

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2015-4540-HCM
ENV-2015-4541-CE

HEARING DATE: January 7, 2016
TIME: 10:00 AM
PLACE: City Hall, Room 1050
200 N. Spring Street
Los Angeles, CA 90012

Location: 4784 W. Cromwell Avenue
Council District: 4
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Los Feliz
Legal Description: TR 3733, Lot 28

PROJECT: Historic-Cultural Monument Application for
WELFER RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

**APPLICANT/
OWNER:** Rich Magram
4784 W. Cromwell Avenue
Los Angeles, CA 90027

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

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as a 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.

MICHAEL J. LOGRANDE
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, City Planning Associate
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

SUMMARY

The 1923 Welfer Residence was designed by architect Adolf Frederick Leicht in the Spanish Colonial Revival style. A.F. Leicht designed as many as twelve single-family homes in the 1920s in Los Feliz and also contributed to the design of the Angelus Temple and several other buildings for evangelist Aimiee Semple McPhearson.

The two-story single-family residence has an irregular shaped plan and a distinctive irregular roof line. The roof is a mix of flat and gabled portions and includes a parapet. A rectangular smooth stucco chimney is located near the center of the building. Located on an upward sloping street, the main elevation consists of multiple bays and an octagonal turret that encloses the interior stair. The off-center main entrance is recessed and topped by an arched hood roof covered in clay tile. A double-height conical tower bisects the façade and is topped by a pyramidal roof also covered in clay tile. Sheathed in smooth stucco, the exterior features a decorative coat of arms crest above the entrance. Windows are multi-paned fixed, casement, and double-hung with many having arched openings. Interior features include coved ceilings, arched openings, Batchelder tile fireplace and foyer, wrought-iron light fixtures, magnesite staircase, and hardwood floors. Similar to the variation on the exterior of the house, the interior spaces vary in shape with some rooms being octagonal and others rectangular. A two-car garage is located at the rear of the property.

Recent restoration work on the property includes replacement of incompatible living room windows with divided wood casement windows and replacement of additional incompatible windows on the rear façade. An alteration that remains are the parapet caps that did not exist originally.

The subject application requests a reconsideration of a property that was once denied HCM status. A new application for a previously-declined site may not be placed on the Cultural Heritage Commission (CHC) agenda unless a Commission committee report determined that one or both of the following events have occurred:

1. Substantial new historic information has been documented which makes the latest application materially different from the previous one, or
2. Subsequent architectural rehabilitation which meets the U.S. Secretary of the Interior's Standards for Rehabilitation has been completed.

The Welfer Residence was taken under consideration for Historic-Cultural Monument status on September 19, 2013 and was denied final approval on November 21, 2013. The vote was split 2-1, with two members in support of the nomination and one opposed based on the extent of alterations. Without a majority vote, the application was denied.

The new application for this previously denied property provides substantial new information on the architect A.F. Leicht and the properties he designed in Los Angeles. Also, in the two years since the application was denied, the property owner has replaced incompatible windows with period appropriate windows and has restored most of the fenestration on the house. Due to this new information, a subcommittee of the CHC, consisting of Commissioners Barron and Milofsky, reviewed the application and conducted a site inspection to review the restoration work. The subcommittee recommended that the Commission schedule the application for a reconsideration hearing.

CRITERIA

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

FINDINGS

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Welfer Residence		First Owner/Tenant	
Other Associated Names:			
Street Address: 4784 Cromwell Avenue Los Angeles		Zip: 90027	Council District: 4
Range of Addresses on Property:		Community Name: Los Feliz	
Assessor Parcel Number: 5588 016 027	Tract: 3733	Block:	Lot: 28
Identification cont'd:			
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:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1923	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened? Select
Architect/Designer: A.F. Leicht	Contractor: A.F. Leicht		
Original Use: Single Family Residence	Present Use: Single Family Residence		
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: Select from menu or type style directly into box		Stories:	Plan Shape: Select
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Select	
CLADDING	Material: Stucco, smooth	Material: Select	
ROOF	Type: Gable	Type: Flat	
	Material: Clay tile, rounded	Material: Rolled asphalt	
WINDOWS	Type: Casement	Type: Select	
	Material: Wood	Material: Select	
ENTRY	Style: Off-center	Style: Select	
DOOR	Type: Plank	Type: Select	

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.

1927	Maid's bedroom and bathroom added.
1960's	Tile roof removed and replaced with composition.
1960's	Several rear casement windows replaced with jalousie louvers.
2007	Original tile roof replaced using original plans and historic photos.
2014	Original type casement windows installed in dining room.
2015	Original type casement windows ordered for living room.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

<input checked="" type="checkbox"/>	Reflects the broad cultural, economic, or social history of the nation, state, or community
<input checked="" type="checkbox"/>	Is identified with historic personages or with important events in the main currents of national, state, or local history
<input checked="" type="checkbox"/>	Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
<input checked="" type="checkbox"/>	A notable work of a master builder, designer, 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: Rich Magram		Company:	
Street Address: 4784 Cromwell Avenue		City: Los Angeles	State: CA
Zip: 90027	Phone Number: 310-850-6875	Email: Richmagram@gmail.com	

Property Owner

Is the owner in support of the nomination?

☒ Yes☐ No☐ Unknown

Name: Rich Magram		Company:	
Street Address: 4784 Cromwell Avenue		City: Los Angeles	State: CA
Zip: 90027	Phone Number: 310-850-6875	Email: Richmagram@gmail.com	

Nomination Preparer/Applicant's Representative

Name: Rich Magram		Company:	
Street Address: 4784 Cromwell Avenue		City: Los Angeles	State: CA
Zip: 90027	Phone Number: 310-850-6875	Email: Richmagram@gmail.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
(include first construction permits) |
| 3. ✓ Bibliography | 7. ✓ Additional, Contemporary Photos |
| 4. ✓ Two Primary Photos of Exterior/Main Facade
(8x10, the main photo of the proposed monument. Also
email a digital copy of the main photo to:
planning.ohr@lacity.org) | 8. ✓ Historical Photos |
| | 9. Zimas Parcel Report for all Nominated Parcels
(including map) |

10. RELEASE

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

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

Name:

RICH MAGRAM

Date:

Signature:

Richard Magram

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

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012

Phone: 213-978-1200
Website: preservation.lacity.org

The new Application which we submitted on 5/1/15 was intended to be and is titled an "Amendment to Historic-Cultural Monument Application, Welfer Residence," the original of which was prepared and submitted by Charlie Fisher. Our intention is that the two Applications be submitted as one application, joining the previous early biographical material prepared by Charlie Fisher with all of the new research brought to light about Mr. Leicht in the Hollywood chapter of his career.

We have attached the article on A.F. Leicht in Los Feliz as it appeared in this Fall's Los Feliz Observer. It is a just slightly edited version of the essay on Leicht in the Application we submitted to your office on May 1st, 2015. The editors of the Observer found this article to be extremely important, and revelatory of new information on A.F. Leicht. The editors were in fact planning to do their own story about Leicht when we contacted them for information on the architect. We believe that this essay absolutely provides substantial new information about the architect, including the fact that he designed nearly two dozen homes in Los Feliz and elsewhere in Los Angeles between 1922 and 1929. It additionally reveals that he designed a church which is still standing in Boyle Heights, and other commercial projects in the city. A.F. Leicht was unquestionably one of the key residential architects in Hollywood during the 1920's and our essay provides ample and new evidence of that fact. Leicht also remains one of the least researched architects of the period. There is ever-growing interest in Leicht as established by the fact that his homes are consistently being specifically sought-out acquired by celebrities and others.

We should submit the application based on the fact that substantial new and different information has come to light about A.F. Leicht based upon our research, since the submission of our original application.

We would note additionally that substantial work has been done on the Welfer house since the original hearing which we lost by one vote! A full quorum was not present at the time of the hearing. The one dissenting vote was cast by a committee member who objected to some of the rear windows of the house not being original. Since then we have replaced the dining room windows and the living room windows of the house with original style wooden windows following the original blueprints of the house which we have.

Welfer Residence

Architectural Description

This two story Spanish Colonial Revival residence has an asymmetrical smooth stucco clad design with a rectangular hipped roof within a parapet at the East side of the structure and an octagonal tower along the front facade, as well as a second octagonal tower toward the rear. The remainder of the roof is flat with a Mission style parapet that is capped with clay tile along the front facade. The hipped roof and towers are topped with conical ribbed clay tile roofs, while the flat portions, at two levels, are covered with rolled composition. A stucco chimney with three horizontal ribs acting as stabilizers bolted to the house (a later change) is sat to the right of the rear tower.

The windows are wood casement, some topped with Palladian arches are located throughout the facade in asymmetrical arrays. (The rear windows had been converted to aluminum or jalousie (louvers), but the current owner has begun the process of converting those windows back to the original design, as per the original plans, which are extant.) There are three narrow two-story vertical windows set in the center of the plains of the front tower.

The front entry, which is located to the right of the front tower and flanked by the angular living room wing on its right, has a tile covered eyebrow roof over the multi paneled arched front door, which is flanked by two small vertical single light windows, all over a single step tile porch. A coat of arms style crest is located midway up the wall above the front porch.

secondary buildings consist of A Mission style two-car garage at the rear of the property.

Significant interior spaces include full coved ceiling in living room with a wrought iron lighting fixture at the top of the cove. A Batchelder fireplace in the living room and a octagonal Batchelder tiled entry foyer with arched openings, featuring a carved arched wooden gate to the dining room section and a semi-circular staircase to the second floor. Hardwood floors throughout. A second circular brick fireplace is located on the second floor..

Welfer Residence
4784 Cromwell Avenue
Significance Statement

The Welfer Residence was built in 1923 in the Spanish Colonial Revival architectural style, which was important to the development of Los Angeles because it was one of a handful of indigenous styles that found their beginning in Los Angeles. The style evolved from the earlier Mission Revival that had its roots in the original 21 late 18th and early 19th Missions that were built in California. However, there were other early Spanish Colonial buildings in the Southwestern United States that served as patterns for the design. The style came in many manifestations, many heavily influenced by the Mediterranean Revival that also made its mark immediately after the First World War. The romance of Hollywood also had an impact on these Iberian designs. The Welfer Residence also has a strong Mission Revival influence with its parapets and tiled roof drainage system. The structure has a unique shape, designed by an architect whose career started in Queens New York in the mid 1880s. Leicht's work in New York and New Jersey is frequently cited in architectural books on the late 19th and early 20th Century periods with his later California work cited for its unique quality of design.. Leicht's own home was located at 462 N. Vermont and in later years he used it as his office as well. The house was removed by the construction of the Hollywood Freeway in the late 1940s. Leicht is frequently credited with the design of Aimee Semple McPhearson's Angelus Temple in Echo Park. However permit records show that it was designed by the architect William H. Wheeler. Leicht may have had a hand in its original construction and he definitely did work on it later, designing a school addition for the building as well as several other un-built additions. He also designed several "Gospel Lighthouses" for Mc Phearson. However a dispute over payment for his work on a mansion that he designed for Mc Phearson caused Leicht to take the evangelist to Court to capture his fee. He suddenly abandoned the fight and had his case dismissed with prejudice in 1929. No explanation has been found for Leicht's dropping his suit. An original rendering believed to be of the proposed mansion has been found and the design is very similar to, but more elaborate than the Welfer Residence. He remained in Los Angeles for at least a year, and then returned to West Orange, New Jersey, where he passed away on July 31, 1933 at the age of 70. Little has been found on William W. Welfer, the owner-builder of the house or his wife, Fame. Their

daughter, Vantia, is listed city directories as a clerk. They had one son, Harry, who is listed in the 1922 City Directory as an “assistant motion picture director”. The elder Welfer was born in 1861 in Pennsylvania and worked as a grocer before the family moved to Los Angeles, where he was a farmer in 1910. By the time he built the house on Cromwell, he was retired. Both their son and daughter were still living with their parents in 1930. By then, both were listed as clerks. William Welfer passed away in 1932 and Fame died on June 22, 1942. Harry and Vantia sold the house to Albert J. and Muriel Desmond in 1949. Desmond was an engineer and was the one who braced the chimney in order to prevent it from falling in an earthquake. Although it is during the Desmond period that the rear window change outs occurred, it is unknown if they were before or after Albert’s 2003 death, although the aluminum design indicates the 60s, 70s or 80s. The Desmond’s daughter, Kathleen, sold the property to its current owner in 2006. The unique design of the Welfer residence, coupled with the design being by the architect, A. F. Leicht of bi-coastal fame. The Welfer Residence was included in the Los Feliz Historic Resources Survey in 2001. The Welfer Residence had previously been nominated for Historic Cultural Monument status in 2013, but was declined with a 2 to 1 vote in favor of designation when one commissioner dissented due to the rear window changes. The current owner retained Revival Arts Restoration and Kevin Kuzma has begun the process of restoring the original window designs to the house, utilizing the architect's original plans to replicate the missing casement windows.

A. F. Leicht, Architect (1862-1933)

By Charles J. Fisher

Hailing from New Haven, Connecticut, Adolphus Frederick Leicht was born on December 29, 1862 the first of four sons to Frederick and Alvinia Leicht. His Prussian-born Father was a carpenter. He and his Mother had originally immigrated to New York, where the first of his two older sisters was born. The family returned to the Empire State and settled in Flushing, in the Queens Borough in the late 1860s.

Young Adolph, as he was known, eventually began his architectural career in Queens in the 1880s. On October 15, 1889, Leicht married 19 year old New Yorker, Katherine A. Knapp, in Manhattan.

By the end of the 19th Century, the Leichts were living in Plainfield, New Jersey. Leicht was working commissions in several states, doing mostly domestic architecture. His work during this period is noteworthy as he began designing tall Neo-Classical homes that capture the essence of the early modern designs that were emanating from the Midwestern United States, with unusual styling that frequently gave each structure distinctive lines that sometimes would push the styling envelope of the day.

His 1902 design for the stone Gothic “Elmhurst Baptist Church”, in Queens, uses a large single-story castle-like turret design at the front of the structure, topped with a crenulated parapet as would be found in a Medieval castle. These large round towers of varying heights were a hallmark of most of Leicht’s designs.

As a result, Leicht’s designs maintain a freshness that make them popular with upscale buyers to the present day. He frequently would incorporate modern versions of Victorian turrets and other attributes into the massing of the residence.

For some reason during or immediately following World War I, Leicht opted to leave his wife and move to California. In 1920 he appears in Sacramento living with a Lillian Leicht, but no record has been found of either a divorce from his first wife or a subsequent marriage. Curiously, in the 1930 census,

he listed himself as “single”, while his wife, Katherine, living at her sister-in-laws house in New Jersey, listed herself as a “widow”.

Leight settled in Los Angeles and set up his architectural office in suite 1006 at 402 S. Spring Street, in 1922. In August of that year, the Southwest Builder and Contractor announced his design for the 11th Church of Christian Science on Girado Street, in East Los Angeles.

By 1925, he was doing work for the evangelist, Aimie Semple McPhearson, designing a school and auditorium unit at the Angelus Temple. Leight did other work for McPhearson, including the design for several “Gospel Lighthouses” at various locations. Eventually he designed a lavish mansion to be built at the site of McPhearson’s home. A dispute erupted over his payment and he eventually sued for compensation. After several preliminary hearings, Leicht dropped his suit.

