

**SHEPHERD RESIDENCE**

626 North Siena Way  
CHC-2016-3232-HCM  
ENV-2016-3233-CE

Agenda packet includes:

1. [Final Staff Recommendation Report](#)
2. [Categorical Exemption](#)
3. [Under Consideration Staff Recommendation Report](#)
4. [Nomination](#)

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



# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

### CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2016- 3232-HCM  
ENV-2016-3233-CE**

**HEARING DATE:** November 3, 2016  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA 90012

Location: 626 North Siena Way  
Council District: 5  
Community Plan Area: Bel Air - Beverly Crest  
Area Planning Commission: West Los Angeles  
Neighborhood Council: Bel Air – Beverly Crest  
Legal Description: TR 7656, Block 4 Lot 3

**EXPIRATION DATE:** November 15, 2016

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

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

**OWNERS:** Regents of the University of California  
1111 Franklin Street, 6<sup>th</sup> Floor  
Oakland, CA 94607

Mark Gabay  
626 North Siena Way  
Los Angeles, CA 90077

**APPLICANTS:** Bel Air Residents for Preservation  
300 South Grand Avenue, Ste. 4100  
Los Angeles, CA 90071

**PREPARERS:** Christine Lazzaretto and Heather Goers  
Historic Resources Group  
12 South Fair Oaks Avenue  
Pasadena, CA 91105

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

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

VINCENT P. BERTONI, AICP  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

Ken Bernstein, AICP, Manager  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

Melissa Jones, Planning Assistant  
Office of Historic Resources

Attachments:      Historic-Cultural Monument Application



## **FINDINGS**

- The Shepherd Residence "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction" as an excellent and highly intact example of Neoclassical-style residential architecture.

## **CRITERIA**

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

## **SUMMARY**

Built in 1938, the Shepherd Residence is located at 626 North Siena Way in the Bel Air neighborhood of Los Angeles. It was designed by noted architect William J. Gage for Willard E. Shepherd and his wife, Helen Lawson Shepherd. It occupies an irregular lot on a gently sloping site. The property is situated on the east side of Siena Way, between Chalon Road to the north and Bellagio Road to the south. To the northeast and east, the property abuts a residential lot fronting Bellagio Road which has been converted into a private Japanese garden known as the Hannah Carter Japanese Garden.

The subject property consists of a two-story single-family dwelling, attached garage, detached one-story servants' quarters, pavilion, and swimming pool. The two-story house is designed in the Neoclassical style with Regency Revival elements. The house is of wood frame construction with exterior walls veneered in painted common brick and cement plaster. It has an irregular plan consisting of a primary volume set at grade with a projecting wing to the south which incorporates a semi-subterranean garage set into the hillside. The roof is a combination of intersecting hips and gables with shallow boxed eaves and cornice and composition shingles. There are also two prominent brick chimneys. Fenestration is varied and consists of single and double steel casement windows with divided lights; fixed steel divided-light bays, some with awnings; full-length steel fixed and casement windows with divided lights; wood double-hung windows; and oval spider-web windows with wood casings and leaded obscure glass. The house's interior plan is characteristic of the formal organization of the Neoclassical style, but its finishes and decorative elements also reflect the influence of the Regency Revival style. The plan consists of a symmetrically composed and formally organized central block which includes the principal rooms of the residence, and a projecting wing to the south which houses the service areas, servants' quarters, and subterranean attached garage. Featured within the principal interior spaces are wood parquet floors, plaster walls with decorative molding and paneling, fireplaces, and marble mantels and floors.

William J. Gage studied architecture at the University of Illinois before being employed in 1911 by Long, Lamoreaux and Long in Minneapolis, Minnesota. Gage then worked for firms in St. Paul, Minnesota and Fargo, North Dakota before moving to Los Angeles via Seattle. He received his



certificate to practice architecture in California in 1921. It was at this time that he formed his partnership with Harry G. Koerner. One of their early works includes the 1928 Durex Model Home, HCM #1025, in Los Feliz that served as the model home in the newly subdivided Los Feliz Hills residential district created by Durex Quality Homes. Koerner and Gage's best known work is Beverly Hills City Hall, completed 1932. The Spanish Colonial Revival building was believed to be the largest and most costly city hall in the United States at the time. Gage was also responsible for the design of many fine residences in Los Angeles' upscale residential neighborhoods throughout the 1920s and 1930s, which included the 1933 Knudsen House, HCM #1129.

While the subject property has undergone some minor alterations over time, on the whole the main residence, outbuildings, and grounds remain highly intact. The only substantial change to the property occurred in 1952, when the detached servants' quarters were constructed. Other alterations appear to have been extremely limited and primarily cosmetic in nature. Exterior alterations include replacement of the roof cladding of the main residence; the addition of fabric awnings to the terrace and some windows on the secondary (east) façade; alteration of the original driveway footprint and partial removal of the original curb to create additional parking in front of the residence; paving of the driveway and parking area in brick; and paving of the service drive and parking area in asphalt. One single wood double-hung window on the secondary (east) façade may have been added or replaced. Interior alterations include the addition of a concrete planter in the principal stairwell; the removal and/or replacement of some light fixtures; the removal and/or replacement of some plumbing fixtures; and replacement of the original kitchen counter.

The subject property was identified through the citywide historic resources survey, SurveyLA, as eligible for designation or listing at the local, state, and national levels.

## **DISCUSSION**

The Shepherd Residence successfully meets one of the Historic-Cultural Monument criteria. The Shepherd Residence "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction" as an excellent and intact example of Neoclassical Revival-style residential architecture with Regency Revival details. Period revival architectural styles were popular in the 1930s, but the Neoclassical style was adopted for residential use less frequently than some of its contemporary counterparts, particularly in Bel Air. As such, the subject property represents a relatively rare and intact example of the style in Bel Air that maintains a high level of historic integrity.

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

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 "*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*"

State of California CEQA Guidelines Article 19, Section 15331, Class 31 "*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*"



The designation of the Shepherd Residence as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior's Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2016-3233-CE was prepared on October 18, 2016.

## **BACKGROUND**

On September 1, 2016 the Cultural Heritage Commission voted to take the property under consideration.



COUNTY CLERK'S USE

## CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 360  
LOS ANGELES, CALIFORNIA 90012

## CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

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

LEAD CITY AGENCY

City of Los Angeles Department of City Planning

COUNCIL DISTRICT

5

PROJECT TITLE

Shepherd Residence

LOG REFERENCE

ENV-2016-3233-CE

CHC-2016-3232-HCM

PROJECT LOCATION

626 North Siena Way, Los Angeles, CA 90077

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

Designation of the Shepherd Residence as an Historic-Cultural Monument.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON

Melissa Jones

AREA CODE

213

TELEPHONE NUMBER

978-1192

EXT.

EXEMPT STATUS: (Check One)

## STATE CEQA GUIDELINES

## CITY CEQA GUIDELINES

MINISTERIAL

Sec. 15268

Art. II, Sec. 2b

DECLARED EMERGENCY

Sec. 15269

Art. II, Sec. 2a (1)

EMERGENCY PROJECT

Sec. 15269 (b) &amp; (c)

Art. II, Sec. 2a (2) &amp; (3)

× CATEGORICAL EXEMPTION

Sec. 15300 *et seq.*

Art. III, Sec. 1

Class 8 & 31 Category \_\_\_\_\_ (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.

JUSTIFICATION FOR PROJECT EXEMPTION: Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the **Shepherd Residence** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

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

SIGNATURE

TITLE

Planning Assistant

DATE

October 18, 2016

FEE:

RECEIPT NO.

REC'D. BY

DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record

IF FILED BY THE APPLICANT:

NAME (PRINTED)

SIGNATURE

DATE



# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

### CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2016- 3232-HCM  
ENV-2016-3233-CE**

**HEARING DATE:** September 1, 2016  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA 90012

Location: 626 North Siena Way  
Council District: 5  
Community Plan Area: Bel Air - Beverly Crest  
Area Planning Commission: West Los Angeles  
Neighborhood Council: Bel Air – Beverly Crest  
Legal Description: TR 7656, Block 4 Lot 3

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

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

**OWNERS:** Regents of the University of California  
1111 Franklin Street, 6<sup>th</sup> Floor  
Oakland, CA 94607

Mark Gabay  
626 North Siena Way  
Los Angeles, CA 90077

**APPLICANTS:** Bel Air Residents for Preservation  
300 South Grand Avenue, Ste. 4100  
Los Angeles, CA 90071

**PREPARERS:** Christine Lazzaretto and Heather Goers  
Historic Resources Group  
12 South Fair Oaks Avenue  
Pasadena, CA 91105

### **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.

VINCENT P. BERTONI, AICP  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

---

Ken Bernstein, AICP, Manager  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

---

Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

---

Melissa Jones, Planning Assistant  
Office of Historic Resources

Attachments:      Historic-Cultural Monument Application



## **SUMMARY**

Built in 1938, the Shepherd Residence, is located at 626 North Siena Way in the Bel Air neighborhood of Los Angeles. It was designed by architect William J. Gage for Willard E. Shepherd and his wife, Helen Lawson Shepherd. It occupies an irregular lot on a gently sloping site. The property is situated on the east side of Siena Way, between Chalon Road to the north and Bellagio Road to the south. To the northeast and east, the property abuts a residential lot fronting Bellagio Road which has been converted into a private Japanese garden known as the Hannah Carter Garden.

The two-story house is designed in the Neoclassical style with Regency Revival elements. The house is of wood frame construction with exterior walls veneered in painted common brick and cement plaster. It has an irregular plan consisting of a primary volume set at grade with a projecting wing to the south which incorporates a semi-subterranean garage set into the hillside. The roof is a combination of intersecting hips and gables with shallow boxed eaves and cornice and composition shingles. The house's interior plan is characteristic of the formal organization of the Neoclassical style, but its finishes and decorative elements also reflect the influence of the Regency Revival style. The plan consists of a symmetrically composed and formally organized central block which includes the principal rooms of the residence, and a projecting wing to the south which houses the service areas, servants' quarters, and subterranean attached garage. Character-defining features include:

### *Exterior*

- Symmetrical composition of the primary façade
- Irregular plan
- Combination hipped and gabled roofs with shallow boxed eaves and cornice
- Brick chimneys
- Painted brick and cement plaster cladding with sill course
- Shallow brick steps
- Recessed entrance within paneled wood embrasure with oval windows, pilasters, and swan's neck pediment
- Paneled wood doors
- Sconces flanking entrance
- Steel, divided-light casement and fixed windows and wood double-hung windows
- Oval spider-web windows with leaded obscure glass
- Covered brick terrace on north façade
- Painted brick wall fronting Siena Way with lanterns
- Semicircular driveway
- Swimming pool and pavilion

### *Interior*

- Principal rooms arranged in a symmetrically composed formal plan
- Wood parquet, marble tile, and resilient flooring
- Plaster walls with decorative plaster molding or decorative paneling and dados
- Flat or coved plaster ceilings with cornices, crown molding, or soffits
- Fireplaces with marble mantels or wood mantels and marble surrounds



William J. Gage studied architecture at the University of Illinois before being employed in 1911 by Long, Lamoreaux and Long in Minneapolis, Minnesota. Gage then worked for firms in St. Paul, Minnesota and Fargo, North Dakota before moving to Los Angeles via Seattle. He received his certificate to practice architecture in California in 1921. It was at this time that he formed his partnership with Harry G. Koerner. One of their early works includes the 1928 Durex Model Home, HCM #1025, in Los Feliz that served as the model home in the newly subdivided Los Feliz Hills residential district created by Durex Quality Homes. Koerner and Gage's best known work is Beverly Hills City Hall, completed 1932. The Spanish Colonial Revival building was believed to be the largest and most costly city hall in the United States at the time. Gage was also responsible for the design of many fine residences in Los Angeles' upscale residential neighborhoods throughout the 1920s and 1930s, which included the 1933 Knudsen House, HCM #1129.

While the subject property has undergone some minor alterations over time, on the whole the main residence, outbuildings, and grounds remain highly intact. The only substantial change to the property occurred in 1952, when the detached servants' quarters were constructed. Other alterations appear to have been extremely limited and primarily cosmetic in nature. Exterior alterations include replacement of the roof cladding of the main residence; the addition of fabric awnings to the terrace and some windows on the secondary (east) façade; alteration of the original driveway footprint and partial removal of the original curb to create additional parking in front of the residence; paving of the driveway and parking area in brick; and paving of the service drive and parking area in asphalt. One single wood double-hung window on the secondary (east) façade may have been added or replaced. Interior alterations include the addition of a concrete planter in the principal stairwell; the removal and/or replacement of some light fixtures; the removal and/or replacement of some plumbing fixtures; and replacement of the original kitchen counter.

The property was identified through the citywide historic resources survey, SurveyLA, as eligible for designation or listing at the local, state, and national levels.

## **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 NOMINATION FORM

## 1. PROPERTY IDENTIFICATION

Proposed Monument Name:					
Other Associated Names:					
Street Address:				Zip:	Council District:
Range of Addresses on Property:				Community Name:	
Assessor Parcel Number:	Tract:			Block:	Lot:
Identification cont'd:					
Proposed Monument Property Type:	Building	Structure	Object	Site/Open Space	Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:					

## 2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built:	Factual	Estimated	Threatened?	
Architect/Designer:			Contractor:	
Original Use:			Present Use:	
Is the Proposed Monument on its Original Site?		Yes	No (explain in section 7)	Unknown (explain in section 7)

## 3. STYLE & MATERIALS

Architectural Style:		Stories:	Plan Shape:
<i>FEATURE</i>	<i>PRIMARY</i>	<i>SECONDARY</i>	
CONSTRUCTION	Type:	Type:	
CLADDING	Material:	Material:	
ROOF	Type:	Type:	
	Material:	Material:	
WINDOWS	Type:	Type:	
	Material:	Material:	
ENTRY	Style:	Style:	
DOOR	Type:	Type:	





# 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.


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





# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 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:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

### ***Property Owner***

Is the owner in support of the nomination?

Yes

No

Unknown

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

### ***Nomination Preparer/Applicant's Representative***

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM



## 9. SUBMITTAL

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

### APPLICATION CHECKLIST

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

## 10. RELEASE

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

✓	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: Christine Lazzaretto Date: 8/3/2016 Signature: Christine Lazzaretto

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](http://preservation.lacity.org)



#### 4. ALTERATION HISTORY

YEAR	PERMIT NUMBER	WORK PERFORMED	ARCHITECT	OWNER
1938	1938LA2281	Construction of a new 2-story residence, garage, and retaining wall.	William J. Gage	W. E. Shepherd
1938	1938LA2282	Construction of new retaining wall.	William J. Gage	W. E. Shepherd
1938	1938LA2283	Construction of new swimming pool.	William J. Gage	W. E. Shepherd
1938	1938LA11450	Construction of new 1-story private swimming pavilion.	William J. Gage	Willard E. Shepherd
1938	1938LA11451	Construction of new retaining wall.	W. J. Gage	Willard E. Shepherd
	1938LA11452	Construction of new retaining walls.	W. J. Gage	Willard E. Shepherd
1938	1938LA13414	Construction of new swimming pool.	Peter Whitehill [engineer]	Mr. and Mrs. W. E. Shepherd
1938	1938LA32727	Residence: Interior tilework [sic].	None Listed	W. J. Shepherd [sic]
1951	1951WL03116	Construction of new 1-story detached servants' quarters.	None Listed	Mrs. Warren Wright
1955	1955WL16151	13'x17'4" addition of bedroom and bath to existing servants' quarters.	None Listed	Mrs. Gene Markey
1957	1957WL21619	Construction of new retaining wall.	None Listed	Adm. and Mrs. Gene Markey
1959	1959WL27986	Guest House [servants' quarters]: Add fireplace, change cabinets, cut doorways to each bedroom. New fireplace in present living room.	None Listed	Gordon G. Guiberson
After 1952	No Permit	Driveway altered to expand paved parking area in front of residence.	Unknown	Unknown
Before 2001	No Permit	Driveway paved with brick.	Unknown	Unknown



Date Unknown	No Permit	Fabric awnings added to windows on secondary facades.	Unknown	Unknown
-----------------	-----------	---	---------	---------

## 7. WRITTEN STATEMENTS

### A. Proposed Monument Description

The subject property is located at 626 Siena Way in the Bel Air neighborhood of Los Angeles. It occupies an irregular lot on a gently sloping site. The property is situated on the east side of Siena Way, between Chalon Road to the north and Bellagio Road to the south. The neighborhood is exclusively residential, and the property is bounded to the northwest and south by single-family residences. To the northeast and east, the property abuts a residential lot fronting Bellagio Road which has been converted into a private Japanese garden.<sup>1</sup> The property fronts Siena Way to the west and is accessed via a semicircular driveway and parking area paved in brick set in a herringbone pattern. A low wall of painted common brick spans the distance between the two driveway entrances along Siena Way and is topped at each end by a metal lantern.

