

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

**CULTURAL HERITAGE COMMISSION**

**CASE NO.: CHC-2011-190-HCM  
ENV-2011-191-CE**

**HEARING DATE:** February 3, 2011  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 2300 W. Hill Drive  
Council District: 14  
Community Plan Area: Northeast Los Angeles  
Area Planning Commission: East Los Angeles  
Neighborhood Council: Eagle Rock  
Legal Description: Lot 113 of Eagle Rock Central  
Tract

**PROJECT:** Historic-Cultural Monument Application for the  
CHRISTENSEN RESIDENCE

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

**APPLICANT/  
OWNER:** David Snyder and Njeri Snyder  
2300 Hill Drive  
Los Angeles, CA 90041

**OWNER'S  
REPRESENTATIVE:** 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]**

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Ken Bernstein, AICP, Manager  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

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Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

Prepared by:

**[SIGNED ORIGINAL IN FILE]**

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Edgar Garcia, Preservation Planner  
Office of Historic Resources

Attachments:      Historic-Cultural Monument Application  
ZIMAS Report

## **SUMMARY**

Built in 1936, this two-story single family residence exhibits character-defining features of Spanish Colonial Revival style architecture with some influences of the Monterey style. The roughly L-shaped plan consists of a central two-story elevation flanked by two one-story bays. The multiple roofs are side-facing gabled roofs covered in clay roof tiles. The two-story main elevation has one recessed bay and a corner bay with a front-facing gable. A wooden Monterey-style balcony is located on the second-level and consists of an overhang supported by square wooden pillars and balustrade. A recessed off-center arched entrance is located on the one-story eastern wing. The back elevation of this wing contains an arched portico patio topped by a centered stucco chimney. The subject building's exterior features smooth stucco and painted wood trim. Windows are multi-pane casement and double-hung with false shutters. A bay window is located on the easternmost corner of the subject building. Significant interior elements include vaulted beamed ceilings, wrought-iron banisters, light fixtures, hardwood floors, and built-in cabinetry.

The proposed Christensen Residence historic monument was constructed in 1936 by a contractor, J. Firth. The subject building was built for Dr. William M. Christensen (1894-1961), a local doctor based in the Eagle Rock community.

Alterations to the subject building include the construction of a retaining wall, enlargement of garage, and replacement of some windows with vinyl windows. A contemporary stained glass window was installed in the bay window.

## **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 may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.

# HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

## IDENTIFICATION

1. NAME OF PROPOSED MONUMENT DR. WILLIAM M. CHRISTIANSEN RESIDENCE
2. STREET ADDRESS 2300 HILL DRIVE  
CITY EAGLE ROCK ZIP CODE 90041 COUNCIL DISTRICT 14  
ASSESSOR'S PARCEL NO. 5671-018-022
3. COMPLETE LEGAL DESCRIPTION: TRACT EAGLE ROCK CENTRAL TRACT, AS PER MAP IN BOOK 12, PAGE 54  
OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.  
BLOCK N/A LOT(S) 113 ARB. NO. N/A  
RANGE OF ADDRESSES 2300-2310 HILL DRIVE AND 5251-5257 EL RIO AVENUE
4. PRESENT OWNER DAVID SNYDER AND NJERI SNYDER  
STREET ADDRESS 2300 HILL DRIVE EMAIL; DJINNI\_DS@YAHOO.COM  
CITY EAGLE ROCK STATE CA ZIP CODE 90041 PHONE (323) 258-7778 & (323) 646-9415  
OWNER IS: PRIVATE  PUBLIC
5. PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE

## DESCRIPTION

6. ARCHITECTURAL STYLE SPANISH COLONIAL REVIVAL/MONTEREY
7. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)  
(SEE DESCRIPTION WORKSHEET)  
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# HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT DR. WILLIAM M. CHRISTENSEN RESIDENCE

10. CONSTRUCTION DATE: FACTUAL 1936 ESTIMATED \_\_\_\_\_
11. ARCHITECT , DESIGNER, OR ENGINEER: NONE
12. CONTRACTOR OR OTHER BUILDER: J. FRITH
13. DATES OF ENCLOSED PHOTOGRAPHS FEBRUARY 22, 2010
14. CONDITION:  EXCELLENT  GOOD  FAIR  DETERIORATED  NO LONGER IN EXISTENCE
15. ALTERATIONS: RETAINING WALL AT REAR OF LOT IN 1938, GARAGE ENLARGED IN 1942, MINOR WORK IN 1944 (PERMIT IS ILLEGIBLE AND FOUNDATION BOLTED IN 2000. SEVERAL OF THE UPSTAIRS NON STREET FACING DOUBLE HUNG WINDOWS WERE REPLACED WITH VINYL WINDOWS IN THE ORIGINAL FRAMES AT AN UNKNOWN DATE. A STAINED GLASS WINDOW WAS INSTALLED IN THE EAST FACING LIVING ROOM BAY AT AN UNKNOWN DATE.
16. THREATS TO SITE  NONE KNOWN  PRIVATE DEVELOPMENT  VANDALISM  PUBLIC WORKS PROJECT
17. IS THE STRUCTURE  ON ITS ORIGINAL SITE  MOVED  UNKNOWN

## SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET) THE DR. WILLIAM M. CHRISTENSEN RESIDENCE IS AN EXCELLENT VIRTUALLY UNALTERED EXAMPLE OF THE TYPE OF SPANISH COLONIAL REVIVAL HOUSING THAT WAS POPULAR IN SOUTHERN CALIFORNIA PRIOR TO THE SECOND WORD WAR. IT SERVED AS THE HOME AND OFFICE FOR DR. CHRISTENSEN FROM IT'S CONSTRUCTION IN 1936 UNTIL THE DOCTOR'S DEATH IN 1961. THE HOUSE WAS BUILT DURING THE FORMIDABLE PERIOD OF GROWTH IN THE HILL DRIVE SECTION OF EAGLE ROCK. THE STRUCTURE DISPLAYS A HIGH LEVEL OF DESIGN INTEGRITY WITH VARIOUS PROMINENT CHARACTER DEFINING FEATURES OF THE SPANISH COLONIAL REVIVAL STYLE AS WELL AS AN OVERHANGING WOODEN MONTEREY-STYLE BALCONY ON THE FRONT FAÇADE. DR. CHRISTENSEN, WHO HAD HIS MAIN OFFICE ON COLORADO BOULEVARD, WAS FOR MANY YEARS A PROMINENT PHYSICIAN IN THE EAGLE ROCK COMMUNITY, WHO WAS ACTIVE IN VARIOUS COMMUNITY ORGANIZATIONS. DR. CHRISTENSEN LIVED AND WORKED IN EAGLE ROCK FOR 37 YEARS.
19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES CITY BUILDING PERMITS PER ATTACHED, LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS, LOS ANGELES CITY DIRECTORIES, CENSUS RECORDS, LOS ANGELES COUNTY SUBDIVISION MAPS, OBITUARY ON DR. CHRISTENSEN IN EAGLE ROCK SENTINEL, JAN 26, 1961.
- DATE FORM PREPARED SEPTEMBER 10, 2010 PREPARER'S NAME CHARLES J. FISHER
- ORGANIZATION OWNER'S REPRESENTATIVE STREET ADDRESS 140 S. AVENUE 57
- CITY HIGHLAND PARK STATE CA ZIP CODE 90042 PHONE (323) 256-3593
- E-MAIL ADDRESS: ARROYOSECO@HOTMAIL.COM

# DESCRIPTION WORK SHEET

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

THE DR. WILLIAM M. CHRISTENSEN RESIDENCE IS A 1 AND 2 STORY,

NAME OF PROPOSED MONUMENT

NUMBER OF STORIES

SPANISH COLONIAL REVIVAL, L-SHAPED PLAN RESIDENCE

ARCHITECTURAL STYLE (SEE LINE 8 ABOVE)

PLAN SHAPE (SEE CHART)

STRUCTURE USE (RESIDENCE, ETC)

WITH A TRAWLED STUCCO FINISH AND WOOD TRIM.