Leicht is frequently credited with the original design of Angelus Temple, itself, but permits show that was done by William H. Wheeler, in 1922, about the time that Leicht first arrived in Los Angeles. How much influence, if any, Leicht may have had in the final built design is unknown.

All during this period, Leicht was designing large homes in various styles throughout California, including several in the exclusive Bay Area city of Hillsboro. He also designed a home for himself at 462 N. Vermont and moved his office there in 1925. His own home was removed two decades later to make way for the Hollywood Freeway.

Most of Leicht’s California designs were in the Spanish Colonial Revival style, yet they continued to show the innovative use of eclecticism that was the hallmark of his earlier East Coast work. One of his more spectacular works in the 1928 Ralph Lee house in Hillsboro, which is often referred to as “the House without corners”, due to his liberal use of large turrets in the design. The house includes a sunken living room and a full ballroom.

Other attributes of the 17-room home, known today as “Casalee” are a hidden room behind bookshelves, a large circular staircase and a two-story leaded glass window. The Moorish-Mediterranean eclectic structure also includes Gothic and Medieval elements, yet its complete lack of corners in the design is a distinctly Modernist touch that give the home its eclectic feel. In many ways there is a culmination of his entire career in this one structure,

where Leicht draws from the different periods of his own designs to create a truly unique structure.

Some of these elements are found on a smaller scale in the William W. Welfer Residence, which was built in 1923 in the Los Feliz section of Los Angeles. The home incorporates two towers, both topped with conical Spanish clay tile roofs. The Spanish Colonial Revival structure displays both Mission Revival and Medieval elements, while still projecting a very modern appeal in its layout.

In the early 1930s, Leicht left Los Angeles and returned to his wife in East Orange, New Jersey, where he passed away on July 31, 1933, at the age of 70.

In spite of the quirks of his personal life, or maybe partly because of them, Leicht has left a unique architectural legacy that continues to intrigue students and homeowners alike.

A.F. Leicht in Los Angeles, A Man Apart

by Rich Magram

A.F. "Frederick" Leicht resided in Los Angeles for several years, designing at least 16 homes in the Los Feliz area of the city alone. On New Hampshire Boulevard there are no fewer than three large Leicht houses built in a row. There are three Leicht houses built on Cromwell Avenue, one of them being my own, the Welfer residence, the subject property herein. Most of these houses were built between 1922 and 1925. These are the houses known to have been designed by Leicht in Los Feliz:

4784 Cromwell Avenue (1923) William W. Welfer residence
1918 N. Edgemont Street (1922)
2252 N. Cheswick Lane (1923)
4778 Cromwell Avenue (1922)
2218 N. New Hampshire Avenue (1923)
2226 N. New Hampshire Avenue (1923) Estelle Gilcher (fashion designer) residence
2232 N. New Hampshire Avenue (1923) D.R. Branham residence
2251 N. Cheswick Lane (1924) Russell G. Parker (oil company executive) residence
2630 N. Glendower Avenue (1924)
2240 N. Hillhurst Avenue (1924)
4171 Cromwell Avenue (1925) Hopperstead house
4601 W. Dundee Drive (1925)
2219 N. New Hampshire Avenue (1925)
4151 W. Dundee Drive (1928) W.J. Elliot residence
2238-2240 N. Ben Lomond Drive (1929) Bruce Waring house
2338 Chiselhurst Drive (1924)

Leicht was one of the most active architects in Los Feliz in the 1920s. (Don Seligman personal communication.) The large and distinctive home that he built at 2630, Glendower Avenue in Los Feliz, The John Philip Law house, has gained distinction as having been the home of numerous celebrities including The Beatles, Bob Dylan, Andy Warhol, Barry McGuire, Lou Reed, the Velvet Underground, and an heir to the Getty oil fortune, John Gilbert Getty. The house was recently sold by Getty, setting a new record price for a home in Los Feliz. This house is also known as "The Castle" and is featured with a full page photograph in the book "Daydream Houses of Los Angeles," by Charles Jencks, Rizzoli International, 1978.

The homes Leicht built seem to have attracted numerous celebrity owners. A house in the Hollywood Hills at 8142 Laurel View Drive that was designed by Leicht and owned by Marlin Brando and Ann Miller, was recently for sale on the market. Perhaps his most famous client was Aimee Semple McPherson. Aimee Semple McPherson was the first celebrity preacher in the United States, and it has been said that she was, at the height of her popularity, the most famous woman in the world. She selected Leicht to design one of her homes for her. In addition to using Leicht as the architect of at least one of her own homes, she also used him for work on her Angelus Temple Complex. A.F. Leicht is listed as the architect of the Angelus Temple in "An Architectural Guidebook

to Los Angeles” by David Gebhard and Robert Winter, Gibbs Smith, Publisher, 2003. As there seems to be some controversy on the matter of the designer of the Foursquare Church’s Angelus Temple’s designers, I (Rich Magram) visited the Angeles Temple myself, and was very kindly granted permission to look through their archives for a short period. While I was not able to verify exactly I was looking at, I did find several blueprints with the name A.F. Leicht attached thereto. There is no question in my mind that A.F. Leicht did work on the Angelus Temple complex. We know furthermore that Mr. Leicht sued Aimee Semple McPherson to recover fees, but that that suit was later dropped.

While I was investigating houses built by Mr. Leicht in the area, I happened to speak with an owner of one of his homes on Cheswick Lane in Los Feliz. While I can not verify the story, she told me that her understanding was that Mr. Leicht himself built the house at 2242 Cheswick Lane and then lived in it. Leicht was said to have lived in this house while he was building the other two houses known to have been designed by him on Cheswick Lane, 2252 and 2251 Cheswick Lane. There is no architect listed for 2242 Cheswick Lane the house Leicht is supposed to have lived, but the house is unusually grand, ornate, and distinctive in appearance.

Before arriving in Los Angeles, Mr. Leicht published a work: “A Few Sketches of Picturesque Suburban Homes Selected from the practice of A.F. Leicht.” 1892, New York. His work in the Eastern United States was vastly different from what he created in Los Angeles. His Eastern work is more traditional than what he created in Los Angeles, but his Elmhurst Baptist Church in Queens, New York is nonetheless remarkable. He designed both residential properties and churches while in New York and New Jersey.

Leicht’s church design continued in Los Angeles. The Los Angeles Times, Building and Engineering News, dated Saturday September 16th, 1922, shows A.F. Leicht of 452 N. Vermont Avenue, Los Angeles, as the architect of a new church on Guirardo Street near Euclid Avenue in what is now the Boyle Heights area of the city. The church had a capacity of 400 seats. The owner was the Eleventh Church of Christ Scientist. Today the church that Leicht designed for the Church of Christ Scientist is still standing in Boyle Heights at 2912 Guirardo Street, Los Angeles, although it appears to have been remodeled. When I was driving and looking for the church I recognized it at once as Leicht’s. It possesses the odd geometrical massing of rectangles with a partial octagon turret at the front entry. The church is strikingly reminiscent of the Welfer house’s rear elevation view, with a central octagon and radiating wings on each side. While the church appears to be maintained, the surrounding lot is gated and locked. Another unusual creation for Mr. Leicht in Los Angeles was a “Real Estate Office Built Like a Lighthouse.” The National Builder magazine dated August 1922 highlights this project with a photo of the structure. This office building was built in Hollywood for Mary Vidatoe, a realtor. It is a strange coincidence that Mr. Leicht chose to design a building that recreates a lighthouse, when he had done work for Aimee Semple McPherson’s “Lighthouse Gospel Churches.”

I believe that Mr. Leicht was not only a brilliant architect but quite a talented artist. Over the past several years I have acquired at least two of his original artworks, photographs of which I have included herein. One of them is an original watercolor painting and is believed to be of a home in Los Feliz perhaps the one on Chiselhurst Drive. This watercolor is signed “A.F. Leicht Arch - Los Angeles Cal 7-1-24.” This

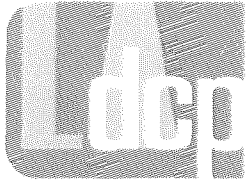
watercolor is more than an architectural rendering, it is an accomplished landscape work as well. The other artwork that I purchased is one of a locomotive train with several engines at speed. It appears to be pen and ink, and it is signed "A.F. Leicht. Del N.Y. Sci-Am- NY."

Mr. Leicht gives two addresses for himself in 1922, the year the Welfer house was constructed: 1006 Hibernian Building, Los Angeles, and 452 N. Vermont Avenue, Los Angeles. In blueprints for The Welfer Residence, the subject property of this application, Leicht names the area "Los Feliz Heights, Hollywood, Calif." Mr. Leicht is listed on the blueprints both as Architect and Superintendent. There are 10 separate blueprints for the Welfer residence dated from 8-4-1922 to 9-15-1922. In addition to the remarks on the physical characteristics of the property pointed out in our earlier application, it can be noted that recent inspection of the foundation of the house by a construction company specializing in foundations, stated that the foundation was unusually well built for a house of that period. The width of the foundation walls at 12" thick on the interior walls, was considerably wider than the norm. The inspector also noted that there were steel cables set into the concrete of the foundation to give it greater stability, and that this feature was only rarely employed at the time.

Leicht's houses are remarkably distinctive, and many of the features of the Welfer house bare his signature traits. Los Angeles Magazine put it this way: "If eccentric design-including convoluted staircases, fanciful light fixtures, curving walls and rooms in any shape but rectangular -appeals to you, consider joining a small but growing club: the fans of A.F.Leicht," Los Angeles Magazine, 1999. Leicht frequently employed very complex layouts in his designs, featuring irregularly shaped walls and turrets. You can almost certainly identify a Leicht house if there is a conical tiled roof on a turret that is set within a surrounding parapet wall. In the Welfer house we can see the front centering turret which contains a circular magnesite staircase with wrought iron bannister and three stained-glass windows, all features which occur again and again in his work. Leicht seems obsessed with octagonal rooms, and these octagons appear in rooms and turrets in many of his houses. In the Welfer residence, the street facing octagonal turret contains the staircase, and another octagonal turret in the back of the house contains the dining room on the first floor and a bedroom above. Going all the way back to the 1890's we see his use of distinctive arched gothic windows. I have wondered if his use of these gothic windows evolved from his work designing churches. These windows are present in virtually all of his designs from his work in New York to Los Angeles.

While many Los Angeles architects of the 1920's have gained fame for their tasteful and lovely revival designs, A.F. Leicht remains a man apart. His designs are more unique, less easy to pigeonhole. Are they Mediterranean or Spanish? Perhaps Moorish with a dash of Modern? While viewing a Los Angeles home from the 1920's, a knowledgeable student may struggle to name even a famous architect's work. But you can with reasonable certainty identify Leicht's houses even without knowing the architect's identity beforehand. While often beautiful, they are completely original, compelling and mysterious. A.F. Leicht did not interpret Spanish or Mediterranean or Gothic into lovely expressions of architecture; he simply invented his own mythical world, a world apart, and unique to his vision of California and Los Angeles in the 1920's.





City of Los Angeles Department of City Planning

12/9/2015

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

4784 W CROMWELL AVE

ZIP CODES

90027

RECENT ACTIVITY

None

CASE NUMBERS

CHC-2013-2834-HCM

ENV-2013-2835-CE

Address/Legal Information

PIN Number	153B197 552
Lot/Parcel Area (Calculated)	9,572.6 (sq ft)
Thomas Brothers Grid	PAGE 594 - GRID A2
Assessor Parcel No. (APN)	5588016027
Tract	TR 3733
Map Reference	M B 48-62/63 (SHTS 1-2)
Block	None
Lot	28
Arb (Lot Cut Reference)	None
Map Sheet	153B197

Jurisdictional Information

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

Planning and Zoning Information

Special Notes	None
Zoning	RE11-1
Zoning Information (ZI)	ZI-2441 Alquist-Priolo Earthquake Fault Zone
General Plan Land Use	Very Low II Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	Yes
Baseline Hillside Ordinance	Yes
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No

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

500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5588016027
Ownership (Assessor)	
Owner1	MAGRAM,RICHARD O
Address	4784 CROMWELL AVE LOS ANGELES CA 90027
Ownership (City Clerk)	
Owner	MAGRAM, RICHARD O
Address	4784 CROMWELL AVE LOS ANGELES CA 90027
APN Area (Co. Public Works)*	0.220 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$1,241,675
Assessed Improvement Val.	\$310,415
Last Owner Change	12/06/06
Last Sale Amount	\$1,365,013
Tax Rate Area	13
Deed Ref No. (City Clerk)	86333 837159 2705400 1520916
Building 1	
Year Built	1923
Building Class	D85C
Number of Units	1
Number of Bedrooms	5
Number of Bathrooms	3
Building Square Footage	3,267.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None

Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	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

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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	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

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

Public Safety

Police Information

Bureau	Central
Division / Station	Northeast
Reporting District	1141

Fire Information

Division	3
Batallion	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: CHC-2013-2834-HCM

Required Action(s): HCM-HISTORIC CULTURAL MONUMENT

Project Descriptions(s): DESIGNATION AS A HISTORIC-CULTURAL MONUMENT.

Case Number: ENV-2013-2835-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): DESIGNATION AS A HISTORIC-CULTURAL MONUMENT.

DATA NOT AVAILABLE



Address: 4784 W CROMWELL AVE

APN: 5588016027

PIN #: 153B197 552

Tract: TR 3733

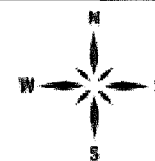
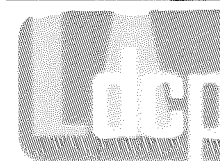
Block: None

Lot: 28

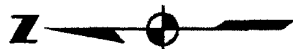
Arb: None

Zoning: RE11-1

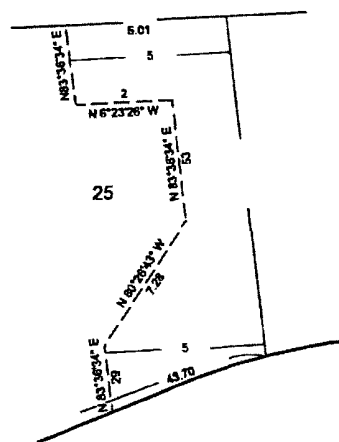
General Plan: Very Low II Residential



2004



**MAPPING AND GIS
SERVICES
SCALE 1" = 100'**



DETAIL
NO SCALE



Name: Los Feliz Heights Residential Historic District**Description:**

This historic district is a cohesive collection of Period Revival-style residential architecture in Los Feliz. The district contains approximately 317 one- and two-story single-family residences. The residences are designed in the popular Period Revival styles of the day, including the American Colonial, Spanish Colonial, Mediterranean, and Tudor Revival styles. Many of these residences were designed by some of the city's most notable architects, including Paul R. Williams, Milton J. Black, Gordon Kaufmann, Wallace Neff, and Morgan Walls & Clements.

The district sits in the shadow of the Griffith Observatory, from Nottingham Avenue on the west to Vermont Avenue on the east, extending northward from Los Feliz Boulevard to the edge of Griffith Park. The area's topography is hilly, occupying a south-facing slope of Mt. Hollywood. This hillside setting creates a curvilinear street pattern that follows the natural contours of the Hollywood foothills. Residences occupy irregularly-shaped, sloping sites, some of which enjoy expansive city views. Other features include concrete sidewalks (without parkways), mature vegetation (including cedar and carob trees), and period street lights. The district also contains several public stairways.

