

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2013-3622-HCM
ENV-2013-3623-CE

HEARING DATE: February 6, 2013
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 2925 W. Waverly Drive
Council District: 4
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Silver Lake
Legal Description: Block 2, Lot FR 44

PROJECT: Historic-Cultural Monument Application for
TIRADO HOUSE

REQUEST: Declare the property a Historic-Cultural Monument

OWNER: Michael and Yiffat Rublevich
1203 Park Way
Beverly Hills, CA 90210

APPLICANT: Charles J. Fisher
140 S. Avenue 57
Los Angeles, CA 90042

RECOMMENDATION That the Cultural Heritage Commission:

1. **Not 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

SUMMARY

Built in 1959, this one-story, single-family House in Silverlake exhibits some character defining features of the Traditional Ranch House style. The subject building exhibits a square-shaped plan with a rectangular wing extending out of the southwest elevation. The walls consist of wood framing with stucco applied to the exterior with wooden trim and gypsum board on the interior. The main body of the house is covered by a pyramidal roof, with a cross-gable extending out over the rectangular wing on the southwest. Character defining elements of the property include the:

- asymmetrical, informal composition of the plan;
- low-pitched roof;
- eaves with exposed rafters;
- original, custom fenestration, which includes a wooden, multi-paneled front door; fixed pane, slider and louver windows; French doors connecting the house to the back yard; and a wooden garage door with horizontal boards and vertical batten strips;
- brick chimney that spans the floor to the ceiling, with openings into the living room and dining room;
- beamed ceilings;
- original, wooden, louvered shutters on the interior of the windows;
- the kidney-shaped swimming pool in the back yard, which was a major aspect of the original landscape design;
- built-in cabinets that feature sliding screens made of wood lattice and semi-translucent glass;

The subject building and major landscape elements were designed by Gilbert L. Leong (1911-1996), a local, influential Chinese-American architect. Leong is best known for his design of New Chinatown and many of the commercial buildings constructed there from the late 1940s to the early 1970s. He is also noted for his residential designs, many of which are of the Traditional and Contemporary Ranch House styles. In 1954, he was hired by real estate developer Spiros G. Ponty to design many of the homes within his Ponty-Vanowen development in the San Fernando Valley. This project gave him notoriety as a residential designer and honed his Ranch House style concepts.

Leong has been identified as a noted architect by SurveyLA, the Los Angeles Historic Resources survey. In 2003, the H.W. Ayres House was designated as HCM# 753 due to its architectural significance as a Craftsman specimen and association with Leong during his period of significance. He lived in the Ayres House during his most influential period as an architect. Also, SurveyLA listed five of his structures, including the Tirado House, in its Chinese-American Historic Context Statement.¹

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

¹ SURVEYLA. CHINESE-AMERICAN HISTORIC CONTEXT STATEMENT. CITY OF LOS ANGELES, DEPARTMENT OF CITY PLANNING, OFFICE OF HISTORIC RESOURCES. September 2013. P. 85-86

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.

DISCUSSION

The written nomination by Charles J. Fisher argues that the property meets specified Historic-Cultural Monument criteria: "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction," and "is a notable work of a master builder, designer, or architect whose individual genius influenced his or her age."

The written nomination describes the Tirado House as an important example of the Custom Traditional Ranch style. Although the subject building is representative of the style, it does not embody the distinguishing characteristics of the Ranch style. The character-defining features of the house that are unique to the architect and method of construction are a series of built-in cabinets that have wood screens and semi-translucent glass, and the wood-paneled entry door. Each of the other character-defining features, such as the brick fireplace, wooden shutters and designed landscape, are not distinguishing characteristics of an architectural type specimen within the Traditional Ranch style.

As an example of the Custom Traditional Ranch style, the Tirado House does not appear to meet criteria for Historic-Cultural Monument designation.

The written nomination also describes the Tirado House as a notable work of a master architect, Gilbert Leong. Leong is unquestionably a notable architect who is significant for his part in planning and designing New Chinatown, his role in designing single-family Houses within the Ponty-Vanowen tract in the San Fernando Valley, and his association with other master architects like Paul R. Williams. However, he does not rise to the level of "master architect" whose "individual genius influenced his age."

Additionally, the Tirado House appears to be a less "notable" example of Leong's work, as compared with his commercial and institutional designs in Chinatown and his Contemporary Ranch residential designs, including those in the Ponty-Vanowen tract.

As a custom-designed Ranch structure by Gilbert Leong, the Tirado House does not appear to meet criteria for Historic-Cultural Monument designation.

BACKGROUND

The Cultural Heritage Commission took the Tirado House application under consideration on December 5, 2013 and the Commission and staff of the Office of Historic Resources conducted a site visit on January 16, 2014.

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT TIRADO HOUSE
2. STREET ADDRESS 2925 WAVERLY DRIVE
CITY LOS ANGELES ZIP CODE 90039 COUNCIL DISTRICT 4
3. ASSESSOR'S PARCEL NO. 5434-025-018
4. COMPLETE LEGAL DESCRIPTION: TRACT IVANHOE, AS PER MAP FILED IN BOOK 17, PAGES 65 THROUGH 68 OF MISCELLANEOUS RECORDS FILED, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER.
BLOCK 2 LOT(S) E 55 FEET OF LOT 44 ARB. NO. 2
5. RANGE OF ADDRESSES 2925 THROUGH 2927 W. WAVERLY DRIVE
6. PRESENT OWNER MICHAEL AND YIFFAT RUBLEVICH
STREET ADDRESS 1203 PARK WAY
CITY BEVERLY HILLS STATE CA ZIP CODE 90210-3334 PHONE (310)720-0101 EMAIL: MR@RUBHOME.COM
OWNER IS: PRIVATE X PUBLIC
7. PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE

DESCRIPTION

8. ARCHITECTURAL STYLE RANCH STYLE
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)
(SEE DESCRIPTION WORKSHEET)

HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT TIRADO HOUSE

10. CONSTRUCTION DATE: FACTUAL 1959 ESTIMATED _____
11. ARCHITECT, DESIGNER, OR ENGINEER: GILBERT L. LEONG
12. CONTRACTOR OR OTHER BUILDER: OWNER BUILDER
13. DATES OF ENCLOSED PHOTOGRAPHS MARCH 11, 2013 AND SEPTEMBER 16, 2013
14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE
- ALTERATIONS: ORIGINAL WOOD SHAKE ROOF REPLACED WITH FIBERGLASS SHAKE ROOF IN 1992 AND BURGLER BARS ON SEVERAL WINDOWS
15. THREATS TO SITE NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
16. IS THE STRUCTURE ON ITS ORIGINAL SITE MOVED UNKNOWN
17. **SIGNIFICANCE**
BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET) BUILT IN 1959, THIS CUSTOM RANCH-STYLE HOME WAS DESIGNED BY NOTED CHINESE-AMERICAN ARCHITECT GILBERT LESTER LEONG. LEONG IS BEST KNOWN FOR HIS DESIGN OF NEW CHINATOWN AND MANY OF THE LATER BUSINESS BUILDINGS THAT WERE CONSTRUCTED THERE OVER SEVERAL DECADES. HOWEVER, HE IS ALSO KNOWN FOR HIS HOMES, WHICH FALL IN MANY OF THE VARIOUS MID CENTURY MODERN STYLES FROM INTERNATIONAL STYLE TO RANCH STYLE, SUCH AS THE TIRADO HOUSE. THE HOME'S ORIGINAL OWNER BUILDER WAS DR. MIGUEL TIRADO, THE SON OF THE SPANISH-BORN ACTOR ROMUALDO TIRADO-POCO AND HIS WIFE, THE ACTRESS MATILDE LIÑON-PELEGRI. THE TIRADO FAMILY WAS TO OWN THE HOUSE UNTIL JUNE OF 2013, WHEN MIGUEL'S SON WILLIAM SOLD IT TO THE CURRENT OWNERS. IT IS VIRTUALLY UNALTERED SINCE CONSTRUCTION AND COMES WITH A SWIMMING POOL THAT WAS A PART OF THE ORIGINAL DESIGN. THE HOUSE IS SIGNIFICANT AS AN INTACT EXAMPLE OF MID-20TH CENTURY RANCH STYLE AS WELL AS BEING A DESIGN BY THE IMPORTANT CHINESE AMERICAN ARCHITECT, GILBERT L. LEONG.
18. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES CITY BUILDING PERMITS PER ATTACHED, LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS, UNITED STATES CENSUS RECORDS, LOS ANGELES COUNTY SUBDIVISION MAPS, LOS ANGELES TIMES ARTICLES, "ON GOLD MOUNTAIN" BY LISA SEE, "BREAKING GROUND, CHINESE AMERICAN ARCHITECTS IN L.A (1945-1980) -PACIFIC STANDARD TIME AND "RANCH STYLE" BY ALAN HESS
DATE FORM PREPARED SEPTEMBER 24, 2013 PREPARER'S NAME CHARLES J. FISHER
ORGANIZATION CONCERNED NEIGHBORS STREET ADDRESS 140 S. AVENUE 57
CITY HIGHLAND PARK STATE CA ZIP CODE 90042 PHONE (213) 256-2849
E-MAIL ADDRESS: ARROYOSECO@HOTMAIL.COM

DESCRIPTION WORK SHEET

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

THE TIRADO HOUSE IS A 1 STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

RANCH STYLE, L-SHAPED PLAN SINGLE FAMILY RESIDENCE
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (SEE CHART) STRUCTURE USE (RESIDENCE, ETC)

WITH A WOOD AND STUCCO FINISH AND WOOD TRIM.
MATERIAL (WOOD SIDING, WOOD SHINGLES, BRICK, STUCCO, ETC) MATERIAL (WOOD, METAL, ETC.)

ITS PYRAMIDAL HIPPED AND LOW GABLED ROOF IS COVERED WITH FIBERGLASS SHAKE, GLASS AND ALUMINUM,
ROOF SHAPE (SEE CHART) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES) WINDOW MATERIAL

FIXED PANE, SLIDER AND LOUVER WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE (DOUBLE HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC)

THE ENTRY FEATURES A SQUARE INSET CENTRAL PORCH
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

WITH A MULTI-SMALL-PANELED WOOD DOOR DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (SEE CHART)

OF THE STRUCTURE ARE SECTIONS OF WIDE CLAPBOARD SIDING AND STUCCO FINISH, WIDE OPEN EAVES. THE MAIN PORTION OF
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (SEE CHART);

THE HOUSE IS ESSENTIALLY SQUARE WITH A SINGLE FORWARD FACING WING TO THE LEFT OF MAIN ENTRY. THE WING
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

ENDS IN A LOW GABLE SUPPORTED BY THREE VERTICAL RAFTERS AT THE TWO ENDS AND THE APEX. THE TWO-CAR SIDE
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALITY;

SIDE-GABLED GARAGE IS SITUATED IMMEDIATELY IN FRONT OF THE WING. A SMALLER WING/BAY IS LOCATED TO THE RIGHT
VERTICALITY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

OF THE MAIN ENTRY. THE MAIN HIPPED ROOF PLANE CONTINUES OVER THIS SMALL WING, WHICH HAS PICTURE WINDOWS
ADDITIONAL DEFINING ELEMENTS

AT THE RIGHT CORNER FACING TO THE FRONT AND TO THE EAST. A BRICK CHIMNEY IS LOCATED NEAR THE CENTER OF
ADDITIONAL DEFINING ELEMENTS

THE ROOF TO THE REAR OF THE POINT OF THE PYRAMIDAL HIPPED ROOF. THE TWO STEPS TO THE FRONT PORCH APPEAR
ADDITIONAL DEFINING ELEMENTS

(FROM A DISTANCE) TO BE MADE OF TERRAZZO MARBLE. A TALL WINDOW IS TO THE LEFT OF THE FRONT DOOR AND A
ADDITIONAL DEFINING ELEMENTS

SINGLE WROUGHT IRON RAILING IS AT THE RIGHT OF THE STEPS. A SMALL CONICAL PORCH LIGHT IS ALSO TO THE RIGHT
ADDITIONAL DEFINING ELEMENTS

OF THE FRONT DOOR, ATTACHED TO THE SIDE WALL. A LARGE MULTI PANED WINDOW BAY FACES TO THE REAR OF THE
ADDITIONAL DEFINING ELEMENTS

HOUSE ON THE LEFT SIDE OF THE REAR FACADE, ADJOINED TO THE RIGHT BY AN OPEN PORCH WHICH IS SUPPORTED BY
ADDITIONAL DEFINING ELEMENTS

THREE THIN COLUMNS, ONE ON THE LEFT AND TWO SIDE BY SIDE ON THE RIGHT AT THE CORNER OF THE HOUSE. THE
ADDITIONAL DEFINING ELEMENTS

2,031 SQUARE FOOT HOUSE IS SURROUNDED BY A LOW BRICK FLOWER BED.
ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF THE GARAGE ALREADY NOTED AND A KIDNEY SHAPED SWIMMING POOL AT THE REAR
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE A LARGE OPEN LIVING ROOM WITH A -BEAMED WOODEN CEILING AND A LARGE
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM, SPECIAL GLASS WINDOWS,

LARGE BRICK FIREPLACE TAKING UP MOST OF THE INTERIOR WALL WITH A WOODEN MANTLE ATTACHED TO THE BRICK
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

AT THE MIDWAY LEVEL OF THE FLOOR TO CEILING BRICK. CUSTOM BUILT-IN CABINETRY, SOME WITH ORIENTAL-STYLE
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

SCREENS, ORIGINAL CABINETRY IN THE KITCHEN AND BATHROOMS, THE LATTER OF WHICH HAVE ORIGINAL TILE.
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

HISTORIC-CULTURAL MONUMENT APPLICATION

**CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

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

ARCHITECTURAL SIGNIFICANCE

THE TIRADO HOUSE IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT
RANCH STYLE 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.

AND/OR

HISTORICAL SIGNIFICANCE

THE TIRADO HOUSE WAS BUILT IN 1959
NAME OF PROPOSED MONUMENT YEAR BUILT
GILBERT L. LEONG AND RANCH STYLE ARCHITECTURE WAS IMPORTANT TO THE
NAME OF FIRST OR OTHER SIGNIFICANT OWNER