MATERIAL (WOOD SIDING, WOOD SHINGLES, BRICK, STUCCO, ETC)

MATERIAL (WOOD, METAL, ETC.)

ITS GABLED ROOF IS SPANISH CLAY TILES, GLASS AND WOOD,

ROOF SHAPE (SEE CHART))

MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES)

WINDOW MATERIAL

MULTI LIGHT CASEMENT, DOUBLE HUNG AND FIXED WINDOWS ARE PART OF THE DESIGN.

WINDOW TYPE (DOUBLE HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC)

THE ENTRY FEATURES A ENCLOSED ENTRY VESTIBULE WITH A SEMI-ARCHED FRONT OPENING AND SIDE FACING DOOR

DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

WITH A MULTI-PANELED WOODEN DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS

ENTRY DOOR STYLE (SEE CHART)

OF THE STRUCTURE ARE A WOODEN "MONTEREY STYLE" BALCONY TO THE RIGHT OF THE MAIN ENTRY, ON THE

IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (SEE CHART);

TWO-STORY PORTION OF THE STRUCTURE. WOODEN SHUTTERS FLANK MOST OF THE LARGER WINDOWS. CASEMENT

NUMBER AND LOCATION OF CHIMNEYS, SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

WINDOWS DOMINATE THE FRONT AND REAR FACADES. SOME DOUBLE HUNG WINDOWS IN THE SECOND STORY. TERRA

ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALITY;

COTTA ATTIC VENTS ARE SITUATED IN THE UPPER CENTER OF EACH OF THE THREE LOW PITCHED GABLES OF THE HOUSE

VERTICALITY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

A TRIPLE ARCHED PATIO PORCH FACES THE REAR OF THE HOUSE ON THE SINGLE-STORY SECTION. A LARGER HALF

ADDITIONAL DEFINING ELEMENTS

ARCH IS AT THE END OF THE PORCH, FACING EL RIO, THE SIDE STREET. A STUCCO COVERED CHIMNEY RISES IN THE

ADDITIONAL DEFINING ELEMENTS

CENTER OF THE PORCH, WHICH IS ALONGSIDE THE LIVING ROOM. EACH OF THE SQUARE ARCH SUPPORTS HAS A BASE WHICH RISES

ADDITIONAL DEFINING ELEMENTS

APPROXIMATELY 40% UP THE COLUMN FROM THE SCORED CONCRETE PATIO FLOOR, WHICH IS TWO STEPS UP FROM

ADDITIONAL DEFINING ELEMENTS

REAR LAWN. A THREE SIDED WINDOW BAY IS IN THE CENTER OF THE SINGLE-STORY LIVING ROOM WING. A DECORATIVE

ADDITIONAL DEFINING ELEMENTS

STUCCO COVERED BAND SEPARATED THE FIRST AND SECOND STORIES AND AN ATTACHED TWO CAR GARAGE IS ON THE WEST END.

ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF THERE ARE NO SECONDARY BUILDINGS

IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE VAULTED BEAMED CEILING IN SUNKEN LIVING ROOM, HARDWOOD FLOORS,

IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM, SPECIAL GLASS WINDOWS,

TRAVERTINE STAIRCASE WITH WROUGHT IRON RAILING, CONTEMPORARY FIREPLACE WITH TILE HEARTH, THREE PANEL

ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

INTERIOR DOORS, DECORATIVE BUILT IN CABINETRY, SEMI ARCHED DOORWAY TO LIVING ROOM SAME AS REAR PORCH.

IDENTIFY NOTABLE MATURE TREES AND SHRUBS

**HISTORIC-CULTURAL MONUMENT APPLICATION**

**CITY OF LOS ANGELES**  
**SIGNIFICANCE WORK SHEET**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

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

**ARCHITECTURAL SIGNIFICANCE**

THE DR. WILLIAM M. CHRISTENSEN RESIDENCE IS AN IMPORTANT EXAMPLE OF  
NAME OF PROPOSED MONUMENT  
SPANISH COLONIAL REVIVAL ARCHITECTURE  
ARCHITECTURAL STYLE (SEE LINE 8)

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

**AND/OR**

**HISTORICAL SIGNIFICANCE**

THE DR. WILLIAM H. CHRISTENSEN RESIDENCE WAS BUILT IN 1936  
NAME OF PROPOSED MONUMENT YEAR BUILT  
SPANISH COLONIAL REVIVAL ARCHITECTURE AND DR. WILLIAM H. CHRISTENSEN WAS IMPORTANT TO THE  
NAME OF FIRST OR OTHER SIGNIFICANT OWNER

20. DEVELOPMENT OF LOS ANGELES BECAUSE SPANISH COLONIAL REVIVAL ARCHITECTURE WAS ESTABLISHED IN CALIFORNIA AFTER THE PANAMA PACIFIC EXPOSITION OF 1915 THAT WAS HELD IN SAN DIEGO'S BALBOA PARK BROUGHT THE NOSTALGIA FOR THE EARLY SPANISH ROOTS OF THE STATE TO THE FOREFRONT. ARCHITECTS BARTRAM GOODHUE AND CARLTON WINSLOW, SR., WHO LATER DESIGNED THE LOS ANGELES CENTRAL LIBRARY (HCM #46) IN 1927, ALONG WITH LOCAL MODERNIST, IRVING GILL, DESIGNED MUCH OF THE EXPOSITION'S BUILDINGS. THE STYLE WAS QUICKLY PICKED UP THROUGHOUT THE REGION, WHICH HAD EARLIER EMBRACED THE MISSION REVIVAL STYLE FOLLOWING THE 1889 PUBLICATION OF HELEN HUNT JACKSON'S NOVEL RAMONA, WHICH HAD BROUGHT A NOSTALGIA FOR EARLY CALIFORNIA. THE SPANISH COLONIAL STYLE ALSO BECAME POPULAR IN FLORIDA DURING THE SAME PERIOD. BOTH STATES HAVING SPANISH ROOTS IN THEIR ORIGINAL EUROPEAN SETTLEMENTS WAS A MAJOR FACTOR, ALTHOUGH THE SPECIFICS OF THE HISTORICAL BACKDROP VARIED, THE PRACTICALITY OF THE DESIGN FOR BOTH CLIMATES WAS OBVIOUS WITH ITS ABILITY TO RETAIN A COOL TEMPERATURE IN THE HOT WEATHER. WITHIN A FEW YEARS, THE USE OF SPANISH DESIGN SPREAD, ESPECIALLY IN THE AMERICAN SOUTHWEST, IN STATES THAT ALSO HAD SPANISH ROOTS. ULTIMATELY IT COULD BE FOUND THROUGHOUT VARIOUS PARTS OF THE COUNTRY, ALTHOUGH THE CONCENTRATION HAS REMAINED IN FLORIDA AND THE SOUTHWEST. THE CHRISTENSEN HOUSE ALSO UTILIZES A VARIATION OF THE DESIGN THAT IS USUALLY REFERRED TO AS THE MONTEREY STYLE. THIS SUBSET REFERS BACK TO THE TWO STORY ADOBES THAT WERE BUILT DURING THE MEXICAN PERIOD IN THE TOWN OF MONTEREY, WHICH SERVED AS THE SEAT OF GOVERNMENT