The lot is improved with a single-family residence with attached garage, swimming pool, and pavilion, all constructed in 1938, along with an accessory building of more recent construction. The main residence is situated in the approximate center of the lot and is set back from the street. The northern and eastern portions of the lot are composed of expansive lawns bordered by mature trees and landscaping. The eastern boundary of the property is defined by a series of terraced retaining walls set into the hillside. The accessory building, which was originally constructed as servants' quarters, is situated to the south of the main residence and is connected to the house by a paved service court. The swimming pool and pavilion are situated to the southeast of the main residence, behind the servants' quarters.

The two-story house is designed in the Neoclassical style with Regency Revival elements common to the period. It is set at grade and is accessed via a set of shallow brick steps. The house is of wood frame construction with exterior walls veneered in painted common brick and cement plaster. It has an irregular plan consisting of a primary volume set at grade with a projecting wing to the south which incorporates a semi-subterranean garage set into the hillside. The roof is a combination of intersecting hips and gables with shallow boxed eaves and cornice and composition shingles. There are two prominent exterior brick chimneys: one is a single-flue chimney located on the north façade, and one is a triple-flue chimney located on the south façade. An additional interior double-flue chimney projects from the northern portion of the roof.

<sup>1</sup> The Japanese Garden, known as the Hannah Carter Garden, occupies a separate parcel but is associated with the 626 Siena Way property. This nomination is only for the residence at 626 Siena Way.



The primary (west) façade is symmetrically composed with a formally organized central block flanked by symmetrical projecting volumes with latticed front gables. A sill course separates the first story from the second story of the projecting volumes. The primary entrance is flanked by a pair of sconces and is set within a paneled wood embrasure with oval windows. The embrasure is flanked by fluted pilasters and topped by a swan's neck pediment. The entrance doors are a pair of paneled wood doors with metal hardware and are topped by a leaded glass spider-web fanlight.

The secondary (east) façade is asymmetrically composed with projecting wings to the north and south. The projecting wings frame a brick terrace sheltered by a projecting second-floor balcony supported by slender wood posts and defined by a decorative wood balustrade with metal balusters. Three secondary entrances lead from the terrace to the principal rooms on the first floor. These entrances consist of paneled wood screen doors paired with paneled wood partially glazed pocket doors with divided lights.

Fenestration is varied and consists of single and double steel casement windows with divided lights, some with louvered or paneled shutters; fixed steel divided-light bays, some with awnings; and full-length steel fixed and casement windows with divided lights; wood double-hung windows with single or divided lights; and oval spider-web windows with wood casings and leaded obscure glass.

A swimming pool, pavilion, and servants' quarters are situated to the south of the main residence. The pool and pavilion were completed in 1938 as part of the initial development of the property. The pool area is defined on the east, south, and west by a low concrete balustrade. The swimming pool is surrounded by a brick and concrete patio with a landscaped border. A diving board is located at the western end of the pool. The one-story pavilion is of wood frame construction clad in plaster. It has an irregular plan with low horizontal massing and a flat roof with boxed eaves and a cornice. The roof is topped by a decorative metal balustrade with wood balusters. The primary (north) façade lacks fenestration and is symmetrically composed with three bays accented by paired fluted pilasters. The primary entrance is situated in the center bay within an exedra. The entrance consists of a pair of paneled wood doors with metal hardware. Secondary entrances are located on the east and west facades; the entrance on the east façade consists of a single wood door partially glazed with frosted glass, and the entrance on the west façade consists of a single wood paneled door.

The one-story servants' quarters, completed in 1952, is of wood frame construction clad in wood weatherboard. It has a rectangular plan with a projecting rear volume and a shallow hipped roof with composition shingles.

### Interiors

The house's interior plan is characteristic of the formal organization of the Neoclassical style, but its finishes and decorative elements also reflect the influence of the Regency Revival style which was emerging during this period. The plan consists of a symmetrically composed and formally organized central block which includes the principal rooms of the residence, and a projecting wing to the south which houses the service areas, servants' quarters, and subterranean attached garage.

The interiors of the first floor principal rooms are finished primarily with wood parquet floors, walls finished in plaster with decorative plaster molding or decorative paneling and dados, and flat plaster ceilings with cove molding or cornices. The living room, library, and dining room feature fireplaces with marble mantels. The first floor service areas are more simply finished, with resilient flooring, walls



finished in plain plaster or printed wallpaper, and coved or flat plaster ceilings with soffits or crown molding.

The interiors of the second floor principal rooms are finished primarily with carpeted or marble floors, walls finished with plaster with decorative plaster molding or decorative paneling and dados, and flat plaster ceilings with cove or crown molding. Some bedrooms feature fireplaces with marble mantels or wood mantels with marble surrounds. Service areas are finished with resilient flooring, plain plaster walls, and flat plaster ceilings with crown molding.

### Alterations

While the subject property has undergone some minor alterations over time, on the whole the main residence, outbuildings, and grounds remain highly intact. The only substantial change to the property occurred in 1952, when the detached servants' quarters were constructed. Other alterations appear to have been extremely limited and primarily cosmetic in nature. Exterior alterations include replacement of the roof cladding of the main residence; the addition of fabric awnings to the terrace and some windows on the secondary (east) façade; alteration of the original driveway footprint and partial removal of the original curb to create additional parking in front of the residence; paving of the driveway and parking area in brick; and paving of the service drive and parking area in asphalt. One single wood double-hung window on the secondary (east) façade may have been added or replaced. Interior alterations include the addition of a concrete planter in the principal stairwell; the removal and/or replacement of some light fixtures; the removal and/or replacement of some plumbing fixtures; and replacement of the original kitchen counter.

### Character-Defining Features

The period of significance for the residence at 626 Siena Way is 1938, when initial construction was completed. The property retains substantial and significant exterior and interior character-defining features which reflect the original Neoclassical style design as envisioned by architect William J. Gage. Exterior character-defining features include:

- Symmetrical composition of the primary façade
- Irregular plan
- Two-story height with semi-subterranean garage
- Combination hipped and gabled roofs with shallow boxed eaves and cornice
- Brick chimneys
- Painted brick and cement plaster cladding with sill course
- Shallow brick steps
- Recessed entrance within paneled wood embrasure with oval windows, pilasters, and swan's neck pediment
- Paneled wood double entrance doors with metal hardware and fanlight
- Sconces flanking entrance
- Steel, divided-light casement windows, some with louvered or paneled shutters
- Steel, divided-light fixed windows
- Oval spider-web windows with leaded obscure glass
- Wood double-hung windows with single or divided lights
- Covered brick terrace on north façade sheltered by projecting balcony supported by slender wood posts and defined by metal balustrade and wood balusters
- Paneled wood screen doors



- Paneled wood partially glazed pocket doors with divided lights
- Painted brick wall fronting Siena Way with lanterns
- Semicircular driveway
- Swimming pool
- Swimming pavilion
- Concrete garden balustrades defining pool area

Interior character-defining features include:

- Principal rooms arranged in a symmetrically composed formal plan
- Wood parquet, marble tile, and resilient flooring
- Plaster walls with decorative plaster molding or decorative paneling and dados
- Flat or coved plaster ceilings with cornices, crown molding, or soffits
- Fireplaces with marble mantels or wood mantels and marble surrounds

### Integrity

Historic integrity is the ability of a property to convey its significance and is defined as the “authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s prehistoric or historic period.”<sup>2</sup> The period of significance for the residence at 626 Siena Way is 1938, when initial construction was completed. The National Park Service defines seven aspects of integrity for historic resources. These are location, design, setting, materials, workmanship, feeling, and association. The integrity of the subject property is evaluated below based on these seven aspects:

- Location: The residence remains on its original site. It therefore retains integrity of location.
- Design: The residence is largely intact and has undergone only minor alterations over time. It retains a majority of the character-defining features of its original design by William L. Gage. No significant character-defining features have been substantially altered or removed, and none of the alterations have significantly impacted the building’s ability to convey its historic significance as an excellent and highly intact example of a Neoclassical residence with Regency Revival influences. It therefore retains integrity of design.
- Setting: The surrounding community of Bel Air has retained its exclusively residential character, and the area remains a low-density single-family residential neighborhood. The property therefore retains integrity of setting.
- Materials: As outlined above, the property has undergone some alterations but on the whole remains highly intact. The property retains most of its original features and materials, including original exterior and interior cladding, interior and exterior doors, fenestration, flooring,

<sup>2</sup> U.S. Department of the Interior, *National Register Bulletin 16A: How to Complete the National Register Registration Form* (Washington D.C.: National Park Service) 1997, 4.



decorative moldings and trims, built-in cabinetry, ornamental hardware, lighting fixtures, plumbing fixtures, and kitchen cabinetry and appliances. It therefore retains integrity of materials.

- **Workmanship:** As outlined above, the property retains its historic character-defining features and materials, and therefore illustrates the aesthetic principles of its Neoclassical design by architect William J. Gage. It therefore retains integrity of workmanship.
- **Feeling:** Because the property retains integrity of location, design, setting, materials, and workmanship, it continues to convey the aesthetic and historic sense of its original design. It therefore retains integrity of feeling.
- **Association:** Integrity of location, design, setting, materials, workmanship, and feeling combine to convey integrity of association. Because the property retains the first six aspects of integrity, it continues to convey its Neoclassical design by noted architect William J. Gage, and therefore retains integrity of association.

## **B. Statement of Significance**

The subject property at 626 Siena Way meets the following Historic-Cultural Monument Criteria:

- It embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction as an excellent and highly intact example of Neoclassical-style residential architecture designed by noted architect William J. Gage. It is a highly intact example of the style in the Bel Air neighborhood of Los Angeles.

### Development of Bel Air

The community of Bel Air was first developed beginning in 1922 by Alphonzo Edward Bell (1875-1947). The Bell family was already well-known for its contributions to the development of Southern California: Bell's father, James George Bell, owned the Bell Station Ranch (now the City of Bell) and was one of the founders of Occidental College, and his mother was descended from the Hollenbeck family; Ed Hollenbeck founded the First National Bank and developed parts of East Los Angeles.<sup>3</sup> Bell attended Occidental College and distinguished himself as a gentleman athlete, winning bronze and silver medals for tennis in the 1904 Olympics. While in school, Bell had inherited 110 acres of farmland from his uncle, which he subdivided and invested the profits in more land.<sup>4</sup> Following his graduation from college, after a short-lived pursuit of ministry as a career, Bell met and married his wife Minnewa. The couple settled at Bell Station, and Alphonzo Bell began purchasing land around the ranch and in Santa Fe Springs, where Bell persuaded the Union Oil Company to drill for oil on his

<sup>3</sup> Jan Loomis, *Westside Chronicles: Historic Stories of West Los Angeles* (Charleston, SC: The History Press, 2012), 36. See also Michael Gross's *Unreal Estate: Money, Ambition, and the Lust For Land in Los Angeles* (New York: Broadway Books, 2011).

<sup>4</sup> Gross, 100.



property.<sup>5</sup> A lucky strike transformed Bell into one of the richest oil men in California: his Santa Fe Springs field would be producing a sixth of America's oil by 1923.<sup>6</sup>

However, after one of the wells on his property caught fire, Alphonzo Bell felt his family was endangered by the drilling activities taking place near the family home. In 1922 Bell relocated his family to Beverly Hills, where they remained for several months while he and Frank Meline, a prominent real estate developer who brokered Beverly Hills lot sales for the Rodeo Land and Water Company, negotiated a deal to purchase the expansive La Quinta estate near Beverly Glen previously owned by Jake Danziger and Daisy Canfield Danziger. La Quinta consisted of an elaborate residence situated on several hundred acres of land, which was bounded generally by present-day Mullholland Boulevard to the north, Beverly Glen to the east, present-day Sunset Boulevard to the south, and Stone Canyon to the west. Bell retained the Canfield residence and a portion of the surrounding acreage for his family's use and, with the assistance of Frank Meline, subdivided the rest of the several-hundred-acre estate for residential development.

From the start, Alphonzo Bell knew that it might be a challenge to draw prospective residents to the new subdivision, which he christened "Bel Air." The area was still relatively isolated, the terrain still rugged and steep, and as Jeffrey Hyland explains, "No matter how much potential buyers might admire Bel-Air's dramatic hillsides and views, they needed to find schools for their children, visit their friends in Los Angeles, and purchase groceries and everyday supplies."<sup>7</sup> However, Bell also anticipated that the benefits of Bel Air would outweigh the challenges.

Bell realized that affluent Angelenos could now live in the hills, because automobiles were becoming more popular and mobility was greatly increased, and he recognized that views would be an important feature of any expensive home. With water, the empty hillsides could be transformed into garden paradises. Finally, Bell expected that properties closer to the Pacific Ocean would become greatly desirable, because that had cooler summer and fall temperatures and ocean breezes in this area before air conditioning.<sup>8</sup>

In addition to relying on the skills and expertise of developer and promoter Frank Meline, Bell commissioned a team of seasoned professionals to assist him in his development endeavours: engineer Wilkie Woodward, who carried out the actual subdivision of the land and addressed critical issues such as roads, utilities, and water drainage; noted architect Mark Daniels, who designed the Bel-Air Administration Building, the adjacent Bel-Air Tea Room, and many early residences, and also headed the architectural committee; and landscape architect Aurele Vermeulen, who planned the extensive plantings along the roads and was available to assist buyers with the landscaping of their estates.<sup>9</sup>

<sup>5</sup> Loomis, 37.

<sup>6</sup> Gross, 101, and Jeffrey Hyland, *The Legendary Estates of Beverly Hills* (New York: Rizzoli, 2008), 241.

<sup>7</sup> Hyland, 241.

<sup>8</sup> Hyland, 241.

<sup>9</sup> Hyland, 241.



The first batch of 128 fully-improved Bel Air lots between Sunset Boulevard and Bell's own estate ranged from three-quarters of an acre to more than ten acres and cost \$7,500 to \$30,000, and deeds required a minimum expenditure of \$15,000 on houses as well as a formal architectural review.<sup>10</sup> Each residence was fully customized to the owner; no model or spec houses were constructed. According to author and historian Jeffrey Hyland, "no detail was too small to escape Bell's attention."<sup>11</sup> The care taken in the design, planning, and execution of the subdivision extended to the selection of potential residents and their tastes, as well.

Bell subdivided the land into estates of one acre or more, and each property carefully followed the topography to that most homes would have an unobstructed view. To give Bel-Air a settled look from the start, workers planted thousands of trees and shrubs along the roads.

No detail was too small to escape Bell's attention. His architectural committee, which was headed by Mark Daniels, had to approve both an owner's architectural *and* landscape plans before construction of an estate could begin. Bell installed underground utilities at great cost, because he didn't want utility poles to line the roads and disturb the visual aesthetics. Bell even hired highly accomplished architect Carleton Winslow "to apply architectural artistry to the smaller details of the great estate [tract], improving the natural grandeur and woodland beauty."<sup>12</sup>

Author Michael Gross adds that there was also a vetting process for purchasers.

"References are required," an offering explained, "and credentials are carefully investigated." Bell quietly directed that no sales be made on Sundays, and neither movie people nor Jews were allowed to buy. Nonwhites were also barred, as in next-door Beverly Hills.<sup>13</sup>

Beyond the initial 200-acre tract, Bell offered to plan estates of any size in the outlying land.<sup>14</sup> "Purchases of other parts of the tract will have the opportunity of selecting the land which they wish to buy from any on the subdivision," noted the *Los Angeles Times*. "The topography of the several parts of the tract may be considered by this method."<sup>15</sup>

Lot sales and construction commenced in late 1922, although Alphonzo Bell did not receive formal approval for the development of Bel Air from the City Planning Commission until August 1923.<sup>16</sup> Bell continued to develop Bel Air throughout the 1920s, completing the Bel-Air Administration Building, the Bel-Air Country Club, the associated Bel-Air Beach Club, and the Bel-Air Stables and bridle trails,

<sup>10</sup> Gross, 102.

<sup>11</sup> Hyland, 242.

<sup>12</sup> Hyland, 242.

<sup>13</sup> Gross, 102.

<sup>14</sup> Hyland, 244.

<sup>15</sup> "Open Danziger Estate Today," *Los Angeles Times*, October 15, 1922.

