - 1882.00
District Map - 153A201
Environmentally Sensitive Area - YES
Energy Zone - 9
Fire District - VIIHFSZ

Hillside Grading Area - YES
Hillside Ordinance - YES
Earthquake-Induced Liquefaction Area - Yes
Lot Cut Date - 10/03/1956
Lot Cut Date - PRIOR-07/29/1962

ZONES(S): R1-1

4. DOCUMENTS
Z1 - Z1-2407 Proposed Hillside Area (Zo:

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s): CHOU, TINA R AND CARMICHAEL,JOHI 2226 WAYNE AVE LOS ANGELES CA 90027

Tenant:

Applicant: (Relationship: Agent for Contractor) RAFAEL MARTINEZ - (310) 880-4365

7. EXISTING USE (01) Dwelling - Single Family (07) Garage - Private	PROPOSED USE (01) Dwelling - Single Family (07) Garage - Private	8. DESCRIPTION OF WORK REMOVE ONE EXISTING WINDOW AT FAMILY ROOM NEW WINDOW AT KITCHEN, NEW SHEAR WALLS FOOTING
--	---	---

9. # Bldgs on Site & Use: SFD/ATTACHED GARAGE

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.

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Vahe Sarkissian DAS PC By:
OK for Cashier: Rodney Samilian Coord. OK:
Signature: Date:

For Cashier's Use Only W/O #: 01607384

11. PROJECT VALUATION & FEE INFORMATION

	Final Fee Period
Permit Valuation: \$2,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	154.74
Permit Fee Subtotal Bldg-Alter/Re	130.00
Plan Check Subtotal Bldg-Alter/Rc	0.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	0.50
O.S. Surcharge	2.61
Sys. Surcharge	7.83
Planning Surcharge	7.80
Planning Surcharge Misc Fee	5.00
Green Building Fee	1.00
Permit Issuing Fee	0.00
Total Bond(s) Due:	

Sewer Cap ID:

Payment Date: 05/05/10
 Receipt No: WL10116772
 Amount: \$154.74
 Method: Refer to ACS

2010WL35986

12. ATTACHMENTS
Plot Plan



* P 1 0 0 1 6 3 0 0 0 0 0 7 3 8 4 F N *

2226 N Wayne Ave

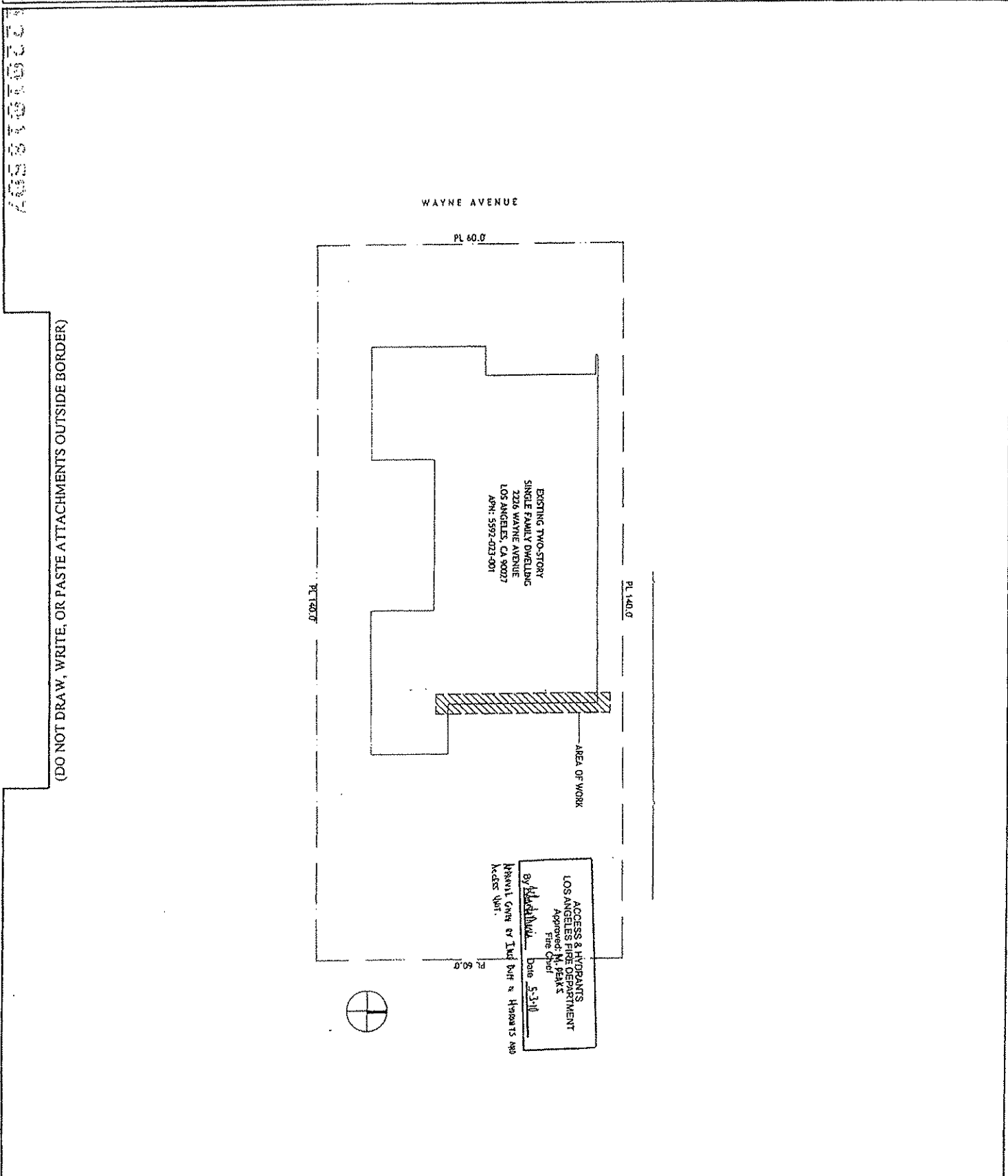
Permit Application #: 10016 - 30000 - 07384

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

City of Los Angeles - Department of Building and Safety

Plan Check #: B10WL01411
Initiating Office: WEST LA
Printed on: 04/27/10 11:57:53

PLOT PLAN ATTACHMENT





Bldg-Alter/Repair 1 or 2 Family Dwelling Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 05/10/2010 Last Status: Permit Finald Status Date: 03/04/2011
--	---	--

TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
GRIFFITH'S SUBDN OF THE				M R 31-77/80	153A201 127	5592 - 023 - 001
GRIFFITH'S SUBDN OF THE 2	4		1	M R 31-77/80	153A201 134	5592 - 023 - 001
GRIFFITH'S SUBDN OF THE				M R 31-77/80	153A201 143	5592 - 023 - 001