Significance:

The Los Feliz Heights Residential Historic District is significant as a highly-intact collection of Period Revival residential architecture from the 1920s through the 1940s, and as an excellent example of a prestigious Hollywood Hills neighborhood historically occupied by people working in the entertainment industry. The district is composed of 317 properties. Of these, 232 are contributors, or approximately 73%. The period of significance is 1920-1949, when the contributing properties were constructed.

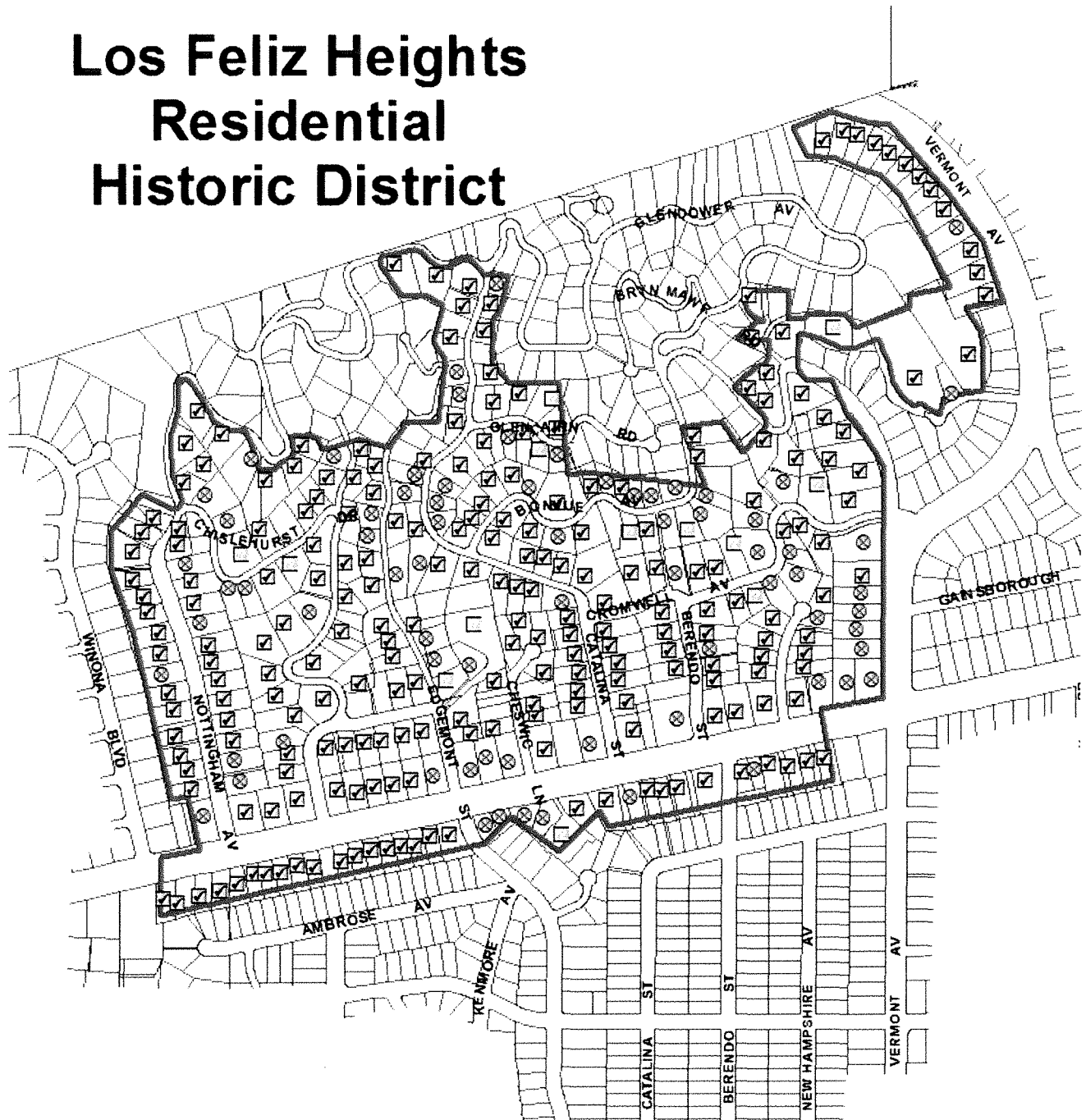
Los Feliz Heights was originally subdivided in 1921 (Tracts 3733, 5337 and 4441) by land developers C.F. Cook, F.E. Woodley and William F. Thompson. The subdivision was situated immediately adjacent to the two city-owned parkland amenities: the landscaped parkway along Vermont Avenue to the east, and Griffith Park to the north.

Los Feliz Heights was conceived as an elegant, exclusive hillside community to be developed with architect-designed homes in the popular styles of the day. Advertisements touted the area's bucolic hillside setting, panoramic city views, and easy access to Hollywood or downtown Los Angeles via streetcar or automobile. Hillside slopes were graded to accommodate curvilinear streets and irregularly-shaped home sites. Subdivision improvements included paved streets, concrete sidewalks, water, sewer, gas, telephone and electric street lights. The subdivision was developed lot-by-lot, with property owners hiring their own architect to design a residence specifically for the site.

Los Feliz Heights is also significant for its association with the entertainment industry in Hollywood. Due to its proximity to the film studios, this neighborhood has also attracted influential people working in the entertainment industry, from the days of silent film through Hollywood's golden age and recent decades. Film industry residents have included actress/director Bebe Daniels, director Victor Schertzinger, producer Hal Roach, Alan Ladd, Bing Crosby, Carmen Miranda and Adolphe Menjou.

The Los Feliz Heights Residential District is significant as a cohesive collection of exclusive 1920s-1940s Period Revival residential architecture and as an excellent example of a hillside subdivision that has been home to many important persons in the entertainment industry.

Los Feliz Heights Residential Historic District



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Period Revival Neighborhoods, 1918-1942
Property type:	Automobile Suburb
Property sub type:	Subdivision
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	The Los Feliz Heights Residential Historic District is significant as a highly-intact collection of Period Revival residential architecture from the 1920s through the 1940s.

Context 2:

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:	3S;3CS;5S3
Reason:	The Los Feliz Heights Residential Historic District is significant as an excellent example of a prestigious Hollywood Hills neighborhood historically occupied by people working in the entertainment industry.

Contributors/Non-Contributors:

Primary Address: 2220 N BERENDO ST
 Type: Contributor
 Year built: 1926
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 2226 N BERENDO ST
 Type: Contributor
 Year built: 1922
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Primary Address: 4784 W CROMWELL AVE
 Type: Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 4785 W CROMWELL AVE
 Type: Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 4791 W CROMWELL AVE
 Type: Contributor
 Year built: 1927
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 4797 W CROMWELL AVE
 Type: Non-Contributor
 Year built: 1991
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 4803 W CROMWELL AVE
 Type: Contributor
 Year built: 1930
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Primary Address: 4809 W CROMWELL AVE
 Type: Contributor
 Year built: 1927
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



**Adolph Frederick Leicht during hearing on McPhearson lawsuit, January 4, 1929
(Herald Examiner Photo)**

PLANS MADE FOR GOSPEL LIGHTHOUSE

*Mrs. McPherson's First
Unit in New Soul-Saving
Plan to Cost \$275,000*

Illustration on Picture Page

Plans have been completed for the first lighthouse hostelry of Aimee Semple McPherson, which will cost approximately \$275,000, A. F. Leicht, visualizing architect, announced yesterday.

The structure planned will be 150 feet in height, sixty-two feet in diameter at the bottom and forty-five feet at the top, Leicht said. With four stories underground, it will contain 100 rooms, and be erected where the McPherson home now stands, near Angelus Temple. A \$75,000 gymnasium is planned for temple improvements, Leicht said.

Mrs. McPherson also announced yesterday that another lighthouse, church and some cottages will be constructed at Lake Tahoe. The company has decided her an acre of land at Sugar Loaf for this purpose, and the evangelist is to lead a caravan to the lake next Monday to dedicate the ground. The cottages will be constructed at the site, she said, to accommodate the workers at the church.

It was announced yesterday by Attorney Lester W. Roth, representing Mrs. McPherson, that the agreement papers dissolving the partnership between the evangelist and her mother, Mrs. Minnie Kennedy, have been completed, and now are ready for signature. The agreement was turned over to Mrs. Kennedy's attorney, F. H. Whitfield, who conferred with her yesterday.

The terms of the agreement, it was said, will not be made public until the signatures of Mrs. Kennedy and her daughter are finally affixed to it. Mrs. Kennedy is still residing at the home at the temple, and she said yesterday her plans for the future have not been definitely decided, and will not be until her business differences are finally settled.

In response to telegram from Rev. John Cohen and Marshall B. Craig, representatives of Mrs. McPherson, offering her services as a speaker at the Iowa State Fair at Des Moines, the Chamber of Commerce there is said to have declined the offers with thanks. One message suggested that the evangelist could speak at the fair on the 28th inst., the reply advising that John Philip Sousa was scheduled for a concert on that day, and the other asked that arrangements be made for Mrs. McPherson to ride with Capt. Lindbergh in his plane on the 29th inst. The chamber telegraphed its regrets that the ship is a single-seater.

M'PHERSON CASE IN COURT TODAY

Los Angeles Times (1886-Current File); Jan 2, 1929; ProQuest Historical Newspapers Los Angeles Times (1881 - 1986)
pg. B3

M'PHERSON CASE IN COURT TODAY

*Evangelist Sued for Fee
by Architect*

*Plans for "Lighthouse" in
Dispute*

*Defendant Denies Having
Ordered Them*

Almee Semple McPherson, evangelist, will appear in Superior Court this morning before Superior Judge Guerin to defend a \$17,350 lawsuit brought against her by A. F. Leicht, an architect, the litigation arising out of plans made for one of the evangelist's "lighthouses" and additions made to Angelus Temple.

It will be the first time that Mrs. McPherson, with all of the litigation she has been interested in from time to time during the last few years, has appeared in court on her own behalf to testify.

According to the complaint of the architect he drafted plans for the building of a "lighthouse" and several additional wings to Angelus Temple, the large seat of worship of the sect presided over by Mrs. McPherson. He further contends that the plans were made at the request of the evangelist herself, and that upon presentation of his bill for his services payment was refused.

In her answer to the action Mrs. McPherson asserts that Leicht performed services for her at one time, but he had been paid for them, and that his present claim was without

any foundation. She further asserts that there never was any written agreement relative to his services between him and herself.

Divorce Won on Drinking Charge

Frank A. Gorham told his wife, Fannie A. Gorham, that if she did not want to live with a drunken man she could get out, according to Mrs. Gorham, testifying before Superior Judge Guerin at the hearing on her petition for a divorce.

Mrs. Gorham declared that her husband came home intoxicated one night and when she upbraided him for it he told her he had been drinking and that if she didn't like it she could get out of the house. A decree was granted.

MAPS SUBMITTED

The City Council has referred to its Public Works Committee the assessment-district maps submitted by the City Engineer for the Avenue 45 and Canon Crest-avenue improvement district and for the improvement of Avenue 44 between Frontenaso avenue and a point north of Glen Albyn Drive.

Tailor Fined \$50 Because of Eager Ballyhoo

Too much enthusiasm for the new clothing samples which he had just received cost Dave Rubenstein, tailor, of 209 North Spring street, \$50 when he appeared in Municipal Judge Wilson's court.

Deputy City Prosecutor Margid charged that Rubenstein violated the city "ballyhoo" ordinance by telling passersby to come in and see the new samples. When he showed that the tailor had paid a fine before for the same offense Judge Wilson fined him double the usual \$25.

Thirteen other men and two women, charged with violation of the same ordinance, entered pleas of not guilty before Judge Wilson and Judge Bullock. Two women pleaded guilty and when they were able to show ignorance of the ordinance Judge Bullock suspended ten-day jail sentences on condition that they do not again violate it.

FEATURE ARTICLE



House of Mirth

Hidden rooms, trap doors, years of history... if these walls could talk.

By John Newlin

You know a home is important when it has its own name. Not like, "The Crib," but rather, "Monticello," "Highgrove," "Sagamore Hill," or "Branch Davidian." Okay, bad example. The four-story home you see on these pages is called "Casalee" and it is exceptional, not just

because it's known as the "house without corners," or because it was the house in the 1968 Jackie Gleason / Groucho Marx comedy, *Skidoo*, or because it's in the posh Hillsborough locale, or because it was designed by prominent Bel Air architect A. F. Leicht. This place is special because of the intricacies, like the hidden room behind the bookshelves, the circular staircase and the two-story wall of leaded glass.

Casalee is perched on an acre and a half hillside, above a serene canyon in Hillsborough and has a total of 17 rooms, five of which are bedrooms, seven bathrooms. The design blends an eclectic mix of Moorish influence and Mediterranean style with medieval and gothic elements. Probably the coolest feature – apart from the hidden room – is the lack of corners, a completely modern approach to architecture for its time.

Originally commissioned in the 1920s by Ralph Lee, a well-to-do Hillsborough jeweler, the home's entrance leads in three directions. To the left is the sunken living room, a design element that is sadly near extinction. In the 1920s, this was the grand ballroom and it still has the original chandelier and minstrel balcony that, back then, served as the orchestra pit for the many galas hosted by the Lee family. Just off the living room is the solarium, with its floor to ceiling windows overlooking the estate's private pool. Directly ahead is the sunroom, with seven sets of arched doors that lead to another, bigger balcony. To the right is the path to the banquet-sized dining room, which in turn leads to the butler's pantry, that leads to the completely state-of-the-art kitchen.

The master suite has too many amenities to list. But we have to mention the massive master bath with hand-painted tile, attached office area and separate dressing room with walk-in closet. The other bedrooms aren't bad, either. Casalee is listed for \$4.38 million, but we'd pay \$4.39 million in a heartbeat.

Building Permit History
4784 Cromwell Avenue
Los Feliz

- November 1, 1922: Building Permit No. 39189 to construct a 2-story 7-room 43' X 45'6" frame and stucco residence on Lot 28 of Tract No. 3733.
Owner: Mr. W. W. Welfer
Architect: A. F. Leicht
Contractor: Day Work
Cost: \$12,000.00
- April 21, 1923: Building Permit No. 18070 to construct a 1-story 18' X 20' frame and stucco garage on Lot 28 of Tract No. 3733.
Owner: Wm. W. Welfer
Architect: None
Contractor: None
Cost: \$300.00
- September 16, 1927: Building Permit No. 27096 for adding maids room, 8' X 10' on 1st floor and adding maids bath, 5' X 4' to same. And to redo damaged windows over regular bath.
Owner: W. W. Welfer
Architect: None
Contractor: None
Cost: \$250.00
- December 11, 2006: Building Permit No. WO64413000 to replace existing ducts.
Owner: Albert and Muriel Desmond, Trustees, Desmond Trust
Architect: None
Engineer: None
Contractor: Brody Heating, Air Conditioning & Electric
Cost: Not Listed

All Applications must be filled out by Applicant

Big Form 2

2

BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings
CLASS "D"

To the Board of Public Works of the City of Los Angeles:

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

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

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

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

TAKE TO
REAR OF
NORTH
ANNEX
11 FLOOR
CITY CLERK
PLEASE
VERIFY

Lot No.

Block

(Description of Property)

District No.

M. B. Page

F. B. Page

No.