<sup>16</sup> Hyland, 243.



as well as the East and West Gates and numerous landscaped improvements. Residential lot sales in Bel Air throughout the 1920s were steady, if not exuberant. Michael Gross characterizes the new residents of the fledgling subdivision as “relatively anonymous compared to the show-offs who were flocking to Beverly Hills, but numerous nonetheless....Not one of their names would ring a bell today. But they would afford houses that cost far more than Bell’s minimums; by 1927, several six-figure residences were rising in Bel Air.”<sup>17</sup>

Despite his early successes, the stock market crash of 1929 and the subsequent economic depression effectively halted Bell’s dreams of developing Bel Air. Land sales in the subdivision fell dramatically and oil production at Bell’s Santa Fe ranch was declining; without his oil revenue, Bell quickly became overextended in his real estate ventures.<sup>18</sup> In 1931, after several years of legal battles, financial and development struggles, and personal and family difficulties, Alphonzo Bell effectively retired, handing sales in Bel Air and its beach club to Charles B. Hopper.<sup>19</sup>

Author Michael Gross argues that Bell’s retirement proved to be a turning point for Bel Air.<sup>20</sup> Indeed, Hopper lifted many of the restrictions on potential residents originally enforced by Bell which, along with additional subdivisions, ultimately ensured the success of the development. Hopper realized that the economic effects of the Great Depression had limited homebuying power, even among wealthy and upscale residents, and Bel Air would have to expand its offerings to remain competitive with nearby Beverly Hills. As Hopper noted, “there simply weren’t enough people of great means to populate both areas.”<sup>21</sup> Hopper’s recognition of the limited market for such properties motivated him to open up additional roads into the lateral canyons of Bel Air, which created new tracts for subdivision, and land sales began to regain their momentum by 1933.<sup>22</sup>

In 1941 Alphonzo Bell sold his Bel Air estate, now known as the Capo di Monte, and moved his family to the Bel-Air Club. Following World War II, an ailing Bell transferred control of the Alphonzo E. Bell Corporation to his son, Alphonzo Bell, Jr., who sold the remaining undeveloped land in western Bel Air to developers to alleviate potential financial burdens to the family. Postwar real estate developers were eager to capitalize on the mid-century building boom, and building activity in the area skyrocketed. However, the character of development in the postwar years exhibited a marked departure from the early residences of Bel Air. Lots and homes alike were smaller and easier to maintain, and expressed many of the newfound architectural styles popularized in the postwar era. As time went on and styles and tastes changed, properties within Bel Air were redeveloped, and the character of the community evolved to include more modern interpretations of traditional architectural styles. Today, Bel Air is composed of a variety of residences which reflect design and planning principles dating from the subdivision’s initial development in the 1920s to the present day.

<sup>17</sup> Gross, 105.

<sup>18</sup> Hyland, 245.

<sup>19</sup> Gross, 110.

<sup>20</sup> Gross, 110.

<sup>21</sup> Gross, 111.

<sup>22</sup> Gross, 113.



### 626 Siena Way

The lot comprising the subject property was first recorded in 1925 as part of Tract No. 7656. Initially, the lot encompassed nearly two acres of land which fronted both Bellagio Road to the east and Siena Way to the west. Due to the disparity in topography between the portion of the lot facing Siena Way, which was flat, and the portion facing Bellagio Road, which was steeply sloped, the lot historically functioned as two separate parcels.

In 1925 Harry Rea Callender, an insurance broker and real estate developer, purchased the site in Bel Air with an eye towards creating a place where he could escape the pressures of daily life. Callender and his wife, Ada, already owned a home in Windsor Square, so instead he asked noted landscape architect A. E. Hanson (1893-1986), who had previously designed the garden of the Callenders' Windsor Square home, to design a private garden retreat on the Bel Air lot. Nicknamed "The Oaks," the garden was entered at the bottom of the hill off Bellagio Road. A. E. Hanson's plan for the Callender property called for a rustic, park-like retreat with several improvements designed for recreational purposes. No reference is made to the portion of the property fronting Siena Way in A. E. Hanson's autobiography discussing the development of the original garden for Harry Callender; as the entrance to the Callender garden was located on Bellagio Road, it is believed that this flat portion of the land which reflects the present-day parcel boundaries remained vacant and undeveloped.

Harry Callender passed away in 1928, only a short time after the execution of Hanson's design for The Oaks was completed. Following her husband's death, Ada Patterson Callender eventually sold the property in 1937 to Willard E. Shepherd and his wife, Helen Lawson Shepherd, for a reported \$40,000.<sup>23</sup> Shepherd, an industrialist with his own tractor company, hired architect William J. Gage in 1938 to design a residence on the previously undeveloped portion of the property fronting Siena Way.<sup>24</sup> Gage also designed a swimming pool and pavilion as well as a series of retaining walls along the terraced hillside abutting the garden.

In 1943, Willard E. Shepherd died unexpectedly at the age of 53. The following year his widow sold the property to Mr. and Mrs. Harry G. Atwood, who were relocating from Peoria, Illinois.<sup>25</sup> The property changed hands again in 1951 when it was purchased by Lucille Parker Wright, wife of "baking powder king" Warren Wright, who had established the Calumet Baking Powder Company as well as the Calumet Farm racing stables in Lexington, Kentucky.<sup>26</sup> Thoroughbreds from the stable frequently raced at Santa Anita and Hollywood Park, and it is likely that that motivated the purchase of the Siena Way property. Several months after the transfer, Warren Wright died after a long illness, and Lucille Wright assumed management of Calumet Farm. It was announced in an interview in the *Los Angeles Times* that she would now divide her time between Kentucky and Southern California, spending six months of the year in Lexington and six in Bel Air.<sup>27</sup> In 1952 Lucille Wright married Gene Markey, journalist, screenwriter, and producer of motion pictures for Twentieth

<sup>23</sup> "Six Bel-Air Sales Total \$77,750," *Los Angeles Times*, June 6, 1937.

<sup>24</sup> "Home to Contain Fourteen Rooms," *Los Angeles Times*, March 27, 1938.

<sup>25</sup> "Estate Sale Tops \$90,000," *Los Angeles Times*, November 19, 1944.

<sup>26</sup> "Mrs. Warren Wright of Calumet Farms and Gene Markey to Marry," *Los Angeles Times*, September 19, 1952.

<sup>27</sup> "Warren Wright's Wife Called 'Mrs. Calumet,'" *Los Angeles Times*, December 26, 1951.



Century-Fox. The couple continued to divide their time between several homes, including the residence in Bel Air. It was during this time that the only significant recorded alterations were made to the property: an accessory building, to be used as servants' quarters, was completed in 1952 to the south of the main residence, and an additional bedroom and bath was added to the same building in 1955.

In 1959, the Markeys sold the property to Gordon Greene Guiberson and his wife, Verabelle. Guiberson, a manufacturer who had made his fortune in the Texas oil industry, possessed a lifelong affinity for horticulture. His mother, Ethel Guiberson, had been particularly interested in Japanese landscapes, and following her death Gordon Guiberson was inspired to create a Japanese-style garden in her memory. It was the Guibersons' stewardship which transformed the Callenders' original rustic retreat on the adjoining hillside into a distinctive Japanese stroll garden.

In 1964, the property was acquired from the Guibersons by UCLA regent Edward Carter. At the time Carter negotiated an agreement that would subdivide the property: he and his wife, Hannah, would purchase the flat portion of the lot that fronted Siena Way and contained the main residence and accessory buildings, and UCLA – using funds donated by Carter – would purchase the hillslope portion which fronted Bellagio Road and included the Japanese-style garden.<sup>28</sup> The lot was officially subdivided along these historical boundaries as part of the sale of the property. UCLA assumed ownership and stewardship of the adjoining garden at that time, which was later renamed the Hannah Carter Japanese Garden in honor Carter's wife. Edward Carter later conveyed title to the property at 626 Siena Way to UCLA in 1971, subject to a life estate. The Carters continued to reside at 626 Siena Way until Edward Carter's death in 1996; following his passing, Hannah Carter remained in the home until 2006. (She later died in 2009 at the age of 94.)

UCLA assumed stewardship of the subject property when Hannah Carter vacated the residence in 2006. In 2010, the University sought to sell the property; however, the interpretation of several subsequent revisions to the original agreement between the Carters and UCLA sparked a series of legal battles between the University and Carter heirs. The residence at 626 Siena Way and the Hannah Carter Japanese Garden were both eventually sold in a sealed-bid auction in 2016.<sup>29</sup>

### Neoclassical Architecture

The Neoclassical style includes elements of the late-18<sup>th</sup> century Classical Revival and Adam (Federal) styles, as well as the early 19<sup>th</sup>-century Greek Revival style, sometimes combining them in the same building. The Classical Revival style was influenced by the work of the 16<sup>th</sup> century Italian architect Andrea Palladio, who adapted Roman temple forms to residential design. The style is characterized by a dominant entrance portico, usually full height, with classical columns supporting a pediment, and the frequent use of the tripartite Venetian (Palladian) window as a focal point. The Classical Revival style was championed in the

<sup>28</sup> "Details Concerning Edward Carter Gift of Garden to UCLA Disclosed," *Los Angeles Times*, November 5, 1969. See also "UCLA Purchases Japanese Gardens," *Los Angeles Times*, March 14, 1965.

<sup>29</sup> "UCLA Sells Landmark Japanese Garden for \$12.5 Million," *Los Angeles Times*, June 3, 2016, <http://www.latimes.com/local/lanow/la-me-ln-ucla-garden-20160603-snap-story.html> (accessed June 21, 2016.)



United States by Thomas Jefferson, whose designs for the Virginia state capitol, the University of Virginia, and his own home, Monticello, are among the finest American examples of the style.

The Greek Revival was based on classical Greek, rather than Roman, precedents and was popular in the United States from about 1830 until the outbreak of the Civil War. It is usually characterized by simple forms and bold classical details, including Etruscan or Greek Doric columns and heavy entablatures at the eave and porch.

Neoclassical styles did not achieve the broader popularity of their related American Colonial Revival contemporary in the 1920s and 1930s. The style is best identified by its symmetrical façade typically dominated by a full-height porch with the roof supported by classical columns. Later examples begin to show influences of the Regency Revival, including attenuated columns. Like the Renaissance Revival, the Neoclassical style was widely used for imposing civic buildings, institutional buildings, and banks.

Character-defining features include:

- Symmetrical façade
- Rectangular plan, sometimes with side wings
- Low-pitched hipped or side gable roof
- Exterior walls clad in masonry veneer or horizontal wood siding
- Paneled wood entrance door with sidelights, transom light, and classical surround
- Double-hung, divided light wood sash windows, sometimes with louvered wood shutters
- Venetian (Palladian) window or round or elliptical accent windows (Neoclassical)
- Semicircular or elliptical fanlights over entrance doors (Neoclassical)
- Pedimented entrance portico, usually full height, supported on classical columns (Neoclassical and Greek Revival)
- Wide classical entablatures (Greek Revival)
- Roof balustrade (Classical Revival)
- Decorative details including swags, garlands, urns, and grotesques

### Regency Revival Architecture

The Regency Revival style is indigenous to Los Angeles.<sup>30</sup> It is seen almost exclusively in the design of single-family and multi-family residential architecture from the mid-1930s until about 1970; most examples date to the 1960s, although there are some examples from the pre-World War II era. It was primarily used in the design of single-family residences and smaller commercial buildings.

The style references in part the architecture and design that developed in Britain in the early 19<sup>th</sup> century. In particular, the years 1811 to 1820 when the Prince of Wales, later King George IV, served as Prince Regent during the long, final illness of his incapacitated father King George III. Like the original Regency style, Regency Revival includes elements of Neoclassical and French Empire design; however, the attenuated classical ornament and simple surfaces reflect the influence of the Modern Movement.

<sup>30</sup> The style continued in the post-World War II period; later examples are commonly referred to as Hollywood Regency.



The style first appeared in the United States in the mid-1930s as a stripped-down version of Neoclassicism that exhibited both the influence of Moderne styles and the simplified yet exaggerated qualities of Hollywood film sets. Its early development was interrupted by World War II and the resulting halt of construction.

Character-defining features include:

- Symmetrical façade
- Tall, steeply pitched mansard, hipped or gable roofs, especially over entrance; frequently a flat roof over remainder
- Blank wall surfaces veneered in smooth plaster; some examples may have brick veneer or wood
- Vertically exaggerated arched entrance doors, sometimes set in projecting pavilions
- Tall, narrow windows, often with arched tops
- Eccentrically detailed and unconventionally proportioned Neoclassical features including double-height porticoes, thin columns, pediments, fluted pilasters, niches, and balconettes with iron railings
- Exaggerated applied ornament, such as large lanterns or sconces

### William J. Gage

While noted Southern California architect William Gage is perhaps best known for his design of the Beverly Hills City Hall with Harry G. Koerner, he was also responsible for the design of many fine residences in Los Angeles' upscale residential neighborhoods throughout the 1920s and 1930s.

Unlike many of his contemporaries of the period, Gage was already an established architect by the time he settled in Los Angeles. Born on March 8, 1891, in New York City, William John Gage, Jr. was educated in Champaign, Illinois, where he graduated from high school in 1909. He enrolled at the University of Illinois in Urbana, where he received a Bachelor of Arts degree in 1913. Upon his graduation from college he moved to Minneapolis, Minnesota, where he found work as an architectural draftsman with the noted firm of Long, Lamoreaux & Long. Gage subsequently worked for several firms in Minneapolis and, later, St. Cloud, Minnesota, where began establishing his first partnership, Buckley & Gage, in 1914. Gage later relocated to Fargo, North Dakota, where he met and married his wife, Eva Elizabeth Holden, in 1915 and established another partnership, Ashelman & Gage.

In 1920 the Gages moved to Southern California. Together with architect Harry G. Koerner, William Gage established the architectural firm of Koerner and Gage in Los Angeles.<sup>31</sup> In 1921, Gage received his license to practice architecture in California; that same year witnessed the earliest recorded mention of the firm's work: a one-story brick shop and garage building on Western Avenue near Sunset Boulevard for C. H. Stillwell.<sup>32</sup> Other small commercial projects were recorded in the following

<sup>31</sup> A 1922 *Los Angeles Times* article notes that in the earliest years of their partnership, the firm was known as Koerner-Gage. However, by the 1930s, the pair was operating under Koerner and Gage. See "Commercial Buildings for Growing Business Center," *Los Angeles Times*, March 19, 1922.

<sup>32</sup> "Brick Stores and Garage," *Southwest Builder and Contractor* 58 no. 26 (December 23, 1921): 18.



years; however, the firm did not rise to prominence until 1930, when Koerner and Gage received the commission to design the Beverly Hills City Hall. By that time, the firm had relocated its offices to Beverly Hills and had already completed – or would go on to complete – several notable commercial, institutional, and residential commissions in the area.

Records held by the American Institute of Architects indicate that William Gage and Harry Koerner dissolved their partnership in 1932. Gage established a solo architectural practice in Beverly Hills, where he and his wife continued to reside through the 1940s and where Gage was characterized as a “civic leader” when he attended a gala reception with Hollywood luminaries at Pickfair in 1936.<sup>33</sup> Much of Gage’s work throughout the 1930s and 1940s was focused in Beverly Hills and the adjacent upscale neighborhoods of western Los Angeles. He designed several residences in Bel Air in the 1930s; in addition to the Shepherd residence at 626 Siena Way, he also designed an addition to a residence for film producer Mervyn LeRoy,<sup>34</sup> and a residence for industrialist John Phelan Shirley.<sup>35</sup>

In 1946 William Gage and his wife relocated to Santa Ana, where he maintained his architectural practice until 1952. Although Gage was also associated with Eger & Associates, a Compton-based firm, during this period, his body of work primarily focused on properties in Santa Ana, including the design for Community Hospital of Santa Ana with Martin Stein, Jr. By 1954, however, Gage had retired and withdrawn from the American Institute of Architects.

William Gage died on September 28, 1965, in Santa Ana, California.

### Conclusion

626 Siena Way is significant as an excellent and intact example of Neoclassical Revival-style residential architecture with Regency Revival details. Period Revival architectural styles were popular in the 1930s, but the Neoclassical style was adopted for residential design less frequently than some of its contemporary counterparts, particularly in Bel Air. As such, the subject property represents a relatively rare and highly intact example of the style in Bel Air. Additionally, all three components of the original plan at 626 Siena Way – main residence, swimming pool, and pavilion – have retained most of their character-defining features, finishes, and materials from the period of construction and exhibit an exceptionally high degree of integrity for a residential property from this period. William J. Gage was a prominent practitioner who is perhaps most recognized for his design of the Beverly Hills City Hall with Harry G. Koerner.

<sup>33</sup> “City Landmark Assessment & Evaluation Report: Beverly Hills City Hall, 450 North Crescent Drive, Beverly Hills, CA,” prepared for the City of Beverly Hills Community Development Department Planning Division by Ostashay & Associates Consulting, April 2013.

<sup>34</sup> “Building Permit Applications Made,” *Los Angeles Times*, February 25, 1934.

<sup>35</sup> “Residential Investment of Around \$85,000,” *Los Angeles Times*, June 6, 1937.