3. PARCEL INFORMATION Area Planning Commission - Central LADBS Branch Office - LA Council District - 4 Certified Neighborhood Council - Greater Griffith Park Community Plan Area - Hollywood	Census Tract - 1882.00 District Map - 153A201 Environmentally Sensitive Area - YES Energy Zone - 9 Fire District - VIIIHSZ	Hillside Grading Area - YES Hillside Ordinance - YES Earthquake-Induced Liquefaction Area - Yes Lot Cut Date - 10/03/1956 Lot Cut Date - PRIOR-07/29/1962
---	--	---

ZONES(S): R1-1

4. DOCUMENTS
 ZI - ZI-2407 Proposed Hillside Area (Zo)

5. CHECKLIST ITEMS
 Std. Work Descr - Interior Non-struct. Remo
 Combine Elec - Wrk. per 91.107.2.1.1.1
 Combine Plumbg - Wrk. per 91.107.2.1.1.1

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
 Owner(s): CHOU, TINA R AND CARMICHAEL,JOHI 2226 WAYNE AVI LOS ANGELES CA 90027
 Tenant:
 Applicant: (Relationship: Agent for Contractor) RAFAEL MARTINEZ - (310) 880-4365

7. EXISTING USE (01) Dwelling - Single Family (07) Garage - Private	PROPOSED USE (01) Dwelling - Single Family (07) Garage - Private	8. DESCRIPTION OF WORK INTERIOR REMODEL: ENLARGE (E) BATHROOM AND ADD LAUNDRY ROOM AT (E) ATTACHED RECROOM.
--	---	---

9. # Bldgs. on Site & Use: SFD/ATTACHED GARAGE

10. APPLICATION PROCESSING INFORMATION
 BLDG. PC By: Rodney Samiian DAS PC By:
 OK for Cashier: Rodney Samiian Coord. OK:
 Signature: Date:

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.

For Cashier's Use Only W/O #: 01608267

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$5,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	317.47
Permit Fee Subtotal Bldg-Alter/Re	130.00
Electrical	26.65
Plumbing	26.65
Plan Check Subtotal Bldg-Alter/Rc	92.25
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	0.50
O.S. Surcharge	5.52
Sys. Surcharge	16.56
Planning Surcharge	13.34
Planning Surcharge Misc Fee	5.00
Green Building Fee	1.00
Permit Issuing Fee	0.00
Sewer Cap ID:	Total Bond(s) Due:

Payment Date: 05/10/10
 Receipt No: WL10116970
 Amount: \$317.47
 Method: Refer to ACS

2010WL36056

12. ATTACHMENTS
 Plot Plan



* P 1 0 0 1 6 3 0 0 0 0 0 8 2 6 7 F N *

Permit Application #: 10016 - 30000 - 08267

2226 N Wayne Ave

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

City of Los Angeles - Department of Building and Safety

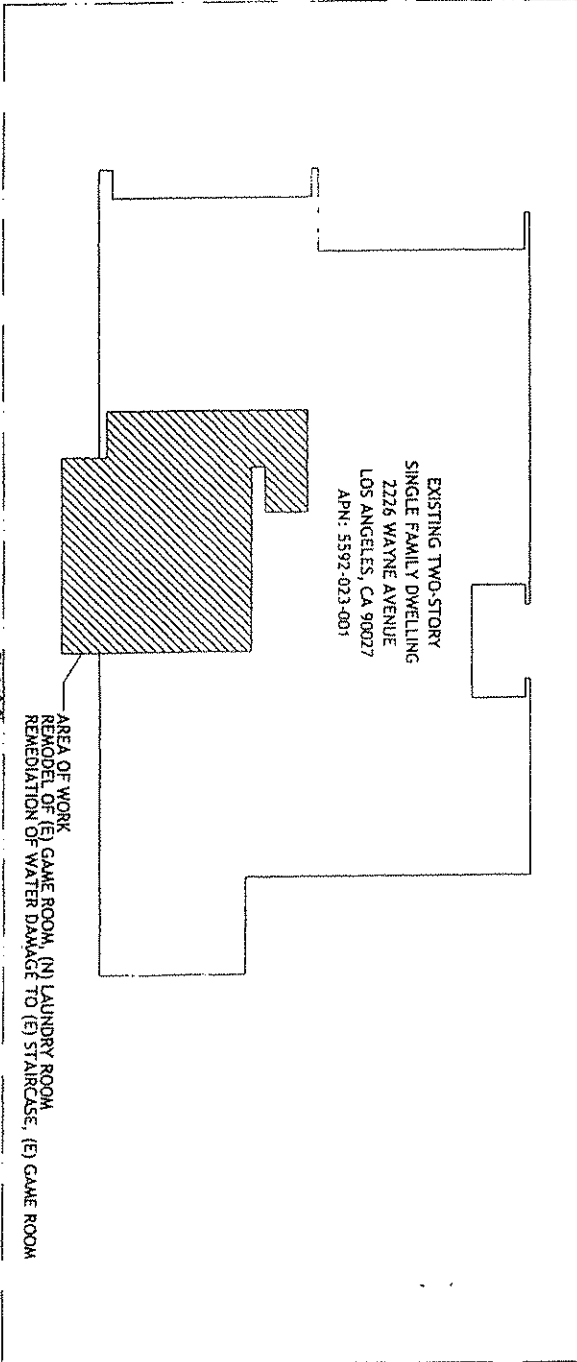
Plan Check #: B10WL01592
Initiating Office: WEST LA

Printed on: 05/10/10 11:20:57

PLOT PLAN ATTACHMENT

WAYNE AVENUE

PL 60.0'



PL 140.0'

PL 140.0'

PL 60.0'

SITE PLAN
SCALE: 1/8"=1'-0"

2010514201019743

3

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

DEPT. OF BUILDING AND SAFETY

1

CITY OF LOS ANGELES

DIST. MAP

153-201

1. LEGAL LOT

Sec Legal

APPROVED

BS

ZONE

R-1

JOB ADDRESS

2222 Wayne Ave.

FIRE DIST.

2. BETWEEN CROSS STREETS

Los Feliz Blvd. AND Cromwell Ave.

INSIDE

3. PURPOSE OF BUILDING

Storage Room

KEY

COR. LOT

REV. COR.

LOT SIZE

4. OWNER

Louis Eisen

P.O.

ZONE

5. OWNER'S ADDRESS

2232 No. New Hampshire Ave.

STATE LICENSE

PHONE

6. CERT. ARCH.

STATE LICENSE

PHONE

REAR ALLEY

SIDE ALLEY

BLDG. LINE

7. LIC. ENGR.

STATE LICENSE

PHONE

AFFIDAVITS

8. CONTRACTOR

Omer

P.O.