(Location of Job)

Street

TAKE TO
REAR OF
NORTH
ANNEX
ENGINEER
PLEASE
VERIFY

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Private Residence No. of Rooms 7 No. of Families 1
- Owner's name Mr. W. W. Walfer Phone 63867
- Owner's address _____
- Architect's name A. F. Leucht Phone Wil 2958
- Contractor's name T. A. Work Phone _____
- Contractor's address _____
- VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Ceaspoils, Elevators, Painting, Finishing, all Labor, etc.) \$1200.00
- Is there any existing (old) building on lot? Yes How used? _____
- Size of proposed building 45'-0" x 45'-6" Height to highest point 26'-6" feet
- Number of Stories in height Two & One Character of ground Sand & Gravel
- Material of foundation Concrete Size of footings 9' x 2' Size of wall 12" Depth below ground 2'
- Material of chimneys Brick Number of inlets to flue 2 Interior size of flues 8" x 8"
- Give sizes of following materials: REDWOOD MUDSILLS 2" x 6" Girders 4" x 6"
EXTERIOR studs 2" x 6" 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 2x6 & 2x10
Second floor joists 2" x 10" Specify material of roof Tile
- Will all provisions of State Dwelling House Act be complied with? Yes

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

OVER

(Sign here)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>39189</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>Healey</u> Plan Examiner	Application checked and found O. K. <u>W. J. D.</u> Chief	Stamp here when permit is issued. <u>2300</u>
----------------------------	---	---	--

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. <i>[Signature]</i>
CONSTRUCTION	O. K. <i>[Signature]</i>
ZONING	O. K. <i>[Signature]</i>
SET-BACK LINE	O. K. <i>[Signature]</i>
ORD. 33761 (N. S.)	O. K. <i>[Signature]</i>
FIRE DISTRICT	O. K. <i>[Signature]</i>

REMARKS

All Applications must be filled out by Applicant

2

BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings
CLASS "D"

To the Board of Public Works of the City of Los Angeles:

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

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

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

Take to
Room No. 405
South
Annex
Engineer
Please
Verify

CITY CLERK
PLEASE
VERIFY

Take to
Room No. 405
South
Annex
Engineer
Please
Verify

Lot No. Block
(Description of Property)

District No. M. B. Page F. B. Page

No. 4784 Cornwall Ave. Street
(Location of Job)

Between Berendo & Vermont

USE INK OR INDELIBLE PENCIL

1. Purpose of Building *Garage* No. of Rooms..... No. of Families.....
2. Owner's name *Wm. W. Welfer* Phone *6-9867*
3. Owner's address *744 1/2 Vermont Ave*
4. Architect's name..... Phone.....
5. Contractor's name..... Phone.....
6. Contractor's address.....
7. VALUATION OF PROPOSED WORK *including Framing, Gas Fitting, Scaffolding, Carpentry, Painters, Plastering, etc.* *309.00*
8. Is there any existing (old) building on lot? *Yes* How used? *Ret. 1st floor*
9. Size of proposed building *18* x *20* feet to highest point..... feet
10. Number of Stories in height *1* Character of ground *Level*
11. Material of foundation *RW* Size of footings..... Size of wall..... Depth below ground.....
12. Material of chimneys..... Number of inlets to flue..... Interior size of flue.....
13. Give sizes of following materials: REDWOOD MUDDSILLS *2 x 6* Girders *2 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 4* FIRST FLOOR JOISTS *2 x 4*
Second floor joists *2 x 4* Specify material of roof *Paper*
14. Will all provisions of State Dwelling House Act be complied with? *Yes*

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

OVER

(Sign here)

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <i>18470</i>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Plan Examiner	Application checked and found to conform to S. L. Clerk	RECEIVED APR 21 1933 TOWNSHIP
----------------------------	--	--	-------------------------------------

Wm. W. Welfer

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

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" or "B" on the same side of the street.

Owner.

All Applications Must be Filled Out by Applicant

Map Form 1

BUILDING DIVISION

PLANS AND SPECIFICATIONS
and other data must also be filed

3

DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, Repair or Demolish

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

REMOVED FROM

REMOVED TO

TAKE TO
ROOM No. 6
NEAR OF
NORTH
ANNEX
1st Floor

CITY CLERK
PLEASE
VERIFY

TAKE TO
1st FLOOR
1st St.
ROADWAY

RECEIVED
CITY CLERK
PLEASE
VERIFY

Lot 28 Block 3737
Tract West 182

Lot X Block X
Tract X

Book 4784 Page Granville F. B. Page Street
To No. Net. Vermont Ave & Brand Street Street

USE INK OR INDELIBLE PENCIL

- What purpose is the present Building now used for? Residence 1 Family
- What purpose will Building be used for hereafter? Same
- Owner's name W. W. Neff Phone
- Owner's address 4784 Granville
- Architect's name Phone
- Contractor's name Phone
- Contractor's address
- VALUATION OF PROPOSED WORK Including Plumbing, Gas Fitting, Sewers, Casework, Elevators, Painting, Finishing, all Labor, etc. \$ 250.00
- Class of present Building 2 No. of rooms at present 7
- Number of stories in height 2 Size of present Building 100 x 50
- State how many buildings are on this lot Two
- State purpose buildings on lot are used for Residence 1 Family & Garage
(Apartment House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Adding 1st Floor Room 8 x 10 1st Floor
Bath 5 x 7
To wood framed windows concrete

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

OVER

(Sign here)

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>27096</u>	Plans and Specifications checked and found to conform to Ord. no. 11416, State Laws, etc.	Application checked and found O. K.	RECEIVED SEP 10 1917 TWO
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250

13. Size of new addition 2' x 4' No. of stories in height 2
14. Material of foundation concrete Size footings 12" Size wall 8" Depth below ground 2'
15. Size of Redwood Posts 4" x 6" Size of interior bearing studs 2" x 4"
16. Size of exterior studs 2" x 4" Size of interior non-bearing studs 1" x 4"
17. Size of first floor joists 2" x 6" Second floor joists 2" x 6"
18. Will all provisions of State Housing Act be complied with? Yes
- I have carefully examined and read the above blank 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.

(Sign here)

M. D. Clark
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. <u>Yes</u>
CONSTRUCTION	O. K. <u>Yes</u>
ZONING	O. K. <u>Yes</u>
SET-BACK LINE	O. K. <u>Yes</u>
ORD. 33761 (N. S.)	O. K. <u>Yes</u>
FIRE DISTRICT	O. K. <u>Yes</u>

REMARKS

Lothing and Plastering Ordinance

will be complied with

M. D. Clark
Owner or Authorized Agent

4784 W Cromwell Ave



Permit #:
Plan Check #:
Event Code:

06044 - 90000 - 13000

Printed: 12/11/06 01:40 PM

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: 12/11/2006

Last Status: Issued

Status Date: 12/11/2006

1. PROPERTY OWNER

Desmond, Albert And Muriel Trs Desm 4784 Cromwell Ave

LOS ANGELES CA 90027

2. APPLICANT INFORMATION (Relationship: Self Applicant)

Randall L. Gibbs -

2718 S Robertson Blvd

LOS ANGELES, CA, CA 90034

(310) 836-0606

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME

(C) Brody Heating Air Conditioning & 2718 South Robertson Blvd. Los Angeles, CA 90034

CLASS LICENSE#

C20 256821

PHONE#

3108360606

5. APPLICATION COMMENTS

2-Permit paid by credit card, tax number: (310)836-4731.

6. DESCRIPTION OF WORK

Replace existing ducts

7. COUNCIL DISTRICT: 4

8. APPLICATION PROCESSING INFORMATION

PC OK By:

OK for Cashier:

Signature: _____ Date: _____

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

Call toll-free (888) LA4BUILD (524-2845)

Outside LA County, call (213) 482-0000 or visit www.ladbs.org

For Cashier's Use Only

W/O #: 64413000

NOTICE: The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy.

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

9. FEE INFORMATION Inspection Fee Period

Permit Fee: 70.20

INSPECTION TOTAL HVAC	70.20
Permit Total	70.20
Permit Fee Subtotal HVAC	65.00
Permit One Stop Surcharge	1.30
Permit Sys. Development Surcharge	3.90
Permit Issuing Fee	0.00

Payment Date: 12/11/06

Receipt No: IN050198755

Amount: \$70.20

**10. FEE ITEM INFORMATION
SYSTEM COMPONENTS**

No Index Offset

(5)

(5.50)

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

11. LICENSED CONTRACTOR'S DECLARATION

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

License Class: **C20**Lic. No. **256821**

Contractor

BRODY-PENNEL HEATING, AIR CONDITIONING & 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.

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

Carrier: **STATE COMPENSATION INS. FUND**Policy Number: **0000712-2005**

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

13. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at: (800) 996-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

14. CONSTRUCTION LENDING AGENCY DECLARATION

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

Lender's name (if any):

Lender's address:

15. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106-4 & 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: **RANDALL L. GIBBS**

Sign

Internet ePermit System Declaration

Date:

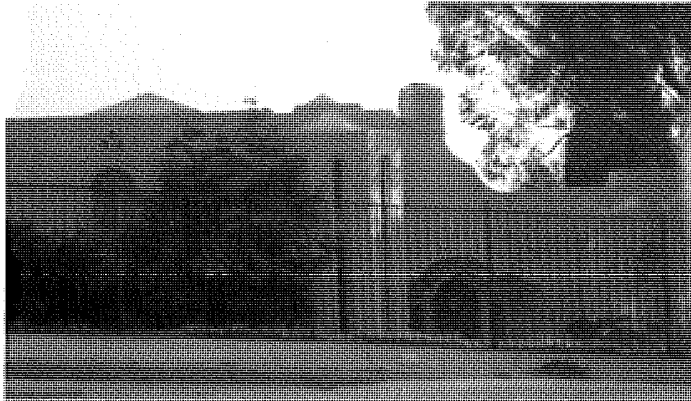
12/11/2006**X**

Contractor

Authorized Agent

4784 W. Cromwell Avenue

2s Spanish 5588-016-027 1923 [3.05, 3-05-30]



Single residence: 12-room, 5-bedroom, 3-bath, 3267 sq/ft.
Tract 03733, lot 28. 9580 sq/ft. 90027. District 33.

History:

Listed at \$1,699,000 in July, 2006. (Source: real estate flyer)

B.P. 39189, 11/01/22, RELOC

3s Residence, 7-room, 1-family, 43 X 45 X 26', \$12,000

W. W. Welfer, owner.

A. F. Leicht, architect.

Day work, contractor.

Tile roof, brick fireplace.

B.P. 18070, 04/21/23, RELOC

1s Garage, 18 X 20', \$200.00

William W. Welfer, owner. 741 1/2 Lorne Ave.

No architect listed.

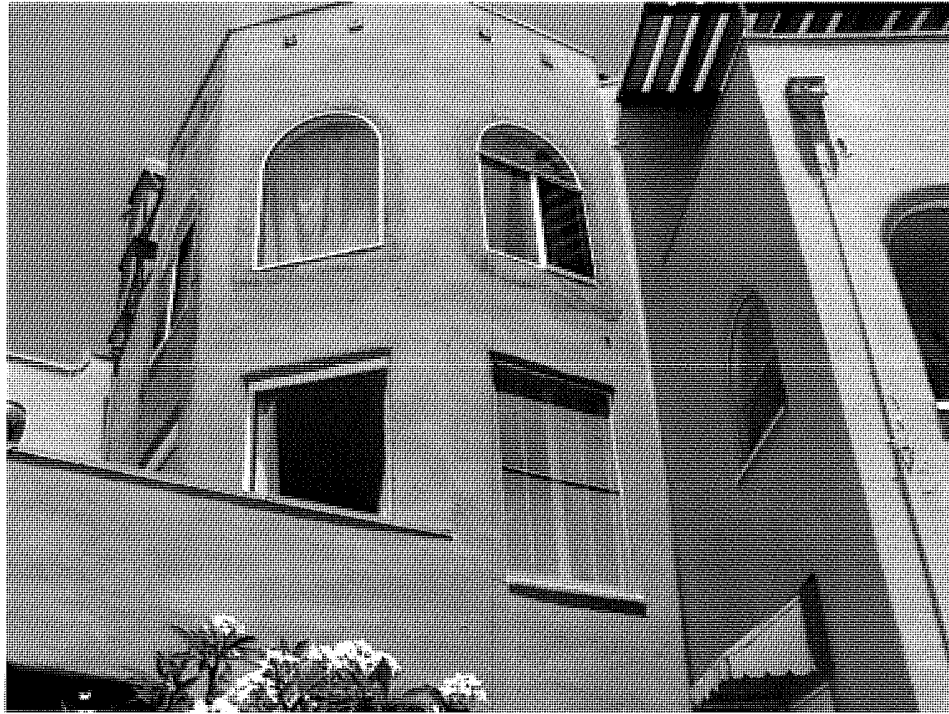
No contractor listed.

Paper roof.

B.P. 27096, 09/19/27, ALTER

1930 census:

4784 W. Cromwell Avenue: (Value: \$34,000): 1) William W. Welfer, owner and head of household; 69 year old white married male; married at age 24; born in Pennsylvania; parents born in Germany; not working. 2) Jane S. Welfer, wife; 64 year old white married female; married at age 19; born in Pennsylvania; parents born in Pennsylvania; not working. 3) Harry A. Welfer, son; 44 year old single white male; born in Pennsylvania; an assistant Director in the motion picture industry. 4) Hantia Welfer, daughter; 37 year old single white female; born in Pennsylvania; a bookkeeper in the oil industry. (19th ED, page 10B, lines 85-88).



