

**SAM SHARPE TRIPLEX**  
1977 N. Kenmore Avenue  
CHC-2025-1141-HCM  
ENV-2025-1142-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—April 10, 2025](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Recommendation Report](#)
5. [Historic-Cultural Monument Application](#)

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

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

**CULTURAL HERITAGE COMMISSION**

**CASE NO.: CHC-2025-1141-HCM  
ENV-2025-1142-CE**

**HEARING DATE:** May 15, 2025  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 North Spring Street  
Los Angeles, CA 90012  
and via Teleconference (see  
agenda for login information)

Location: 1977 N. Kenmore Avenue  
Council District: 4 – Raman  
Community Plan Area: Hollywood  
Land Use Designation: Low Medium I  
Residential  
Zoning: R2-1XL  
Area Planning Commission: Central  
Neighborhood Council: Los Feliz  
Legal Description: Tract 9633, Block 2, Lot 19

**EXPIRATION DATE: June 3, 2025**

**PROJECT:** Historic-Cultural Monument Application for the  
SAM SHARPE TRIPLEX

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

**OWNERS:** Fountain Kenmore 1031 LLC c/o Brock Harris  
1110 N. Virgil Avenue, Unit 161  
Los Angeles, CA 90029

Michael and Teri Hartt, Trustees  
Hartt Family Trust  
27475 Revere Way  
Agoura Hills, CA 91301

**APPLICANT:** Brock Harris  
1110 N. Virgil Avenue, Unit 161  
Los Angeles, CA 90029

**PREPARER:** Charles J. Fisher  
140 S. Avenue 57  
Highland Park, CA 90042

### **RECOMMENDATION**

**That the Cultural Heritage Commission:**

1. **Declare the subject property** an 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.



VINCENT P. BERTONI, AICP  
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

Melissa Jones, City Planner  
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Senior Architect  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

Andrez Parra, Planning Assistant  
Office of Historic Resources

Attachments: Commission/Staff Site Inspection Photos–April 10, 2025  
Historic-Cultural Monument Application

## **FINDINGS**

- The Sam Sharpe Triplex “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent and highly intact example of an apartment building designed in the Spanish Colonial Revival architectural 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 if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

## **SUMMARY**

The Sam Sharpe Triplex is a two-story multi-family apartment building and detached garage located on N. Kenmore Avenue between Franklin Avenue and Finley Avenue in the Los Feliz neighborhood of Los Angeles. Built in 1928, the subject property was designed in the Spanish Colonial Revival architectural style by master architect Max Maltzman (1899-1971) for hardware merchant Samuel Sharpe.

Roughly square in plan, the apartment building is of wood-frame construction with heavily textured stucco cladding. It has a primarily flat roof covered with rolled asphalt, but the front portion of the building has a complex combination roof featuring gables and a conical turret roof clad in clay tile. The primary, east-facing facade is asymmetrical with a portion of the building on the southern end containing a covered balcony that overhangs the first story and features corbels below. At the center of the facade there is a slightly protruding, two-tiered turret with an off-centered, arched entrance featuring a wood-slab door and decorative surround flanked by two sconces. On the upper portion of the turret there are three recessed, rectangular windows that gradually descend. The first and second tiers of the turret are topped with clay tiles; the top tier has circular vents evenly spaced and a weathervane in the shape of a ship atop its conical roof. The northern end of the facade is partially flush with the turret and features a gabled roof, tripartite arched wood windows on the second floor, and rectangular tripartite wood windows on the first level. A concrete path leads to three brick steps in front of the entrance. A vinyl fence-gate and porte cochere with a shed roof cover a driveway directly north of the apartment building. The north-facing facade features a gable-end, gable vent, and a chimney above the porte-cochere. The second story of the western portion of the facade slightly projects over the first story with brackets below. The south-facing facade has a brick chimney that protrudes above the parapet on the eastern end but is largely utilitarian otherwise. The rear, west-facing facade features a partial string course between the first- and second-stories on the northern end and an off-centered, recessed pathway that leads to an interior courtyard. The southern end of

the rear facade slightly protrudes and features a projecting balcony supported by two columns. The interior courtyard has wood staircases leading to the rear entrances of several of the units. Fenestration across the building consists of multi-lite and tripartite wood casement windows, arched windows, and stained-glass windows.

The northwest corner of the subject property features a three-car garage that is rectangular in plan and clad in stucco. The east-facing facade of the garage features a shed roof clad with red clay tiles and three bay doors.

Interior features of the subject property include magnesite and wood flooring, arched openings, arched paneled doors, wrought iron railings, ceiling beams, decorative iron sconces, wrought iron chandeliers, fireplaces with tiled surrounds and hearths, tiled bathrooms, and wood built-ins with glass.

The subject property has experienced few alterations aside from the addition of metal bars on first floor windows, screens across most windows, and the replacement of the original garage doors.

Max Maltzman was born in Nikolayev, Russia (now Ukraine) in 1899 before relocating with his family to Montreal, Canada in 1909, and Chelsea, Massachusetts in 1910. After training as an architect in Boston, Maltzman moved with his wife to Los Angeles in the 1920s where he established an office at 169 North La Brea and later worked out of 704 South Spring Street. He was issued his architectural certificate in 1930. Maltzman was one of the first prominent Jewish architects in the United States and designed a number of synagogues and apartment buildings, working across Period Revival and Art Deco architectural styles. Notable works by Maltzman include the Cornell Apartments (1928, HCM #430), Chateau La Martine (1929, HCM #1316), 626 and 636 Burnside Avenue (1930, HCM #424 and 1930, HCM #425), the Ravenswood Apartments (1930, HCM #768), the Charmont Apartments in Santa Monica (1929, listed on the National Register of Historic Places), and the Sahara Hotel and Casino in Las Vegas (1952), along with other buildings throughout the greater Los Angeles area. Maltzman died in 1971 in Los Angeles at the age of 72.

The subject property was identified by the citywide historic resources survey, SurveyLA, as eligible for listing under the federal, state, and local designation programs as a Contributor to the potential Los Feliz Square Single-Family Residential Historic District. The survey notes the district is significant as a highly intact collection of Period Revival residential architecture in Hollywood and as an excellent example of automobile-related residential development by prominent Los Angeles developers Arthur Letts, Sr. and the Janss Investment Company.

## **DISCUSSION**

The Sam Sharpe Triplex meets one of the criteria for designation under the Cultural Heritage Ordinance.

The subject property “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent and highly intact example of an apartment building designed in the Spanish Colonial Revival architectural style.

The 1915 Panama California Exposition in San Diego exposed Spanish-inspired styles to Southern California and architects soon after incorporated the styles into a range of new developments. By the 1920s, the Spanish Colonial Revival-style was ubiquitous throughout Los Angeles. As exhibited by the subject property, characteristic features of the style include stucco cladding, clay tile roof trim and

a conical turret roof, arched openings, wrought iron detailing, and an asymmetrical horizontal assemblage of building masses. Characteristic elements of the interior of the subject property include wrought iron and clay detailing, original tiling in the bathrooms and kitchens, arched openings, wood built-ins, and exposed faux-wood ceiling beams.

The subject property is highly intact and retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance.

### **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 the Sam Sharpe Triplex as an 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 an 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 an irreplaceable historic site/open space. The Secretary of the Interior’s Standards for 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 City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

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 and sites in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2025-1142-CE was prepared on July 12, 2024.

**BACKGROUND**

On February 24, 2025, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. On March 20, 2025, the Cultural Heritage Commission voted to take the subject property under consideration as a potential Historic-Cultural Monument. On April 10, 2025, a subcommittee of the Commission consisting of Commissioner Milofsky conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources.





















