

DEPARTMENT OF  
CITY PLANNING  
OFFICE OF HISTORIC RESOURCES  
200 N. SPRING STREET, ROOM 559  
LOS ANGELES, CA 90012-4801  
(213) 978-1200

CULTURAL HERITAGE COMMISSION

RICHARD BARRON  
PRESIDENT

GAIL KENNARD  
VICE-PRESIDENT

JEREMY IRVINE  
BARRY A. MILOFSKY  
ELISSA SCRAFANO

FELY C. PINGOL  
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CALIFORNIA



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[www.planning.lacity.org](http://www.planning.lacity.org)

Date: **FEB 17 2015**

Los Angeles City Council  
Room 395, City Hall  
200 North Spring Street  
Los Angeles, California 90012

Attention: Sharon Gin, Legislative Assistant  
Planning and Land Use Management Committee

CASE NUMBER: **CHC-2014-4411-HCM**  
**ZEIGER HOUSE**  
**8941 WONDERLAND PARK AVENUE**

At the Cultural Heritage Commission meeting of **February 5, 2015**, the Commission moved to include the above property in the list of Historic-Cultural Monument, subject to adoption by the City Council.

As required under the provisions of Section 22.171.10 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the city whose operations may be affected by the designation of such site as a Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

The City Council, according to the guidelines set forth in Section 22.171 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause for an additional 15 days.

The Cultural Heritage Commission would appreciate your inclusion of the subject modification to the list of Historic-Cultural Monuments upon adoption by the City Council.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Milofsky  
Seconded: Commissioner Scrafano  
Ayes: Commissioner Irvine and Barron  
Recused: Commissioner Kennard

**Vote: 4-0**

  
Fely C. Pingol, Commission Executive Assistant  
Cultural Heritage Commission

Attachment: Application

c: Councilmember Tom LaBonge, Fourth Council District  
Charles J. Fisher  
GIS

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(213) 978-1270

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Date: **FEB 17 2015**

Landau Levy Family Trust  
Amaud and Tania Levy, Trustees  
8941 Wonderland Park Avenue  
Los Angeles CA 90046

**CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**

CASE NUMBER: **CHC-2014-4411-HCM**  
**ZEIGER HOUSE**  
**8941 WONDERLAND PARK AVENUE**

As you will note from the attached copy of our communication to the Los Angeles City Council, the Cultural Heritage Commission has moved to include the above-referenced property in the list of Historic-Cultural monuments, subject to adoption by the City Council.

In due course, our transmittal will be given a council file number and will be referred to the Council's Planning and Land Use Management Committee for review and recommendation. If you are interested in attending the Council Committee meeting, you should call Sharon Gin at (213) 978-1074 for information as to the time and place of the Committee and City Council meetings regarding this matter. Please give Ms. Gin at least one week from the date of this letter to schedule this item on the Committee Agenda before you call her.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Milofsky  
Seconded: Commissioner Scrafano  
Ayes: Commissioners Irvine and Barron  
Recused: Commissioner Kennard

**Vote: 4 - 0**

  
\_\_\_\_\_  
Fely C. Pingol, Commission Executive Assistant  
Cultural Heritage Commission

Attachment: Application

c: Councilmember Tom LaBonge, Fourth Council District  
Charles J. Fisher  
GIS

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

**CULTURAL HERITAGE COMMISSION**

**CASE NO.: CHC-2014-4411-HCM  
ENV-2014-4412-CE**

**HEARING DATE:** February 5, 2015  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 8941 Wonderland Park Avenue  
Council District: 4  
Community Plan Area: Bel Air - Beverly Crest  
Area Planning Commission: South Valley  
Neighborhood Council: Bel Air - Beverly Crest  
Legal Description: TR 15007, Lot 29

**PROJECT:** Historic-Cultural Monument Application for the  
ZEIGER HOUSE

**REQUEST:** Declare the property a Historic-Cultural Monument

**APPLICANT/  
OWNER:** Landau Levy Family Trust  
Arnaud and Tania Levy, Trustees  
8941 Wonderland Park Avenue  
Los Angeles, CA 90046

**OWNER'S  
REPRESENTATIVE:** Charles J. Fisher  
140 S. Avenue 57  
Los Angeles, CA 90042

**RECOMMENDATION That the Cultural Heritage Commission:**

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

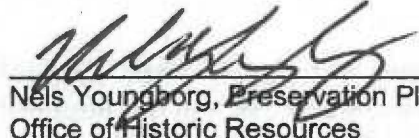
MICHAEL J. LOGRANDE  
Director of Planning



Ken Bernstein, AICP, Manager  
Office of Historic Resources



Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources



Nels Youngborg, Preservation Planner  
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

## FINDINGS

- The property 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 Contemporary Custom Ranch style.

## 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 1958, this one-story, single-family residence in the Bel Air – Beverly Crest neighborhood exhibits character-defining features of the Contemporary Custom Ranch style. The subject building is located on an irregularly shaped lot that is connected to Wonderland Park by a thin arm of the parcel that is 15 feet wide. This portion serves as the driveway into the property. The house features a low-pitched gable roof. The plan is mainly rectangular with the gable running through the longer dimension of the house. Interspersed within the roof are skylights and open-air spaces that allow sunlight to pass down on porches and terrariums, then into interior spaces. The exterior material of the house is painted, vertical wood siding. The house was designed with many glass walls, fixed and operable, allowing for visual interaction between indoor and outdoor spaces. The house also features two brick fireplaces, one located in the living room and the other features an exposed metal flue located in the den/kitchen area.

At the entry, on the south façade of the house, a tall, stained-wood door leads into a foyer opening onto the living room. West of the living room are large glass windows that provide a view of an expansive, trellised-patio and a pool beyond. A central corridor from the living room connects each space within the house, following the central gable through the long axis. East of the living room to the left is the den/kitchen area and south is the garage. Further east down the corridor are the private, residential spaces of the house.

Character-defining features of the building include the rectangular plan of the house, the low-pitched gable running the long axis of the house, the fixed and operable glass fenestration, the vertical wood siding, the original sculpture art and small pool at entrance, and the separate public and private wings of the house.

The subject building was designed by notable architect Robert A. Kennard, FAIA. Kennard established his own firm in 1957, later known as Kennard Design Group. His firm has designed more than 700 projects in Southern California, including parking structures No. 3 and 4 at Los Angeles International Airport, Carson City Hall and Civic Center, a new trauma center for Los Angeles County's Martin Luther King Jr./Drew Medical Center, and the 77th Street regional police facility for the city of Los Angeles.

In recognition of Kennard's success, he was inducted into the College of Fellows of the American Institute of Architects in 1986. Five years later, the organization awarded him its Whitney M. Young Jr. Citation, which recognizes architects who have made contributions to the nation's social issues. In 1991, he was recognized as the alumnus of the year by the USC School of Architecture. The California Council of the AIA honored him in 1993 with its distinguished service citation for lifetime achievement. Kennard was also a founding member of the National Organization of Minority Architects, which has also honored him, and a board member of the national and state AIA groups.

### **DISCUSSION**

Zeiger House successfully meets one of the specified Historic-Cultural Monument criteria: 1) embodies "the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" The Contemporary Custom Ranch style was popularized during the middle 20<sup>th</sup> century as a modern interpretation of the Traditional Custom Ranch style. This style incorporated modern architectural technology, like floor to ceiling glass walls, ribbon windows, and modern textile installations, while retaining the overall shape and interior circulation as a more traditional Ranch style house. The subject property exhibits all of these integral character defining features of the style and retains a high amount of integrity from the original construction date.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS**

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 Zeiger House 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 4<sup>th</sup>, 2014 the Cultural Heritage Commission took the property under consideration with a Commission-Initiated Motion. On January 29<sup>th</sup>, a subcommittee of the Commission consisting of Commissioners Barron and Irvine toured the property accompanied by a staff person from the Office of Historic Resources.



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 1. PROPERTY IDENTIFICATION

Proposed Monument Name: **Zeiger House** First Owner/Tenant

Street Address: **8941 Wonderland Park Avenue** Zip: **90046** Council District: **4**

Range of Addresses on Property: **5866-5900 Manola Way** Community Name: **Beverly Crest**

Assessor Parcel Number: **5584-015-043** Tract: **15007** Block: **N/A** Lot: **29**

Proposed Monument Property Type:  Building  Structure  Object  Site/Open Space  Natural Feature

## 2. CONSTRUCTION HISTORY & CONDITION

Year Built: **1958**  Factual  Estimated Threatened?: **None**

Architect/Designer: **Robert A. Kennard (A) & Robert Marks (E)** Contractor: **Fred Vandermeer**

Original Use: **Single Family Residence** Present Use: **Single Family Residence**

Is the Proposed Monument on its Original Site?:  Yes  No  Unknown If "No," where?:

## 3. STYLE & MATERIALS

Architectural Style: **International Style** Stories: **1** Plan Shape: **Irregular**

FEATURE	PRIMARY	SECONDARY
CONSTRUCTION	Type: <b>Wood</b> Cladding Material: <b>Stucco, smooth</b>	Type: Cladding Material:
ROOF	Type: <b>Low Gable</b> Material: <b>asphalt and rock</b>	Type: Material:
WINDOWS	Type: <b>Fixed Pane</b> Material: <b>Aluminum</b>	Type: <b>sliders</b> Material: <b>Aluminum</b>
ENTRY	Style: <b>Off-center</b> Material: <b>Wood</b>	Style: <b>Select</b> Material: <b>Select</b>

## 4. HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

- Reflects the broad cultural, economic, or social history of the nation, state or community
- Is identified with historic personage(s) or with important events in the main currents of national, state, or local history
- Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction
- A notable work of a master builder, designer, or architect whose individual genius influenced his or her age



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 5. ALTERATION SUMMARY

List **date** and write a **brief description** of work done for major alterations. This section may also be completed on a separate document. Be sure to include copies of building permits in the nomination packet (see Section 9. SUBMITTAL).

- |    |      |  |
|----|------|--|
| 1. | 1994 | Pergola rebuilt, enlarged and strengthened by original architect.                        |
| 2. | 1999 | Master bathroom, powder room and laundry room remodel, new cabinets, fixtures & counter. |
| 3. | 2002 | Recreation room, bathroom and study added at rear, 639 square foot addition.             |
| 4. | 2011 | 49 square foot addition and bathroom remodel with skylight added.                        |
| 5. |      |  |
| 6. |      |  |
| 7. |      |  |
| 8. |      |  |

## 6. EXISTING HISTORIC RESOURCE IDENTIFICATION (If known)

- Listed in the National Register of Historic Places
- Listed in the California Register of Historical Resources
- Formally determined eligible for the National and/or California Registers
- Located in a Historic Preservation Overlay Zone (HPOZ)  Contributing feature
- Determined eligible for national, state, or local landmark status by a historic resources survey(s)  Non-contributing feature

Survey Name(s):

Other historical or cultural resource designation(s):

## 7. WRITTEN STATEMENTS

*This section allows you to **discuss at length** the significance of the proposed monument and why it should be nominated as a Historic-Cultural Monument. Type your responses on a separate document and attach sheets to the back of this form.*

- A. Proposed Monument Description** – Describe the proposed monument’s physical characteristics and relationship to its surrounding environment. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.
- B. Statement of Significance** – Address the proposed monument’s historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria selected in Section 4 (on the previous page). You must support your argument with substantial evidence and analysis.



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 8. CONTACT INFORMATION

### Applicant

Name: Arnaud and Tania Levy	Company:	
Street Address: 8941 Wonderland Park Avenue	City: Los Angeles	State: CA
Zip: 90046	Phone Number: 323-848-2948	Email: arnaud@meadvisors.com

### Property Owner

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

Name: Arnaud & Tania Levy Co-Trustees, Levy Landau Fam. Trust	Company:	
Street Address: 8941 Wonderland Park Avenue	City: Los Angeles	State: CA
Zip: 90046	Phone Number: 323-848-2948	Email: arnaud@meadvisors.com

### Nomination Preparer/Applicant's Representative

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

## 9. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement. Then, electronically or physically sign the bottom portion. Either the applicant or the preparer may sign.

- I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
- I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
- I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Charles J. Fisher  
Name:

7-15-2014  
Date:

Charles J.  
Fisher  
Signature:

Digitally signed by Charles J. Fisher  
DN: cn=Charles J. Fisher, o, ou,  
email=arroyoseco@hotmail.com, c=US  
Date: 2014.08.14 02:05:46 -07'00'



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 10. SUBMITTAL

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

### APPLICATION CHECKLIST

- |   |  |
|---|--|
| 1. <input checked="" type="checkbox"/> Nomination Form                            | 6. <input checked="" type="checkbox"/> Copies of Building Permits for Major Alterations<br>(include first construction permit) |
| 2. <input checked="" type="checkbox"/> Written Statements A and B                 | 7. <input checked="" type="checkbox"/> Contemporary Photos   |
| 3. <input checked="" type="checkbox"/> Bibliography                               | 8. <input checked="" type="checkbox"/> Historical Photos   |
| 4. <input checked="" type="checkbox"/> Two Primary Photos of Exterior/Main Façade | 9. <input checked="" type="checkbox"/> ZIMAS Parcel Report   |
| 5. <input checked="" type="checkbox"/> Copies of Primary/Secondary Documents      |  |

*Mail the Historic-Cultural Monument Submittal to the Office of  
Historic Resources or email PDF to [lambert.giessinger@lacity.org](mailto:lambert.giessinger@lacity.org)*

Office of Historic Resources  
Department of City Planning  
200 N. Spring Street, Room 620  
Los Angeles, CA 90012  
Phone: 213.978.1200  
Website: [preservation.lacity.org](http://preservation.lacity.org)

# Zeiger House

## 8941 Wonderland Park Avenue

### Architectural Description

Built on an irregular shaped plan, this International Style single-family residence is located at the Southern end of an irregular shaped 73,380 sq ft flag lot connecting to Wonderland Park Avenue by a 15 foot wide driveway with the main lot located 150 back from the street behind other lots in the same tract. A two car carport faces the driveway and is included in the body of the main house, being to the right of the main entry. The layout of the house is almost in the plan of some commercial buildings with a series of wings extending off a central spine of the main house, with an extension for the living room to the West of the largest of the wings, which has the carport on the South and the family room on the North with four offset smaller wings to the East, being the bedroom section of the house. The wing farthest to the East, at the rear has had several small additions, but retains its basic design flow with the rest of house. The low gabled roof is covered with asphalt and gravel with the central gable extending its plans along the wings (with the exception of a low gable placed on the enlarged Northeastern wing). The roof has long eaves with an open trellis design extending the plane of the roof out into the outdoor area along the Northwest corner of the living room. The house has two chimneys. The first on the West living room wall is made of a light cream colored concrete bricks and is of a rectangular design with a single central flue. The second, at the North end of the family room has a large red brick firebox base with a single concrete flue extending above the roof. an exterior door to the left of the flue opens into a wood storage room. Most of the windows are either floor to ceiling fixed pane glass or aluminum sliding doors opening into the garden area. many of the windows are topped with fixed pane clerestory windows set under the eave lines. A row of clerestory windows is also found atop the rear wall of the family room. A small concrete fountain, split by a decorative metal curtain is located to the left of the main entry, which is an inset porch between a wood curtain wall on the left and the carport wall on the right. The tall heavy smooth wooden door is flanked on the left by a floor to ceiling window light. Wood matching the door extends up to the ceiling as well. The various wings of the house also provide space for small patios areas between them. Several concrete block planters are also attached to the house.

Interior features include open ceilings with original "cottage cheese" texture, spacious rooms, floor to ceiling dark wood paneling in the entry (with clerestory window lights) and hallways, as well as the same wood used for cabinetry, including the kitchen, which opens onto the family room, giving the overall impression of the large open interior. A large concrete brick fireplace in the livingroom and a smaller red brick fireplace in the family room. Various built-ins, using a lighter wood, are found throughout the house, including a built-in credenza in the family room and built in dresser drawers in the bedrooms.

A swimming pool was a part of the original construction, while a cabana, also designed by the architect, has been removed.