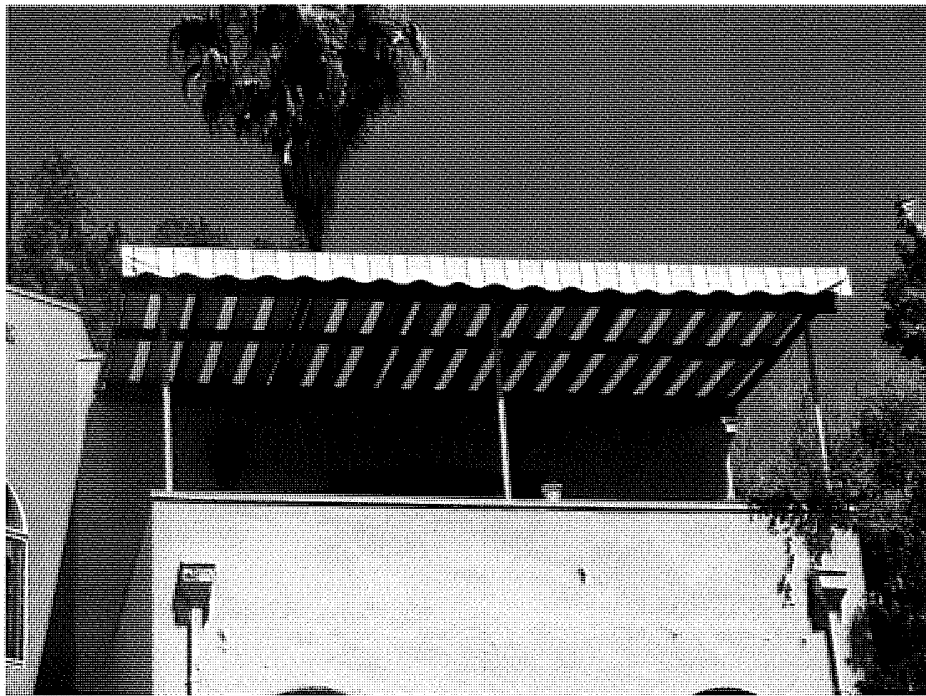
Welfer Residence, new casement window replacing jalousie window , July 3, 2014 (Charles J. Fisher photo)



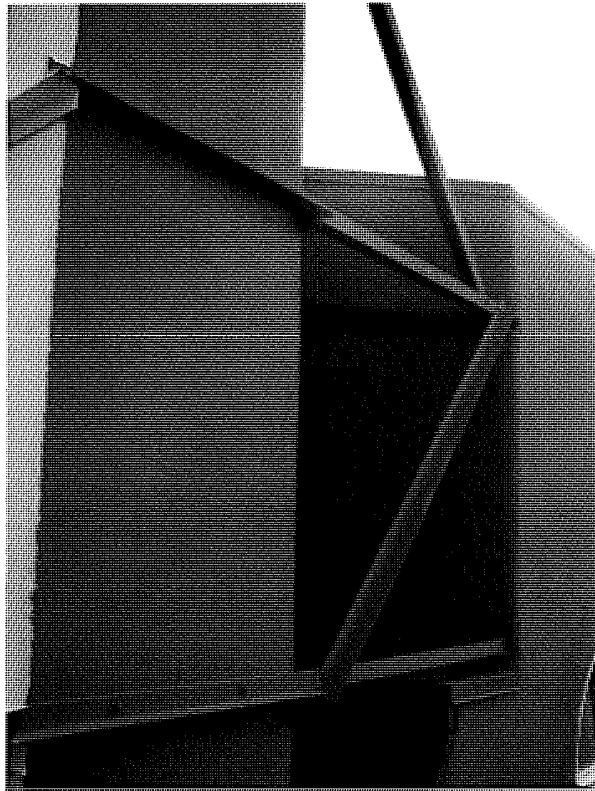
Welfer Residence, new casement window matching original window replacing jalousie window , July 3, 2014 (Charles J. Fisher photo)



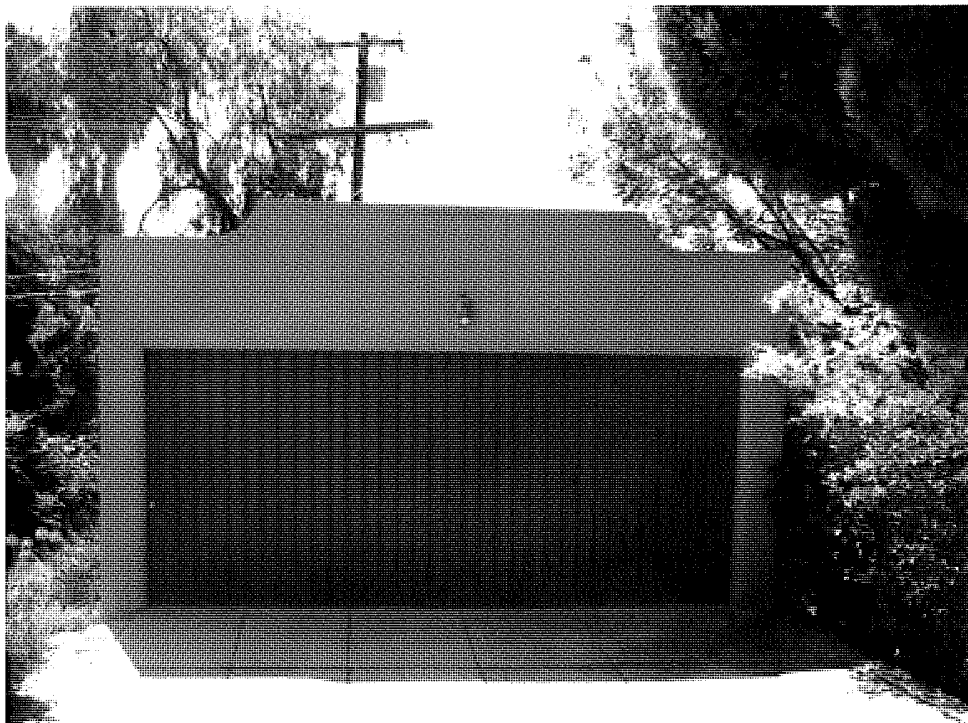
Original rendering by Leicht, possibly of unbuilt mansion for Aimie Semple McPhearson



Welfer Residence, rear balcony and cloth awning, August 22, 2013 (Charles J. Fisher photo)



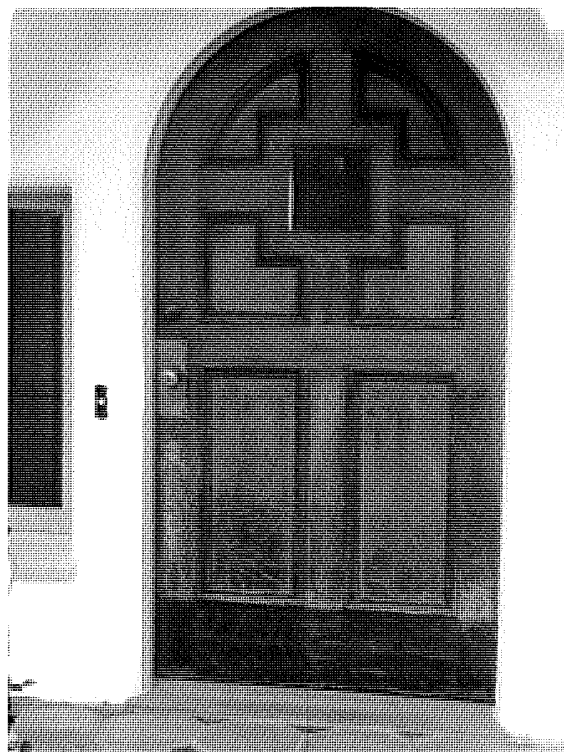
Welfer Residence, reinforcement of original chimney, November 3, 2008 (Charles J. Fisher photo)



Welfer Residence, garage, 4784 Cromwell Avenue, August 22, 2013 (Charles J. Fisher photo)



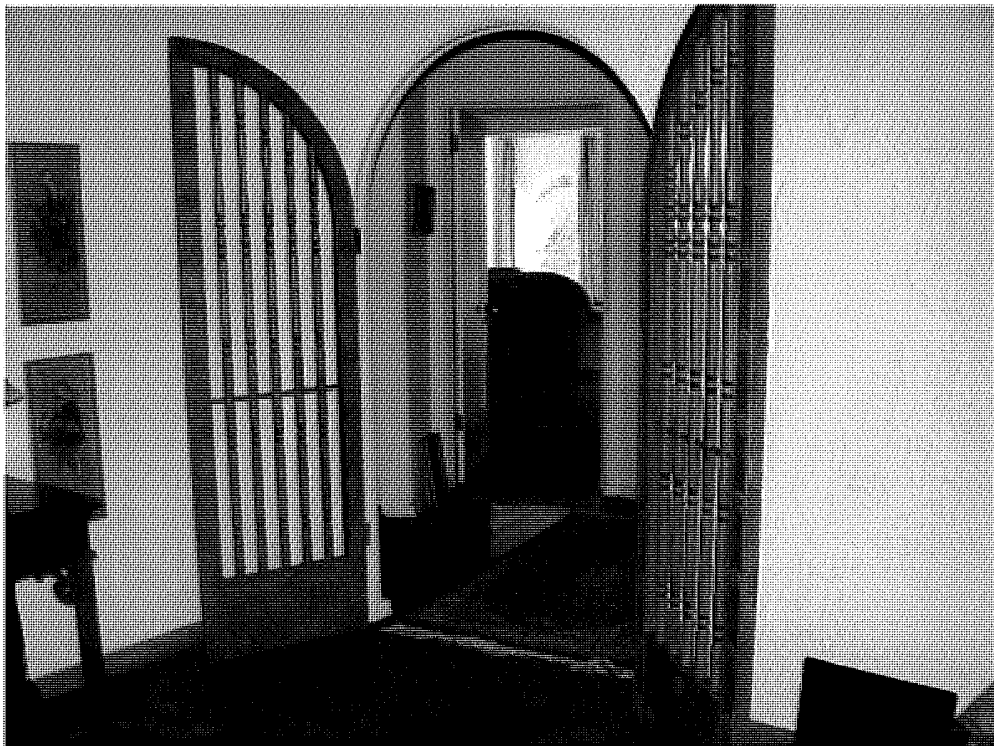
Welfer Residence, front porch, 4784 Cromwell Avenue, August 22, 2013 (Charles J. Fisher photo)



Welfer Residence, front door, 4784 Cromwell Avenue, November 3, 2008 (Charles J. Fisher photo)



Welfer Residence, entry foyer, 4784 Cromwell Avenue, August 22, 2013 (Charles J. Fisher photo)



Welfer Residence, entry foyer gate to hall, 4784 Cromwell Avenue, August 22, 2013 (Charles J. Fisher photo)



Welfer Residence, Batchelder tile floor in entry foyer, 4784 Cromwell August 22, 2013, (Charles J. Fisher photo)



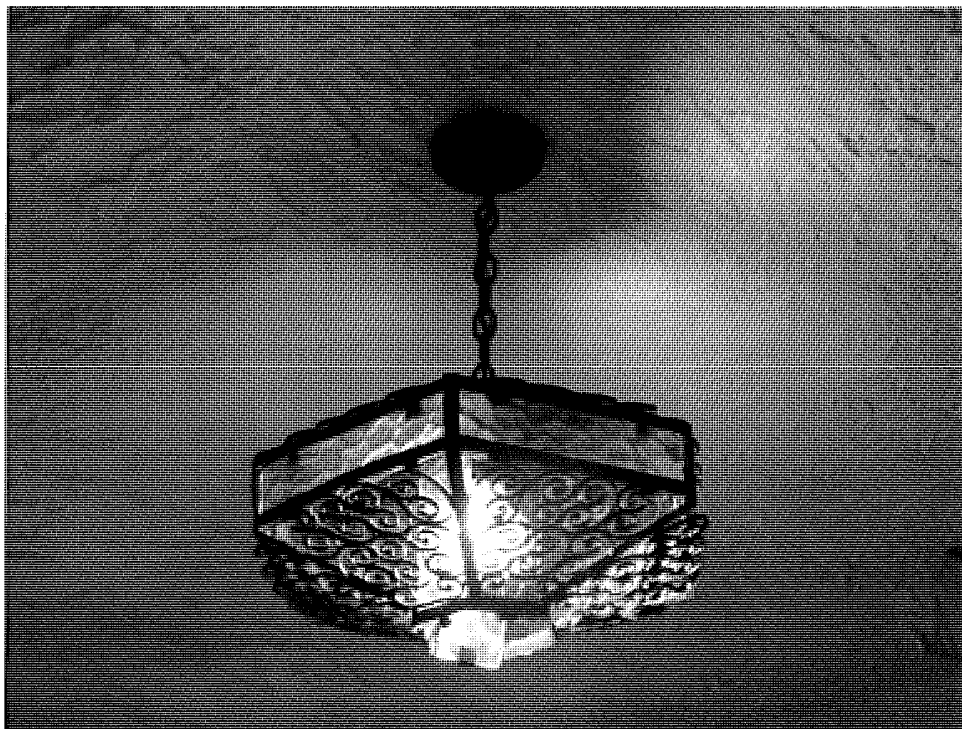
Welfer Residence, living room, 4784 Cromwell Avenue, August 22, 2013 (Charles J. Fisher photo)



Welfer Residence, Batchelder fireplace, 4784 Cromwell Avenue, August 22, 2013 (Charles J. Fisher photo)



Welfer Residence, living room to entry foyer, 4784 Cromwell Avenue, August 22, 2013 (Charles J. Fisher photo)



Welfer Residence, original lighting fixture, 4784 Cromwell Avenue, August 22, 2013 (Charles J. Fisher photo)



Welfer Residence, living room light fixture, 4784 Cromwell Avenue, November 3, 2008 (Charles J. Fisher photo)



Welfer Residence, original magnetite staircase, 4784 Cromwell Ave, August 22, 2013, (Charles J. Fisher photo)



Welfer Residence, lighting fixture in stairwell, 4784 Cromwell, November 3, 2008 (Charles J. Fisher photo)



Welfer Residence, staircase windows, 4784 Cromwell Avenue, August 22, 2013 (Charles J. Fisher photo)



Welfer Residence, upstairs landing, 4784 Cromwell Avenue, November 3, 2008 (Charles J. Fisher photo)



Welfer Residence, master bedroom, 4784 Cromwell Avenue, November 3, 2008 (Charles J. Fisher photo)



Welfer Residence, upstairs fireplace, 4784 Cromwell Avenue, November 3, 2008 (Charles J. Fisher photo)



Welfer Residence, original bathroom, 4784 Cromwell Avenue, November 3, 2008 (Charles J. Fisher photo)

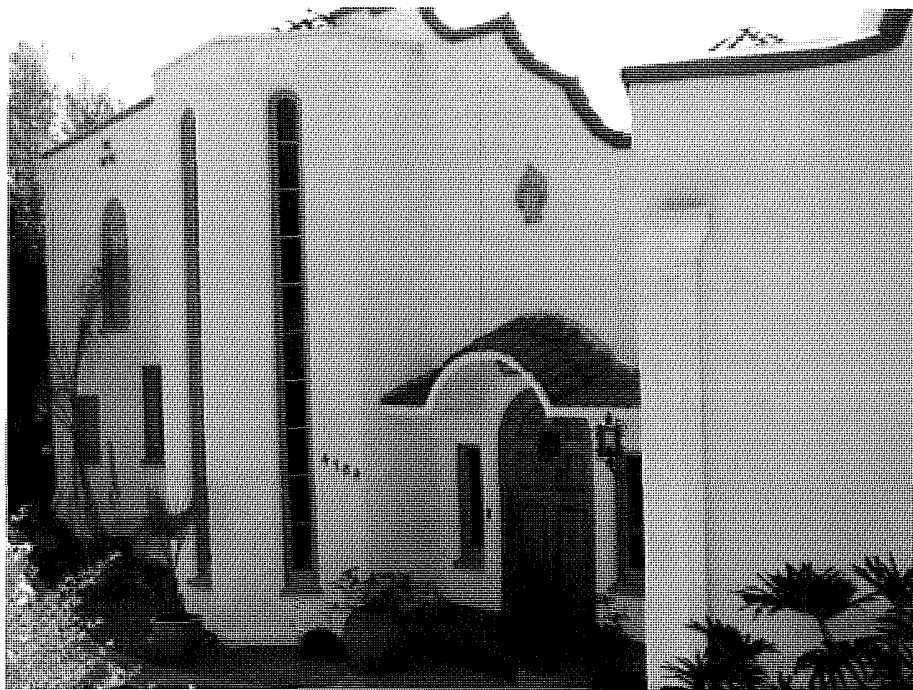


Welfer Residence, arched casement window, 4784 Cromwell Avenue, August 22, 2013 (Charles J. Fisher photo)