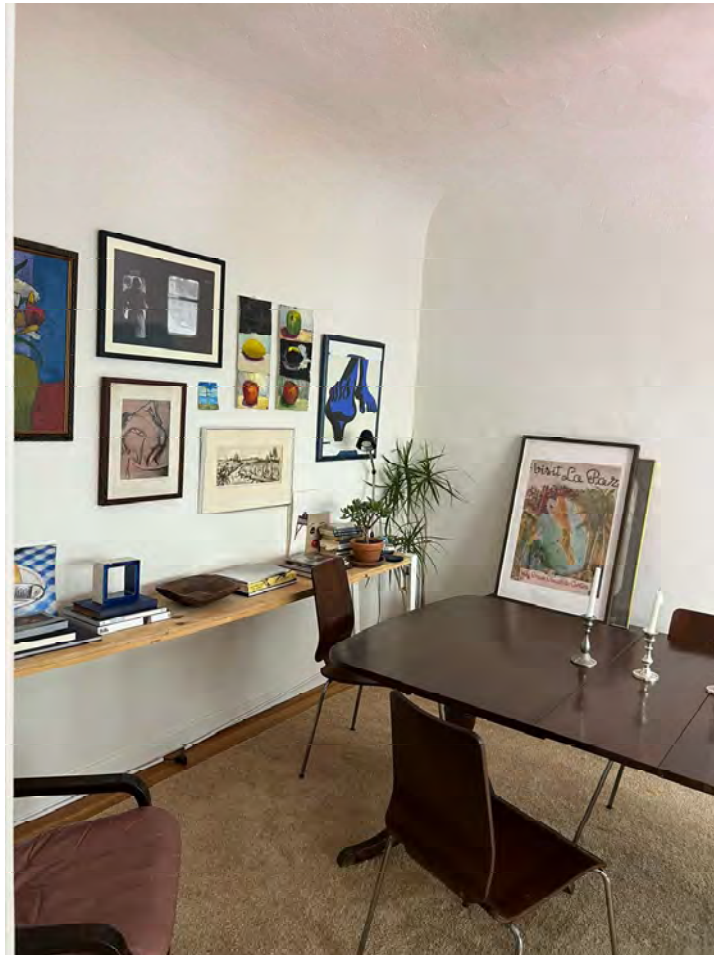












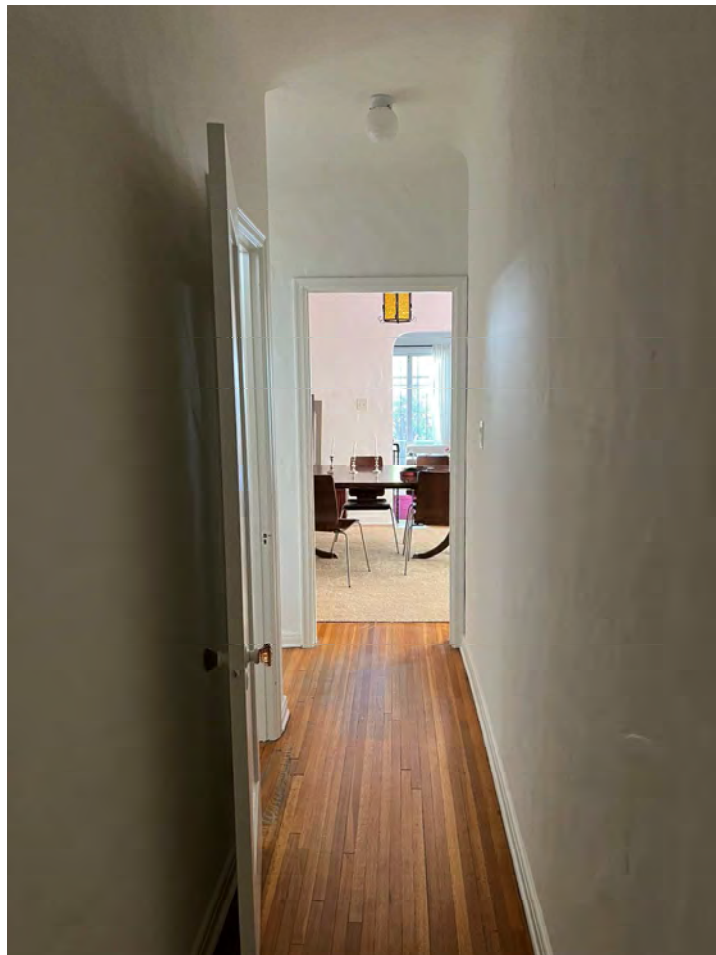






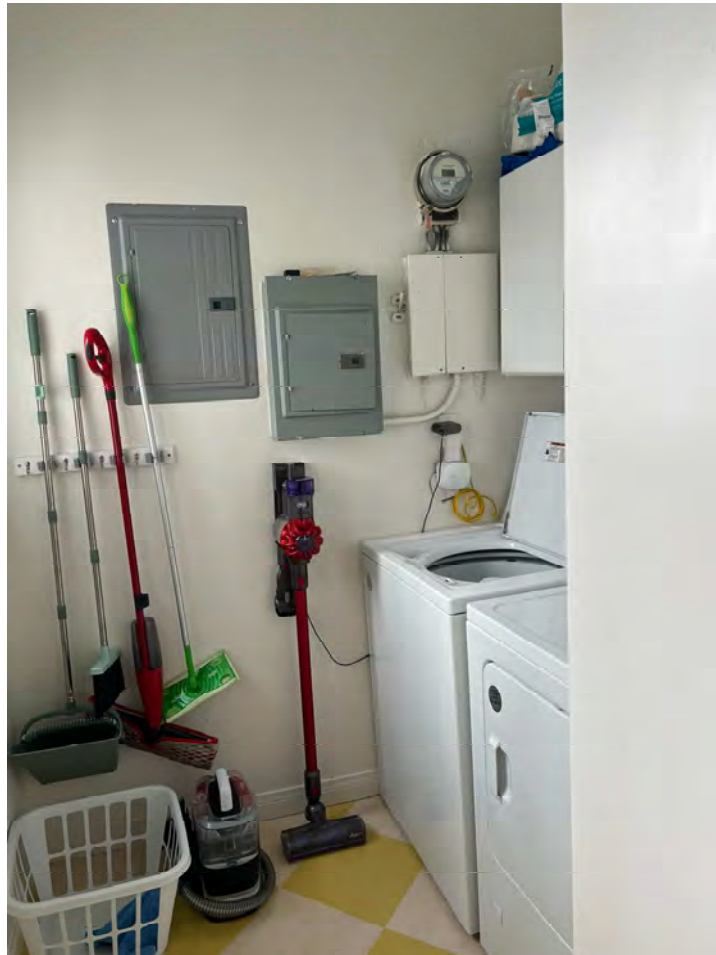
























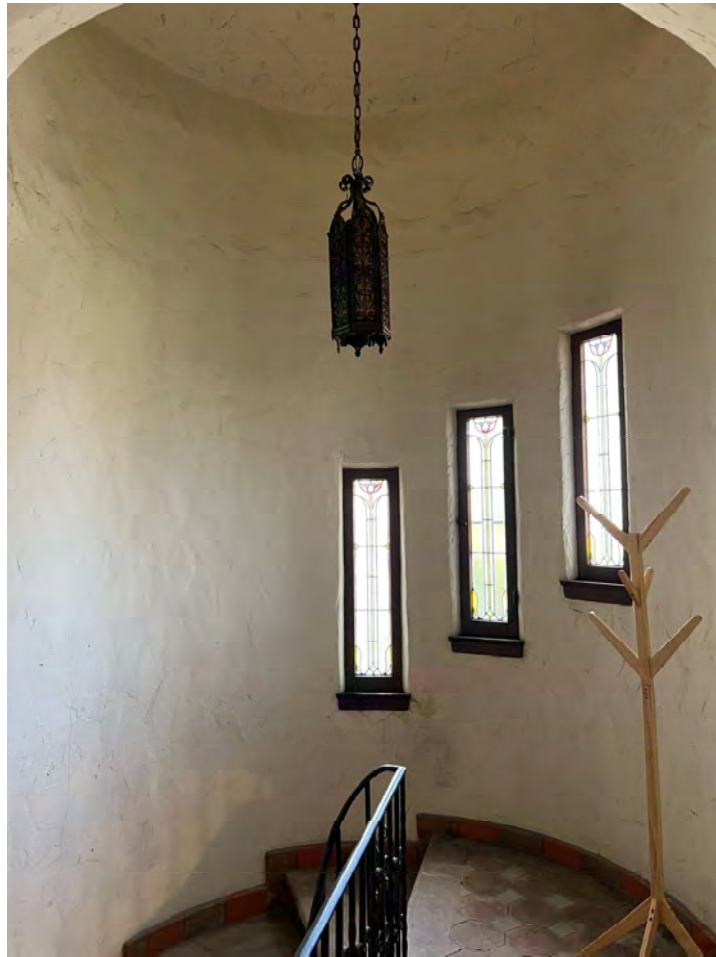


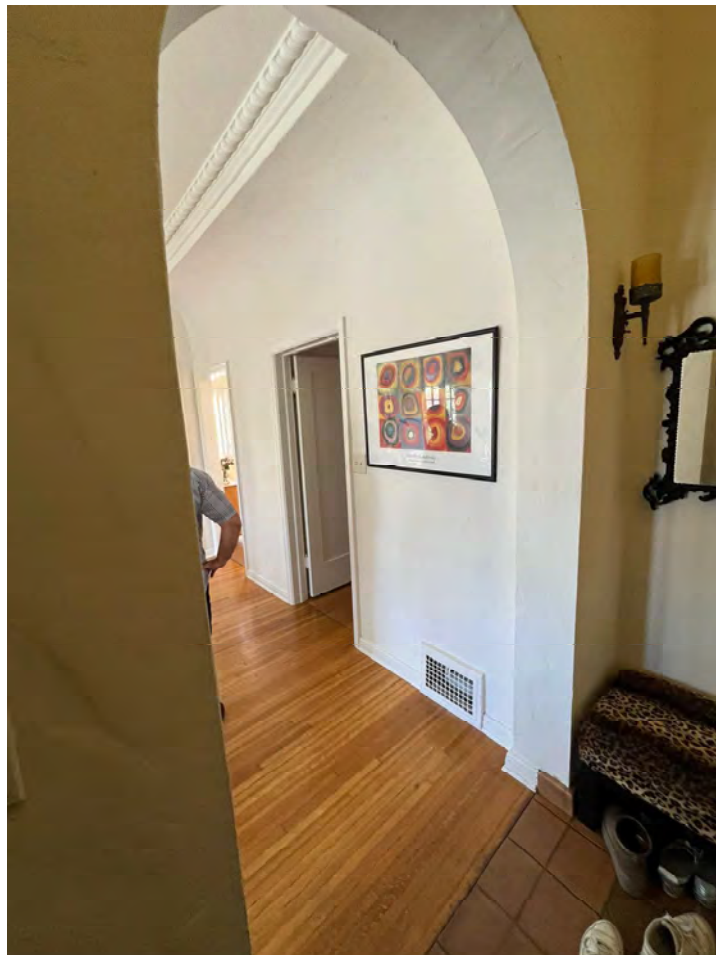






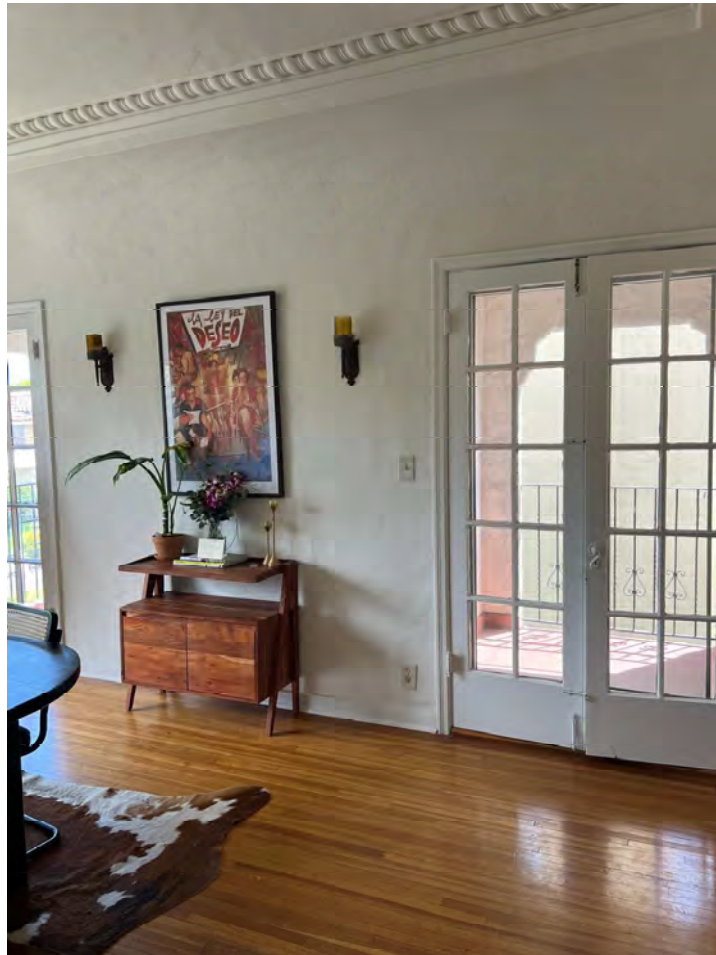












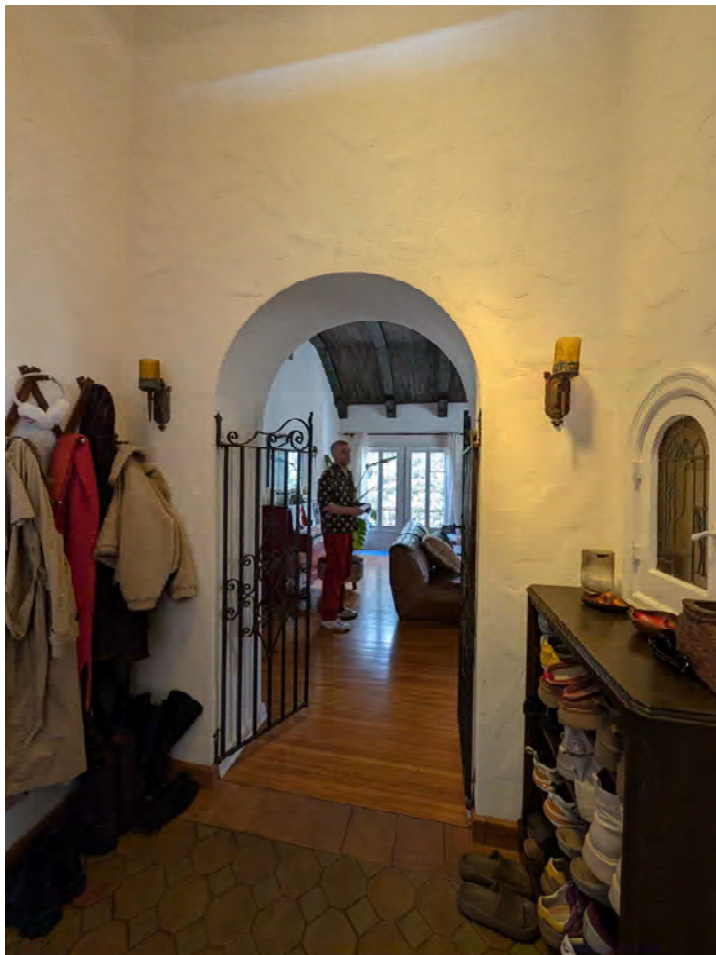






















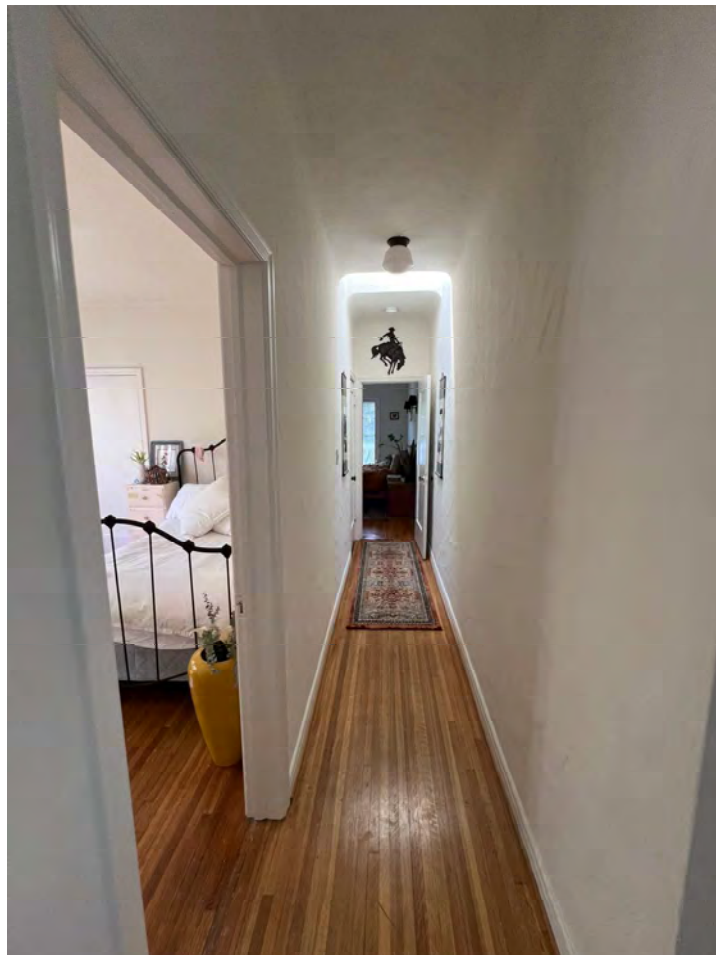














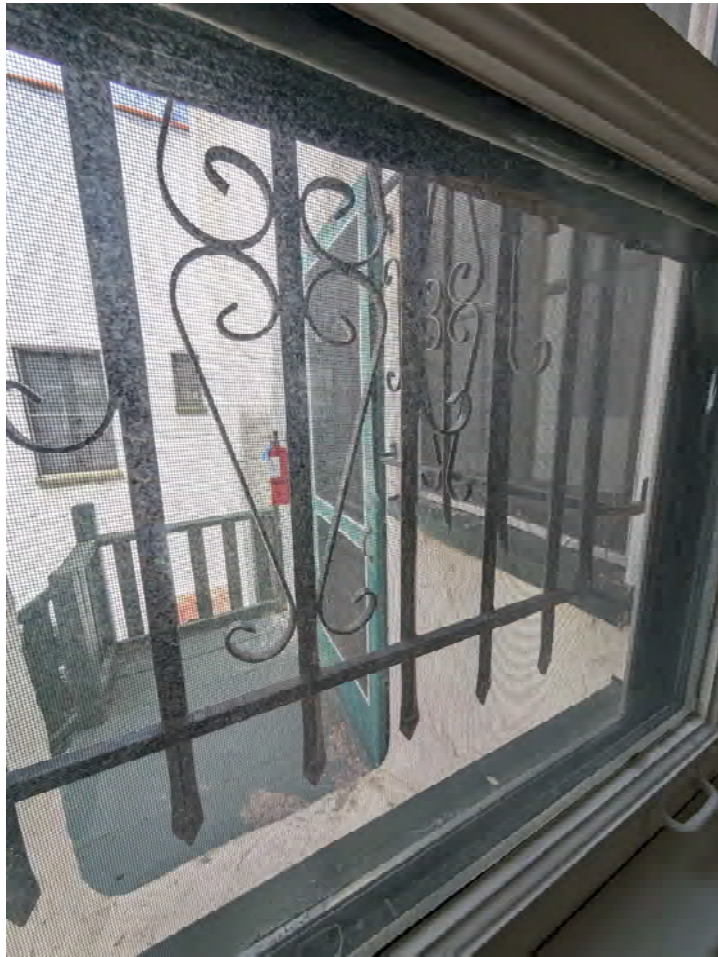












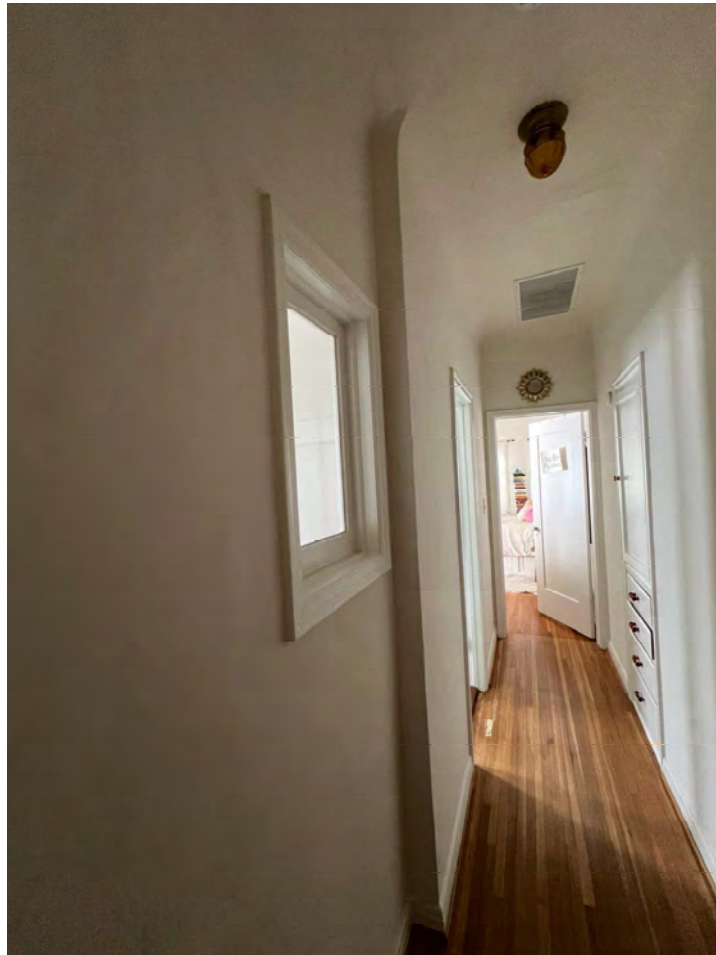
























































**NOTICE OF EXEMPTION**

(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

CHC-2025-1141-HCM

LEAD CITY AGENCY

**City of Los Angeles (Department of City Planning)**

CASE NUMBER

ENV-2025-1142-CE

PROJECT TITLE

Sam Sharpe Triplex

COUNCIL DISTRICT

4

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

1977 N. Kenmore Avenue, Los Angeles, CA 90027

☐ Map attached.

PROJECT DESCRIPTION:

Designation of the Sam Sharpe Triplex as an Historic-Cultural Monument.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

**N/A**

CONTACT PERSON (If different from Applicant/Owner above)

**Andrez Parra**

(AREA CODE) TELEPHONE NUMBER

(213) 756-1698

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

## STATE CEQA STATUTE &amp; GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) \_\_\_\_\_

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) **8 and 31**☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )

JUSTIFICATION FOR PROJECT EXEMPTION:

☐ Additional page(s) attached

Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's 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." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the **Sam Sharpe Triplex** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE

Andrez Parra

[SIGNED COPY IN FILE]

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

N/A

FEE:

N/A

RECEIPT NO.

N/A

REC'D. BY (DCP DSC STAFF NAME)

N/A

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

### CULTURAL HERITAGE COMMISSION

**CASE NO.:** CHC-2025-1141-HCM  
ENV-2025-1142-CE

**HEARING DATE:** March 20, 2025  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA 90012  
and teleconference (see  
agenda for login  
information)

Location: 1977 N. Kenmore Avenue  
Council District: 4 – Raman  
Community Plan Area: Hollywood  
Land Use Designation: Low Medium I  
Residential

Zoning: R2-1XL  
Area Planning Commission: Central  
Neighborhood Council: Los Feliz  
Legal Description: Tract 9633, Block 2, Lot 19

**EXPIRATION DATE:** March 26, 2025

**PROJECT:** Historic-Cultural Monument Application for the  
SAM SHARPE TRIPLEX

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

**OWNERS:** Fountain Kenmore 1031 LLC c/o Brock Harris  
1110 N. Virgil Avenue, Unit 161  
Los Angeles, CA 90029

Michael and Teri Hartt, Trustees  
Hartt Family Trust  
27475 Revere Way  
Agoura Hills, CA 91301

**APPLICANT:** Brock Harris  
1110 N. Virgil Avenue, Unit 161  
Los Angeles, CA 90029

**PREPARER:** Charles J. Fisher  
140 S. Avenue 57  
Highland Park, CA 90042



## RECOMMENDATION

**That the Cultural Heritage Commission:**

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

VINCENT P. BERTONI, AICP  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

Ken Bernstein, AICP, Principal City Planner  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

Melissa Jones, City Planner  
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**[SIGNED ORIGINAL IN FILE]**

Lambert M. Giessinger, Senior Architect  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

Andrez Parra, Planning Assistant  
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

## **SUMMARY**

The Sam Sharpe Triplex is a two-story multi-family apartment building and detached garage located on N. Kenmore Avenue between Franklin Avenue and Finley Avenue in the Los Feliz neighborhood of Los Angeles. Built in 1928, the subject property was designed in the Spanish Colonial Revival architectural style by master architect Max Maltzman for hardware merchant Samuel Sharpe.

Roughly square in plan, the apartment building is of wood-frame construction with heavily textured stucco cladding. It has a primarily flat roof covered with rolled asphalt, but the front portion of the building has a complex combination roof featuring gables and a conical turret roof clad in clay tile. The primary, east-facing facade is asymmetrical with a portion of the building on the southern end containing a covered balcony that overhangs the first story and features corbels below. At the center of the facade there is a slightly protruding, two-tiered turret with an off-centered, arched entrance featuring a wood-slab door and decorative surround flanked by two sconces. On the upper portion of the turret there are three recessed, rectangular windows that gradually descend. The first and second tiers of the turret are topped with clay tiles; the top tier has circular vents evenly spaced and a weathervane in the shape of a ship atop its conical roof. The northern end of the facade is partially flush with the turret and features a gabled roof, tripartite arched wood windows on the second floor, and rectangular tripartite wood windows on the first level. A concrete path leads to three brick steps in front of the entrance. A vinyl fence-gate and porte cochere with a shed roof cover a driveway directly north of the apartment building. The north-facing facade features a gable-end, gable vent, and a chimney above the porte-cochere. The second story of the western portion of the facade slightly projects over the first story with brackets below. The south-facing facade has a brick chimney that protrudes above the parapet on the eastern end but is largely utilitarian otherwise. The rear, west-facing facade features a partial string course between the first- and second-stories on the northern end and an off-centered, recessed pathway that leads to an interior courtyard. The southern end of the rear facade slightly protrudes and features a projecting balcony supported by two columns. The interior courtyard has wood staircases leading to the rear entrances of several of the units. Fenestration across the building consists of multi-lite and tripartite wood casement windows, arched windows, and stained-glass windows.

The northwest corner of the subject property features a three-car garage that is rectangular in plan and clad in stucco. The east-facing facade of the garage features a shed roof clad with red clay tiles and three bay doors.