## BIBLIOGRAPHY

- "Brick Stores and Garage." *Southwest Builder and Contractor* 58 no. 26 (December 23, 1921): 18.
- "Building Permit Applications Made." *Los Angeles Times*, February 25, 1934.
- Building Permits. City of Los Angeles Department of Building and Safety.  
<http://ladbsdoc.lacity.org/idispublic/> (accessed June 2016).
- "City Landmark Assessment & Evaluation Report: Beverly Hills City Hall, 450 North Crescent Drive, Beverly Hills, CA." Prepared for the City of Beverly Hills Community Development Department Planning Division by Ostashay & Associates Consulting, April 2013.
- "Commercial Buildings for Growing Business Center." *Los Angeles Times*, March 19, 1922.
- "Details Concerning Edward Carter Gift of Garden to UCLA Disclosed." *Los Angeles Times*, November 5, 1969.
- "Estate Sale Tops \$90,000." *Los Angeles Times*, November 19, 1944.
- Gross, Michael. *Unreal Estate: Money, Ambition, and the Lust For Land in Los Angeles*. New York: Broadway Books, 2011.
- Hanson, A. E. *An Arcadian Landscape: The California Gardens of A. E. Hanson, 1920-1932*. Edited by David Gebhard and Sheila Lynds. Los Angeles: Hennessey & Ingalls, 1985.
- "Home to Contain Fourteen Rooms." *Los Angeles Times*, March 27, 1938.
- Hyland, Jeffrey. *The Legendary Estates of Beverly Hills*. New York: Rizzoli, 2008.
- Loomis, Jan. *Westside Chronicles: Historic Stories of West Los Angeles*. Charleston, SC: The History Press, 2012.
- "Los Angeles Realty Man Dies Abroad." *Los Angeles Times*, April 10, 1928.
- "Mrs. Warren Wright of Calumet Farms and Gene Markey to Marry." *Los Angeles Times*, September 19, 1952.
- "Open Danziger Estate Today." *Los Angeles Times*, October 15, 1922.
- "Residence of Mr. and Mrs. W. E. Shepherd, Bel-Air – William J. Gage, Architect." *Architectural Digest* 10 no. 2: 42-46.
- "Residential Investment of Around \$85,000." *Los Angeles Times*, June 6, 1937.
- "Six Bel-Air Sales Total \$77,750." *Los Angeles Times*, June 6, 1937.
- "UCLA Purchases Japanese Gardens." *Los Angeles Times*, March 14, 1965.
- "UCLA Sells Landmark Japanese Garden for \$12.5 Million." *Los Angeles Times*, June 3, 2016.  
<http://www.latimes.com/local/lanow/la-me-ln-ucla-garden-20160603-snap-story.html> (accessed June 21, 2016.)
- "Warren Wright's Wife Called 'Mrs. Calumet.'" *Los Angeles Times*, December 26, 1951.



"W. E. Shepherd Dies on Trip." *Los Angeles Times*, September 14, 1943.

"William J. Gage (1891-1965)." American Institute of Architects Historical Directory of American Architects. <http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/ahd1015139.aspx> (accessed June 2016).



**COPIES OF PRIMARY/SECONDARY DOCUMENTATION**



LOS ANGELES, CALIF. VOL. 2474.

**2405A**

2406A

SCALE 200 FT. TO AN INCH



2440

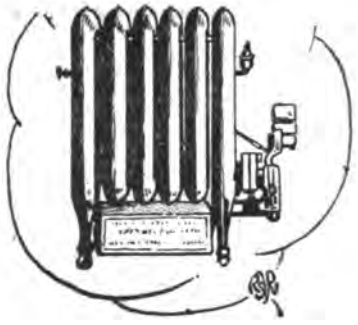
2439

2407A

2404A

SCALE 200 FT TO ONE INCH





## We Announce

an unusual display and demonstration at the Metropolitan Building and Appliance Exhibit, 6th floor, Metropolitan Building, of the

### Hulbert Electric Steam Radiator

AND THE

### Sepco Electric Water Heater

We cordially invite every Architect, Contractor and prospective builder to view these most modern appliances which insure "Comfort by Wire."

Phone 11124 or 15908 for appointment



713 South Broadway  
LOS ANGELES

## FLOOR SANDERS

I am selling an electric floor sander that will do 25% more and better work than any machine on the market.

PRICE \$275

2 H. P. Motor. Sands 15" wide to within 1/4" of wall. No vibration. Free trial. Prove this machine's advantage yourself.

P. J. FRANKLIN

224 Mason Bldg.

Phone 61448

Res. W11. 650

**ROSEMONT AVE. SCHOOL**—Macdonald & Driver, Douglas Bldg., were low bidders at \$55,910 on general contract for new brick school bldg. at Rosemont Ave. school site; Geo. M. Lindsey, archt. Other low bidders were: Prewitt Elec. Co. on wiring at \$2924; Alhambra Wall Paper & Paint Co. on painting at \$2870; E. W. Crowell Co. on plumbing at \$5635; and Marshall-Lock Co. on steam heating at \$3509. The bids, which were referred to bus. mgr., were as follows:

**General Contract**—Macdonald & Driver, \$55,910; Walter Slater Co., \$58,000; J. A. Hill Constr. Co., \$58,679; John Simpson & Co., \$61,900; J. D. Kneen Contracting Co., \$62,674. **Wiring**—Prewitt Elec. Co., \$2924; F. E. Newbery Co., \$3050. **Painting**—Alhambra Wall Paper & Paint Co., \$2870; Apex Painting Co., \$2928; Arenz-Warren Co., \$3226; E. A. Lindgreen, \$3300. **Plumbing**—E. W. Crowell Co., \$5635; W. S. Goodrich, \$6613; Marshall-Lock Co., \$7466. **Steam Heating**—Marshall-Lock Co., \$3509; J. Hokom, \$3863; Munger & Munger, \$4134. Potter Radiator Corp. bid \$1944 on gas heating.

**MIRAMONTE SCHOOL**—T. Bennett, 7955 Hollywood Blvd., was low bidder at \$14,185 for erecting an addition and remodeling Miramonte school bldg. Marshall-Lock Co. was low bidder on steam heating at \$1214, and Arenz-Warren Co., was low on painting at \$622. The bids, which were referred to the bus. mgr., were as follows:

**General Work**—T. Bennett, \$14,185; Macdonald & Driver, \$14,400; Escherich Bros., \$14,940; John B. Dawson, \$16,360. **Painting**—Arenz-Warren Co., \$622; Alhambra Wall Paper & Paint Co., \$949; R. Zelinsky, \$979. **Steam Heating**—Marshall-Lock Co., \$1214; Munger & Munger, \$1295; J. Hokom, \$1302; Arthur Hess, \$1739.

**GRANT SCHOOL BUILDING**—J. A. Hill Construction Co., 1749 W. 23rd St., was low bidder at \$68,790 on general contract for new school bldg. at Grant school site, Wilton Pl. and Harold Way. Other low bidders were: Marshall-Lock Co. on steam heating at \$4159; Prewitt Elec. Co. on wiring at \$2518; Arenz-Warren Co. on painting at \$2990; and E. W. Crowell on plumbing at \$5148. Bids referred to bus. mgr. Two-sto., 101x64 ft.; 9-rms., brick constr., plas. ext., clay tile rf. Jeffery & Schaefer, archts. The bids were:

**General Contract**—J. A. Hill Constr. Co., \$68,790; John Simpson & Co., \$69,970; J. F. Atkinson, \$71,700; Willard-Brent Co., \$79,923. **Heating**—Marshall-Lock Co., \$4159; Geo. J. Furtch, \$4200; Arthur Hess, \$4450; J. Hokom, \$4475; Western Plumbers & Steam Fitters, \$4493; Munger & Munger, \$4673. **Painting**—Arenz-Warren Co., \$2990; Alhambra Wall Paper & Paint Co., \$3238; E. A. Lindgreen, \$3570; D. Zelinsky, \$3579. **Electrical Work**—Prewitt Elec. Co., \$2518; F. E. Newbery Co., \$2840. **Plumbing**—E. W. Crowell Co., \$5148; G. C. Sutton, \$5296; H. E. Murray, \$5484; J. Hokom, \$5546.

**MOVING BUILDINGS**—Kress House Moving Co. was only bidder at \$555 for moving bldgs. from 6th Ave. school site to Estara school site.

**SANITARY BUILDING**—T. Bennett, 7955 Hollywood Blvd., was low bidder at \$5839 for erecting new sanitary bldg. at Lockwood school site, Marshall-Lock Co. was low on plumbing at \$4312. The bids, which were referred to bus. mgr., were as follows: **General Contract**—T. Bennett, \$5839; McFadden & Winkelman, \$5965; Chas. Gale, \$6390; Louis A. Geisler, \$6398. **Plumbing**—Marshall-Lock Co., \$4312; E. W. Crowell Co., \$4328; Western Plumbers & Steam Fitters, \$4500.

#### CONTRACTS AWARDED

**BRICK STORES AND GARAGE**—Rosene & Lavery, Ocean Park, have contr., \$35,000 for a 1-sto., brick store and garage bldg., cor. Temple St. and Beaudry Ave., for Mr. Teague. The bldg. will be 164x105 ft., and will contain 8 stores and public garage. Cem. brick facing, plate glass, terrazzo entrances and bases, steel beams, comp. rf., orn. iron lights. George W. Eldredge and Thomas Jewell, 226 Pacific Finance Bldg., are the archts.

**DOUBLE BUNGALOW**—Joseph F. Rhodes, 412 Central Bldg., is preparing plans and has contr. at \$7000 for an 8-rm. frame double bungalow at 1152 W. 37th Dr. for James A. Riding. Sliding ext., shingle rf., oak fls., comp. bats and drainbds., gas rads., aut. water heaters.

**BRICK STORES AND GARAGE**—Koerner-Gage Co., 1038 N. Western Ave., has prepared plans and has contr. for 1-sto. brick shop and garage bldg. on Western Ave. near Sunset Blvd. for C. H. Stillwell. Garage and 14 shops; 95x179 ft., brick walls, plas. front, plate glass windows, steel beams, comp. rf., metal skylights, cem. fl.; \$20,000.

**FLATS**—Harry T. Reid, 405 Story Bldg., has contr. for 2-sto., 16-rm. flat on 3rd St. near Coronado St. for Robert S. Christie. Plas. ext., 40x55 ft., comp. rf., pine trim, oak fls., tiled baths, water htrs., gas rads.; \$13,000.

**BRICK GARAGE**—A. O. Dolson, 774 Kensington Rd., has contr. for 1-sto. brick garage on Grand Ave. betw. 25th and Adams Sts. for P. D. Mason. Brick walls, press. brick facing, steel beams, plate glass, comp. rf., metal skylights, cem. fl.; \$15,000. Chas. E. Shattuck, 318 Mason Bldg., archt.

**BRICK STORE BUILDING**—C. J. Kubach Co., 701 Mer. Nat. Bank Bldg., has contr. for a 1-sto. brick store bldg., 60x150 ft., on Orange St. betw. Alvarado St. and Westlake Ave. for Adele Louis. Walker & Eisen, 325 Pac. Finance Bldg., archts. Nine stores; tapestry brick facing, terra cotta trim, plate glass, reinf. concr. beams, comp. rf., metal skylights, cem. fls.; \$22,000.

## White Pedrara Onyx

surpasses white marble in many respects as a material for interior trim.

Unlike white marble, there is "life" to the texture of white Pedrara Onyx. And, being translucent, the onyx may be illuminated with beautiful effect.

Pedrara Onyx in a wide range of rich colorings is obtainable from us in perfectly matched and finished slabs. We can promise delivery "on the date," too.

SOUTHWEST ONYX  
&  
MARBLE COMPANY

Foot of Crosby Street,  
San Diego, California.



Los Angeles, Cal. 245 S. Los Angeles St.  
Telephone: Main 845.

SMITH, EMERY & COMPANY  
ENGINEERS AND CHEMISTS  
INSPECTING TESTING CHEMICAL

**AUTO CLUB BUILDING**—Grant McCain, Pomona, has contr. at \$7235 for a 1-sto., frame and plas. bldg., 25x66 ft., to be erected in Pomona for Harold C. Dewey, and to be occupied by the Auto Club. Other bids received were: J. S. Metzger, 559 Mission Rd., \$7350; Los Angeles Bldg. and Contr. Co., Marsh-Strong Bldg., \$8475; Arthur Andrews, Pomona, \$8430. Stucco ext., tile and comp. rf., birch trim, cem. fl., office fixtures. Carleton M. Winslow, 1134 Van Nuys Bldg., is the archt.

**DOUBLE BUNGALOW**—Southland Constr. Co., 520 I. W. Hellman Bldg., is preparing plans and has contr. at \$9000 for a 10-rm. frame and plas. double bungalow near the L. A. high school for Agostina O. Demenico. Plas. ext., comp. and tile rf., tile baths and drainbds., gas rads., oak fls., aut. water heaters, tile mantels, double garage.



## NEED MILLIONS FOR BUILDING.

*Large Amount is Going Into  
Mortgages Monthly*

*Money Situation Easier Since  
First of Year.*

*Steady Gain in Recording of  
Instruments.*

Improved conditions in the money market and the public disposition to absorb good first mortgages in increasing amounts are greatly benefiting building conditions in Los Angeles, especially in the field of home-building, according to the managing committee of the Los Angeles Forward Movement, which is keeping close tabs on the financial outlook. The committee admits that millions must be forthcoming to carry on energetically the building program involved in this community's actual housing needs, and this is aside from the great sums of money which must be spent in connection with the commercial building enterprises.

It is estimated by the Forward Movement Committee that in the ten weeks which have elapsed since the beginning of this year, approximately \$5,500,-

000 has been invested in mortgages secured by Los Angeles residential property, or at the rate of \$850,000 a week. This is a considerable increase over the same period of a year ago. It is stated also that much of this money has come from the public, a fact which is considered highly favorable in the home-building field. A large number of these first mortgages are secured by buildings which have recently been completed by the established local building companies, whose operations just now are contributing a large share to the development of Los Angeles and its building prosperity.

From such a dependable course as the larger financial institutions dealing in real estate mortgages,

## Commercial Building for Growing Business Center.



Western-Avenue Stores and Garage,

Now being erected for Charles H. Stillwell at the corner of Western and Fernwood avenues. Adjoining this building on the east, Mr. Stillwell is erecting thirty-six bungalows of four rooms each. The Koerner-Gage Company is the designer and builder.

the Forward Movement Committee has learned that good loans are being passed more readily than the situation earlier in the year indicated they might be. It also develops that the money market both in Los Angeles and the Eastern centers is considerably easier because of the fact that intending home-builders are able to finance their own enterprises with their own personal savings, and consequently are not lending too heavily on the ability of financial institutions to assist them. This, it is shown, is somewhat responsible for the lowering interest rates.

### FAVORABLE TO BORROWER.

On the whole, the mortgage-lending situation is regarded as more favorable for the borrower than it was during the period of business unsettlement three or four months ago. Commenting on this phase of the building situation yesterday, a member of the Forward Movement Committee expressed the belief that before long the interest rate on good, well-secured real estate mortgages would probably drop from 7 to 6 per cent. He said he believed that the whole building situation would be vastly benefited by a 6 per cent interest rate maintained over any protracted period. More competition among lenders on real estate loans, he added, would do this. Those among the forward movement managers who expect the lowering tendency of interest rates to continue, point to the fact that more money is now coming into the realty field by reason of the stiff rate it is paying, and also because the conservative investor regards such security as the most dependable form of investment, assuring him of the return of his principal intact, as well as the profitable interest.

### MORE MONEY AVAILABLE.

Inquiry yesterday by the Forward Movement Committee at the County Recorder's office, indicated that there is a steady increase in the amount of money seeking desirable mortgage investments. Records of the office for the week ending March 15, showing a total of 1257 instruments filed, of which 956, or about 75 per cent bear the 7 per cent interest rate. Forty-three transactions, involving the loan of \$402,600, were made on the basis of 6 and 6½ per cent interest. The total number of instruments filed represented an increase of nearly 100 over the preceding week.

Figures assembled in connection with the 1922 city directory, showing that during the twelve months ending March 15, Los Angeles gains 60,822 in population, are referred to by the Forward Movement Committee as indicating very clearly that an enormous amount of home-building must be accomplished here this year in order to meet the State's actual needs. It is believed by the committee that hundreds of acres of additional territory must be brought under subdivision during this year to meet the community's residential expansion.