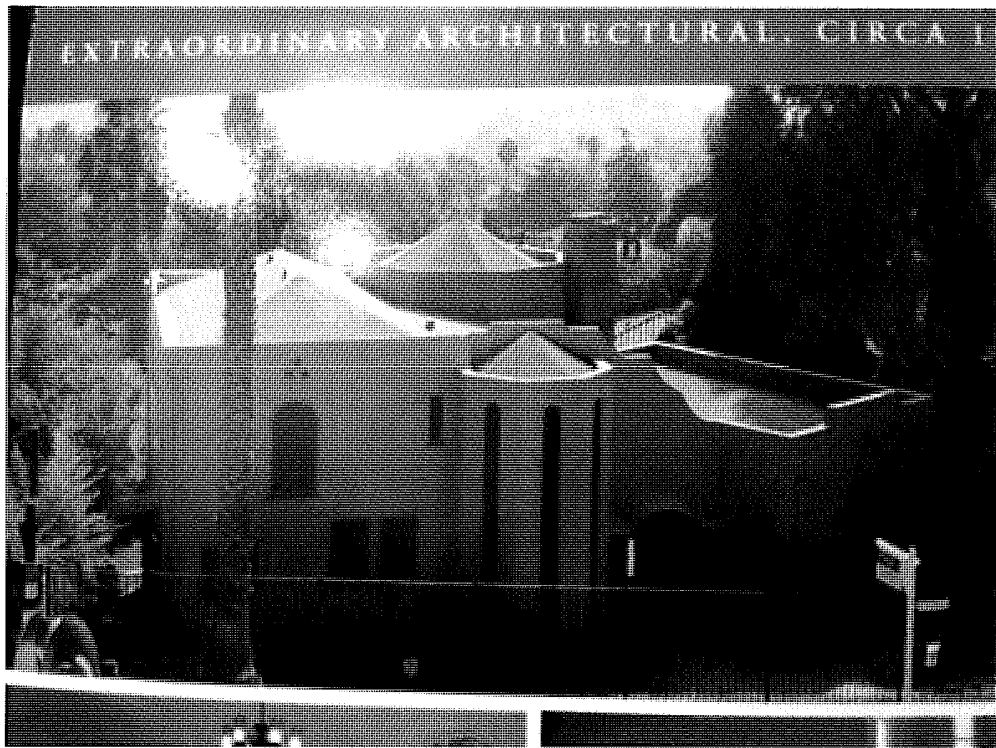
Welfer Residence Photographs



Welfer Residence, 4784 Cromwell Avenue, August 22, 2013 (Charles J. Fisher photo)



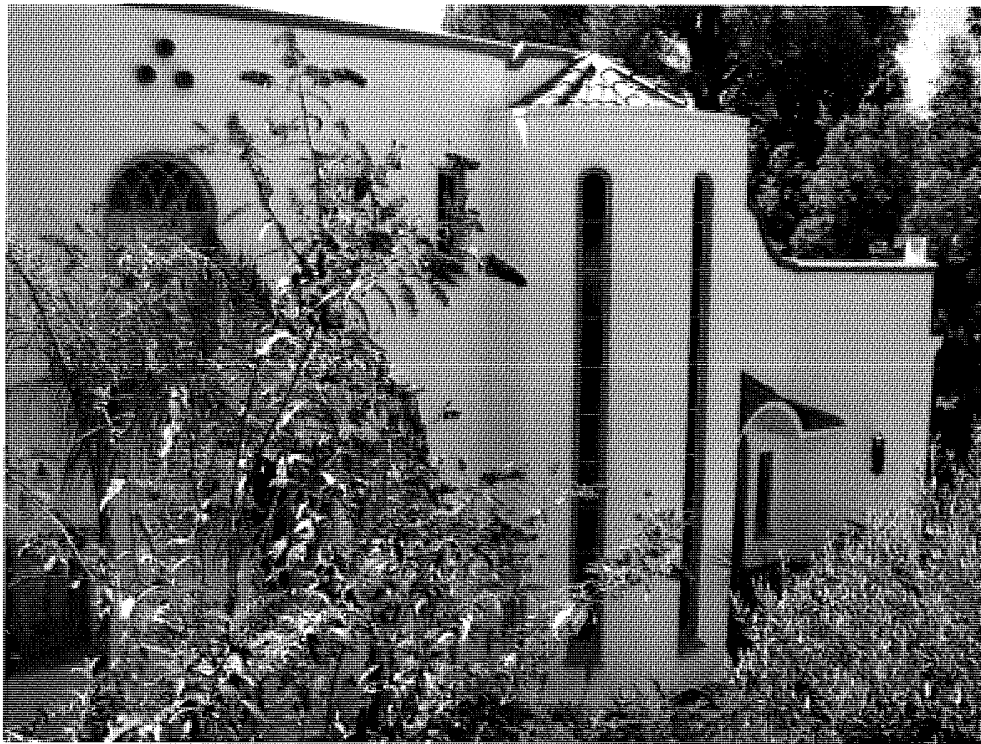
Welfer Residence, 4784 Cromwell Avenue, August 22, 2013 (Charles J. Fisher photo)



Welfer Residence with missing roof tile in 2006 real estate catalogue



Welfer Residence with restored roof, September 30, 2011 (Richard Magram photo)



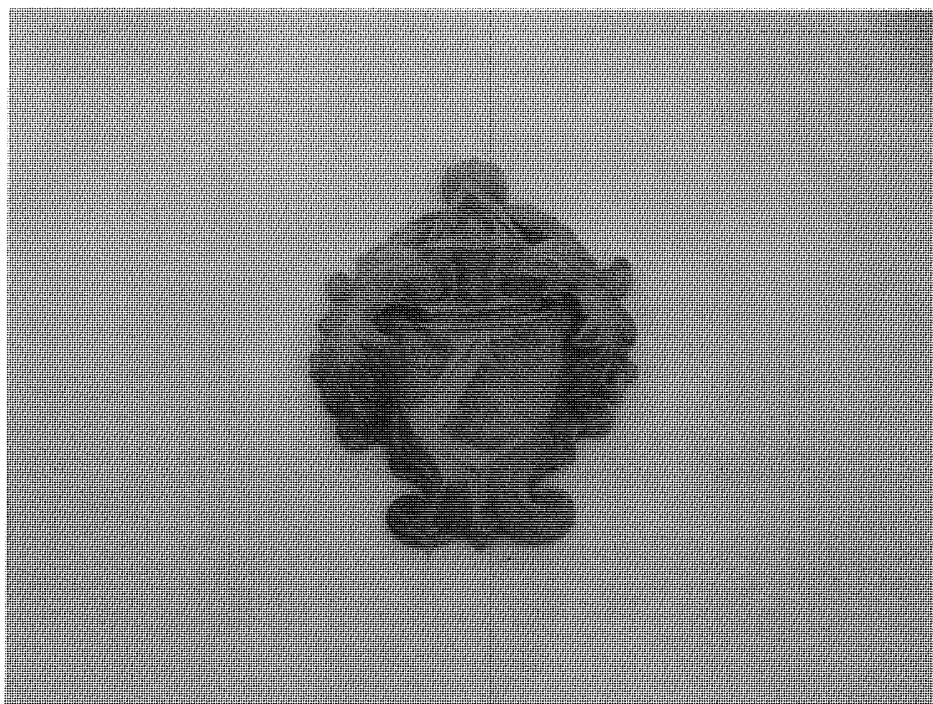
Welfer Residence, 4784 Cromwell Avenue, August 22, 2013 (Charles J. Fisher photo)



Welfer Residence, front window, 4784 Cromwell Avenue, August 22, 2013 (Charles J. Fisher photo)



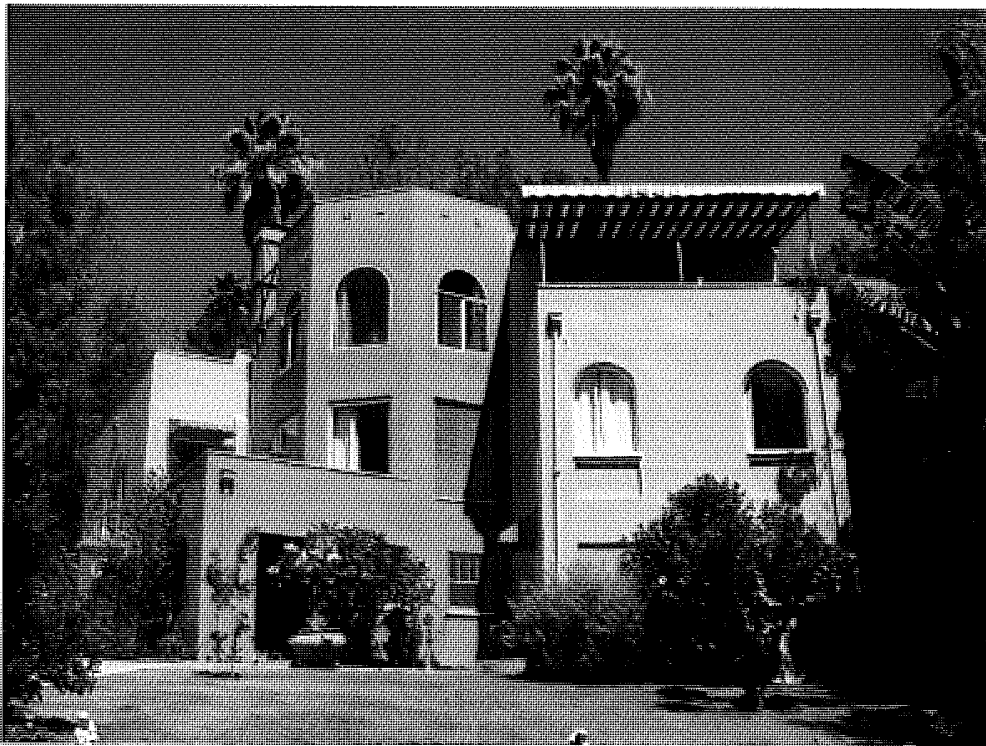
Welfer Residence, Mission parapet, 4784 Cromwell Avenue, November 3, 2008 (Charles J. Fisher photo)



Welfer Residence, crest above porch, 4784 Cromwell Avenue, August 22, 2013 (Charles J. Fisher photo)



Welfer Residence, casement window, 4784 Cromwell Avenue, August 22, 2013 (Charles J. Fisher photo)

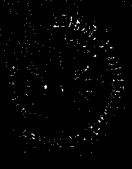


Welfer Residence, rear elevation, 4784 Cromwell Avenue, August 22, 2013 (Charles J. Fisher photo)



W. F. F. F. F.
Arch.
Los Angeles
Cal.



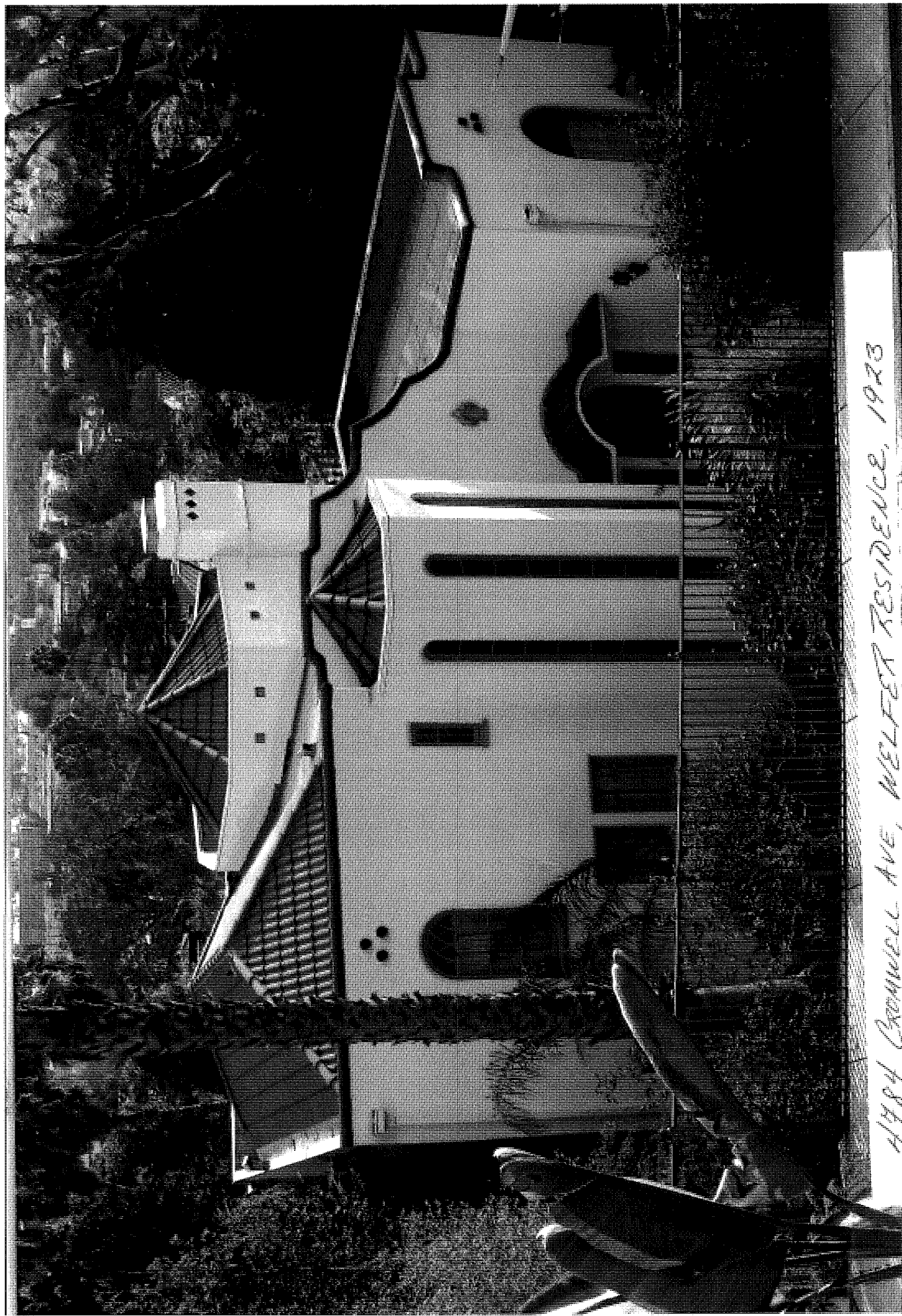


NORTH FRONT ELEVATION
SCALE 1/4" = 1'-0"

RESIDENT
MR. W. WELFER
TO BE BUILT AT
LOS FELIZ HEIGHTS
HOLLYWOOD, CALIF.
LPH
LOT 21
LA

LA
8272
5'

TAFFLEIGHT
ARCHITECTS
1524 N. BEVERLY BLVD.
COURTESY BUILDING
LOS ANGELES, CALIF.
PHONE 2100-2101



4484 Cromwell Ave, Welfer Residence, 1923

photo. B. Macquinn

Real Estate Office Built Like a Lighthouse

THAT architectural design can be made an advertising vehicle as well as can the printed page, has been demonstrated in numerous cases, notably the Woolworth

salesmen's desks. The lighthouse proper surmounts the main structure and is chiefly ornamental.

The architect of this novel building,



Real estate office, Hollywood, Los Angeles, Calif.