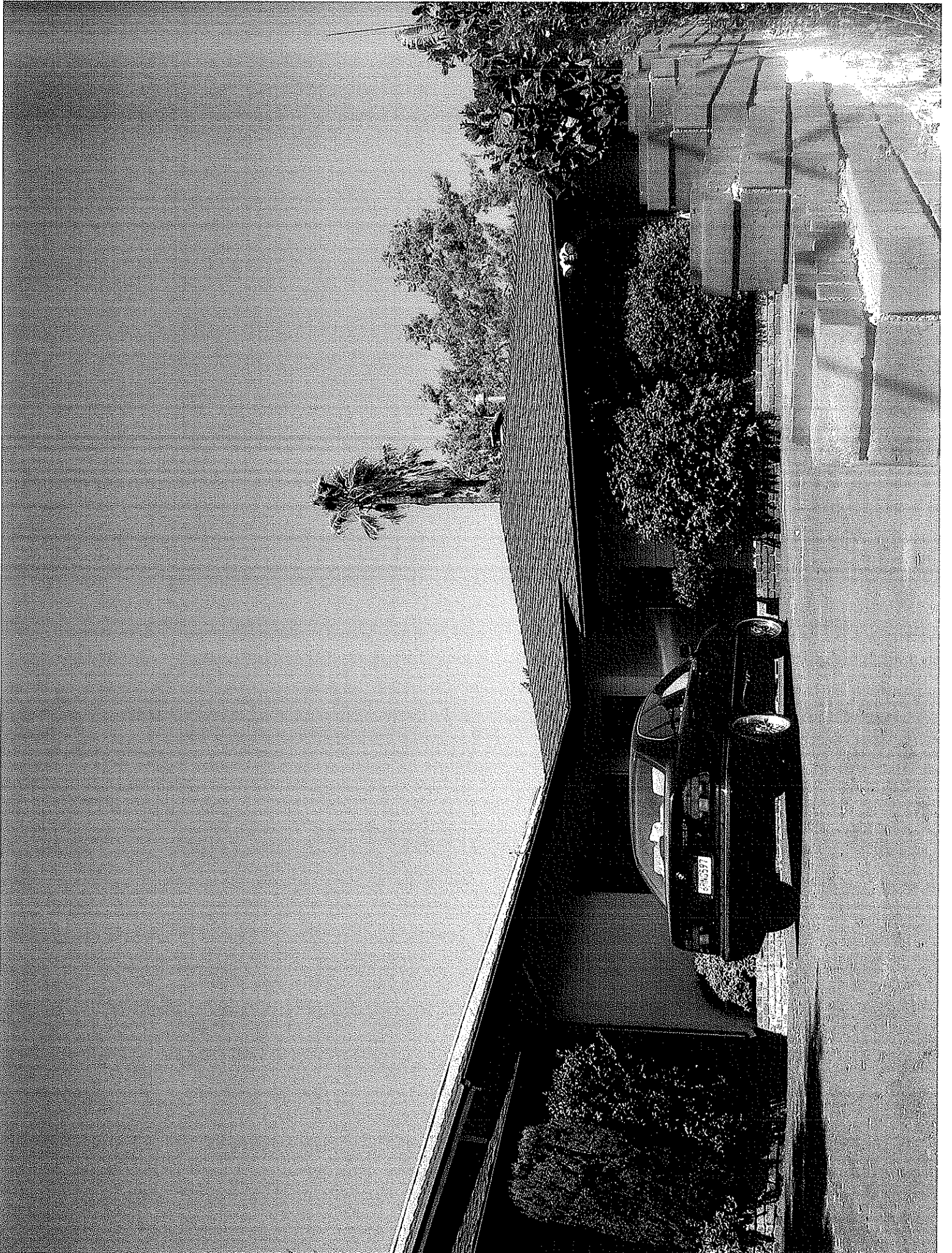
DEVELOPMENT OF LOS ANGELES BECAUSE GILBERT LEONG, THE FIRST CHINESE-AMERICAN TO GRADUATE FROM THE USC SCHOOL OF ARCHITECTURE (1936), WAS NOT ONLY AN INFLUENTIAL ARCHITECT, BUT WAS ALSO AN IMPORTANT PART OF THE LOS ANGELES CHINESE COMMUNITY. LEONG WAS BORN IN LOS ANGELES TO AN AMERICAN-BORN CHINESE FATHER AND A CHINESE MOTHER. THE FAMILY WENT TO VISIT RELATIVES IN CHINA SHORTLY AFTER WORLD WAR I, WHEN GILBERT WAS EIGHT AND THE TRIP WAS A CONDUIT FOR HIM TO SEE THE TRUE CULTURE OF HIS ANCESTRAL LAND. AFTER GRADUATING FROM LINCOLN HIGH SCHOOL, HE ATTENDED CHOUINARD ART INSTITUTE (HCM NO. 454) IN THE EARLY 1930s, WHERE HE WAS INSTRUCTED BY MILLARD SHEETS AND MERRILL GAGE ON PAINTING AND SCULPTURE. LEONG PRODUCED SEVERAL NOTABLE SCULPTURE WORKS DURING THIS PERIOD. HE THEN ATTENDED THE USC SCHOOL OF ARCHITECTURE, WHERE HE MASTERED MANY TECHNICAL SKILLS WHILE BRINGING HIS ARTISTIC BACKGROUND TO HIS STUDIES. HE USED WATERCOLORS TO CREATE EXPRESSIVE PLANS AND RENDERING, ENABLING HIM TO STUDY THE PATTERNS OF LIGHT AND SHADOWS CREATED BY THE STRUCTURES AND HOW TO USE LANDSCAPING TO ENHANCE OR SOFTEN THE DESIGNS. AFTER RETURNING TO LOS ANGELES FOLLOWING HIS SERVICE IN THE US ARMY DURING WORLD WAR II, HE WENT TO WORK FOR PAUL R. WILLIAMS. BESIDES HONING HIS OWN SKILLS WHILE WORKING FOR THE MASTER, LEONG WAS INSPIRED BY WILLIAMS COMMITMENT TO GIVE BACK TO THE AFRICAN AMERICAN COMMUNITY. LEONG WAS TO DO THE SAME FOR THE CHINESE AMERICANS IN LOS ANGELES.

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET
CONTINUED

DESIGNING MANY OF THE BUILDINGS THAT ARE LOCATED IN NEW CHINATOWN. HE ALSO BECAME INVOLVED WITH THE EFFORT TO PRESERVE THE LAST VESTIGE OF OLD CHINATOWN, INCLUDING THE LUGO ADOBE, WHERE HIS BROTHER-IN-LAW, EDDY SEE HAD A RESTAURANT AND HIS FATHER-IN-LAW, FONG SEE, HAD RUN HIS FAMOUS IMPORT BUSINESS. LEONG HAD SPENT SOME OF HIS YEARS AS A YOUNG ADULT LIVING IN HIS PARENTS LARGE GREEK REVIVAL HOME IN CYPRESS PARK, WHICH IS TODAY KNOWN AS THE NICKEL-LEONG MANSION (HCM No.849). THIS EXPERIENCE HELPED TO GIVE HIM AN APPRECIATION OF THE HISTORIC ENVIRONMENT. THE EFFORT TO SAVE THE SEE PROPERTY FAILED AS CHRISTINE STERLING WANTED HER GRASSY KNOLL TO THE EAST OF THE OLD PLAZA (HCM No. 64). LEONG DID SEVERAL TRADITIONAL DESIGNS, SUCH AS THE CHINESE UNITED METHODIST CHURCH AT 825 N. HILL STREET, IN 1947, BUT HIS CAREER WAS MUCH BETTER IDENTIFIED WITH HIS PUSH FOR THE MODERN DESIGNS OF THE MID 20TH CENTURY. IN 1954, HE WAS HIRED BY REAL ESTATE DEVELOPER SPIROS G. PONTY TO DESIGN MANY OF THE HOMES IN HIS PONTY-VANOWEN DEVELOPMENT (TRACT No. 17183) IN THE SAN FERNANDO VALLEY. LEONG PRODUCED FOUR BASIC "CONTEMPORARY" DESIGNS WHILE A SECOND ARCHITECT (PAUL J. DUNCAN) CAME UP WITH A LIKE NUMBER OF "CONVENTIONAL" PLANS. THE ARCHITECTS THEN DESIGNED VARIATIONS ON EACH NEW HOME, SUCH AS FLIPPING FLOOR PLANS AND USING DIFFERENT DETAILING, TO MAKE EACH HOUSE A UNIQUE HOME. LEONG'S DESIGNS EACH CALLED FOR A FLOOR TO CEILING FIREPLACE TREATMENT. THIS CONCEPT IS FOUND IN THE TIRADO HOUSE AS WELL. TO DO THE TIRADO DESIGN, LEONG AGAIN HAD TO BREAK WITH CONVENTION. THE CLIENT WANTED A RANCH STYLE HOUSE, BUT THE DEEP NARROW LOT REQUIRED ADJUSTMENTS IN THE TRADITIONAL LONG FACADE THAT RANCH STYLE HOUSES USUALLY HAVE. LEONG SOLVED THIS PROBLEM BY GOING WITH A SQUARE DESIGN FOR THE MAIN PORTION OF THE HOUSE AND THEN ATTACHING A WING TO THE FRONT, GIVING THE HOUSE THE PERCEPTION OF THE ELONGATED RANCH STYLE HOME. HE THEN PLACED THE LIVING ROOM AT THE EAST END OF THE DESIGN, HAVING IT STRETCH FROM FRONT TO REAR, GIVING IT THE LARGE SPACE THAT IS ASSOCIATED WITH THE DESIGN. THE RANCH STYLE AS A MODERN GENRE BEGAN TO EVOLVE IN THE EARLY 1930S, WITH ARCHITECT SUCH AS WILLIAM WOOSTER OF SAN FRANCISCO, WHO BUILT ON THE TRADITIONAL HISTORIC RANCH HOUSE TO BRING IT INTO THE 20TH CENTURY. THE STLYE EVOLVED SLOWLY WITH ARCHITECTS USING VARIATIONS OF MANY OF THE SMALL RANCH ESTATES IN THE SAN FERNANDO VALLEY, SUCH AS PAUL R. WILLIAMS DESIGN OF THE CRAIG RESIDENCE (HCM No. 992) IN 1939. AFTER WORLD WAR II, THE RANCH STYLE HOME TOOK ON A LIFE OF ITS OWN WITH THE SUBDIVISION OF THE SAN FERNANDO VALLEY AND ORANGE COUNTY. LEONG'S DESIGNS FOR THE PONTY-VANOWEN DEVELOPMENT WERE TYPICAL OF THAT PERIOD. WHILE MOST OF THE RANCH STYLE HOMES WERE DONE FOR THE LARGER SUBDIVISIONS, THERE WERE A NUMBER OF CUSTOM HOMES BUILT THROUGHOUT THE AREA IN LOS ANGELES.

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET
CONTINUED

BUILDER, CLIFF MAY BECAME WELL KNOWN FOR HIS RANCH STYLE DESIGNS AND IS SOMETIME REFERRED TO AS THE "FATHER OF THE RANCH STYLE". LEONG OFFERED HIS OWN VARIATION ON THE STYLE. HIS INOVATIONS INCLUDED THE INTRODUCTION OF VARIOUS ORIENTAL IDEAS TO THE CONCEPT. THE TIRADO HOUSE DISPLAYS THIS THROUGH SUCH SUBTLE ITEMS AS THE USE OF NATURAL LIGHT THROUGHOUT THE HOUSE BY THE CAREFUL PLACEMENT OF LARGE WINDOWS TO BRING THE OUTDOOR PACES INTO THE INTERIOR. THE BUILT-IN CABINETRY HAS A CHINESE FLAIR AS WELL. THE HOUSE IS SURROUNDED BY BRICK PLANTERS WHICH ARE IN FACT A PART OF THE DESIGN. SET BACK FROM THE STREET, THE RESIDENCE IS LOCATED AT THE APEX OF THE RIDGE ON WHICH IT SITS. A LONG DRIVEWAY AND TURN AROUND IS OFFSET BY THE CAREFUL PLANTING OF VARIOUS TREES AND THE GARDEN SPACE AROUND THE REAR SWIMMING POOL, WHICH WAS ALSO A PART OF THE ORIGINAL DESIGN. LEONG WAS ALSO TRAINED AS A LANDSCAPE DESIGNER AND THIS ASPECT IS FOUND IN MANY OF HIS DESIGNS. THE ORIGINAL OWNER, WHO COMMISSIONED THE HOUSE WAS DR. MIGUEL TIRADO. NOT MUCH HAS BEEN FOUND ON HIS CAREER AS A PHYSICIAN, BUT BOTH OF HIS PARENTS, WHO WERE BORN IN SPAIN, BROUGHT HIM INTO THE UNITED STATES IN 1919, ALONG WITH HIS TWO BROTHERS. THE FAMILY CROSSED THE BORDER AS PART OF A TROUPE OF ACTORS WHICH HIS FATHER, ROMUALDO TIRADO-POCO, WAS THE LEADER. ROMUALDO EVENTUALLY ESTABLISHED A SPANISH LANGUAGE ACTING VENUE IN THE OLD CHILDS OPERA HOUSE IN DOWNTOWN LOS ANGELES. BY THE EARLY 1930S, HE WAS ACTING IN SPANISH LANGUAGE MOVIES THAT WERE PRODUCED BY MAJOR HOLLYWOOD STUDIOS BEFORE THE MEXICAN FILM INDUSTRY CAME INTO ITS OWN. MIGUEL BECAME A US CITIZEN IN 1938 AND MARRIED INES FIONA IN 1941. THE COUPLE WERE DIVORCED THIRTY YEARS LATER AND THE HOUSE WAS RETAINED BY INES. AFTER HER DEATH IN 1994, THE HOSE WENT TO THEIR CON, GREGORY B. TIRADO, WHO BEGAN TO USE IT AS A RENTAL. MIGUEL TIRADO PASSED AWAY ON APRIL 27, 2005 AT THE AGE OF 90. GREGORY TIRADO SOLD THE HOUSE TO THE CURRENT OWNERS ON JUNE 13, 2013. THE TIRADO HOUSE IS SIGNIFICANT AS AN EXCELLENT ORIGINAL EXAMPLE OF RANCH STYLE ARCHITECTURE AND FOR IT BEING DESIGNED BY THE PROMINANT CHINESE-AMERICAN ARCHITECT GILBERT LESTER LEONG.

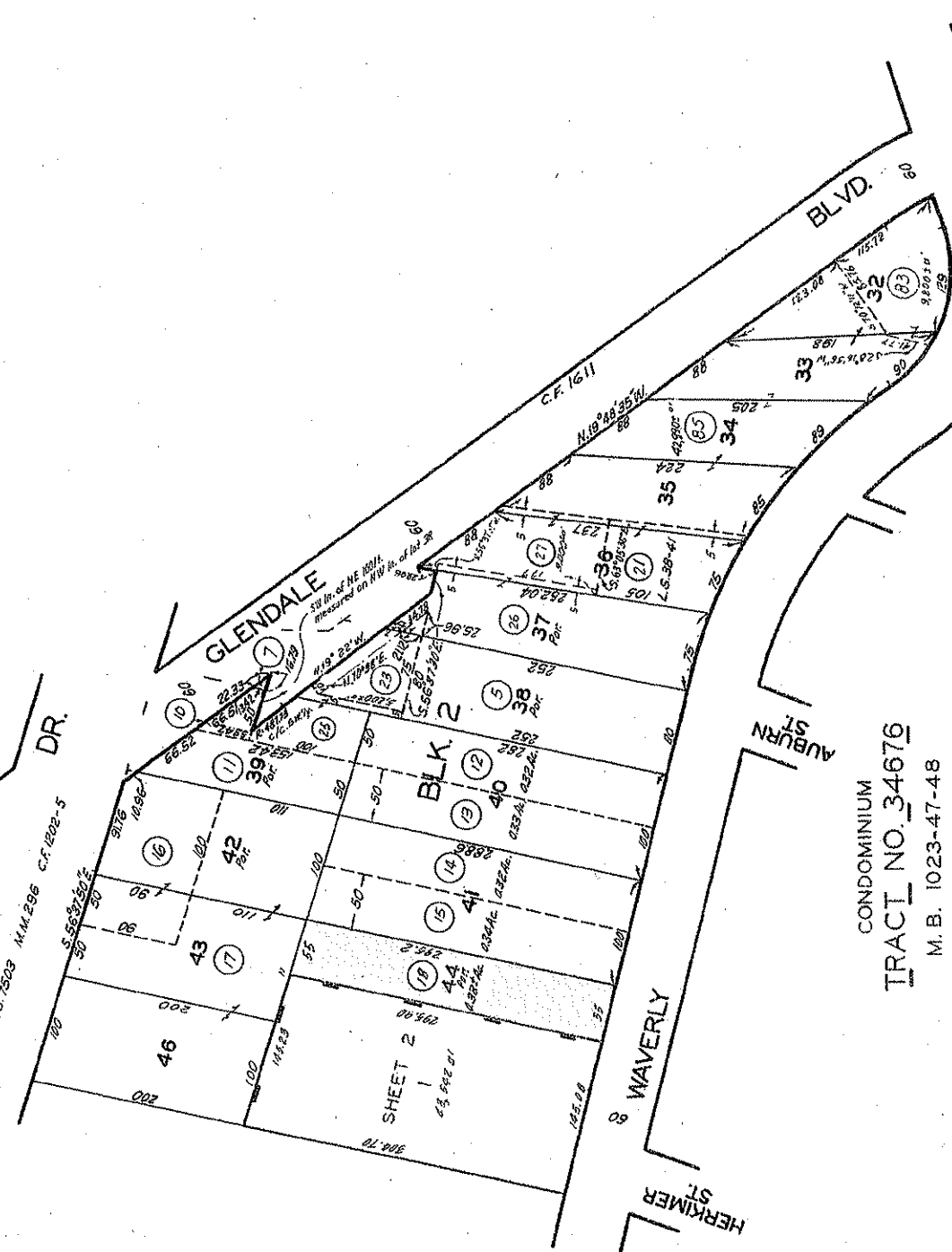


REVISED:
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5434
 SHEET 25
 SCALE 1" = 100'

2008

RIVERSIDE DR.

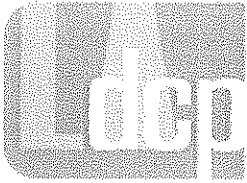


CONDOMINIUM
 TRACT NO. 34676
 M. B. 1023-47-48

IVANHOE
 M. R. 17-65-68

FOR PREV. ASSMT. SEE:
 5434-25

ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.