## OPEN DANZIGER ESTATE TODAY

**Two Hundred Acres in First Unit Plotted**

**Entire Subdivision to Have Complete Improvements**

**Tract Streets to be Linked With Beverly Boulevard**

Several hundred acres of land which border on Beverly Glen, and which comprise the property widely known as the Danziger estate, have been placed on the market as a subdivision. Bel-Air, as the tract is now known, is open to

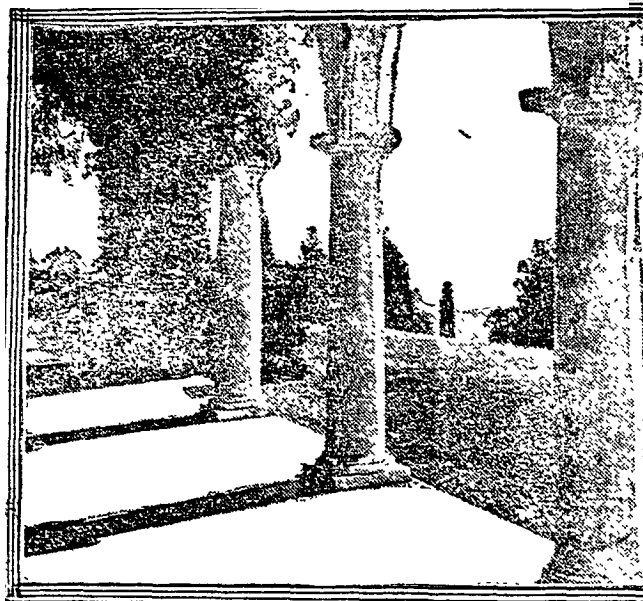
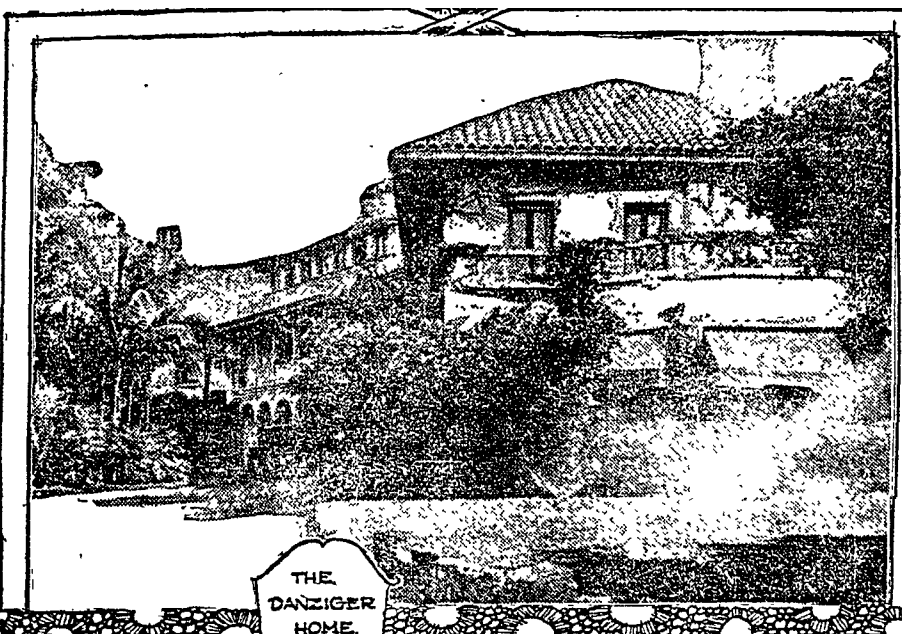
telephone systems. All wires, pipes and conduits are to be placed underground. Polo grounds, golf courses, tennis courts, a club building and a theater are to be placed in the tract according to the announcement of the Meline Company. The estate now has several miles of bridle paths. These are to be increased to more than twice their present length.

Several miles of roads had been built in the estate prior to its purchase by the selling syndicate, and these are to be widened to sixty feet. It has not been decided definitely what surface will be placed on the new roads but they are to have a concrete base. Wilkie Woodard is to superintend the construction of the roads and bridle paths.

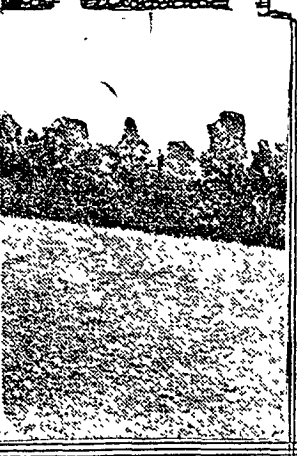
### CLOSE TO NEW HIGHWAY

The front of the property will be very close to the proposed Beverly Boulevard. At the west entrance of the tract a park has been mapped out, and this will be offered to the city as a municipal park. All of the tract is within

## To Become Commanding Residential Sites



THE LOGGIA.



VIEW OF THE VALLEY.

### Views of Danziger Estate

This estate, west of Beverly Hills, is being opened by the Frank Meline Company today. Bel Air, as the estate is now known, was recently acquired by a syndicate for \$2,500,000.

the public today, according to an announcement made by the Frank Meline Company, agents for the property.

Bel-Air has been arranged for sale along unusual lines. The first unit of the estate containing 200 acres and the Danziger home and eighteen acres which go with it are the only parts of the property which will be sold by prearranged plots, according to the announcement. Purchasers of other parts of the tract will have the opportunity of selecting the land which they wish to buy from any on the subdivision. The topography of the several parts of the tract may be considered by this method.

### FIVE SQUARE MILES

The subdivision extends two miles from east to west and two and a half miles from north to south. Back of Bel-Air the city is constructing the Stone River Dam. This insures the tract with an adequate water supply in future years. The tract will be improved with sewage, water, electrical and

the incorporate limits of Los Angeles. This park has in it a number of old and beautiful sycamore trees which the subdividers have been anxious to preserve.

All of the property is higher than that south of it. The elevation of the property becomes greater from south to north. At the summit the elevation is 880 feet above sea level. This is in the grounds surrounding the home which was built in 1915 by the Danziger family. From the grounds about this house a view of the entire city from the east city limits to the ocean is provided. No obstructions bar the observation to the south of the home so that the lower plain extending to the summits of the Baldwin Hills, may be seen. On a clear day it is possible to see Santa Catalina Island. Homes in Culver City, Venice and Santa Monica are readily visible.

### COST HUGE SUM

The opening of the tract which is announced for today culminates a series of negotiations which

have been in progress for some months. The sale of the property of the selling syndicate was finally effected a short time ago when Mrs. Daisy Canfield Danziger sold the property for a sum reported to be \$2,500,000.



# TWINS TREAD ORCHID TRAIL Pairs Predominate at Doctor's Wedding



Among Those Present

Left to right—Bottom row, Dr. Roy L. Anderson, Dr. Ray W. Anderson, Mrs. Roy Anderson and Irene Bowen. Middle row—Ralph W. Berry and Rollin Berry. Top row—Eli F. Bush, Municipal Judge Guy F. Bush, Walter F. Berglund and Chester L. Berglund.

**T**WINS had their inning last night at the wedding of Miss Juanita Bowen and Dr. Ray Walter Anderson at the Church of the Messiah, West Washington Boulevard.

There were four pairs who took active part in the ceremonies. Dr. Roy L. Anderson, twin brother of the groom, was best man and the ushers included three other pairs of twins. Eli F. Bush and Municipal Judge Guy F. Bush, Ralph W. and Rollin B. Berry, Walter E. and Chester L. Berglund.

A number of other twins were among the spectators. The ceremony was performed by Dr. Herbert Booth Smith.

The bride is the daughter of Mr. and Mrs. Albert John Bowen of Kensington Road.

## WAR BEGUN ON VACANT LOT LIGHTING

*Councilman Alber Opposes  
 Ornamental Standards in  
 Unpopulated Areas*

Councilman Alber led the battle at yesterday's session of the City Council against ornamental lighting posts being ordered on streets on petition of large holders of vacant lots and without the approval of the actual residents in the territory.

As a result of the Councilman's demand for proof that the people who live there and pay the assessments desire the lights, the City Council continued, until June 11, further consideration of a petition for ornamental lighting posts on streets in the Claremont-avenue and Franklin-avenue lighting district.

Councilmen Randall and Hall also supported Councilman Alber's contention that the desires of the actual residents and home owners in the territory be ascertained before action is taken on the petition for ornamental lighting posts.

### PROGRAM FOR OHIOANS

A program of readings, music and songs has been arranged for a meeting tonight of the Ohio State Society at 1137 South Hope street. President Redmond announced yesterday.

## LOS ANGELES REALTY MAN DIES ABROAD

*Harry Rea Callender in  
 France When End Comes;  
 Trip for Health*

Harry Rea Callender, veteran Los Angeles real-estate and insurance man, died in Mentone, France, Easter morning, according to a cablegram received here from his son, Rea Callender. Mr. Callender, who was 57 years of age, went abroad last July for his health, going to Mentone after a visit to Germany.

Born in Chicago, Mr. Callender was educated in the public schools of Dayton, O., and at Massachusetts Institute of Technology. He came to Los Angeles thirty-four years ago, entering the real-estate business in the office of Silent & Betts. In 1897 he formed a partnership with Gilbert S. Wright. The firm name was changed to the Wright-Callender-Andrews Company in 1912, when Charles G. Andrews was taken in as a partner. In 1921 the firm was dissolved and Mr. Callender formed the Callender-Manwaring Company, with which he was associated until his death.

He was a director of the Chamber of Commerce for four years and a director of the Automobile Club of Southern California for some time. He also served as a member of the board of governors of the Society of Colonial Wars and as a vice-president of the Los Angeles Realty Board. He was a member of most of the clubs of the city and a Scottish Rite Mason.

In addition to his son, who arrived in Mentone the day before his death, Mr. Callender leaves his widow, Mrs. Ada Patterson Callender, whom he married in 1900, and a daughter, Miss Virginia Callender, both of whom were with him when the end came.

Funeral arrangements have not yet been announced.

## FIRE CHIEF TELLS NEED OF FUNDS

*Department Seeks Bond  
 Issue of \$4,740,657 to Be  
 Voted Next Election*

The Board of Fire Commissioners has requested the City Council to place on the ballot at an election this year a bond issue of \$4,740,657 to be used in building new fire houses, rebuilding others and for purchasing equipment.

The bond budget of Chief Scott setting forth the purposes for which this bond money is to be used includes the purchase of land for and building thirty-two bungalow fire houses at an estimated cost of \$23,000 each, the building of seven fire houses in the Venice district, three houses in the San Fernando Valley and six in the harbor district, including \$400,000 for a new fire boat and house for the boat and crew.

The equipment to be purchased with the bond money includes forty-five combination pumping engines and hose wagons and 3705 new fire hydrants.

### SALES INSTITUTE OPENS

The fifth annual Paul Ivey Institute of Salesmanship, held under the direction of the University of Southern California, and personally headed by Dr. Paul W. Ivey, nationally recognized lecturer, sales coach and business counselor, opens tonight in the Alexandria at 7 o'clock. "Building Values" and "Creative Salesmanship" are the subjects to be discussed in the first session.



## BUILDING PERMIT APPLICATIONS MADE

Application has been made to the building department for permission to construct a \$12,000 church building at the southeast corner of Ways and Terminal Way, Terminal Island, San Pedro district, for the Los Angeles Baptist City Mission Society. Marsh, Smith & Powell are the architects and Charles Gardner is the general contractor.

The structure will be one story in height, of frame and stucco construction and will contain eleven rooms.

Other applications are for the following:

One-story, \$4140, seven-room double residence at South Stearns Drive for C. F. and Etta Lauman. Paul A. Needham is the architect and John F. Kuhns Construction Company is the general contractor.

Alterations to a store and hotel building at 317-19 East Ninth street and 851-53 South Maple avenue for the Ninth and Maple Avenue Syndicate. The cost will be \$5000. Edward Cray Taylor and Ellis Wing Taylor are the architects.

Two-story, \$7800, eight-room residence at 6501 Whitworth Drive for Gerald A. McNulty.

One-story, \$5000, seven-room residence at 10353 Rosbury Place, West Los Angeles, for Stella N. Anderson. Harold Hansen is the general contractor.

Two-story, \$8400, nine-room residence at 1069 Selby avenue, West Los Angeles, for Samuel J. Katz.

Alterations to a one-story Class C brick garage building at 1741 North Highland avenue for Dr. Frank E. Sharp at a cost of \$5000. Jackson Brothers are the general contractors.

Two-story, \$2500, two-room addition to a residence at 355 St. Cloud Road, Bel-Air, West Los Angeles, for Mervyn Leroy. William J. Gage is the architect.

One-story, \$1500, two-room addition to a beach house at 16801 Roosevelt Highway, West Los Angeles, for the Bel-Air Bay Club. William H. Schuchardt is the architect.

Two-story, \$7990, fifteen-room double residence, 902-04 Wooster street, for Eudice Lindsey Diller.

One-story, \$5175, seven-room residence, 1123 Alvira street, for J. J. Schwartz. M. Burgbacher & Sons are the general contractors.

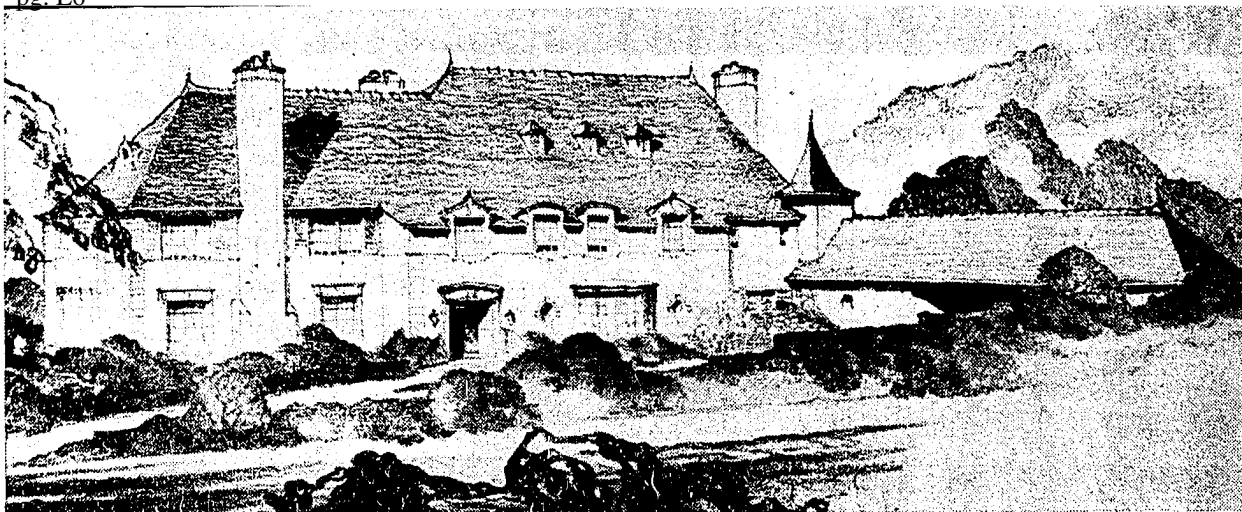
Two-story, \$6400, five-room addition to store building at 2300-10 Griffith avenue for B. Epstein.

One-story, \$3400, six-room residence, 4256 South Bronson avenue, for Iven F. Rousey.



## RESIDENTIAL INVESTMENT OF AROUND \$85,000

*Los Angeles Times* (1923-Current File); Jun 6, 1937;  
ProQuest Historical Newspapers: Los Angeles Times  
pg. E6



## RESIDENTIAL INVESTMENT OF AROUND \$85,000

This fourteen-room residence, which with site totals investment of about \$85,000, of which \$60,000 is for the structure, is being constructed on an acre and a quarter site at the southwest corner of Bel-Air and St. Cloud Roads, Bel-Air, for John Phelan Shirley, a member

of the internationally-known firm of Gunther & Shirley, construction engineers. Architect William J. Gage designed the residence and is supervising its construction. The site sale was negotiated by Charles A. White, Beverly Hills realty dealer.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.



Radio Star Plans  
\$25,000 Residence  
on Valley Site

Hal Berger, radio star, who recently bought an estate on the Lankershim property in San Fernando Valley, has plans underway for the construction of a \$25,000 residence of the English farm house type. The property is on Laurel Crest at Berry Drive.

Dudley Nicols, film writer and a Motion Picture Academy award winner, who bought an estate adjoining the Berger property, will build a \$15,000 home of modernistic design.

Both residential projects were reported by Morey and Eaton, developers of San Fernando Valley areas.

Cottage City  
Property Bought

Purchase of Cottage City property by the General Petroleum Corporation from Mr. and Mrs. Albert Cohn of Los Angeles and Carlsbad, for a reported price of \$80,000, has been announced by Fred A. Leach, Laguna Beach realty dealer.

The property has dimensions of 740 by 100 feet. Part of the land will be utilized as site for a super-service station to be constructed at an estimated cost of \$15,000.

The remaining portion of the area, now occupied by cottages, has been leased to Albert H. Fanning.

Six Bel-Air Sales  
Total \$77,750

Sales at Bel-Air registered \$77,750 over the recent holiday, according to Charles B. Hopper, general sales agent.

A major sale transferred ownership of "The Oaks," former residence site of Ada P. Callender, which was sold to Willard E. Shepherd, president of the Shepherd Tractor and Equipment Company. The reported price was \$40,000 for the two-acre site.

A site near the country club was sold for \$17,500, while four estates in the single residence center near Sepulveda Boulevard brought \$7500, \$4250, \$4750 and \$3750, respectively.

Construction Primer

This column is conducted by the California House and Garden Exhibition, 5900 Wilshire Boulevard. Queries addressed to "Construction Primer," in care of Real Estate Editor of The Times, will be answered without charge or obligation when accompanied by stamped, self-addressed envelope.

Question: We are thinking of using a red trim on the house we are re-painting, and we would like to know what shade is being used for work of this kind.

Answer: Chinese red is filling a multitude of decorative purposes today for doors, shutters and trim. It is made of equal parts of carmine and English vermilion.

Q.: Is the plywood that is used on the inside and outside of the modern type house in the House and Garden Exhibition a composition material?

A.: That plywood is constructed of thin sheets of real wood, cemented together with the grain of each ply at right angles to the grain of the adjoining plies so that it will not split, shrink or warp. It can be sawed in any direction and thin panels can be curved for arches. Where plywood is used next to outer walls a coat of linseed oil applied to the surface next to the studding will prevent any penetration of moisture. Descriptive literature will be mailed on request.