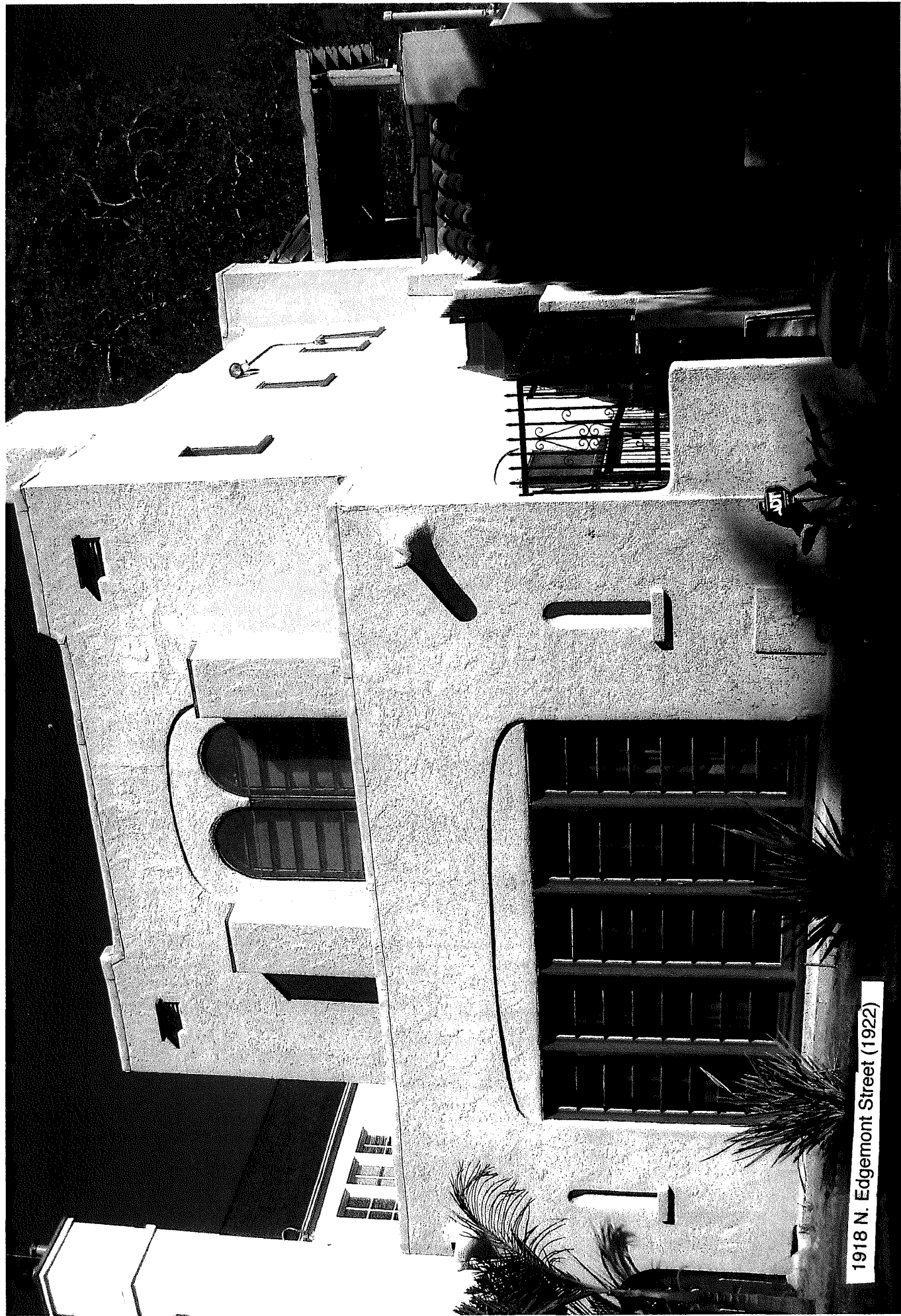
building. But that small buildings can also be so designed as to spread their fame far and wide has not been generally recognized. Therefore special interest attaches

which has instantly attracted much attention to the firm owning it, is A. F. Leicht, Los Angeles. The cost is approximately \$2,000. The design has been copyrighted by Miss Mary Vidator, the chief member of the firm which commonly advertises



2226 N. New Hampshire Avenue (1923)

photo. R. Macquarrie

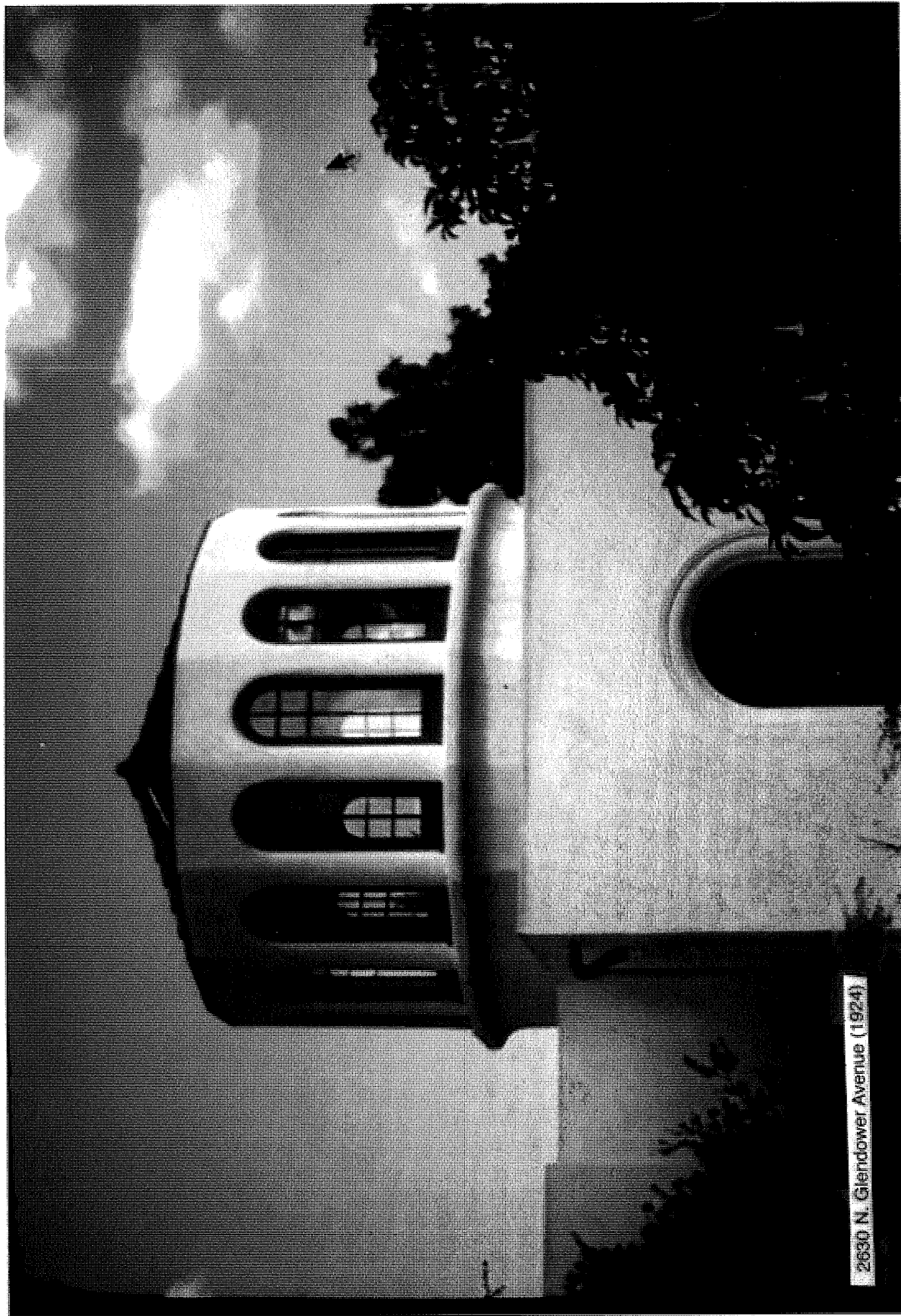


1918 N. Edgemont Street (1922)

photo: R. Magrini



photo: R. Maguire



2630 N. Glendower Avenue (1924)

Photo: R. Mayraun

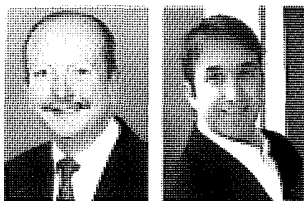
CONGRATULATIONS

Barry Sloane and Marc Silver



Los Feliz | 2630 Glendower Avenue | Sold for \$8,300,000

Frank Symons, Western Region Executive Vice President/Chief Operating Officer and Brokerage Manager, is very pleased to recognize and congratulate **Barry Sloane and Marc Silver** on setting a new record for the sale of a single family residence in Los Feliz*, and for representing the purchaser and seller in the transaction above.



THE BARRY SLOANE GROUP
310.786.1844 | 310.809.4656

Beverly Hills Brokerage
9665 Wilshire Boulevard, Suite 400
Beverly Hills, California 90212

Sotheby's
INTERNATIONAL REALTY

sothebyshomes.com

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*According to recorded sales in the MLS as of 10/13/2014



4151 Dundee Drive Photo: R. Magraw



Don Corle-home: Hollywood actor Marlon Brando's former home in Los Angeles is on the market for \$3.5million (£2.3million)



Comfy: Not a horse's head in sight in the master bedroom, which features a tiger-print pillow and warm wooden flooring

photos: MLS

3142 Laurel View Drive. L.A.



© LA Home And Style Gallery News Agency

Design prestige: The Spanish-Mediterranean three-bed was revived by AF Leicht - once dubbed 'LA's quirkiest dead architect'



© LA Home And Style Gallery News Agency

Curvy: The Mediterranean styling is particularly evident in the lobby, where archways lead off to various rooms

photos: MLS

8142 Laurel View Drive



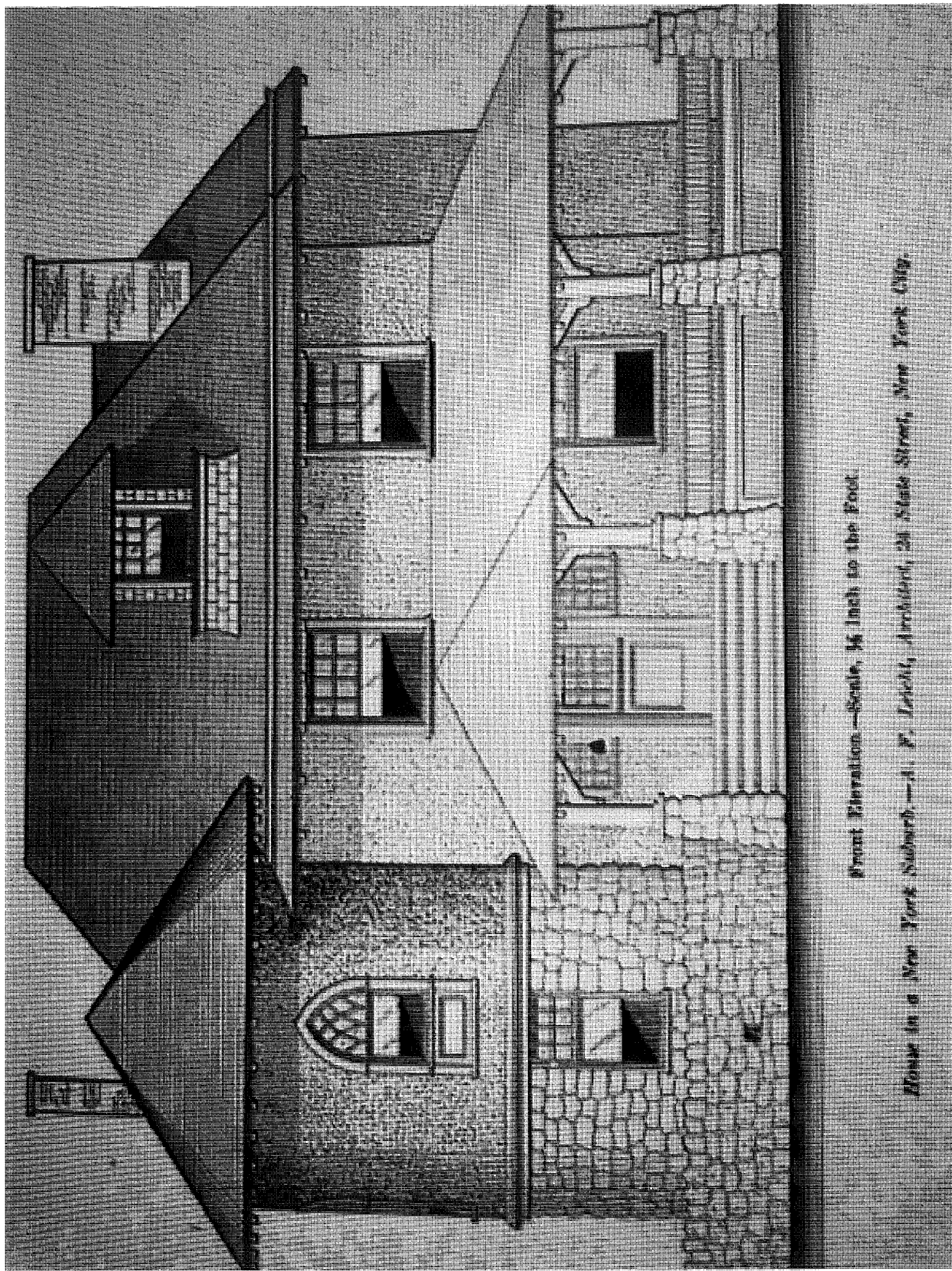
11th Church of Christ Scientist. 2912 Guirado Street, Los Angeles 1922 Photo: R. MAGRAM



RESIDENCE OF MRS. R. F. EASTMAN, AT LOWERRE, YONKERS, N. Y.

A. F. LEIGHT, ARCHITECT.

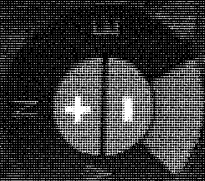
Internet



Front Elevation—Scale, $\frac{1}{8}$ inch to the foot.

House in a New York Suburb.—A. P. Tinsell, Architect, 23 State Street, New York City.