ZONE

9. CONTRACTOR'S ADDRESS

BLDG. AREA

300

10. SIZE OF NEW BLDG.

STORIES

FLOORS

NO. OF EXISTING BUILDINGS ON LOT AND USE

None

11. MATERIAL

EXT. WALLS: WOOD STUCCO METAL BRICK CONC. BLOCK CONCRETE

ROOF

WOOD STEEL CONC. OTHER

ROOFING

Roof

DISTRICT OFFICE

L. A.

1 2222 Wayne Ave.

CASHIER'S USE ONLY

VALIDATION
LA 71114

MAY-857 26692

26692

B - 2 CK

2.00

TYPE
V

GROUP
R

MAX. OCC.

MAY-857 26693

26693

B - 1 CK

6.00

C. OF O.

ISSUED

INSPECTOR

P.C. \$2.00

S.P.C.

B.P. 6.00

I.F.

G.S.

C/O

12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.

\$1,000.00

VALUATION APPROVED

APPLICATION CHECKED

BLDG. CHECKED

CORRECTIONS VERIFIED

PLANS CHECKED

APPLICATION APPROVED

DWELL. UNITS

PARKING SPACES

GUEST ROOMS

FILE WITH

CONT. INSP.

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.

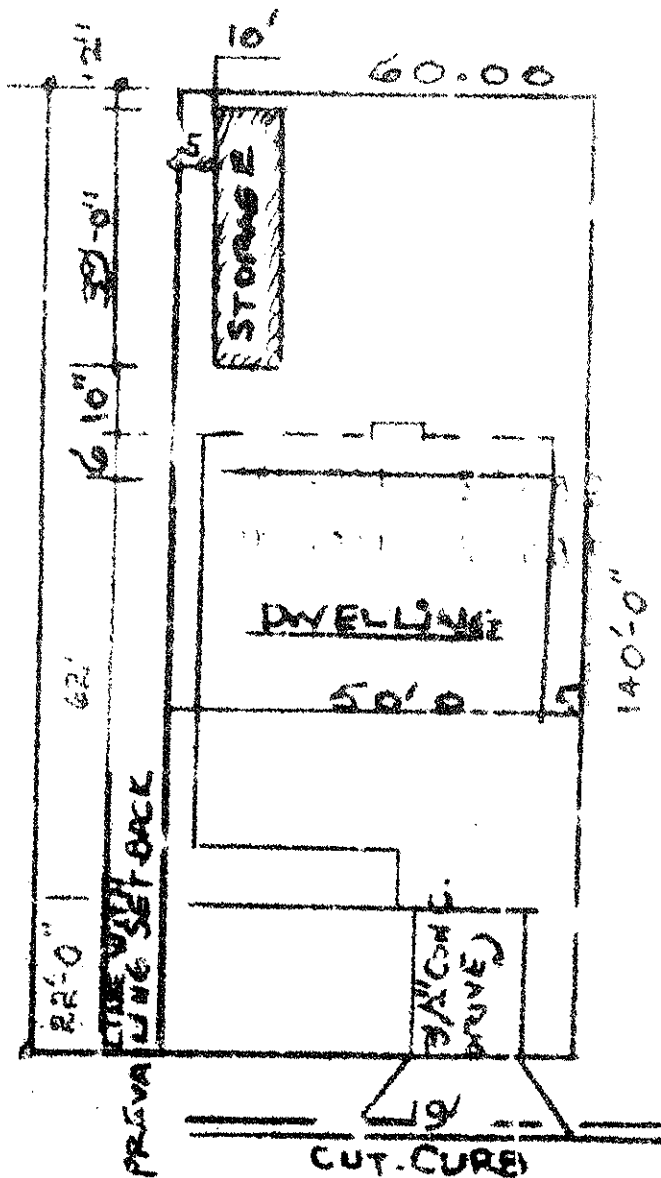
Louis Eisen
SIGNED

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

INSTRUCTIONS:

1. Applicant to Complete Numbered Items Only.
2. Dist. Plan Required on Back of Original.

Grading Dist. 2011
8. 19. 87



WAYNE AVE
PLOT PLAN

SCALE 1/2" = 1'-0"

APPLICATION TO CONSTRUCT NEW BUILDING
AND FOR CERTIFICATE OF OCCUPANCY

DEPT. OF BUILDING AND SAFETY

1031A

CITY OF LOS ANGELES

1. LEGAL LOT See legal	E.L.	TRACT	DIST. MAP 153-201
2. ADDRESS 2222 Wayne Ave.	APPROVED IB		ZONE R-1
3. BETWEEN CROSS STREETS Lon Felix Blvd. AND Grandwell Ave.			FIRE DIST.
4. PURPOSE OF BUILDING Residence			INSIDE KEY X
5. OWNER Louisa Eisen	PHONE		COR. LOT
6. CONTRACT ADDRESS 2232 No. New Hampshire Ave.	P.O.	ZONE L. A. 27	REV. COR. LOT SIZE
7. LIC. OWNER	STATE LICENSE	PHONE	REAR ALLEY
8. CONTRACTOR	STATE LICENSE	PHONE	SIDE ALLEY BLDG. LINE
9. CONTRACTOR'S ADDRESS DINET	P.O.	PHONE	AFFIDAVITS

10. SIZE OF NEW BLDG. 2000	STORIES 1	HEIGHT 81	NO. OF EXISTING BUILDINGS ON LOT AND USE None	BLDG. AREA 1000
11. MATERIAL EXT. WALLS: <input checked="" type="checkbox"/> WOOD STUCCO <input type="checkbox"/> METAL BRICK <input type="checkbox"/> CONC. BLOCK CONCRETE	<input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK	<input type="checkbox"/> STEEL <input type="checkbox"/> OTHER	ROOF CONST. <input checked="" type="checkbox"/> WOOD CONC. <input type="checkbox"/> STEEL <input type="checkbox"/> OTHER	FINISHING Rock DISTRICT OFFICE L. A.

VALIDATION LA 71113	APR-11-57	20367	CARRIER'S USE ONLY A - 2 OK	20.00
TYPE V	GROUP R	MAX. OCC.	MAY--8-57	26690
			MAY--8-57	26691
C. OF O. ISSUED INSPECTOR	PC \$20.00	S.P.C. 20.00	77.00	00

12 VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.

\$26,400.00

VALUATION APPROVED <i>Johnson</i>	DWELL. UNITS
APPLICATION CHECKED <i>Deherthy</i>	PERMITS ISSUED
PLANS CHECKED <i>Johnson</i>	CHART ROOMS
CORRECTIONS VERIFIED <i>Johnson</i>	FILE WITH
REVISIONS APPROVED <i>Deherthy</i>	COUNTY TRS.

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.