**CITY OF LOS ANGELES**  
**SIGNIFICANCE WORK SHEET**  
CONTINUED

FOR ALTA CALIFORNIA DURING BOTH THE SPANISH AND MEXICAN PERIOD. MONTEREY WAS THE OFFICIAL PORT OF ENTRY FOR ALL FOREIGN GOODS COMING INTO CALIFORNIA. THE CUSTOM HOUSE, WHICH WAS BUILT UNDER SPANISH RULE IN 1814, HAS AN ATTACHED WOODEN BALCONY ACROSS THE FRONT OF THE STRUCTURE. THE DESIGN BEGAN TO CATCH ON AND THE WOODEN BALCONY BECAME THE HALLMARK OF THE STYLE. MOST SPANISH COLONIAL STRUCTURE WITH BALCONIES HAVE THEM INCORPORATED INTO THE ACTUAL STRUCTURE USUALLY WITH A FULL STUCCO RAILING, WHEREAS THE MONTEREY BALCONY IS ALWAYS A SEPARATE WOODEN STRUCTURE SUCH AS THAT FOUND ON THE ORIGINAL CUSTOM HOUSE, WHICH SURVIVES AS THE EARLIEST EXTANT GOVERNMENT BUILDING IN THE STATE AND IS LISTED AS CALIFORNIA STATE MONUMENT No. 1. THIS PARTICULAR DESIGN ELEMENT IS A PURELY CALIFORNIA INNOVATION. THE CHRISTENSEN RESIDENCE DOES NOT SHOW AN ARCHITECT ON THE ORIGINAL BUILDING PERMIT. THE CONTRACTOR IS LISTED AS "J. FRITH" WITH AN ADDRESS OF 4815 LAUREL CANYON BOULEVARD IN NORTH HOLLYWOOD. NOTHING MORE HAS BEEN FOUND OF THE BUILDER OF THE HOUSE THAN WHAT SHOWS ON THE PERMIT. MANY CONTRACTORS USED STOCK PLANS WHEN BUILDING HOUSES THAT WERE NOT SPECIFICALLY DESIGNED BY AN ARCHITECT FOR THE SITE. OTHERS DID THEIR OWN DESIGNS OR HAD IN HOUSE ARCHITECTS. J. FRITH DOES NOT APPEAR TO HAVE HAD A LARGE ENOUGH OPERATION FOR THE LATTER. THE DESIGN OF THE HOUSE IS QUITE PURE AS AN EXAMPLE OF SPANISH COLONIAL REVIVAL ARCHITECTURE, WITH A HIGH LEVEL OF DETAIL AND THE USE OF QUALITY MATERIALS IN ITS CONSTRUCTION. THE HOME WAS BUILT FOR A PROMINENT LOCAL DOCTOR IN EAGLE ROCK, WHO HAD ALREADY BEEN IN PRACTICE SINCE THE CITY'S CONSOLIDATION WITH LOS ANGELES IN 1923. DR. WILLIAM MELVIN CHRISTENSEN WAS BORN IN MINNESOTA ON DECEMBER 4, 1894. HE WAS EDUCATED AT UNION COLLEGE IN LINCOLN NEBRASKA AND FINISHED HIS MEDICAL SCHOOLING AT THE COLLEGE OF MEDICAL EVANGELISTS (CME), WHICH IS NOW THE LOMA LINDA UNIVERSITY SCHOOL OF MEDICINE. DR. CHRISTENSEN SERVED IN WORLD WAR I AND THEN SETTLED IN EAGLE ROCK, ULTIMATELY RENTING THE HOUSE TO THE WEST OF THE PROPERTY WHERE HE WAS TO BUILD HIS HOME ON HILL DRIVE. HE FIRST ESTABLISHED HIS PRACTICE AT 5044 EAGLE ROCK BOULEVARD AND LATER MOVED IT TO 1948 COLORADO BOULEVARD. HE WAS WELL KNOWN FOR BEING THERE FOR THE COMMUNITY ON A 24 HOUR BASIS, SEEING PATIENTS AT HIS HOME DURING THE OFF HOURS, IN A SMALL OFFICE WHICH STILL EXISTS IN HIS HOME. HE AND HIS WIFE, MABEL, WERE ACTIVE IN THE GLENDALE SEVENTH DAY ADVENTIST CHURCH. IT IS QUITE POSSIBLE THAT HE ALSO HAD AN AFFILIATION WITH THE GLENDALE ADVENTIST MEDICAL CENTER AS WELL BUT RECORDS ARE SKETCHY. HOWEVER, HIS FRONT PAGE OBITUARY IN THE EAGLE ROCK SENTINEL THAT FOLLOWED HIS DEATH ON JANUARY 20, 1961, NOTED THAT HE WAS ALSO ACTIVE IN BOTH THE KIWANIS CLUB AND THE AMERICAN LEGION, AS WELL AS THE INTERNATIONAL MEDICAL SOCIETY.





EAGLE ROCK CENTRAL TRACT

M.B. 12 - 54

WINDERMERE HEIGHTS TRACT

M.B. 12 - 26

CODE 4

FOR PREV. ASSMT. SEE: 661-6 & 10

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.



# City of Los Angeles Department of City Planning

## 11/17/2010 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

2300 W HILL DR

### ZIP CODES

90041

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-1989-177-IPRO

ORD-172316

### Address/Legal Information

PIN Number	163-5A221 109
Lot/Parcel Area (Calculated)	9,141.5 (sq ft)
Thomas Brothers Grid	PAGE 564 - GRID J5 PAGE 565 - GRID A5
Assessor Parcel No. (APN)	5671018022
Tract	EAGLE ROCK CENTRAL TRACT
Map Reference	M B 12-54
Block	None
Lot	113
Arb (Lot Cut Reference)	None
Map Sheet	163-5A221

### Jurisdictional Information

Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles
Neighborhood Council	Eagle Rock
Council District	CD 14 - Jose Huizar
Census Tract #	1810.00
LADBS District Office	Los Angeles Metro

### Planning and Zoning Information

Special Notes	None
Zoning	R1-1
Zoning Information (ZI)	ZI-2391 Baseline Mansionization ZI-2129 East Los Angeles State Enterprise Zone
General Plan Land Use	Low Residential
Plan Footnote - Site Req.	See Plan Footnotes
Additional Plan Footnotes	Northeast Los Angeles
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No

500 Ft Park Zone	No
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	5671018022
APN Area (Co. Public Works)*	0.210 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$612,000
Assessed Improvement Val.	\$204,000
Last Owner Change	07/01/09
Last Sale Amount	\$800,008
Tax Rate Area	4
Deed Ref No. (City Clerk)	993803

8-341  
335580  
328027  
2521072  
2466550  
1626903  
1336985

<b>Building 1</b>	
Year Built	1936
Building Class	D75C
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	3
Building Square Footage	2,388.0 (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

<b>Additional Information</b>	
Airport Hazard	None
Coastal Zone	None
Farmland	Area not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
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
Alquist-Priolo Fault Zone	No
Distance to Nearest Fault	Within Fault Zone
Landslide	No
Liquefaction	Yes