Interior features of the subject property include magnesite and wood flooring, arched openings, arched paneled doors, wrought iron railings, ceiling beams, decorative iron sconces, wrought iron chandeliers, fireplaces with tiled surrounds and hearths, tiled bathrooms, and wood built-ins with glass.

The subject property has experienced few alterations aside from the addition of metal bars on first floor windows, screens across most windows, and the replacement of the original garage doors.

Max Maltzman was born in Nikolayev, Russia (now Ukraine) in 1899 before relocating with his family to Montreal, Canada in 1909, and Chelsea, Massachusetts in 1910. After training as an architect in Boston, Maltzman moved with his wife to Los Angeles in the 1920s where he established an office at 169 North La Brea and later worked out of 704 South Spring Street. He was issued his architectural certificate in 1930. Maltzman was one of the first prominent Jewish architects in the United States and designed a number of synagogues and apartment buildings, working across Period Revival and Art Deco architectural styles. Notable works by Maltzman include the Cornell Apartments (1928, HCM #430), Chateau La Martine (1929, HCM #1316), 626 and 636 Burnside Avenue (1930, HCM #424 and 1930, HCM #425), the Ravenswood Apartments (1930, HCM #768), the Charmont Apartments in Santa Monica (1929, listed on the National Register of Historic Places), and the Sahara Hotel and Casino in

Las Vegas (1952), along with other buildings throughout the greater Los Angeles area. Maltzman died in 1971 in Los Angeles at the age of 72.

The subject property was identified by the citywide historic resources survey, SurveyLA, as eligible for listing under the federal, state, and local designation programs as a Contributor to the potential Los Feliz Square Single-Family Residential Historic District. The survey notes the district is significant as a highly intact collection of Period Revival residential architecture in Hollywood and as an excellent example of automobile-related residential development by prominent Los Angeles developers Arthur Letts, Sr. and the Janss Investment Company.

### **CRITERIA**

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

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

### **FINDINGS**

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

### **BACKGROUND**

On February 24, 2025, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete.





# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 1. PROPERTY IDENTIFICATION

Proposed Monument Name: <b>Sam Sharpe Triplex</b>		First Owner/Tenant	
Other Associated Names:			
Street Address: <b>1977 N Kenmore Avenue</b>		Zip: <b>90027</b>	Council District: <b>4</b>
Range of Addresses on Property: <b>1973-1977 N Kenmore Avenue</b>		Community Name: <b>Los Feliz</b>	
Assessor Parcel Number: <b>5589-017-048</b>	Tract: <b>Tract No. 9633</b>	Block: <b>N/A</b>	Lot: <b>19</b>
Identification cont'd: <b>137 MB 49-50</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	
Describe any additional resources located on the property to be included in the nomination, here: <b>Four car garage at rear</b>			

## 2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: <b>1928</b>	<input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened? <b>None</b>
Architect/Designer: <b>Max Maltzman</b>	Contractor: <b>Sam Sharpe (Owner)</b>	
Original Use: <b>Three Family Residence</b>	Present Use: <b>Three Family Residence</b>	
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7) <input type="radio"/> Unknown (explain in section 7)

## 3. STYLE & MATERIALS

Architectural Style: <b>Spanish Colonial Revival</b>		Stories: <b>2</b>	Plan Shape: <b>Rectangular</b>
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: <b>Wood</b>	Type: <b>Select</b>	
CLADDING	Material: <b>Stucco, textured</b>	Material: <b>Select</b>	
ROOF	Type: <b>Gable, front</b>	Type: <b>Flat</b>	
	Material: <b>Clay tile, rounded</b>	Material: <b>Rolled asphalt</b>	
WINDOWS	Type: <b>Double-hung</b>	Type: <b>Fixed</b>	
	Material: <b>Wood</b>	Material: <b>Wood</b>	
ENTRY	Style: <b>Centered</b>	Style: <b>Select</b>	
DOOR	Type: <b>Paneled, unglazed</b>	Type: <b>Select</b>	



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.

2023	HVAC installed.

## 5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

<input type="checkbox"/>	Listed in the National Register of Historic Places
<input type="checkbox"/>	Listed in the California Register of Historical Resources
<input type="checkbox"/>	Formally determined eligible for the National and/or California Registers
<input type="checkbox"/>	Located in an Historic Preservation Overlay Zone (HPOZ)
<input type="radio"/>	Contributing feature
<input type="radio"/>	Non-contributing feature
<input checked="" type="checkbox"/>	Determined eligible for national, state, or local landmark status by an historic resources survey(s)
Survey Name(s): Los Feliz Improvement <span style="float: right;">+</span>	
Association Historic Resources Survey 2019 <span style="float: right;">+</span>	
Other historical or cultural resource designations: 3S; 3CS; 5S3 per LFIA. Also in SurveyLA as a district contributor	

## 6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

<input type="checkbox"/>	1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
<input type="checkbox"/>	2. Is associated with the lives of historic personages important to national, state, city, or local history.
<input checked="" type="checkbox"/>	3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 7. WRITTEN STATEMENTS

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

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

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

## 8. CONTACT INFORMATION

### Applicant

Name: Brock Harris		Company:	
Street Address: 1110 N. Virgil Avenue Box 161		City: Los Angeles	State: CA
Zip: 90026-2016	Phone Number: 213-842-7625	Email: brock@brockandlori.com	

### Property Owner

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

Name: Fountain Kenmore 1031 LLC, Attn Brock Harris		Company:	
Street Address: 1110 N. Virgil Avenue Box 161		City: Los Angeles	State: CA
Zip: 90026-2016	Phone Number: 213-842-7625	Email: brock@brockandlori.com	

### Nomination Preparer/Applicant's Representative

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





# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 9. SUBMITTAL

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

### APPLICATION CHECKLIST

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

## 10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.

<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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

February 6, 2025

Name:

Date:

Signature:

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

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

Phone: 213-874-3679  
Website: [preservation.lacity.org](http://preservation.lacity.org)

***Sharpe Triplex***  
***1977 N. Kenmore Avenue***  
***Architectural Description***

This two story Spanish Colonial Revival three family residence is designed in a square plan with a small square central courtyard made up of 18 rooms built with a asymmetrical facade under Spanish clay tile covered gabled roof at the front and a flat rolled composition roof with a parapet with tile copping at the rear. The exterior is clad in a troweled stucco. The front porch is at the base of a turret topped with a two-tiered circular tile covered roof. Two stucco clad chimneys are located at the sides of the house, the North chimney is on a small gabled wing.

Architectural details include a Santa Maria shaped weathervane atop the turret, wooden multi-light casement windows with narrow wooden frames. Three narrow windows drop from left to right on the turret above the main entry. There are small circular attic vents at the center of the upper tier of the turret. A series of small arches are atop purlins below an extended second story are on the left side of the front facade. Three arched windows, two small with half arches, flanking a larger one are on the right of the second floor facade. There are also several other stained glass windows.

Interior features include hardwood floors with some, such as foyers and breakfast rooms, having floors in magnesite, arched paneled doors (some with custom levered handles), split level rooms, wrought iron railings, narrow baseboards, beamed ceilings, decorative iron sconces and plaster covered fireplaces with Spanish tile surrounds and hearths. The bathrooms have elaborate tilework and the dining rooms have wrought iron chandeliers. The upstairs unit living room has a vaulted wooden ceiling.

Additional structures include a three bay garage at the rear of the property

**Summary**

1977 N. Kenmore Avenue embodies the distinctive characteristics of the Spanish Colonial Revival architectural style, such as a Spanish clay tile roof, the troweled stucco exterior, wrought iron railings, tiled circular attic vents, and arched casement windows, making it a valuable resource for the study of early 20th century architecture in Los Angeles, and more specifically, as a noteworthy example of the Spanish Colonia Revival architectural style of the early 20th century Los Feliz neighborhood.

# Sam Sharpe Triplex

## 1977 N. Kendall Avenue

### Significance Statement

Erected in 1928 by Samuel Sharpe, a local hardware merchant, this two-story Spanish Colonial Revival three unit apartment house was designed by Russian-born master architect, Max Maltzman. The building has been cited in several surveys and websites as an excellent example of its style.

A land that was inhabited for centuries by the Tongva people, a branch of the Shoshone Tribe, who were renamed the Gabrieleños by the Spanish, due to their proximity to the San Gabriel Mission. The area was a part of the 6,647 acre Rancho Los Feliz, which was granted to Jose Vicente Feliz by Spanish California governor Pedro Fages in 1795 as one of the earliest land grants in California. Mexican Governor Manuel Micheltona granted the rancho to Maria Ygnacia Verdugo. María Ygnacia Verdugo was the wife of one of the sons of Anastacio Maria Feliz. Anastacio was probably a cousin of José Vicente Feliz. When Maria's husband died, she petitioned for a grant in her name and in the name of her son José Antonio Feliz. Governor Micheltona granted it to her in 1843.

As required by the United States Land Act of 1851, a claim for Rancho Los Feliz was filed with the Public Land Commission in 1852 by Juan Diego, and the grant was patented to María Ygnacia Feliz nee Verdugo in 1871. She deeded some of the rancho to her daughters in 1853. The remainder went to her son, Antonio Feliz.

In 1863, the executor of Antonio Félix's estate, Antonio F. Coronel, acquired ownership of what remained of Rancho de Los Feliz from the heirs of María Ygnacia Verdugo. The portion within the original city boundaries of Los Angeles had been deeded to Cyrus Lyon in the 1850s as 'donation lots'. Lyon sold his land on the former rancho to San Francisco real estate developer James Lick. The city's claim to this area had been based on its grant of "four-leagues square."

In 1882, Colonel Griffith Jenkins Griffith acquired 4,071 acres of Rancho Los Feliz. Colonel Griffith donated to the city of Los Angeles 3,015 acres (nearly half of the original rancho), which became Griffith Park (HCM 942), one of the largest city-owned parks in the country. At the time, the Lick estate still owned the southwest portion of the rancho, and there developed the Lick Tract, which later became a part of Hollywood.



In 1926, a portion of Lots 11 and 12 of the West Portion of the Lick Tract was acquired by the Janss Investment Company which subdivided the land into Tract No. 9633, consisting of five irregular shaped blocks containing a total of 114 building lots. Besides the Janss Family, the ownership included Arthur Letts Jr. and his wife Bessie, who has a large estate in Los Feliz and had done several previous developments in the community and Florence M. Quinn, the mother of Letts and now remarried widow of Arthur Letts, Sr., the founder of the Broadway Department store.

One of the early sales in Tract No. 9633 was of Lot 19 in Block 2 to Samuel Sharpe and his wife, Belle on January 27, 1928. Samuel "Sam" Sharpe was born in Lechowitz, Russia (now a part of Belarus) on August 27, 1884. He arrived at Ellis Island around 1904, part of a large number of Jewish immigrants coming from Russia at the time. He soon settled in Chicago where he married fellow Russian emigre Isabelle "Belle" Rosen, who was born in Baranowitz, Russia around 1887. Both Sharpes were naturalized in 1913. The couple had two daughters in Chicago before moving to Los Angeles around 1920. For a while Sam, who ran a hardware store in Chicago, worked as a tinner, but was soon able to reestablish himself in the hardware business. Records show that he went by the name "Sam", rather than the more formal "Samuel".

After buying the land, Sam Sharpe hired Fellow Russian emigre Max Maltzman to design a small apartment building for the lot. Maltzman's design was one of the earliest in his solo career, after he had left the office of Leland Bryant the previous year. The building was crafted to have more the appearance of an expensive single family house than a three unit apartment. Maltzman was to go on to produce a distinguished architectural portfolio ranging from apartments to synagogues to commercial buildings and large hotels, such as the Sahara on the Las Vegas strip to award winning tract housing during the post-World War II boom in the 1940s and 1950s. Five of his designs are presently listed as Los Angeles Historic Cultural Monuments. (A more complete biography of the architect is included as a part of this nomination.)

California, in many respects, is looked upon as the birthplace of Spanish Colonial Revival architecture, which reached its zenith in popularity during the late 1920s. The major location of design and construction in the Spanish Colonial Revival style was California, especially in the coastal cities. In 1915 the San Diego Panama-California Exposition, with architects Bertram Goodhue and Carleton Winslow Sr., popularized the style in the state and nation. It is best exemplified in the California Quadrangle, built as the grand entrance to that Exposition. In the early 1920s, architect Lilian Jeannette Rice designed the style in the development of the town of Rancho Santa Fe in San Diego

County. The city of Santa Barbara adopted the style to give it a unified Spanish character after widespread destruction in the 1925 Santa Barbara earthquake. The County Courthouse designed by William Mooser III and the Arlington Theatre designed by Edwards and Plunkett are prime examples. Real estate developer Ole Hanson favored the Spanish Colonial Revival style in his founding and development of San Clemente, California in 1928. The Pasadena City Hall by John Bakewell, Jr. and Arthur Brown, Jr. , the Sonoma City Hall, and the Beverly Hills City Hall by Harry G. Koerner and William J. Gage are other notable civic examples in California. Between 1922 and 1931, architect Robert H. Spurgeon constructed 32 Spanish colonial revival houses in Riverside and many of them have been preserved.

Spanish Colonial Revival architecture is characterized by a combination of detail from several eras of Spanish Baroque, Spanish Colonial, Moorish Revival and Mexican Churrigueresque architecture. The style is marked by the prodigious use of smooth or lightly troweled stucco wall and chimney finishes, low-pitched clay tile, shed, or flat roofs, decorative ironwork, and terracotta or cast concrete ornaments. Other characteristics typically include small porches or balconies, Roman or semi-circular arcades and fenestration, wood casement or tall, double-hung windows, canvas awnings, and decorative iron trim. The subject triplex includes a Spanish clay tile roof, a troweled stucco exterior, wrought iron railings, tiled circular attic vents, and arched wood casement windows

The 1930 United States Census shows the Sharpe Family living at 1977 N. Kenmore. At that time each unit appears to have had a separate address. Sergis and Nina Alberts, renting the unit at 1973 N. Kenmore, were Russian immigrants like the Sharpes. Sergis was a photographer and ran his own studio and their citizenship was pending at the time.

The unit at 1975 N. Kenmore Avenue was rented to Romanian immigrants Louis D. and Doris Singer. He was a merchant of pipe supplies. Naturalized citizens, they both had come to the United States in 1903. All three families had teenage children of the same age.

Many of the homes in Los Feliz were owned and or lived in by Jewish people as the population began to move west from Boyle Heights during the 1920s. There were areas with anti-Semitic real estate covenants, but the Los Feliz area was not one of them. The neighborhood was a middle-class community with a diverse population that included Jewish, Anglo, German, and Italian people.

The Sharpes sold the property to William Shephard on March 20, 1934. By 1940, the Sharpes were living in a rented house on Ardmore. Belle Sharpe passed away that year, as well. A decade later, Sam Sharpe had remarried and he and his new wife, Sophie, were living at 429 N. Vista Street, near Fairfax High School. He passed away in December of 1970, at the age of 86.

Not much was found on Mr. Shephard, who was divorced at the time of the sale, and was still listed as an “unmarried man” when he sold the property to Edythe Lippey, a married woman. as her sole and separate property on April 6, 1943.

Lippey was born Elythe L. Miller in Gaston, Massachusetts, on March 6, 1910. At the age of 22, while living in Louisville, Kentucky, she married 31 year old David Lipschults on May 13, 1932 in Indiana. David was born in Russia on December 26, 1901 and was to be naturalized in the United States on January 8, 1935, while the couple was living in Brooklyn, New York. The couple later shortened their surname to Lippey. They had two children, a son, Gerald Lippey, born in Wisconsin around 1934 and a daughter, Joyce B. Lippey, born around 1940. A 1956 article in the Los Angeles Times told of the 16 year old Joyce Lippey taking an extended trip to Europe for her Summer vacation.

During the next 44 years of Lippey ownership records show long-term tenants that were there for almost twenty years. They were Percy A. and Kathleen V. Taylor, who probably moved into the building around 1944 and remained there until about 1961. Taylor was a housebuilder for many years and later had a manufacturing company. The 1950 census refers to his product as “lotion for homes”

Percy Allen Taylor was born in AuSable, Michigan on September 5, 1890. He had relatives in Ontario, Canada and spent time there while growing up. He married Kathleen Verna Gray, who was born in Thessalon, Ontario on March 1, 1893, in Blind River, Ontario, on January 17, 1917. The couple settled in Long Beach, California, where Percy was a travelling salesman of linen for Edward Gribbon and Sons of New York for a time before establishing his contracting business.

The Taylors lived in one unit most of the time that they were in the building, Edythe Lippey initially rented the second unit to Robert E. and Bess Millsap and the other to Irving B. and Ginger E Miller.

During the 1950s there were longer term tenants with Roman G Zehnle, a salt salesman and his wife Anne, both natives of Ohio in one and the other to William Curd Reorden,



originally from Kentucky, who worked for the Los Angeles Brick and Clay Production Company, and his wife Fay Kirk Reorden. Both couples were around the same age as the Taylors. Before the Reorden's moving in, that unit was rented to a Mrs. Ruth Shep and an Elizabeth Ozark.

On November 11, 1961 Paul Lippey recorded a quitclaim deed to his wife, even though his name had never previously appeared on the title. They never lived in the subject property, but lived in Los Feliz at 4031 Cromwell Avenue. On July 27, 1998, Edythe Lippey deeded the property with a half interest to Barrett and Hiroko (Okimura) Lippey and the other half interest to Michael William and Teri Hartt. Indications are that Barrett Lippey and Teri Hartt were grandchildren. Paul Lippey passed away on June 10, 2004, at the age 103. Edythe Lippey died 9 years later, on July 2, 2013, also at the age of 103.