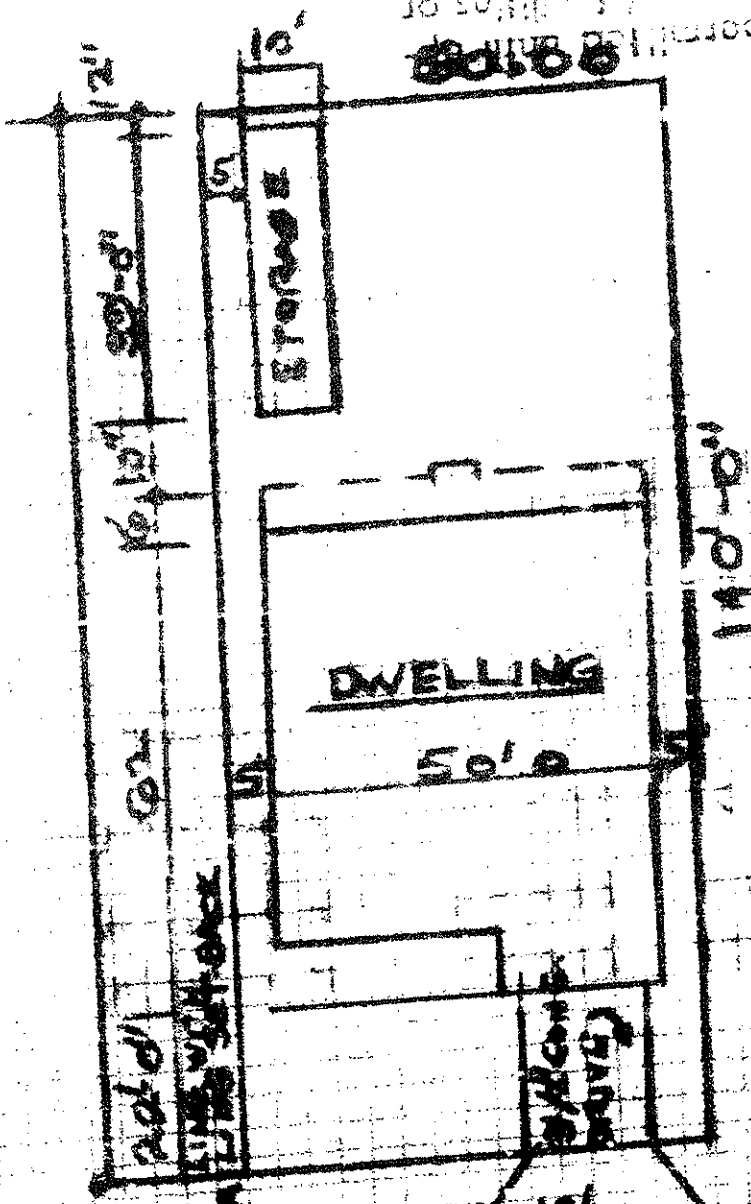
Joseph Eisen
SIGNED

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

Approved for Drivers

Handwritten signature

Occupancy will not be permitted until the Board of Public Works is ready for use. Approved private sewage disposal facilities or sewer connection authorized by the Board



LEGAL DESCRIPTION

THAT PORTION OF BLOCK
 GRIFFITH SUB-DIVISION
 OF SOUTH SLOPE OF RANCHO
 LOS FELIZ AND LOT 15+17

WAYNE AVE
 PLOT PLAN
 SCALE 1/32" = 1'-0"

G

APPLICATION FOR GRADING PERMIT AND FOR GRADING CERTIFICATE

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP 153-201	1. LEGAL LOT Pt. of Lot 4	BLK. 2	TRACT Garos & Grand Ave. Griffith Sub. Pt. of Mar-
ZONE R-4-i	2. LOCATION OF LOT 2226 Wayne Ave.		
INSIDE X	3. BETWEEN CROSS STS. Crenwell Ave. AND Los Felix Blvd.		APPROVED RB
KEY 50	4. PURPOSE Excavation, Fill, or Supervised Grading (See Item 7) Out & Fill		
COR. LOT X	5. OWNER John T. Mc Terman		
REV. COR. X	6. OWNER'S ADDRESS 3901 Sutra Ave.		
LOT SIZE 60 x 139.94	7. SUPERVISING ENGINEER San Becker SUPERVISED GRADING ONLY		
REAR ALLEY X	8. CONTOURS BY LIC'D. SURVEYOR OR CIVIL ENG. San Becker		
SIDE ALLEY X	9. CONTRACTOR		
BLOG. LINE	10. ANGLE OF CUT SLOPES 1:1 max NATURAL SURFACES FILLED SLOPES 1:1.6		
	11. TOTAL VERT. DEPTH OF CUT SLOPE 4'-0" FEET		TOTAL VERT. DEPTH OF FILL SLOPE 3'-6" FEET

AX 43760

NO PLOT PLAN

G

2226 Wayne Ave.

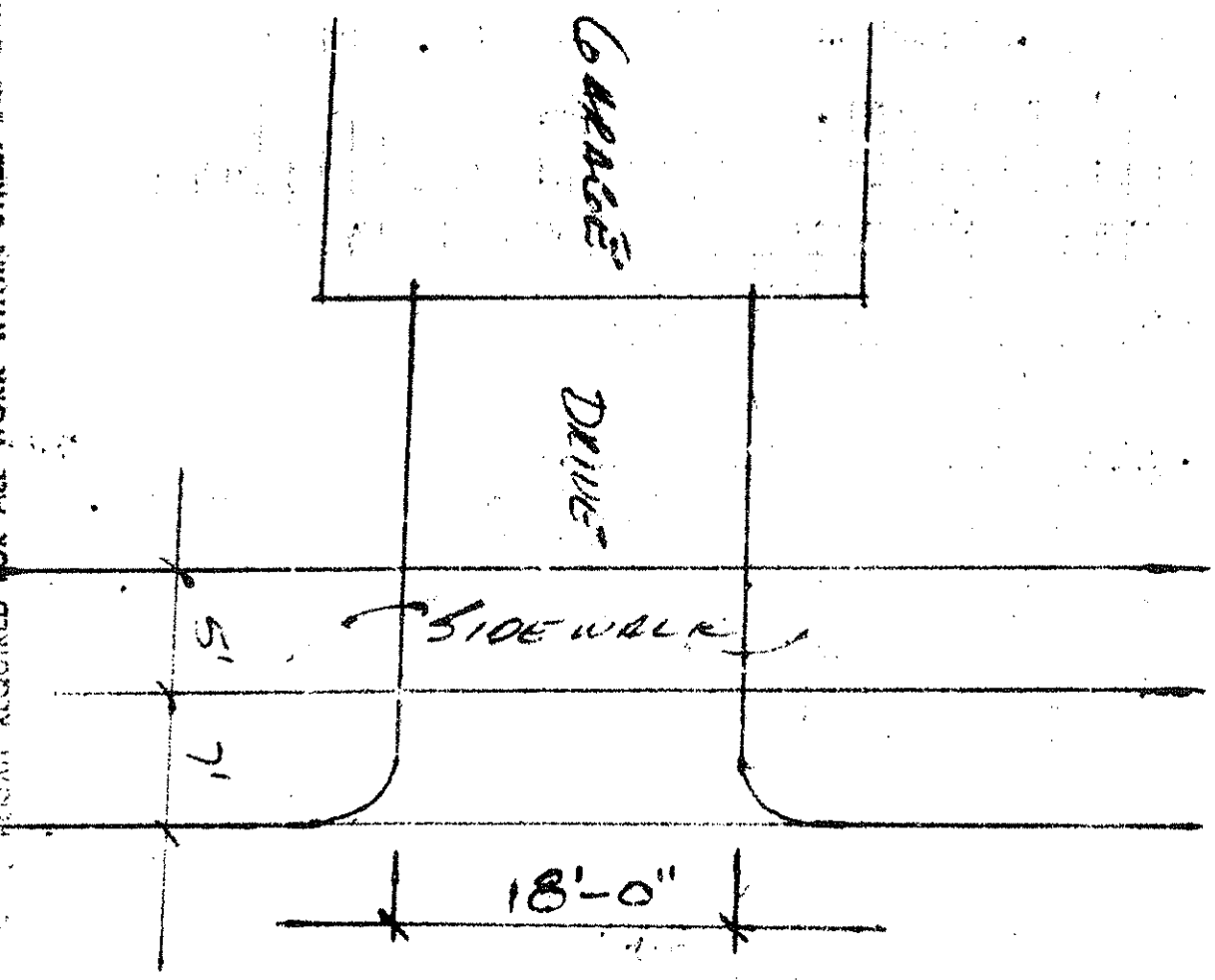
VALIDATION	Grading Permit Fee \$22.00			
	Plan Check Fee 15.00			
DIST. OFFICE	L. A.	DEC-15-77	83531	C - 2 OK 15.00
G. C. ISSUED		DEC-15-77	83532	C - 1 OK 22.00