<b>Economic Development Areas</b>	
Business Improvement District	None
Federal Empowerment Zone	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	East Los Angeles State Enterprise Zone
Targeted Neighborhood Initiative	None

<b>Public Safety</b>	
Police Information	

Bureau	Central
Division / Station	Northeast
Reporting District	1105
Fire Information	
District / Fire Station	42
Batallion	2
Division	1
Red Flag Restricted Parking	No

## CASE SUMMARIES

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

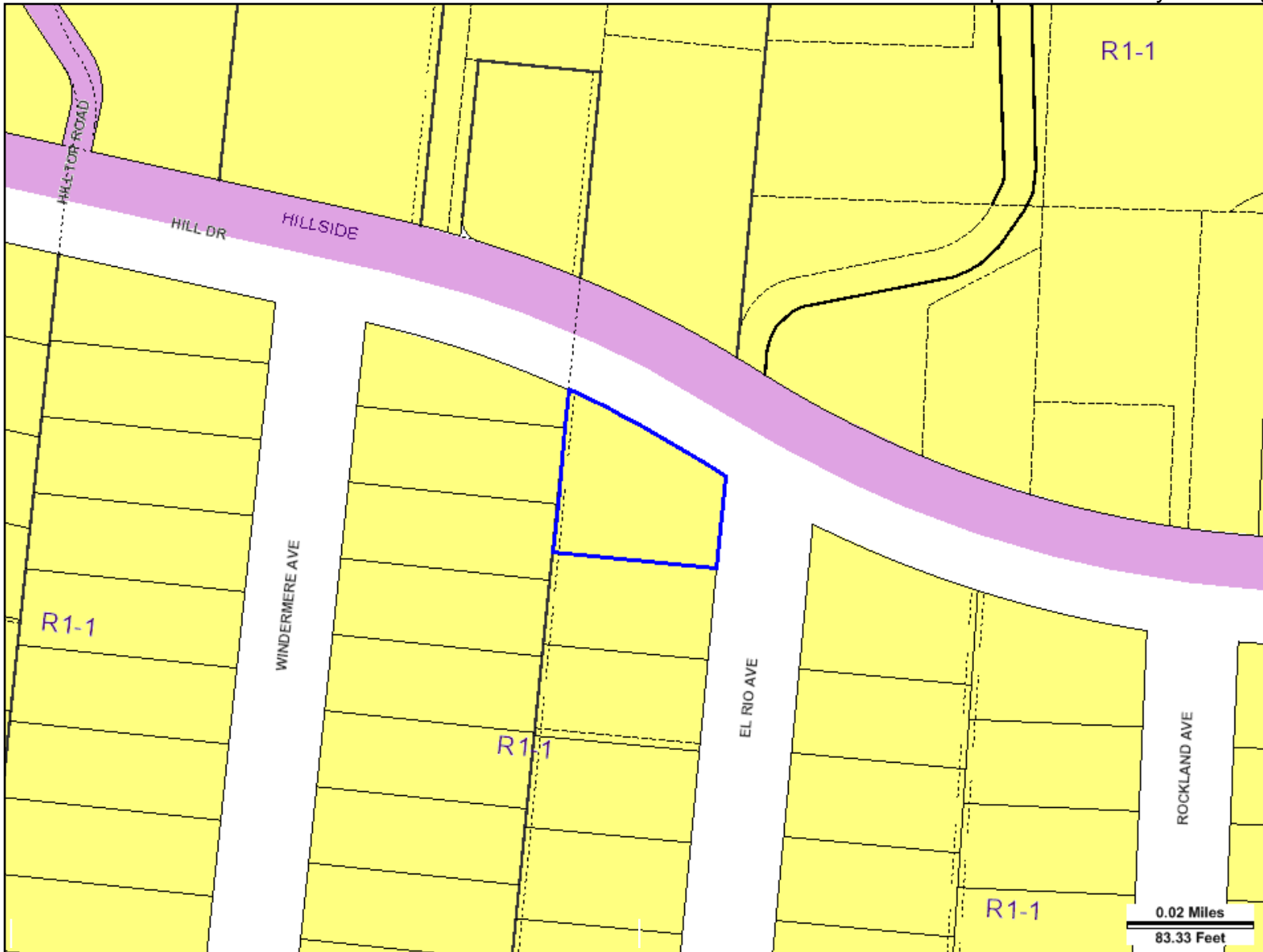
Case Number: CPC-1989-177-IPRO

Required Action(s): IPRO-INTERIM PLAN REVISION ORDINANCE



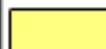






Project Descriptions(s): Data Not Available

## DATA NOT AVAILABLE

ORD-172316



**Generalized Zoning**

-  OS
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, RAS3, R4, RAS4, R5
-  ADP, C1, C1.5, C2, C4, C5, CR, CW, LASED, WC
-  CM, MR, CCS, M1, M2, LAX, M3, SL
-  P, PB
-  PF
-  HILLSIDE



Address: 2300 W HILL DR

Tract: EAGLE ROCK CENTRAL TRACT

Zoning: R1-1

APN: 5671018022

Block: None

General Plan: Low Residential

PIN #: 163-5A221 109

Lot: 113

Arb: None



The 1812 Spanish Custom House in Monterey California, seen here on May 15, 1936, is the earliest extant example of the Monterey Style adobe. The building is also the earliest government building existing in California and is listed as California State Historic Landmark No. 1. The two-story adobe structures had a wooden balcony attached to the exterior of the walls which is the trait that identifies the style. Later revival structures, such as the Christensen Residence, used stucco to represent the adobe and along with the attached wooden balcony for the Monterey look. Many of the early Monterey style homes also used shutters to help keep the structure warm during cold weather, especially along the windy coast. The Christensen Residence also has the early style wooden shutters on windows facing all of its elevations. *(Photograph by Robert W. Kerrigan)*



W. E. CHRISTENSEN

## Christensen, ER doctor for 37 years, dies

William Melvin Christensen, 66, who doctored Eagle Rock's sick and injured for 37 years, died Friday at Glendale Hospital.

Dr. Christensen came to California over 40 years ago, and lived most of that time at his 2300 Hill Dr. residence in Eagle Rock.

Even with the rigorous 24-hour schedule that confronted Dr. Christensen in his medical profession, he still found time to work actively in Eagle Rock's Kiwanis Club and American Legion and as a member of the County International Medical Society. He attended regularly the Seventh Day Adventist Church of Glendale, and was a member of the Post Graduate Assembly.

Dr. Christensen leaves his widow, Mabel; a son, Fred of Loma Linda; two sisters, Evelyn Christensen and Mamie Turner of Woodburn, Oregon, and two grandchildren.

Born in Minnesota, he received his preliminary education at Union College in Lincoln, Nebraska, and finished his medical education at C.M.E. in Loma Linda, California. He was a WWI veteran.

Funeral services were conducted Tuesday at the Church of the Reconciliation in Forest Lawn by Utter-McKinley's Jewel City Mortuary. Elders Francis Bush and Charles Hall officiated. Interment was at Forest Lawn Cemetery in Glendale.