City of Los Angeles Department of City Planning

9/18/2013

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2925 W WAVERLY DR

ZIP CODES

90039

RECENT ACTIVITY

VTT-72367-SL

ZA-2013-2288-ZAA

ENV-2013-1998-EAF

CASE NUMBERS

CPC-2008-3125-CA

CPC-2007-3036-RIO

CPC-2006-48-ICO

CPC-1986-831-GPC

ORD-164697

ENV-2007-3037-MND

Address/Legal Information

PIN Number	151-5A207 49
Lot/Parcel Area (Calculated)	16,182.1 (sq ft)
Thomas Brothers Grid	PAGE 594 - GRID D3
Assessor Parcel No. (APN)	5434025018
Tract	IVANHOE
Map Reference	M R 17-65/68
Block	2
Lot	FR 44
Arb (Lot Cut Reference)	2
Map Sheet	151-5A207

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Silver Lake
Council District	CD 4 - Tom LaBonge
Census Tract #	1882.01
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	RD1.5-1XL
Zoning Information (ZI)	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
General Plan Land Use	Low Medium II Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	Yes
Baseline Hillside Ordinance	No
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	Active: Ivanhoe Elementary School
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)	5434025018
APN Area (Co. Public Works)*	0.380 (ac)
Use Code	0101 - Single Residence with Pool
Assessed Land Val.	\$42,220
Assessed Improvement Val.	\$124,670
Last Owner Change	11/02/94
Last Sale Amount	\$0
Tax Rate Area	13
Deed Ref No. (City Clerk)	547365 1988116

Building 1

Year Built	1959
Building Class	D8B
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	2
Building Square Footage	2,031.0 (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
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)	0.551559926513875
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14
Rupture Top	0
Rupture Bottom	13
Dip Angle (degrees)	70
Maximum Magnitude	6.4
Alquist-Priolo Fault Zone	No
Landslide	Yes
Liquefaction	No
Tsunami Inundation Zone	No

Economic Development Areas

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Business Improvement District	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	Central
Division / Station	Northeast
Reporting District	1132

Fire Information

Division	3
Batallion	5
District / Fire Station	56
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-2008-3125-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	Data Not Available
Case Number:	CPC-2007-3036-RIO
Required Action(s):	RIO-RIVER IMPROVEMENT OVERLAY DISTRICT
Project Descriptions(s):	
Case Number:	CPC-2006-48-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	AN INTERIM CONTROL ORDINANCE REQUIRING A PROJECT PERMIT IN ORDER TO ISSUE A BUILDING PERMIT FOR PROPERTIES ALONG THE LOS ANGELES RIVER, IN THREE SECTIONS WITH WIDTHS OF 300 FEET, 500 FEET AND 1,000 FEET.
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:	ENV-2007-3037-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

ORD-164697

11/12/2013

2011 Digital Color-Ortho

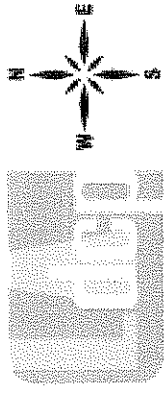
ZIMAS INTRANET



Address: 2925 W WAVERTY DR
APN: 5434025018
PIN #: 151-5A207 49

Tract: IVANHOE
Block: 2
Lot: FR 44
Arb: 2

Zoning: RD1.5-1XL
General Plan: Low Medium II Residential



GILBERT L. LEONG

梁國霖



Headshot of Gilbert L. Leong. Courtesy of Leslie See Leong.
Photograph by Toyo Miyatake.

Gilbert L. Leong was born in Los Angeles on May 9, 1911. His parents were recent immigrants. His father, Leong Jeong, was the president of the Chinese Consolidated Benevolent Association, while his mother, Mrs. Leong, taught Chinese at the Methodist Mission in her free time. They owned the Soochow Restaurant in Chinatown, connecting their son to the people, culture, and language of the community at a very early age. Leong would also later marry Florence "Sissee" See, whose father Fong See was a significant business figure and community member in Chinatown.

After graduating from Lincoln High School, Leong initially attended the Choinard Art Institute where he studied sculpture and painting under the tutelage of Millard Sheets and Merrill Gage.¹ Inspired by Pearl S. Buck's 1932 Pulitzer Prize-winning novel *The Good Earth*, Leong's sculpture of the same name was a life-size terra-cotta sculpture of a woman holding a delicately crafted lotus flower.² It was exhibited at the Los Angeles County Fair in 1937.³

Leong's other notable sculpture, *Guanyin* (Goddess of Mercy), was a representation of the popular female bodhisattva of East Asian Buddhism. This sculpture represented Leong's appreciation of traditional Buddhist subject matter combined with his western arts training. A photograph of the large-scale work was featured in the October 1939 issue of *California Arts and Architecture*. Stanton Macdonald-Wright commented:

It is difficult for a young Chinese whose art education has been almost exclusively occidental to catch the spirit of Kwan Yin [Guanyin] in stone or clay. She who listens with compassion to the distressful cries of man is one of the loveliest and most beloved deities in the entire Chinese Pantheon. For this fountain that graces China City, Gilbert Leung has done an excellent job in translating the physiognomy of Kwan Yin into a classical-modern vernacular.⁵

Leong excelled as a studio artist with a diverse range of artistic talents, including painting and sculpture, but he later chose a more pragmatic profession that still allowed him to channel his creative drive. He enrolled in the USC School of Architecture. There, he mastered a wide range of traditional architectural design and technical skills. Incorporating his arts background into his architectural studies, he used watercolors to create expressive site plans and building renderings. The technique enabled Leong to study patterns of light and shadows created by structures, while softening buildings with designed landscaping. In 1936, Leong became

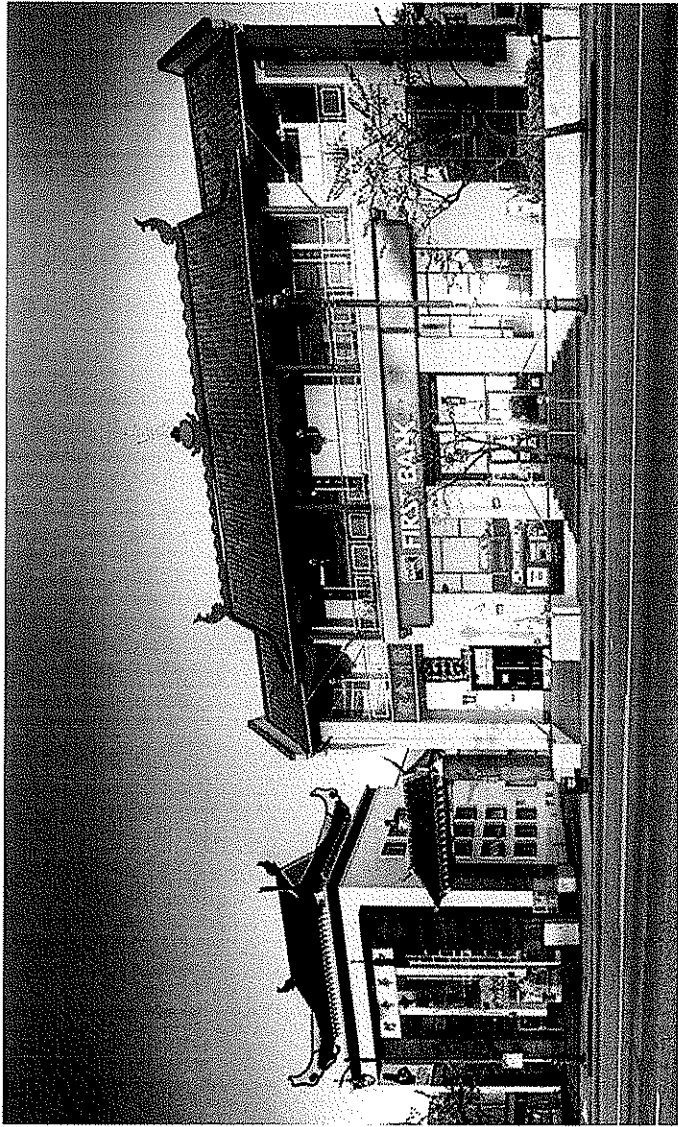
the first Chinese American to graduate from the USC School of Architecture.

After serving in the U.S. Army during World War II, Leong returned to Los Angeles after the war to work for Paul Revere Williams, the first African American member of the AIA.⁶ Williams designed homes for many Hollywood celebrities, including Frank Sinatra and Lucille Ball, but he was also dedicated to providing low-income housing for the African American community.⁷

Williams' commitment to his own community inspired Leong to do the same for Chinese Americans in Los Angeles. Leong built a wide range of buildings in New Chinatown, ranging from Baptist and Methodist churches to small restaurants. He also helped his brother-in-law, Eddy See, prepare a proposal and rendering for the "International Settlement" in an attempt to stop the city from tearing down the last block of Historic Chinatown.

One of Leong's more significant New Chinatown projects was the Kong Chow Family Association and Temple located at 931 North Broadway. Following modern trends in architecture, he designed the multi-story building with a temple and meeting hall on the top floor and commercial space on the lower floors. He anchored the foundation with modern steel and concrete, while outfitting the exterior with Chinese ornamentation, including colored, glazed roof tiles and motif ironwork on the balcony.

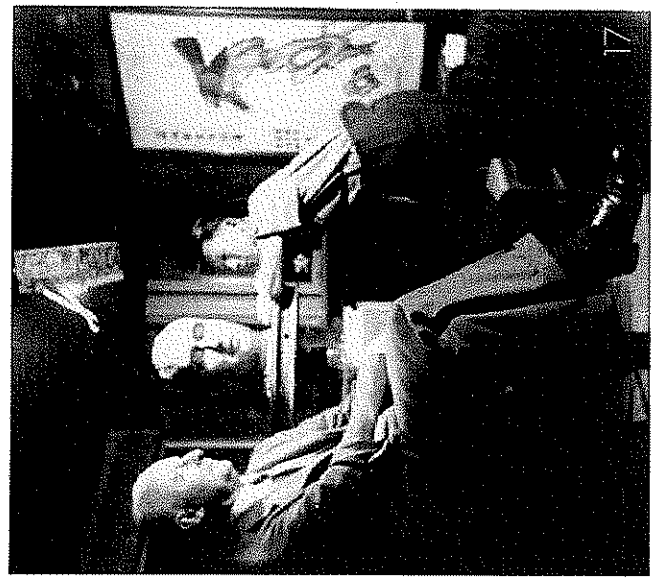
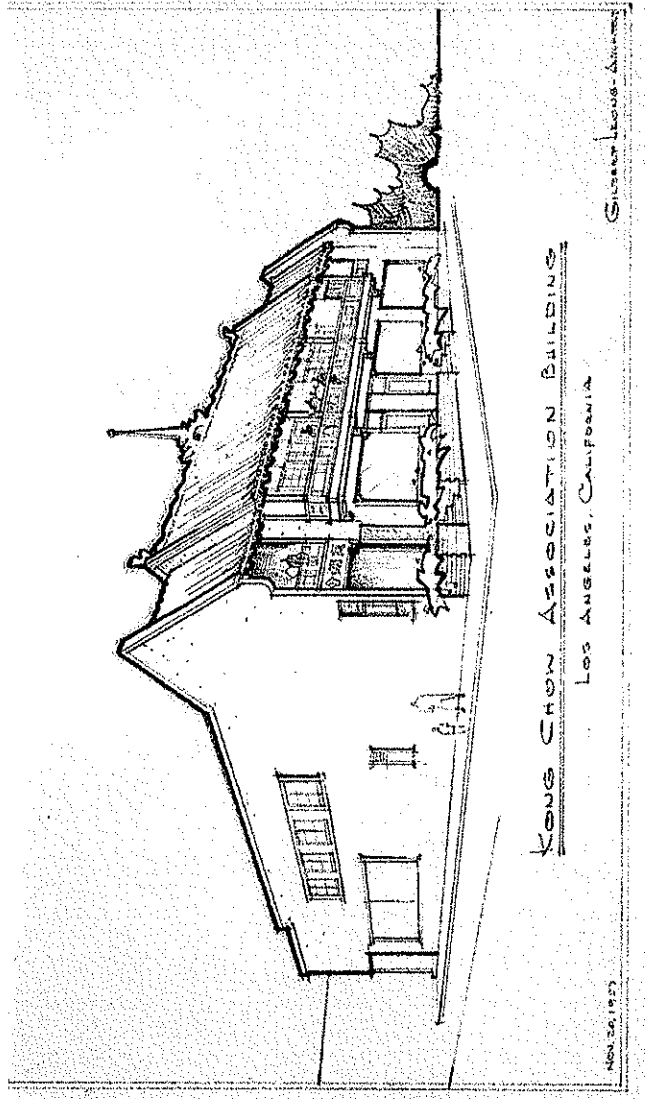
Leong also designed the East West Bank in New Chinatown, where he became a founding director in 1973. Located at 942 North Broadway, East West Bank symbolized the self-determination of Chinese Americans in Los Angeles, who were denied loans and services from mainstream banking institutions.⁸ With businesses flourishing, more and more families turned to the bank for home mortgages and business loans. Leong recognized the importance of East West Bank to the community's status within the city and designed the building as a New Chinatown landmark. His



TOP LEFT: Chinese Consolidated Benevolent Association at 925 N. Broadway, designed by Eugene Kinn Choy, and Kong Chow Benevolent Association at 931 N. Broadway, designed by Leong. Photo by Dan Kaufman/Studio Kaufman.

BOTTOM LEFT: Leong's concept drawing of the Kong Chow Association Building on tracing paper. Courtesy of Leslee See Leong.

BOTTOM RIGHT: Leong sculpting his mentor, Mr. Lovejoy, at the Chouinard Art Institute. Courtesy of Leslee See Leong.

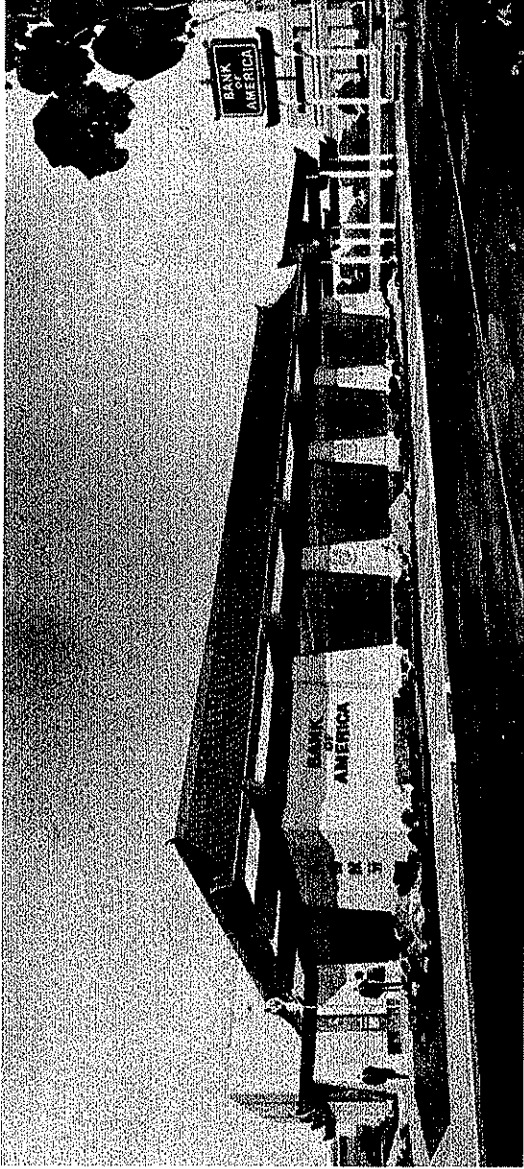


design reflected popular modern western sensibilities combined with traditional motifs that resonated in the Chinese American community.

Reflecting upon the commercial success of Chinese American-owned and operated banks in New Chinatown, Bank of America, a major national bank, decided to open a branch in New Chinatown catering to local Chinese Americans. Working with Richard Layne Tom, Leong came up with a modern interpretation of traditional Chinese architecture for the new branch that opened in 1972. They designed a roof built from imported jade green tile over extended wood beams, and modern Asian-beamed ceilings with contemporary designs of the Chinese characters highlighting the interior of the bank, which was located on 850 North Broadway on the southeast corner of College Street. With nearly 9,000 square feet of office space and a seven-station teller line, the new branch catered to Los Angeles' car culture, offering fifty-four on-site parking spaces and two drive-up deposit windows.

Leong's works also reflected a concern for affordable, practical, and accessible housing in the Los Angeles neighborhoods of Echo Park and Silver Lake. In 1951, the *Los Angeles Times* profiled a 1,600 square-foot residential home designed by Leong and Shwen Wei Ma, AIA, for Paul Quan. Leong built this contemporary house with a modest budget using stucco and redwood with "walls of glass." Leong and Ma designed an interior and exterior devoid of extraneous ornamentation, which aligned with the modern ethos of simplification of form and design. They positioned the house "set on concrete slab making it contiguous with the outdoor terrace."⁹

Three years later, Leong helped develop the Ponty-Yanowen tract home project, one of the earliest of its kind in the San Fernando Valley. Suburban living in Los Angeles proved appealing to many, because it offered outdoor landscaping, privacy, and space, unlike the cramped downtown housing projects. Leong's popular tract home designs became widely popular because he developed multiple housing variations from just four different floor plans, thereby saving the developers both time and money. Taking into account different site elevations,



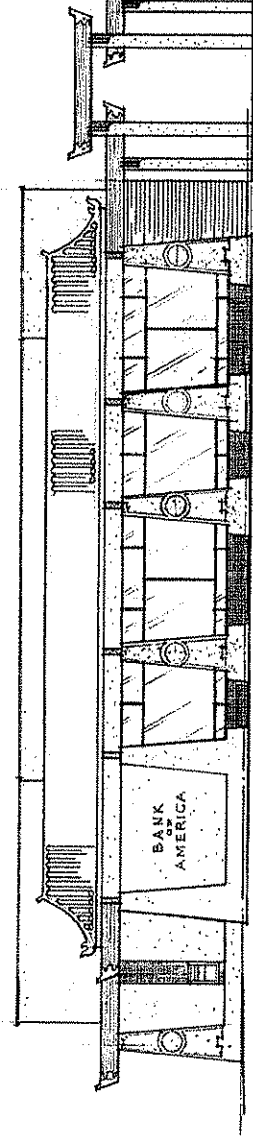
Come to
our
Open House.

開幕典禮
歡迎光臨

TOP: Invitation to the opening of Bank of America in Chinatown, featuring Leong's building. Courtesy of Leslee See Leong. See Leong.
 BOTTOM: Bank of America elevation by Leong, dated April 20, 1970. Courtesy of Leslee See Leong.