12. NUMBER CUBIC YARDS CUT 75 FILL 75 TOTAL 150	VALUATION APPROVED V. Bugh
13. TYPE OF NATURAL SOIL Clayey Sand	TYPE OF FILL MATERIAL Same
14. COMPACTED FILLS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	APPROVED SOIL TESTING AGENCY Rushoff
COMPACTION PROCEDURE: 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. Richard W. Whitney	PLANS CHECKED V. Bugh
SIGNED	CONNECTIONS VERIFIED V. Bugh
This form when properly validated is a permit to do the work described.	PLANS APPROVED V. Bugh
	APPLICATION APPROVED V. Bugh

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

H.S. 10/30/59

APPROVED 9 TO 30 FT. WIDTH, BY PERMIT REQUIRED FOR ALL WORK WITHIN STREET DEDICATION



WAYNE AVE.

McTERNAN LEGAL DESCRIPTION

That portion of lot 4 in block 2 of Griffith's Subdivision as per map recorded in book 31 page 77 of Miscellaneous Records; and that portion of Margaret Street shown on the map of said Griffith's Subdivision, vacated, lying East of the map of said line of Wayne Avenue, 50 feet wide as said "ayne Avenue is shown on the map of Tract number 8584, as per map recorded in book 159 page 5 of maps; and that portion of Grand Avenue lying south of the southern line of Griffith's Subdivision vacated, as recorded in book 24 page 84 of maps, described as follows: number 2193, said point also being in the easterly line of said Wayne Avenue, thence southerly along said easterly line of said lot 92 a distance of 139.94 feet to a point in the easterly line of said lot 4, distant southerly thereon 0 feet from said southerly line of lot 92, thence North along line 139.94 feet to the point of beginning.

NO PLOI PI

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTOR DECLARATION

I, the undersigned, being duly licensed under the provisions of Chapter 7000 of Division 2 of the Labor Code, and being in full force and effect, hereby declare that I am the contractor for the project described herein, and that I am not a subcontractor or a joint venturer with any other person in the performance of the work for which this permit is issued.

OWNER-BUILDER DECLARATION

I, the undersigned, being duly licensed under the provisions of Chapter 7000 of Division 2 of the Labor Code, and being in full force and effect, hereby declare that I am the owner-builder for the project described herein, and that I am not a contractor or a joint venturer with any other person in the performance of the work for which this permit is issued.

WORKERS' COMPENSATION DECLARATION

I, the undersigned, being duly licensed under the provisions of Chapter 7000 of Division 2 of the Labor Code, and being in full force and effect, hereby declare that I am the contractor for the project described herein, and that I am not a subcontractor or a joint venturer with any other person in the performance of the work for which this permit is issued.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I, the undersigned, being duly licensed under the provisions of Chapter 7000 of Division 2 of the Labor Code, and being in full force and effect, hereby declare that I am the contractor for the project described herein, and that I am not a subcontractor or a joint venturer with any other person in the performance of the work for which this permit is issued.

CONSTRUCTION LENDING AGENCY

I, the undersigned, being duly licensed under the provisions of Chapter 7000 of Division 2 of the Labor Code, and being in full force and effect, hereby declare that I am the contractor for the project described herein, and that I am not a subcontractor or a joint venturer with any other person in the performance of the work for which this permit is issued.

CONTRACTOR'S DECLARATION

I, the undersigned, being duly licensed under the provisions of Chapter 7000 of Division 2 of the Labor Code, and being in full force and effect, hereby declare that I am the contractor for the project described herein, and that I am not a subcontractor or a joint venturer with any other person in the performance of the work for which this permit is issued.

PERMIT INFORMATION

PERMIT NO.

EXPIRES TWO YEARS AFTER FEE IS PAID OR 90 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

OWNER INFORMATION

NAME: M/W John Meternan

ADDRESS: 661-5717

CITY: LA

STATE: CA

ZIP: 90027

CONTRACTOR INFORMATION

NAME:

ADDRESS:

CITY:

STATE:

ZIP:

PROJECT INFORMATION

PROJECT NAME:

ADDRESS: 13, 220 Wayne Ave.