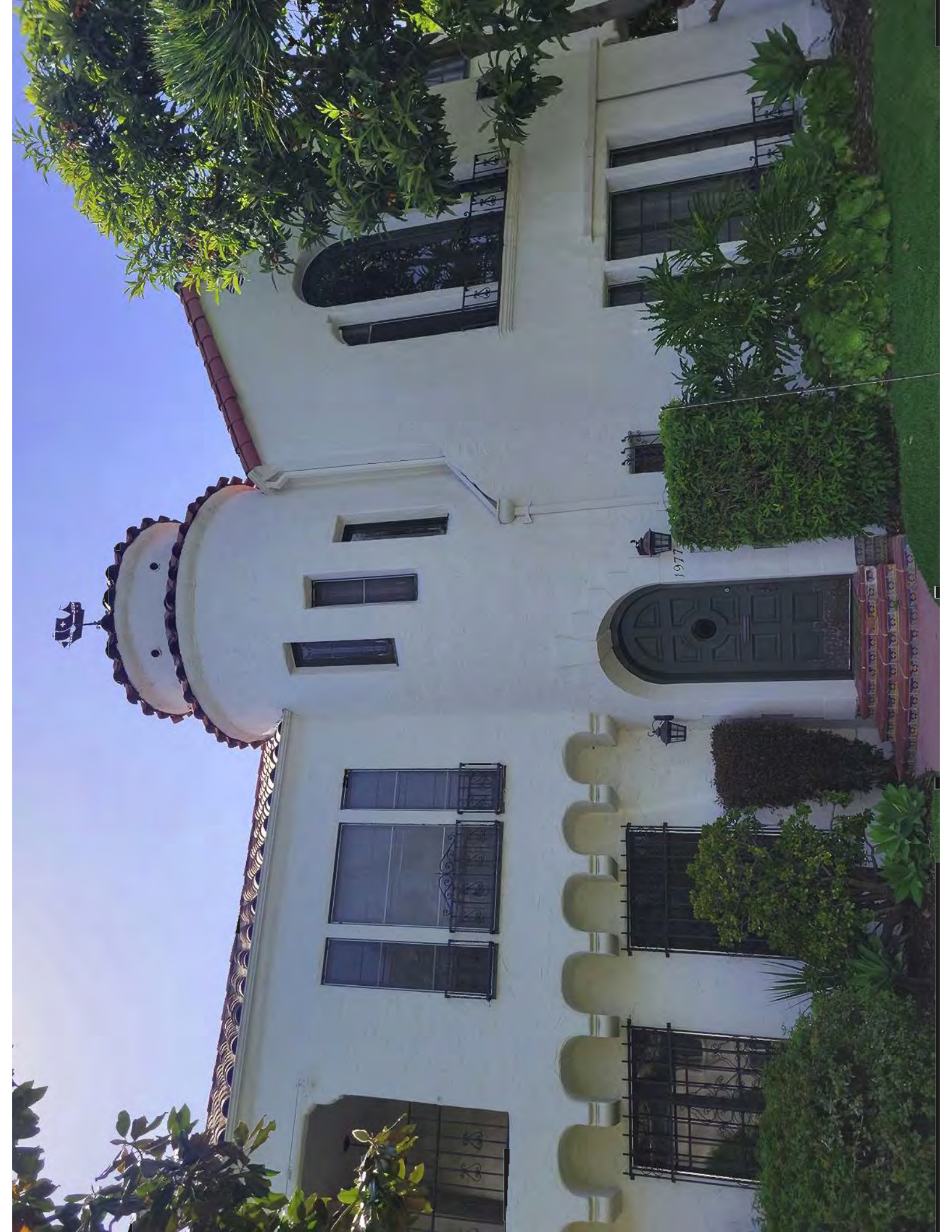
On May 28, 2003, Barrett and Hiroko Lippey deeded their half interest to the Hartts. Records show that the Hartts lived in the building for a time. They sold the building to Brooklyn, New York based film producer Jeffrey Kusama-Hinte on June 20, 2022. Like Paul Lippey, his wife, Kristin (nee Karyn Kiyoko Kusama) was not on title with him. Two days after closing on the property, he transferred it to his 1977 North Kenmore LLC.

Born in Santa Monica, California to as Jewish family he is also known as Jeff Levy-Hinte. He graduated from California State University, Northridge and the University of Michigan in Ann Arbor, Michigan. He serves as the President of Antidote International Films (also known as Antidote Films), Inc. based in New York City. The property was sold to the current owner on May 6, 2024.

The Sam Sharpe Triplex qualifies for Los Angeles Historic Cultural Monument status as it “embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age” as it embodies the distinctive characteristics of the Spanish Colonial Revival architectural style, making it a valuable resource for the study of early 20th century multi-family architecture in Los Angeles, and more specifically, as an exceptional example of the Spanish Colonial architectural style found in the Los Feliz area.

SurveyLA documents the triplex as a contributor to the potential Los Feliz Square Single-Family Residential Historic District. The property is also documented in Historic PlacesLA, which erroneously states that it was owned by Sam Bishop. An earlier survey

done by the Los Feliz Improvement Association singles out the subject property as potentially eligible for the National Register, as significant for its style of architecture.







5589 17  
SCALE 1" = 100'

1982

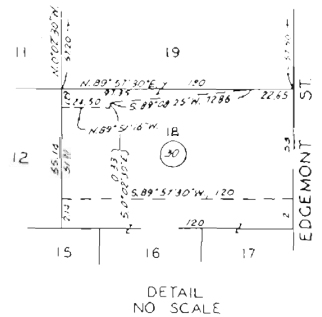
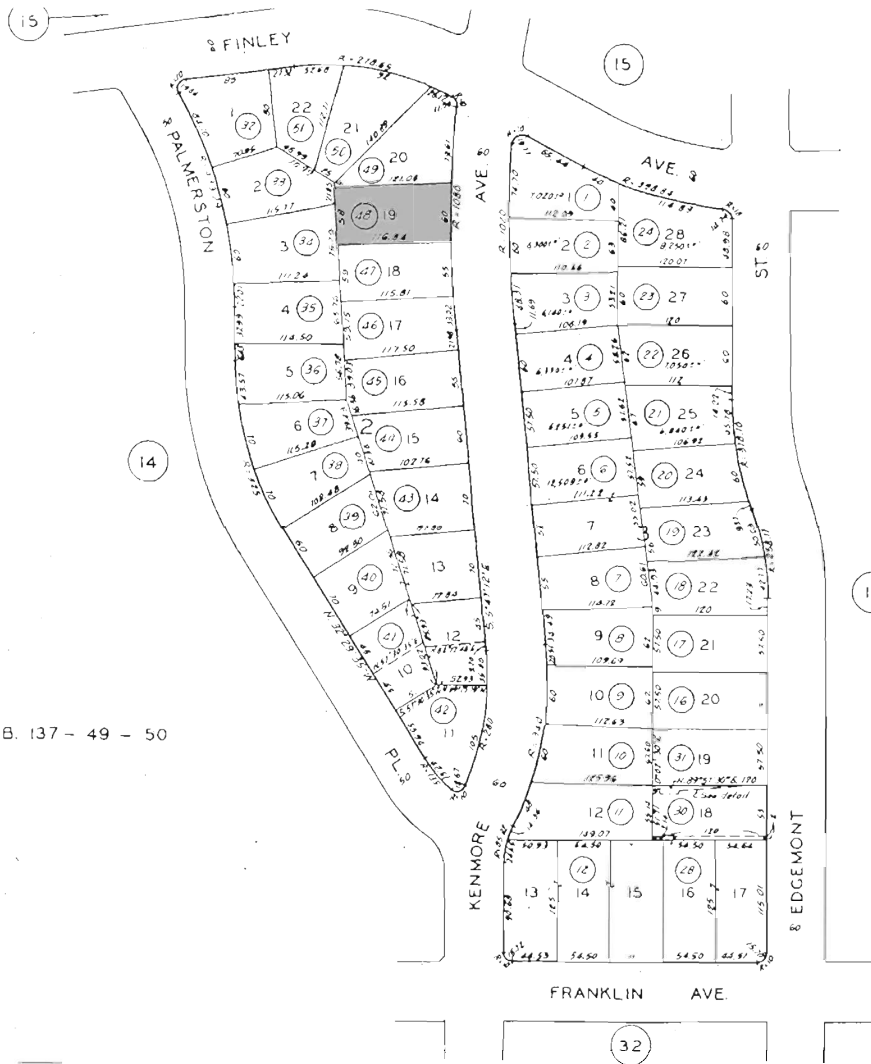


TRACT NO 9633 MB. 137 - 49 - 50

CODE  
13

FOR PREV. ASSMT SEE:

5589-17



ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

# Sam Sharpe Triplex

## Bibliography

### Books:

Gleye, Paul.....The Architecture of Los Angeles.....©1981, Rosebud Books  
Johnston, Bernice Eastman.....California's Gabrielino Indians.....©1962, Southwest Museum  
McAlester, Virginia and Lee.....A Field Guide to American Houses.....©1990, Alfred A. Knopf

### Los Angeles Times Articles (attached):

Luxurious Living.....January 16, 1939, Page 18  
Miss Lippey Will Travel in Europe.....June 18, 1956, Page B6  
Max Maltzman Obituary.....August 17, 1971, Page B4

### Articles on the Architect:

Max Maltzman, Architect by Charles J. Fisher .....© 2007  
Max Maltzman, Architect by Michael Locke.....Michael Locke on Flickr

### Historic Resource Surveys

Historic Places Los Angeles.....<https://hpla.lacity.org/report/93b3fcbc-8581-4363-80bd-7d1bc42aca25>  
Los Feliz Improvement Association Historic Resources Survey .....Vol 9, K Streets, 2019-1  
SurveyLA, Hollywood Districts and Multiple Property Resources.....Pages 143-145 & 162

### Wikipedia Articles:

Max Maltzman  
Spanish Colonial Revival Architecture



## **Additional Data Sources:**

California Death Index.

Los Angeles City Building Permits

Los Angeles County Assessors Records

Los Angeles County Subdivision Maps

Social Security Death Index

United States Census Records

United States Postmaster Appointments

World War I Draft Cards

World War II Draft Cards



# City of Los Angeles Department of City Planning

## 9/1/2024 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

1977 N KENMORE AVE

### ZIP CODES

90027

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-9708

CPC-2016-1450-CPU

CPC-1986-831-GPC

ORD-164699

ORD-129279

ENV-2016-1451-EIR

### Address/Legal Information

PIN Number	150B197 513
Lot/Parcel Area (Calculated)	6,994.8 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID J3
Assessor Parcel No. (APN)	5589017048
Tract	TR 9633
Map Reference	M B 137-49/50
Block	2
Lot	19
Arb (Lot Cut Reference)	None
Map Sheet	150B197

### Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Los Feliz
Council District	CD 4 - Nithya Raman
Census Tract #	1892.02
LADBS District Office	Los Angeles Metro

### Permitting and Zoning Compliance Information

Administrative Review	None
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### Planning and Zoning Information

Special Notes	None
Zoning	R2-1XL
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2441 Alquist-Priolo Earthquake Fault Zone
General Plan Land Use	Low Medium I Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes

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

AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 1
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	5589017048
APN Area (Co. Public Works)*	0.161 (ac)
Use Code	0300 - Residential - Three Units (Any Combination) - 4 Stories or Less
Assessed Land Val.	\$399,463
Assessed Improvement Val.	\$992,229
Last Owner Change	06/22/2022
Last Sale Amount	\$9
Tax Rate Area	13
Deed Ref No. (City Clerk)	1719401
	1503455
	1288670
Building 1	
Year Built	1928
Building Class	D9B
Number of Units	3
Number of Bedrooms	8
Number of Bathrooms	6
Building Square Footage	5,954.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 5589017048]
<b>Additional Information</b>	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
<b>Environmental</b>	
Santa Monica Mountains Zone	No
Biological Resource Potential	None

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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.



Mountain Lion Potential	None
<b>Seismic Hazards</b>	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	Yes
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Hazard Area	No
<b>Economic Development Areas</b>	
Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
<b>Housing</b>	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	Yes [APN: 5589017048]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	0.26 Units, Moderate
Housing Use within Prior 5 Years	Yes
<b>Public Safety</b>	
Police Information	
Bureau	Central
Division / Station	Northeast
Reporting District	1141
Fire Information	
Bureau	West
Battalion	5
District / Fire Station	35
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-1986-831-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN

DATA NOT AVAILABLE

CPC-9708  
ORD-164699  
ORD-129279

## **Max Maltzman, Architect (1899-1971)**

*By Charles J. Fisher*

A native of Nicholeav, Russia (now in Ukraine), Max Maltzman was born on May 12, 1899 the second son to Abraham and Esther Maltzman. His Father emigrated to the United States about 1906 and the rest of the family lived in Montreal, Quebec, Canada, until Abraham was able to establish himself as a carpenter in Boston, Massachusetts in 1909 and send for his wife and children.

Max made at least one trip back to Europe, returning in 1919, stating that he held US citizenship under his Father. However, on June 11, 1923, Max Maltzman became a United States citizen in Boston. He had trained as an architect and moved to Los Angeles around 1925, working as an architectural designer in the office of contractor, M. N. Smith. By 1927, he was living on Breed Street in Boyle Heights and was a draftsman in the architectural office of Leland A. Bryant.

It was about this time that he also married his wife, Sadye, who was a recent Russian immigrant. It's possible that they had met during his earlier trip abroad, and they had carried on a correspondence relationship during the intervening years, until Sadye was able to come to be with him in Los Angeles in 1926. She was granted US citizenship in Los Angeles on January 12, 1934, at the age of 27. The marriage produced three children, Muriel, Elliot and Donald.

Later in 1927, he opened his own architectural design studio in the Union Bank Building in Downtown Los Angeles. His earliest work involved the designing of apartment houses in the Wilshire Corridor section of the City.

Maltzman was active in the Jewish community and was also designing synagogues, such as the one for the Congregation Mogen David at 1518 S. Gramercy Place in 1931 and the Temple Beth Thephelow on Cincinnati Street in Boyle Heights in 1930. Maltzman designed a temporary synagogue that was assembled in 6 days to accommodate 2,000 people for the high holy days at the latter site. The building was then taken down and the permanent structure was built. He also designed a synagogue and several other



buildings for the Jewish Home for the Aged in Boyle Heights during the same period.

Many of his early clients were people that he knew in the religious circles. He designed several large apartment buildings for Harry Feigenbaum, who was the contractor for Beth Thephelow, including a 13-story 103 unit French Normandy style building at 410 N. Rossmore. Unfortunately, money became tight and the building owners had to stop construction at the 4<sup>th</sup> floor. The building sat abandoned for 13 years until the government leased the structure and revamped it to help fill the housing shortage during World War II. Today the building consists of the four stories that were originally built, leaving it only a shadow of its original design. Another 1930 Feigenbaum building, the Zig-Zag Moderne 8-story 94-unit Ravenswood at 570 N. Rossmore was completed.

A large building at Vine and Franklin was designed for Feigenbaum's brother, Maurice that cost 1,000,000.00 to build in 1930. Both of these buildings, along with many other designs, had substantial parking in the basement for tenants. Maltzman was a pioneer in that area.

Another developer who extensively used Maltzman on apartment projects was Irving Siegel, who, along with his brother, Louis, built a number of large apartments throughout the City. Two of his earliest designs for Siegel were the 1929 Lovetta Apartments at 832 S. Oxford Avenue and Casa California at 835 S. Oxford Avenue. Other Siegel apartment buildings were The Graemore (originally The Vogue Apartments) at 530 S. Kingsley Drive, the Argonne Apartments at 808 S. Hobart Boulevard and the Zig-Zag Moderne building at 745 S. Normandie in 1930.

Maltzman also designed the Charemont Apartments at 333 California Avenue, Santa Monica in 1929. That Art Deco building was listed on the National Register of Historic Places in 1996. Two other Art Deco apartment buildings, both built in 1930, are at 626 and 636 S. Burnside Avenue and are listed as Los Angeles City Historic Cultural Monument Numbers 424 and 425, respectively. A third Los Angeles City Monument is the "Cornell Apartments" at 603 S. Cochran Avenue (HCM 430), which is Renaissance Revival with a strong Tudor influence.

Other apartment buildings during that period, included Chateau Lamartine, 627 S. Normandie (1929), The Barton Apartments, 6412-18½ Olympic

Boulevard (1934) and an apartment hotel for W. C. Acker at 10824 Lindbrook Drive, Westwood (1938).

In 1934, Maltzman did a rare commercial building, a one-story with mezzanine store front at 425 N. Fairfax Avenue for Sam Rosen.

Maltzman continued with custom apartment buildings after World War II. In 1949 he designed the 424 unit “Chesapeake-Rodeo Apartments in the Crenshaw District for W. E. Robertson Company. This modern garden apartment complex was at the beginning of what was to become a long term relation ship with this builder.

Walter E. Robertson was to become one of the most successful housing developers in Los Angeles and Orange County in the 1940’s and 1950’s. His company had Maltzman design all of their single-family homes. One of their first ventures in tract housing was the “St. Nick 60” development in Buena Park in 1955. Later that year there were 45 Maltzman designed homes in “Altadena Heights”, near the famous “Christmas Tree Lane”.