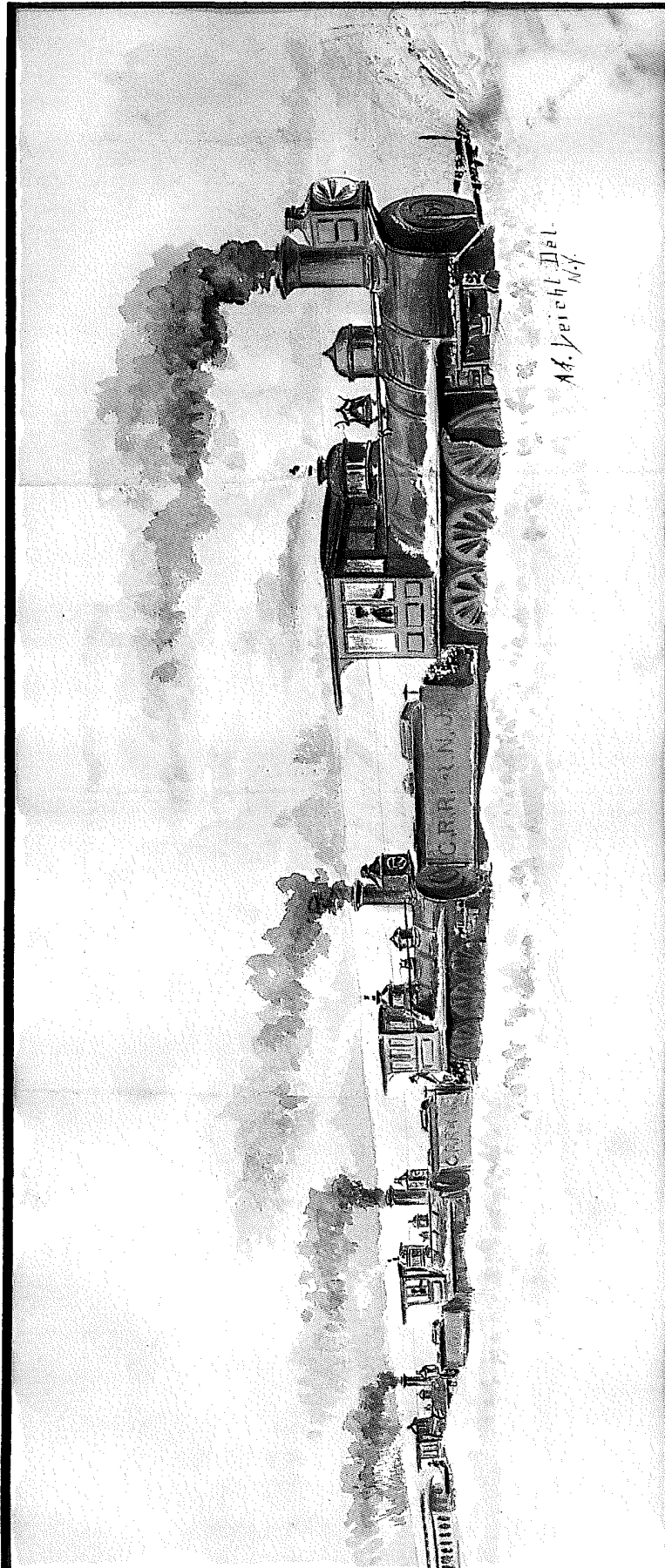
Flat Image



ELMHURST BAPTIST CHURCH

QUEENS, N.Y.

Photo Internet



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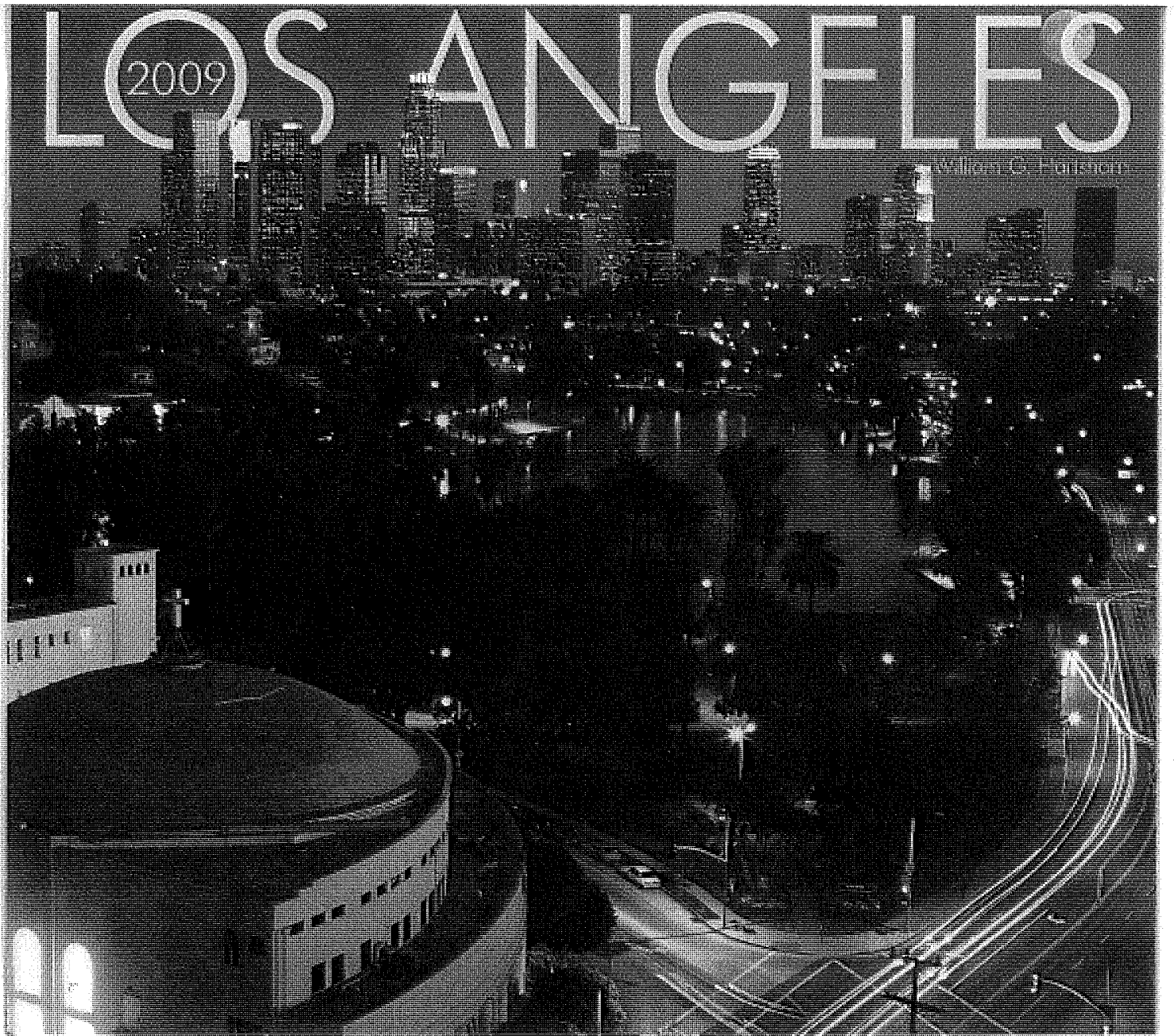
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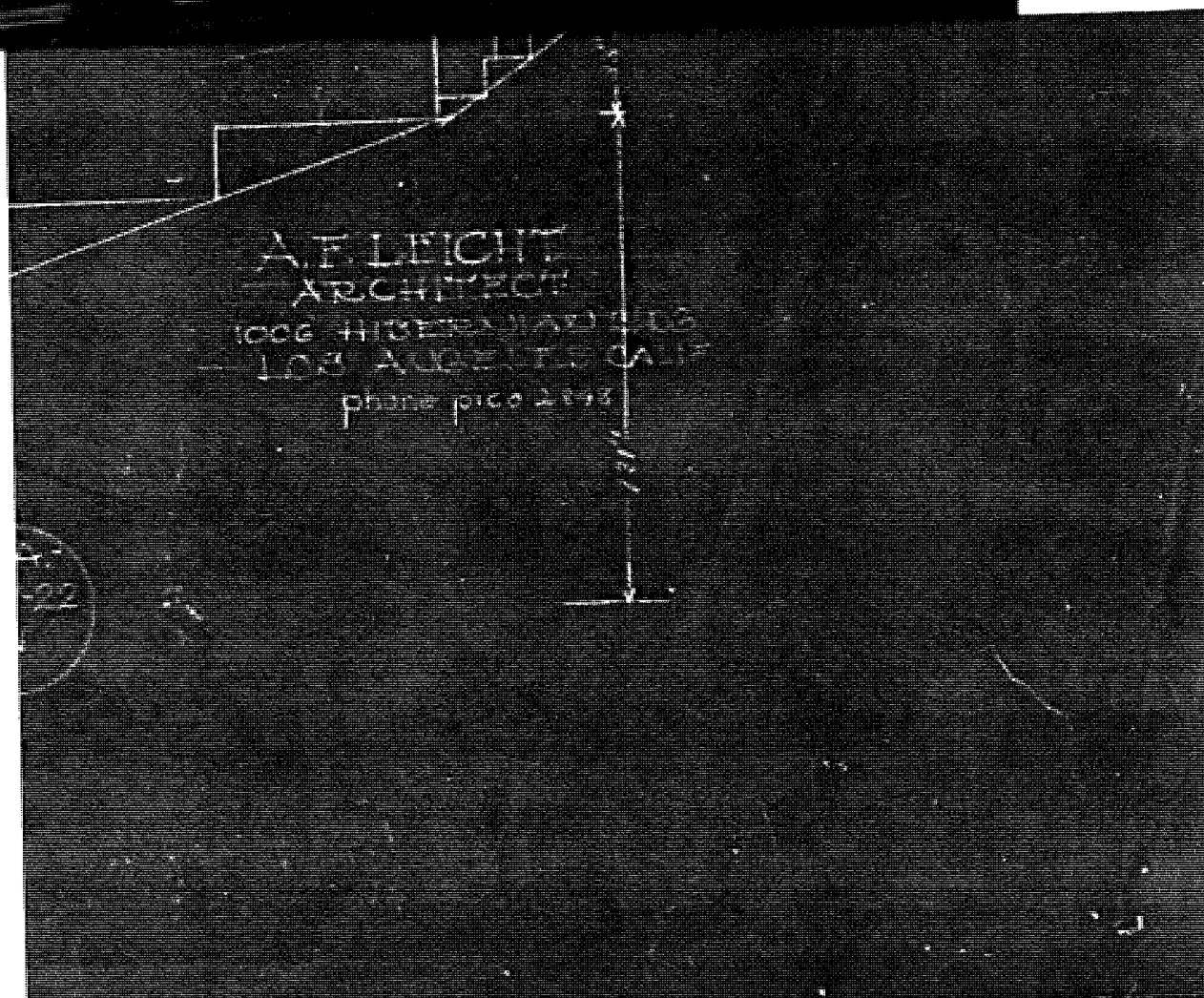


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Paula Sample Peterson



2009 LOS ANGELES CALENDAR
ANGELUS TEMPE FOREGROUND



Los Feliz Observer

NEWSLETTER OF THE LOS FELIZ IMPROVEMENT ASSOCIATION

Celebrating 100 Years of Service to our Community

Fall 2015

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find us online at lfia.org

SAVE THE DATE

The next member meeting will be held November 9, 2015 at the Autry National Center. Please visit LFIA.org for details.



Stan Inkelis, Mary Beth Sorensen, Kathryn Louyse, Pearl Yonezawa, Dora Herrera, Chris Laib and Lynne T. Jewell

photos: Michael Locke

LFIA Launches Centennial Celebration

A festive and fun picnic was held in Griffith Park's Crystal Springs Picnic Area the last Sunday in July as the official kick-off for LFIA's 100th birthday celebration. Congressman Adam Schiff and newly elected CD4 Councilmember David Ryu both attended the festivities and spent time talking to the Los Feliz residents in attendance. In congratulating LFIA for its "extraordinary work" over the past 100 years, Schiff presented LFIA with an American flag that had flown over the U.S. Capitol Building in Washington, DC the month before.

Special kudos go to LFIA board members Don Seligman and Rafik Ghazarian who orchestrated the picnic and to the LFIA board members who served as volunteers. There were activities for kids of all ages, from face painting by Jasmine Gilmore to a newly produced Los Feliz architecture coloring book.

LFIA turns 100 in the summer of 2016. Visit LFIA.org for upcoming centennial events.

FOR MORE PICNIC PHOTOS, SEE "CELEBRATION" ON PAGE 4



CD4 Councilmember David Ryu and Qing Chang



Congressman Adam Schiff and LFIA President Chris Laib

A.F. Leicht in Los Feliz, A Man Apart by Rich Magram



A.F. FREDERICK LEICHT, one of the most active architects in Los Feliz in the 1920s, built nearly two dozen ornately turreted houses between 1922 and 1929. Probably his most distinctive home is the John Philip Law House at 2630 Glendower Ave. known as "The Castle." Many celebrities are reported to have stayed there, including The Beatles, Bob Dylan, Andy Warhol, Barry McGuire, Lou Reed and The Velvet Underground. It was owned by an heir to the Getty oil fortune, John Gilbert Getty, and was recently sold at a record-setting price for a home in Los Feliz.

Perhaps Leicht's most famous client was Aimee Semple McPherson, the first celebrity preacher in the country, and who, at the height of her popularity, was one of the most famous women in the world. In addition to using Leicht for at least one of her homes, she also hired him to work on her Angelus Temple Complex. A.F. Leicht is listed as the architect of the Angelus Temple in *An Architectural Guidebook to Los Angeles* by David Gebhard and Robert Winter. At present, however, there is disagreement about Leicht's involvement in the design of the Angelus Temple.

Although not verified, Leicht was said to have built and lived in a home at 2242 Cheswic Lane while he was building two houses designed by him at 2252 and 2251 Cheswic Lane. The house at 2242 has the unusually grand, ornate elements seen in many of his designs.

Before arriving in Los Angeles, Leicht worked on the East Coast, where his designs were vastly different from what he created in Los Angeles. His work was more traditional, but his Elmhurst Baptist Church in Queens, New York is nonetheless remarkable. He designed both residential properties and churches while in New York and New Jersey.

Leicht's church design continued in Los Angeles. He was the architect of a church on Guirardo Street in what is now Boyle Heights. The church still stands, although it



"The Castle" on Glendower Avenue, 1924



The author's Welfer Residence

appears to have been remodeled. It possesses the odd geometrical massing of rectangles with a partial octagon turret at the front entry. The church is strikingly reminiscent of the rear elevation view of some of his Los Feliz residences, with a central octagon and radiating wings on each side.

Leicht's William W. Welfer Residence was built in 1923 and the original blueprints described the area as "Los Feliz Heights, Hollywood, Calif." He is listed on the blueprints both as Architect and Superintendent. A recent inspection of the home's foundation stated that the foundation was unusually well built for a house of that period. The width of the foundation walls at 12" thick on the interior walls was considerably wider than the norm. The inspector also noted that there were steel cables set into the concrete of the foundation to give it greater stability, and that this feature was only rarely employed at the time.

Leicht's houses are remarkably distinctive, and many of the features of the Welfer house bear his signature traits. An 1999 article in *Los Angeles Magazine* stated, "If eccentric design,

including convoluted staircases, fanciful light fixtures, curving walls and rooms in any shape but rectangular appeal to you, consider joining a small but growing club: the fans of A.F. Leicht." The architect frequently employed very complex layouts in his designs, featuring irregularly shaped walls and turrets. A house with a conical tiled roof on a turret that is set within a surrounding parapet wall is almost always a Leicht house. In the Welfer house, the front centering turret contains a circular magnesite staircase with a wrought iron banister and three stained-glass windows, all features which occur again and again in his work. Leicht seemed obsessed with octagonal rooms, and these octagons appear in rooms and turrets in many of his houses. In the Welfer residence, the street-facing octagonal turret contains the staircase, and another octagonal turret in the back of the house contains the dining room on the first floor and a bedroom above. As far back as the 1890s his designs display the use of distinctive arched Gothic windows. These windows are present in virtually all of his designs from New York to Los Angeles.

While many Los Angeles architects of the 1920s gained fame for their tasteful and lovely revival designs, A.F. Leicht remains a man apart. His designs are more unique, less easy to pigeonhole. Are they Mediterranean or Spanish? Perhaps Moorish with a dash of Modern? While viewing a Los Angeles home from the 1920s, a knowledgeable student may struggle to name even one famous architect's work. But you can, with reasonable certainty, identify Leicht's houses even without knowing the architect's identity beforehand. While often beautiful, they are completely original, compelling and mysterious. A.F. Leicht did not interpret Spanish or Mediterranean or Gothic into lovely expressions of architecture; he simply invented his own mythical world, a world apart, and unique to his vision of California and Los Angeles in the 1920s.

Rich Magram moved into the Welfer Residence in 2007 and has spent the last eight years renovating the house to Leicht's original blueprints.