CITY:

STATE:

ZIP:

PERMIT SPECIFICATIONS

TYPE:

GROUP:

AREA:

BLDG. NO.:

FILE WITH:

INSPECTOR:

TYPIST:

FILE WITH:

ZONED BY:

SIZE OF ADDITION:

STORIES HEIGHT:

NEW USE OF BUILDING:

REMARKS:

PERMIT FEES

PERMIT FEE:

INSPECTION FEE:

TOTAL:

APPROVALS

INSPECTOR:

TYPIST:

FILE WITH:

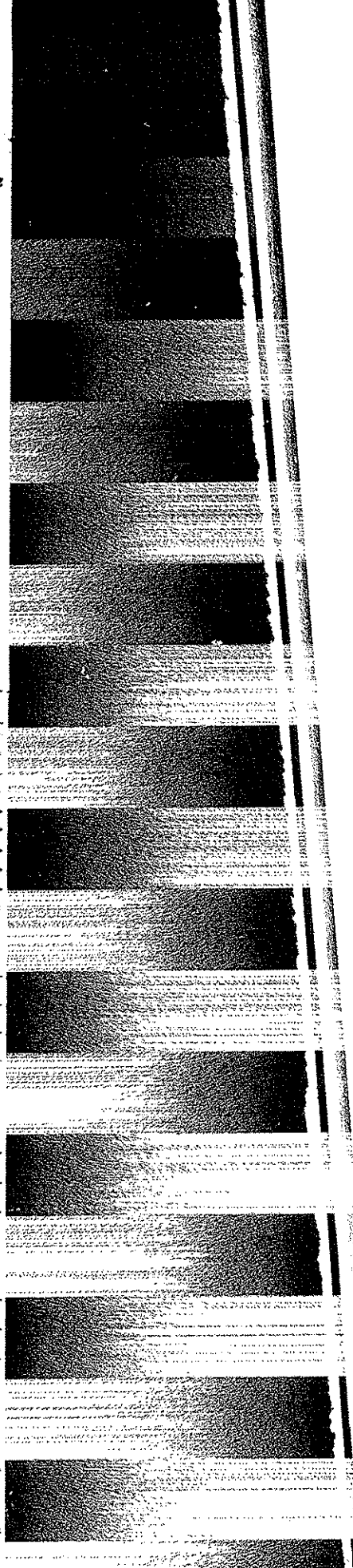
ZONED BY:

SIZE OF ADDITION:

STORIES HEIGHT:

NEW USE OF BUILDING:

REMARKS:



3

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

B&S Form B-3 RA-2

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

CENSUS TRACT DIST. MAP 153-201

Form with 14 numbered sections: 1. LEGAL DESCR. Port. 4, 2. PRESENT USE OF BUILDING Old dwelling, 3. JOB ADDRESS 2226 Wayne Ave., 4. BETWEEN CROSS STREETS Los Feliz AND Cromwell, 5. OWNER'S NAME Mr & Mrs. John T. Mcernan, 6. OWNER'S ADDRESS 2226 Wayne Ave., 7. ARCHITECT OR DESIGNER David Byun, 8. ENGINEER H. Young Park, 9. CONTRACTOR owner, 10. SIZE OF EXISTING BLDG. 79x44, 11. MATERIAL OF CONSTRUCTION Stucco, 12. JOB ADDRESS 2226 Wayne Ave., 13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 750, 14. NEW WORK: (Describe) Install spiral stairway and bathroom.

NO PLOT PLAN

Table with columns: P.C., S.P.C., G.P.I., B.P., I.F., O.S., C/O, TYPYST pm. Rows include values like 325, 61711, 5, 38010, Z-2 CK, 3.25.

STATEMENT OF RESPONSIBILITY

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. "This permit is on 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 section with signature and date, and approval table with columns: Bureau of Engineering, Conservation, Plumbing, Planning, Fire, Traffic. Rows include: ADDRESS APPROVED, SEWERS AVAILABLE, DRIVEWAY APPROVED, FLOOD CLEARANCE APPROVED, APPROVED FOR ISSUE, PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED, APPROVED UNDER CASE #, APPROVED (TITLE 19) (L.A.M.C.-5700), APPROVED FOR.

APPLICATION TO ALTER - REPAIR - IMPROVE

4773-9

DEPT. OF BUILDING AND SAFETY

D-E

2226 Wayne Ave.

BETWEEN CROSS STREETS

Los Folia &

4. PRESENT USE OF BUILDING

Small line

NEW USE OF BUILDING

(101) Home

Mr. & Mrs. John T. Hester

6. UNIFORM ADDRESS

2226 Wayne Ave.

7. CERT. ARCH.

David Lynn

STATE LICENSE

C 1219

PHONE

662-1144

STATE LICENSE

PHONE

SA 1507 to 4-1001

9. CONTRACTOR

Ortiz

10. CONTRACTOR'S ADDRESS

P.O.

ZONE

13. KIND OF WORK

3

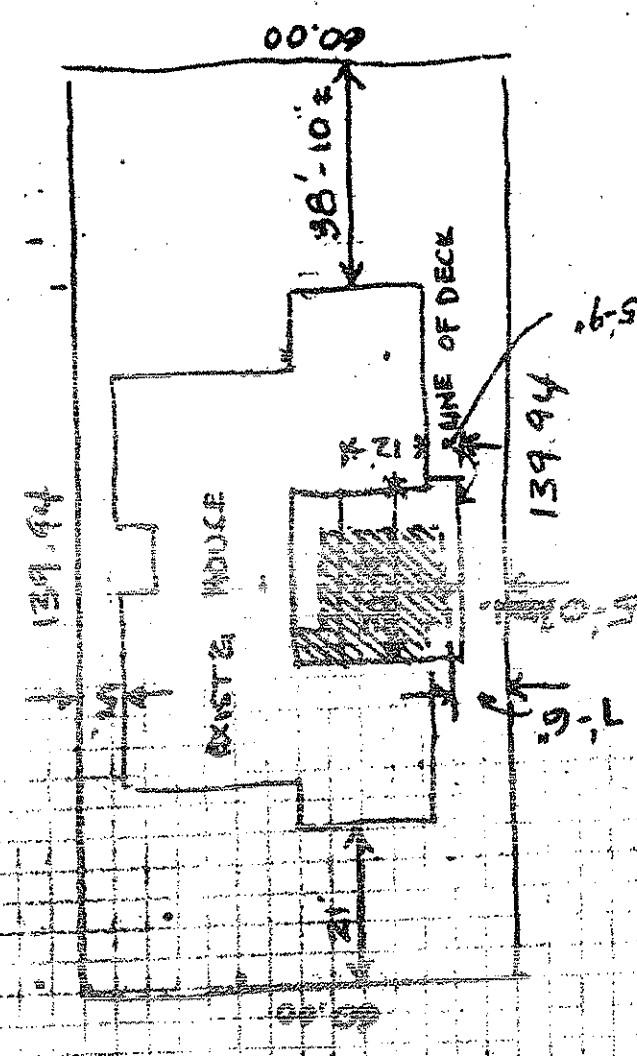
14. SIZE OF LOT

22.28 x 100.20

I certify that in doing the work... not employ any person... the State of California...

RE-1066 30000 7... RE-1066... 4595... CRIT. SOL. YES... CONS. YES

... OF ...