# Zeiger House

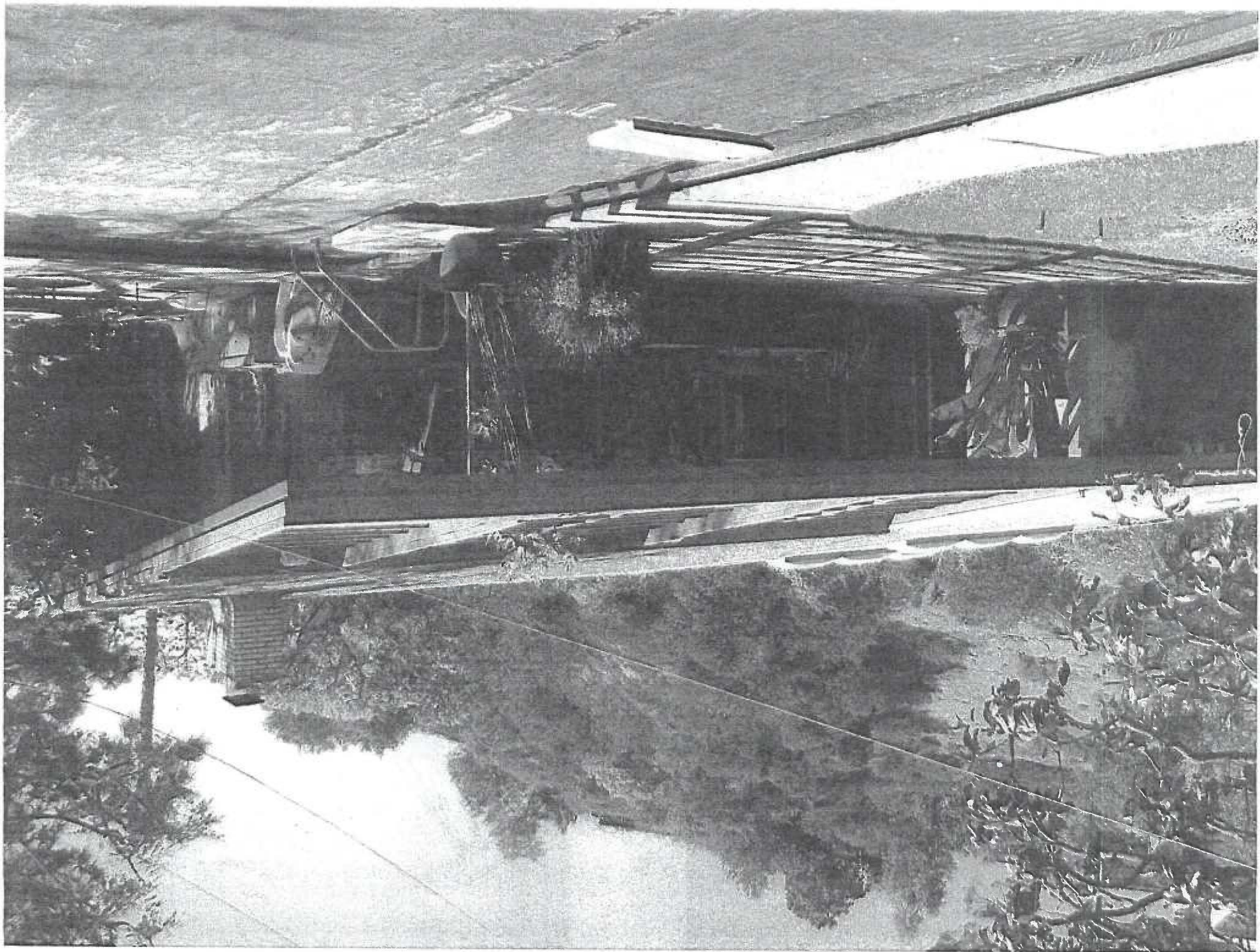
## 8941 Wonderland Park Avenue

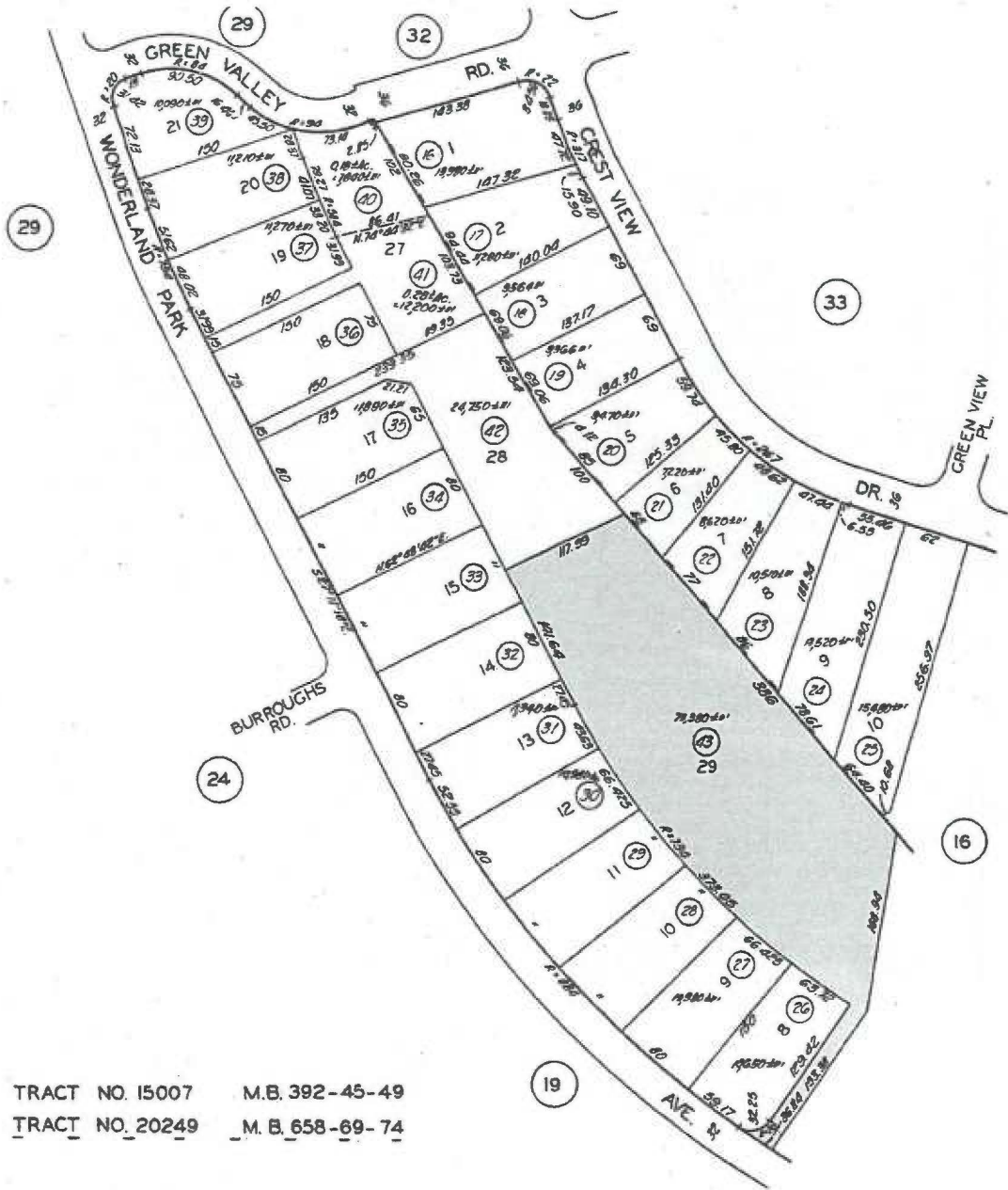
### Significance Statement

Built in 1958, the Zeiger House is a rare residential design by second generation African American architect Robert A. Kennard. After serving in the army during World War II and earning his architectural degree from USC and then working for both Richard Neutra and Robert Alexander, Kennard had formed his own company, (now "Kennard Design Group, dba KDG Architecture & Planning) the previous year. Most of his work was in commercial and institutional projects. When he was hired by businessman Irving Zeiger to design a house for him and his family, Kennard chose an unusual layout for a domestic project, by setting the plan with several modules extending from a central hallway. This concept was designed to allow for a high degree of interaction between the interior and exterior spaces. This was a common feature of one and two story commercial, mostly office and institutional buildings that were designed after the Second World War. Some of the civic projects Kennard's firm did were Metro Stations in Washington D. C., parking structures 3 and 4 at Los Angeles International Airport, the Carson City Hall and Civic Center, the 77th Street Police Station in Los Angeles, the trauma Center for the Martin Luther King-Drew Medical Center and work on the Tom Bradley Wing and remodeling of the Los Angeles Public Library after a devastating fire, for which the firm received awards from both the American Institute of Architects and the California Preservation Foundation. Kennard is also considered important for his sponsorship of young African American architects. At the time of his death at the age of 74, in 1995, he was one of only 31 blacks out of 2,648 architects in the American Institute of Architects' college of Fellows. Determined to change that ratio, he not only welcomed black students, but he also recruited them, creating mentoring programs for schools in the Los Angeles area and forming Minority Architecture and Planning, a precursor of the National Organization of Minority Architects, to strengthen his efforts. The KDG firm remains today under the leadership of his daughter Gail, who also serves as a Los Angeles Cultural Heritage Commissioner. Kennard's unique vision for the Zeiger's new house created a very spacious livable house. The plan has an incredible amount indoor outdoor interaction brought about with numerous floor to ceiling windows and sliding glass doors. The house is particularly noteworthy due to its having a truly open floor plan. The Zeigers were to remain in the house until their deaths, in 2007 and 2008. Irving Zeiger was born in Cleveland, Ohio on May 4, 1918, the youngest of three sons of Lithuanian immigrants. He earned enough money doing a newspaper route to pay his tuition at The University of Michigan, where he graduated with a Bachelor's Degree in economics in 1941 and served as a Navy pilot during World War II. He met his wife, Beatrice, at a poker game in San Diego just before he was shipped out to Pearl Harbor. After the war, he established a firm that manufactured and distributed electronic equipment for aircraft. During the McCarthy era, he forged political ties with Hollywood by hiring blacklisted writers to work for his firm. He was also passionate about the Dodgers, which he had front row season tickets for 43 years, until Frank McCourt built new seats in front of his in 2005. Rather than paying an additional \$100,000.00 for new seats, he staged a protest by leaving his seats empty for the opener that year. "I started loving baseball in elementary school," Zeiger wrote in his self-published memoir. Growing up, he could afford only bleacher seats and vowed to sit closer to his heroes if he had the chance. His son, David, retains the season tickets. His memoir of 55 years as a manufacturer and supplier to the aircraft/airline industry, "How to Succeed in Business By

Busting Your Ass", which was published in 2007. The Zeigers were also politically active Liberals, who did campaign work for Governor Pat Brown and Tom Bradley. In 1991, he and Beatrice spent 3 months in Washington DC, working as interns for Ohio Senator Howard Metzenbaum, an old college friend. He also played first base on the senator's office baseball team, at the age of 73. To bolster the chances of 2004 Democratic presidential candidate John Kerry in Ohio and his wife did a letter writing campaign to all voters in his native Cleveland whose names began with the letter "Z". The campaign was not quite enough to win the state that year. Zeiger was also one of the founders of the Mulholland Tennis Club. After Bernice's death, their heirs sold the house to the current owners on February 9, 2009, the first time the house had ever been on the market. The Zieger House was always one of the architect favorite projects. Kennard and his family maintained a lifelong friendship with the Zeigers, who had originally retained him to do an addition on their home in Westchester. It soon became apparent that an addition was not cost effective and they eventually settled on the over two acre lot in Beverly Crest. Kennard worked mostly with Beatrice Zeiger on the actual design, which was reworked completely at least once to come up with the present concept. Structural engineer Robert Marks was brought onboard to adapt the plan to the site and then the Zeigers hired famed landscape designer Garrett Eckbo to design their extensive yard. Irv Zeiger introduced Kennard to his Rabbi, Herchel Lyman, who then hired him to design the new synagogue for Temple Akiba, in Culver City. This soon led to the design of three other synagogues. Kennard went on to do only about 40 private homes in his career, with most of his work being in the commercial and institutional area, quite heavily in the design of schools, including work on the new Los Angeles High School, which replaced the earthquake damaged original building in the 1970s. Kennard is also significant for his work to encourage young minority students to reach out and work hard to reach their goals in architecture or whatever other field they wish to get into. The Zeiger House meets the requirements as a Historic Cultural Monument as it both 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 Robert Alexander Kennard, a master architect whose individual genius influenced his age.







CODE  
67

FOR PREV. ASSMT SEE:  
4389 - 4,5,25 & 26

TRACT NO. 15007    M.B. 392-45-49  
 TRACT NO. 20249    M.B. 658-69-74

ASSESSOR'S MAP  
 COUNTY OF LOS ANGELES, CALIF.

**CHC-2014-4411-HCM**  
Declaration Letter Mailing List  
MAILING DATE: 02/17/2015

GIS/Fae Tsukamoto  
City Hall, Room 825  
**Mail Stop 395**

Council District 4  
City Hall, Room 480  
**Mail Stop 206**

Landau Levy Family Trust  
Arnaud and Tania Levy, Trustees  
8941 Wonderland Park Avenue  
Los Angeles, Ca 90046

Charles J. Fisher  
140 S. Avenue 57  
Highland Park, Ca 90042

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2014-4411-HCM  
ENV-2014-4412-CE

**HEARING DATE:** February 5, 2015  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 8941 Wonderland Park Avenue  
Council District: 4  
Community Plan Area: Bel Air - Beverly Crest  
Area Planning Commission: South Valley  
Neighborhood Council: Bel Air - Beverly Crest  
Legal Description: TR 15007, Lot 29

**PROJECT:** Historic-Cultural Monument Application for the  
ZEIGER HOUSE

**REQUEST:** Declare the property a Historic-Cultural Monument


**APPLICANT/  
OWNER:** Landau Levy Family Trust  
Arnaud and Tania Levy, Trustees  
8941 Wonderland Park Avenue  
Los Angeles, CA 90046


**OWNER'S  
REPRESENTATIVE:** Charles J. Fisher  
140 S. Avenue 57  
Los Angeles, CA 90042

**RECOMMENDATION**      **That the Cultural Heritage Commission:**

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

MICHAEL J. LOGRANDE  
Director of Planning

  
\_\_\_\_\_  
Ken Bernstein, AICP, Manager  
Office of Historic Resources

  
\_\_\_\_\_  
Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

  
\_\_\_\_\_  
Nels Youngborg, Preservation Planner  
Office of Historic Resources

Attachments:      Historic-Cultural Monument Application

## FINDINGS

- The property 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 Contemporary Custom Ranch style.

## 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 1958, this one-story, single-family residence in the Bel Air – Beverly Crest neighborhood exhibits character-defining features of the Contemporary Custom Ranch style. The subject building is located on an irregularly shaped lot that is connected to Wonderland Park by a thin arm of the parcel that is 15 feet wide. This portion serves as the driveway into the property. The house features a low-pitched gable roof. The plan is mainly rectangular with the gable running through the longer dimension of the house. Interspersed within the roof are skylights and open-air spaces that allow sunlight to pass down on porches and terrariums, then into interior spaces. The exterior material of the house is painted, vertical wood siding. The house was designed with many glass walls, fixed and operable, allowing for visual interaction between indoor and outdoor spaces. The house also features two brick fireplaces, one located in the living room and the other features an exposed metal flue located in the den/kitchen area.

At the entry, on the south façade of the house, a tall, stained-wood door leads into a foyer opening onto the living room. West of the living room are large glass windows that provide a view of an expansive, trellised-patio and a pool beyond. A central corridor from the living room connects each space within the house, following the central gable through the long axis. East of the living room to the left is the den/kitchen area and south is the garage. Further east down the corridor are the private, residential spaces of the house.

Character-defining features of the building include the rectangular plan of the house, the low-pitched gable running the long axis of the house, the fixed and operable glass fenestration, the vertical wood siding, the original sculpture art and small pool at entrance, and the separate public and private wings of the house.

The subject building was designed by notable architect Robert A. Kennard, FAIA. Kennard established his own firm in 1957, later known as Kennard Design Group. His firm has designed more than 700 projects in Southern California, including parking structures No. 3 and 4 at Los Angeles International Airport, Carson City Hall and Civic Center, a new trauma center for Los Angeles County's Martin Luther King Jr./Drew Medical Center, and the 77th Street regional police facility for the city of Los Angeles.

In recognition of Kennard's success, he was inducted into the College of Fellows of the American Institute of Architects in 1986. Five years later, the organization awarded him its Whitney M. Young Jr. Citation, which recognizes architects who have made contributions to the nation's social issues. In 1991, he was recognized as the alumnus of the year by the USC School of Architecture. The California Council of the AIA honored him in 1993 with its distinguished service citation for lifetime achievement. Kennard was also a founding member of the National Organization of Minority Architects, which has also honored him, and a board member of the national and state AIA groups.

### **DISCUSSION**

Zeiger House successfully meets one of the specified Historic-Cultural Monument criteria: 1) embodies "the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" The Contemporary Custom Ranch style was popularized during the middle 20<sup>th</sup> century as a modern interpretation of the Traditional Custom Ranch style. This style incorporated modern architectural technology, like floor to ceiling glass walls, ribbon windows, and modern textile installations, while retaining the overall shape and interior circulation as a more traditional Ranch style house. The subject property exhibits all of these integral character defining features of the style and retains a high amount of integrity from the original construction date.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS**

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 Zeiger House 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 4<sup>th</sup>, 2014 the Cultural Heritage Commission took the property under consideration with a Commission-Initiated Motion. On January 29<sup>th</sup>, a subcommittee of the Commission consisting of Commissioners Barron and Irvine toured the property accompanied by a staff person from the Office of Historic Resources.



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 1. PROPERTY IDENTIFICATION

Proposed Monument Name: <b>Zeiger House</b>		First Owner/Tenant	
Street Address: <b>8941 Wonderland Park Avenue</b>		Zip: <b>90046</b>	Council District: <b>4</b>
Range of Addresses on Property: <b>5866-5900 Manola Way</b>		Community Name: <b>Beverly Crest</b>	
Assessor Parcel Number: <b>5584-015-043</b>	Tract: <b>15007</b>	Block: <b>N/A</b>	Lot: <b>29</b>
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/ Open Space	<input type="radio"/> Natural Feature

## 2. CONSTRUCTION HISTORY & CONDITION

Year Built: <b>1958</b>	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened?: <b>None</b>
Architect/Designer: <b>Robert A. Kennard (A) &amp; Robert Marks (E) PC</b>	Contractor: <b>Fred Vandermeer</b>		
Original Use: <b>Single Family Residence</b>	Present Use: <b>Single Family Residence</b>		
Is the Proposed Monument on its Original Site?:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unknown
			If "No," where?:

## 3. STYLE & MATERIALS

Architectural Style: <b>International Style</b>		Stories: <b>1</b>	Plan Shape: <b>Irregular</b>
<b>FEATURE</b>	<b>PRIMARY</b>	<b>SECONDARY</b>	
<b>CONSTRUCTION</b>	Type: <b>Wood</b>	Type:	
	Cladding Material: <b>Stucco, smooth</b>	Cladding Material:	
<b>ROOF</b>	Type: <b>Low Gable</b>	Type:	
	Material: <b>asphalt and rock</b>	Material:	
<b>WINDOWS</b>	Type: <b>Fixed Pane</b>	Type: <b>sliders</b>	
	Material: <b>Aluminum</b>	Material: <b>Aluminum</b>	
<b>ENTRY</b>	Style: <b>Off-center</b>	Style: <b>Select</b>	
	Material: <b>Wood</b>	Material: <b>Select</b>	

## 4. HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

- Reflects the broad cultural, economic, or social history of the nation, state or community
- Is identified with historic personage(s) or with important events in the main currents of national, state, or local history
- Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction
- A notable work of a master builder, designer, or architect whose individual genius influenced his or her age



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 5. ALTERATION SUMMARY

List **date** and write a **brief description** of work done for major alterations. This section may also be completed on a separate document. Be sure to include copies of building permits in the nomination packet (see Section 9. SUBMITTAL).

- |    |      |  |
|----|------|--|
| 1. | 1994 | Pergola rebuilt, enlarged and strengthened by original architect.                        |
| 2. | 1999 | Master bathroom, powder room and laundry room remodel, new cabinets, fixtures & counter. |
| 3. | 2002 | Recreation room, bathroom and study added at rear, 639 square foot addition.             |
| 4. | 2011 | 49 square foot addition and bathroom remodel with skylight added.                        |
| 5. |      |  |
| 6. |      |  |
| 7. |      |  |
| 8. |      |  |

## 6. EXISTING HISTORIC RESOURCE IDENTIFICATION (If known)

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

Other historical or cultural resource designation(s):

## 7. WRITTEN STATEMENTS

*This section allows you to **discuss at length** the significance of the proposed monument and why it should be nominated as a Historic-Cultural Monument. Type your responses on a separate document and attach sheets to the back of this form.*

- A. Proposed Monument Description** – Describe the proposed monument’s physical characteristics and relationship to its surrounding environment. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.
- B. Statement of Significance** – Address the proposed monument’s historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria selected in Section 4 (on the previous page). You must support your argument with substantial evidence and analysis.



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 8. CONTACT INFORMATION

### Applicant

Name: Arnaud and Tania Levy	Company:	
Street Address: 8941 Wonderland Park Avenue	City: Los Angeles	State: CA
Zip: 90046	Phone Number: 323-848-2948	Email: arnaud@meadvisors.com

### Property Owner

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

Name: Arnaud & Tania Levy Co-Trustees, Levy Landau Fam. Trust	Company:	
Street Address: 8941 Wonderland Park Avenue	City: Los Angeles	State: CA
Zip: 90046	Phone Number: 323-848-2948	Email: arnaud@meadvisors.com

### Nomination Preparer/Applicant's Representative

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

## 9. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement. Then, electronically or physically sign the bottom portion. Either the applicant or the preparer may sign.



I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.



I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.



I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Charles J. Fisher  
Name:

7-15-2014  
Date:

Charles J.  
Fisher  
Signature:

Digitally signed by Charles J. Fisher  
DN: cn=Charles J. Fisher, o, ou,  
email=arroyoseco@hotmail.com, c=US  
Date: 2014.08.14 02:05:46 -07'00'



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 10. SUBMITTAL

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

### APPLICATION CHECKLIST

- |   |  |
|---|--|
| 1. <input checked="" type="checkbox"/> Nomination Form                            | 6. <input checked="" type="checkbox"/> Copies of Building Permits for Major Alterations<br>(include first construction permit) |
| 2. <input checked="" type="checkbox"/> Written Statements A and B                 | 7. <input checked="" type="checkbox"/> Contemporary Photos   |
| 3. <input checked="" type="checkbox"/> Bibliography                               | 8. <input checked="" type="checkbox"/> Historical Photos   |
| 4. <input checked="" type="checkbox"/> Two Primary Photos of Exterior/Main Façade | 9. <input checked="" type="checkbox"/> ZIMAS Parcel Report   |
| 5. <input checked="" type="checkbox"/> Copies of Primary/Secondary Documents      |  |

*Mail the Historic-Cultural Monument Submittal to the Office of  
Historic Resources or email PDF to [lambert.giessinger@lacity.org](mailto:lambert.giessinger@lacity.org)*

Office of Historic Resources  
Department of City Planning  
200 N. Spring Street, Room 620  
Los Angeles, CA 90012  
Phone: 213.978.1200  
Website: [preservation.lacity.org](http://preservation.lacity.org)

# Zeiger House

## 8941 Wonderland Park Avenue

### Architectural Description

Built on an irregular shaped plan, this International Style single-family residence is located at the Southern end of an irregular shaped 73,380 sq ft flag lot connecting to Wonderland Park Avenue by a 15 foot wide driveway with the main lot located 150 back from the street behind other lots in the same tract. A two car carport faces the driveway and is included in the body of the main house, being to the right of the main entry. The layout of the house is almost in the plan of some commercial buildings with a series of wings extending off a central spine of the main house, with an extension for the living room to the West of the largest of the wings, which has the carport on the South and the family room on the North with four offset smaller wings to the East, being the bedroom section of the house. The wing farthest to the East, at the rear has had several small additions, but retains its basic design flow with the rest of house. The low gabled roof is covered with asphalt and gravel with the central gable extending its plans along the wings (with the exception of a low gable placed on the enlarged Northeastern wing). The roof has long eaves with an open trellis design extending the plane of the roof out into the outdoor area along the Northwest corner of the living room. The house has two chimneys. The first on the West living room wall is made of a light cream colored concrete bricks and is of a rectangular design with a single central flue. The second, at the North end of the family room has a large red brick firebox base with a single concrete flue extending above the roof. an exterior door to the left of the flue opens into a wood storage room. Most of the windows are either floor to ceiling fixed pane glass or aluminum sliding doors opening into the garden area. many of the windows are topped with fixed pane clerestory windows set under the eave lines. A row of clerestory windows is also found atop the rear wall of the family room. A small concrete fountain, split by a decorative metal curtain is located to the left of the main entry, which is an inset porch between a wood curtain wall on the left and the carport wall on the right. The tall heavy smooth wooden door is flanked on the left by a floor to ceiling window light. Wood matching the door extends up to the ceiling as well. The various wings of the house also provide space for small patios areas between them. Several concrete block planters are also attached to the house.

Interior features include open ceilings with original "cottage cheese" texture, spacious rooms, floor to ceiling dark wood paneling in the entry (with clerestory window lights) and hallways, as well as the same wood used for cabinetry, including the kitchen, which opens onto the family room, giving the overall impression of the large open interior. A large concrete brick fireplace in the livingroom and a smaller red brick fireplace in the family room. Various built-ins, using a lighter wood, are found throughout the house, including a built-in credenza in the family room and built in dresser drawers in the bedrooms.

A swimming pool was a part of the original construction, while a cabana, also designed by the architect, has been removed.