Q.: What type of roofing would you suggest for a flat roof which covers a large area?

A.: The metallic split-sheet type of roofing would be practical for roofs of large spans. The term "split-sheet" for roofing means that the sheet of roofing thirty-six inches wide is one-half surfaced and one-half unsurfaced. The unsurfaced

part of the first sheet applied is covered by the surfaced part of the second sheet, to provide a double coverage over the entire roof area. The first layer is securely fastened to the roof with galvanized nails, blind nailed, over which hot asphalt is applied and the top sheet imbedded. The result is a roof of unusual strength and wearing quality. Additional information may be had on request.

Q.: What kind of material is the pressed-wood wall covering which I have seen used for modernization?

A.: The wall covering to which you refer is a combination of pressed wood fiber, processed in the factory by applications of fillers and enamels, and baked in electrically heated and controlled ovens to make a hard, washable and permanent surface. It may be obtained in seven standard colors, and several sizes. Literature will be sent on request.

Q.: Is there such a thing as movable fixtures for garden lighting?

A.: Equipment is now available designed to meet the needs of those who wish lighting equipment they themselves may install. Moderately priced, beautifully designed and finished, and made in a practical manner of good material, this series of fixtures will create many fascinating lighting effects. Being portable, they respond to various lighting needs and moods and may be moved to follow the gardens bloom.

Realty Dealer's  
1937 Sales to Date  
Total \$1,689,000

Recording an increase of \$514,000 over the corresponding period last year, Edgar Selecman, realty dealer, yesterday announced that his total sales of city and suburban real estate during the first five months of 1937 reached a combined valuation of \$1,689,000, in closed and pending escrows.

During the month of May alone, Mr. Selecman's transactions involved \$233,065 worth of city and country property. In the opening five months of 1936, his broker's volume of sales amounted to \$1,175,000.



## HOME TO CONTAIN FOURTEEN ROOMS

*Los Angeles Times* (1923-Current File); Mar 27, 1938;

ProQuest Historical Newspapers: Los Angeles Times (1881-1988)

pg. E4



## HOME TO CONTAIN FOURTEEN ROOMS

Georgian-colonial home being built on a site of a little more than two acres at 626 Siena Way, Bel-Air, for Mr. and Mrs. Willard E. Shepherd. It will contain fourteen rooms and six baths. Architect W. J. Gage designed it.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.





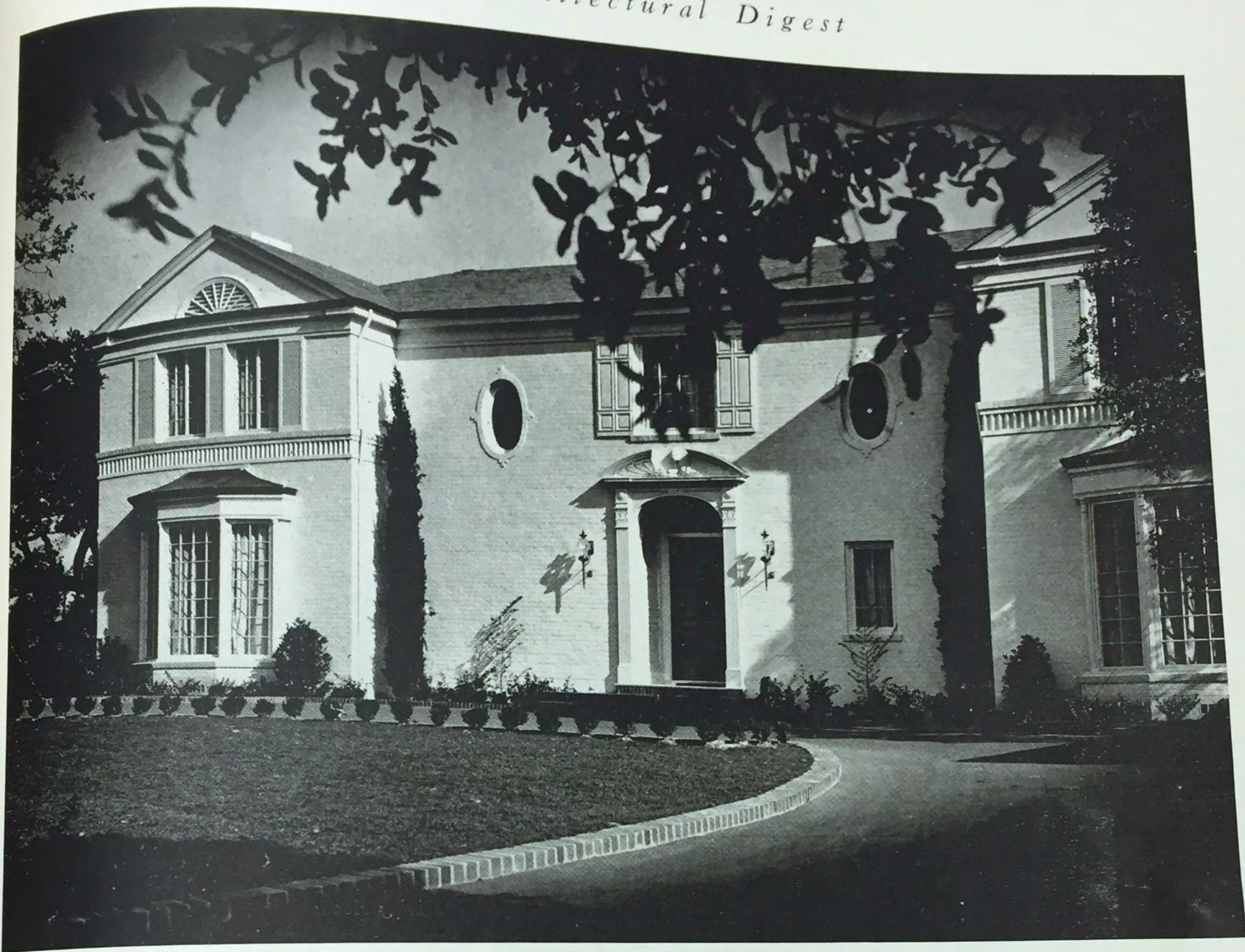
*Front Entrance Detail*

*Residence of Mr. and Mrs. W. E. Shepherd, Bel-Air—William J. Gage, Architect*

Photo Maynard L. Parker

"Residence of Mr. and Mrs. W. E. Shepherd, Bel-Air - William J. Gage, Architect."  
Architectural Digest 10 no. 2:42-46





*Front Elevation*

*Residence of Mr. and Mrs. W. E. Shepherd, Bel-Air—William J. Gage, Architect*

*Swimming Pool, Paddock Engineering Company*

*Brick Contractor: Albert Davies*

*Builders' and Period Hardware: Daniel C. Hay*

*Gas Heating: Payne Furnace & Supply Company, Inc.*

*Lighting Fixtures: Hollywood Lighting Fixture Company, Inc.*

*Mantels and Fireplace Equipment: J. Raczka*

*Marble: Vermont Marble Company*

*Ornamental and Decorative Plants: Roy F. Wilcox & Company*

*Permutit Water Conditioning: Air Conditioning Company*

*Ornamental Iron: Selak Iron Works*

*Screens: Roll-Away Window Screen Company, Ltd.*

*Photo Maynard L. Parker*





*Residence of  
Mr. and Mrs. W. E. Shepherd  
Bel-Air*

*William J. Gage, Architect*

*Lighting Fixtures by  
Hollywood Lighting Fixture Company, Inc.*

*Photos Maynard L. Parker*

*Dining Room*



*Living Room*



*Residence of  
Mr. and Mrs. W. E. Shepherd  
Bel-Air*

*William J. Gage, Architect*

*Stair Rails by  
Selak Iron Works*

*Photos Maynard L. Parker*

*Stairway*







*Library*

*Residence of Mr. and Mrs. W. E. Shepherd, Bel-Air—William J. Gage, Architect*

*Photos Maynard L. Parker*



*Bedroom*



# W. E. Shepherd Dies on Trip

Willard E. Shepherd, prominent Los Angeles industrialist and sportsman, died Sunday at Del Monte where he had gone for a brief vacation after a series of War Production Board conferences in San Francisco, it was learned here last night.

Mr. Shepherd was a member of



William E. Shephard

the advisory committee to the W.P.B.

He and Mrs. Shepherd, the former Helen Lawson, had stopped at Del Monte on their return trip to Los Angeles.

Mr. Shepherd was stricken Sunday morning and died before medical aid could be obtained.

Mr. Shepherd headed a tractor firm bearing his name at 150 W. Jefferson Blvd.

He was prominent in Southland sportsmen's circles and for two years served as president of Wilshire Country Club.

He leaves his widow and a son, Willard W.; a brother, C. W. Shepherd of Stockton, and two sisters, Mrs. Worth Murphy and Mrs. Meta H. Rigby of Los Angeles.

The body will be brought here for funeral services.

## Fee Charge Denied by Welfare Group

An erroneous impression is about that a charge of \$25 is made by the County Public Welfare Commission in connection with the licensing of boarding homes for children.

"There is no charge of any character in connection with the activities of the Los Angeles County Public Welfare Commission," said Harry Farrell, president of the body.

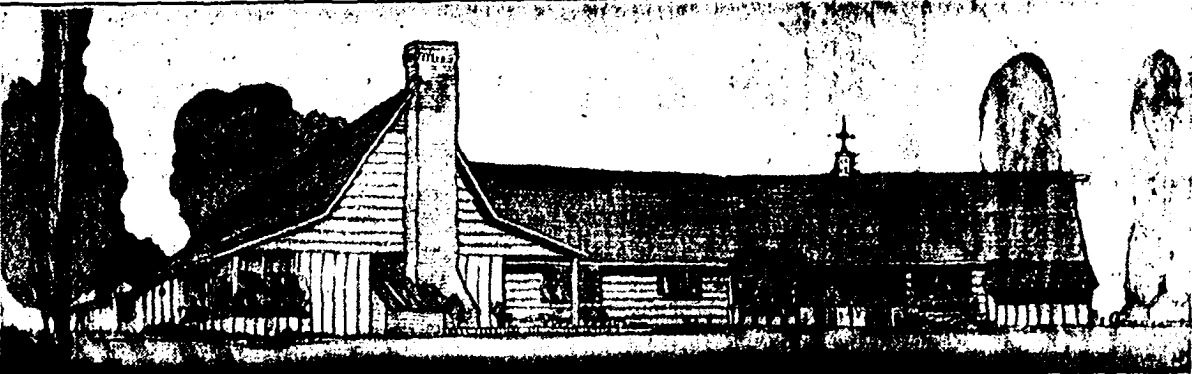
## Pasadena Pony Thief Hunt On

Pasadena police buckled on their six-shooters yesterday to go a-lookin' for horse thieves.

Hunted is a small Indian pinto pony named Apache and the varmints who unsnapped his halter and led him away from a vacant lot where his owner, Gordon Miller, 12, of 450 Ave. 64, Pasadena, had him staked out.



# Real Estate and Industry



**NEWLY DESIGNED**—Above-pictured, seven-room, modern form-type residence will be built in Sherman Oaks for Mr. and Mrs. Lou Sterling when building materials are available. It was designed by Architect L. G. Scherer.

Wood and masonry will be utilized in its construction. The dwelling's estimated cost is around \$9500. Among its features will be motion-picture, radio and television equipment, according to architectural plans.

## House Bought by Cary Grant

One of the largest recent residence-property deals; it was disclosed in the past week, was purchase of a dwelling of English Cotswold design in Bel-Air by Cary Grant, motion-picture star, from Mr. and Mrs. George Miller for a consideration understood to be around \$100,000. Lawrence Block Co., Inc., Beverly Hills realtors, represented buyer and sellers.

## Four Dwellings Transferred

Transfer of four Beverly Hills residences included the following deals, according to report yesterday by the George Elkins Co., realtors:

Dwelling at 9167 Chermelita Ave., sold to Mrs. B. A. Wittenberg by Mrs. Geneva Wood for \$27,000; home at 325 S. Almont Drive bought by Harold McMahon from Henry Fischer for \$14,000; dwelling at 713 N. Roxbury Drive sold to Mrs. E. K. Shaw by Dr. J. Warner Chandler for \$26,500. The residence at 321 La Peer Ave. was sold to Mr. and Mrs. Alfred M. Fritschle by A. B. Hewicker for \$15,000. W. L. Pollard represented the seller.

## Three Properties Bring \$60,500

Sale of three properties in the Beverly Hills district for sums totaling \$60,500 was announced yesterday by the Guy Price Co., realtors.

William Wilhelm purchased the two-story residence at 326 Comstock Ave. from Israel Blen for \$32,500. Ida M. Taylor sold a two-story dwelling at 1143 N. Doheny Drive to Guy-Price Jr. for \$21,500. Charles S. Goldstein bought a \$6500 site at 308 Linden Drive from E. F. Scheuling.

## Residential Property Transfers Reported

The Georgian Colonial residence at 11055 Sunset Blvd., listed at \$45,000, was sold by Virginia H. Ware to A. H. Soll, it was reported by the Ted Sackett Co., realtors. The company also announced sale of an apartment building at 10817 Lindbrook Drive to Raymond C. Jones for \$37,500.

## Farm Building Boost Forecast

As a result of the high level of farm incomes, most of the 7,000,000 United States farm families are better able now than at any time in the nation's history to improve their dwellings and other farm structures, James W. Follin, managing director of the Producers' Council, stated at a farm building maintenance and utilization conference.

The volume of new construction on farms during 1944 should range between \$145,000,000 and \$185,000,000 as compared with an annual average of \$230,000,000 in 1938-40, according to an estimate prepared by the market analysis committee of the council, Follin said. "The committee also has forecast a farm construction volume of \$500,000,000 for the first 12 months after the end of the war, with the total rising to an average of \$585,000,000 during the following five years, based on postwar price levels," he continued.

## Realty Activity Pace Disclosed

Figures reflecting real estate activity in Los Angeles County during October totaled 46,771, according to a compilation reported yesterday by the Security Title Insurance & Guarantee Co.

In the list of 19 southernmost California counties, with total of 88,891 filings, San Diego County was second, with 8507, and San Joaquin County was third, with 4903.

Alameda County was first in Northern California with 6780 filings, while San Francisco County was second, with 5575.

## Estate Sale Tops \$90,000

The Colonial residence on a two-acre site at 626 Siena Way, Bel-Air, was sold by Mrs. Willard Shepherd to Mr. and Mrs. Harry G. Atwood of Peoria, Ill., for approximately \$95,000, it was announced yesterday.

The site's equipment includes a swimming pool, waterfall, summer kitchen and barbecue in a setting of extensive landscaping.

Willard J. Lewis, Beverly Hills realtor, represented the seller. The Walter Horne Co. represented the buyer.

## Rancho Purchased

Sale of Rancho del Valle, near the Ridge Route, to John F. Mawson by Franklin W. Robinson for \$10,000 was one of a group of realty deals recently announced by Coldwell, Banker & Co.

## Producer Group's Officers Installed

Installation of recently elected officers of the Southern California chapter, Producers Council, took place at a meeting at the Clark Hotel in the past week.

The new officers are as follows:

Warren E. Hoyt, president, succeeding John Vandenberg; Paul Keenan, vice-president; B. A. Lum, treasurer; Kenneth C. Gaines, secretary.

Herbert J. Powell, president, Southern California chapter, American Institute of Architects, conducted the installation ceremony. Vandenberg presided.

The chapter, which is a branch of a national organization of manufacturers of building materials and equipment, is deeply interested in postwar steps for

building activity which, it is believed, will have an important part in solving unemployment problems.



NEW CALIFORNIAN

# Warren Wright's Wife Called 'Mrs. Calumet'

BY JEANE HOFFMAN

Kentucky still has an edge on California as a racing State, what with the Derby and its famous blue grass, but as of 1952 and the opening of Santa Anita, California has made a notable acquisition: Mrs. Warren Wright, more familiarly recognized by racing fans as "Mrs. Calumet."

Mrs. Wright — who assumed management of her husband's vast stable empire upon his death—will live in Bel-Air six months of the year from now on—and if the horses remain in



Kentucky it's no reflection on California. They're a little hard to move. For it's no one-horse establishment that slim Lucille Wright has taken over, but a million-dollar racing empire.

## Watched Calumet Grow

"I'm back in harness, running Calumet as I think Warren would have wished it," smiled the Kentucky-born beauty who for four months slept in a hospital chair to be near her husband until his death last year. "I think I'm probably better qualified than anyone else. For 18 years I watched Calumet develop from a hobby that neither of us knew much about, to the leading money stable of the country for seven of the past nine years."

Calumet, of course, means Citation and Coaltown to fans—and a full-time job to the pretty, gray-haired widow. Under her management are: 150 people employed on the 1100-acre farm at Lexington, Ky., (including 95 groomers in the spring); 120 horses (65 mares, 45 foals, 7 studs); corn, poultry, alfalfa and tobacco crops, and the running of the large Colonial home, stables and offices.