NEW GAME ROOM BELOW IS SHADED

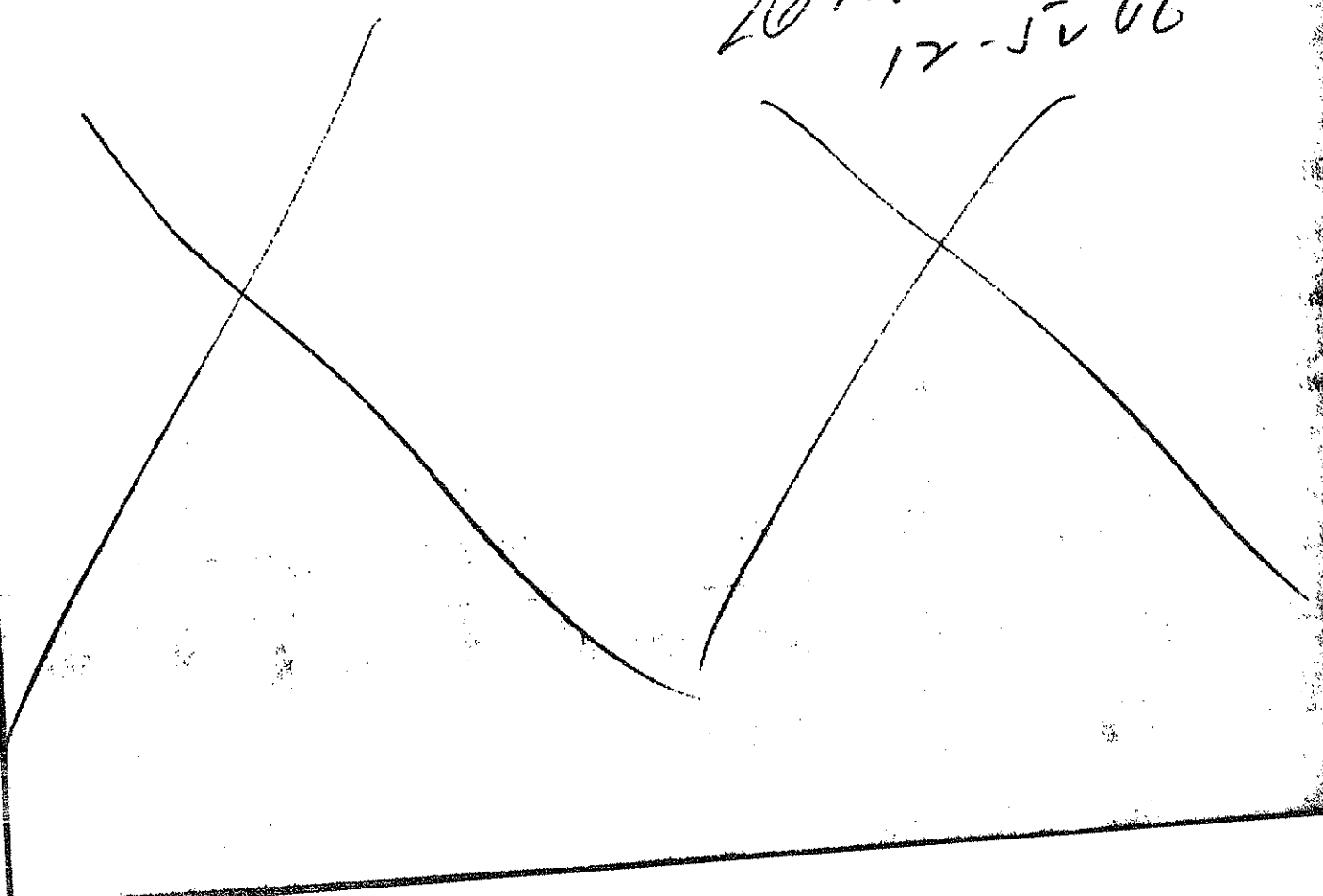
SCOPE OF PERMIT

"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.)

Monday 30' of U 9. & vacated St. adj.
within. Ad. desc. Desc. Desc. (a S.W. cor Lt 92.
72. 2192 # 316 adj. E # at Wayne Ave
(50 ft under) 60 ft to E Ls // with Sly Cu
ed Lt 92 139 14 ft. the Alley in dir S.W.
60 ft to SE by cor sd Lt 92, Has way
139 94 ft. adj. sd Sly Cu to P.O.B.

WALTER C. THIEL, City Clerk

[Signature]
Dated
17-5-06



City of Los Angeles
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

Legal Description

Plot 10 of the Subdivision of the
Washburn Tract described as
shown on

District Map No. 153-201

According to the records of the City Clerk, the above property was subdivided Y

According to the records of the City Clerk, the above property was subdivided Y, 1962, which may not be the original date of lot subdivision records, recorded deed, etc.) is required to establish information (tax) Y

Check One:
 6-29-60 Lot Cut
 7-29-62 Div. of Land

City Clerk -
Room 453 City Hall

BY *[Signature]* Deputy

12-5-66

APPLICATION FOR INSPECTION TO ALPH ALIEN-MEXICAN-AMERICAN
BOARD OF BUILDING AND SAFETY
CITY OF LOS ANGELES

1. PRESENT USE OF BUILDING Residence	NEW USE OF BUILDING School
2. JOB ADDRESS 2226 Wayne Ave. Los Angeles, Calif.	
3. BETWEEN CROSS STREETS W. 10th AND Grand	
4. DISTRICT OFFICE 1000	
5. CONTRACTOR W. H. Moore & Ins. Co., 100580	PHONE 877-9721
6. TYPE OF EXISTING BLDG. WOOD	NO. OF EXISTING BUILDINGS OR LOT AND USE
7. EXISTING MATERIAL WOOD	EXT. WALLS
8. EXISTING BLDG. NO.	FLOOR
9. NEW WORK 1. Removal of white oak over existing	STREET GUIDE
10. PLANS CHECKED OK	FILE WITH
11. DIST. OFFICE 1000	

I, the undersigned, hereby certify that the above information is true and correct to the best of my knowledge and belief, and that I am not a contractor or subcontractor in the construction of the above mentioned building.

Date: **12-1-52** Lic. Clerk: **[Signature]**

I, the undersigned, hereby certify that I am not a contractor or subcontractor in the construction of the above mentioned building, and that I am not a contractor or subcontractor in the construction of the above mentioned building, and that I am not a contractor or subcontractor in the construction of the above mentioned building.

I, the undersigned, hereby certify that I am not a contractor or subcontractor in the construction of the above mentioned building, and that I am not a contractor or subcontractor in the construction of the above mentioned building, and that I am not a contractor or subcontractor in the construction of the above mentioned building.

CERTIFICATE OF EXEMPTION

I certify that in the performance of the work for which this permit is issued, I am not a contractor or subcontractor in the construction of the above mentioned building, and that I am not a contractor or subcontractor in the construction of the above mentioned building, and that I am not a contractor or subcontractor in the construction of the above mentioned building.