# Zeiger House

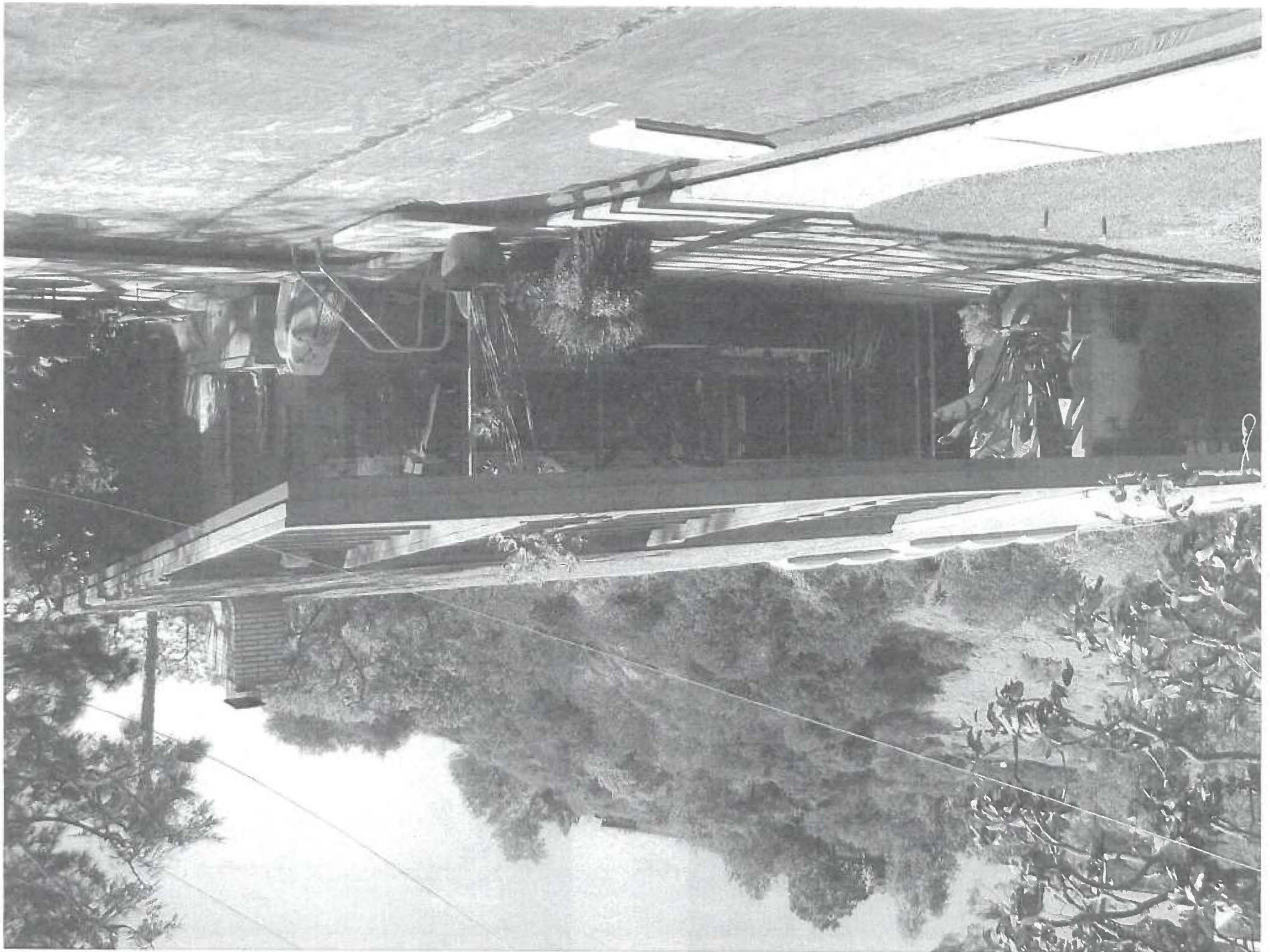
## 8941 Wonderland Park Avenue

### Significance Statement

Built in 1958, the Zeiger House is a rare residential design by second generation African American architect Robert A. Kennard. After serving in the army during World War II and earning his architectural degree from USC and then working for both Richard Neutra and Robert Alexander, Kennard had formed his own company, (now "Kennard Design Group, dba KDG Architecture & Planning) the previous year. Most of his work was in commercial and institutional projects. When he was hired by businessman Irving Zeiger to design a house for him and his family, Kennard chose an unusual layout for a domestic project, by setting the plan with several modules extending from a central hallway. This concept was designed to allow for a high degree of interaction between the interior and exterior spaces. This was a common feature of one and two story commercial, mostly office and institutional buildings that were designed after the Second World War. Some of the civic projects Kennard's firm did were Metro Stations in Washington D. C., parking structures 3 and 4 at Los Angeles International Airport, the Carson City Hall and Civic Center, the 77th Street Police Station in Los Angeles, the trauma Center for the Martin Luther King-Drew Medical Center and work on the Tom Bradley Wing and remodeling of the Los Angeles Public Library after a devastating fire, for which the firm received awards from both the American Institute of Architects and the California Preservation Foundation. Kennard is also considered important for his sponsorship of young African American architects. At the time of his death at the age of 74, in 1995, he was one of only 31 blacks out of 2,648 architects in the American Institute of Architects' college of Fellows. Determined to change that ratio, he not only welcomed black students, but he also recruited them, creating mentoring programs for schools in the Los Angeles area and forming Minority Architecture and Planning, a precursor of the National Organization of Minority Architects, to strengthen his efforts. The KDG firm remains today under the leadership of his daughter Gail, who also serves as a Los Angeles Cultural Heritage Commissioner. Kennard's unique vision for the Zeiger's new house created a very spacious livable house. The plan has an incredible amount indoor outdoor interaction brought about with numerous floor to ceiling windows and sliding glass doors. The house is particularly noteworthy due to its having a truly open floor plan. The Zeigers were to remain in the house until their deaths, in 2007 and 2008. Irving Zeiger was born in Cleveland, Ohio on May 4, 1918, the youngest of three sons of Lithuanian immigrants. He earned enough money doing a newspaper route to pay his tuition at The University of Michigan, where he graduated with a Bachelor's Degree in economics in 1941 and served as a Navy pilot during World War II. He met his wife, Beatrice, at a poker game in San Diego just before he was shipped out to Pearl Harbor. After the war, he established a firm that manufactured and distributed electronic equipment for aircraft. During the McCarthy era, he forged political ties with Hollywood by hiring blacklisted writers to work for his firm. He was also passionate about the Dodgers, which he had front row season tickets for 43 years, until Frank McCourt built new seats in front of his in 2005. Rather than paying an additional \$100,000.00 for new seats, he staged a protest by leaving his seats empty for the opener that year. "I started loving baseball in elementary school," Zeiger wrote in his self-published memoir. Growing up, he could afford only bleacher seats and vowed to sit closer to his heroes if he had the chance. His son, David, retains the season tickets. His memoir of 55 years as a manufacturer and supplier to the aircraft/airline industry, "How to Succeed in Business By

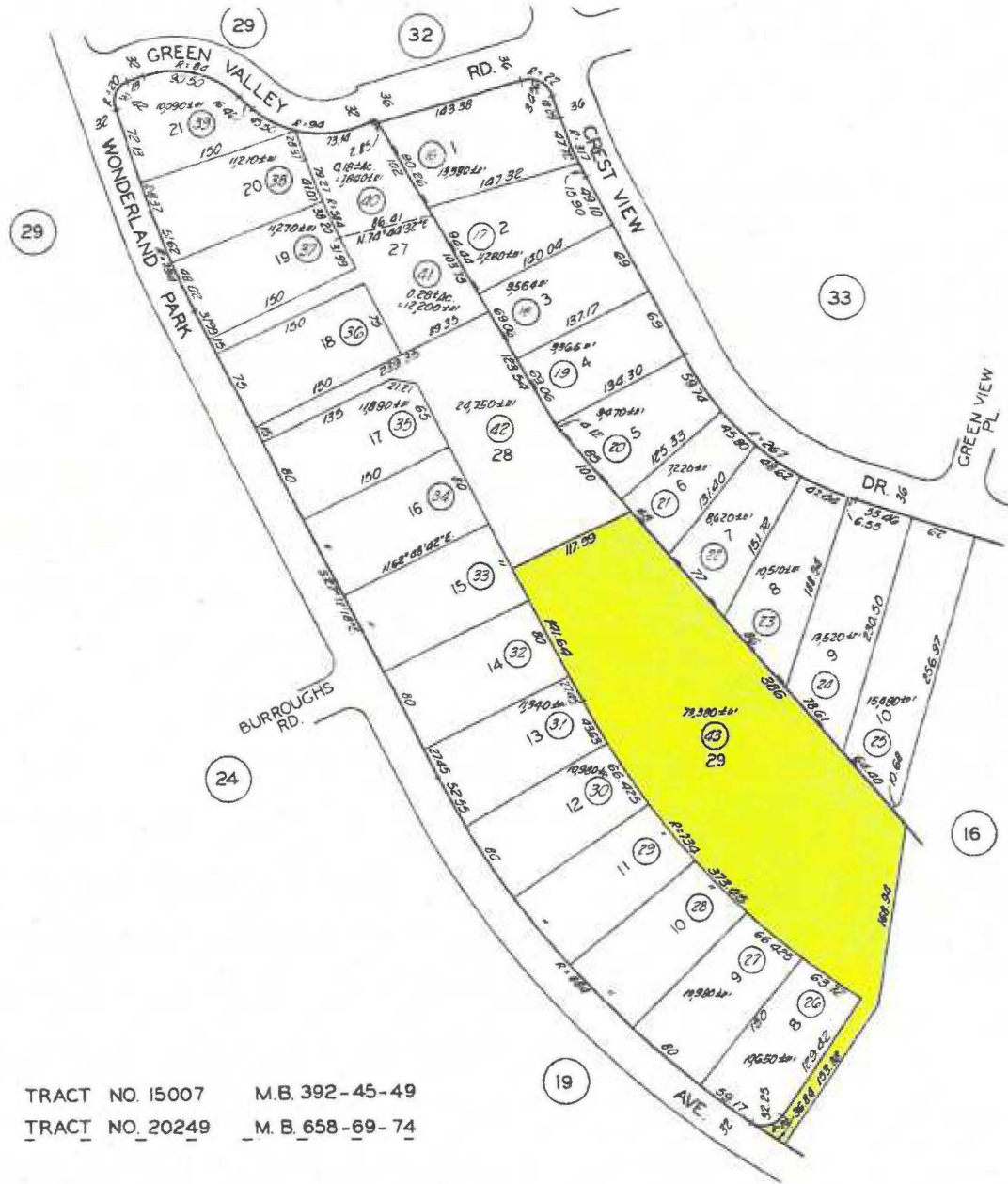
"Busting Your Ass", which was published in 2007. The Zeigers were also politically active Liberals, who did campaign work for Governor Pat Brown and Tom Bradley. In 1991, he and Beatrice spent 3 months in Washington DC, working as interns for Ohio Senator Howard Metzenbaum, an old college friend. He also played first base on the senator's office baseball team, at the age of 73. To bolster the chances of 2004 Democratic presidential candidate John Kerry in Ohio and his wife did a letter writing campaign to all voters in his native Cleveland whose names began with the letter "Z". The campaign was not quite enough to win the state that year. Zeiger was also one of the founders of the Mulholland Tennis Club. After Bernice's death, their heirs sold the house to the current owners on February 9, 2009, the first time the house had ever been on the market. The Zieger House was always one of the architect favorite projects. Kennard and his family maintained a lifelong friendship with the Zeigers, who had originally retained him to do an addition on their home in Westchester. It soon became apparent that an addition was not cost effective and they eventually settled on the over two acre lot in Beverly Crest. Kennard worked mostly with Beatrice Zeiger on the actual design, which was reworked completely at least once to come up with the present concept. Structural engineer Robert Marks was brought onboard to adapt the plan to the site and then the Zeigers hired famed landscape designer Garrett Eckbo to design their extensive yard. Irv Zeiger introduced Kennard to his Rabbi, Herchel Lyman, who then hired him to design the new synagogue for Temple Akiba, in Culver City. This soon led to the design of three other synagogues. Kennard went on to do only about 40 private homes in his career, with most of his work being in the commercial and institutional area, quite heavily in the design of schools, including work on the new Los Angeles High School, which replaced the earthquake damaged original building in the 1970s. Kennard is also significant for his work to encourage young minority students to reach out and work hard to reach their goals in architecture or whatever other field they wish to get into. The Zeiger House meets the requirements as a Historic Cultural Monument as it both 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 Robert Alexander Kennard, a master architect whose individual genius influenced his age.





5564 15

SCALE 1" = 100'



CODE  
67

FOR PREV. ASSMT SEE:  
4383 - 4,5,25&26

TRACT NO. 15007	M.B. 392-45-49
TRACT NO. 20249	M. B. 658-69-74

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.



City of Los Angeles  
Department of City Planning

05/04/2010

**PARCEL PROFILE REPORT**

**PROPERTY ADDRESSES**

**ZIP CODES**

**RECENT ACTIVITY**

Current Hillside Area(Zoning).If ZI-2407 also listed,this area will remain as part of the New Proposed Hillside Area(Zoning)

**CASE NUMBERS**

CPC-18760  
ORD-132416

**Address/Legal Information**

PIN Number: 153B169 287  
Lot Area (Calculated): 71,497.8 (sq ft)  
Thomas Brothers Grid: PAGE 592 - GRID H2  
Assessor Parcel No. (APN): 5564015043  
Tract: TR 15007  
Map Reference: M B 392-45/49  
Block: None  
Lot: 29  
Arb (Lot Cut Reference): None  
Map Sheet: 153B169

**Jurisdictional Information**

Community Plan Area: Bel Air - Beverly Crest  
Area Planning Commission: South Valley  
Neighborhood Council: Bel Air - Beverly Crest  
Council District: CD 5 - Paul Koretz  
Census Tract #: 2611.01  
LADBS District Office: Los Angeles Metro

**Planning and Zoning Information**

Special Notes: None  
Zoning: RE15-1-H  
Zoning Information (ZI): ZI-2407 Hillside Area (Zoning), Eff. 5/3/10  
General Plan Land Use: Very Low II Residential  
Plan Footnote - Site Req.: See Plan Footnotes  
Additional Plan Footnotes: Bel Air  
Hillside Area (Zoning Code): Yes  
Specific Plan Area: Mulholland Scenic Parkway (Outer Corridor)  
Design Review Board: Yes  
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: None  
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

**Assessor Information**

Assessor Parcel No. (APN): 5564015043  
APN Area (Co. Public Works)\*: 1.685 (ac)  
Use Code: 0101 - Single Residence with Pool  
Assessed Land Val.: \$1,995,260  
Assessed Improvement Val.: \$548,696  
Last Owner Change: 02/09/09  
Last Sale Amount: \$2,550,025  
Tax Rate Area: 67  
Deed Ref No. (City Clerk): 986502

	198785
	152365
	1159555
	10164578
	0174345-46
<b>Building 1:</b>	
1. Year Built:	1958
1. Building Class:	D95D
1. Number of Units:	1
1. Number of Bedrooms:	4
1. Number of Bathrooms:	5
1. Building Square Footage:	3,939.0 (sq ft)
<b>Building 2:</b>	
2. Year Built:	Not Available
2. Building Class:	Not Available
2. Number of Units:	0
2. Number of Bedrooms:	0
2. Number of Bathrooms:	0
2. Building Square Footage:	0.0 (sq ft)
<b>Building 3:</b>	
3. Year Built:	Not Available
3. Building Class:	Not Available
3. Number of Units:	0
3. Number of Bedrooms:	0
3. Number of Bathrooms:	0
3. Building Square Footage:	0.0 (sq ft)
<b>Building 4:</b>	
4. Year Built:	Not Available
4. Building Class:	Not Available
4. Number of Units:	0
4. Number of Bedrooms:	0
4. Number of Bathrooms:	0
4. Building Square Footage:	None
<b>Building 5:</b>	
5. Year Built:	Not Available
5. Building Class:	Not Available
5. Number of Units:	0
5. Number of Bedrooms:	0
5. Number of Bathrooms:	0
5. Building Square Footage:	0.0 (sq ft)

#### **Additional Information**

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	Yes
Fire District No. 1:	No
Fire District No. 2:	No
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	No
Hillside Grading:	Yes
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	Within Fault Zone
Landslide:	Yes
Liquefaction:	No

#### **Economic Development Areas**

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	None
State Enterprise Zone:	None
Targeted Neighborhood Initiative:	None

#### **Public Safety**

Police Information:

Bureau:	West
Division / Station:	Hollywood
Report District:	621
Fire Information:	
District / Fire Station:	97
Batallion:	14
Division:	3
Red Flag Restricted Parking:	No

## **Robert A. Kennard, Architect (1920-1995)**

*By Charles J. Fisher*

A Los Angeles native, Robert Alexander Kennard was the only son and the youngest after three sisters, born on September 18, 1920 to James L. and Marie (Bryan) Kennard. He grew up in Monrovia, California, where his father worked as a janitor at the local city hall. As an African American, he had to deal with the city's segregated schools. Each morning his mother would pack his lunch and have him walk to nearby Wildrose Elementary School, from which he was sent home. Eventually his parents were able to get him enrolled in the local non-minority schools. This also served as a lesson to never give up, in spite of what may seem to be overwhelming odds.

Kennard went on to attend Pasadena City College and ultimately received his Bachelor's degree at the University of Southern California School of Architecture in 1949. He also served as a Lieutenant in World War II and the Korean Conflict. For the rest of his life he mentored other minority students to get a good education and to strive for success in their chosen professions.

He married Helen Z. King on September 4, 1949. Their union produced three children, daughters Gail and Lydia and son, William, a future head of the FCC. Both of his daughters were to become involved with the family architectural business and his daughter, Gail, is the current President of the company.

One of his own early mentors was Pasadena architect Curtis Chambers, who hired him as a draftsman in 1940, immediately after his graduation from PCC and encouraged him to continue his studies in architecture. After USC, he worked for Richard Neutra and Robert Alexander in the early 1950s and then for Victor Gruen, Daniel Mann, Johnson Mendenhall and several other firms before opening his own office in a former dressmaker's shop on Washington Boulevard in 1957. He eventually incorporated Kennard Design Group (KDG) in 1976.

While with Neutra and Alexander, he was the firm's project designer for a \$35,000,000.00 redevelopment plan for the Chavez Ravine area, which never came to fruition when the public housing project was never built. The vacant land was later sold to Walter O'Malley for Dodger Stadium.

His early work was partly residential for clients that he met through church and civic organizations, That circle soon widened as the firm established itself in the commercial and institutional field.

One of his early domestic commissions was a home for Irving and Beatrice Zeiger in 1958 on Wonderland Park Drive. This house was designed in a unique modular layout with patios between the various bedroom wings. This commission also resulted in a lifelong friendship with the Zeigers as well as a working relationship with Irv Zeiger that brought in commissions for several Jewish synagogues, beginning with Temple Akiba in Culver City in 1962. Kennard also designed an addition to Zeiger's company building and a new building next door. This relationship continued until Kennard's death, one of the last projects being a reconstruction of the Zeiger House rear pergola.

Kennard was to design about 40 houses in the 1950s and early 1960s, including at least one other house on Wonderland Park, which was built around the same time as the Zeiger House. Another notable house is the Garrett-Handford Residence, a sweeping Post and Beam design that he did in the Moreno Highlands section of Silver Lake, in 1964.

After a public battle to win the right of African-American architects to serve as prime on projects for the Los Angeles Unified School District, Kennard was selected for the Hyde Park School and later the 102<sup>nd</sup> Street School. Later, following the 1971 Sylmar earthquake, the firm was hired to team with Al Whittle and Associates to design the replacement campus for the city's oldest high school--Los Angeles High--after it was severely damaged in the quake. The firm received several national and statewide awards for its school designs.

The Kennard firm was also retained to prepare a redevelopment study for the rebuilding of the Watts Community after the area was rocked by the devastating uprising in 1965. This led to planning work for the cities of Inglewood, Compton, Long Beach, Santa Ana and other cities in the San Francisco Bay Area, Atlanta, and Washington, D.C. Soon the firm expanded to provide resort planning for projects in Mexico, Nicaragua and Brazil.

In 1972, Los Angeles Mayor Tom Bradley made a commitment to bring rapid transit to Southern California. Kennard worked on the first transit planning study to examine the possibility of a transit system down Wilshire Boulevard, which led to the construction and current expansion of the present Red Line subway that runs

under that street. This work began a 20-year involvement in transportation and the design of Metro Rail stations in Los Angeles and Washington, D.C.

The firm also designed St. Mark's Lutheran Church on Vermont, near USC, in 1969 and the Scott United Methodist Church near the Gamble House in Pasadena in 1973.

Kennard also participated in Maguire Partners 1980 master plan for the redevelopment of Bunker Hill, designing an office tower of silver mirror glass resting on a 80-foot granite base. While the McGuire plan may have been the most inspired, it was rejected by the Community Redevelopment Agency in favor of a more standardized plan. Kennard did, in partnership with Robert Alexander and Frank Sata, design the City Hall for the City of Carson in 1976 and the Community Center for Carson in 1984.

Other notable structures included Parking Structures 1, 3 and 4 and the heliport at Los Angeles International Airport in 1984 and the master plan and the Cobb Medical Education Building for Charles R. Drew Post Graduate Medical Center in South Los Angeles in 1980. He also designed an addition to that hospital's Trauma Center in 1989 as well as the Denzel Washington Pediatrics Pavilion, which was completed in 1996, both as a joint venture with Langdon-Wilson.

Kennard also drew great personal satisfaction from his involvement in building community organizations. He was active in founding such groups as the Central City Community Mental Health Center, Frederick Douglass Child Development Centers, Inner City Cultural Center, and the Charles R. Drew University of Medicine and Science.

Kennard was made a Fellow of the American Institute of Architects in 1986 and had also served as a member of the board of directors of the California Council of the AIA. He also received the Whitney M. Young Citation from the AIA in 1991.

Robert Kennard passed away from cancer on March 24, 1995, leaving a major legacy in the built environment of Southern California, as well as other parts of the world. One of his last projects was the new Jesse K. Brewer 77th Street Police Station for the LAPD. The building's community room was later renamed in honor of Kennard. Another was the Wilshire-Normandie Red Line Station for the MTA, which was completed in 1996.

*Sources: United States 1930 Census; various Times articles; New York Times Obituary, KDG website; letters supplied by Gail Kennard, President of KDG (Kennard Design Group).*

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Robert A. Kennard - FAIA

December 17, 1997

Mr. Bill Kennard  
5300 27th Street NW  
Washington, DC 20015

Dear Bill:

The other morning Bea and I watched your confirmation hearing to become chairman of the FCC. Your mom had sent us the video.

As you spoke about your father, we were both in tears. Just as his presence is still with you, his presence in our house is still with us. I never had a chance to tell you about our friendship and relationship with your father and mother, but it has been one of the most meaningful relationships in our lives. If you will bear with me, I would like to tell you a little about it. Of course I intend to send copies to your mother, Gail and Lydia.

We first met Bob in the mid-50's through the recommendation of Marx Ayers. We were considering an addition to our house in Westchester. After 3 or 4 meetings with Bob, it became clear the addition would cost several times more than the original cost of the house so we scrapped the whole idea and set out to find land on which to build a new house. After several months we were fortunate to come upon the Wonderland Park community and a wonderful lot.

Bob and Bea set about planning the house. Most times Bob came to our house in Westchester and spent hours mostly with Bea designing our new home. After several months he came in with a final design. As we looked at it together, Bob said to Bea, "Do you really like this plan"? Bea said, "Not really". Bob said, "Neither do I." The entire plan was scrapped and new plans were begun.

I don't recall how many times Bob was at our home while every detail of our present house was planned. These were some wonderful evenings. One very rainy night Bob came in, gave me his rain coat which I hung in the closet and he and Bea sat down meticulously going over every detail. I can still recall having my head on the table sound asleep while they were still at it. As Bob got up to leave about 1:00AM, he put on his rain coat, left only to discover he did not have his car keys. He came back in, shuffled through his pockets and thought he might have left the keys in the car. He borrowed a hammer from me, broke the side window to the car to find the keys were not in it. As he came back to the house, I took a look at his coat with horror. I had given him my rain coat similar to his which was still hanging in the closet with the car keys. To Bob's everlasting credit and good humor, he always regarded this situation kind of funny and never considered asking me to pay for the broken car window.

The house was finished in 1958. Miraculously it came in under the quoted contractor price. Bob insisted upon making all the decisions regarding change. Bea understood the plans and did not agree to change anything suggested by the contractor unless it was approved by Bob. The final financial result in which we received a rebate from the contractor is unheard of in the world of home building.

You may recall this was one of Bob's first houses. I think his fee was \$3,000. His time, energy and commitment were way beyond the call. He was magnificent. When the job was finished and we moved in, in gratitude, we gave Bob a \$1,000 bonus. Over the years this became something of a badge and honor for us. On occasion, Bob would introduce us as the only client who ever volunteered a bonus.

From time to time Bob brought prospective clients to view the house. We would like to believe what they saw was helpful to his career.

A few years later I was sitting with Rabbi Herschel Lyman during the Cuban missile crisis, both of us were wondering what was going to happen. Almost as an aside, Herschel said Temple Akiba was planning to build a new structure on the present site and did I know an architect. I immediately recommended Bob. Herschel was a unique man. He liked Bob immediately and urged his board to select Bob as the architect to build the temple. Members of the Temple Board visited our house (Bob's house) to see his work. The Board agreed to hire Bob. The Board's selection of Bob was extraordinary. My experience in Jewish organizations was one in which there was always a relative of a board member who was an accountant, an attorney, an architect or whatever.