It's her decisions which put the green light on such matters as purchase of outside stock, stud fees, which stake races to enter, etc., and she personally signs every check and voucher.

## Lucky to Have Joneses

"I'm fortunate to have Ben and Jimmy Jones as trainers—they've been with us 15 years and are friends on whose judgment I depend greatly," said Mrs. Wright. "But the responsibility of decision still lies with me. Our farm manager, for instance, makes the actual purchase of any stock we buy. But I first inspect the horse's history and, sight unseen, decide what to buy on the basis of pedigree and performance. This year I purchased some brood mares because I wanted outside blood-

lines. Citation goes into stud this spring at a \$5000 fee and his book is already full for the next three years."

Citation, naturally, is the kingpin of Calumet, and while much interest has been generated by the Santa Anita appearance of his full brother, Unbelievable, Mrs. Wright refuses to get excited. The kid brother will have to prove himself first. "Horses are just like people," she pointed out. "One star in a family is about average. Citation was a champion from the moment he was born. He always had the look of an eagle in his eyes."

Mrs. Wright never bets on a stake race—"I figure I put up enough of a gamble just entering the horse," and rarely bets over \$20 anytime. Her greatest thrill? Seeing Whirlaway win the first Derby for Calumet. But her proudest moment came when Citation, Coaltown, Armed, Faultless, Wistful, Bewitch, Ferret, Two Lea and Ponder were all racing at Hialeah at the same time in 1948. All nine were champions, all bred by Calumet, and all racing at the same time—a feat probably never duplicated in racing history.

## Extra Expenses

Having a successful stable has its headaches as well as headlines. Take the number of people who are willing to help Mrs. Wright spend her stake-and-potatoes dough. "People write in asking me to help pay the mortgage, put their children through college, bail brother Joe out of jail. One fellow even threatened to poison our mounts—he'd had some bad luck following them.

The FBI personally answered his letter.

Fans read about Calumet winning a \$50,000 stake race and immediately assume we're \$50,000 ahead. It doesn't work out that way. I can't tell you what's left, but 10% goes to the trainer, 10% to the jockey, there's the government's cut and initial expenses of the horse's upkeep. That's why I'm always glad when I get a trophy," sighed Mrs. Wright. "At least I can keep the trophy!"

# Caliente to Reopen With 10-Race Card

AGUA CALIENTE, Mex. Dec. 25—Caliente will open its 1952 meeting of 52 or more days next Sunday with a 10-race program after being dark for 21 days.

Many important improvements have been made on the course during the past three weeks. A notable addition to the track facilities is the installation of an additional American Totalizator board which will register the exact odds and moneys bet in the daily double and quiniela. Caliente is the only track west of New York with this ultra-modern equipment.

## New Strip Laid

A completely new racing strip has been laid. 2000 tons of sand being used. This gives the Border course one of the safest paths in racing. Another improvement for the fans' comfort is the glassing in of the clubhouse terrace with windows on rollers that may be closed when it's cold and opened during warm days.

About 700 horses are stabled here for the New Year's meeting.



# Mrs. Warren Wright of Calumet Farms and Gene Markey to Marry

**BY HEDDA HOPPER**

The many friends of Lucille Wright and Gene Markey will be surprised and delighted to learn that Lucille and Gene will be married in New York next week.

She is the widow of the baking powder king, Warren Wright, and owns Calumet Farms, famed race horse stable in Kentucky. Gene is an ex-newspaperman and screen writer who served on Adm. William (Bull) Halsey's staff in World War II.

This will be Gene's fourth marriage, his previous wives being Joan Bennett, Hedy Lamarr and Myrna Loy.

Mrs. Wright purchased a beautiful home in Bel-Air a year ago. Among Calumet Farms winners in recent months were Hill Gail at the Kentucky Derby and Two Lea in the Hollywood Park Gold Cup.



**Gene Markey**



**Mrs. Warren Wright**



Dated April 10, 19 52.  
Received June 9, 19 52.  
Granted October 1, 19 52

MEMBERSHIP NO 8768

Published Date: August 1, 1952  
Expiration Date: October 1, 1952

THE AMERICAN INSTITUTE OF ARCHITECTS

## APPLICATION FOR MEMBERSHIP

### RECORD OF THE SECRETARY OF THE INSTITUTE

A Name of applicant.....William John Gage.....Chapter.....Southern California  
B Address of applicant.....13682 South Tustin Avenue, R-1, Santa Ana, California.....  
C Applicant proposed by.....Gates W. Burrows.....and.....George E. Gable.....  
D Application received with check for \$ 15.00 on.....June 9, 19 52.  
E Application returned for correction.....19 .  
F Application in due order on.....August 1, 1952.  
Record of registration, Form S39, Sent Calif. July 16 19 52. Received August 1, 19 52.  
G Notices sent to chapter executive committee:  
(a) Form S11, reasonable time ending on.....19....., on 19 .  
(b) Form S12, 30-day extension ending on.....19....., on 19 .  
H Acknowledgments to applicant, ~~proposers~~, and chapter on.....July 21, 19 52.  
I Certified resolution of chapter executive committee recommending admission  
~~on that application be denied~~ received on.....June 9, 19 52.  
J No report from chapter executive committee on.....19 .  
K Application sent to The Board of Examiners on.....August 19, 19 52.  
L The Board of Examiners reported on application on.....August 19, 19 52.  
M Applicant was admitted on.....October 1, 19 52.  
N Notice and certificate to applicant and notice of assignment to chapter ~~and letter~~  
~~on that application be denied~~ on.....October 1, 19 52.  
O Notice of denial of application to chapter and applicant and \$.....  
returned to applicant on.....19 .

### CERTIFICATION OF ELECTION AND ASSIGNMENT

I, Secretary of The American Institute of Architects, hereby certify that, under authority vested in me by The Board of Directors, I have this day duly elected

William John Gage

to membership in The Institute, and hereby declare him to be a corporate member of The Institute and assign him to membership in the Southern California Chapter.

Date October 1, 19 52.

(a)

Secretary





INSTRUCTIONS

Type in all information carefully and sign with ink.

Mail this original and check for \$15.00 to The Secretary, The American Institute of Architects, 1741 New York Avenue, N. W., Washington 6, D. C.

File the duplicate, on yellow paper, with the secretary of the local Chapter of The Institute.

The American Institute of Architects

APPLICATION FOR CORPORATE MEMBERSHIP

I, the undersigned, do hereby apply for corporate membership in The American Institute of Architects.

1. My full name is WILLIAM JOHN GAGE
2. I am a Native Born citizen of the United States.
3. My legal residence is in the City of Santa Ana  
County of Orange State of California
4. My address in The Institute records will be  
Number 13682 Street So. Tustin Ave.  
City R-1, Santa Ana Zone State California
5. I am engaged in the profession of architecture as A Principle
6. I desire to be a member of the ~~Orange County~~ SOUTHERN CALIFORNIA Chapter.
7. I declare that I will comply with the By-laws; and the Standards of Professional Practice of The American Institute of Architects, which are attached hereto; and the Rules and Regulations supplementary thereto; and that I understand the duties, responsibilities, and obligations of a member of The Institute; and that I have read and understand all the information contained in this form and its attachments.
8. I have filed the duplicate of this application with the secretary of the Chapter above named. I am not indebted to The Institute or to any of its component organizations.
9. I enclose my check for \$15.00, for admission fee and the first year's annual dues, of which \$1.00 is for a year's subscription to the *Bulletin of The American Institute of Architects*. It is my understanding that if I am not admitted to membership \$10.00 will be returned to me, and \$5.00 retained by The Institute as an examination fee.

Date April 10 19 52



*William John Gage*  
Applicant sign full name in ink



## STATISTICS

10. Date of birth March 8, 1891. Place of birth New York City, N.Y.

11.(a) I am registered or licensed to practice architecture in the following-named states:

CALIFORNIA

(b) I passed the State Board Examination in the following-named states:

CALIFORNIA

NORTH DAKOTA

(c) I hold Certificate No. B-1090 of the National Council of Architectural Registration Boards, for having passed their Standard Examination.

## EDUCATION

12.(a) I attended high schools, private schools, colleges, universities, as follows:

<i>Name of School, College, University</i>	<i>Location</i>	<i>No. of Years</i>	<i>Year of Graduation</i>	<i>Degree</i>
Champaign High School	Champaign, Ill.	4	1909	
University of Illinois	Urbana, Ill.	4	1913	B.A.

(b) I have held the following-named scholarships or other honor awards, and have traveled in the following-named countries:

England- France- Mexico- Canada & Hawaiian Islands

## PROFESSIONAL TRAINING

13. I list below, in chronological order, the periods of my training as draftsman, the names and addresses of my principal employers, and my classification as draftsman while employed by each:

	<i>From</i>	<i>To</i>	
Long, Lamoreux & Long- Minneapolis	1913	1914	- Arch. Draftsman
Ellerbe & Round- St. Paul, Minn	1914	1915	- " "
Haxby and Gillespie- Fargo, N.D.	1915	1916	- " "



## PROFESSIONAL PRACTICE

14. I list below, in chronological order, the periods during which and the states in which I have practiced architecture as an individual or as a member of a firm or corporation or as a public official or have taught architecture or the arts and sciences allied therewith. (State names of firms or corporations or public office and of schools or colleges).

	From	To
Buckley & Gage- St. Cloud, Minn.	Portion of 1914 &	1915
Ashelman & Gage- Fargo, N.D.	1916	1918
Koerner & Gage- Beverly Hills, Cal.	1920	1932
Wm. J. Gage - Beverly Hill, Cal	1932	1946
Wm. J. Gage - Santa Ana, Cal.	1946	1952

## BUSINESS AFFILIATIONS

15. I list below other business in which I participate or own an interest, and the extent of such participation or interest.

Eger and Associates- 117 Barron St.- Compton, Cal.- 50% Interest  
Gage Corporation- Beverly Hills, Cal. 50% Interest

## PRESENT OR PREVIOUS MEMBERSHIPS IN ARCHITECTURAL ORGANIZATIONS

16. Member of Institute from \_\_\_\_\_ to \_\_\_\_\_  
17. Junior of Institute from \_\_\_\_\_ to \_\_\_\_\_  
18. Associate of \_\_\_\_\_ Chapter from \_\_\_\_\_ to \_\_\_\_\_  
19. Junior Associate of \_\_\_\_\_ Chapter from \_\_\_\_\_ to \_\_\_\_\_  
20. Student Associate of \_\_\_\_\_ Chapter from \_\_\_\_\_ to \_\_\_\_\_  
21. Member of State Organization in California from 1923 to 1950

## ENDORSEMENT BY PROPOSERS

(The two proposers must be corporate members of The Institute in good standing.)

I, the undersigned, do hereby certify that I have read the statements made hereinabove by the applicant and believe them to be correct. I vouch for his honorable standing in this community and in his profession, and I believe he is fully qualified for membership and I propose him therefor.

I have known the applicant for one years. I have known the applicant for \_\_\_\_\_ years.

Signed Gale W. Burnor ✓  
Proposer  
1606 Brook St  
Address  
Santa Ana - Cal.

Signed George Gable ✓  
Proposer  
3723 Wilshire Blvd.  
Address  
Los Angeles 5 - Calif

Gale W. Burnor

Geo. E. Gable





THE AMERICAN INSTITUTE OF ARCHITECTS  
THE OCTAGON, WASHINGTON, D. C.  
Office of The Secretary

RECORD OF REGISTRATION  
OF

William John Gage - Santa Ana, California  
(Name of Applicant)

SECRETARY,  
BOARD OF ARCHITECTURAL EXAMINERS,  
Los Angeles, California  
Address

Dear Sir:

The above named applicant for membership in The American Institute of Architects is an architect practicing in your state.

To qualify for such membership, an applicant, if resident in a state having registration or licensing laws for architects, must be registered or licensed by the state to practice architecture therein.

Will you please answer the following questions relating to the applicant's registration, to assist The Institute in determining his eligibility for membership? A duplicate of the form is enclosed for your files.

Date July 16, 1952

*Carle C. Wiley*  
Secretary

1. Is the applicant registered or licensed to practice architecture in your state? Yes
2. Was his registration or licensing by examination? Yes or by exemption?
3. What was the scope of the examination?
4. What was the period of the examination? days. Written examination hours; Oral examination  $1\frac{1}{2}$  hours.
5. When examined, did applicant have a certificate from the National Council of Architectural Registration Boards? No If so, give Certificate No.
6. Date of first registration October 31 19 21. Registration No. B-1090 Is it current? Yes

*Robert K. Kelley*  
(Signature of Secretary of Board)

Date July 28 1952 California State Board of Architectural Examiners  
(Name of Board)



October 1, 1952

Dear Sir:

I am pleased to inform you that your application for membership in The Institute was acted on favorably by The Board of Directors and that you were admitted to corporate membership in The Institute and assigned as indicated below.

You will be a member of the listed organizations, unless you later transfer therefrom, until your membership in The Institute terminates.

Your certificate of membership, duly executed by the Officers of The Institute, will be sent in due course.

The Board of Directors welcomes you to membership in The Institute, and my office is at your service to the extent of its powers.

The Policies of The Institute are developed largely from activities within the chapters and State organizations. By taking an active part in their affairs, you will contribute to the advancement of the objects of The Institute and will increase the benefits to be derived from Institute membership.

I bespeak your active cooperation.

Sincerely yours,

Mr. William John Gage, A.I.A.  
13682 South Tustin Avenue  
R-1, Santa Ana, California

Secretary

ASSIGNMENTS:

Chapter: **Southern California**  
State Organization:  
**California Council of Architects**  
Effective Date: **October 1, 1952**

CWD/fhg  
Enclosures:



WILLIAM J. GAGE

ARCHITECT

13682 SOUTH TUSTIN AVENUE

R-1, SANTA ANA, CALIF.

April 12, 1954.

*Min Harris*

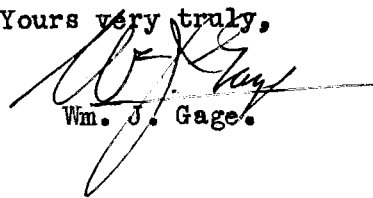
American Institute of Architects.  
# 1735 New York Ave, N.W.  
Washington 6, D.C.

Gentlemen,

This will advise you that I resigned from  
the A.I.A. some months ago, due to my discontinuance  
of practice.

I have never received an acknowledgement of  
my resignation. Please take my name from your mailing  
list and strike my name from the membership roster.

Yours very truly,

  
Wm. J. Gage.

WJG/RS  
Enc.



*Suspense*

April 23, 1954

Mr. William J. Gage  
13682 South Tustin Avenue  
R-1, Santa Ana, California

Dear Mr. Gage:

Your letter of April 12th is received, in which you refer to previous advice that you had resigned your membership some months ago, due to your discontinuance of practice.

We are sorry that your prior letter was never received here, which accounts for lack of attention to your resignation.

As each resignation must be approved by the chapter to which a member is assigned, as well as The Institute, we are contacting the Southern California Chapter for the necessary information. As soon as it is received, final action can be taken on your resignation and you will be advised.

If you return to the practice of architecture at some future date, we hope you will apply for readmission to membership in The Institute.

With all good wishes,

Sincerely yours,

(Miss) Florence H. Gervais  
Membership and Records

Copies to: Director, Sierra-Nevada District, A.I.A.

Secretary, Southern California Chapter, A.I.A.

Please let us know if Mr. Gage is in good standing in the Chapter in order that his resignation may be acted upon.  
Many thanks.

FHG



ULYSSES FLOYD RIBLE, *President*  
KEMPER NOMLAND, *Vice-President*  
FRANCIS O. MERCHANT, *Secretary*  
WILLIAM WOOLLETT, *Treasurer*



DIRECTORS  
S. KENNETH JOHNSON, *One Year*  
HENRY L. WRIGHT, *One Year*  
HERMAN CHARLES LIGHT, *Two Years*  
CORNELIUS M. DEASY, *Three Years*

SOUTHERN CALIFORNIA CHAPTER  
THE AMERICAN INSTITUTE OF ARCHITECTS  
SUITE 9, 3723 WILSHIRE BOULEVARD, LOS ANGELES 5  
DUNKIRK 4-1197

April 28, 1954

Miss Florence H. Gervais, Membership and Records  
American Institute of Architects  
1735 New York Avenue  
Washington, D. C. -6-

Dear Miss Gervais:

With reference to resignation of Mr. William J. Gage.  
He is in good standing in the Southern California  
Chapter and his resignation is approved.

Sincerely,

*Rita E. Miller*  
Rita E. Miller, Executive Secretary.



*member  
gagel, Wm J* DUPLICATE

*celB*



Nº M

THE AMERICAN INSTITUTE OF ARCHITECTS  
THE OCTAGON, WASHINGTON, D. C.  
Office of The Secretary

NOTICE OF RESIGNATION OF MEMBERSHIP

To Mr. William J. Gage  
13682 South Tustin Avenue  
R-1, Santa Ana, California

*John*  
Your resignation from The Institute, dated April 12, 1954, is  
effective both in The Institute and in your chapter, as of April 17,  
1954, the date it was received by The Secretary.