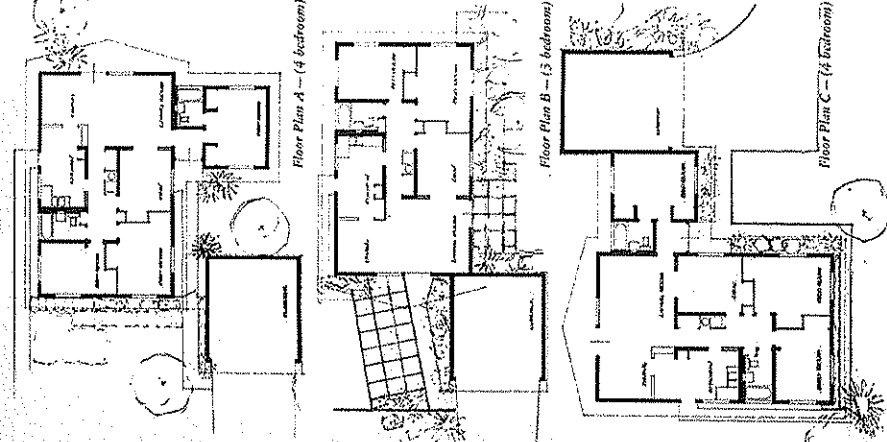
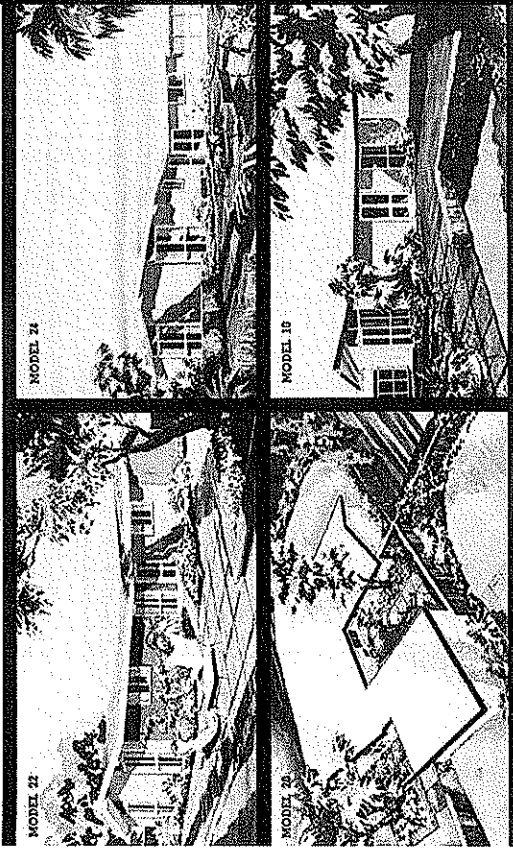
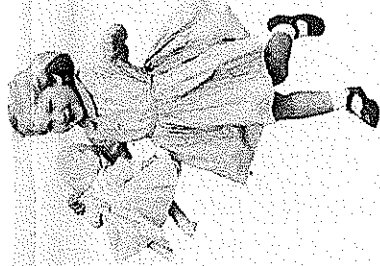
GILBERT L. LEONG
 ARCHITECT
 RICHARD LANGE TRUST CO.
 ASSOCIATED ARCHITECTS
 2720 N. HILL ST., LOS ANGELES, CALIF. 90017

THE CHINATOWN BRANCH
 OF THE BANK OF AMERICA
 125 N. HILL ST., LOS ANGELES, CALIF. 90017
 4-20-70



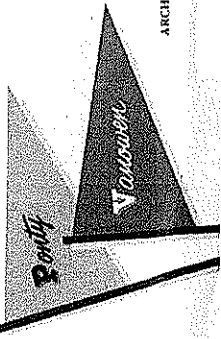
NORTH BROADWAY

These are the homes you asked for! New as tomorrow,
 here's a new community that is especially designed for happy
 family living. Each home is crisp, fresh and youthful in design.
 Each is perfect for ideal California indoor-outdoor living!
 And, remember, a PONTY-BUILT HOME is your assurance
 of highest quality and finest workmanship!

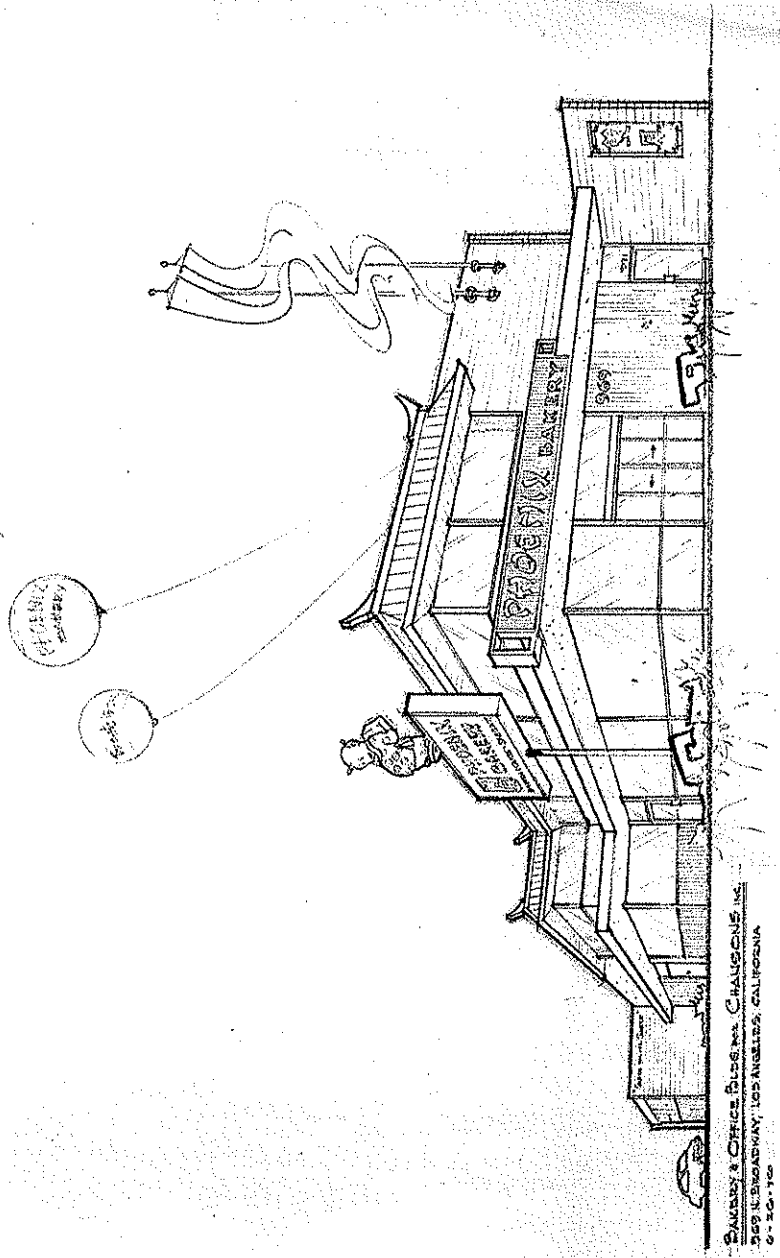


VETS
nothing down
except cost & impounds
 from **\$69.42** MONTH PRINC. & INT.
 full price from \$13,710 • V.A. 30-Yr. 4 1/2% financing

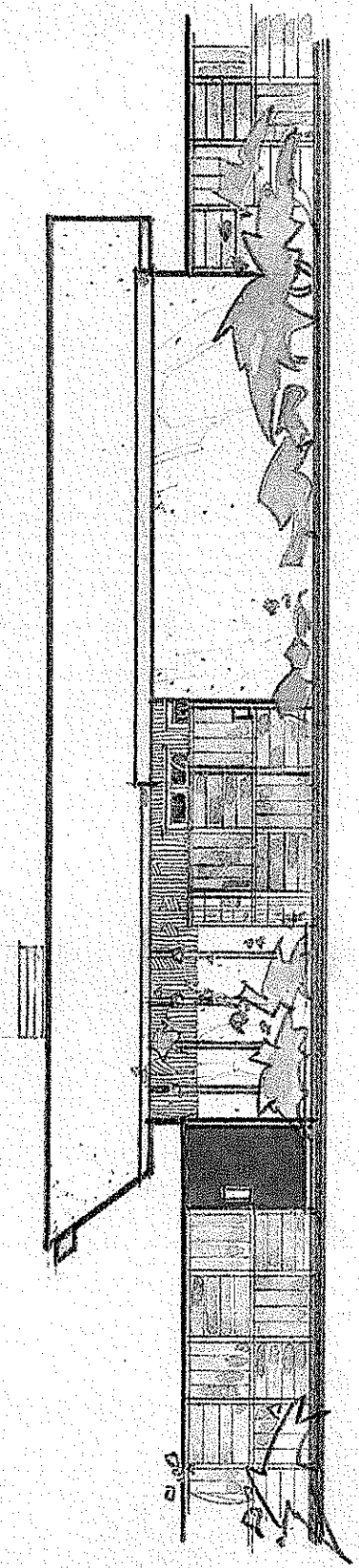
4 BEDROOMS, 2 BATHS, 2-CAR GARAGE

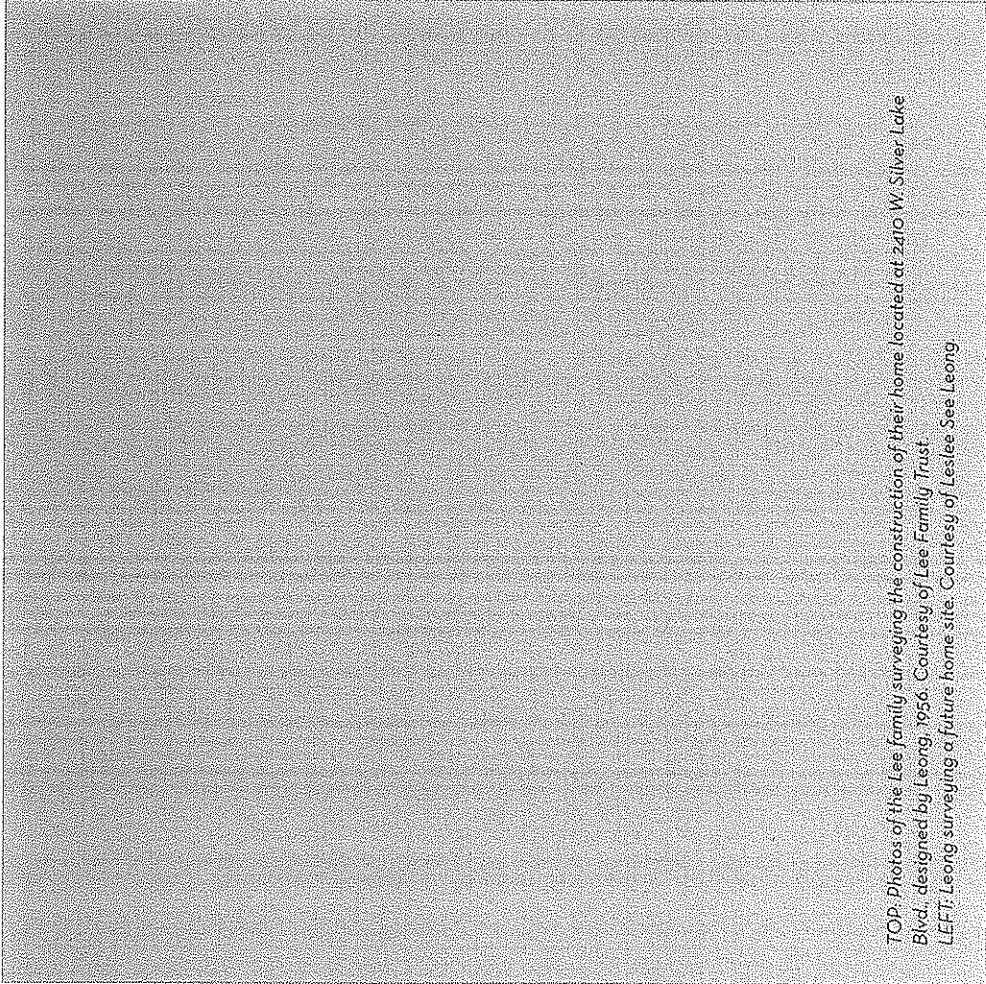
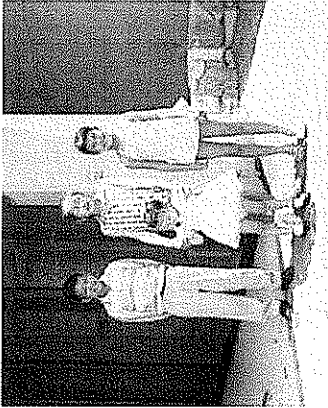
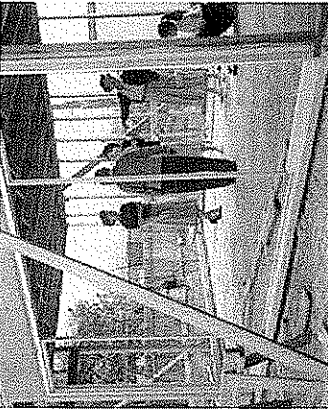
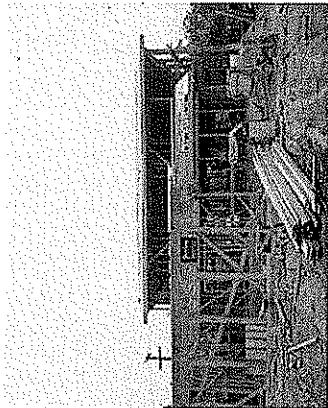


special...
 A limited number of 5 bedroom,
 1 Bath Homes
 Available at Lower Cost!
 ARCHITECT: Gilbert L. Leong • COLOR COORDINATOR: E. M. Tirilla



OPPOSITE PAGE: Circa 1954 promotional pamphlet for Ponty Vanowen Track Homes, which Leong helped design. Courtesy of Leslee See Leong.
 TOP: Leong's drawing of the Phoenix Bakery, located at 969 N. Broadway, June 26, 1976. Courtesy of Leslee See Leong.
 BOTTOM: Ponty Vanowen track home blueprint and rendering by Leong. Courtesy of Leslee See Leong.





TOP: Photos of the Lee family surveying the construction of their home located at 2110 W. Silver Lake Blvd., designed by Leong, 1956. Courtesy of Lee Family Trust
LEFT: Leong, surveying a future home site. Courtesy of Leslie See Leong



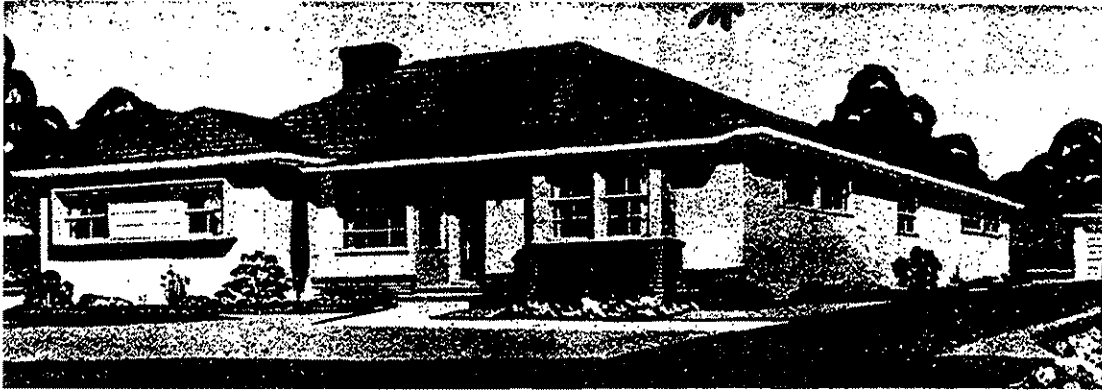
Chinese United Methodist Church designed
by Leang in 1947, located at 825 N. Hill Street.
Photograph by Chris Jacobs. © 2011 Chris
Jacobs Design. All Rights Reserved. 23

Leong rotated his four designs to make each home look different from the rest. Building upon his four types of floor layouts, he created sixteen different exterior designs, creating many distinctive looks.³⁰ In total, Ponty-Vanowen built 96 homes using Leong's four models, decorating each interior differently to give the appearance of many unique homes. Sales brochures included various interior photos of the model homes to encourage prospective homeowners to advertise that their potential new home was exceptional, even if it was actually very similar to other homes in the development.

These tract homes and other projects showcased Leong as a modern architect, but it is interesting to note that his Chinese American clients commissioned structures that, while contemporary for their time, were often personalized with antique Chinese adornments. There existed a desire in the Chinese American community to be both modern and American, while including aspects of their heritage. And with Leong's contributions to architecture in New Chinatown, he not only empowered the Chinese American community in building their own institutions, but also made it possible for the community to finally have access to outside institutions that had been previously inaccessible to them.