As you know Bob went on to build Temple Akiba and subsequently a second temple in the Valley. While I'm not sure of this, Bob's designing a Jewish Temple may have been a first in Los Angeles. It's still a beautiful structure. It was also unfortunate Temple Akiba's board members decided their Rabbi Herschel Lyman somehow or other was now inadequate for this grand new edifice and he was fired. Herschel remained good friends with Bob and ourselves throughout his shortened life.

Several months later I had occasion to call Bob. Among other things, we began discussing ways we could make some money. Said Bob, "Why don't we build a Temple on spec"?

In the course of time Bob designed an addition to our company building as well as a new 20,000 square foot building next door. In all of the years we have owned these buildings I do not remember one occasion when Bob was called by

myself, my partner or our building maintenance manager where he did not respond to even the smallest problems. This was during the period when Bob's own company had grown large and successful doing important outstanding work throughout Los Angeles. Bob always found time to come out and solve our problems even though we were located south of the airport and a long way from his office.

How proud we were of Bob, Helen and the Kennard Family when Bob was given that award by the AIA in Washington for his leadership and dedication in bringing minorities into the field of architecture. We were thrilled and honored to be there with all of you.

As for ourselves and our house, we would never make a move without Bob's advice, even so small an item as to where to locate a built-in bookcase. Nothing was ever done without consulting Bob. After all, as he occasionally said, "it was his house too". Even while he was ill, he came over with your Mom and designed a mounting for a wood carved bar-relief from Bali which required some engineering in order to make sure of its stability against the weather. He even had someone check the engineering requirements. Our last project was to construct a Fijan bure. We would never have done it if Bob had said it was not doable. He approved the plans we had prepared in Fiji, consulted us and encouraged us to go forward with a unique addition to the yard. We cannot look at the Bure without thinking of Bob.

As Bea and I were reviewing the contents of this letter, we both felt more had to be added. The more is how much we loved Bob and how much he enriched our lives by his intelligence, warmth, humor, honesty and integrity. We will always treasure his memory.

At our 50th wedding anniversary party we sat with your mother and father. We cannot begin to tell you how much Bob and Helen's friendship meant to us and how important the house he designed was to our years of happy marriage.

Bob was nuts about and proud of you kids. His unfailing good humor and his ability to make time for all of us was a treasure. The quiet dignity with which he handled those last difficult years strengthened all of us. As ever, he brought comfort to his family, friends and colleagues as he had throughout his life.

And so Bill, I want you, your mother, Gail and Lydia to know how proud we are of you. How painful it is for both of us that Bob is not here on this wonderful moment in your life and how deserving he was of every good thing that happened to him in the course of his life. We loved Bob very very much and miss him terribly.

With all our love,



Bea and Irv

cc: Helen  
Gail  
Lydia

# Black Architect, His Struggle Behind Him, Now Role Model

## Kennard's Firm Celebrates 30th Anniversary

By EVELYN De WOLFE,  
*Times Staff Writer*

Architect Paul Williams once asked a disheartened Robert Kennard, whose career as a black architect seemed at a standstill, whether he was still making the payroll.

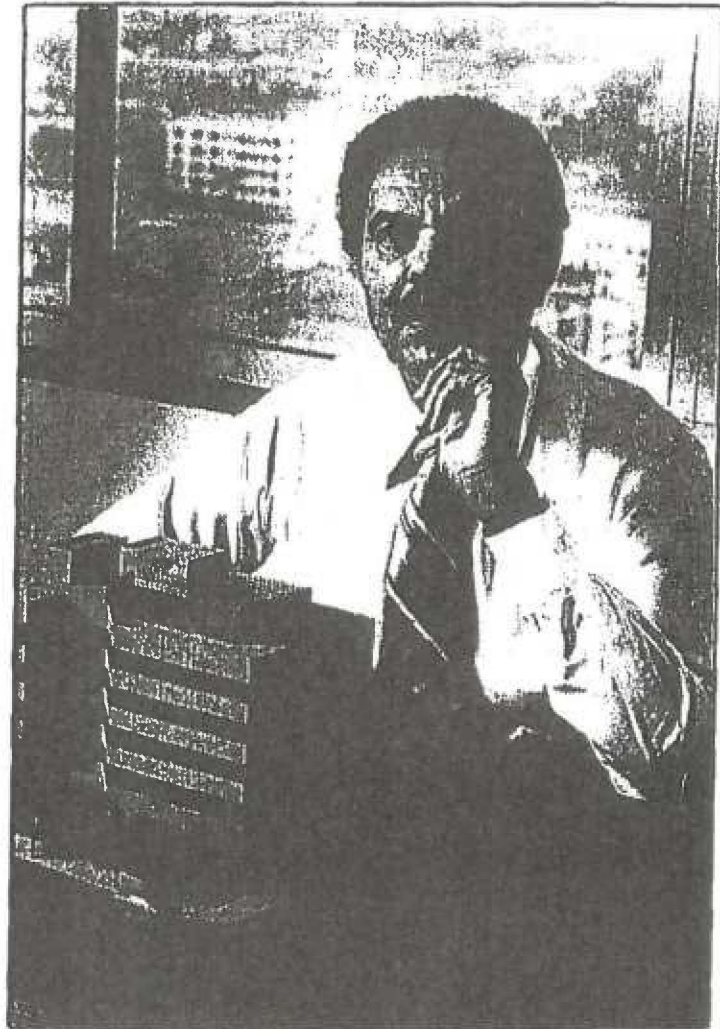
Kennard nodded in the affirmative. "Then, consider yourself successful," Williams, a pioneer black architect, told his fledgling colleague.

It has been a slow and hard struggle for black architects in a predominantly white architectural community, said the 67-year-old founder of the now-oldest continuously operated black-owned architectural firm in the Los Angeles area.

KDG (Kennard Design Group), currently celebrating its 30th anniversary, is an expanding group of affiliated companies interacting in the fields of architecture, urban and regional planning, environmental studies, interiors and development. KDG has also completed commercial projects valued at more than \$20 million.

Honored last year with an FAIA designation by the American Institute of Architects "for notable contribution to the architectural profession," Kennard is recognized by his peers as a role model for young people of minority groups aspiring to become architects and urban planners and as a pioneer among minority-owned architectural firms.

"Kids need role models and Paul Williams became mine," Kennard said. "I was mesmerized when I first saw a brochure illustrating his work and read about his influential clientele. It



PATRICK DOWNS / Los Angeles Times

Robert Kennard, founder of the 30-year-old KDG Architecture & Planning, oldest continuously operated black-owned architectural firm currently based in the Los Angeles area.

was an inspiration to know that such reality and prominence were not beyond the reach of people of color.

"I can remember when I was 7 years old and living in Monrovia [which had a segregated school district], that each day my mother would pack my lunch box and

send me off to Wildrose School close to where we lived. And, each day the school, which was segregated, would turn me away.

"Years later, I asked my mother why she subjected me to such a painful ritual. She told me I might as well learn early how

Please see KENNARD, Page 6

# KENNARD: Architect Is Role Model for Minorities

Continued from Page 1

the world really was and how important it was to hang in there," Kennard said.

"I had a very supportive family that believed in the value of education. Eventually, my parents took on the entire school district with the support of many of its teachers, and I was allowed to attend classes at a regular non-minority school."

No, there is no bitterness, said Kennard, who believes that there have been many positive changes since he got started, "more than it ever seemed possible for those of us who experienced a greater measure of racism."

"I have a special warm spot for Curtis Chambers, an independent Pasadena architect who reminded me a great deal of Gary Cooper. He hired me right out of junior college when job opportunities for blacks were scarce in a community that was markedly racist. He also encouraged me to study architecture," Kennard said.

Today, Kennard tries to do the same for other young people. "Life is a two-way street, and it is rewarding to be able to give back a little of what one was fortunate enough to receive," the architect said.

## Professional Links

He has worked as a board member of the Central City Federation, the Fraternity of Friends and Los Angeles Music Center. He has also served on the boards of the Los Angeles chapter and California Council of the American Institute of Architects.

Kennard's professional association with the firms of Neutra & Alexander; Daniel, Mann, Johnson & Mendenhall, and Victor Gruen Associates were valuable stepping stones in building a varied architectural repertoire.

"All of these firms were most helpful in providing me with a broad range of opportunities in design, planning and management," he said.

On graduating from USC's School of Architecture, Kennard prepared a list of 10 architects he would like to work for. Richard Neutra was on that list.

"Neutra's firm was run in the style of the European atelier. He took in apprentices for no pay, to whom the experience of working alongside the master was considered to be sufficient reward," Kennard said.

"But in a gracious moment, knowing that I was planning to get married, Neutra did offer to pay me \$50 a month. Unfortunately, that sum could not be considered a livable wage even in the late '40s, and I regretfully declined that wonderful opportunity."

Kennard was hired instead by architect Robert E. Alexander, who later teamed up with Neutra. "So I ended up working with Neutra after all and became the firm's project designer for a \$35-million redevelopment project for Elysian Park that took in the entire Chaves Ravine area. The plan, however, did not materialize."

Kennard started his own firm, Robert Kennard Associates, in 1957. It evolved into KDG (Kennard Delahouse Gault), and is now known as Kennard Design Group Architecture and uses the same corporate KDG logo for itself and its affiliates—KDG Development and KDG Realty.

Both are headed by daughter Lydia Kennard, an attorney specializing in real estate law and development. Kennard's older daughter, Gail Madyun, is KDG's manager for business development. Kennard's son, William, is an attorney in Washington, D. C.

KDG's projects have been mostly educational facilities, transportation-related structures and multiple housing units in the United States, Mexico and Central America.

Recent commissions include the new Parking Structures 1, 3 and 4 and the Heliport at Los Angeles International Airport and the master plan and Medical Education Building for Charles R. Drew Post-Graduate Medical School at King-Drew Medical Center in Los Angeles.

The firm is currently involved in a joint venture with Leo A. Daly for the new School of Engineering at UCLA, and is associate architect with Hardy, Holzman & Pfeiffer Associates for the renovation of the Central Library.

In its 30-year history, the firm has completed planning of more than 3,000 units of housing and has rendered services to municipal and private agencies, including the City of Long Beach for which the firm received an American Institute of Planners' award for its housing element in the city's general plan. Kennard also received the Ebonics Award recognizing outstanding minority alumni from USC.

# LOS ANGELES TIMES

## R. A. Kennard; Prominent Black Architect

March 29, 1995 | MYRNA OLIVER | TIMES STAFF WRITER

Robert A. Kennard, an architect and founder of the oldest African American architecture firm in Los Angeles, has died. He was 74.

Kennard, who established his own firm, later known as Kennard Design Group, in 1957, died Friday in Los Angeles of lymphoma.

His firm has designed more than 700 projects in Southern California, including parking structures No. 3 and 4 at Los Angeles International Airport, Carson City Hall and Civic Center, and a new trauma center for Los Angeles County's Martin Luther King Jr./Drew Medical Center and the 77th Street regional police facility for the city of Los Angeles.

Kennard's firm recently received awards from the American Institute of Architects and California Preservation Foundation for its work as associate architect in the redesign and expansion of Los Angeles' Central Library.

Born in Los Angeles, Kennard once recalled for The Times an anecdote from his childhood:

"I can remember when I was 7 years old and living in Monrovia (which had a segregated school district), that each day my mother would pack my lunch box and send me off to Wildrose School close to where we lived. And each day the school, which was segregated, would turn me away.

"Years later," he related, "I asked my mother why she subjected me to such a painful ritual. She told me I might as well learn early how the world really was and how important it was to hang in there."

Eventually, his parents did persuade the Monrovia school district to permit him to attend non-minority schools.

Kennard, who served as a lieutenant in the Army in World War II and the Korean War, attended Pasadena City College. Long after he earned his architectural degree at USC, he helped other young minority students strive for a good education and success, just as his role models had helped him.

"I have a special warm spot for Curtis Chambers, an independent Pasadena architect who reminded me a great deal of Gary Cooper," Kennard told The Times. "He hired me right out of junior college when job opportunities for blacks were scarce in a community that was markedly racist. He also encouraged me to study architecture."

In recognition of Kennard's success, he was inducted into the College of Fellows of the American Institute of Architects in 1986. Five years later, the organization gave him its Whitney M. Young Jr. Citation, which recognizes architects who have made contributions to the nation's social issues.

He was recognized as the 1991 alumnus of the year by the USC School of Architecture. The California Council of the AIA honored him in 1993 with its distinguished service citation for lifetime achievement.

Kennard was a founding member of the National Organization of Minority Architects, which has also honored him, and a board member of the national and state AIA groups. Former Los Angeles Mayor Tom Bradley appointed Kennard to the Design Advisory Panel of the city's Cultural Affairs Commission.

Survivors include his wife, Helen, and three children, Gail Kennard Madyun of Altadena, Lydia Kennard Reeves of Pasadena and William Earl Kennard of Washington, five grandchildren and three sisters.

## Robert A. Kennard, 74, Is Dead; Architect and Mentor for Blacks

By FRANK R. M. STOLZ  
Published: March 31, 1995

Robert A. Kennard, a Los Angeles architect who turned his struggles as a young black apprentice into a lifelong campaign to ease the way for other minority members who are professionals, died on Friday at the University of Southern California Norris Cancer Center. He was 74 and lived in Los Angeles.

His family said the cause of death was lymphoma.

As a novice in a clubbish profession, Mr. Kennard once recalled that he sent out so many resumes, got invited to so many interviews and was rejected for so many jobs that he made a vow: "I decided I would never close my door to a student."

When he was finally able to establish his own firm, the Kennard Design Group, in 1957, Mr. Kennard, whose company specializes in designing schools and other public buildings, did better than that. He not only welcomed black students, but he also recruited them, creating mentoring programs for schools in the Los Angeles area and forming Minority Architecture and Planning, a precursor of the National Organization of Minority Architects, to strengthen his efforts.

Like many other black architects of his generation, Mr. Kennard was attracted by the success of Paul Williams, a black man who designed lavish homes for Hollywood's rich and famous from the 1920's to the 1940's. He died in 1980.

And like many others, Mr. Kennard, who was born in Los Angeles and who received his architecture degree from the University of Southern California through the G.I. Bill in 1949, found that Mr. Williams had a unique talent and his accomplishments could not easily be duplicated in a segregated society.

At his death Mr. Kennard was one of only 31 blacks among the 2,648 architects in the American Institute of Architects' college of fellows.

Although his firm has never made significant inroads into the lucrative work for private clients, Mr. Kennard made the best of the many public contracts that came his way, among them Metro stations in Washington, a Federal Aviation Administration center in Hempstead, L.I., and California landmarks like the mammoth parking garages at the Los Angeles International Airport and the suburban Carson City Hall.

He is survived by his wife, Helen; two daughters, Gail Madyun of Altadena, Calif., vice president of the Kennard Design Group, and Lydia Reeves of Pasadena, a real estate lawyer who is deputy general manager of the Los Angeles Department of Airports; a son, William, of Washington, general counsel of the Federal Communications Commission; three sisters, Anna Hunt Woods and Elizabeth King, both of Los Angeles, and Marguerite Taylor of Tacoma, Wash., and five grandchildren.

## OBITUARIES

# Irving Zeiger, 89; executive and longtime Dodgers fan

[June 02, 2007](#) | Valerie J. Nelson | Times Staff Writer

Before the Dodgers came west from Brooklyn, N.Y., Irving Zeiger was the guy who mailed in a deposit check for season tickets, eventually securing front-row seats at Dodger Stadium for 43 years.

In 2005, four new rows were installed in front of his seats. Moving up to the seats right behind the dugout would have cost Zeiger an additional \$100,000. Instead, he was the guy who staged a protest nobody saw by keeping the same seats but refusing to attend the home opener.

Driven by liberal politics, he was the guy who -- with his wife, Beatrice -- tried to help swing the 2004 presidential election John Kerry's way by writing to everyone in his native Cleveland whose last name began with a Z. The couple had already shown their commitment to the country by interning on Capitol Hill when they were 73.

Zeiger, who was one of the "Funny Old Guys" in the HBO documentary made by his son, David, died of a brain tumor May 20 at Cedars-Sinai Medical Center in Los Angeles, his family said. He was 89.

"My dad was very passionate about things," said his son, David. "One of his favorite sayings was, 'It's now or never.' "

His son made "Funny Old Guys" in 1998 as an ode to his father and the world he came from.

The elder Zeiger was the only member of the film's namesake group who was not a veteran writer or producer in film or television.

Since the late 1980s, they had gathered every Tuesday for lunch and banter near his Hollywood Hills home at the Mulholland Tennis Club, which Zeiger helped found.

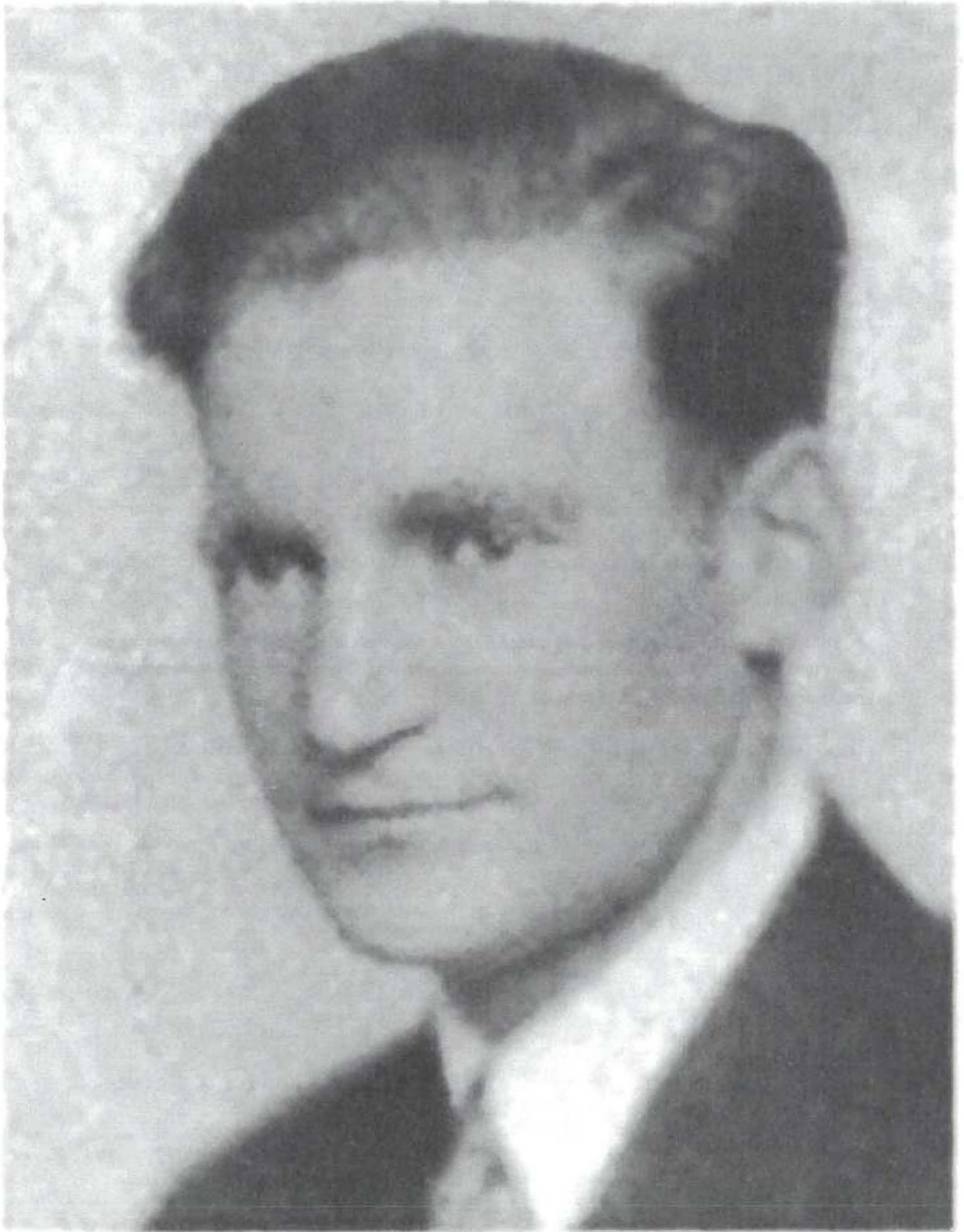
His political ties to Hollywood stretched back to the McCarthy era, when Zeiger hired blacklisted writers to work for his business, which manufactured and distributed electronic components for aircraft.

Born on May 4, 1918, Zeiger was the youngest of three sons of Lithuanian immigrants. His father sold chinaware in a Cleveland store.

Money from Zeiger's newspaper route paid his tuition at the University of Michigan, where he earned a bachelor's degree in economics in 1941.

As a Navy pilot waiting to be sent to Pearl Harbor in 1943, he met his future wife at a poker game in San Diego.

During their 63-year marriage, they worked for former Mayor Tom Bradley when he ran for City Council and for Pat Brown when he ran for governor. Their letter-writing campaign to Cleveland's Zs grew from their frustration at being unable to vote in the battleground state of Ohio in the 2004 election.



Irving Zeiger at University of Michigan, 1941

# Irving and Beatrice Zeiger discuss their letter-writing campaign to Clevelanders whose names begin with Z

MELISSA BLOCK

All Things Considered (NPR)

11-01-2004

Interview: Irving and Beatrice Zeiger discuss their letter-writing campaign to Clevelanders whose names begin with Z

Host: MELISSA BLOCK

Time: 9:00-10:00 PM

MELISSA BLOCK, host:

Over the last month, a select group of people in Cleveland, Ohio, received letters in the mail that began this way:

Mr. IRVING ZEIGER: (Reading) 'Dear Clevelander with a Z: You don't know me, but since my name also begins with Z, I feel I have a little something in common with you. This letter is about November the 2nd. I hope you'll take a moment to read it.'

BLOCK: That's 86-year-old Irving Zeiger(ph), now of Los Angeles, but a native of Cleveland.



kennard design group  
architecture and planning

ROBERT KENNARD, FAIA

June 24, 1994

Dear Irv and Bea:

Enclosed are the drawings for Pergola and Basrelief

1. Regarding the pergola I was not sure of the location of the LR fireplace and whether it projected within the three feet area around the pergola.  
I remember 18'0" between the house and cabana so I used a 12'0" diameter on the pergola in order to get more room for seating. Therefore I had to reduce the minimum dimension at sides to 3'0" instead of 3'6" as originally planned. I think it will be okay since it occurs only at the midpoint.
2. In regards to the Basrelief I am very nervous about it's ability to withstand lateral loads. In talking to one of my engineers, he thought the fabricator might have experience in signage etc and could compute the possible loads. If he did it, it would become a considerable project, since he would have to supervise to see if it was installed properly due to his liability.  
I am also concerned since I just visited the Northridge campus and you would not believe the damage that was done to very large buildings in both uplift and lateral forces. I'd hate to have you or your family "flattened" by a basrelief . . . of all things !!!