**Building Permit History**  
**2300 Hill Drive**  
**Eagle Rock**

- January 15, 1936: Building Permit No. 14633 to construct a 2-story 36' X 85' 9 room frame and stucco residence on Lot 113, Eagle Rock Central Tract.  
Owner: Dr. Wm. Christensen  
Architect: None  
Engineer: None  
Contractor: J. Frith  
Cost: \$6,000.00
- March 10, 1936: Building Permit No. 27594 to install interior tile.  
Owner: C. Christensen  
Architect: None  
Engineer: None  
Contractor: Buell Tile Company  
Cost: Not Specified
- December 21, 1938: Building Permit No. 43269 to construct a 62 foot cement retaining wall on rear of lot.  
Owner: Wm. Christensen  
Architect: Sam Neighbors  
Engineer: None  
Contractor: R. L. Yaeger  
Cost: \$175.00
- March 30, 1942: Building Permit No. 90040 to enlarge garage by 3 feet on West side according to Building and Safety letter of March 19, 1942.  
Owner: Wm. M. Christensen  
Architect: None  
Engineer: None  
Contractor: Albert L. Johnson  
Cost: \$100.00

May 29, 1944: Building Permit No. 90056 to set one post & additional (*the remainder of the scope of work on this permit is illegible.*)  
Owner: Dr.Wm. Christensen  
Architect: None  
Engineer: None  
Contractor: Owner  
Cost: \$180.00

March 6, 2000: Building Permit No. VN68448 to install anchor/bolting per L. A. standard plan number one. Valuation to be verified by field inspector.  
Owner: Laretta I. Turner, Trustee, Turner Trust  
Architect: None  
Engineer: None  
Contractor: Weinstein Construction Corporation  
Cost: \$2,800.00

**CITY OF LOS ANGELES**  
**DEPARTMENT OF BUILDING AND SAFETY**  
**BUILDING DIVISION**

**Application for the Erection of a Building**  
**OF**  
**CLASS "D"**

To the Board of Building and Safety Commissioners of the City of Los Angeles:  
 Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the granting of the permit:  
 First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.  
 Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.  
 Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 113 **ROCK DISTRICT**

Tract Eagle Rock Central Tract

Location of Building 2300 Hill Drive } Approved by  
 (House Number and Street) } City Engineer

Between what cross streets S. W. Cor. Hill & El Rio Ave. } *[Signature]*

**USE INK OR INDELIBLE PENCIL**

1. Purpose of building Residence - 2 Families Rooms 9  
 (Store, Residence, Apartment House, Hotel, or any other purpose)

2. OWNER (Print Name) Dr. Wm. CHRISTENSON Phone.....

3. Owner's address 2304 Hill Drive

4. Certificated Architect..... State License No..... Phone.....

5. Licensed Engineer..... State License No..... Phone.....

6. Contractor Falk State License No. 17075 Phone N.H. 0360

7. Contractor's address 4815 Laurel Canyon Blvd. No. Hollywood

8. VALUATION OF PROPOSED WORK 6000.00  
 (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.)

9. State how many buildings NOW on lot and give use of each. None  
 (Store, Residence, Apartment House, Hotel, or any other purpose)

10. Size of new building 36' x 85' No. Stories 2 Height to highest point 22' Size lot 155' x 106'

11. Type of soil Compacted Sand Foundation (Material) Concrete Depth in ground 12"

12. Width of footing 16" Width of foundation wall 5" Size of redwood sill 2" x 6"

13. Material exterior wall Stucco on frame Size of studs: (Exterior) 2" x 4" (Interior bearing) 2" x 4"

14. Joint: First floor 2" x 6" Second floor 2" x 6" Rafters 2" x 6" Material of roof Clay Tile

15. Chimney (Material) Brick Fire Flue 12" x 15" No. inlets each flue 1 Depth footing in ground 12"

I have carefully examined and read the above completed Application and know the same is true and correct, and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinance and State Laws will be complied with whether herein specified or not; I also certify that plans and specifications and will conform to all the Building Ordinance and State Laws.

Sign here [Signature]  
 (Owner or Authorized Agent)  
 By .....

PERMIT NO.	FOR DEPARTMENT USE ONLY			Fee <u>2.15</u>
	Plans and Specifications checked	Zone	Fire District	
<u>113</u>	<u>[Signature]</u>	<u>9</u>	No.	Stamp here when Permit is issued  <u>JUN 15 1936</u>
	<u>[Signature]</u>	<u>[Signature]</u>	Street Widening	
<u>PLAN</u>	<u>[Signature]</u>	<u>[Signature]</u>	Check	
	<u>[Signature]</u>	<u>[Signature]</u>	Check	

**FIRE DEPARTMENT USE ONLY**

Application <i>[Signature]</i>	Fire District <i>[Signature]</i>	Big. Line <i>[Signature]</i>	Forced Draft Ventil.
Contractor <i>[Signature]</i>	Zoning <i>[Signature]</i>	Street Widening <i>[Signature]</i>	

<b>(1) REINFORCED CONCRETE</b> Barrels of Cement ..... Street Tons of Reinforcing Steel .....	<b>(2)</b> The building referred to in this Application will be more than 100 feet from Sign Here ..... Street <i>(Owner or Authorized Agent)</i>
<b>(3)</b> This building will be not less than 10 feet from any other building used for residential purposes on this lot. Sign here ..... <i>(Owner or Authorized Agent)</i>	<b>(4)</b> There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. Sign Here ..... <i>(Owner or Authorized Agent)</i>

**REMARKS:**

**PLAN CHECKING**  
**RECEIPT NO.** *21547*  
**VALUATION \$** *6000.00*  
**FEE PAID \$** *750*

This lot is in a residential district and no front or rear yard is required.

**BOARD OF CITY PLANNING COMMISSIONERS**  
*[Signature]*

3

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

Application to Alter, Repair, Move 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 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.

REMOVED FROM

REMOVED TO

Lot..... Lot.....  
Tract..... Tract.....

Present location of building } 2300 Hill Dr. - Eagle Rock  
(House Number and Street)  
New location of building }  
(House Number and Street)  
Between what cross streets }  
.....

Approved by  
City Engineer

EAGLE ROCK DISTRICT  
Deputy

- Purpose of PRESENT building: Residence Families..... Rooms.....  
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Use of building AFTER alteration or moving: Families..... Rooms.....
- OWNER (Print Name): C. Christensen Phone.....
- Owner's Address: above 2300 Hill Dr.
- Certificated Architect: None State License No. .... Phone.....
- Licensed Engineer: None State License No. .... Phone.....
- Contractor: BUELL TILE CO. State License No. 21412 Phone No. 1991
- Contractor's Address: 132 W. Wilson Ave - Glendale Tile Setting Ord. Fee \$1.00
- VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.} \$..... Contractors..... Reg. No. ....
- State how many buildings NOW } on lot and give use of each. }  
(Residence, Hotel, Apartment House, or any other purpose)
- Size of existing building: x..... Number of stories high..... Height to highest point.....
- Class of building: D..... Material of existing walls..... Exterior framework.....  
(Wood or Steel)  
Describe briefly and fully all proposed construction and work:  
Interior Tile

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO.  <b>37594</b>	FOR DEPARTMENT USE ONLY			Fee  Stamp here when Permit is issued  <b>OCT - 7 1936</b>
	Plans and Specifications checked	Zone	Fire District No.	
	Corrections verified	Bldg. Lic	Street Widening	
	Plans, Specifications and Applications rechecked and approved	Application checked and approved <u>Price</u> 10/7/36 City		
PLANS	For Plans Fee	Filed with	Inspector	



1

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION
Application for the Erection of a Building

CLASS ~~RESIDENCE~~ D. R. R. I. S. I.