PROJECT'S NEW SERIES DRAWS LARGE CROWDS

Los Angeles Times (1923-Current File); Nov 27, 1955;
ProQuest Historical Newspapers: Los Angeles Times (1881-1989)
pg. F14



LANDSCAPED—Pictured here is one of the new homes at Ponty-Vanowen, at Vanowen St. and Mason Ave.,

in San Fernando Valley, where choice of 12 Contemporary and eight Conventional dwelling designs is offered.

PROJECT'S NEW SERIES DRAWS LARGE CROWDS

Holiday visitors were expected to set a new record at Ponty-Vanowen, where the "Preferential Series" of Ponty-built three and four-bedroom, two-bath Contemporary and Conventional homes have been attracting crowds to the location in San Fernando Valley, according to George Ponty.

Sales Agent Alan Kerr of Kerr Realty said considerable interest is shown in the new Contemporary designs by Architect Gilbert L. Leong and the Conventional stylings by Architect Paul J. Duncan.

Located at Vanowen St. and Mason Ave., west of Reseda Blvd., the homes are still available to vets on terms featuring no down payment except costs and impounds because of planning of the terms prior to recent government restrictions requiring down payments, it was explained.

Large Lots

One of the popular features has been the size of the lots, some with a area of 9500 square feet. Average lot size is 8000 square feet and complete landscaping is included, it was stated.

The Ponty-built homes have fireplaces some of which are

richly paneled; forced-air heating, built-in gas ranges, two complete baths, some with stall showers.

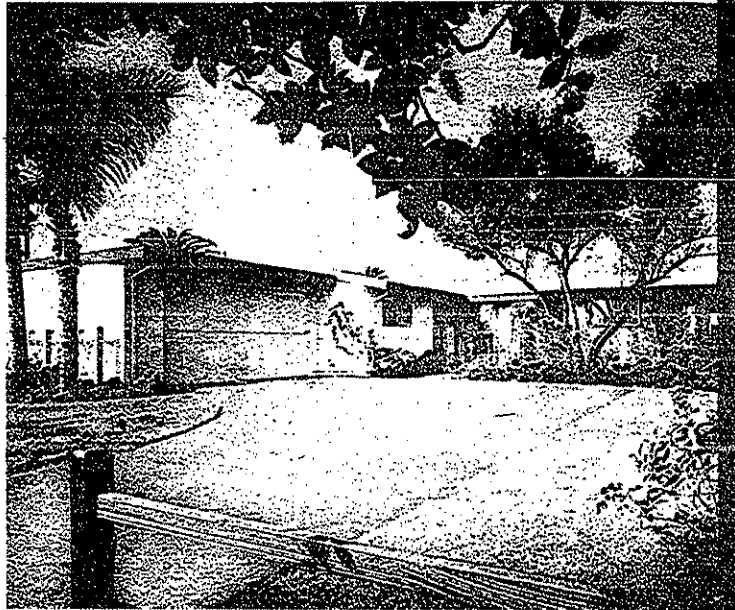
Also listed are large windows, two-car garages with storage space, food-waste disposers, natural-finish kitchen cabinets, double sinks, extra built-in shelving and asphalt tile.

Ponty-Vanowen is situated close to churches, schools, shopping centers, recreational facilities and public transportation.

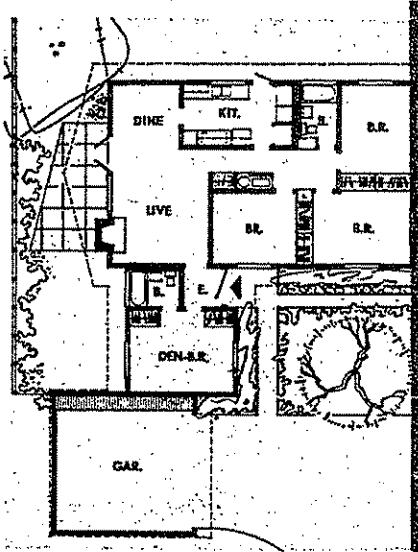
Bids to Be Received

ANAHEIM, Nov. 26—Bids will be received until Jan. 14 for the leasing and construction of a post office station in the vicinity of Ball Road and Brookhurst Ave., Postmaster Louis H. Hoskins said.

A house that



Garage, left, and motor court help to screen the entrance from the street, while a garden and trees add to the beauty as well as privacy of the exterior



Bedroom below, one of four this house includes, illustrates utilization of every available inch of space for storage or furnishings necessary for comfortable, happy living



Jules Schulman photographs



Low maintenance patio, fence, walks as well as full-grown trees are included in price of house

meets a need

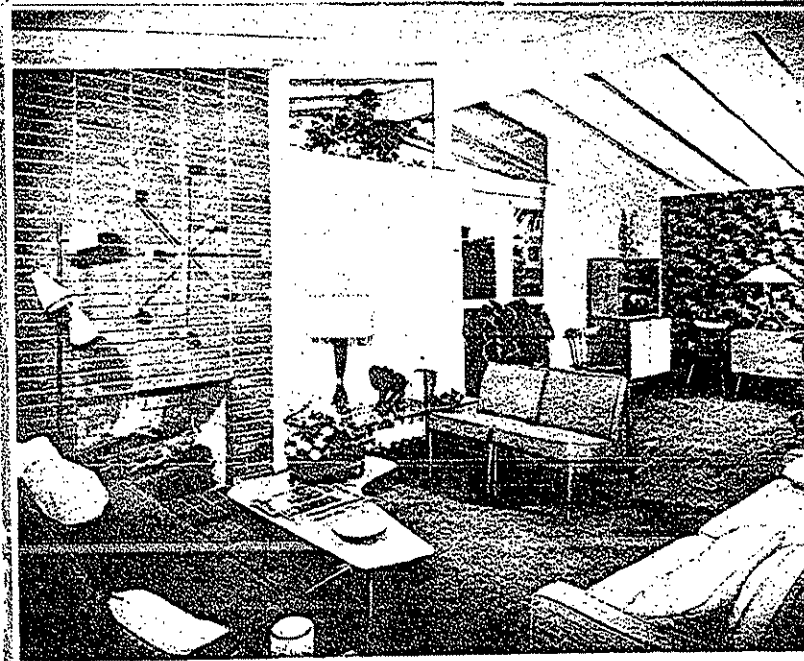
PLACEMENT of a bedroom and bath away from other bedrooms has several advantages. It is an ideal guest room or can be used as a teen-ager's room or as a master bedroom. Whatever the family's individual problem, this arrangement may supply an answer.

Here it is used in a four-bedroom house

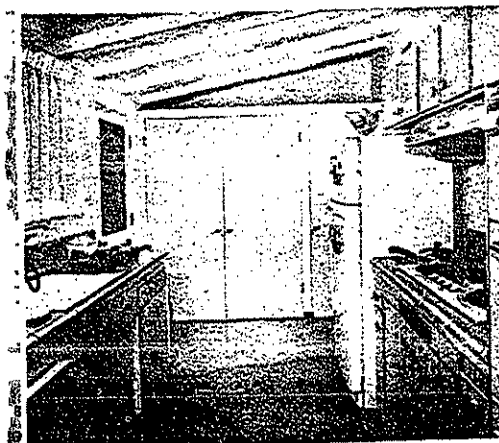
designed by Gilbert Leong, AIA, built in Anaheim by George Ponty and P. H. Roach. Constructed of frame and stucco, the house covers 1576 square feet, has a rock roof, insulated board ceilings, forced-air heat and the popular built-in kitchen. Decorator was Don Reichert; Burton S. Sperber did the landscaping.



In this view of entrance the value of plants and trees as a screen from a street is illustrated. A garage, motor court are located at the left rear, beyond the central tree



The glass areas at right of brick fireplace wall open to fence-enclosed garden. Wall-to-wall carpeting covers floor of living-dining area



In the compact kitchen, left, cabinets are ash, the floor is of asphalt tile. Built-in gas oven is at right of the range

Building Permit History
2925 Waverly Drive
Silver Lake

- May 27, 1959: Building Permit No. LA33267 to construct a 1-story 6-room 44' 10"X 91' frame and stucco dwelling and attached garage on Portion Lot 44 of Block 2 of Ivanhoe.
Owner: Miguel Tirado
Architect: Gilbert L. Leong
Engineer: None
Contractor: Owner Builder
Cost: \$22,000.00
- May 27, 1959: Grading Permit No. LA33268 to grade 50 cubic yards and fill terrace against retaining wall at rear of lot.
Owner: Miguel Tirado
Architect: Gilbert L. Leong
Engineer: None
Contractor: None
Cost: 50 Cubic Yards
- May 27, 1959: Building Permit No. LA33269 construct a 11 ' long X .5' high reinforced concrete retaining wall.
Owner: Miguel Tirado
Architect: Gilbert L. Leong
Engineer: None
Contractor: None
Cost: \$600.00
- July 23, 1959: Building Permit No. LA38117 construct a 18 ' X .34' private swimming pool.
Owner: Dr. Miguel Tirado
Architect: None
Engineer: Donald B. Davidson
Contractor: None
Cost: \$3,500.00

July 20, 1992: Building Permit No. WV25428 to install plywood then Class "A" fiberglass shingles. Smoke detectors required, 40 sqs; Tear Off.

Owner: Miguel Tirado

Architect: Gilbert L. Leong

Contractor: None

Cost: \$600.00

July 13, 2010: Building Permit No. WO2412273 to install new 1" pipe from gas meter to the house.

Architect: None

Engineer: None

Contractor: Luskin-Clark Service Company, Inc.

Cost: Not Listed

1

031a
CITY OF LOS ANGELES

APPLICATION TO CONSTRUCT NEW BUILDING
AND FOR CERTIFICATE OF OCCUPANCY

Form B-1

4723-2

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL LOT Portion 44	BLK. 2	TRACT Ivanhoe	DIST. MAP 2-2-23
JOB ADDRESS 2925 Waverly Drive		APPROVED <i>[Signature]</i>	ZONE R-3-1
2. BETWEEN CROSS STREETS Herkimer AND Auburn			FIRE DIST. INSIDE
3. PURPOSE OF BUILDING Dwelling and attached garage			KEY
4. OWNER Miguel Tirado		PHONE	COR. LOT
5. OWNER'S ADDRESS 2923 Waverly Drive		P.O.	REV. COR.
6. CERT. ARCH. Gilbert L. Leong		STATE LICENSE C-1648	LOT SIZE 55 X 295
7. LIC. ENGR.		PHONE NO 4-3759	REAR ALLEY
8. CONTRACTOR Owner		STATE LICENSE	SIDE ALLEY X
9. CONTRACTOR'S ADDRESS		PHONE	BLDG. LINE
10. SIZE OF NEW BLDG. STORIES HEIGHT		NO. OF EXISTING BUILDINGS ON LOT AND USE	
44'10" x 91' 1 14'		None	

1	2925 Waverly Drive	DISTRICT OFFICE A
----------	---------------------------	-----------------------------

11. MATERIAL EXT. WALLS:	<input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE	ROOF CONST. <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> CONC. <input type="checkbox"/> STEEL <input type="checkbox"/> OTHER	ROOFING shake	SPRINKLERS REQ'D SPECIFIED
12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 22,000		BLDG. AREA 2600	DWELL. UNITS 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.

Gilbert L. Leong
SIGNED

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

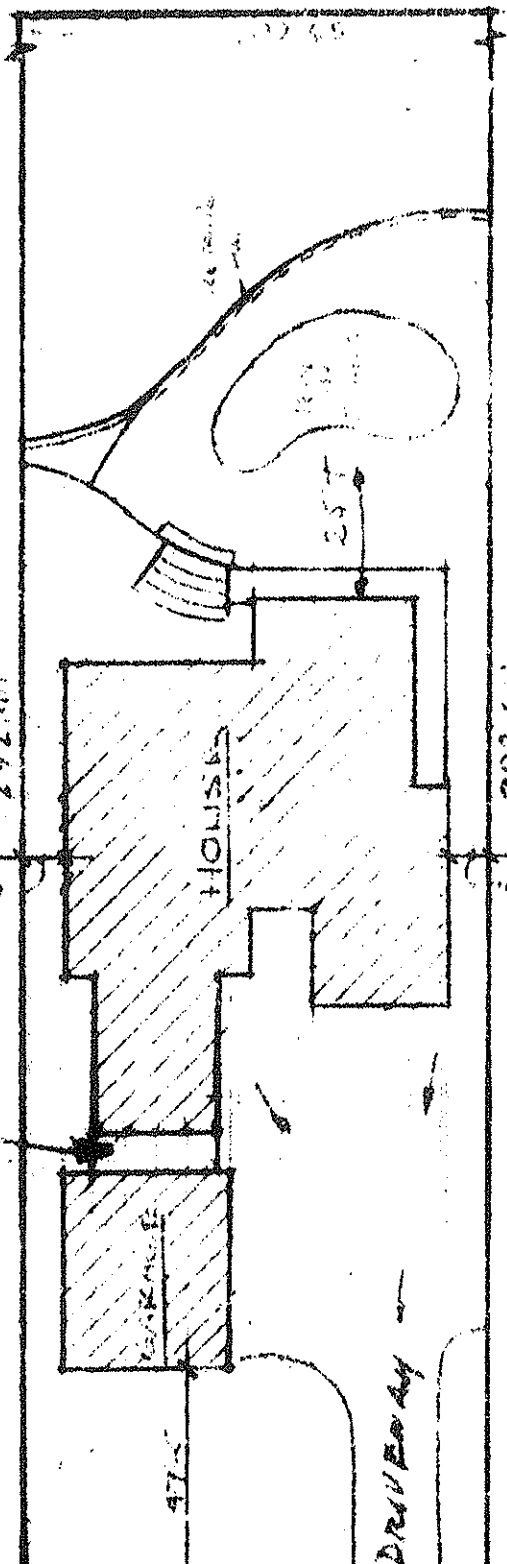
VALUATION APPROVED <i>[Signature]</i>	DWELL. UNITS 1
APPLICATION CHECKED <i>Rehmeier</i>	PARKING SPACES 1
PLANS CHECKED <i>[Signature]</i>	GUEST ROOMS —
CORRECTIONS VERIFIED	FILE WITH
PLANS APPROVED <i>[Signature]</i>	CONT INSP. No
APPLICATION APPROVED <i>[Signature]</i>	INSPECTOR

TYPE V	GROUP R	MAX. OCC.	P.C. 40.00	S.P.C.	B.P. 67.00	O.S.	C/O
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VALIDATION	CASHIER'S USE ONLY		
1 A33267	MAR-20-59	17837	B - 2 OK 40.00
N-2012	M7-27-59	34707	C - 1 OK 67.00

CRIT SOIL GRADING

E 65' PORTION OF LOT B490A 2 WANNON



LOT PLAN

Driveway approved Max. 30 ft. in Wd.
 BY AK S/1/1/1/1/1/1 Street Design

J. L. [Signature]

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

Department of Building and Safety

Legal Description Sanborn Block 2
E 55 ft of Lot 42

The balance 45 ft of Lot 44 is
owned by same party who owns
all of Lot 45

The above property was subdivided _____, 19____
as shown by our records.

City Clerk - Map & Lot Division

By [Signature]

5-15-59

..
..
..