I tried to call you Sunday, so give me a call during the week after you look at this.

Always "lots of fun" at the Zeiger residence. What other wild design ideas are on your mind ???

P.S. Also, do the Pergola installers allow for some "tie-down" against "uplift"

*see*  
*406*

**Building Permit History**  
**8941 Wonderland Park Avenue**  
**Beverly Crest**

- September 22, 1958: Building Permit No. LA10811 for the construction of a 1-story, 65' X 115' frame and stucco residence at 8941 Wonderland Park Avenue, on Lot 29, Tract No. 15007.  
Owner: Mr. and Mrs. Irving Zeiger  
Architect: Robert A. Kennard  
Engineer: Robert Marxs  
Contractor: Fred Vandermeer  
Cost: \$35,000.00
- April 16, 1959: Building Permit No. LA29579, to construct a 21' X 40' private swimming pool.  
Owner: Irving Zeiger  
Architect: None  
Engineer: William M. Taggart  
Contractor: Westwood Pool Co.  
Cost: \$4,180.00
- May 20, 1959: Building Permit No. LA32709 to construct a 16' X 8'4" 1-story cabana.  
Owner: Mr. and Mrs. Irving Zeiger  
Architect: Robert A. Kennard  
Engineer: Robert Marxs  
Contractor: Owner  
Cost: \$980.00
- April 27, 1960: Building Permit No. LA59220 for wet sandblasting of swimming pool. Work to be done on 4-26-60.  
Owner: Zeigler  
Architect: None  
Engineer: None  
Contractor: AAA Sandbasting Co.  
Cost: \$140.90

- February 14, 1988: Building Permit No. LA06136 scrape off gravel, apply 1-28# base, 3#11 glass ply, hot asphalt and rock to roof.  
Owner: Mr. Zeiger  
Architect: None  
Engineer: None  
Contractor: Supreme Roofing Co.  
Cost: \$6,300.00
- March 8, 1999: Building Permit No. VN50138 for interior remodel, master bathroom, powder room & laundry room. New cabinets, fixtures, counter, misc. repair of existing trellis due to excessive sagging. New beam will be at same location. No addition. No change in height. Combined permit Type V-N.  
Owner: Irving and Beatrice Zeiger Trustees, Zeiger Family Trust  
Architect: None  
Engineer: Stephen Perlof  
Contractor: R R Construction  
Cost: \$30,000.00
- January 22, 2002: Building Permit No. VN04143 to add 15'7" X 24'3" rec room/bath, add 9'11" X 11'10" study room <497 sq. ft. total>.  
Owner: Irving Zeiger  
Architect: Richard Gemigniani  
Engineer: None  
Contractor: Owner  
Cost: \$40,500
- February 6, 2002: Building Permit No. VN04889 is supplemental to revise plans: add 4'5" X 24'3" to rec room/bath, add 3'6" X 9'11" to study. Total addition is 639 sq. ft.  
Owner: Irving Zeiger  
Architect: Richard Gemigniani  
Engineer: None  
Contractor: Owner-Builder  
Cost: \$10,800

- June 20, 2011: Building Permit No. LA65117 to add 49 SF and remodel bathroom of existing single family dwelling.  
Owner: Arnaud and Tania Levy Trustees, Levy Landau Family Trust.  
Architect: None  
Engineer: George Wei Yan Oei  
Contractor: Chaswell Construction Company  
Cost: \$12,000.00
- August 15, 2011: Building Permit No. LA65117 as a supplemental permit to revise location and size of skylight above bathroom..  
Owner: Arnaud and Tania Levy Trustees, Levy Landau Family Trust.  
Architect: None  
Engineer: George Wei Yan Oei  
Contractor: Chaswell Construction Company  
Cost: \$12,000.00

**1** 050 021-1  
CITY OF LOS ANGELES

APPLICATION TO CONSTRUCT NEW BUILDING  
AND FOR CERTIFICATE OF OCCUPANCY

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT	29	BLK.	TRACT	15007	DIST. MAP	7024
JOB ADDRESS	8941 Wonderland Park Ave			APPROVED	ZONING	
2. BETWEEN CROSS STREETS	Skyline Dr.			AND	Muir Ridge Rd.	
3. PURPOSE OF BUILDING	1 fam Dwelling			INSIDE		
4. OWNER	Mr & Mrs Irving Zeiger			PHONE	02 87991	
5. OWNER'S ADDRESS	7724 Emerson Ave			P.O.	Westchester	
6. CERT. ARCH.	Robert Kennard			STATE LICENSE	e-1335	
7. LIC. ENGR.	Robert Marx			STATE LICENSE	SE 757	
8. CONTRACTOR	Not Selected Fred Vandermeer			STATE LICENSE	116303	
9. CONTRACTOR'S ADDRESS	12201 Highwater Road			P.O.	Granada Hills, Calif	
10. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE			BLDG. AREA
65 x 115	1	12'	none			3624
11. MATERIAL	<input checked="" type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	<input type="checkbox"/> ROOF	<input type="checkbox"/> WOOD	<input type="checkbox"/> STEEL
EXT. WALLS	<input checked="" type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	<input type="checkbox"/> CORR.	<input type="checkbox"/> CONC.	<input type="checkbox"/> OTHER
					ROOFING	SPRINKLERS
					COMPO	REQ. SPECIFIED
1 8941 Wonderland Park Ave					DISTRICT OFFICE	
					L. A.	

12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$35,000

C. OF O. ISSUED

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.

Robert Kennard  
*Robert Kennard*  
SIGNED

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

VALUATION APPROVED	Thompson	DWELL. UNITS	1
APPLICATION CHECKED	Kelmeier	PARKING SPACES	1 REG
PLANS CHECKED	Thompson	GUEST ROOMS	0
CORRECTIONS VERIFIED	Thompson	FILE WITH	
PLANS APPROVED	Thompson	CONT. INSP.	GLUE LAM. BEAM
APPLICATION APPROVED	Thompson	INSPECTOR	

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	B.P.	I.F.	O.S.	C/O
V	R	X	\$50.00	-	93.00			

VALIDATION	CASHIER'S USE ONLY		
LA 10812	MAY-158	27238	A - 2 CK 50.00
	SEP-22-58	64760	D - 1 CK 93.00

APPROVED NEAR LOT LINE  
PER CONSERVATION AFR  
KENNARD TO ED OF HIGHWAY  
(BUNDICK) DTD 4-3-58

PUBLIC UTILITY  
EASEMENT

LOT 29

WONDISLAND  
PARK SIDE

Rx 20'

127.42'

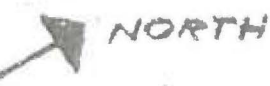
103.38'

174.69'

180'

177.99'

168.94'



SITE PLAN  
SCALE 1" = 100'

LEGAL DESCRIPTION  
LOT 29 TRACT 15007

*Robert Kennedy*

1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

Heath 7024

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT	29	BLK.		TRACT	15007	DIST. MAP	7024
JOB ADDRESS	8941 Wonderland Park Ave.				APPROVED	DATE	R-1-1
2. BETWEEN CROSS STREETS	Muir Ridge Rd. AND SKYLING DR					FIRE DIST.	
3. PURPOSE OF BUILDING	Private Swimming pool					KEY	5C
4. OWNER	Irving Zeiger				PHONE	CON. LOT	
5. OWNER'S ADDRESS	8941 Wonderland Park Ave.				P.O.	ZONE	Irreg.
6. CERT. ARCH.		STATE LICENSE		PHONE			
7. LIC. ENGR.	W. M. Taggart				STATE LICENSE	PHONE	REAR ALLEY
8. CONTRACTOR	Westwood Pool Co.				STATE LICENSE	PHONE	SIDE ALLEY
9. CONTRACTOR'S ADDRESS	3246 Barrington Ave.				P.O.	ZONE	BLDG. LINE
10. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE				AFFIDAVITS
	21 X 40	( 795 sq. ft. )					BLDG. AREA
11. MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF	<input type="checkbox"/> WOOD	<input type="checkbox"/> STEEL	ROOFING
EXT. WALLS:	<input type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	CONST.	<input type="checkbox"/> CONC.	<input type="checkbox"/> OTHER	SPRINKLERS REQ'D SPECIFIED

1 8941 Wonderland Park Ave.

DISTRICT OFFICE L.A.

12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 4180.00

C. OF O. ISSUED

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

No 6 - See @ File with  
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.

John A. Stone  
SIGNED

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

TYPE	GROUP	MAX. DCC	P.C.	S.P.C.	B.P.	I.F.	O.S.	C/O
Pool			10.00		15.00			

VALIDATION	CASHIER'S USE ONLY		
1420579	APR-67	22156	B - 2 CK 10.00
	APR-67	25001	B - 1 CK 15.00

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

Handwritten notes on the right margin, including 'Hills' and '4/15/67'.



# 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.

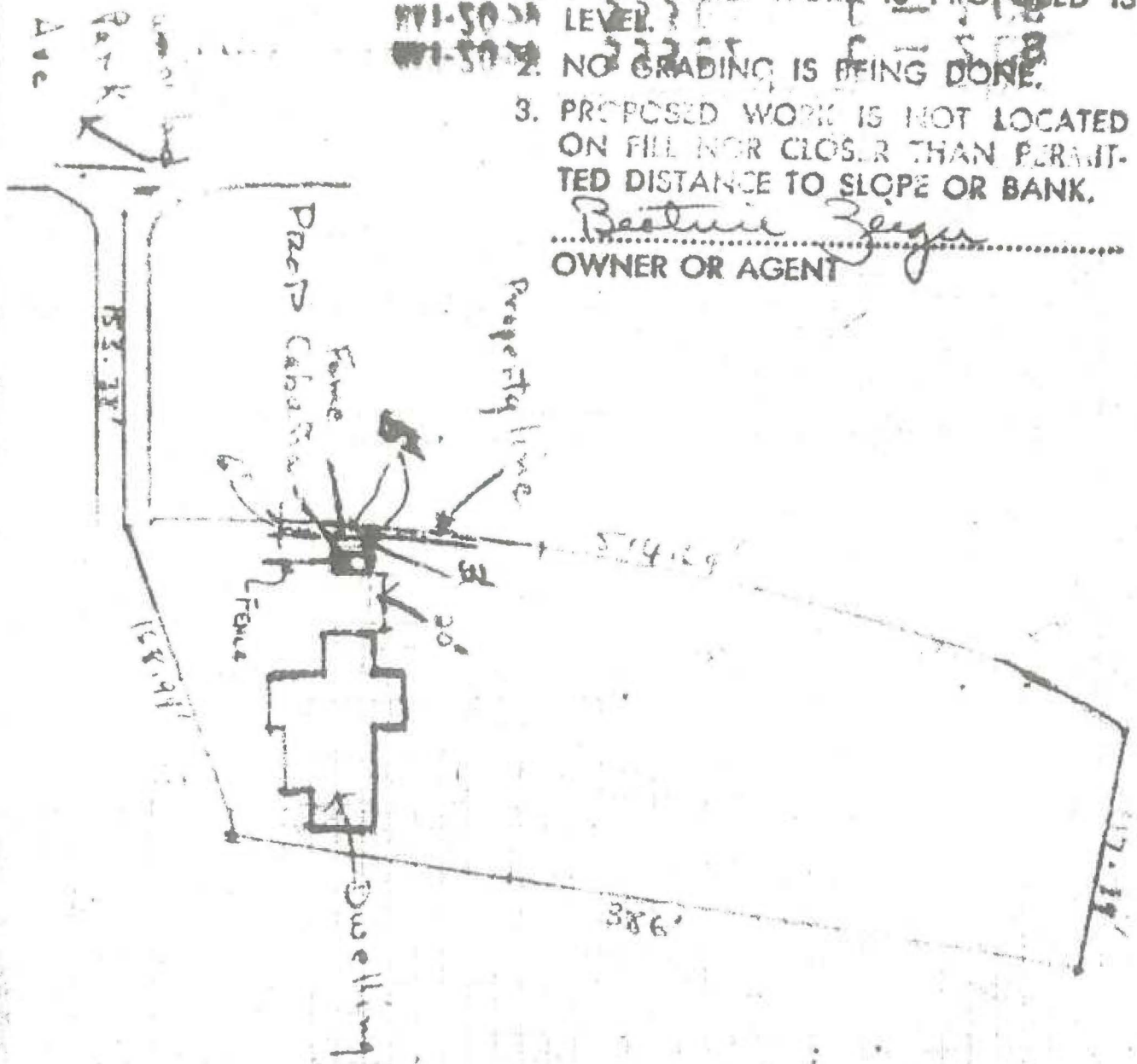
1. LEGAL LOT 29	BLK.	TRACT 15007	DIST. MAP 7024
JOB ADDRESS 8941 Wonderland Park Ave.		APPROVED	ZONE R-1-1
2. BETWEEN CROSS STREETS Skyline Dr. AND Burroughs Rd.			FIRE DIST.
3. PURPOSE OF BUILDING Cabana			INSIDE X KEY
4. OWNER Mr. & Mrs. Irving Zeiger		PHONE OR 87991	COR. LOT REV. COR.
5. OWNER'S ADDRESS 7724 Emerson Ave.		P.O. ZONE L. A. 45	LOT SIZE Irreg.
6. CERT. ARCH. Robert Kennard		STATE LICENSE PHONE C-1335 WE 41214	
7. LIC. ENGR. Robert Marx		STATE LICENSE PHONE SE 757 CE 67402	REAR ALLEY SIDE ALLEY
8. CONTRACTOR Owzior		STATE LICENSE PHONE	BLDG. LINE Hills
9. CONTRACTOR'S ADDRESS		P.O. ZONE	AFFIDAVITS
10. SIZE OF NEW BLDG. STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE 16x 8'4" 1 8' 1 - Dwelling			
1 8941 Wonderland Park Ave.			DISTRICT OFFICE L. A.
11. MATERIAL EXT. WALLS: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONC. CONCRETE		ROOF CONST. <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> CONC. <input type="checkbox"/> STEEL <input type="checkbox"/> OTHER	SPRINKLERS REQUIRED SPECIFIED BLDG. AREA
12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.		\$ 980.00	1704
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.		VALUATION APPROVED <i>Robert Marx</i>	DWELL UNITS
<i>Robert Zeiger</i> SIGNED		APPLICATION CHECKED Teruya	PARKING SPACES NC
		FLANS CHECKED	GUEST ROOMS
		CORRECTIONS VERIFIED	FILE WITH
		PLANS APPROVED	CONT. INSP. None
		APPLICATION APPROVED	INSPECTOR

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

TYPE	GROUP	MAX. DEC.	P.C.	S.P.C.	F.P.	F.	OR.	C/O
VALIDATION				CASHIER'S USE ONLY				
1 A 22701		MAY-20-50	33302	one grading		crit. soil	2.00	
		MAY-20-50	33303	C - 1 CS			6.00	
EE 3843				<i>Robert Marx</i>				

1. SITE WHERE WORK IS PROPOSED IS ON LEVEL.
2. NO GRADING IS BEING DONE.
3. PROPOSED WORK IS NOT LOCATED ON FILL NOR CLOSER THAN PERMITTED DISTANCE TO SLOPE OR BANK.

*Beatrice Zeiger*  
 .....  
 OWNER OR AGENT



RECEIVED FOR ZONE  
 CARDS AND USE  
 DATE 5/20/59

No Interference with easement along  
 boundary property line  
*Beatrice Zeiger*

3

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

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

Form with 11 numbered sections: 1. LEGAL LOT, 2. BUILDING ADDRESS, 3. BETWEEN CROSS STREETS, 4. PRESENT USE OF BUILDING, 5. OWNER, 6. OWNER'S ADDRESS, 7. CERT. ARCH., 8. LIC. ENGR., 9. CONTRACTOR, 10. CONTRACTOR'S ADDRESS, 11. SIZE OF EXISTING BLDG.

SEWER (Available) (Not Available)

Form with 12 numbered sections: 12. MATERIAL, 13. VALUATION, 14. SIZE OF ADDITION, 15. NEW WORK. Includes 'WORK TO BE DONE' and 'DISTRICT OFFICE' fields.

CRITICAL SOIL

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 relative to workmen's compensation insurance.

Signed [Signature] This Form When Properly Validated is a Permit to Do the Work Described.

Table with columns: TYPE, GROUP, MAX. OCC., P.C., S.P.C., G.P.I., B.P., O.S., C/O

CASHIER'S USE ONLY

LA59220

APR-27-60

25445

C - 1 CK

2.00

P.C. No. GRADING CRIT. SOIL CONS.



**PUBLIC RECORD**  
**APPLICATION FOR INSPECT' TO ADD-ALTER-REPAIR-DEMOLISH**  
**AND FOR CERTIFICATE OF OCCUPANCY.** DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT	BLOCK	TRACT	COUNCIL DISTRICT NO.	DIST. MAP
				00	1000
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING		ZONE		
Dwelling	Dwelling				
3. JOB ADDRESS					
8941 Wonderland Park Ave.					
4. BETWEEN CROSS STREETS AND					
Skyline		AND		Burroughs Rd.	
5. OWNER'S NAME					
Mr. Zolger				PHONE 654 1970	
6. OWNER'S ADDRESS					
8941 Wonderland Pk Ave, Los Angeles					
7. ENGINEER					
None					
8. ARCHITECT OR DESIGNER					
None					
9. ARCHITECT OR ENGINEER'S ADDRESS					
None					
10. CONTRACTOR					
Supreme Roofing Co.		BUS. LIC. NO. 177291 94		ACTIVE STATE LIC. NO. 386172	
				PHONE 469 2981	
11. SIZE OF EXISTING BLDG.					
WIDTH		LENGTH		NO. OF EXISTING BUILDINGS ON LOT AND USE	
None					
12. CONST. MATERIAL OF EXISTING BLDG.					
EXT. WALLS		ROOF		FLOOR	
None					
13. JOB ADDRESS					
8941 Wonderland Park Ave.				STREET GUIDE 55 C1	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING					
2 sqs		6300.00		6300.00	
15. NEW WORK (Describe)					
Scrape off gravel, apply 1-28# base, 1-#11 glass ply, hot asphalt, and rock.					
NEW USE OF BUILDING					
TYPE		GROUP OCC.		BLDG. AREA	
None					
PLANS CHECKED					
A. Nalchudan					
APPLICATION BY					
A. Nalchudan					
INSPECTION ACTIVITY					
COMB GEN MAJ. S. CONS.					
FILE WITH					
LA					
TYPIST					
None					
INSPECTOR					
None					
SPRINKLERS REQ'D SPEC.					
P.C.		I.P.		CONT. INSP.	
1.00		.50		None	
S.P.C.					
None					
E.P.					
None					
G.P.I.					
None					
DIST. OFFICE					
LA					
ENERGY:					
None					
P.C. NO.					
None					
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.					

**DECLARATIONS AND CERTIFICATIONS**

**LICENSED CONTRACTORS DECLARATION**

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

Date 2-11-85 Lic. Class C-39 Lic. Number 386172 Contractor Supreme Roofing Co., Inc. (Signature)

**OWNER-BUILDER DECLARATION**

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

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

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

I am exempt under Sec. \_\_\_\_\_ B. A. P. C. for this reason: \_\_\_\_\_

Date \_\_\_\_\_ Owner's Signature \_\_\_\_\_

**WORKERS' COMPENSATION DECLARATION**

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. WP 84 240916 Company Fremont Indemnity Co.

Certified copy is hereby furnished.

Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 2-11-85 Applicant Supreme Roofing Co., Inc.

Applicant's Mailing Address 1015 N. Gower St. Los Angeles, Ca. 90038

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**

19. 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

Date \_\_\_\_\_ Applicant \_\_\_\_\_

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

**CONSTRUCTION LENDING AGENCY**

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

Lender's Name \_\_\_\_\_ Lender's Address \_\_\_\_\_

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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that 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 a work described herein or the condition of the property or soil upon which such work is performed (Sec. 81.022 (b)(1)).

Signed Supreme Roofing Co., Inc. Pres. Paul R. ... Date 2-11-85

~~001-100107~~

072 100100

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001-100100

001-100100

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001-100100

8941 Wonderland Park Ave



Permit #:
Plan Check #
Event Code

99016 - 30000 - 03432

Reference #:

Bldg - Alter Repair
1 or 2 Family Dwelling
Over the Counter Permit
City of Los Angeles - Department of Building and Safety
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY
Status Ready to Issue
Status Date 03 08 99
Printed on: 03 08 99 15:49:40

Table with 4 columns: TRACT, BLOCK, LOT(s), and PARCEL ID # (PIN). TRACT: TR 15007, BLOCK: 29, LOT(s): 29, PARCEL ID # (PIN): 153B169 287, BOOK/PAGE/PARCEL: 5564 - 015 - 043

3. PARCEL INFORMATION
BAS Branch Office - 1A
Council District - 5
Census Tract - 2611 019
District Map - 153B169
Energy Zone - 9
Fire District - MFD
Hillside Grading Area - YES
Hillside Ordinance - YES
Thomas Brothers Map Grid - 592
ZONING: RL15-1

4. DOCUMENTS
Z1 - 1224

5. CHECKLIST ITEMS
Combine Elec - Wrk. per 91.107.2.1.1 Fabricator Req'd - Glued-Laminated Timber
Combine HVAC - Wrk. per 91.107.2.1.1
Combine Plumbg - Wrk. per 91.107.2.1.1

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner: Zeiger, Irving And Beatrice Trs Zeiger F8941 Wonderland Park Ave LOS ANGELES CA 90046
Tenant:

7. EXISTING USE PROPOSED USE
1 Dwelling - Single Family
8. DESCRIPTION OF WORK
Interior remodel - master bathroom, powder room & laundry room, new cabinets, fixtures, counter, misc. repair (F) open trellis due to excessive sagging, new beam will be at the same location, no addition. No change in height. Combined permit. Type V-N

9. # of Bldgs on Site & Use: 1-SFD ATT CAR PORT
For information and/or inspection requests originating within LA County, call toll-free (800) LA 4481 H.D. outside LA County, call (213) 977-6941

10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: Phuong Nguyen DAS PC By:
OK for Cashier: Dean Lee Coord. OK:
Signature: Date: 3/08/1999
For Cashier's Use Only W/O #: 91603432

11. PROJECT VALUATION & FEE INFORMATION
Permit Valuation: \$30,000 PC Valuation:
FINAL TOTAL Bldg-Alter/Repair 992.09 Permit Issuing Fee 0.00
Permit Fee Subtotal Bldg-Alter/Rep 350.00
Electrical 91.00
HVAC 45.50
Plumbing 91.00
Plan Check Subtotal Bldg-Alter/Rep 315.00
Fire Hydrant Refuse-To-Pay
E-Q Instrumentation 3.00
O.S. Surcharge 17.91
Sys. Surcharge 53.73
Planning Surcharge 19.95
Planning Surcharge Misc Fee 5.00
Sewer Cap ID: Total Bond(s) Due:

03/08/99 04:21:20PM VNO1 T-1870 C 16
BLDG PERMITS R 350.00
INVOICE # 000000 PF
ELEC PERMIT RE 91.00
HTG/REF PMT RE 45.50
PLBS PERMIT RE 91.00
BLDG PLAN CHEC 315.00
EI RESIDENTIAL 3.00
ONE STOP 17.91
SYS DEV 53.73
MISCELLANEOUS 5.00
CITY PLAN SURC 19.95
CARRY 992.09
TO TRAN 1871

12. ATTACHMENTS
Plot Plan

99VN 50138

**13. STRUCTURE IDENTIFICATION**

**14. APPLICATION COMMENTS**

In the event that any business 1-163 is filed to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19025 of the Health and Safety Code of the State of California.