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

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

Lot No. ....

Tract .....

Location of building 2300 HILL DR. (House Number, and Street) Approved by City Engineer

Between what cross streets Cor. EL RIO Deputy.

USE INK OR INDELIBLE PENCIL

- 1. Purpose of building RETAINING WALL ON REAR OF LOT Families Rooms
2. Owner (Print Name) Wm CHRISTENSEN Phone
3. Owner's address 2300 HILL DR.
4. Certificated Architect SAM NEIGHBORS State License No. B-670 Phone
5. Licensed Engineer State License No. Phone
6. Contractor R. L. VAEGER State License No. 15792 Phone KEN 1694
7. Contractor's address 631 ATKINS DR. GLENDALE
8. VALUATION OF PROPOSED WORK \$ 175.00
9. State how many buildings NOW on lot and give use of each. 3 B.R.M.
10. Size of new building No. Stories Height to highest point
11. Size of lot Type of soil
12. Foundation (Material) CEMENT Depth in ground 12"
13. Material Exterior Walls CEMENT Skeleton framework
14. Material of floors Roofing material

I have carefully examined and read the above completed Application and know the same is true and correct and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinances and State Laws will be complied with, whether herein specified or not; I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws.

Sign here Wm Christensen (Owner or Authorized Agent)

Plans, Specifications and other data must be filed.

By R. L. Vaeger

FOR DEPARTMENT USE ONLY
PERMIT NO. 43269
Plans and Specifications checked
Zone
Fire District
No.
Bldg. Line
Street Widening
Application checked and approved
CLERK
SPRINKLER
Required Specified
Inspector

**FOR DEPARTMENT USE ONLY**

<b>Application</b> <i>[Handwritten]</i>	<b>Fire District</b> <i>[Handwritten]</i>	<b>Blkg. Line</b> <i>[Handwritten]</i>	<b>Forced Draft Ventil.</b> <i>[Handwritten]</i>
<b>Contractor</b> <i>[Handwritten]</i>	<b> zoning</b> <i>[Handwritten]</i>	<b>Street Widening</b> <i>[Handwritten]</i>	

<p><b>(1) REINFORCED CONCRETE</b></p> <p>Barrels of Cement .....</p> <p>Tons of Reinforcing Steel .....</p>	<p><b>(2) The building referred to in this Application will be more than 100 feet from</b> .....</p> <p align="right"><b>Street</b></p> <p><b>Sign Here</b> .....</p> <p align="center"><small>(Owner or Authorized Agent)</small></p>
<p><b>(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.</b></p> <p><b>Sign here</b> .....</p> <p align="center"><small>(Owner or Authorized Agent)</small></p>	<p><b>(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.</b></p> <p><b>Sign Here</b> .....</p> <p align="center"><small>(Owner or Authorized Agent)</small></p>

**REMARKS:**

**PLAN CHECKING** .....

**RECEIPT NO** *2156* .....

**VALUATION \$** *175.00* .....

**FEE PAID \$** *75.00* .....

This lot is in a *residential* zone and no front or rear yard is required.

**BOARD OF CITY PLANNING COMMISSIONERS**

*[Handwritten Signature]*

**CITY OF LOS ANGELES**  
**DEPARTMENT OF BUILDING AND SAFETY**  
**BUILDING DIVISION**

**Application to Alter, Repair, Move or Demolish**

In 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 Executive Director of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the essence 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.

**REMOVED FROM**

**REMOVED TO**

Lot.....  
 Tract.....

**EAULE ROCK DISTRICT**

Present location of building } 2300 Hill Drive  
 (House Number and Street)  
 New location of building } .....  
 (House Number and Street)  
 Between what cross streets } on corner of E. Ave & Hill Drive

Approved by  
 City Engineer.  
 Deputy.

- Purpose of PRESENT building: Res-Pri. Garage Families 1 Rooms 8  
(Residence, Apartment House, Hotel, or any other purpose)
- Use of building AFTER alteration or moving: Res-Pri. Garage Families 1 Rooms 8
- OWNER (Print Name) Wm. M. Christensen Phone AL 8762
- Owner's Address 2300 Hill Drive
- Certificated Architect..... State License No..... Phone.....
- Licensed Engineer..... State License No..... Phone.....
- Contractor Albert L. Johnson State License No. 56344 Phone SY 7-7784
- Contractor's Address 1939 Casa Grande
- VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) \$ 100.00
- State how many buildings NOW on lot and give use of each. (1) One Residence & Garage  
(Residence, Hotel, Apartment House, or any other purpose)
- Size of existing building 16 x 20 Number of stories high 1 Height to highest point 12
- Class of building D Material of existing walls Stucco Exterior framework Wood  
(Wood or Steel)

Describe briefly and fully all proposed construction and work:  
To Enlarge Garage according to building and safety letter March 19-1942

Fill in Application on other Side and Sign Statement **(OVER)**

<b>PERMIT NO.</b> <u>90040</u>	<b>FOR DEPARTMENT USE ONLY</b>			Fee <u>1.50</u> Stamp here when Permit is issued <b>MAR 30 1942</b>
	Plans and Specifications checked	Zone <u>A</u>	Fire District No. <u>101</u>	
	Corrections verified	Bldg. Line <u>No. 1</u>	Street Widening <u>Pl.</u>	
<b>PLANS</b>	Plans, Specifications and Applications rechecked and approved		Application checked and approved <b>MAR 30 1942</b> <u>Garage</u>	Inspector
For Plans See	Filed with	Valuation Included	Fee	

*Handwritten mark*

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition 3' x 20' Size of Lot 60' x 107' Number of Stories when complete one
Material of Foundation concrete Width of Footing 12" Depth of footing below ground 12"
Width Foundation Wall 6" Size of Redwood Sill 2" x 6" Material Exterior Walls Stucco
Size of Exterior Studs 2" x 4" Size of Interior Bearing Studs 2" x 4"
Joists: First Floor Slab Second Floor Rafters 2" x 6" Roofing Material Tile

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here Albert G. Johnson (Owner or Authorized Agent)

By

FOR DEPARTMENT USE ONLY

Table with 4 columns: Application (Leas), Fire District (Zone), Bldg. Line (Cont.), Termite Inspection; Construction (Leas), Zoning (Leas), Street Widening, Forced Draft Ventil.

(1) REINFORCED CONCRETE

Barrels of Cement
Tons of Reinforcing Steel

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from Street

Sign Here (Owner or Authorized Agent)

(3) No required windows will be obstructed.