G

APPLICATION FOR GRADING PERMIT AND FOR GRADING CERTIFICATE

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP 150-205	1. LEGAL LOT Pt of 44	BLK. 2	TRACT Ivanhoe
ZONE R-3-1	2. LOCATION OF LOT 2925 Waverly Drive		
INSIDE X	3. BETWEEN CROSS SYS. Hyperion Ave AND Glendale Bd		APPROVED IB
KEY	4. PURPOSE FILL Terrace		
COR. LOT	EXCAVATION, FILL, OR SUPERVISED GRADING (SEE ITEM 7)		
REV. COR.			
LOT SIZE 55 x 295	5. OWNER Miguel Tirado		
REAR ALLEY	6. OWNER'S ADDRESS 2923 Waverly Drive		
SIDE ALLEY	7. SUPERVISING ENGINEER SUPERVISED GRADING ONLY Gilbert L. Loeng		STATE LICENSE NUMBER NO-4-3759 G-1648
BLDG. LINE	8. CONTOURS BY LIC'D. SURVEYOR OR CIVIL ENG.		STATE LICENSE NUMBER
CONT. INSP.	9. CONTRACTOR		STATE LICENSE NUMBER
	10. ANGLE OF CUT SLOPES none NATURAL SURFACES 1:3 FILLED SLOPES 2%		
	11. TOTAL VERT. DEPTH OF CUT SLOPE FEET	TOTAL VERT. DEPTH OF FILL SLOPE 5 FEET	

G

2925 Waverly Drive

VALIDATION	1433268	MAY-27-59	34708	C = 2 CK	5.00
		MAY-27-59	34709	C = 1 CK	5.00

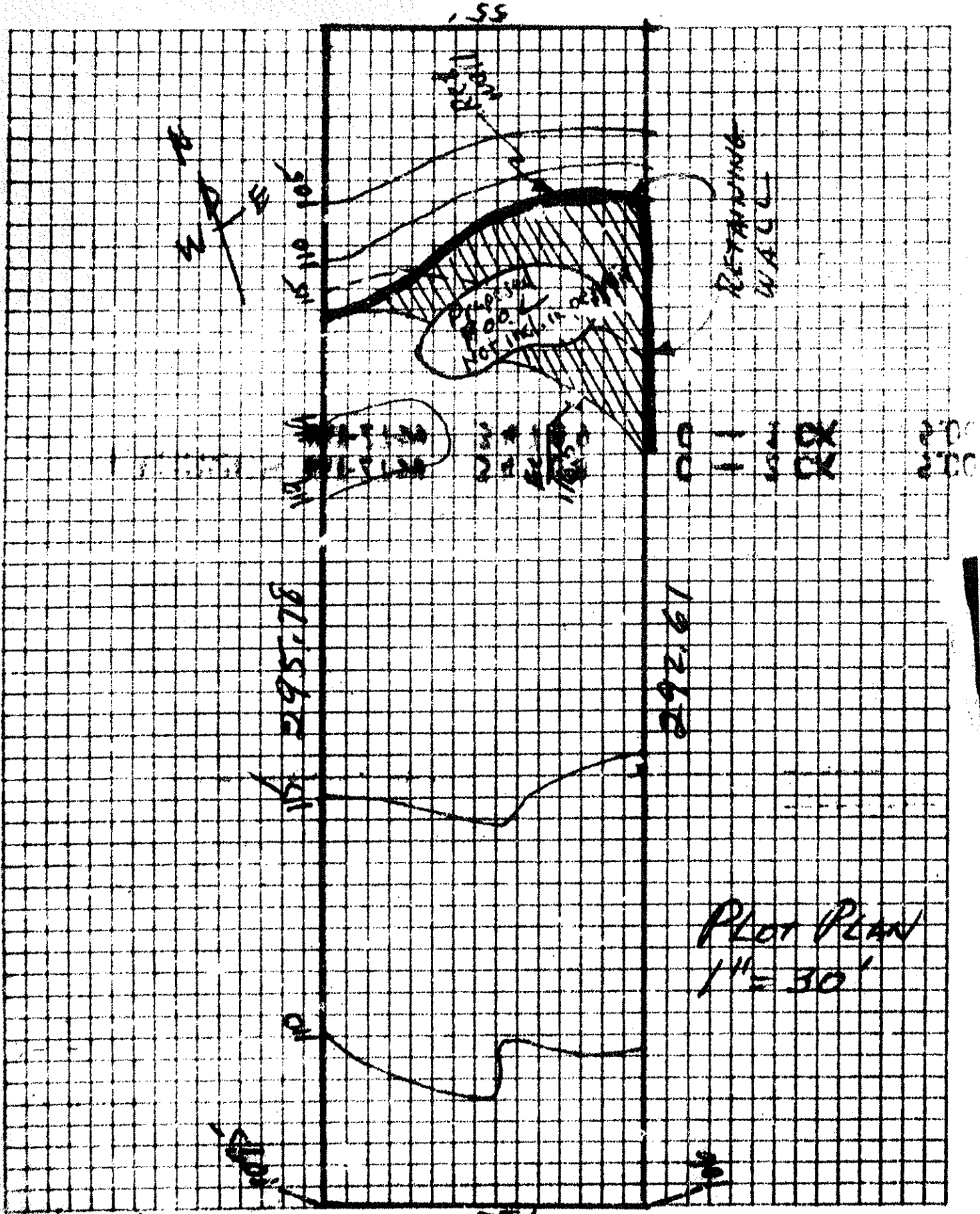
DIST. OFFICE L.A.	G.P.C. \$ 5⁰⁰	GP \$ 5⁰⁰
-----------------------------	---------------------------------	-----------------------------

12. NUMBER CUBIC YARDS CUT _____ FILL 50 TOTAL 50	VALUATION APPROVED <i>[Signature]</i>
13. TYPE OF NATURAL SOIL Sand Clay	TYPE OF FILL MATERIAL Sand Clay
14. COMPACTED FILLS <input type="checkbox"/> YES <input type="checkbox"/> NO	APPROVED SOIL TESTING AGENCY
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 knen's compensation insurance.	APPLICATION CHECKED <i>Kehmeler</i> PLANS CHECKED <i>[Signature]</i> CORRECTIONS VERIFIED <i>[Signature]</i>
<i>[Signature]</i> SIGNED	PLANS APPROVED <i>[Signature]</i> APPLICATION APPROVED <i>[Signature]</i>

This form when properly validated is a permit to do the work described.

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

LEGAL DESCRIPTION E 55' PORTION OF LOT 44, BLK 2
IVANHOE TRACT



On Plot Plan Show all Buildings on Lot and Use of Each

55'

1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

Form B-1

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 LOT Pt 44, BLK. 2, TRACT Ivanhoe, DIST. MAP 150-205, JOB ADDRESS 2925 Waverly Drive, APPROVED IB, ZONE R-3-1, 2. BETWEEN CROSS STREETS Hyperion Ave AND Glendale Blvd., 3. PURPOSE OF BUILDING RETAINING WALL, 4. OWNER Miguel Tirado, PHONE, COR. LOT, 5. OWNER'S ADDRESS 2923 Waverly Drive, P.O., ZONE, LOT SIZE 55 x 295, 6. CERT. ARCH: Gilbert L. Leong, STATE LICENSE C-1648, PHONE NO 4-3759, 7. LIC. ENGR., STATE LICENSE, PHONE, REAR ALLEY, SIDE ALLEY, BLDG. LINE, 8. CONTRACTOR Owner, STATE LICENSE, PHONE, 9. CONTRACTOR'S ADDRESS, P.O., ZONE, AFFIDAVITS

10. SIZE OF NEW BLDG. STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE 11065' long 5' high to 1st

1 2925 Waverly Drive DISTRICT OFFICE L.A.

11. MATERIAL EXT. WALLS: WOOD, METAL, CONC. BLOCK, ROOF CONST. WOOD, STEEL, ROOFING, SPRINKLERS REQ'D. SPECIFIED BLDG. AREA

12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 400.00 600.00 VALUATION APPROVED, APPLICATION CHECKED Kehmeier(ar), PARKING SPACES 1, PLANS CHECKED, GUEST ROOMS, CORRECTIONS VERIFIED, FILE WITH, PLANS APPROVED, JONT. INSP. NO, APPLICATION APPROVED, INSPECTOR

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.

Signature of Gilbert L. Leong, SIGNED

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

TYPE IV, GROUP Retinal, MAX. OCC., P.C. 2, S.P.C., B.P. 4, I.F., O.S., C/O

VALIDATION LA33269, CASHIER'S USE ONLY, CRADING CRIT SOIL

OWNER AVAILABLE HARDHAT 322057

00.0

327 = 3

11108

851310

1

CITY OF LOS ANGELES

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

DEPT. OF PLANNING AND SAFETY

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

1. LEGAL LOT	BLK.	TRACT	DIST. MAP
E 551 of 44	2	Ivanhoe	150-205
JOB ADDRESS	APPROVED		ZONE
2925 Waverly Los Angeles	RB3		R-31
2. BETWEEN CROSS STREETS	FIRE DIST.		
Bonaventure Blvd AND Hyperion Ave.	X		
3. PURPOSE OF BUILDING	INSIDE KEY		
Private swimming Pool (STD 52)	COR. LOT		
4. OWNER	PHONE	REV. COR.	
Dr. Miguel Tirado	NO 1-9088	LOT SIZE	
5. OWNER'S ADDRESS	P.O.	ZONE	55 x 295
2925 Waverly	Los Angeles, Calif.		
6. CERT. ARCH.	STATE LICENSE	PHONE	
None			
7. LIC. ENGR.	STATE LICENSE	PHONE	REAR ALLEY
Donald S. Davidson	CE 7663	St 29375	SIDE ALLEY
8. CONTRACTOR	STATE LICENSE	PHONE	BLDG. LINE
Blue Haven Const. Co.	154235	St 29375	
9. CONTRACTOR'S ADDRESS	P.O.	ZONE	AFFIDAVITS
14745 Arcanta St.	Van Nuys, Calif.		
10. SIZE OF NEW BLDG. STORIES HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		
18' x 34'	Res. Garage		

11. MATERIAL EXT. WALLS:	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF CONST.	<input type="checkbox"/> WOOD	<input type="checkbox"/> STEEL	ROOFING	SPRINKLERS REQ'D. SPECIFIED BLDG. AREA
	<input type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input checked="" type="checkbox"/> CONCRETE		<input type="checkbox"/> CONC.	<input type="checkbox"/> OTHER		
12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 3500.00							

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

Juanita Ford
SIGNED

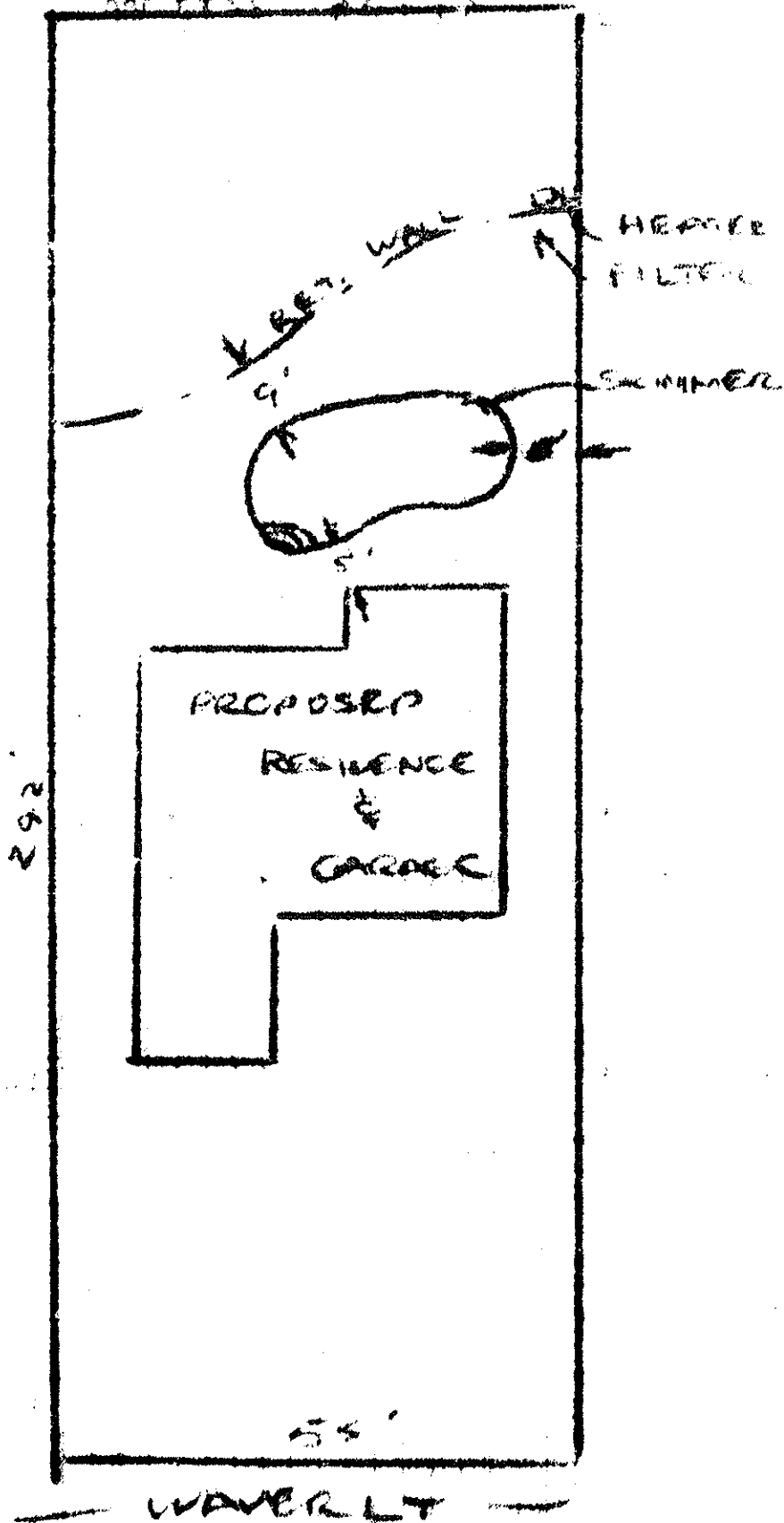
This Form When Properly Validated is a Permit to Do the Work Described.

VALUATION APPROVED	DWELL. UNITS
APPLICATION CHECKED	PARKING SPACES
PLANS CHECKED	GUEST ROOMS
CORRECTIONS VERIFIED	FILE WITH
PLANS APPROVED	CONT. INSP.
APPLICATION APPROVED	INSPECTOR

TYRE	GROUP	MAX. O.P.C.	P.C.	S.P.C.	B.P.	I.F.	O.S.C.A.T.	C/O
LA38117	Pool		800		1600		5.74	8.00
5833								16.00
								9.00

PUBLIC SEWER AVAILABLE 7-20-59

Price Notes: Measure of ...
around pool ...
closing & ... to be ...
Ecol.



Bureau of Engineering		372000	ADDRESS APPROVED
Public Works Improvement		Required YES <input type="checkbox"/> NO <input type="checkbox"/>	DRIVEWAY
SEWERS		PERMIT #	HIGHWAY
RES. NO.			DEDICATION
CERT. NO.			REQUIRED COMPLETED
			FLOOD CLEARANCE
Grading		NOT APPLICABLE	
Comm. Safety		PRIVATE SEWAGE SYSTEM APPROVED	
CECA		APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>	
Fire		APPROVED TIRE WALL & MD. STOP	
CRA		APPROVED HYDRANT & FIRE ROOM SIGN	
Transportation		APPROVED PER. REDES. PROJECT	
Planning		APPROVED FOR DRIVEWAY SIGNATION	
		APPROVED FOR ROAD #	
		WORK SHEET #	
		APPROVED LANCE CASE #	
		LANDSCAPE & VEGETATION	
		SIGHT PLAN REVIEW	
Housing		DESIGN & FINISH AFFIDAVIT NO.	
Construction Tax		REQUIRE NO.	DWELLING UNITS
Cultural Affairs			
Rent Stabilization Division			

LEGAL DESCRIPTION

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

N/C

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

2925 W Waverly Dr



Permit #:
Plan Check #:
Event Code:

10042 - 90000 - 12273

Printed: 07/23/10 09:40 AM

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: 07/23/2010

Last Status: Issued

Status Date: 07/23/2010

1. PROPERTY OWNER

Tirado, Gregory R

10620 Johanna Ave

SUNLAND CA 91040

2. APPLICANT INFORMATION (Relationship: Net Applicant)

R. L. Pack -

8599 Venice Blvd

LOS ANGELES, CA 90034

(310) 623-4888

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME

(C) Luskin-Clark Service Company In 8599 Venice Blvd,

Los Angeles, CA 90034

CLASS LICENSE#

C36 193955

PHONE#

3106234888

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (310)623-4896.

6. DESCRIPTION OF WORK

INSTALL NEW 1" PIPE FROM GAS METER TO THE HOUSE.

7. COUNCIL DISTRICT: 4

8. APPLICATION PROCESSING INFORMATION

Plan Check By:

OK for Cashier:

Signature: _____ Date: _____

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
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 #: 04212273

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.