**15. Building Relocated From**

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(E) Perlof Stephen	3207 Viola Pl.		S1641	
(C) R R Construction	10425 Seabury Lane,	B	60855	310-474-2419

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.106 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.15 LAMC).

**17. LICENSED CONTRACTORS 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 Business and Professions Code Section 7027 related to my ability to take prime contracts or subcontracts involving specialty trades (for 1 or 2 family dwellings) use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's work contracts are desired:  
 License Class B License No. 60855 Sign Rosenblatt

**18. WORKERS' COMPENSATION DECLARATION**  
 I hereby affirm, under penalty of perjury, one of the following declarations:  
 I have and will maintain a certificate of consent to self-insure for workers' compensation as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.  
 I have and will maintain workers' compensation insurance as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are State Fund Policy Number: 044-96 unit 0014331  
 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.  
 Sign Rosenblatt Date 3 8 99 Contractor  Authorized Agent  Owner

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 3700 OF THE LABOR CODE INTEREST AND ATTORNEY'S FEES.

**19. CONSTRUCTION LENDING AGENCY**  
 I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3697, Civil Code).

Lender's name \_\_\_\_\_ Lender's address \_\_\_\_\_  
**20. ASBESTOS REMOVAL**  
 Notification of asbestos removal:  Is not applicable  Letter was sent to the AQMD or EPA Sign justice Date 3 8 99

**21. OWNER-BUILDER DECLARATION**  
 I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code). Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).  
 I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.  
 I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor licensed pursuant to the Contractors License Law.  
 I am exempt under Sec. \_\_\_\_\_, Bus. & Prof. Code for the following reason: \_\_\_\_\_  
 Print \_\_\_\_\_ Sign \_\_\_\_\_ Date \_\_\_\_\_  Owner  Authorized Agent

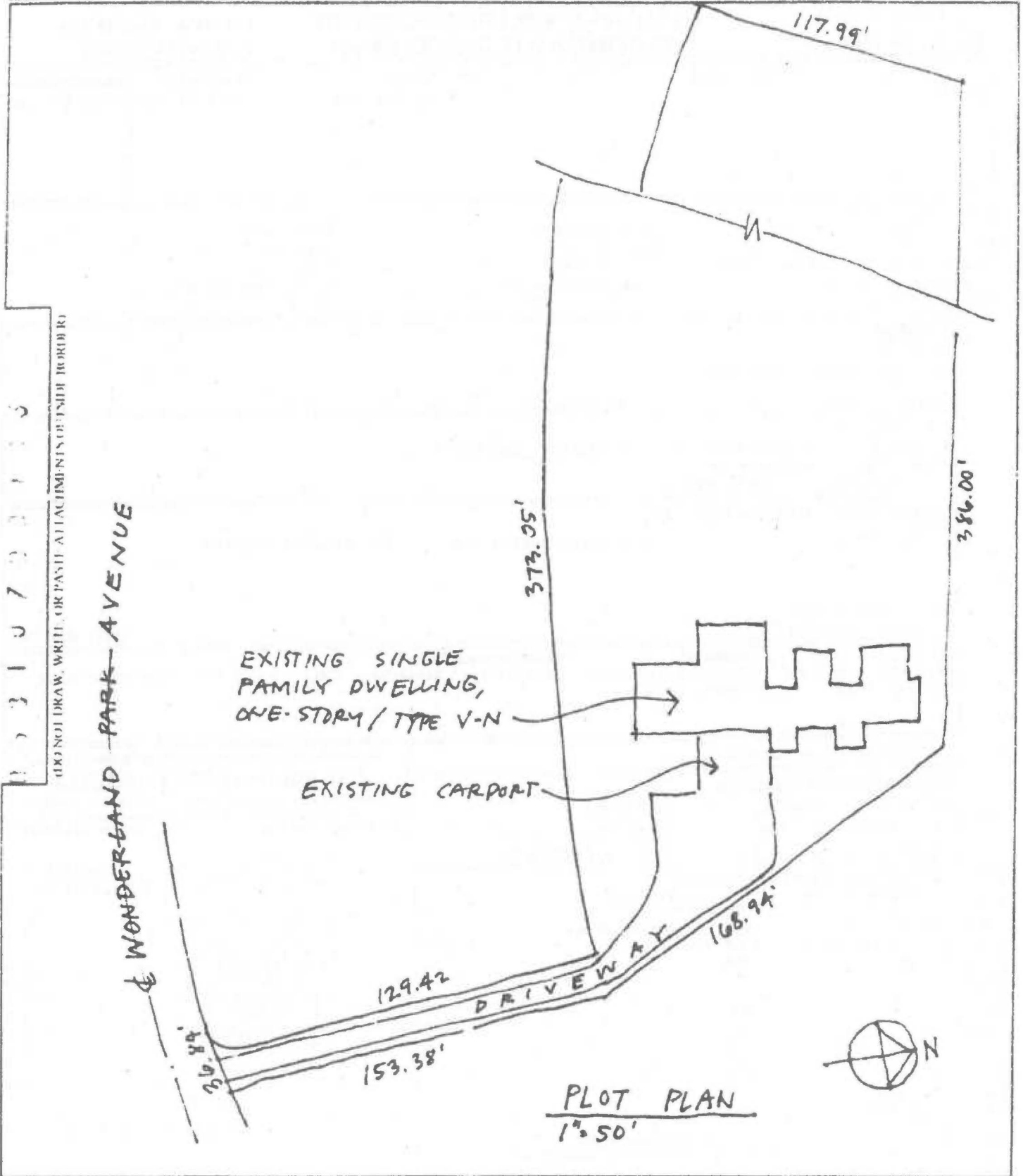
**22. FINAL DECLARATION**  
 I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that 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 owners 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. 91.016 4.3.4 LAMC).  
 Print Rosenblatt Sign Rosenblatt Date 3 8 99  Owner  Contractor  Authorized Agent

Bldg--Alter/Repair  
1 or 2 Family Dwelling  
Over the Counter Permit

City of Los Angeles - Department of Building and Safety

Plan Check #  
Initiating Office WEST LA  
Printed on 02/26/99 11:01:46

PLOT PLAN ATTACHMENT



8941 W Wonderland Park Ave



Permit #:
Plan Check #:
Event Code:

02014 - 20000 - 00237

Printed: 01/22/02 04:06 PM

Bldg-Addition
1 or 2 Family Dwelling
Counter Plan Check
City of Los Angeles - Department of Building and Safety
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY
Last Status: Ready to Issue
Status Date: 01/22/2002

Table with 4 columns: TRACT, BLOCK, LOT(s), ARB MAP REF #, PARCEL ID # (PIN), BOOK/PAGE/PARCEL. Row 1: TR 15007, 29, M B 392-45/49, 153B169 486, 5564 - 015 - 043

3. PARCEL INFORMATION
BAS Branch Office - LA
Council District - 5
Community Plan Area - Bel Air - Beverly Crest
Census Tract - 2611.010
District Map - 153B169
Energy Zone - 9
Fire District - MFD
Hillside Grading Area - YES
Hillside Ordinance - YES
Lot Size - IRR
Lot Type - Flag
Near Source Zone Distance - 0
ZONING(S): RE15-1-H/

4. DOCUMENTS
Z1 - Z1-1224
SPA - Mulholland Scenic Parkway (Oute

5. CHECKLIST ITEMS
Combine Elec - Wrk. per 91.107.2.1.1.1 Storm Water - Local SWPPP
Combine HVAC - Wrk. per 91.107.2.1.1.1
Combine Plumbg - Wrk. per 91.107.2.1.1.1

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): Zeiger, Irving 8941 Wonderland Park Ave LOS ANGELES CA 90046
Tenant:
Applicant: (Relationship: Architect) Richard Gemigniani - (818) 385-1516

Table with 3 columns: EXISTING USE, PROPOSED USE, DESCRIPTION OF WORK. Row 1: (01) Dwelling - Single Family, (01) Dwelling - Single Family, ADD 15'7" X 24'3" RECRM/BATH, ADD 9'11" X 11'10" STUDY RM <497 SQFT TOTAL>

9. # Bldgs on Site & Use: 1-SFD W/ GARAGE

10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: Minh Ong DAS PC By:
OK for Cashier: Minh Ong Coord. OK:
Signature: Date: 1/22/02

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

For Cashier's Use Only W/O #: 21400237

LA Department of Building and Safety
VN 16 08 015266 01/22/02 04:06 PM

Table with 2 columns: Fee Category, Amount. Rows include BUILDING PERMIT-REG (6457.60), ELECTRICAL PERMIT REG (618.92), etc.

Total Due: 8838.56
Check: 8838.56

02VN 041.43

11. PROJECT VALUATION & FEE INFORMATION
Permit Valuation: \$40,500 PC Valuation:
FINAL TOTAL Bldg-Addition 838.56 Supp. Planning Surcharge 13.73
Permit Fee Subtotal Bldg-Addition 457.60 Permit Issuing Fee 0.00
Energy Surcharge 0.00
Electrical 118.98
HVAC 59.49
Plumbing 118.98
Supp. Plan Check 0.00
Fire Hydrant Refuse-To-Pay 0.00
E.Q. Instrumentation 4.05
Supp. O.S. Surcharge 15.18
Supp. Sys. Surcharge 45.55
Planning Surcharge Misc Fee 5.00
Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS
Plot Plan

**13. STRUCTURE INVENTORY**

(C) Floor Area (ZC) 497 Sqft  
(NC) Height (ZC) Feet  
(C) Length 3.5 Feet  
(NC) Stories Levels  
(NC) Width Feet  
(P) Wood (Plywood, OSB, etc.) Shearwall  
(C) R3 Occupancy 533 Sqft Max Occ.  
(P) Type V-N Construction

**14. APPLICATION COMMENTS**

GPI WAIVED BY ROY DANIELS ON 1-10-2002

In the event that any box (i.e. 1-14) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

**15. Building Relocated From:**

**16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS**

(A) Gemigniani Richard 14476 Valley Vista Blvd, Sherman Oaks, CA 91423

**CLASS LICENSE# PHONE#**

C18783

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

**17. LICENSED CONTRACTOR'S DECLARATION**

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

License Class: \_\_\_\_\_ Lic. No.: \_\_\_\_\_ Print: \_\_\_\_\_ Sign: \_\_\_\_\_

**18. WORKERS' COMPENSATION DECLARATION**

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

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

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

Carrier: \_\_\_\_\_ Policy Number: \_\_\_\_\_

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

Sign: [Signature] Date: 1/22/02  Contractor  Authorized Agent  Owner

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

**19. CONSTRUCTION LENDING AGENCY**

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

Lender's name: \_\_\_\_\_ Lender's address: \_\_\_\_\_

**20. ASBESTOS REMOVAL**

Notification of asbestos removal:  Is not applicable  Letter was sent to the AQMD or EPA Sign: [Signature] Date: 1/22/02

**21. OWNER-BUILDER DECLARATION**

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

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

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

I am exempt under Sec. \_\_\_\_\_, Bus. & Prof. Code for the following reason: \_\_\_\_\_

Print: RICHARD GEMIGNIANI Sign: [Signature] Date: 1/22/02  Owner  Authorized Agent

**22. FINAL DECLARATION**

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that 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 (if satisfactory to the holder(s) of the easement) will be provided (Sec. 91.0106.4.3.4 LAMC).

Print: RICHARD GEMIGNIANI Sign: [Signature] Date: 1/22/02  Owner  Contractor  Authorized Agent

8941 W Wonderland Park Ave

Permit Application #: 02014 - 20000 - 00237

Bldg-Addition  
1 or 2 Family Dwelling  
Counter Plan Check

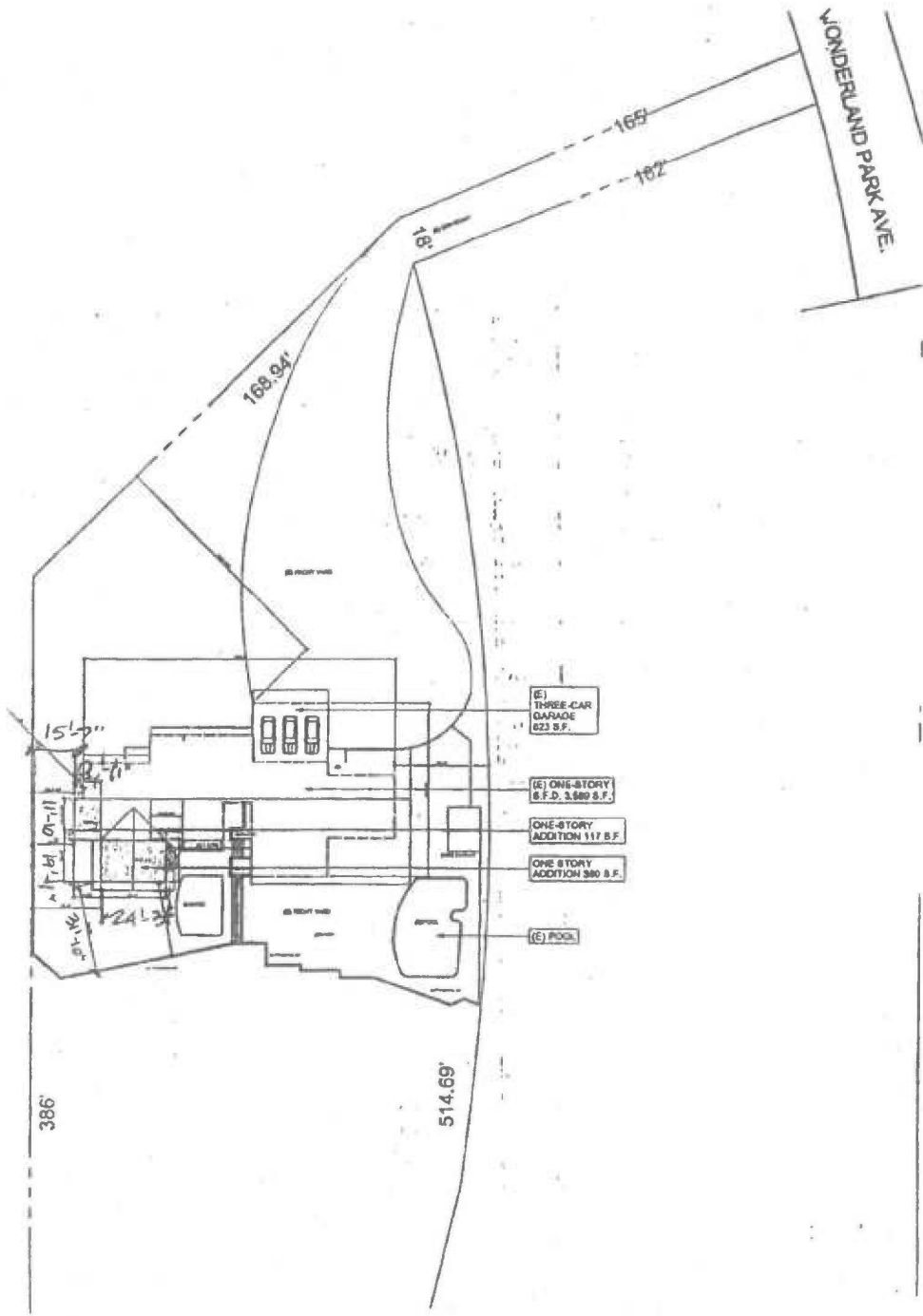
City of Los Angeles - Department of Building and Safety

Plan Check #:  
Initiating Office: VAN NUYS  
Printed on: 01/22/02 16:06:07

### PLOT PLAN ATTACHMENT

101002201025223

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



8941 W Wonderland Park Ave



Permit #:
Plan Check #:
Event Code:

02014 - 20001 - 00237

Printed: 02/06/02 10:38 AM

Bldg-Addition
1 or 2 Family Dwelling
Over the Counter Permit
City of Los Angeles - Department of Building and Safety
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY
Last Status: Ready to Issue
Status Date: 02/06/2002

Table with 4 columns: TRACT, BLOCK, LOT(s), ARB, MAP REF#, PARCEL ID# (PIN), BOOK/PAGE/PARCEL. Row 1: TR 15007, 29, M B 392-45/49, 153B169 486, 5564 - 015 - 043

3. PARCEL INFORMATION
BAS Branch Office - LA
Council District - 5
Community Plan Area - Bel Air - Beverly Crest
Census Tract - 2611.010
District Map - 153B169
Energy Zone - 9
Fire District - MFD
Hillside Grading Area - YES
Hillside Ordinance - YES
Lot Size - IRR
Lot Type - Flag
Near Source Zone Distance - 0

4. DOCUMENTS
Z1 - Z1-1224
SPA - Mulholland Scenic Parkway (Oute)

5. CHECKLIST ITEMS
Combine Elec - Wrk. per 91.107.2.1.1.1 Storm Water - Local SWPPP
Combine HVAC - Wrk. per 91.107.2.1.1.1
Combine Plumbg - Wrk. per 91.107.2.1.1.1

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): Zeiger, Irving 8941 Wonderland Park Ave LOS ANGELES CA 90046
Applicant: (Relationship: Architect) Richard Gemigniani - (818) 385-1516

7. EXISTING USE PROPOSED USE 8. DESCRIPTION OF WORK
(01) Dwelling - Single Family (01) Dwelling - Single Family SUPPLEMENTAL TO REVISE PLANS: ADD 4'5"x24'3" TO REC. ROOM AND 3'6"x9'11" TO STYDY. TOTAL ADDITION IS 639 SQ. FT.
(07) Garage - Private (07) Garage - Private

9. # Bldgs on Site & Use: 1-SFD W/ GARAGE

10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: DAS PC By:
OK for Cashier: Ara Sargsyan Coord. OK:
Signature: Date: 02/06/02

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

For Cashier's Use Only W/O #: 21400237

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period
Permit Valuation: \$10,800 PC Valuation:
FINAL TOTAL Bldg-Addition 2,815.74 Planning Surcharge Misc Fee 5.00
Permit Fee Subtotal Bldg-Addition 192.50 School District Residential Level II 2,268.45
Electrical 50.05 Permit Issuing Fee 0.00
HVAC 25.03 Permit Fee-Single Inspection Flag 0.00
Plumbing 50.05
Plan Check Subtotal Bldg-Addition 173.25
Fire Hydrant Refuse-To-Pay 0.00
E.Q. Instrumentation 1.08
O.S. Surcharge 9.84
Sys Surcharge 29.52
Planning Surcharge 10.97
Sewer Cap ID: Total Bond(s) Due:

LA Department of Building and Safety
VN 07 06 051329 02/06/02 10:43AM

Table with 2 columns: Description, Amount. Rows include BUILDING PERMIT-RES (\$192.50), ELECTRICAL PERMIT RES (\$50.05), HYG/REF PMT RES (\$25.03), PLUMBING PERMIT RES (\$50.05), BUILDING PLAN CHECK (\$173.25), EI RESIDENTIAL (\$1.08), ONE STOP SURCH (\$9.84), SYSTEMS DEVT FEE (\$29.52), CITY PLANNING SURCH (\$10.97), MISCELLANEOUS (\$5.00), SCHOOL DEV RES (\$2,268.45)

Total Due: \$2,815.74
Check: \$2,815.74

12. ATTACHMENTS
Plot Plan

02VN 04889

**13. STRUCTURE INVENTORY**

(C) Floor Area (ZC) 639 Sqft  
(NC) Height (ZC) Feet  
(C) Length 3.5 Feet  
(NC) Stories Levels  
(NC) Width Feet  
(P) Wood (Plywood, OSB, etc.) Shearwall  
(C) R3 Occupancy 639 Sqft Max Occ.  
(P) Type V-N Construction

**14. APPLICATION COMMENTS**

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

**15. Building Referred From:**

**16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS**

**CLASS LICENSE# PHONE#**

(O) Owner-Builder

0

(A) Gemigniani

Richard 14476 Valley Vista Blvd,

Sherman Oaks, CA 91423

C18783

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

**17. LICENSED CONTRACTOR'S DECLARATION**

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

License Class: \_\_\_\_\_ Lic. No.: \_\_\_\_\_ Print: \_\_\_\_\_ Sign: \_\_\_\_\_

**18. WORKERS' COMPENSATION DECLARATION**

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

- I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: \_\_\_\_\_ Policy Number: \_\_\_\_\_
- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: [Signature] Date: 2/6/02  Contractor  Authorized Agent  Owner

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

**19. CONSTRUCTION LENDING AGENCY**

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

Lender's name: \_\_\_\_\_ Lender's address: \_\_\_\_\_

**20. ASBESTOS REMOVAL**

Notification of asbestos removal.  Is not applicable  Letter was sent to the AQMD or EPA Sign: [Signature] Date: 2/6/02

**21. OWNER-BUILDER DECLARATION**

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

- I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)
- I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)
- I am exempt under Sec. \_\_\_\_\_, Bus. & Prof. Code for the following reason: \_\_\_\_\_

Print: Richard Gemigniani Sign: [Signature] Date: 2/6/02  Owner  Authorized Agent

**22. FINAL DECLARATION**

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that 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)

Print: Richard Gemigniani Sign: [Signature] Date: 2/6/02  Owner  Contractor  Author Agent