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

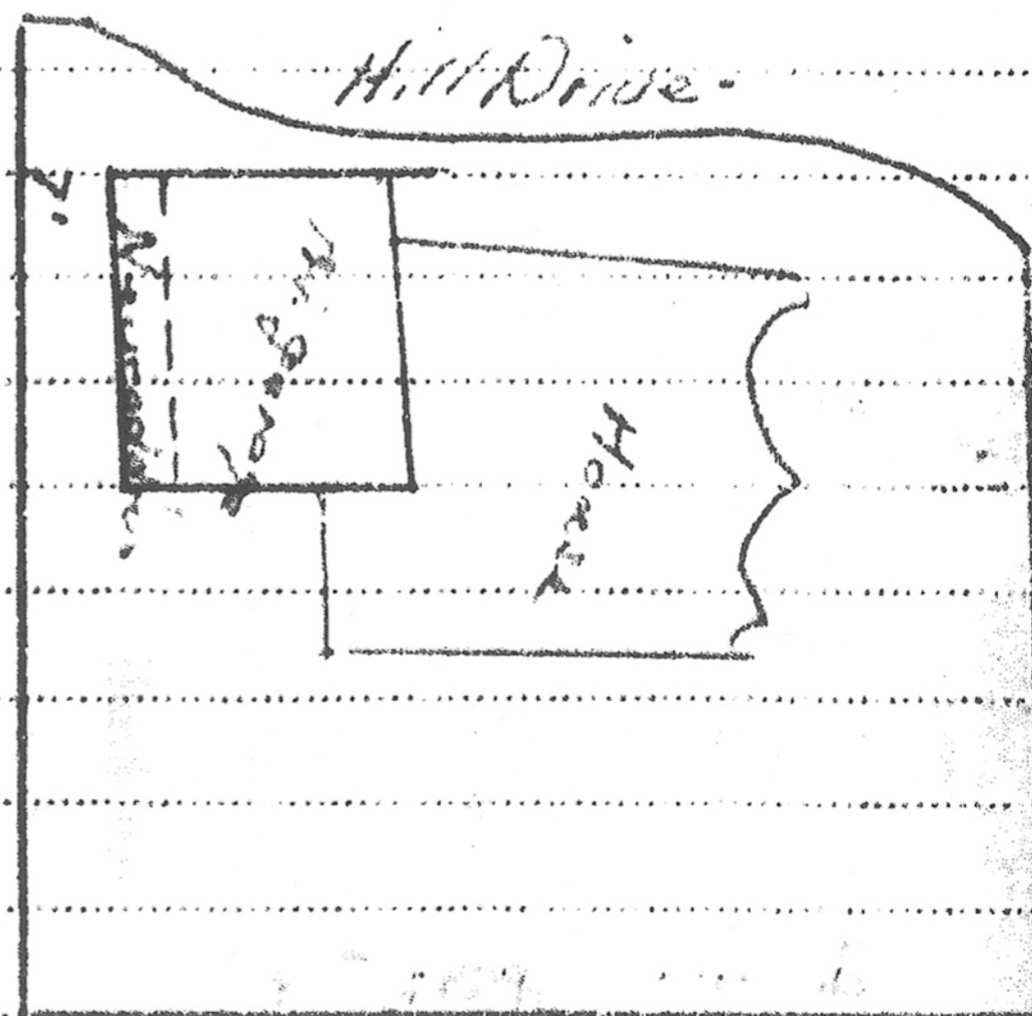
Sign Here Albert G. Johnson (Owner or Authorized Agent)

Sign Here (Owner or Authorized Agent)

REMARKS:

All wood below the first floor subfloor will be pressure treated as required by Section 91.121 of the Los Angeles Municipal Code.

Signature of Albert G. Johnson, Owner or Authorized Agent



THERE WILL NOT BE A BASEMENT UNDER THIS BUILDING

Signature of Albert G. Johnson, OWNER OR AUTHORIZED AGENT

**CITY OF LOS ANGELES**  
**DEPARTMENT OF BUILDING AND SAFETY**  
**BUILDING DIVISION**

**Application to Alter, Repair, Move or Demolish**

REMOVED FROM

REMOVED TO

Lot

Tract

3300 Hill Dr.  
 (Block Number and Street)

(Block Number and Street)

Cor. E. Hill

Approved by  
 City Engineer

Deputy

Purpose of PRESENT building *Dwelling 7 Rooms* Families *1* Rooms *7*  
(Store, Business, Apartment House, Hotel, or any other purpose)

Use of building AFTER alteration or moving *Dwelling* Families *1* Rooms *7*

Owner (Full Name) *Dr. W. C. Christensen* Phone

Owner's Address *3300 Hill Dr.*

Architect License No. Phone

Engineer License No. Phone

Contractor License No. Phone

Contractor's Address

**VALUATION OF PROPOSED WORK**

*1700.00*

Existing building *1000* *Dwelling 7 Rooms*  
(Business, Hotel, Apartment House, or any other purpose)

Class of existing building *1* Number of stories high *2* Height to highest point

Class of building *II* Material of existing walls *Brick* Exterior framework *Wood*  
(Wood or Metal)

Describe briefly and fully all proposed construction and work:

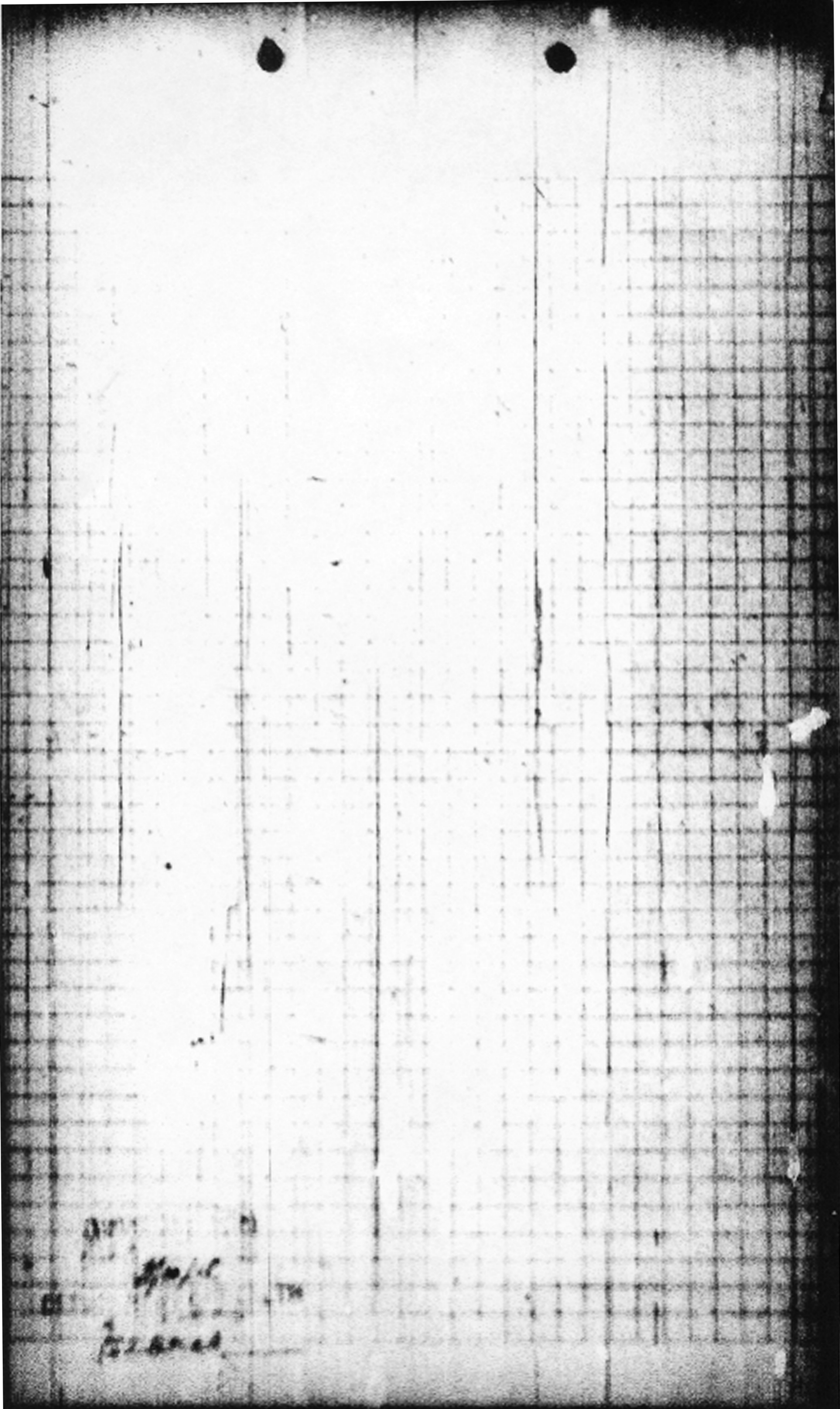
*Repair and repoint masonry work on exterior walls and roof.*