2925 W Waverly Dr
10042-90000-12273

9. FEE INFORMATION Inspection Fee Period

Permit Fee: 97.20

INSPECTION TOTAL Plumbing	97.20
Permit Total	97.20
Permit Fee Subtotal Plumbing	90.00
Permit One Stop Surcharge	1.80
Permit Sys. Development Surcharge	5.40
Permit Issuing Fee	0.00

Payment Date: 07/23/10
Receipt No: IN0501204365
Amount: \$97.20

10. FEE ITEM INFORMATION**WATER HEATERS AND GAS SYSTEMS**

Number of Gas Outlets (7) 70.00

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

11. LICENSED CONTRACTOR'S DECLARATION

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

License Class: C36 Lic. No.: 193955 Contractor: CLARK PLUMBING & HEATING CO. 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.
- 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: VALLEY INSURANCE SERVICE Policy Number: CAP0405072

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

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

13. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

14. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

15. FINAL DECLARATION

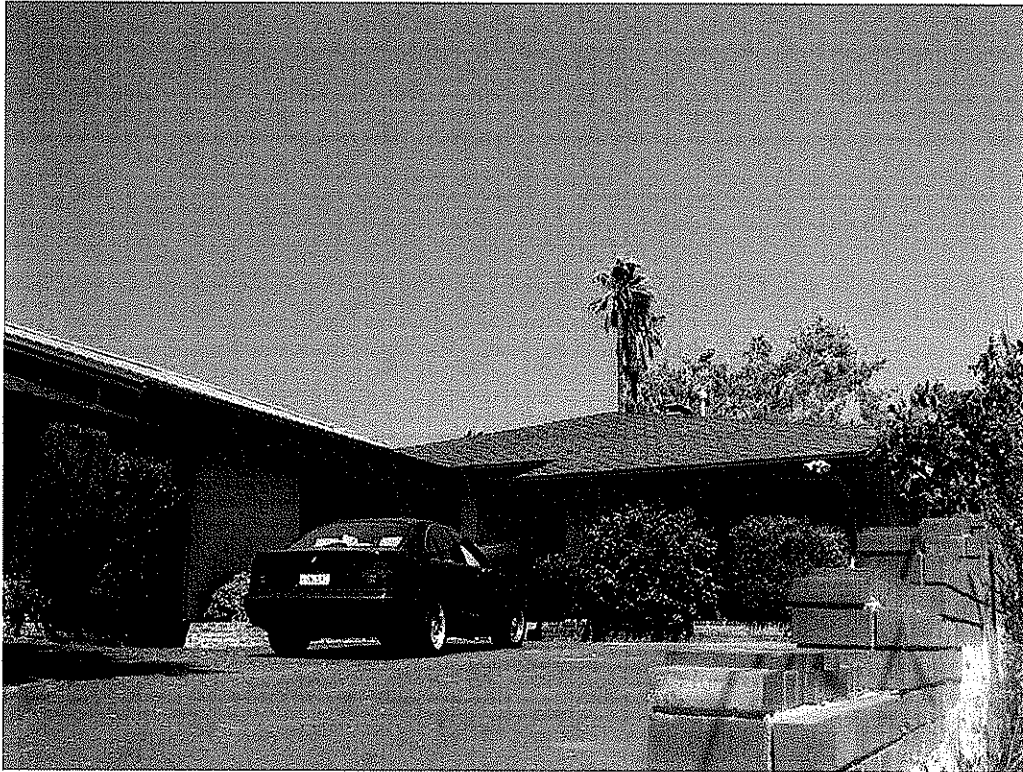
I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of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

By signing below, I certify that:

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

Print Name: R. L. PACK Sign: _____ Internet ePermit System Declaration Date: 07/23/2010 Contractor Authorized Agent

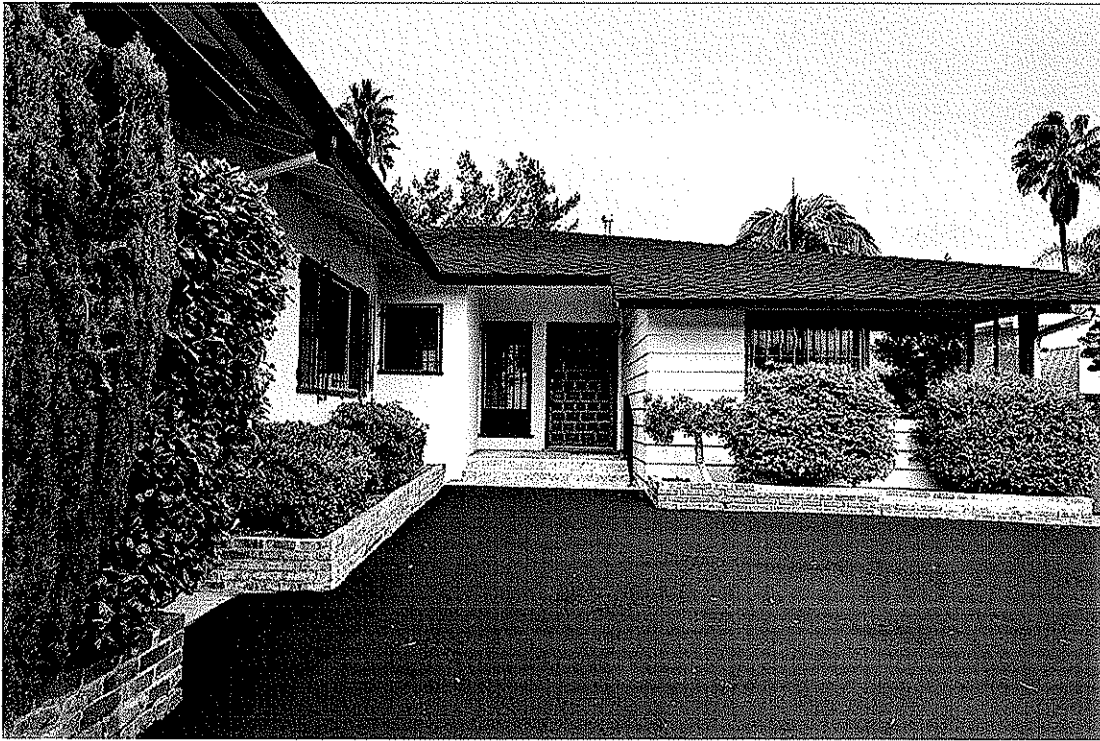
Tirado House Photographs



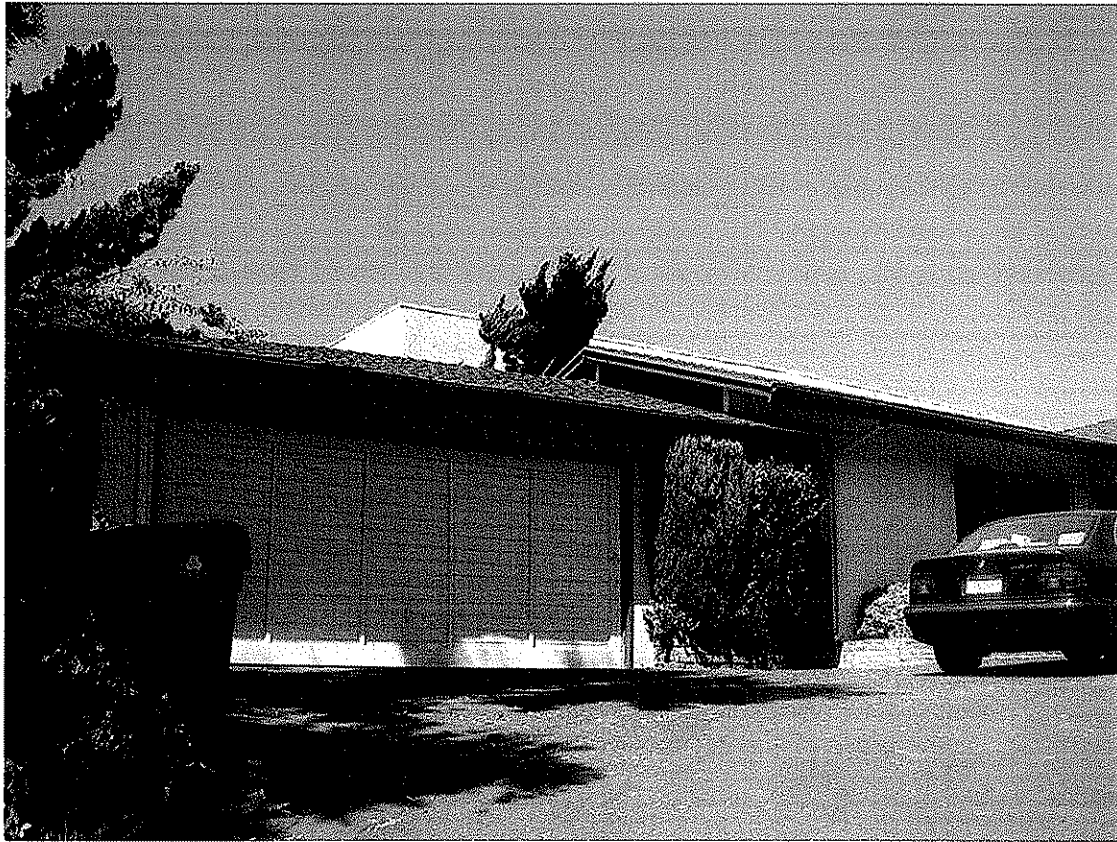
Tirado House, 2925 Waverly Drive, February 12, 2013 (Photograph by Charles J Fisher)



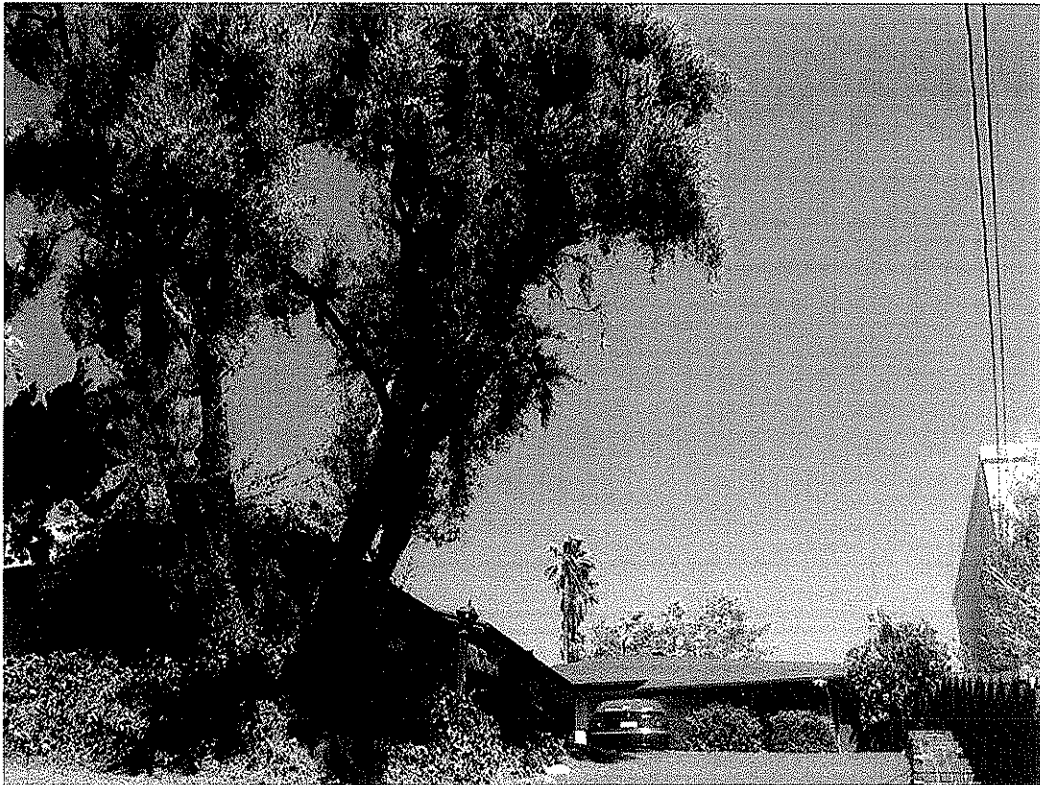
Tirado House, 2925 Waverly Drive, c 2013 (Google Earth)



Tirado House, 2925 Waverly Drive March 11, 2013 (Photograph by Erik Grammer)



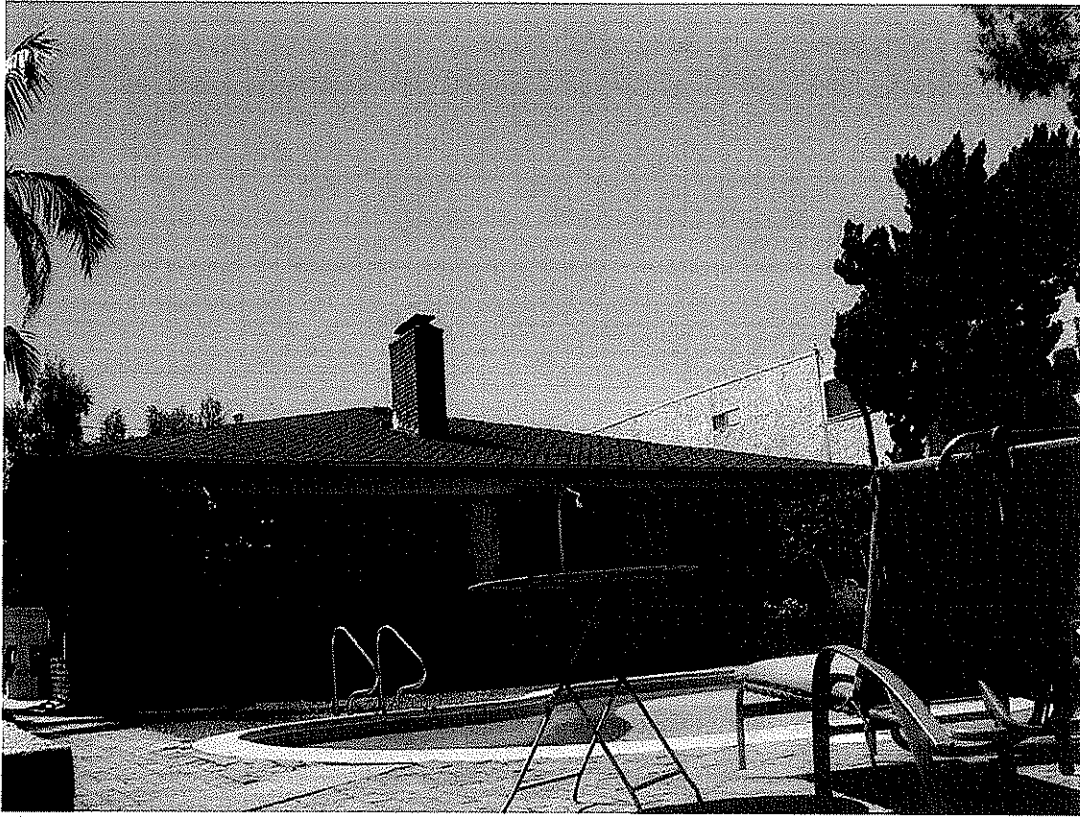
Tirado House, garage and gable, 2925 Waverly Drive, February 12, 2013 (Photograph by Charles J Fisher)



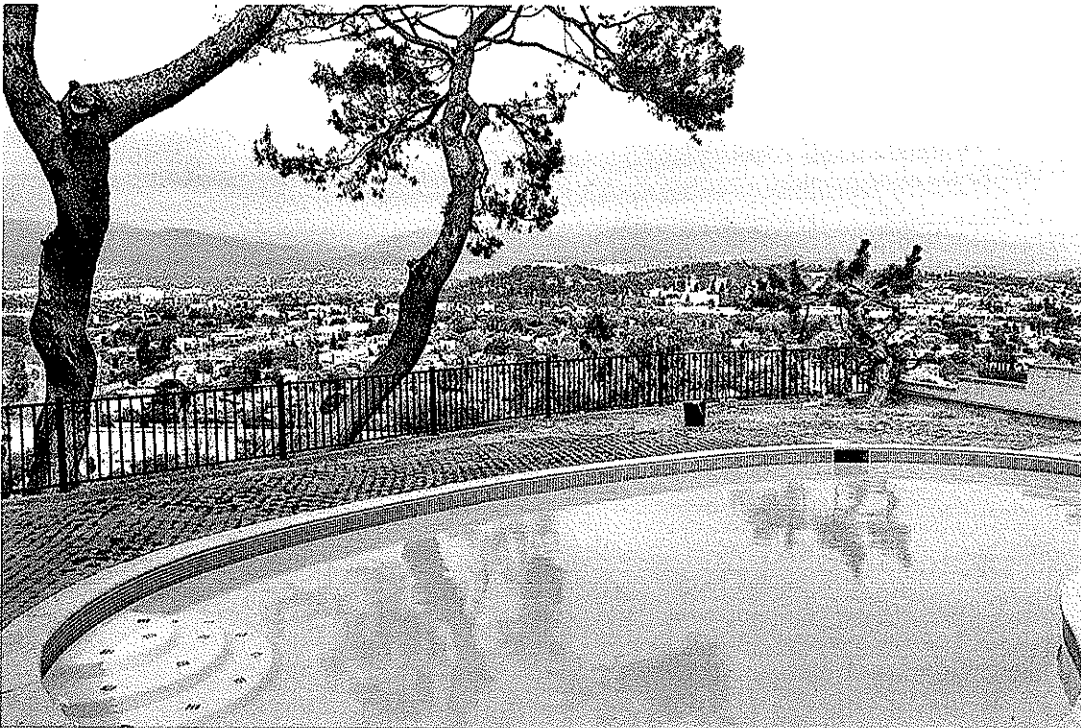
Tirado House, street view, 2925 Waverly Drive, February 12, 2013 (Photograph by Charles J Fisher)



Tirado House, chimney, 2925 Waverly Drive, February 12, 2013 (Photograph by Charles J Fisher)