By far the most successful venture for the team was the “Fireside Homes” series, which started in Fullerton in 1955, with a second tract in North Whittier in 1956. A third tract in Buena Park was marketed as “Orangewood Estates”. In each case, the homes were marketed as being architect designed. While Maltzman wasn’t the only architect to participate in the mass building of the post war years, his contribution was seen in many different areas, giving hundreds, if not thousands of families the ability to live in an architect designed home at a time when sameness was the hallmark of many housing developments.

As Maltzman’s practice grew, he and Sadye began to travel the world, booking cruises on some of the great liners of the mid 20<sup>th</sup> Century, including the Queen Mary. The family relocated to Beverly Hills in the mid 1940’s.

In 1952, Maltzman was the supervising architect for Del Webb Companies “Sahara Hotel” on the Las Vegas Strip. For the Robertson firm, he designed “Holly Park Knolls”, a controversial 384 unit 22 building project in Inglewood in 1955.

In 1963, Maltzman designed a custom home in Studio City, possibly for the use of him and his wife. This 2,200 square foot home featured 3 bedrooms, a maid's room, den with wet bar, a rock fireplace, crystal chandelier, a double door terrazzo entry and copper plumbing. However, Sadye passed away on October 28, 1966. Max put the house on the market the following year and retired to his Beverly Hills home with his new wife, Ruth Anna Rothfarb, who he married in Los Angeles on October 15, 1967. He passed away on August 15, 1971 at the age of 72.

Max Maltzman left a built legacy that helped to define the look and lifestyle of Los Angeles and the surrounding region for decades to come.



# Max Maltzman, Architect

by [Michael Locke](#)

Max Maltzman was one of the first Jewish architects to set up his own practice in the city of Los Angeles. The architect is best known for creating grand, high style apartment buildings. He was born in Nickolayev, Russia on May 12, 1899. He was one of six children of Esther Maltzman and Abraham Maltzman, a carpenter. The family immigrated to Montreal, Canada in 1909, but Maltzman settled in Chelsea, Massachusetts in 1910.

After military service in World War I, Max returned to Boston where, by 1921, he was an architecture student. He married Sadye Seltzer (1906-1966) later that year. Sadye was only fifteen years old at the time and was a native of Russia. They had three children: Elliott (born 1923), Muriel (born 1924) and Donald (born 1938). Mr. Maltzman became an American citizen in 1923.

Max and Sadye moved to Los Angeles in the 1920s and set up residence on Buckingham Road. Maltzman established an office at 169 North La Brea. He later worked at 704 South Spring Street, Room 605. He demonstrated masterful versatility in the types of buildings he designed, and he was well-versed in a number of styles.



**Hollymont Apartments, Max Maltzman & Robert D. Jones 1926-28**



**Sam Sharpe Triplex, Max Maltzman, Architect 1928**  
1110



**Sam Sharpe Triplex, Max Maltzman, Architect 1928**





1977 Kenmore Avenue, Max Maltzman, Architect 1928





Abraham Maltzman Family c.1909



**Max Maltzman with his wife Sadye Seltzer (1906-1966)**



**Ravenswood Apartments, Max Maltzman 1930**

75





Ashby Apartments, Max Maltzman 1930  
10



**Hollymont Apartments, Max Maltzman & Robert D. Jones 1929-1930**

51



**1803 North Wilton Place, Max Maltzman c.1925**

2





**Louis A. & Anna Rose House, Max Maltzman 1928**

51



**Charmont Apartments, Max Maltzman & William Fergangaum 1930**





**Edward & Ann R. Rothschild House, Max Maltzman 1948**

**Building Permit History**  
**1977 N. Kenmore Avenue**  
**Los Feliz**

May 10, 1928:	Building Permit No. 13563 to construct a 2 story 46' X 71' frame and stucco 18-room 3-family residence on Lot 19 of Tract No. 9633, at 1977 N Kenmore Avenue. Owner: Sam Sharpe Architect: Max Maltzman Contractor: Owner Cost: \$20,000.00
May 10, 1928:	Building Permit No. 13563 to construct a 1 story 18' X 30' frame and stucco 3-room on Lot 19 of Tract No. 9633, at 1977 N Kenmore Avenue. Owner: Sam Sharpe Architect: Max Maltzman Contractor: Owner Cost: \$700.00
January 26, 1962:	Building Permit No. LA01819 for termite work. No new construction. Owner: Edithe Lippey Architect: None Engineer: None Contractor: Western Exterminator Cost: \$620.00
June 15, 2003:	Electrical Permit No. WO34113050 for the installation of electrical smoke detectors Owner: Barret & Hiroko Lippey and Michael W. & Teri Hartt Architect: None Engineer: None Contractor: J & S Electric Co. Cost: Not Shown

August 5, 2022: Building Permit No. LA04786 to add sill plate anchor bolts and plywood to cripple walls (if existing) per LA City Standard Plan #1; no foundation replacement (Earthquake hazard reduction per Chapter 92 of the Los Angeles Building Code) (Houses, residential buildings up to 3 stories and up to 4 units).  
Owner: Michael and Teri Hart Trustees  
Architect: None  
Engineer: None  
Contractor: Alpha Structural Inc.  
Cost: \$450.00

April 25, 2023: Electrical Permit No. WO34126403 for installation of electric sub-panel and one branch.  
Owner: Jeffrey Kusana-Hinte  
Architect: None  
Engineer: None  
Contractor: Owner  
Cost: Not Shown

April 25, 2023: HVAC Permit No. WO34407832 for the installation of mini-split HVAC system.  
Owner: Jeffrey Kusana-Hinte  
Architect: None  
Engineer: None  
Contractor: Owner.  
Cost: Not shown

May 10, 2023: Electrical Permit No. WO34130346 for installation of electric sub-panel and one branch.  
Owner: Jeffrey Kusana-Hinte  
Architect: None  
Engineer: None  
Contractor: N R G Heating and Air Conditioning  
Cost: Not Shown



May 10, 2023: HVAC Permit No. WO34412512 to install one outdoor condenser and one indoor air handler.  
Owner: Jeffrey Kusana-Hinte  
Architect: None  
Engineer: None  
Contractor: N R G Heating and Air Conditioning  
Cost: Not shown

May 10, 2023: Electrical Permit No. WO34430352 to install one sub panel and one new branch.  
Owner: Jeffrey Kusana-Hinte  
Architect: None  
Engineer: None  
Contractor: N R G Heating and Air Conditioning  
Cost: Not shown

June 13, 2023: HVAC Permit No. WO34415063 for supplemental permit for WO34412512. install 3 additional air handling units in addition to equipment in previous permit.  
Owner: Jeffrey Kusana-Hinte  
Architect: None  
Engineer: None  
Contractor: N R G Heating and Air Conditioning  
Cost: Not shown

PLANS AND SPECIFICATIONS  
and other data must also be filed

Bldg. Form 2

BUILDING DIVISION

# 2

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

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

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

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

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

TAKE TO  
FIRST FLOOR  
242 SO.  
BROADWAY  
ENGINEER  
PLEASE  
VERIFY

(Location of Job)

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Apartment No. of Rooms 1 No. of Families 2  
2. Owner's name John Sharpe Phone   
3. Owner's address 649 3rd St.  
4. Architect's name Phil. Matignon Phone 1A. 95-72  
5. Contractor's name Owner Phone   
6. Contractor's address   
7. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing Equip-  
ment and Appliances in Completed Building.} \$ 20,000  
8. Is there any existing building or permit for a building on lot? Adl. How used?   
9. Size of proposed building 46 x 71 Height to highest point 38 feet  
10. Number of Stories in height 2 Character of ground Adobe  
11. Material of foundation Conc. Size of footings 16 Size of wall 8 Depth below ground 12  
12. Material of chimneys Brick Number of inlets to flues 2 Interior size of flues 12 x 16  
13. Material of exterior walls Frame Slump  
14. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6  
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs  
2 x 3 Ceiling joists 2 x 4 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 6  
Second floor joists 2 x 12 Specify material of roof Tiles & Concrete  
15. Will all provisions of State Housing Act be Complied with? Yes  
16. What Zone is Property in? B

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

**POINT OVER**

**(Sign Here)**

Owner or Authorized Agent

**FOR DEPARTMENT USE ONLY**

<b>PERMIT NO.</b> <b>13563</b>	Plans and Specifications checked and found to conform to Ord- nances, State Laws, etc. <i>Amesbury</i> <i>Amesbury May 7</i> Plan Examiner	Application checked and found correct. <i>5/10/28</i> <i>W. H. B.</i> Clerk	Stamp here when permit is issued. <b>MAY 10 1928</b> <b>TOWN OF</b>

**PLANS**

W B Pickett

4/17/5

\_\_\_\_\_

\_\_\_\_\_

## REMARKS

\_\_\_\_\_

\_\_\_\_\_



PLANS AND SPECIFICATIONS  
and other data must also be filed

**BUILDING DIVISION**

# 2

## CLASS "D"

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

302

# FOR DEPARTMENT USE ONLY

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

## REMARKS

17. Will all Lathing and Plastering Comply with Ordinance?

*Yes*

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.

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED					
2. BUILDING ADDRESS				DIST. MAP					
1977 N. Kenmore Ave.									
3. BETWEEN CROSS STREETS				ZONE					
Finley Ave. AND Franklin Ave.									
4. PRESENT USE OF BUILDING		NEW USE OF BUILDING		FIRE DIST.					
Apt									
5. OWNER'S NAME		PHONE		INSIDE					
Edythe Lippey		NO 16036		KEY					
6. OWNER'S ADDRESS		P. O.	ZONE	COR. LOT					
1977 N. Kenmore		LA	27	REV. COR.					
7. CERT. ARCH.	STATE LICENSE	PHONE		LOT SIZE					
8. LIC. ENGR.	STATE LICENSE	PHONE							
9. CONTRACTOR		STATE LICENSE	PHONE	REAR ALLEY					
Western Exterminator		2387	DU 88841	SIDE ALLEY					
10. CONTRACTOR'S ADDRESS		P. O.	ZONE	BLDG. LINE					
3333 W. Temple St.		LA	26						
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		BLDG. AREA				
60 x 100	2	24	One						
3					DISTRICT OFFICE				
12. MATERIAL		ROOF		SPRINKLERS					
<input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK EXT. WALLS: <input checked="" type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE		<input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER		REQ'D. SPECIFIED					
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.			VALUATION APPROVED		AFFIDAVITS				
\$ 620.00									
14. SIZE OF ADDITION			APPLICATION CHECKED						
15. NEW WORK: (Describe)		ROOFING		DWELL. UNITS					
Termite work no new const									
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.				CORRECTIONS VERIFIED					
Signed <i>S. F. Pederson</i>				SPACES PARKING					
This Form When Properly Validated is a Permit to Do the Work Described.				GUEST ROOMS					
				FILE WITH					
				CONT. INSP.					
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
						4.50			

SEWER (Available) (Not Available)

CRITICAL SOIL

CASHIER'S USE ONLY

LA 1819

JAN-26-62 07983

B - 1 CK

4.50

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



THESE OF CLAP B - THE

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

1962 JAN 22 AM 10:16



Electrical  
Commercial  
Express Permit  
No Plan Check

City of Los Angeles - Department of Building and Safety

Issued On: 06/15/2003

### APPLICATION FOR ELECTRICAL PLAN CHECK AND INSPECTION

Last Status: Issued

Status Date: 06/15/2003

1. PROPERTY OWNER

Lippey, Barret And Hiroko And

1977 Revere Way

AGOURA CA 91301

2. APPLICANT INFORMATION (Relationship: Net Applicant)

Joseph Shahinian -

825 N Mccadden

LA, CA 90038

(323) 469-5659

3. TENANT INFORMATION4. CONTRACTOR, ARCHITECT, & ENGINEER NAME

(C) J &amp; S Electric Co

825 N Mc Cadden Place,

Los Angeles, CA 90038

CLASS LICENSE#

C10 455874

PHONE #

3234695659

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-&gt; (323)469-5659.

6. DESCRIPTION OF WORK

installment of electrical smoke detectors

7. COUNCIL DISTRICT: 48. APPLICATION PROCESSING INFORMATION

PC OK By:

OK for Cashier:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

For information and/or inspection requests originating within LA County.

**Call toll-free (888) LA4BUILD**

Outside LA County, call (213)-977-6941.

(LA4BUILD = 524-2845)

For Cashier's Use Only

**W/O #: 34113050**

Project Name:

In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

1977 N Kenmore Ave  
03041-90000-13050

9. FEE INFORMATION

Inspection Fee Period

Permit Fee: 127.44

INSPECTION TOTAL Electrical	127.44
Permit Total	127.44
Permit Fee Subtotal Electrical	101.00
Permit One Stop Surcharge	2.36
Permit Sys. Development Surcharge	7.08
Permit Issuing Fee	17.00

Payment Date: 06/15/03  
Receipt No: IN050119558  
Amount: \$127.44

**10. FEE ITEM INFORMATION**

FIRE ALARM, COMM &amp; CTRL.

SFD &amp; Apt Smoke Detectors

(11)

101.00

**PERMIT EXPIRATION**

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

**11. LICENSED CONTRACTOR'S DECLARATION**

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

License Class: C10 Lic. No.: 455874 Contractor: J AND S ELECTRIC

**12. WORKERS' COMPENSATION DECLARATION**

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

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

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

Carrier: \_\_\_\_\_ 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.

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

**13. ASBESTOS REMOVAL DECLARATION**

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

**14. CONSTRUCTION LENDING AGENCY DECLARATION**

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

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

**15. FINAL DECLARATION**

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

**By signing below, I certify that:**

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

Print Name: JOSEPH SHAHINIAN Sign: \_\_\_\_\_ Internet ePermit System Declaration Date: 06/15/2003 ☒ Contractor ☐ Authorized Agent



1977 N Kenmore Ave



Permit #:

22016 - 10000 - 19011

Plan Check #: X22LA10139

Printed: 08/05/22 09:45 AM

Event Code:

Bldg-Alter/Repair **GREEN - NONE**  
 Apartment  
 Express Permit  
 No Plan Check

City of Los Angeles - Department of Building and Safety  
**APPLICATION FOR BUILDING PERMIT  
 AND CERTIFICATE OF OCCUPANCY**

Issued on: 08/05/2022

Last Status: Issued

Status Date: 08/05/2022

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 9633	2	19		M B 137-49/50	150B197 513	5589 - 017 - 048

**3. PARCEL INFORMATION**

Alquist Priolo - YES	District Map - 150B197	Earthquake-Induced Liquefaction Area - Yes
LADBS Branch Office - LA	Energy Zone - 9	Community Plan Area - Hollywood
Council District - 4	Hillside Grading Area - YES	Environmentally Sensitive Area - YES
Certified Neighborhood Council - Los Feliz	Thomas Brothers Map Grid - 593-J3	Near Source Zone Distance - 0
Census Tract - 1892.02	Area Planning Commission - Central	

ZONES(S): R2-1XL

**4. DOCUMENTS**

ZI - ZI-2441 Alquist-Priolo Earthquake I ORD - ORD-164699  
 ZI - ZI-2452 Transit Priority Area in the CPC - CPC-1986-831-GPC  
 RENT - YES CPC - CPC-2016-1450-CPU  
 ORD - ORD-129279

**5. CHECKLIST ITEMS****6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):  
 HARTT, MICHAEL AND TERI TRS HART 27475 REVERE WAY AGOURA HILLS CA 91301

Tenant:

Applicant: (Relationship, Agent for Contractor)  
 ANTHONY ESPANA - (818) 644-2972

**7. EXISTING USE**

(05) Apartment

**PROPOSED USE****8. DESCRIPTION OF WORK**

Add sill plate anchor bolts and plywood to cripple walls (if existing) per LA City Standard Plan #1; no foundation replacement (Earthquake hazard reduction per Chapter 92 of the Los Angeles Building Code). (Houses, residential buildings up to 3 stories and up to 4 units).

**9. # Bldgs on Site & Use:****10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: DAS PC By:  
 OK for Cashier: David Zuniga Coord. OK:  
 Signature: \_\_\_\_\_ Date: 08/05/2022

For inspection requests, call toll-free (888) LA4BUILD (524-2845),  
 or request inspections via [www.ladbs.org](http://www.ladbs.org). To speak to a Call Center  
 agent, call 311. Outside LA County, call (213) 473-3231.

For Cashier's Use Only

W/O #: 21619011

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

Permit Valuation: \$6,000 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	185.09
Permit Fee Subtotal Bldg-Alter/Re	115.00
E.Q. Instrumentation	0.78
D.S.C. Surcharge	4.28
Sys. Surcharge	8.57
Planning Surcharge	8.52
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surchar	9.94
CA Bldg Std Commission Surchar	1.00
Permit Issuing Fee	27.00
Permit Fee-Single Inspection Flag	

Sewer Cap ID:

Total Bond(s) Due:

**12. ATTACHMENTS**

Signed Declaration



\* 0 8 0 0 1 2 2 0 1 6 1 0 0 0 0 1 9 0 1 1 F N \*

## 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	CITY	CLASS	LICENSE #	PHONE #
(C) ALPHA STRUCTURAL INC	8334 FOOTHILL BLVD,	SUNLAND, CA 91040	B	663409	(818) 644-2972

**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** License No.: **663409** Contractor: **ALPHA STRUCTURAL INC**

## 18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: **BENCHMARK INS. CO.** Policy Number: **CST502285**

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

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

## 19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at [www.aqmd.gov](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 L.A. County at (800) 524-5323 or the State of California at (800) 597-5323 or [www.dhs.ca.gov/leadlead](http://www.dhs.ca.gov/leadlead).