Signed Rose Khoury, Secy **Secretary** **12-1-52**
 (Owner or agent having property owner's consent) **Position** **Date**

9/6/53
FIELD 0 0 3 0 0 0 3 7
CASHIERS

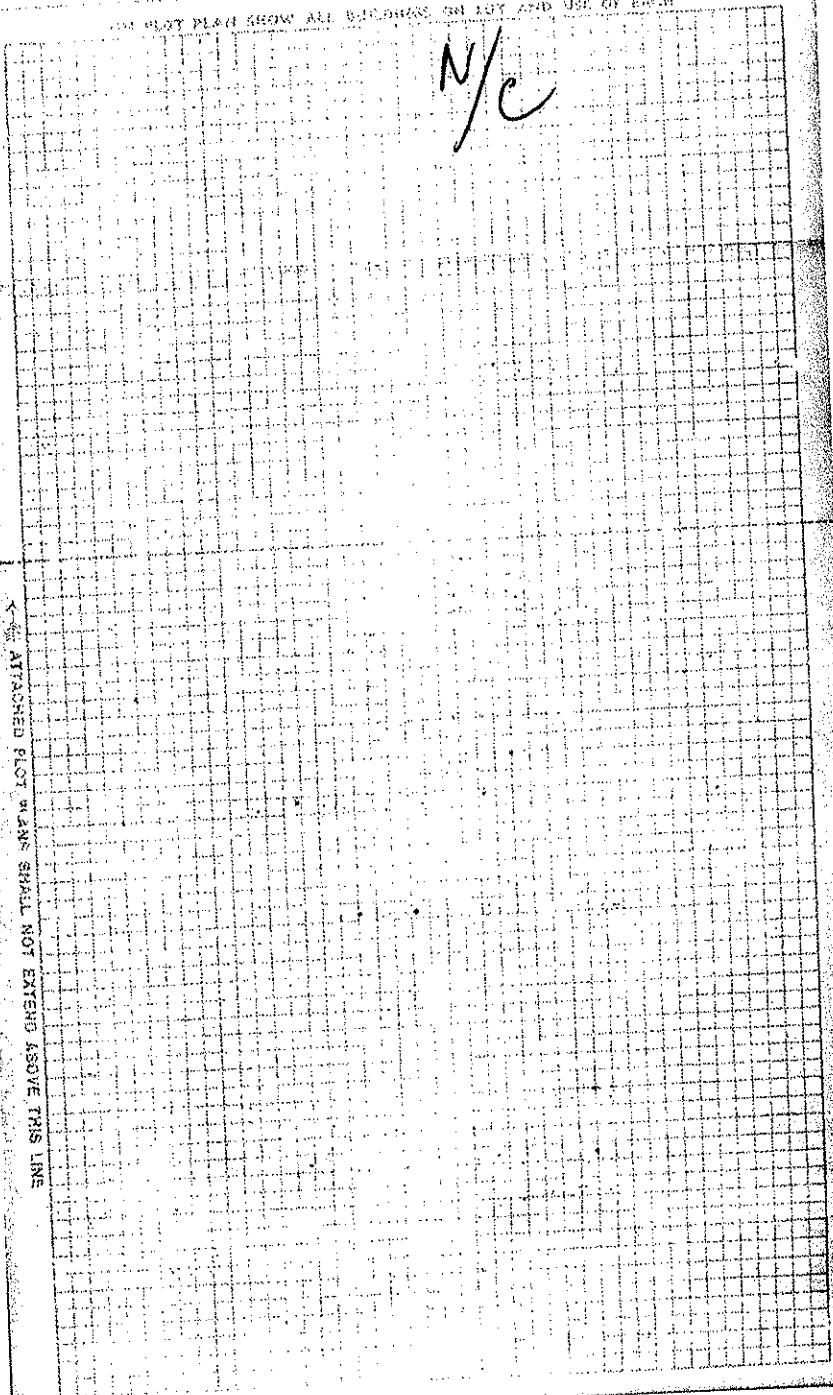
Order 12/3/52

FIGURE -2 PLANS

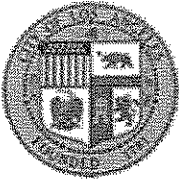
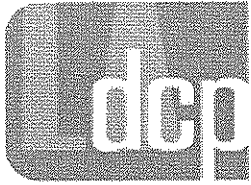
- Working
- Land-Use
- Fire
- Planning
- Utilities
- Construction

Criffith's Sub. of the
So. Slope of the Rancho
Los Feliz + of LOTS 15-17 Lick N

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



ATTACHED PLOT MAPS SHALL NOT EXTEND ABOVE THIS LINE



City of Los Angeles
Department of City Planning

11/7/2013

PARCEL PROFILE REPORT (modified version)

PROPERTY ADDRESSES

2226 N WAYNE AVE
2222 N WAYNE AVE

ZIP CODES

90027

RECENT ACTIVITY

None

CASE NUMBERS

PRIOR-07/29/1962

Address/Legal Information

PIN Number	153A201 134
Lot/Parcel Area (Calculated)	3,752.5 (sq ft)
Thomas Brothers Grid	PAGE 594 - GRID B2
Assessor Parcel No. (APN)	5592023001
Tract	GRIFFITH'S SUBD'N OF THE SOUTHERN SLOPE OF THE RANCHO LOS FELIZ AND OF LOTS 15 AND 17 LICK TRACT
Map Reference	M R 31-77/80
Block	2
Lot	FR 4
Arb (Lot Cut Reference)	1
Map Sheet	153A201

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Los Feliz
Council District	CD 4 - Tom LaBonge
Census Tract #	1882.02
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	R1-1
Zoning Information (ZI)	None
General Plan Land Use	Low II Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	Yes
Baseline Hillside Ordinance	Yes
Baseline Mansionization Ordinance	No
Specific Plan Area	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
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
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

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Assessor Information

Assessor Parcel No. (APN)	5592023001
Ownership (Assessor)	
Owner1	CHOU, TINA R AND CARMICHAEL, JOHN D
Address	2226 WAYNE AVE LOS ANGELES CA 90027
Ownership (City Clerk)	
Owner	CHOU, TINA R. ET AL
Address	2226 WAYNE AVE LOS ANGELES CA 90027
APN Area (Co. Public Works)*	0.193 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$798,476
Assessed Improvement Val.	\$644,938
Last Owner Change	12/03/09
Last Sale Amount	\$1,350,013
Tax Rate Area	13
Deed Ref No. (City Clerk)	427827 281354 2112719-20 1827357 1556
Building 1	
Year Built	1960
Building Class	D9C
Number of Units	1
Number of Bedrooms	4
Number of Bathrooms	4
Building Square Footage	3,152.0 (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

CASE SUMMARIES

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

DATA NOT AVAILABLE

PRIOR-07/29/1962



Address: 2226 N WAYNE AVE

Zoning: R1-1

Tract: GRIFFITH'S SUBDIN OF THE
SOUTHERN SLOPE OF THE
RANCHO LOS FELIZ AND OF LOTS
15 AND 17 LICK TRACT

APN: 5592023001

PIN #: 153A201 134

Block: 2

Lot: FR 4

Arb: 1

General Plan: Low II Residential