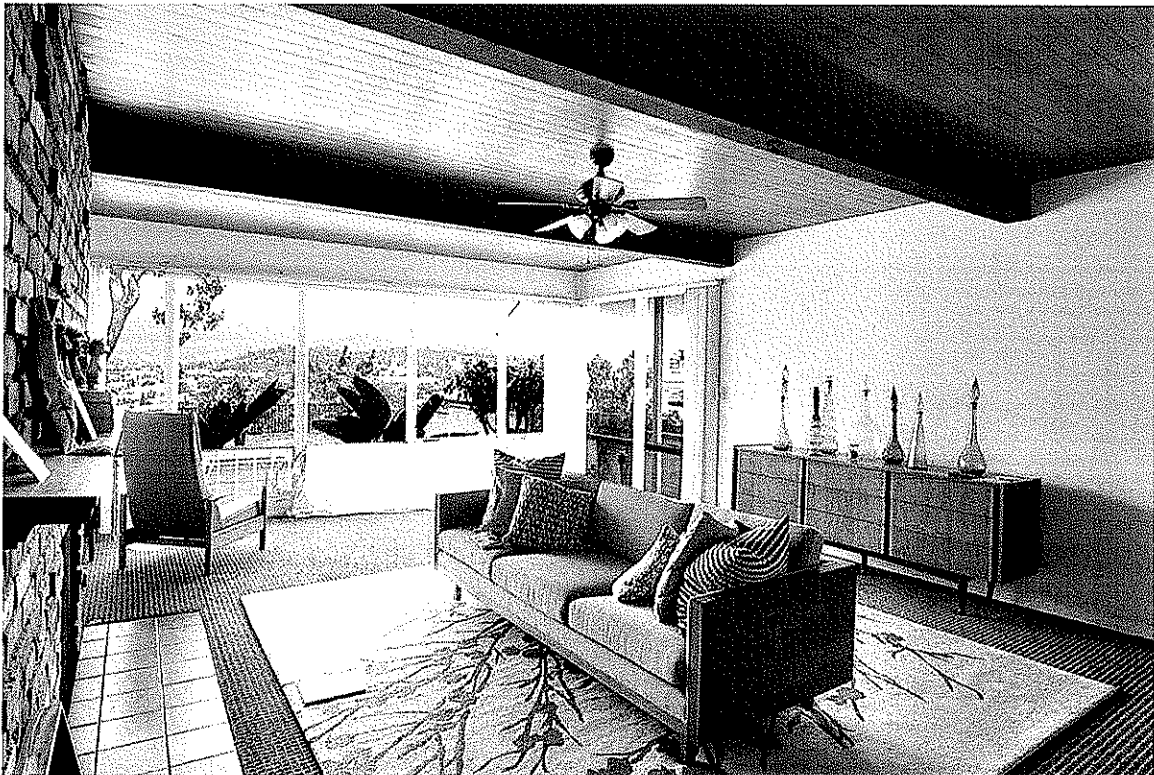
Tirado House, rear facade and pool, 2925 Waverly Drive, February 12, 2013 (Photograph by Charles J Fisher)



Tirado House, swimming pool and brick deck, 2925 Waverly Drive March 11, 2013 (Photograph by Erik Grammer)



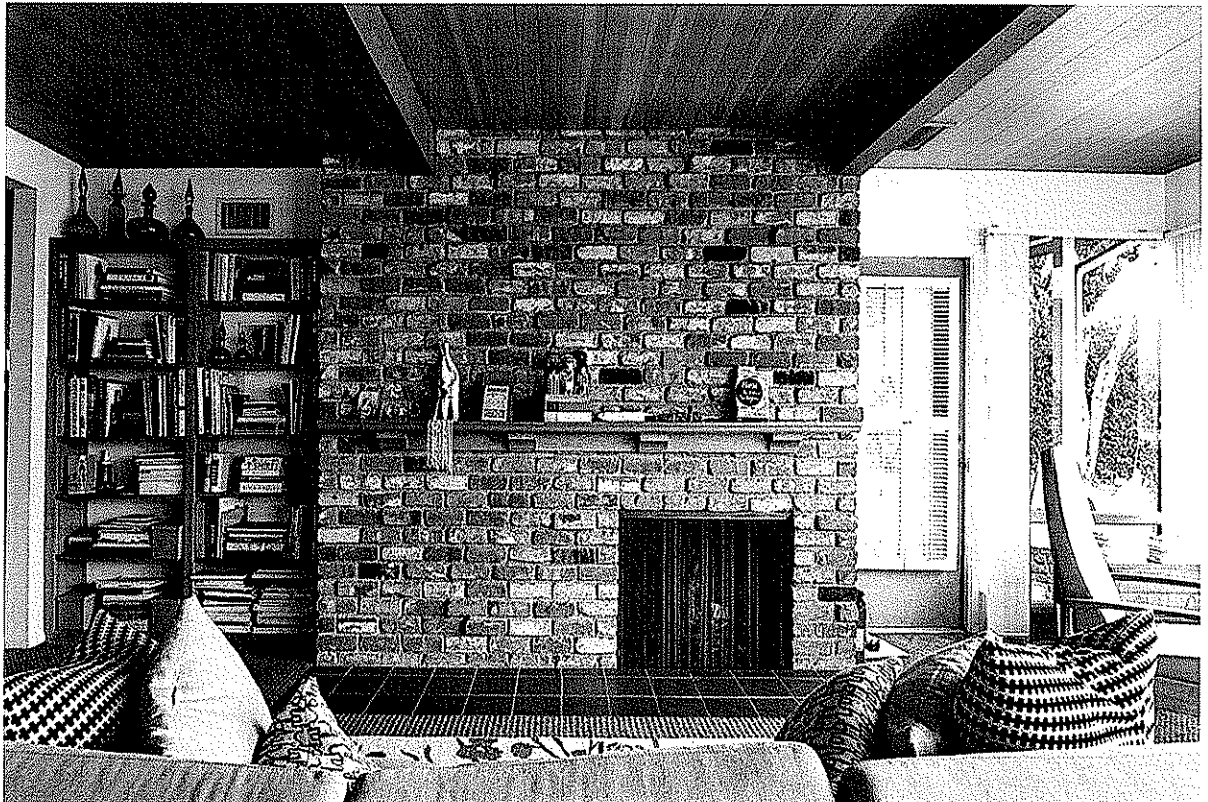
Tirado House, front porch, 2925 Waverly Drive March 11, 2013 (Photograph by Erik Grammer)



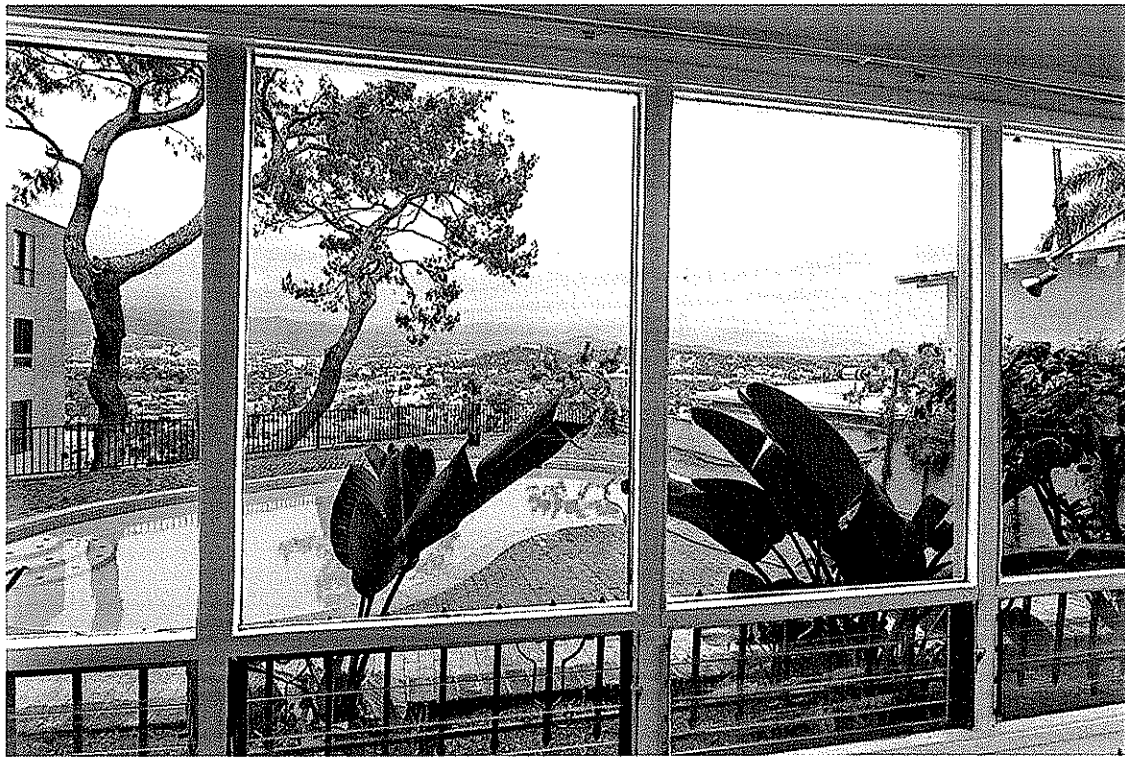
Tirado House, living room, 2925 Waverly Drive March 11, 2013 (Photograph by Erik Grammer)



Tirado House, living room, 2925 Waverly Drive March 11, 2013 (Photograph by Erik Grammer)



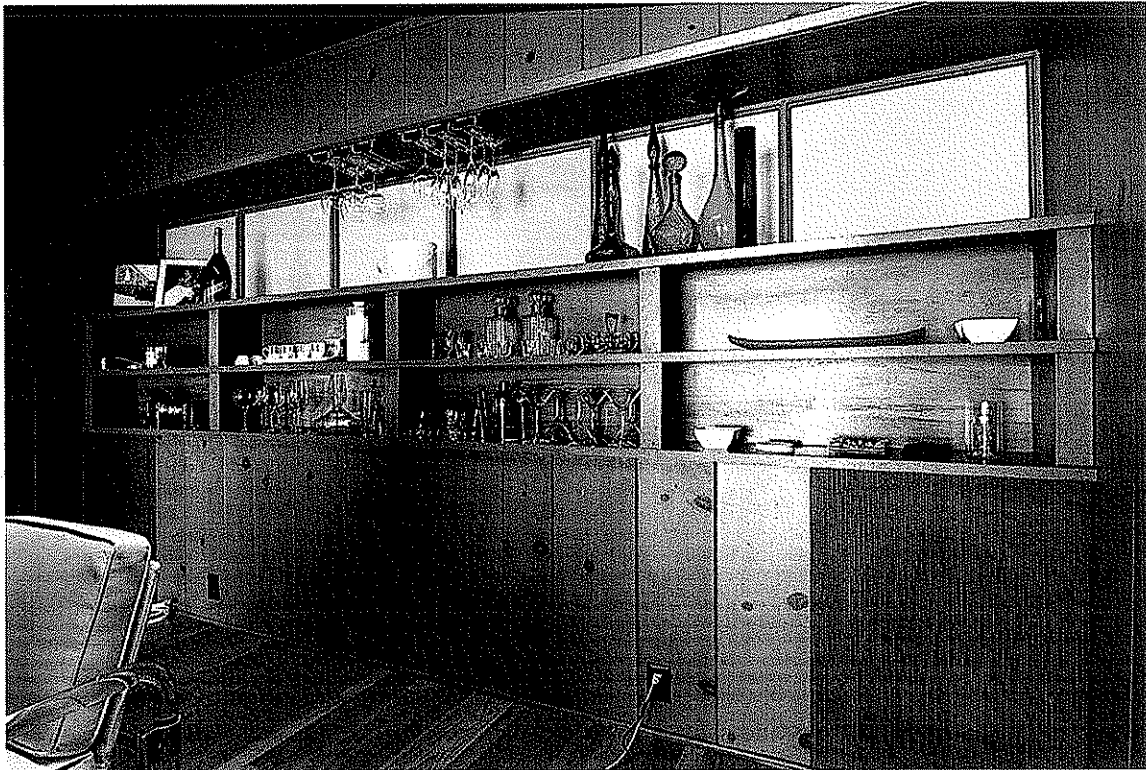
Tirado House, fireplace, 2925 Waverly Drive March 11, 2013 (Photograph by Erik Grammer)



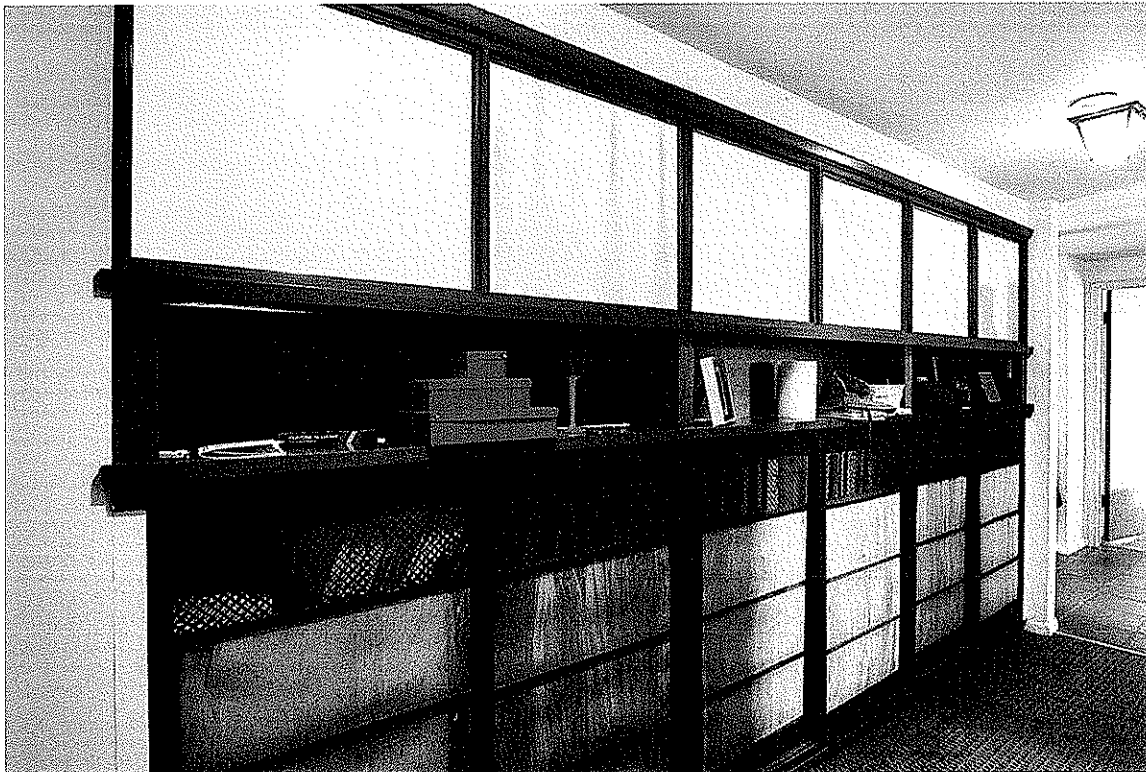
Tirado House, living room window, 2925 Waverly Drive March 11, 2013 (Photograph by Erik Grammer)



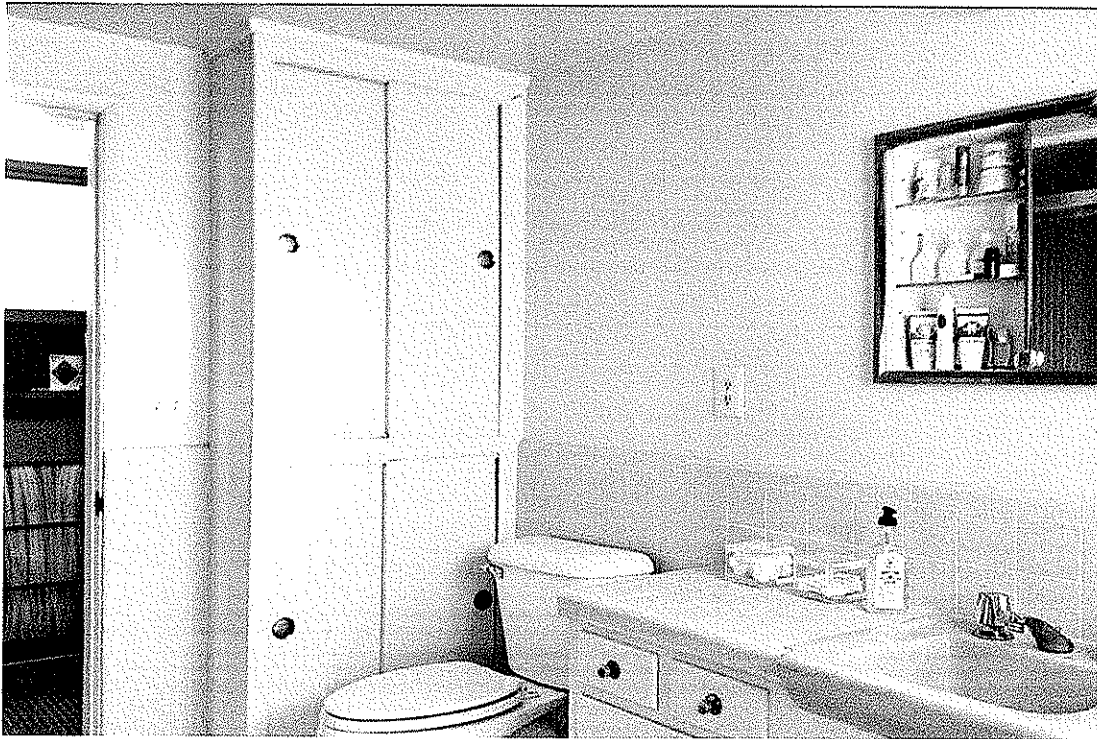
Tirado House, original kitchen, 2925 Waverly Drive March 11, 2013 (Photograph by Erik Grammer)



Tirado House, built-in cabinets, 2925 Waverly Drive March 11, 2013 (Photograph by Erik Grammer)



Tirado House, built-in cabinets, 2925 Waverly Drive March 11, 2013 (Photograph by Erik Grammer)



Tirado House, original bathroom, 2925 Waverly Drive March 11, 2013 (Photograph by Erik Grammer)