## 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: \_\_\_\_\_

Sign: \_\_\_\_\_

Date: **08/05/2022**

☒ Contractor ☒ Authorized Agent

Job Address: 1977 N Kenmore Application #: 22016-10000-19011

City of Los Angeles – Department of Building and Safety  
**Signature Declaration Attachment Form**

**Instructions**

**Applicant (contractor, owner, or agent):** Complete and sign the appropriate statements below only after completely reviewing the entire permit application for accuracy. Also, indicate the job address on the top of the form. This attachment will become part of the permit application.

**Building and Safety Staff Member:** Complete the "APPLICATION#:" and make sure the job address is shown above. Give a copy of the permit application to the applicant.

**"Signature Declaration"**

**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 LAM C). 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 License No.: 663409 Contractor: Alpha Structural Inc

**18. WORKERS' COMPENSATION DECLARATION**

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

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

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

Carrier: Benchmark Insurance Co. Policy Number: CST5022285

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

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

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

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at [www.aqmd.gov](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: Anthony Espana Sign: Anthony Espana Date: 8-5-22 ( ) Owner ( ) Contractor ☒ Authorized Agent





Electrical  
1 or 2 Family Dwelling  
Express Permit  
No Plan Check

City of Los Angeles - Department of Building and Safety

### APPLICATION FOR ELECTRICAL PLAN CHECK AND INSPECTION

Issued On: 04/25/2023

Last Status: Issued

Status Date: 04/25/2023

**1. PROPERTY OWNER**

KUSAMA HINTE, JEFFREY

36 MONTGOMERY PL

BROOKLYN NY 11215

**2. APPLICANT INFORMATION** (Relationship: Owner-Bldr)

JEFFREY KUSAMA-HINTE

36 MONTGOMERY PL

BROOKLYN, NY 11215

(917) 951-0581

**3. TENANT INFORMATION****4. CONTRACTOR, ARCHITECT, & ENGINEER NAME****ADDRESS****CLASS****LICENSE #****PHONE #**

(O) OWNER-BUILDER

0

(917) 951-0581

**5. APPLICATION COMMENTS**

E-Permit paid by credit card, fax number-&gt; NA.

**6. DESCRIPTION OF WORK**

Installation of electric sub-panel and one branch.

**7. CHECKLIST ITEMS:****8. COUNCIL DISTRICT:** 4**9. APPLICATION PROCESSING INFORMATION**

Plan Check By:

OK for Cashier:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

For Cashier's Use Only

W/O #: 34126403

**NOTICE:**

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

**10. FEE INFORMATION**

Inspection Fee Period

Permit Fee: 98.10

INSPECTION TOTAL Electrical	98.10
Permit Total	98.10
Permit Fee Subtotal Electrical	90.00
Permit D.S.C. Surcharge	2.70
Permit Sys. Development Surcharge	5.40
Permit Issuing Fee	0.00

Payment Date: 04/25/23

Receipt No: ON1140785

Amount: \$98.10

1977 N Kenmore Ave Unit 1  
23041 - 90000 - 26403

**11. FEE ITEM INFORMATION****NEW BRANCH CIRCUIT**

Ltg/Gen Rec, Dwell App, Non-Dwell App (1) 17.00

**PANELBOARDS AND SWITCHBOARDS**

Panel 0-200 Amp (1) 16.00

**PERMIT EXPIRATION/REFUNDS :** This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98 0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

**12. OWNER-BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State 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 Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

1, 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 and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year 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).

OR

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

**13. WORKERS' COMPENSATION DECLARATION**

I hereby affirm, under penalty of perjury, the following declaration:

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.

**14. 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 Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead [www.aqmd.gov](http://www.aqmd.gov) (909) 396-2336 and the notification form at 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)

**15. FINAL DECLARATION**

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91 0106 4 3 4 LAMC).

By signing below, I certify that:

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

Print Name: JEFFREY KUSAMA-HINTESign: Internet e-Permit System DeclarationDate: 04/25/2023

Owner



Authorized Agent



HVAC  
1 or 2 Family Dwelling  
Express Permit  
No Plan Check

City of Los Angeles - Department of Building and Safety

**APPLICATION FOR HVAC  
PLAN CHECK AND INSPECTION**

Issued On: 04/25/2023  
Last Status: Issued  
Status Date: 04/25/2023

**1. PROPERTY OWNER**

KUSAMA HINTE, JEFFREY

36 MONTGOMERY PL

BROOKLYN NY 11215

**2. APPLICANT INFORMATION** (Relationship: Owner-Bldr)

JEFFREY KUSAMA-HINTE

36 MONTGOMERY PL

BROOKLYN, NY 11215

(917) 951-0581

**3. TENANT INFORMATION****4. CONTRACTOR, ARCHITECT, & ENGINEER NAME****ADDRESS****CLASS****LICENSE #****PHONE #**

(O) OWNER-BUILDER

0

(917) 951-0581

**5. APPLICATION COMMENTS**

Structural plan check is required for new or replaced equipment weighing 400 lbs. or more when supported by a building and in case of a replacement, the new equipment exceeds the weight of the old one. LAMC Section 91.1632. E-Permit paid by credit card, fax number-> NA.

**6. DESCRIPTION OF WORK**

Installation of mini-split HVAC system.

**7. CHECKLIST ITEMS:****8. COUNCIL DISTRICT:** 4**9. APPLICATION PROCESSING INFORMATION**

Plan Check By:

OK for Cashier:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**NOTICE:**

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

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

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

For Cashier's Use Only

W/O #: 34407832

**10. FEE INFORMATION**

Inspection Fee Period

Permit Fee: 156.96

INSPECTION TOTAL HVAC	156.96
Permit Total	156.96
Permit Fee Subtotal HVAC	120.00
Permit D.S.C. Surcharge	4.32
Permit Sys. Development Surcharge	8.64
Permit Issuing Fee	24.00

Payment Date: 04/25/23

Receipt No: ON1140773

Amount: \$156.96

 1977 N Kenmore Ave Unit 1  
23044 - 90000 - 07832



**11. FEE ITEM INFORMATION****COMPRESSOR**

AC &lt;= 25 HP (1) 24.00

**SYSTEM COMPONENTS**

Air Handling Unit (4) 96.00

**PERMIT EXPIRATION/REFUNDS :** This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98 0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

**12. OWNER-BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State 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 Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

1, 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 and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year 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).

OR

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

**13. WORKERS' COMPENSATION DECLARATION**

I hereby affirm, under penalty of perjury, the following declaration:

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.

**14. 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 Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead [www.aqmd.gov](http://www.aqmd.gov) (909) 396-2336 and the notification form at 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)

**15. FINAL DECLARATION**

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91 0106 4 3 4 LAMC).

By signing below, I certify that:

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

Print Name: JEFFREY KUSAMA-HINTE

Sign: Internet e-Permit System Declaration

Date: 04/25/2023



Owner



Authorized Agent



Electrical  
Apartment  
Express Permit  
No Plan Check

City of Los Angeles - Department of Building and Safety

**APPLICATION FOR ELECTRICAL  
PLAN CHECK AND INSPECTION**

Issued On: 05/10/2023

Last Status: Issued

Status Date: 05/10/2023

**1. PROPERTY OWNER**

KUSAMA HINTE, JEFFREY

36 MONTGOMERY PL

BROOKLYN NY 11215

**2. APPLICANT INFORMATION** (Relationship: Not Applicant)

DONNA KREISLER

7008 OWENSMOUTH AVE

CANOGA PARK, CA 91303

(800) 880-0004

**3. TENANT INFORMATION****4. CONTRACTOR, ARCHITECT, & ENGINEER NAME****ADDRESS****CLASS****LICENSE #****PHONE #**

(C) N R G HEATING AND AIR

7008

CANOGA PARK, CA 91303

C20 781353

(800) 880-0004

**5. APPLICATION COMMENTS**

E-Permit paid by credit card, fax number-&gt; (818)340-3630.

**6. DESCRIPTION OF WORK**

install one sub panel and one new branch

**7. CHECKLIST ITEMS:****8. COUNCIL DISTRICT:** 4**9. APPLICATION PROCESSING INFORMATION**

Plan Check By:

OK for Cashier:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

For Cashier's Use Only

W/O #: 34130346

**NOTICE:**

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

**10. FEE INFORMATION**

Inspection Fee Period

Permit Fee: 59.95

INSPECTION TOTAL Electrical	59.95
Permit Total	59.95
Permit Fee Subtotal Electrical	55.00
Permit D.S.C. Surcharge	1.65
Permit Sys. Development Surcharge	3.30
Permit Issuing Fee	0.00

Payment Date: 05/10/23

Receipt No: ON1151938

Amount: \$59.95

**11. FEE ITEM INFORMATION****NEW BRANCH CIRCUIT**

Ltg/Gen Rec, Dwll App, Non-Dwll App (1) 17.00

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

**12. 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 C20 License No. 781353 Contractor N R G HEATING AND AIR CONDITIONING

**13. 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: CARDIF PROPERTY & CASUALTY Policy Number: FORWC0000002560
- ☒ 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.**

**14. 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 Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead [www.aqmd.gov](http://www.aqmd.gov) (909) 396-2336 and the notification form at 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/shildlead](http://www.dhs.ca.gov/shildlead)

**15. 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: \_\_\_\_\_

**16. 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: DONNA KREISLER

Sign: Internet e-Permit System Declaration

Date: 05/10/2023



Contractor



Authorized Agent





HVAC  
Apartment  
Express Permit  
No Plan Check

City of Los Angeles - Department of Building and Safety

Issued On: 05/10/2023

**APPLICATION FOR HVAC**

Last Status: Issued

**PLAN CHECK AND INSPECTION**

Status Date: 05/10/2023

**1. PROPERTY OWNER**

KUSAMA HINTE, JEFFREY

36 MONTGOMERY PL

BROOKLYN NY 11215

**2. APPLICANT INFORMATION** (Relationship: Not Applicant)

DONNA KREISLER

7008 OWENSMOUTH AVE

CANOGA PARK, CA 91303

(800) 880-0004

**3. TENANT INFORMATION****4. CONTRACTOR, ARCHITECT, & ENGINEER NAME****ADDRESS****CLASS LICENSE #****PHONE #**

(C) N R G HEATING AND AIR

7008

CANOGA PARK, CA 91303

C20 781353

(800) 880-0004

**5. APPLICATION COMMENTS**

Structural plan check is required for new or replaced equipment weighing 400 lbs. or more when supported by a building and in case of a replacement, the new equipment exceeds the weight of the old one. LAMC Section 91.1632. E-Permit paid by credit card, fax number-> (818)340-3630.

**6. DESCRIPTION OF WORK**

Install one outdoor condenser and one indoor air handler

**7. CHECKLIST ITEMS:****8. COUNCIL DISTRICT:** 4**9. APPLICATION PROCESSING INFORMATION**

Plan Check By:

OK for Cashier:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

For Cashier's Use Only

W/O #: 34412512

**NOTICE:**

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

**10. FEE INFORMATION**

Inspection Fee Period

Permit Fee: 98.10

INSPECTION TOTAL HVAC	98.10
Permit Total	98.10
Permit Fee Subtotal HVAC	90.00
Permit D.S.C. Surcharge	2.70
Permit Sys. Development Surcharge	5.40
Permit Issuing Fee	0.00

Payment Date: 05/10/23

Receipt No: ON1151951

Amount: \$98.10

1977 N Kenmore Ave 1  
23044 - 90000 - 12512

**11. FEE ITEM INFORMATION****COMPRESSOR**

AC &lt;= 25 HP (1) 24.00

**SYSTEM COMPONENTS**

Air Handling Unit (1) 24.00

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

**12. 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 C20 License No. 781353 Contractor N R G HEATING AND AIR CONDITIONING

**13. 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: CARDIF PROPERTY & CASUALTY Policy Number: FORWC0000002560
- ☒ 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.**

**14. 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 Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead [www.aqmd.gov](http://www.aqmd.gov) (909) 396-2336 and the notification form at 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/shieldlead](http://www.dhs.ca.gov/shieldlead)

**15. 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: \_\_\_\_\_

**16. 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: DONNA KREISLER

Sign: Internet e-Permit System Declaration

Date: 05/10/2023



Contractor



Authorized Agent



Electrical  
Apartment  
Express Permit  
No Plan Check

City of Los Angeles - Department of Building and Safety

Issued On: 05/10/2023

**APPLICATION FOR ELECTRICAL  
PLAN CHECK AND INSPECTION**

Last Status: Issued

Status Date: 05/10/2023

**1. PROPERTY OWNER**

KUSAMA HINTE, JEFFREY

36 MONTGOMERY PL

BROOKLYN NY 11215

**2. APPLICANT INFORMATION** (Relationship: Not Applicant)

DONNA KREISLER

7008 OWENSMOUTH AVE

CANOGA PARK, CA 91303

(800) 880-0004

**3. TENANT INFORMATION****4. CONTRACTOR, ARCHITECT, & ENGINEER NAME****ADDRESS****CLASS LICENSE #****PHONE #**

(C) N R G HEATING AND AIR

7008

CANOGA PARK, CA 91303

C20 781353

(800) 880-0004

**5. APPLICATION COMMENTS**

E-Permit paid by credit card, fax number-&gt; (818)340-3630.

**6. DESCRIPTION OF WORK**

install one sub panel and one new branch

**7. CHECKLIST ITEMS:****8. COUNCIL DISTRICT:** 4**9. APPLICATION PROCESSING INFORMATION**

Plan Check By:

OK for Cashier:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

For Cashier's Use Only

W/O #: 34130352

**NOTICE:**

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

**10. FEE INFORMATION**

Inspection Fee Period

Permit Fee: 59.95

INSPECTION TOTAL Electrical	59.95
Permit Total	59.95
Permit Fee Subtotal Electrical	55.00
Permit D.S.C. Surcharge	1.65
Permit Sys. Development Surcharge	3.30
Permit Issuing Fee	0.00

Payment Date: 05/10/23

Receipt No: ON1151951

Amount: \$59.95

 1977 N Kenmore Ave 1  
23041 - 90000 - 30352



**11. FEE ITEM INFORMATION****NEW BRANCH CIRCUIT**

Ltg/Gen Rec, Dwll App, Non-Dwll App

(1)

17.00

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

**12. 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 C20 License No. 781353 Contractor N R G HEATING AND AIR CONDITIONING

**13. 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: CARDIF PROPERTY & CASUALTY Policy Number: FORWC0000002560
- ☒ 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.**

**14. 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 Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead [www.aqmd.gov](http://www.aqmd.gov) (909) 396-2336 and the notification form at 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/shldlead](http://www.dhs.ca.gov/shldlead)

**15. 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: \_\_\_\_\_

**16. 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: DONNA KREISLER

Sign: Internet e-Permit System Declaration

Date: 05/10/2023



Contractor



Authorized Agent



HVAC  
Apartment  
Express Permit  
No Plan Check

City of Los Angeles - Department of Building and Safety

Issued On: 06/13/2023

**APPLICATION FOR HVAC**

Last Status: Issued

**PLAN CHECK AND INSPECTION**

Status Date: 06/13/2023

**1. PROPERTY OWNER**

KUSAMA HINTE, JEFFREY

36 MONTGOMERY PL

BROOKLYN NY 11215

**2. APPLICANT INFORMATION** (Relationship: Not Applicant)

DONNA KREISLER

7008 OWENSMOUTH AVE

CANOGA PARK, CA 91303

(800) 880-0004

**3. TENANT INFORMATION****4. CONTRACTOR, ARCHITECT, & ENGINEER NAME****ADDRESS****CLASS LICENSE #****PHONE #**

(C) N R G HEATING AND AIR

7008

CANOGA PARK, CA 91303

C20 781353

(800) 880-0004

**5. APPLICATION COMMENTS**

Structural plan check is required for new or replaced equipment weighing 400 lbs. or more when supported by a building and in case of a replacement, the new equipment exceeds the weight of the old one. LAMC Section 91.1632. E-Permit paid by credit card, fax number-> (818)340-3630.

**6. DESCRIPTION OF WORK**

Supplemental permit for 23044-90000-12512 install 3 additional air handling units in addition to equipment in previous permit

**7. CHECKLIST ITEMS:****8. COUNCIL DISTRICT:** 4**9. APPLICATION PROCESSING INFORMATION**

Plan Check By:

OK for Cashier:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

For Cashier's Use Only

W/O #: 34415063

**NOTICE:**

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

**10. FEE INFORMATION**

Inspection Fee Period

Permit Fee: 98.10

INSPECTION TOTAL HVAC	98.10
Permit Total	98.10
Permit Fee Subtotal HVAC	90.00
Permit D.S.C. Surcharge	2.70
Permit Sys. Development Surcharge	5.40
Permit Issuing Fee	0.00

Payment Date: 06/13/23

Receipt No: ON1172881

Amount: \$98.10

## 11. FEE ITEM INFORMATION

## SYSTEM COMPONENTS

Air Handling Unit (3) 72.00

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

## 12. 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 C20 License No. 781353 Contractor N R G HEATING AND AIR CONDITIONING

## 13. 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: CARDIF PROPERTY & CASUALTY Policy Number: FORWC0000002560
- ☒ 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.**

## 14. 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 Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead [www.aqmd.gov](http://www.aqmd.gov) (909) 396-2336 and the notification form at 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/shildlead](http://www.dhs.ca.gov/shildlead)

## 15. 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: \_\_\_\_\_

## 16. 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: DONNA KREISLER

Sign: Internet e-Permit System Declaration

Date: 06/13/2023



Contractor



Authorized Agent



## 1977 N. Kenmore Avenue

2s Spanish triplex 5589-017-048 1928 [5.10, 51025]



Three units: 8-bedroom, 6-bath, 5954 sq/ft.  
Lot 19. 7013 sq/ft. 90027. R2-1XL. Map 150B197. Tract 09633.