8941 W Wonderland Park Ave

Permit Application #: 02014 - 20001 - 00237

Bldg Addition  
1 or 2 Family Dwelling  
Over the Counter Permit

City of Los Angeles - Department of Building and Safety

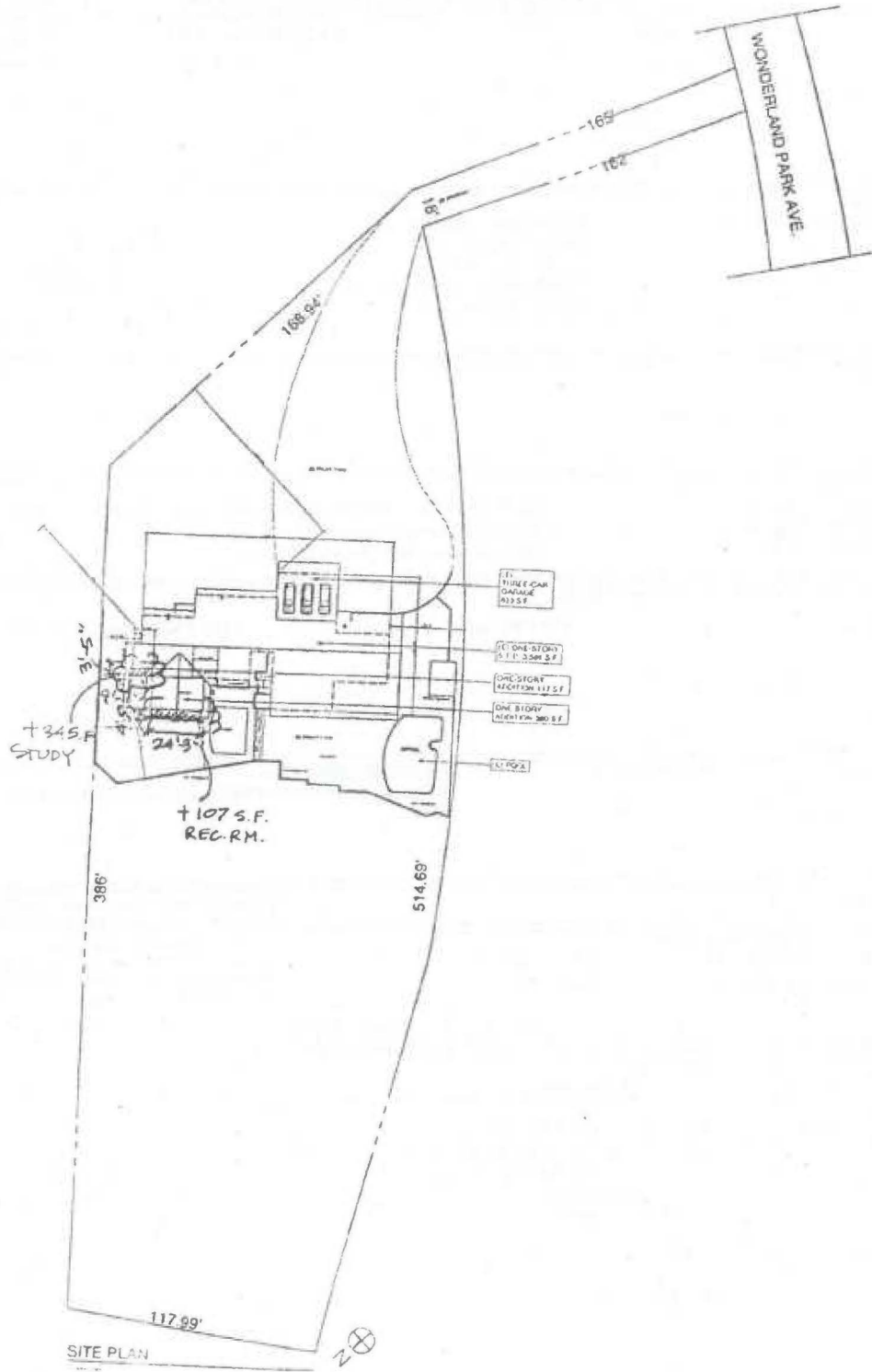
Plan Check #:  
Initiating Office: VAN NUYS  
Printed on: 02/06/02 10:39:04

### PLOT PLAN ATTACHMENT

02014-20001-00237

U N I T 9 0 0 1 M

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



SITE PLAN

8941 W Wonderland Park Ave



Permit #: 11014 - 10000 - 01495  
Plan Check #: B11LA04582 Printed:06/20/11 11:41 AM  
Event Code:

Bldg-Addition GREEN - MANDATORY City of Los Angeles - Department of Building and Safety  
1 or 2 Family Dwelling  
Plan Check at Counter  
Plan Check  
**APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY**  
Last Status: Ready to Issue  
Status Date: 06/20/2011

1. TRACT	BLOCK	LOT#	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 15007		29		M B 392-45/49	153B169 486	5564 - 015 - 043

**3. PARCEL INFORMATION**  
 Area Planning Commission - South Valley  
 LADBS Branch Office - LA  
 Council District - 5  
 Community Plan Area - Bel Air - Beverly Crest  
 Census Tract - 2611.01  
 District Map - 153B169  
 Energy Zone - 9  
 Fire District - MFD  
 Hillside Grading Area - YES  
 Hillside Ordinance - YES  
 Lot Size - IRR  
 Lot Type - Flag  
 Near Source Zone Distance - 0  
 Thomas Brothers Map Grid - 592  
 ZONE(S): RE15-1-H/

1030627201136535

**4. DOCUMENTS**  
 ZI - ZI-1224  
 SPA - Mulholland Scenic Parkway (Out)

**5. CHECKLIST ITEMS**  
 Special Inspect - Epoxy Injection  
 Fabricator Req'd - Shop Welds  
 Fabricator Req'd - Structural Steel  
 Std. Work Deser - Seismic Gas Shut Off Valve  
 Combine HVAC - Wrk. per 91.107.2.1.1.1  
 Combine Plumbg - Wrk. per 91.107.2.1.1.1  
 Combine Elec - Wrk. per 91.107.2.1.1.1

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**  
 Owner(s)  
 Zeiger, Irving 8941 Wonderland Park Ave LOS ANGELES CA 90046  
 Tenant  
 Applicant (Relationship: Agent for Contractor)  
 Shapour Shajirat - D C C 4741 Laurel Canyon Suite 201 STUDIO CITY, CA 91607 (818) 755-9000

**7. EXISTING USE** (01) Dwelling - Single Family  
 (07) Garage - Private  
**PROPOSED USE**

**8. DESCRIPTION OF WORK**  
 ADD 49 SF AND REMODEL BATHROOM OF (E) SINGLE FAMILY DWELLING.

9. # Bldgs on Site & Use:

**10. APPLICATION PROCESSING INFORMATION**  
 BLDG PC By: Bidyut Rath DAS PC By:  
 OK for Cashier: Alex Mendez Coord. OK:  
 Signature: Date: 6/20/11

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

For Cashier's Use Only W/O #: 11401495

**11. PROJECT VALUATION & FEE INFORMATION** Final Fee Period

Permit Valuation:	PC Valuation:	
\$12,000		
FINAL TOTAL Bldg-Addition	439.11 Planning Gen Plan Maint Surcharge	6.84
Permit Fee Subtotal Bldg-Addition	228.00 School District Residential Level 2	0.00
Energy Surcharge	State Green Building Surcharge	1.00
Electrical	59.28 Green Building	
HVAC	29.64 Permit Issuing Fee	0.00
Plumbing	59.28	
Plan Check Subtotal Bldg-Addition	0.00	
Fire Hydrant Refuse-To-Pay		
E.Q. Instrumentation	1.20	
O.S. Surcharge	7.55	
Sys. Surcharge	22.64	
Planning Surcharge	13.68	
Planning Surcharge Misc Fee	10.00	
Sewer Cap ID:	Total Bond(s) Due:	

**12. ATTACHMENTS**  
 Plot Plan



\* P 1 1 0 1 4 1 0 0 0 0 0 1 4 9 5 F N \*

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

11014 - 10000 - 01495

- (P) Floor Area (ZC): +49 Sqft / Sqft
- (P) Height (BC): 0 Feet / Feet
- (P) Height (ZC): 0 Feet / Feet
- (P) Length: 0 Feet / Feet
- (P) Stories: 0 Stories / 1 Stories
- (P) Width: 0 Feet / Feet
- (P) Dwelling Unit: 0 Units / 1 Units
- (P) R3 Occ. Group: +49 Sqft / Sqft
- (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Str
- (P) Type V-B Construction
- (P) Floor Construction - Concrete Slab on Grade
- (P) Foundation - Continuous Footing
- (P) Roof Construction - Wood Frame/Sheathing
- (P) Wall Construction - Wood Stud

14. APPLICATION COMMENTS

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

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

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME

NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(C) Chaswell Const Co	3450 Primera Avenue,			
(E) Oei, George Wai Yan	18760 E Amar Rd Apt 6,	B	751144 C36984	626 922 1315

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

17. LICENSED CONTRACTOR'S DECLARATION

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

License Class: **B** Lic. No.: **751144** Contractor: **CHASWELL CONST CO**

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: **State Comp. Ins. Fund** Policy Number: **238-0009866**

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2536 and the notification form at [www.aqmd.gov](http://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](http://www.dhs.ca.gov/childlead).

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4 3.4 LAMC).

By signing below, I certify that:

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

Print Name: **Chaswell Blackwell** Sign: *[Signature]* Date: **6/20/11**  Contractor  Authorized Agent

Bldg-Addition  
1 or 2 Family Dwelling  
Plan Check

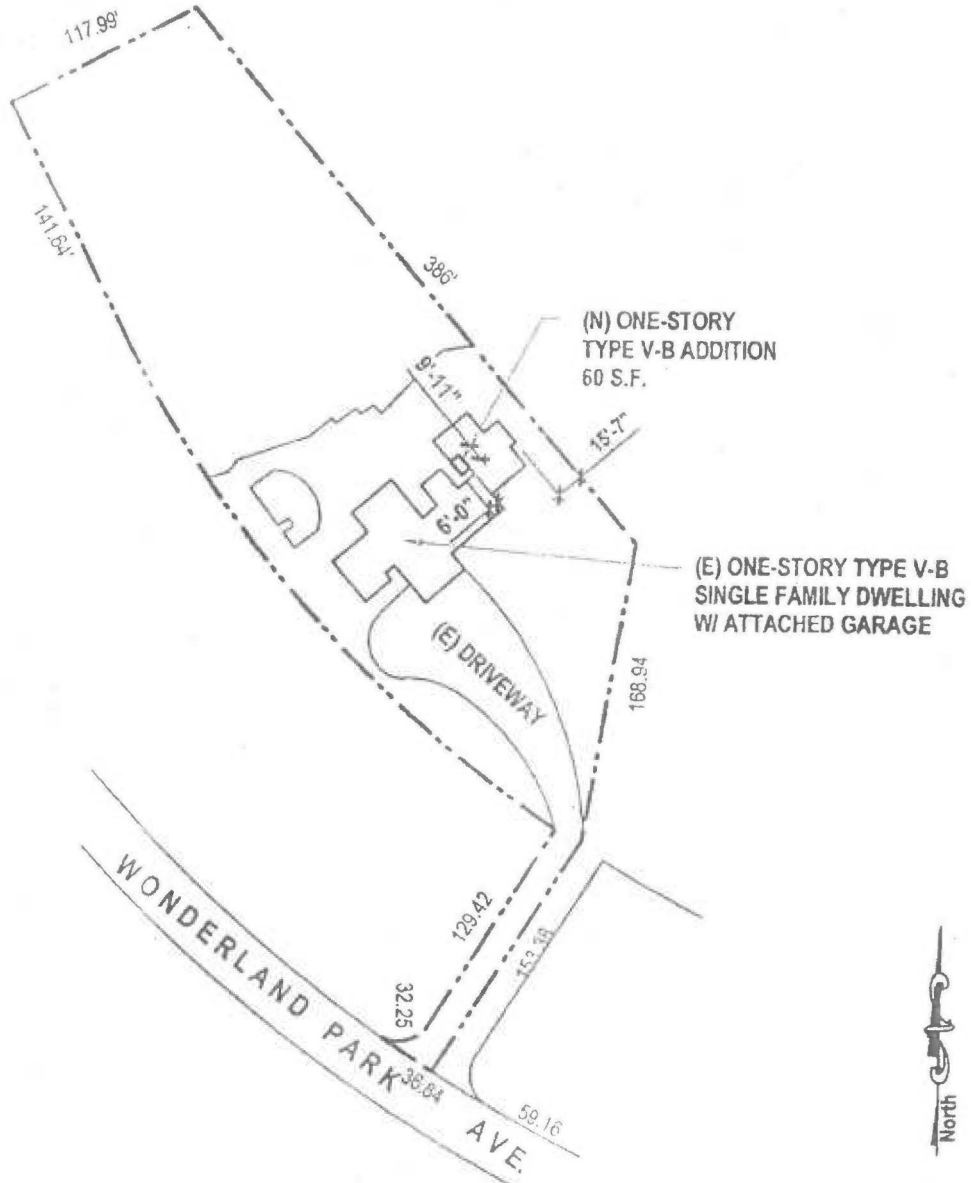
City of Los Angeles - Department of Building and Safety

Plan Check #: B11LA04582  
Initiating Office: METRO  
Printed on: 05/03/11 14:59:33

### PLOT PLAN ATTACHMENT

1010627201136585

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



GTB  
5/24/11

8941 W Wonderland Park Ave



Permit #: 11014 - 10001 - 01495  
Plan Check #: B11LA08825 Printed: 08/15/11 12:59 PM  
Event Code:

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

City of Los Angeles - Department of Building and Safety

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

Last Status: Ready to Issue  
Status Date: 08/15/2011

L TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
TR 15007		29		M B 392-45/49	153B169 486	5564 - 015 - 043

**3. PARCEL INFORMATION**

Area Planning Commission - South Valley  
LADBS Branch Office - LA  
Council District - 5  
Community Plan Area - Bel Air - Beverly Crest  
Census Tract - 2611.01

District Map - 153B169  
Energy Zone - 9  
Fire District - MFD  
Hillside Grading Area - YES  
Hillside Ordinance - YES

Lot Size - IRR  
Lot Type - Flag  
Near Source Zone Distance - 0  
Thomas Brothers Map Grid - 592

ZONE(S): RE15-1-H /

**4. DOCUMENTS**

Z1 - Z1-1224  
SPA - Mulholland Scenic Parkway (Out)

**5. CHECKLIST ITEMS**

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s)  
Zeiger, Irving 8941 Wonderland Park Ave LOS ANGELES CA 90046

Tenant  
Applicant (Relationship Agent for Contractor)  
Shapour Shajirat - D C C 4741 Laurel Canyon Suite 201 STUDIO CITY, CA 91607 (818) 755-9000

**7. EXISTING USE**

(01) Dwelling - Single Family  
(07) Garage - Private

**8. DESCRIPTION OF WORK**

SUPPLEMENTAL PERMIT TO REVISE LOCATION AND SIZE OF SKYLIGHT ABOVE BATHROOM.

**9. # High on Site & Use:**

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Lawrence Quirante DAS PC By:   
OK for Cashier/ Lawrence Quirante Coord. OK:   
Signature: *Lawrence Quirante* Date: 8/15/11

For inspection requests, call toll-free (888) LA4BUILD (524-2845).  
Outside LA County, call (213) 482-0000 or request Inspections via  
[www.ladbs.org](http://www.ladbs.org). To speak to a Call Center agent, call 311 or  
(866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231  
A Department of Building and Safety  
For Cashier's Use ONLY 10 290621 08/15/11 12:59 PM

**11. PROJECT VALUATION & FEE INFORMATION** Final Fee Period

Permit Valuation:	\$501	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	232.09	
Permit Fee Subtotal Bldg-Alter/Rep	130.00	
Plan Check Subtotal Bldg-Alter/Rep	58.50	
Fire Hydrant Refuse-To-Pay		
E.Q. Instrumentation	0.50	
O.S. Surcharge	3.78	
Sys. Surcharge	11.34	
Planning Surcharge	11.31	
Planning Surcharge Misc Fee	10.00	
Planning Gen Plan Maint Surcharge	5.66	
State Green Building Surcharge	1.00	
Permit Issuing Fee	0.00	
Sewer Cap ID:		Total Bond(s) Due:

BUILDING PERMIT-RES	\$130.00
BUILDING PLAN CHECK	\$58.50
EI RESIDENTIAL	\$0.50
ONE STOP SURCH	\$3.78
SYSTEMS DEVT FEE	\$11.34
CITY PLANNING SURCH	\$11.31
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT	\$5.66
STATE GREEN BUILDING SUR	\$1.00
BUILDING PLAN CHECK	\$0.00
P110141000101495FN	
Total Due:	\$232.09
Check:	\$232.09
2011LA67270	

**12. ATTACHMENTS**



\* P 1 1 0 1 4 1 0 0 0 1 0 1 4 9 5 F N \*

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

11014 - 10001 - 01495

**14. APPLICATION COMMENTS**

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

**15. Building Relocated From:**

**16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS**

NAME	ADDRESS	CITY	CLASS	LICENSE#	PHONE#
(C) Chaswell Const Co	3450 Primera Avenue,	Los Angeles, CA 90068	B	751144	
(E) Oei, George Wai Yan	18760 E Amar Rd Apt 6,	Walnut, CA 91789		C36984	626 922 1315

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

**17. LICENSED CONTRACTOR'S DECLARATION**

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

License Class: **B** Lic. No.: **751144** Contractor: **CHASWELL CONST CO**

**18. WORKERS' COMPENSATION DECLARATION**

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

Carrier: **State Comp. Ins. Fund** Policy Number: **238-0009866**

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

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

**19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING**

I certify that the location 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) 336-7333 and the notification form at [www.aqmd.gov](http://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](http://www.dhs.ca.gov/childlead).

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I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code). Lender's name (if any): \_\_\_\_\_ Lender's address: \_\_\_\_\_

**21. FINAL DECLARATION**

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or result 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: **Charles Blockwell**

Sign: 

Date: **8/15/11**

Contractor  Authorized Agent

## Zeiger House Photographs



*Zeiger House, 8941 Wonderland Park Avenue, October 21, 2013 (Photograph by Charles J. Fisher)*



*Zeiger House, 8941 Wonderland Park Avenue, Circa 2013 (Photograph by Google Earth)*



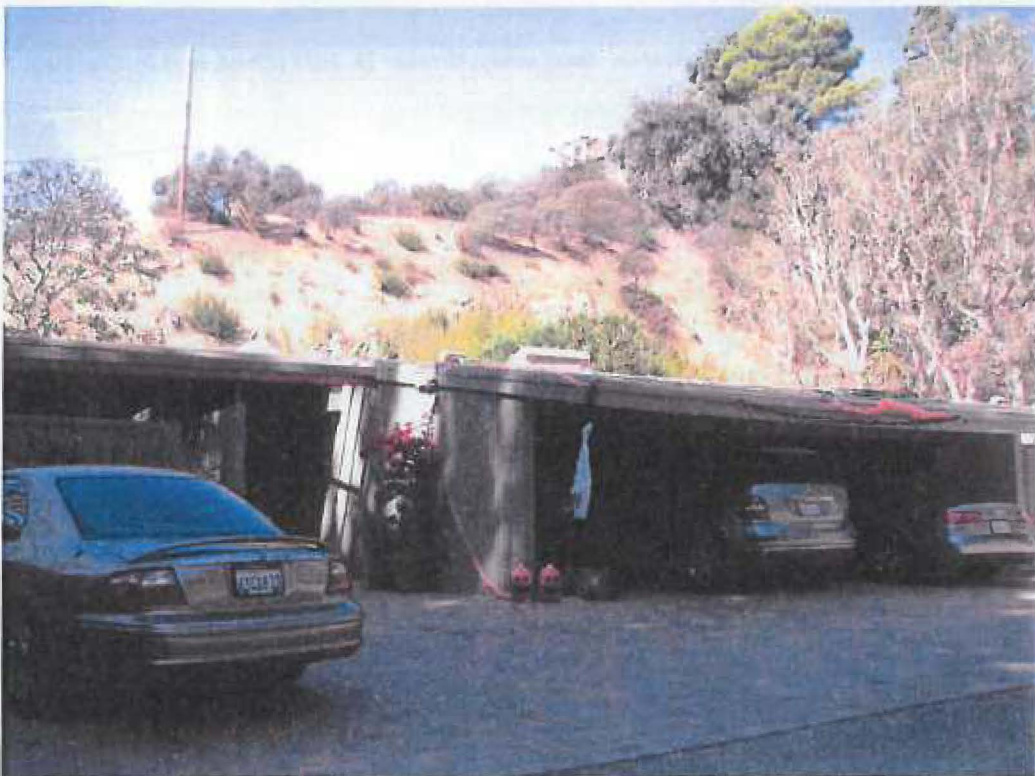
*Zeiger House, 8941 Wonderland Park Avenue, rear facade, Circa 1959 (Photograph by Robert A. Kennard)*



*Zeiger House, 8941 Wonderland Park Avenue, rear facade, October 21, 2013 (Photograph by Charles J. Fisher)*



*Zeiger House, 8941 Wonderland Park Avenue, front facade, October 21, 2013 (Photograph by Charles J. Fisher)*



*Zeiger House, 8941 Wonderland Park Avenue, front facade & car port, October 21, 2013 (Photograph by Charles J. Fisher)*



*Zeiger House, 8941 Wonderland Park Avenue, den chimney, October 21, 2013 (Photograph by Charles J. Fisher)*