**Fee in Application on other Side and Sign Statement**

**(OVER)**

FEE DEPARTMENT USE ONLY			
Fee and Application	Fee	Fee	Fee
	<i>91</i>		

MAY 29 1944



2300 W Hill Dr



Application #:

00016 - 20000 - 03763

Plan Check #:

Printed: 02/02/10 01:08 PM

Event Code:

Bldg-Alter/Repair 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Issued On: 03/06/2000 Last Status: Permit Finaled Status Date: 03/08/2000
--	--	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
EAGLE ROCK CENTRAL T		113		M B 12-54	163-5A221 109	5671 - 018 - 022

**3. PARCEL INFORMATION**

Area Planning Commission - East Los Angeles LADBS Branch Office - LA Council District - 14 Community Plan Area - Northeast Los Angeles Census Tract - 1810.00	District Map - 163-5A221 Energy Zone - 9 Fire District - FBZ Hillside Grading Area - YES Hillside Ordinance - YES	Earthquake-Induced Liquefaction Area - YES Thomas Brothers Map Grid - 564 Thomas Brothers Map Grid - 565
---	---	--

ZONE(S):

**4. DOCUMENTS**

ZI - ZI 1574

**5. CHECKLIST ITEMS**

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

Owner(s):  
Turner, Laretta L Tr Turner Trust                      2300 Hill Dr                      LOS ANGELES CA 90041

Tenant:  
Applicant: (Relationship: Agent for Contractor)  
-

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

**8. DESCRIPTION OF WORK**

INSTALL ANCHOR/BOLTING PER L.A. STANDARD PLAN NUMBER ONE  
VALUATION TO BE VERIFIED BY FIELD INSPECTOR

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

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

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By:                      DAS PC By:  
OK for Cashier: Dorothy Jones                      Coord. OK: \_\_\_\_\_  
Signature:    Date: \_\_\_\_\_

**For Cashier's Use Only**    W/O #: **01603763**

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

Permit Valuation:	\$2,800	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	110.99	
Permit Fee Subtotal Bldg-Alter/Rep	75.00	
Plan Check Subtotal Bldg-Alter/Rep		
Fire Hydrant Refuse-To-Pay		
E.Q. Instrumentation	0.50	
O.S. Surcharge	1.91	
Sys. Surcharge	5.73	
Planning Surcharge	2.85	
Planning Surcharge Misc Fee	5.00	
Permit Issuing Fee	20.00	
Permit Fee-Single Inspection Flag		
Sewer Cap ID:		Total Bond(s) Due:

Payment Date: 03/06/00  
Receipt No: VN09-004829  
Amount: \$110.99  
Method: Check

**2000VN68448**

**12. ATTACHMENTS**



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

00016 - 20000 - 03763

14. APPLICATION COMMENTS

15. Building Relocated From:

<u>16. CONTRACTOR, ARCHITECT, &amp; ENGINEER NAME</u>	<u>ADDRESS</u>	<u>CLASS</u>	<u>LICENSE#</u>	<u>PHONE #</u>
(C) Weinstein Construction Corporation	13425 Ventura Blvd Ste 301, Sherman Oaks, CA 91423	B	630439	

# Dr. William M. Christensen Residence Photographs



*Dr. William M. Christensen Residence, 2300 Hill Drive, November 16, 2010 (Photograph by Charles J. Fisher)*



*Dr. William M. Christensen Residence, 2300 Hill Drive, November 16, 2010 (Photograph by Charles J. Fisher)*



*Dr. William M. Christensen Residence, 2300 Hill Drive, November 16, 2010 (Photograph by Charles J. Fisher)*



*Dr. William M. Christensen Residence, rear patio, 2300 Hill Drive, February 22, 2010 (Photograph by Charles J. Fisher)*



*Dr. William M. Christensen Residence, rear patio, 2300 Hill Drive, February 22, 2010 (Photograph by Charles J. Fisher)*



*Dr. William M. Christensen Residence, chimney in rear patio, 2300 Hill Dr, Nov 16, 2010 (Photograph by Charles J. Fisher)*



*Dr. William M. Christensen Residence, second story rear, 2300 Hill Dr, February 22, 2010 (Photograph by Charles J. Fisher)*



*Dr. William M. Christensen Residence, windows and shutters, 2300 Hill Dr, Nov 16, 2010 (Photograph by Charles J. Fisher)*



*Dr. William M. Christensen Residence, front balcony, 2300 Hill Drive, November 16, 2010 (Photograph by Charles J. Fisher)*



*Dr. William M. Christensen Residence, front porch, 2300 Hill Drive, November 16, 2010 (Photograph by Charles J. Fisher)*



*Dr. William M. Christensen Residence, front porch and door, 2300 Hill Dr, Feb 22, 2010 (Photograph by Charles J. Fisher)*



*Dr. William M. Christensen Residence, front porch and door, 2300 Hill Dr, Feb 22, 2010 (Photograph by Charles J. Fisher)*



*Dr. William M. Christensen Residence, front door, 2300 Hill Drive, February 22, 2010 (Photograph by Charles J. Fisher)*



*Dr. William M. Christensen Residence, entry foyer, 2300 Hill Drive, 2009 (Real Estate photo)*



*Dr. William M. Christensen Residence, foyer from living room, 2300 Hill Dr, Feb 22, 2010 (Photograph by Charles J. Fisher)*



*Dr. William M. Christensen Residence, entry foyer light, 2300 Hill Drive, Feb 22, 2010 (Photograph by Charles J. Fisher)*



*Dr. William M. Christensen Residence, living room, 2300 Hill Drive, February 22, 2010 (Photograph by Charles J. Fisher)*



*Dr. William M. Christensen Residence, fireplace, 2300 Hill Drive, February 22, 2010 (Photograph by Charles J. Fisher)*



*Dr. William M. Christensen Residence, living room sconce, 2300 Hill Dr, Feb 22, 2010 (Photograph by Charles J. Fisher)*



*Dr. William M. Christensen Residence, dining room, 2300 Hill Drive, February 22, 2010 (Photograph by Charles J. Fisher)*



*Dr. William M. Christensen Residence, breakfast room, 2300 Hill Drive, Feb 22, 2010 (Photograph by Charles J. Fisher)*



*Dr. William M. Christensen Residence, doctor's office, 2300 Hill Drive, February 22, 2010 (Photograph by Charles J. Fisher)*



*Dr. William M. Christensen Residence, doctor's office, 2300 Hill Drive, February 22, 2010 (Photograph by Charles J. Fisher)*



*Dr. William M. Christensen Residence, dining room casement windows, 2300 Hill Drive, February 22, 2010 (Photograph by Charles J. Fisher)*



*Dr. William M. Christensen Residence, staircase railing and travertine staircase, 2300 Hill Drive, February 22, 2010  
(Photograph by Charles J. Fisher)*