B.P. 13563, 05/10/28, RELOC

2s Apartment, 18-room, 3-families, 46 X 71 X 38', \$20,000

Sam Sharpe, owner. 669 S. Main.

Max Maltzman, architect.

Sam Sharpe, owner. 669 S. ?

Composition & tile roof, stucco, brick 2-flue fireplace.

B.P. 13564, 05/10/28, RELOC

1930 census:

1973 Kenmore Street (rents for \$95 per month): 1) Sergis Alberts, renter and head of household; 46 year old white married male; married at age 22; born in Russia, parents born in Russia; speaks Russian; to USA in 1923, citizenship pending; a proprietor of a photo studio; 2) Nina Alberts, wife; 44 year old white married female; married at age 20; born in Russia, parents born in Russia; speaks Russian; to USA in 1923, an alien; not working. 3) Allan K. Alberts, son; 23 year old white single male; in school; born in English Canada; parents born in Russia; to the USA in 1923; an alien; a clerk in the motion picture industry. 4) Maxwell Alberts, son; 18 year old white single male; in school; born in English Canada; parents born in Russia; to the USA in 1923; an alien. 5) Cecil Alberts, son; 14 year old white single male; in school; born in English Canada; parents born in Russia; to the USA in 1923; an alien. 6) Clarisa Alberts, daughter; 11 year old white single female; born in English Canada; parents born in Russia; to the USA in 1923; an alien. (19<sup>th</sup> ED, page 3A, lines 41-46).

1930 census:

1975 Kenmore Street (rents for \$90 per month): 1) Louis D. Singer, renter and head of household; 47 year old white married male; married at age 25; born in Romania; parents born in Romania; speaks Romanian; to USA in 1903, a naturalized citizen; a proprietor of pipe supplies. 2) Doris Singer, wife; 41 year old white married female; married at age 18; born in Romania; parents born in Romania; speaks Romanian; to USA in 1903, a naturalized citizen; not working. 3) Simpson Singer, son; 22 year old single white male; in school; born in Colorado. Phillip Singer, son; 19 year old single white male; in school; born in Colorado. (19<sup>th</sup> ED, page 3A, lines 47-50).

1930 census:

1977 Kenmore Street (Value: \$20,000): 1) Samuel Sharp, owner and head of household; 45 year old white married male, married at age 24; born in Russia, parents born in Russia; speaks Russian; to USA in 1904, naturalized citizen; Hardware store proprietor. 2) Belle Sharp, wife; 41 year old white married female; married at age 20; born in Russia, parents born in Russia; speaks Russian; to USA in 1905; a naturalized citizen; not working. 3) Dorothy Sharp, daughter; 19 year old single white female; in school; born in Illinois. 4) Ruth Sharp, daughter; 17 year old single white female; in school; born in Illinois. 5) Eugene M. Sharp, son; 9 year old white single male; in school, born in California. (19<sup>th</sup> ED, page 3B; lines 51-55).

**Name: Los Feliz Square Single-Family Residential Historic District**

**Description:**

This district is an intact collection of Period Revival style single-family residences in Hollywood. The district contains approximately 108 one- and two-story residences designed in a variety of Period Revival architectural styles, predominantly Spanish Colonial Revival.

The area's topography follows the contours of the foothills, with a gentle southward slope toward Franklin Avenue. This hillside setting creates a slightly curvilinear street pattern. District features include similarly-sized lots with uniform setbacks, wide parkways with mature vegetation and a variety of street trees including palm trees, and period lamp posts.

**Significance:**

The Los Feliz Square Single-Family Residential Historic District is significant as a highly intact collection of Period Revival style residential architecture in Hollywood, and as an excellent example of automobile-related residential development by prominent Los Angeles developers Arthur Letts, Sr. and the Janss Investment Company. The district is composed of 108 properties. Of these, 86 are contributors, or approximately 80%. The period of significance is 1920-1949, when the contributing properties were constructed.

The district was developed from the 1920s through the 1940s, and is located adjacent to a major roadway, Los Feliz Boulevard, which serves as a prominent connection between Hollywood, Glendale, and Pasadena. It is also in the proximity of major transportation corridors located on Vermont and Hollywood.

In 1905 Arthur Letts, Sr. purchased 70 acres between Los Feliz Boulevard and Franklin Avenue, Laughlin Park and Vermont Avenue, from Griffith J. Griffith. Letts built his family home and gardens on 10 acres. The gardens were open for public tours and the Pacific Electric Railway added a stop at the property. In 1920 (Tract 3907) and 1921 (Tracts 4502 and 4751) were subdivided by Letts' son-in-law, Harold Janss, of the Janss Investment Company, and the lots offered for sale. Arthur Letts, Sr. died in 1923, and in 1927 Harold Janss and Arthur Letts, Jr. demolished the house and gardens and subdivided the rest of the property (Tract 9633).

Janss named the development Los Feliz Square. The property was developed based on the Janss Investment Company's classification system they referred to as "mixed income" or "diversified" housing, in which specific areas were designated for different types of housing (upper-middle class, working class, multi-family, etc.). This area was allocated for middle class, single-family residential development, with larger lots for "country home parks" along Los Feliz Boulevard. Advertisements referred to Los Feliz Square as an opportunity to own moderately priced lots surrounded by private estates in an exclusive setting. The residences feature a variety of Period Revival architectural styles, but are predominantly Spanish Colonial Revival. Several residences were built by prominent architects, including Paul R. Williams (5112 Ambrose Avenue), Wallace Neff (4916 Finley Avenue), and David J. Witmer (2020 Edgemont Street). Adjacent to this district is the multi-family residential tract of Los Feliz Square, developed during the same period by Letts and Janss.

Arthur Letts, Sr. founded The Broadway and Bullock's department stores. In 1919 he purchased 400 acres of the Wolfskill Ranch in West Los Angeles, which would be developed after his death by the Janss Investment Company as Westwood and Holmby Hills. In 1925 a portion of the land was sold at a significant discount to the City for the formation of the UCLA campus. The Janss Investment Company was founded in 1895, and continued to develop planned communities into the 1960s, including in Van Nuys, Owensmouth (now Canoga Park), and Hollywood.

This district may also be significant for its association with the entertainment industry in Hollywood. Due to the area's period of development and proximity to the studios and support services, it is likely this neighborhood was historically home to persons working in the entertainment industry. However, additional research would need to be conducted for this association to be definitively established.





**Context 1:**

Context:	Architecture and Engineering, 1850-1980
Theme:	Housing the Masses, 1880-1975
Sub theme:	Period Revival Neighborhoods, 1918-1942
Property type:	Automobile Suburb
Property sub type:	Neighborhood
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	The Los Feliz Square Single-Family Residential Historic District is significant as a highly intact collection of Period Revival style residential architecture in Hollywood.

**Context 2:**

Context:	Residential Development and Suburbanization, 1850-1980
Theme:	Automobile Suburbanization, 1908-1937
Sub theme:	Suburban Planning and Development, 1908-1937
Property type:	Automobile Suburb
Property sub type:	Neighborhood
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	The Los Feliz Square Single-Family Residential Historic District is significant as an excellent example of automobile-related residential development by prominent Los Angeles developers Arthur Letts, Sr. and the Janss Investment Company.

**Context 3:**

Context:	Entertainment Industry, 1908-1980
Sub context:	No Sub-context
Theme:	Residential Properties Associated with the Entertainment Industry, 1908-1980
Sub theme:	Entertainment Industry Housing and Neighborhoods, 1908-1949
Property type:	Residential
Property sub type:	Residential District
Criteria:	A/1/1
Status code:	QQQ
Reason:	The Los Feliz Square Single-Family Residential Historic District may be significant for its association with the entertainment industry in Hollywood. However, additional research would need to be conducted for this association to be definitively established.



Primary Address: 5001 W FINLEY AVE  
 Type: Contributor  
 Year built: 1940  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: French Revival (Norman)



Primary Address: 5005 W FINLEY AVE  
 Type: Contributor  
 Year built: 1948  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Minimal Traditional



Primary Address: 5011 W FINLEY AVE  
 Type: Contributor  
 Year built: 1941  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: American Colonial Revival



Primary Address: 1977 N KENMORE AVE  
 Type: Contributor  
 Year built: 1928  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Spanish Colonial Revival



Primary Address: 2000 N KENMORE AVE  
 Type: Contributor  
 Year built: 1933  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Spanish Colonial Revival



Primary Address: 2006 N KENMORE AVE  
 Type: Contributor  
 Year built: 1939  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: American Colonial Revival



LOS ANGELES

311 City Services

LA City Directory



ADMIN LOGIN



HOME



ABOUT



SEARCH



Basemap

Historic Resource - Property owned by Sam Bishop 1977 N KENMORE AVE

Report Date: January 8, 2025



Overlays



Legend



## Names

Property owned by Sam Bishop (Primary)

Los Feliz Square Single-Family Residential Historic District - Contributor (Alternative)

## Location Information

Address/es



1977 N KENMORE AVE (Primary)

## Administrative Areas

LOS FELIZ NEIGHBORHOOD COUNCIL (Neighborhood Council)

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Hollywood Community Plan Area (Community Plan Area)

Arches 7.6.1b0

<http://archesproject.org>

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### HELPFUL LINKS

[City of Los Angeles](#)

[City Departments, Agencies, and Bureaus](#)

[2020 Census](#)

[Community Resource Guide](#)

[Site Map](#)

### CONTACT US

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[Appointments](#)

[Media Inquiries](#)



### PLANNING TOOLKIT





HistoricPlacesLA is powered by Arches , an open-source, web-based, geospatial information system for cultural heritage inventory and management.

## **Luxurious Living**

Upper, 7 spac. rms., 3 bdrms., 2 tile  
baths, 4 stall shr. Beamed ceiling, 2  
porches. Only \$90. 1977 N. Kenmore.

# *Miss Lippey Will Travel in Europe*

Miss Joyce Lippey, daughter of Mr. and Mrs. Dave Lippey of the Los Feliz Hills, will leave for a European trip July 7. Taking a student tour, Miss Lippey plans to see most of Central Europe and return here Sept. 14.



# VITAL RECORDS

## Deaths

### Funeral Announcements

**MALTZMAN, Max**, loving father of Muriel Roston Elliott and Donald Maltzman, brother of Frances Welsberg and Leo Maltzman of Boston, Mass., also survived by 9 grandchildren.

Service Tuesday 1 p.m. at Hillside Memorial Park Chapel. Malinow & Silverman Mortuary, directors.

# Sam Sharpe Triplex Photographs



*Sam Sharpe Triplex, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*



*Sam Sharpe Triplex, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*



*Sam Sharpe Triplex, front window, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*



*Sam Sharpe Triplex, tower, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*





*Sam Sharpe Triplex, weathervane, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*



*Sam Sharpe Triplex, garages, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*



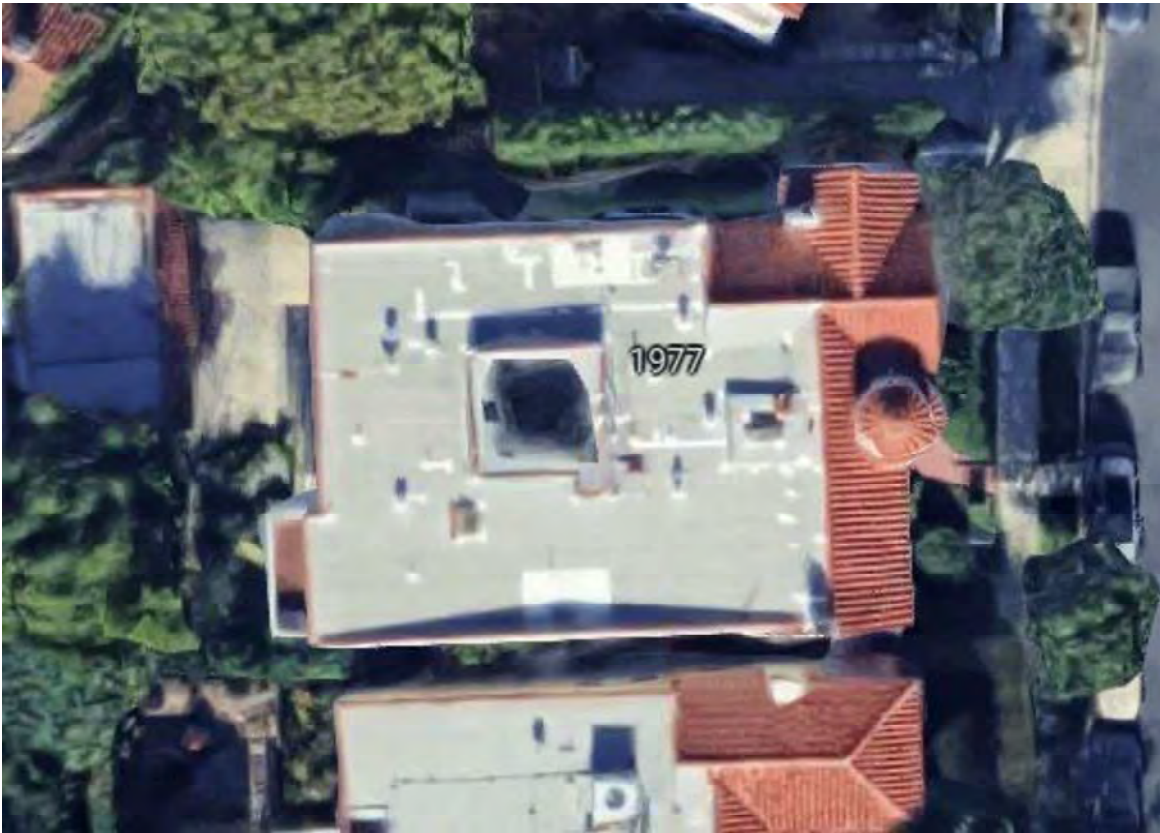


*Sam Sharpe Triplex, rear facade, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*



*Sam Sharpe Triplex, rear garden, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*





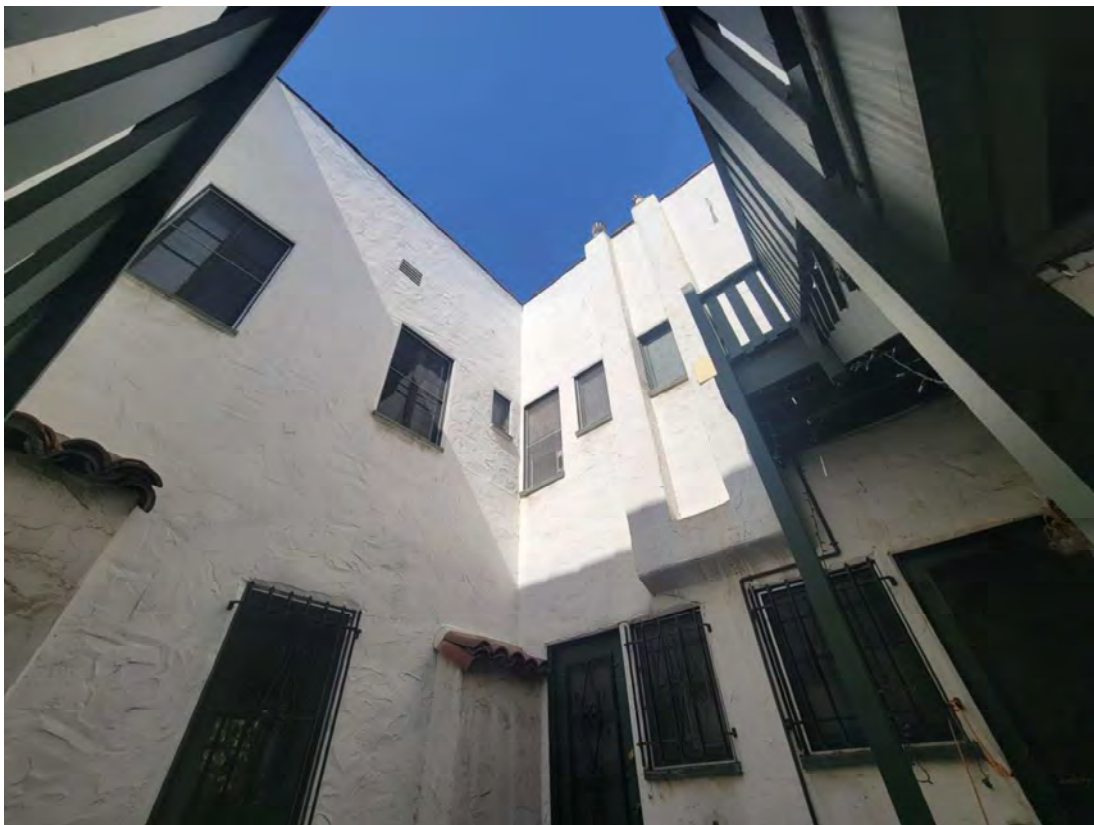
*Sam Sharpe Triplex, satellite view, 1977 N. Kenmore Avenue, January, 2024 (Photograph by Google Earth)*



*Sam Sharpe Triplex, porte cochère, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*