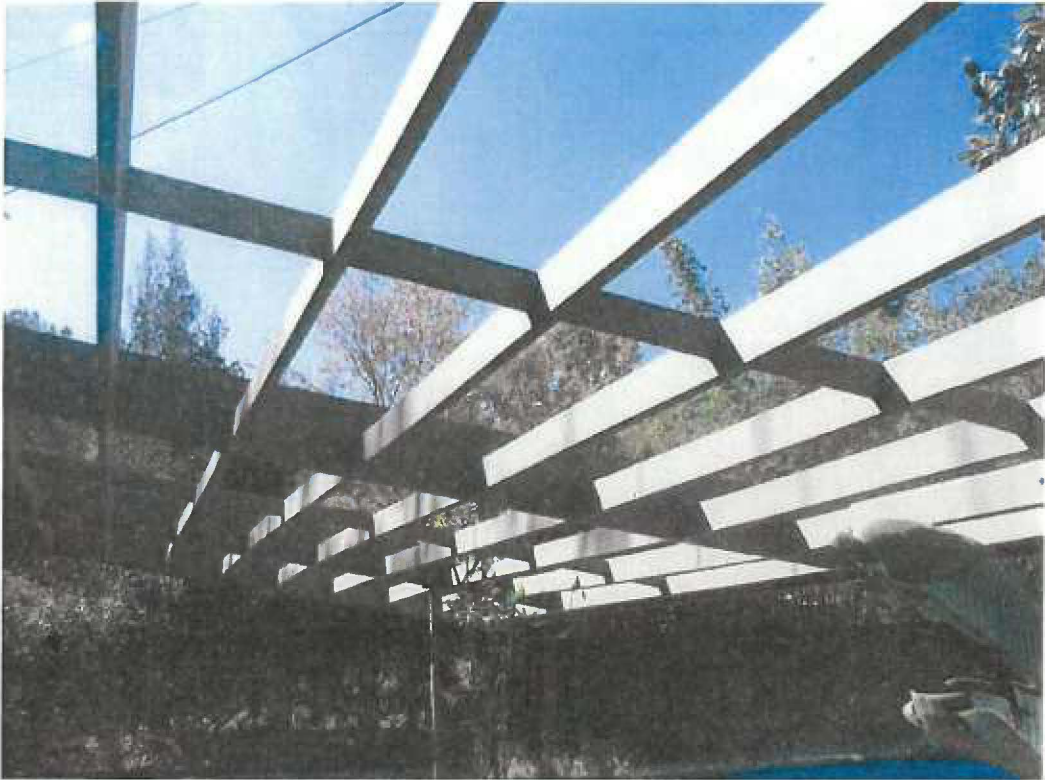
*Zeiger House, 8941 Wonderland Park Avenue, rear facade & garden, November 7, 2008 (Photograph by Eileen Moreno)*



*Bartlett Zeiger House, 8941 Wonderland Park Avenue, rear facade, October 21, 2013 (Photograph by Charles J. Fisher)*



*Zeiger House, 8941 Wonderland Park Avenue, pergola, November 7, 2008 (Photograph by Eileen Moreno)*



*Zeiger House, 8941 Wonderland Park Avenue, pergola, October 21, 2013 (Photograph by Charles J. Fisher)*



*Zeiger House, 8941 Wonderland Park Avenue, South facade, October 21, 2013 (Photograph by Charles J. Fisher)*



*Zeiger House, 8941 Wonderland Park Avenue, entry to den, October 21, 2013 (Photograph by Charles J. Fisher)*



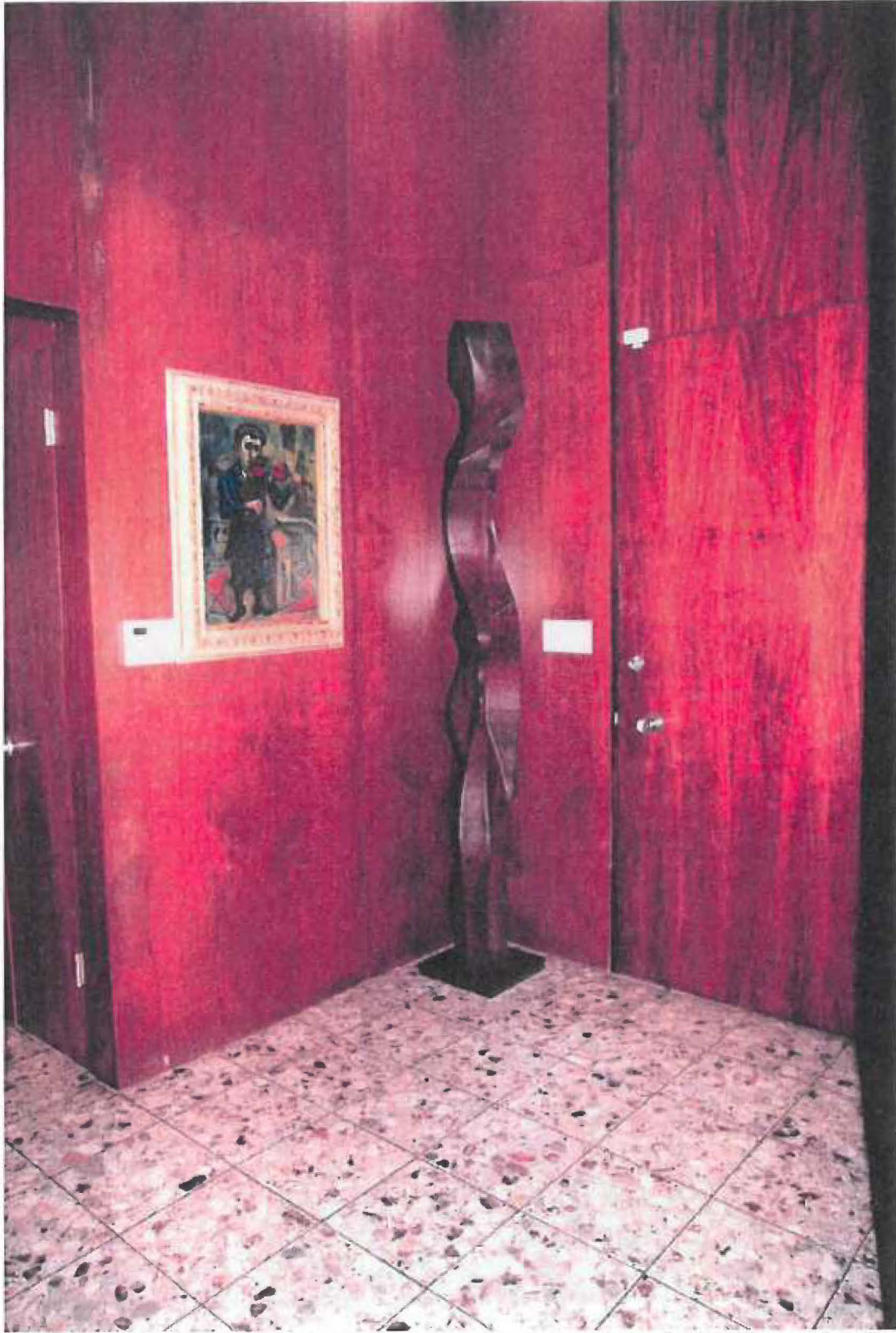
*Zeiger House, 8941 Wonderland Park Avenue, patio pergola, October 21, 2013 (Photograph by Charles J. Fisher)*



*Zeiger House, 8941 Wonderland Park Avenue, front door, October 21, 2013 (Photograph by Charles J. Fisher)*



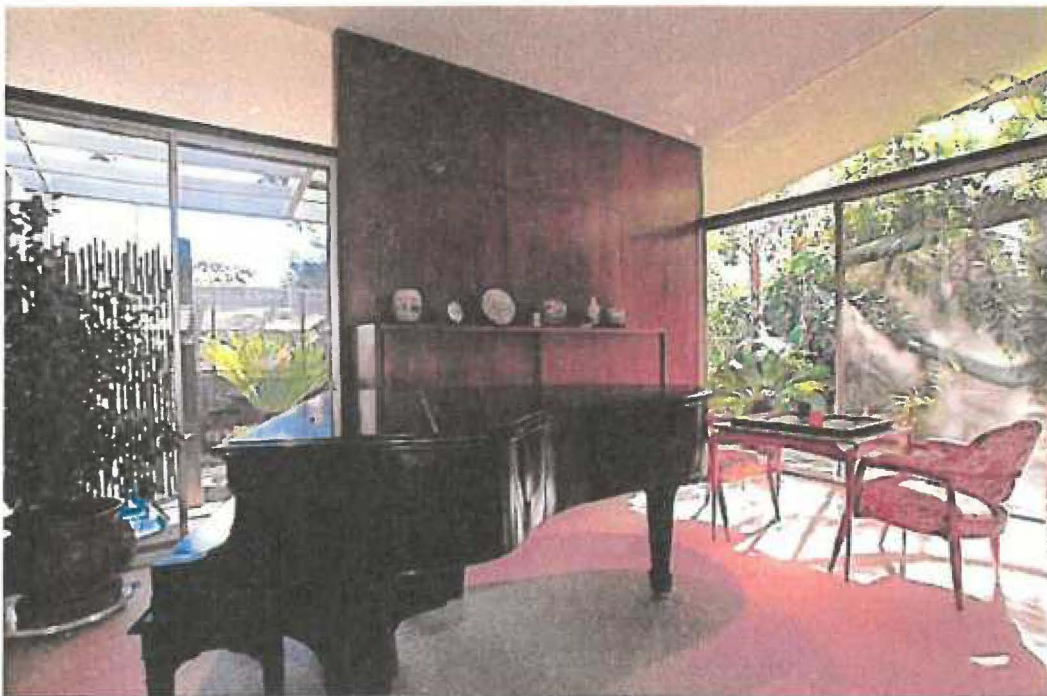
*Zeiger House, 8941 Wonderland Park Avenue, entry foyer, October 21, 2013 (Photograph by Charles J. Fisher)*



*Zeiger House, 8941 Wonderland Park, entry foyer with Zeiger's art pieces before sale, Nov7, 2008 (Photograph by Eileen Moreno)*



*Zeiger House, 8941 Wonderland Park Avenue, living room, circa 1959 (Photographer unknown)*



*Zeiger House, 8941 Wonderland Park Avenue, living room as Zeiger's left it, November 7, 2008 (Photograph by Eileen Moreno)*



*Zeiger House, 8941 Wonderland Park Avenue, living room, October 21, 2013 (Photograph by Charles J. Fisher)*



*Zeiger House, 8941 Wonderland Park Avenue, rear pergola, Circa 1959 (Photographer unknown)*



*Zeiger House, 8941 Wonderland Park Avenue, rear pergola, November 7, 2008 (Photograph by Eileen Moreno)*



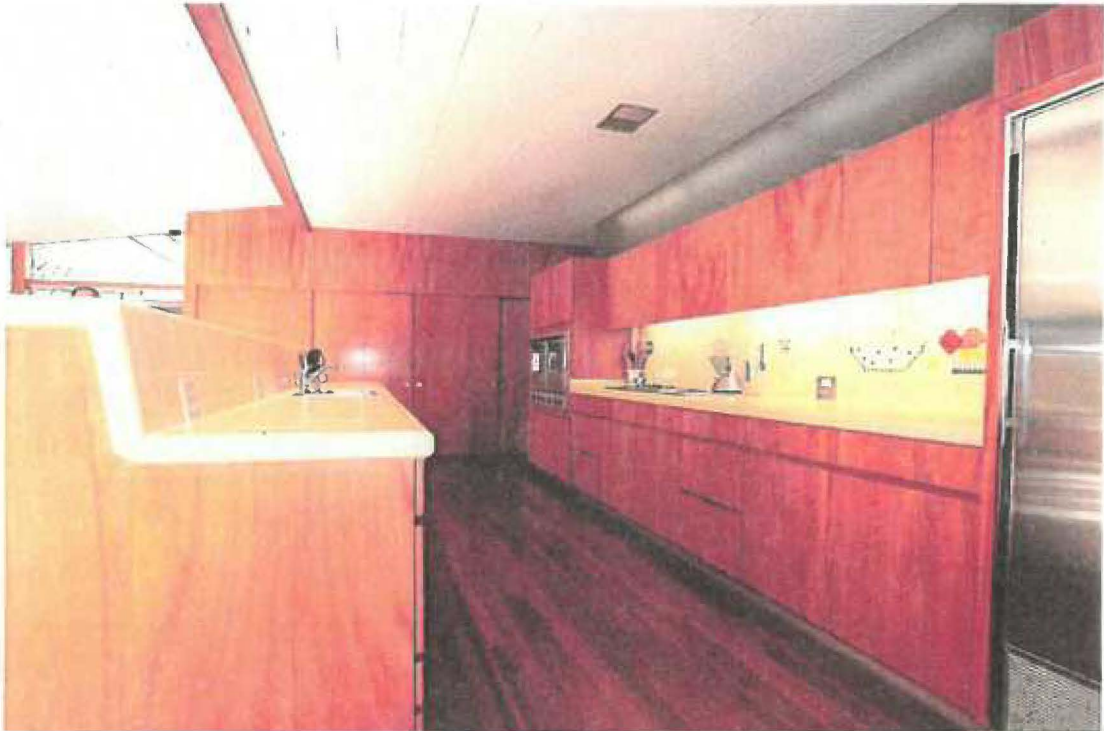
*Zeiger House, 8941 Wonderland Park Avenue, fireplace, October 21, 2013 (Photograph by Charles J. Fisher)*



*Zeiger House, 8941 Wonderland Park Avenue, den and kitchen, Circa 1959 (Photographer Unknown)*



*Zeiger House, 8941 Wonderland Park Avenue, kitchen, October 21, 2013 (Photograph by Charles J. Fisher)*



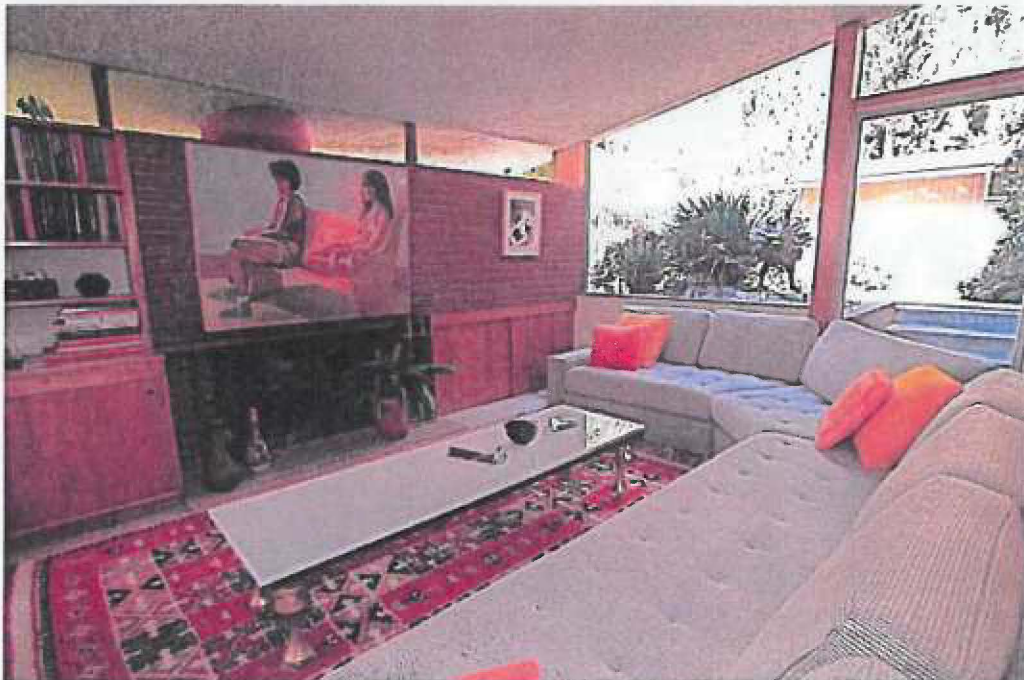
*Zeiger House, 8941 Wonderland Park Avenue, kitchen, November 7, 2008 (Photograph by Eileen Moreno)*



*Zeiger House, 8941 Wonderland Park Avenue, kitchen, November 7, 2008 (Photograph by Eileen Moreno)*



*Zeiger House, 8941 Wonderland Park Avenue, den, Circa 1959 (Photographer unknown)*



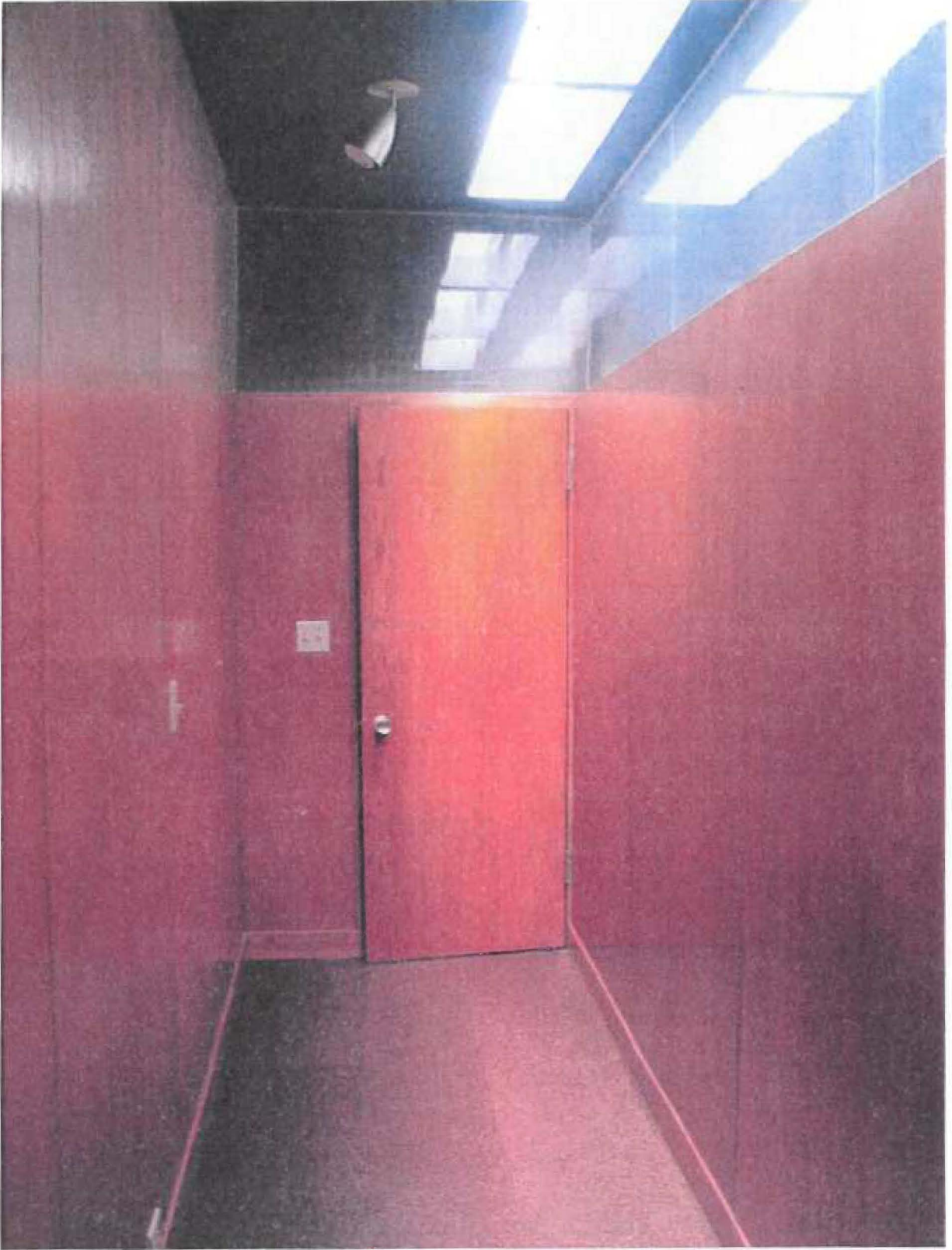
*Zeiger House, 8941 Wonderland Park Avenue, den (same couch & table), November 7, 2013 (Photograph by Eileen Moreno)*



*Zeiger House, 8941 Wonderland Park Avenue, den (same couch & table, October 21, 2013 (Photograph by Charles J. Fisher)*



*Zeiger House, 8941 Wonderland Park Avenue, den & dining area, October 21, 2013 (Photograph by Charles J. Fisher)*



*Zeiger House, 8941 Wonderland Park Avenue, hallway, October 21, 2013 (Photograph by Charles J. Fisher)*



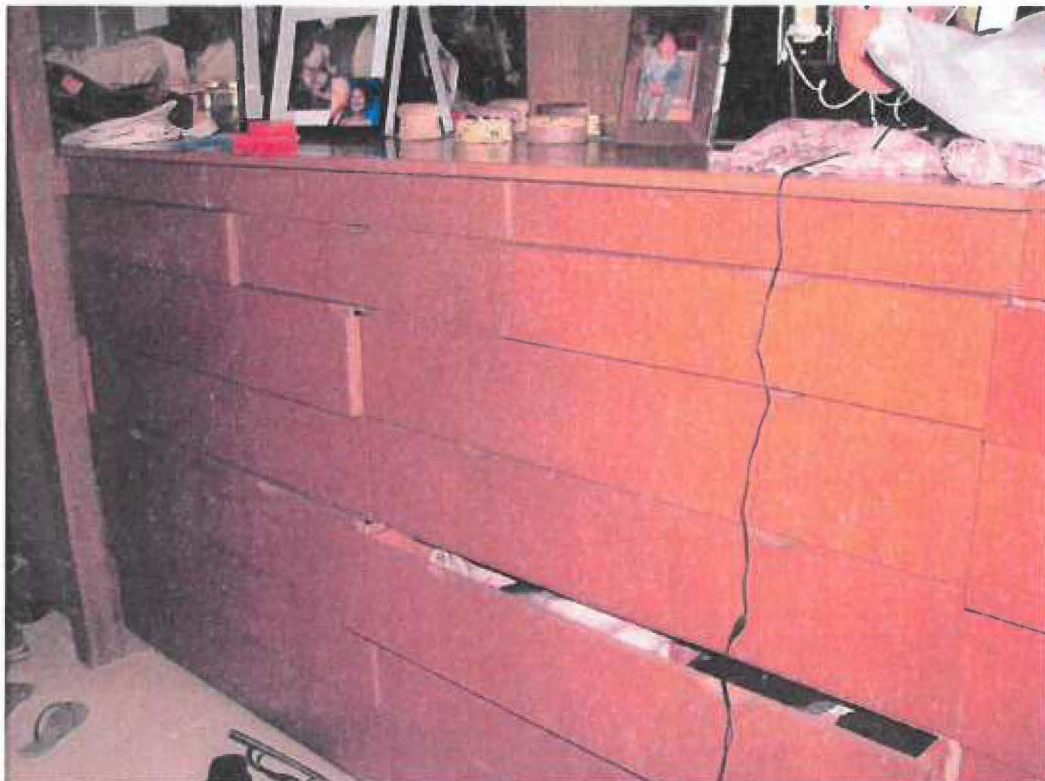
*Zeiger House, 8941 Wonderland Park Avenue, hallway, October 21, 2013 (Photograph by Charles J. Fisher)*



*Zeiger House, 8941 Wonderland Park Avenue, hallway, October 21, 2013 (Photograph by Charles J. Fisher)*



*Zeiger House, 8941 Wonderland Park Avenue, master bedroom closet, October 21, 2013 (Photograph by Charles J. Fisher)*



*Zeiger House, 8941 Wonderland Park Avenue, master bedroom cabinetry, October 21, 2013 (Photograph by Charles J. Fisher)*