*Sam Sharpe Triplex, central patio, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*



*Sam Sharpe Triplex, up from central patio, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*



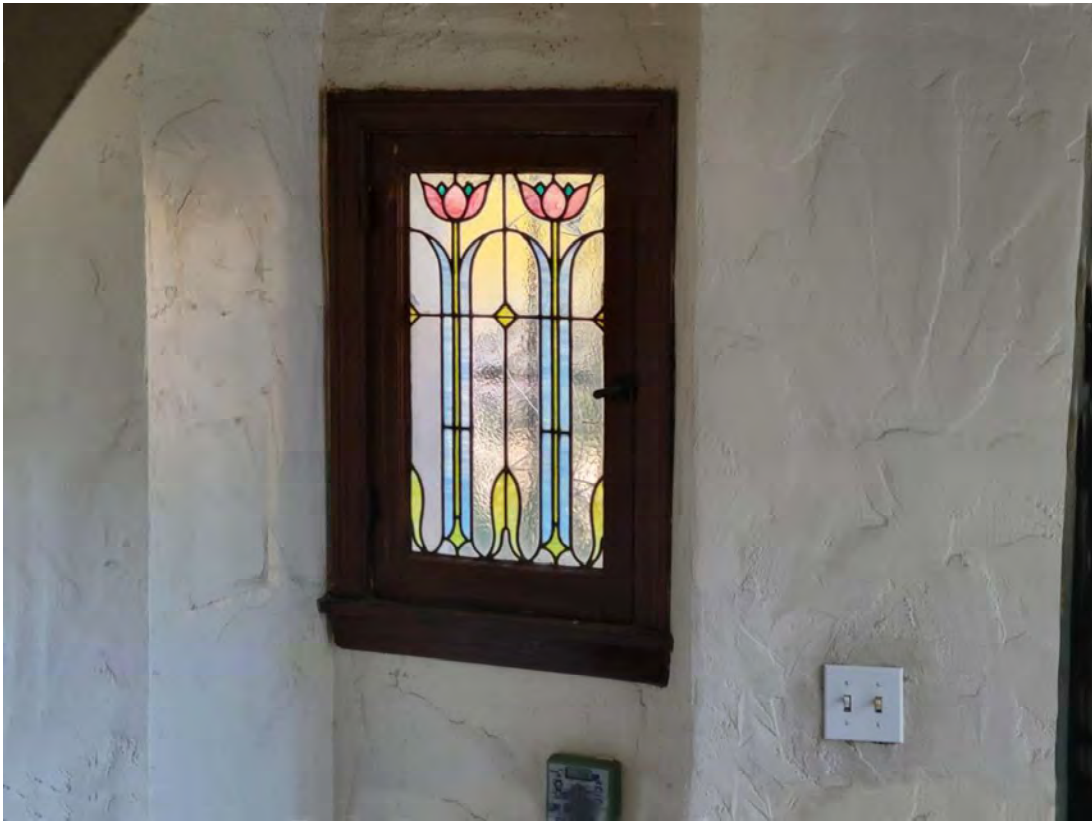


*Sam Sharpe Triplex, front porch, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*

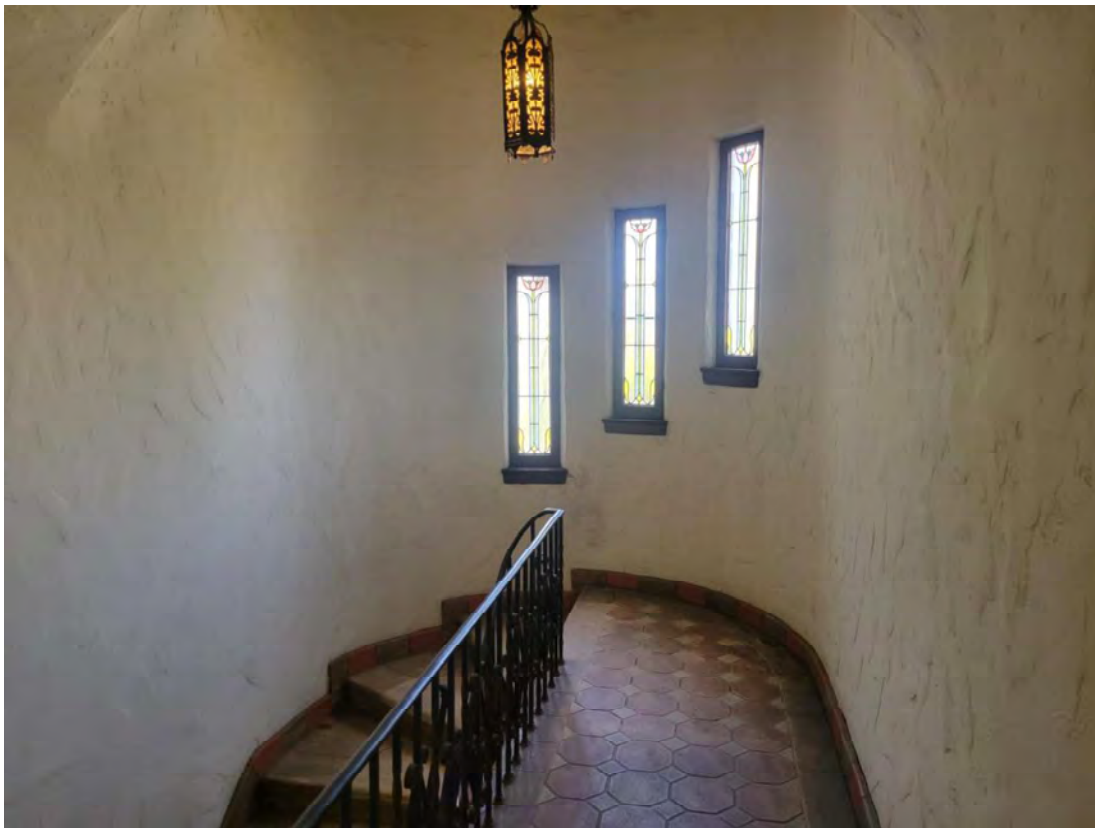


*Sam Sharpe Triplex, entry alcove staircase, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*





*Sam Sharpe Triplex, entry alcove window, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*



*Sam Sharpe Triplex, staircase, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*



*Sam Sharpe Triplex, staircase windows, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*



*Sam Sharpe Triplex, living room in unit 2, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*

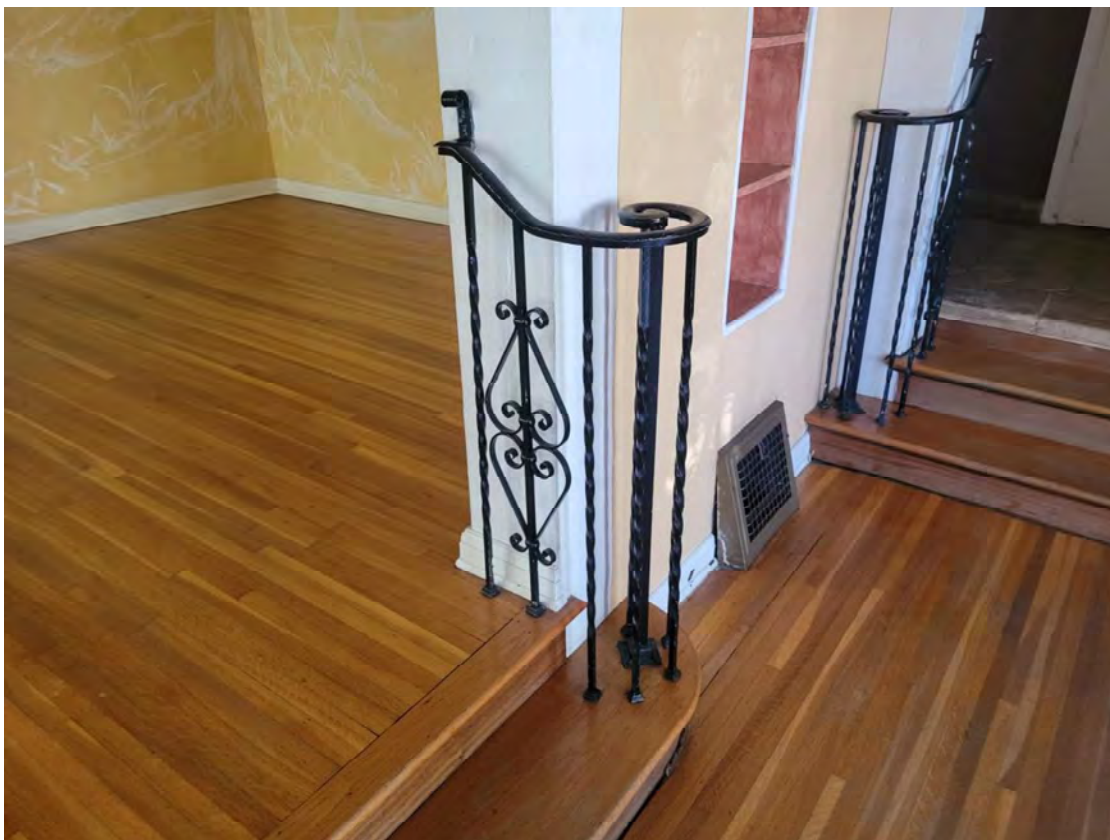




*Sam Sharpe Triplex, living & dining rooms unit 1, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*



*Sam Sharpe Triplex, hallway in unit 1, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*



*Sam Sharpe Triplex, living room steps & railing unit 1, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*



*Sam Sharpe Triplex, breakfast room, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*





*Sam Sharpe Triplex, master bath room in unit 1, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*



*Sam Sharpe Triplex, wall sconce in unit 1, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*



*Sam Sharpe Triplex, living room in unit 2, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*



*Sam Sharpe Triplex, upstairs entry to unit 3, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*



*Sam Sharpe Triplex, foyer to living room in unit 3, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*



*Sam Sharpe Triplex, fireplace in unit 3, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*





*Sam Sharpe Triplex, bathroom in unit 3, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*



*Sam Sharpe Triplex, breakfast room unit 3, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*





*Sam Sharpe Triplex, light in breakfast room unit 3 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*



*Sam Sharpe Triplex ; living room ceiling unit 3, 1977 N. Kenmore Avenue, May 8, 2024 (Photo by Charles J. Fisher)*



*Sam Sharpe Triplex, original intercom, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*



*Sam Sharpe Triplex, door handle, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*



*Sam Sharpe Triplex, door hardware, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*



*Sam Sharpe Triplex, wall sconce in unit 3, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*





*Sam Sharpe Triplex, front bedroom in unit 3, 1977 N. Kenmore Avenue, May 8, 2024 (Photograph by Charles J. Fisher)*



*Sam Sharpe Triplex, 1977 N. Kenmore Avenue, unknown date on Flickr (Photograph by Michael Locke)*





# City of Los Angeles Department of City Planning

## 2/24/2025 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

1977 N KENMORE AVE

### ZIP CODES

90027

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-9708

CPC-2016-1450-CPU

CPC-1986-831-GPC

ORD-164699

ORD-129279

ENV-2016-1451-EIR

### Address/Legal Information

PIN Number	150B197 513
Lot/Parcel Area (Calculated)	6,994.8 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID J3
Assessor Parcel No. (APN)	5589017048
Tract	TR 9633
Map Reference	M B 137-49/50
Block	2
Lot	19
Arb (Lot Cut Reference)	None
Map Sheet	150B197

### Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central APC
Neighborhood Council	Los Feliz
Council District	CD 4 - Nithya Raman
Census Tract #	1892.02000000
LADBS District Office	Los Angeles Metro

### Permitting and Zoning Compliance Information

Administrative Review	None
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### Planning and Zoning Information

Special Notes	None
Zoning	R2-1XL
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2512 Housing Element Sites ZI-2441 Alquist-Priolo Earthquake Fault Zone
General Plan Land Use	Low Medium I Residential
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None

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(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 1
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	T-1
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	CT-1
TCAC Opportunity Area	Highest
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	5589017048
Ownership (Assessor)	
Owner1	FOUNTAIN KENMORE 1031 LLC C/O C/O BROCK HARRIS
Address	1110 N VIRGIL AVE UNIT 161 LOS ANGELES CA 90029
Ownership (Bureau of Engineering, Land Records)	
Owner	HARTT,MICHAEL AND TERI TRS HARTT FAMILY TRUST
Address	27475 REVERE WAY AGOURA HILLS CA 91301
APN Area (Co. Public Works)*	0.161 (ac)
Use Code	0300 - Residential - Three Units (Any Combination) - 4 Stories or Less
Assessed Land Val.	\$399,463
Assessed Improvement Val.	\$992,229
Last Owner Change	05/06/2024
Last Sale Amount	\$0
Tax Rate Area	13
Deed Ref No. (City Clerk)	1719401 1503455 1288670
Building 1	
Year Built	1928
Building Class	D9B
Number of Units	3
Number of Bedrooms	8
Number of Bathrooms	6
Building Square Footage	5,954.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3

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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 5589017048]

#### Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No

#### Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No

#### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	Yes
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

#### Economic Development Areas

Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

#### Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>

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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Rent Stabilization Ordinance (RSO)	Yes [APN: 5589017048]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	Yes

#### Public Safety

##### Police Information

Bureau	Central
Division / Station	Northeast
Reporting District	1141

##### Fire Information

Bureau	West
Battalion	5
District / Fire Station	35
Red Flag Restricted Parking	No



CASE SUMMARIES

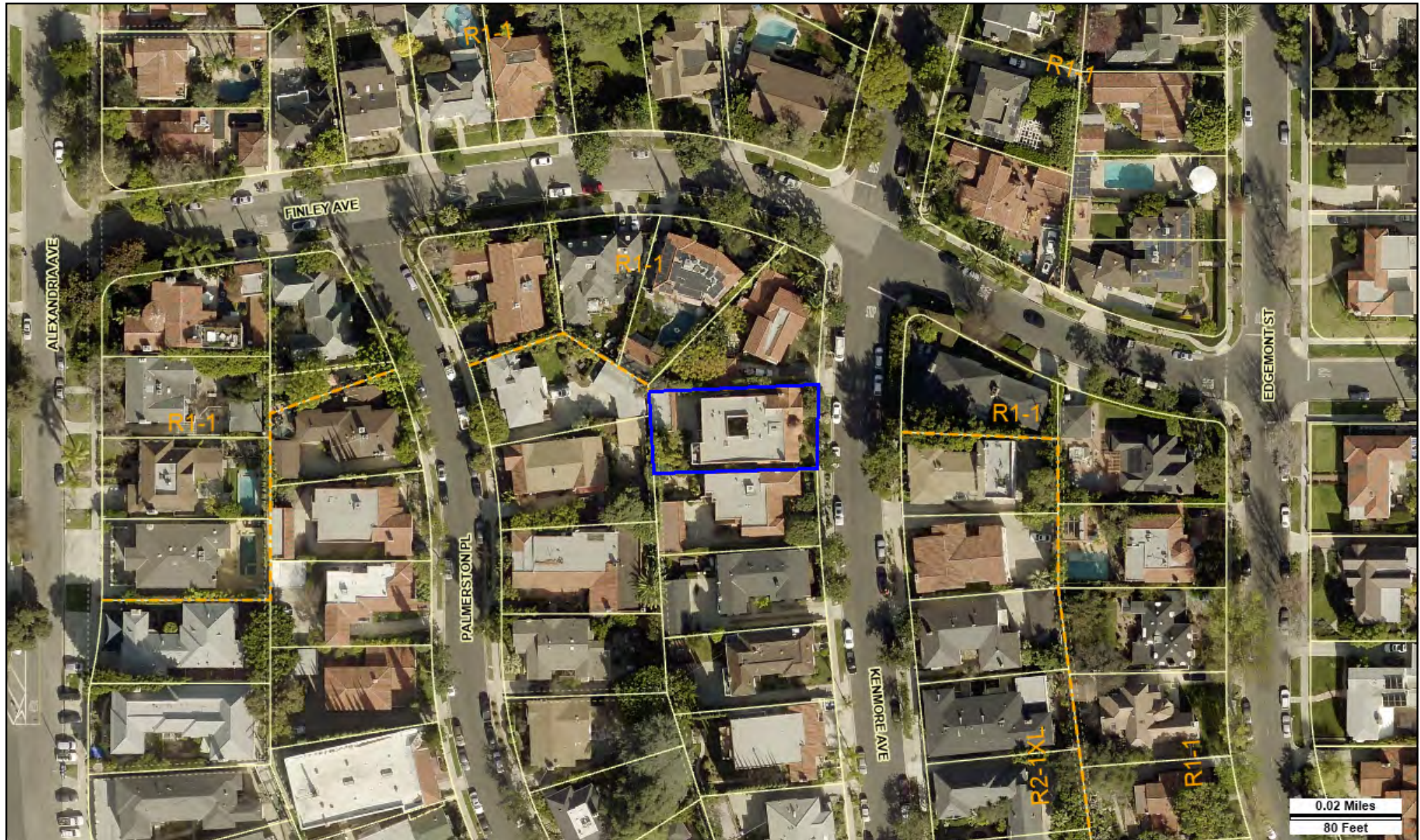
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-1986-831-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN

DATA NOT AVAILABLE

CPC-9708  
ORD-164699  
ORD-129279





Address: 1977 N KENMORE AVE

APN: 5589017048

PIN #: 150B197 513

Tract: TR 9633

Block: 2

Lot: 19

Arb: None

Zoning: R2-1XL

General Plan: Low Medium I Residential