The Board regrets your decision to withdraw from The Institute, and hopes that  
you will return to it soon.

Date May 11, 1954.

*George Bain Cummings*  
Secretary.

*So Calif*



**COPIES OF BUILDING PERMITS FOR MAJOR ALTERATIONS (include first construction permits)**



**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 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. 3 - Block 4 - Bel Air.

Tract.....

Location of Building. 676 SIENA WAY  
 (House Number and Street)

Approved by  
 City Engineer

Between what cross streets Chalon Rd. & Bellagio Rd.

Deputy

**USE INK OR INDELIBLE PENCIL**

- Purpose of building Rest Garage & Retaining Wall. Families..... Rooms.....  
 (Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) W.E. SHEPHERD Phone.....
- Owner's address 468 N. Camden Drive Beverly Hills.
- Certificated Architect William J. Gage State License No. B-1090 Phone AX 7101
- Licensed Engineer..... State License No..... Phone.....
- Contractor William J. Gage State License No. R-3949 Phone AX 7101
- Contractor's address 468 N. Camden Drive Beverly Hills. OK-W.B.
- 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.} \$ 39000
- State how many buildings NOW } none on lot and give use of each. (Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 100 x 100 No. Stories 2 Height to highest point 30 Size lot 250 x 300
- Type of soil sandy Foundation (Material) Concrete Depth in ground 12
- Width of footing 18 Width of foundation wall 8 Size of redwood sill 2 x 6
- Material exterior wall stucco Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor 2 x 6 Second floor 2 x 8 Rafters 2 x 4 Material of roof Shingles
- Chimney (Material) Brick Size Flue 7 x 7 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 filed will conform to all the Building Ordinances and State Laws.

George

Sign here

Raymond B. Crosby  
 (Owner or Authorized Agent)

Plans, Specifications and other data must be filed if required.

By.....

<b>PERMIT NO.</b> <u>2281</u>	<b>FOR DEPARTMENT USE ONLY</b> <u>7200</u>				<b>Fee</b> <u>10/00</u> Stamp here when Permit is issued <b>JAN 25 1938</b>
	Plans and Specifications checked	Zone	Fire District		
	<u>William J. Gage</u>	<u>R1</u>	<u>118</u>		
	Corrections verified	Bldg. Line	Street Widening		
	<u>William J. Gage</u>	<u>W</u> Ft.	<u>W</u> Ft.		
<b>PLANS</b> <u>1/14/38</u>	Plans, Specifications and Application rechecked and approved		Application checked and approved		Inspector
	<u>William J. Gage</u>		<u>1/24/38</u> <u>Shut</u> Clerk		
	For Plans Use	Filed with	SPRINKLER Valuation Included <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes		



FOR DEPARTMENT USE ONLY			
Application <i>29th</i>	Fire District	Bldg. Line	Forced Draft Ventil.
Construction	Zoning	Street Widening	

(1) REINFORCED CONCRETE Barrels of Cement <i>150</i> Tons of Reinforcing Steel <i>6</i>	(2) The building referred to in this Application will be more than 100 feet from _____ Street Sign Here _____ (Owner or Authorized Agent)
(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot. Sign here _____ (Owner or Authorized Agent)	(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 _____ (Owner or Authorized Agent)

REMARKS: \_\_\_\_\_

PLAN CHECKING \_\_\_\_\_  
 RECEIPT NO. *18770*  
 VALUATION *39000*  
 PAID *10000*

*63*  
*38*  
*101*

CHECKING *Bar, Pantry, Linen, and Porcelain*  
 OPENING *Porch Sinks O.K. as necessary*  
 VALUATION *to single family occupancy*  
 PAID *of dwelling*

Department of City Planning

*J. M. Simon*



1

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

Application for the Erection of a Building  
OF  
CLASS "A", "B" OR "C"

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. 3 Block 4 Bel Air

Tract \_\_\_\_\_

Location of building 626 SIENA WAY.  
(House Number, and Street)

Between what cross streets Chalon Rd. & Bellagio Rd.

Approved by  
City Engineer  
[Signature]  
Deputy.

USE INK OR INDELIBLE PENCIL

- Purpose of building Retaining Wall Families \_\_\_\_\_ Rooms \_\_\_\_\_  
(Store, Residence, Apartment House, Hotel, or any other purpose)
- OWNER (Print Name) W.E. Shepherd Phone \_\_\_\_\_
- Owner's address 468 N. Camden Dr. Beverly Hills
- Certificated Architect W.J. Gage State \_\_\_\_\_ License No. B-1090 Phone OX 7101
- Licensed Engineer \_\_\_\_\_ State \_\_\_\_\_ License No. \_\_\_\_\_ Phone \_\_\_\_\_
- Contractor W.J. Gage State \_\_\_\_\_ License No. R-3949 Phone OX 7101
- Contractor's address 468 N. Camden Drive OK-W.P.
- 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.} \$ 200.00
- State how many buildings NOW on lot and give use of each. \_\_\_\_\_  
(Store, Residence, Apartment House, Hotel or any other purpose)
- Size of new building \_\_\_\_\_ X \_\_\_\_\_ No. Stories \_\_\_\_\_ Height to highest point 4' x 60'
- Size of lot \_\_\_\_\_ Type of soil \_\_\_\_\_
- Foundation (Material) Reinforce Concrete Depth in ground \_\_\_\_\_
- Material Exterior Walls as per Plan Skeleton framework \_\_\_\_\_  
(Structural Steel, Reinforced Concrete)
- 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.

Plans, Specifications and other data must be filed.

Sign here Raymond B. Crosby  
(Owner or Authorized Agent)

By \_\_\_\_\_

PERMIT NO.  <u>2282</u>	FOR DEPARTMENT USE ONLY <u>7200</u>				Fee <u>12.00</u>  Stamp here when Permit is issued  <u>JAN 25 1931</u>
	Plans and Specifications checked <u>[Signature]</u>	Zone <u>R1</u>	Fire District <u>M1</u>		
	Corrections verified <u>[Signature]</u>	Bldg. Use <u>W</u>	Street Widening <u>W</u>		
	Plans, Specifications and Application rechecked and approved <u>[Signature]</u>	Application checked and approved <u>[Signature]</u>		Clerk	
PLANS	For Plans See _____	Filed with _____	Reduced Valuation Included _____	SPRINKLER _____	Inspector _____



FOR DEPARTMENT USE ONLY			
Application.....	Fire District.....	Bldg. Line.....	Forced Draft Ventil.....
Construction.....	Zoning.....	Street widening.....	

(8) This building will be not less than 10 feet from any other building used for residential purposes on this lot.

Sign here.....  
(Owner or Authorized Agent)

.....Street

Sign here.....  
(Owner or Authorized Agent)

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

Sign here.....  
(Owner or Authorized Agent)

REMARKS:.....



CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application for the Erection of a Building

OF

CLASS "A", "B" OR "C"

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. Lot 2 - Block 4 Bel Air

Tract \_\_\_\_\_

Location of building 676 SIENA WAY (House Number and Street)

Approved by  
City Engineer

Between what cross streets Chalon Rd. & Bellagio Rd.

Deputy.

USE INK OR INDELIBLE PENCIL

- Purpose of building Pool Families \_\_\_\_\_ Rooms 2  
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) W. E. SHEPHERD Phone \_\_\_\_\_
- Owner's address 468 N. Camden Drive Beverly Hills
- Certificated Architect W. J. Gage State \_\_\_\_\_ License No. B-1090 Phone OK 7101
- Licensed Engineer W. J. Gage State \_\_\_\_\_ License No. \_\_\_\_\_ Phone \_\_\_\_\_
- Contractor W. J. Gage State \_\_\_\_\_ License No. R-3949 Phone OK 7101
- Contractor's address 468 N. Camden Drive OK - W.P.
- 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 thereon or thereon.} \$800.00
- State how many buildings NOW on lot and give use of each. \_\_\_\_\_
- Size of new building 30 x 40 No. Stories 1 Height to highest point Concrete
- Size of lot \_\_\_\_\_ Type of soil \_\_\_\_\_
- Foundation (Material) Reinforced Concrete Depth in ground \_\_\_\_\_
- Material Exterior Walls Reinforced Concrete Skeleton framework \_\_\_\_\_ (Structural Steel, Reinforced Concrete)
- 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 Raymond B. Crosby (Owner or Authorized Agent)

Plans, Specifications and other data must be filed.

By \_\_\_\_\_

FOR DEPARTMENT USE ONLY 7200				Fee	
PERMIT NO.  <u>2283</u>  <b>PLANS</b>	Plans and Specifications checked <u>W. J. Gage</u>	Zone <u>A 1</u>	Fire District <u>No</u>	Stamp here when Permit is issued  <u>JAN 25</u>	
	Corrections verified <u>W. J. Gage</u>	Bldg. Line <u>Ft.</u>	Street Widening <u>Ft.</u>		
	Plans, Specifications and Application rechecked and approved <u>W. J. Gage</u>	Application checked and approved		Inspector	
	For Plans See <u>W. J. Gage</u>	Clerk <u>W. J. Gage</u>			
SPRINKLER Required Valuation Included <u>Yes</u>		Specified <u>No</u>			



FOR DEPARTMENT USE ONLY			
Application.....	Fire District.....	Bldg. Line.....	Forced Draft Ventil.....
Construction .....	Zoning.....	Street widening.....	
(1) REINFORCED CONCRETE Barrels of Cement.....30..... Tons of Reinforcing Steel.....2.....		(2) The building referred to in this Application will be more than 100 feet from .....Street Sign here..... (Owner or Authorized Agent)	
(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot. Sign here..... (Owner or Authorized Agent)		(4) There will be an unobstructed passageway at least 10 feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. Sign here..... (Owner or Authorized Agent)	

REMARKS:

NO DATA



2

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

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

WEST 1. A. DISTRICT

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 626 Siena Way - Bel Air } Approved by  
(House Number and Street) City Engineer

Between what cross streets Bellagio & Chalon } Deputy.

USE INK OR INDELIBLE PENCIL

- Purpose of building Private swimming pavillion Families ☒ Rooms 3  
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) Willard E. Shepherd Phone .....
- Owner's address 468 N. Camden Drive
- Certificated Architect William J. Gage State License No. B 1090 Phone EX 7101
- Licensed Engineer ..... State License No. .... Phone .....
- Contractor William J. Gage State License No. P 3949 Phone EX 701
- Contractor's address 468 N. Camden Drive
- 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. } \$ 1500.00
- State how many buildings NOW } 1 - Residence  
on lot and give use of each. (Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 13 x 38 No. Stories 1 Height to highest point 14 Size lot 300 x 400
- Type of soil decomposed granite Foundation (Material) Reinforced concrete Depth in ground 12"
- Width of footing 4 Width of foundation wall 4 Size of redwood sill 3 x 4
- Material exterior wall plaster Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor cement Second floor 2x8 Rafters 2x8 Material of roof composition
- Chimney (Material) brick Size Flue 13 x 17 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 filed will conform to all the Building Ordinances and State Laws.

Plans, Specifications and other data must be filed if required. 2281/38 Sign here WJ Gage (Owner or Authorized Agent)  
By WJ Gage

PERMIT NO.  <b>11450</b>	FOR DEPARTMENT USE ONLY <u>7200</u>				Fee <u>7.50</u>  Stamp here when Permit is issued  <u>APR 24 1938</u> <u>25</u>
	Plans and Specifications checked <u>Inspector</u>	Zone <u>R1</u>	Fire District No. <u>10</u>		
	Corrections verified <u>Inspector</u>	Bldg. Line <u>No</u> Ft. <u></u>	Street Widening Ft. <u></u>		
	Plans, Specifications and Application rechecked and approved <u>Inspector</u>	Application checked and approved <u>4/21/38 WJ Gage</u> Clerk			
PLANS <u>4/21/38</u>	For Plans See <u></u>	Filed with <u></u>	SPRINKLER <u>Valuation</u>		Inspector <u></u>

DUPLICATE



FOR DEPARTMENT USE ONLY			
Application <i>MS</i>	Fire District	Bldg. Line <i>Ref</i>	Forced Draft Ventil.
Construction	Zoning	Street Widening	

<p>(1) REINFORCED CONCRETE</p> <p>Barrels of Cement... <i>40 bbs</i></p> <p>Tons of Reinforcing Steel... <i>3/4 Tons</i></p>	<p>(2) The building referred to in this Application will be more than 100 feet from _____ Street</p> <p>Sign Here _____ (Owner or Authorized Agent)</p>
<p>(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.</p> <p>Sign here _____ (Owner or Authorized Agent)</p>	<p>(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.</p> <p>Sign Here _____ (Owner or Authorized Agent)</p>

REMARKS: \_\_\_\_\_

PLAN CHECKING

RECEIPT NO. *19868*

VALUATION \$ *1500.00*

FEE PAID \$ *3.00*

*12*  
*277.25*  
*200*  
*1.25*

*277.25* *200* *1.25*

*464.50* *32*



1

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

**Application for the Erection of a Building**

OF  
 CLASS "~~APARTMENT~~" *Dwelling*

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 *626 Siena Way - Bel Air* } Approved by  
 (House Number, and Street) City Engineer

Between what cross streets..... Deputy.

**USE INK OR INDELIBLE PENCIL**

- Purpose of building *retaining walls* Families..... Rooms.....  
 (Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) *Willard E. Shepherd* Phone.....
- Owner's address *468 N. Camden Drive*
- Certificated Architect *W. J. Jags* State License No. *B-1090* Phone *OX 7101*
- Licensed Engineer..... State License No..... Phone.....
- Contractor *W. J. Jags* State License No. *R-3949* Phone *OX 7101*
- Contractor's address *468 N. Camden Drive* *Stuen*
- 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. } \$ *250.00*
- State how many buildings NOW } on lot and give use of each. }  
 (Store, Residence, Apartment House, Hotel or any other purpose)
- Size of new building.....x.....No. Stories.....Height to highest point.....
- Size of lot.....x.....Type of soil.....
- Foundation (Material).....*walls*.....Depth in ground.....
- Material Exterior Walls.....*retaining*.....Skeleton framework.....  
 (Structural Steel, Reinforced Concrete)
- 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.

Plans, Specifications and other data must be filed.

Sign here *W. J. Jags* (Owner or Authorized Agent)

By *R. E. Cusky*

PERMIT NO.  <b>11451</b>	FOR DEPARTMENT USE ONLY				Fee.....  Stamp here when Permit is issued  <i>APR 24 1938</i> <i>W</i>
	Plans and Specifications checked <i>[Signature]</i>	Zone <i>R1</i>	Fire District No. <i>NO</i>		
	Corrections verified <i>[Signature]</i>	Bldg. Line <i>NO</i>	Street Widening Ft. <i>—</i>		
	Plans, Specifications and Application rechecked and approved <i>[Signature]</i>	Application checked and approved <i>[Signature]</i> Clerk			
PLANS	For Plans See	Filed with	SPRINKLER Required <i>NO</i> Specified <i>NO</i>		Inspector



FOR DEPARTMENT USE ONLY			
Application..... 22/	Fire District.....	Bldg. Line..... 2/	Forced Draft Ventil.....
Construction .....	Zoning.....	Street widening.....	

(1) REINFORCED CONCRETE

Barrels of Cement.....30.....

Tons of Reinforcing Steel.....

(2) The building referred to in this Application will be more than 100 feet from \_\_\_\_\_ Street

Sign here \_\_\_\_\_  
(Owner or Authorized Agent)

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.

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

Sign here.....  
(Owner or Authorized Agent)

Sign here.....  
(Owner or Authorized Agent)

**REMARKS:**



OF  
CLASS "A", "B" OR "C"

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.

By W. H. F. 2015

<b>PERMIT NO.</b>  <b>452</b>  <b>PLANS</b>	<b>FOR DEPARTMENT USE ONLY</b>				<b>Fee</b> .....
	Plans and Specifications checked <i>[Signature]</i>		Zone <i>R1</i>	Fire District <i>W3</i>	Stamp here when Permit is issued
	Corrections verified <i>[Signature]</i>		Bldg. Line <i>_____</i> Ft.	Street Widening <i>_____</i> Ft.	
	Plans, Specifications and Application rechecked and approved.		Application checked and approved <i>[Signature]</i> Clerk		APR 24 1938 <i>[Signature]</i>
	For Plans See	Filled with SPRINKLER	Required Valuation Included	Specified Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Inspector



FOR DEPARTMENT USE ONLY			
Application..... <i>24</i>	Fire District.....	Bldg. Line..... <i>24</i>	Forced Draft Ventil.....
Construction .....	Zoning.....	Street widening.....	

(1) REINFORCED CONCRETE

Barrels of Cement..... 30

Tons of Reinforcing Steel..... 1 1/2 Tons

(2) The building referred to in this Application will be more than 100 feet from

.....Street

Sign here.....  
(Owner or Authorized Agent)

(8) This building will be not less than 10 feet from any other building used for residential purposes on this lot.

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

Sign here.....  
(Owner or Authorized Agent)

Sign here.....  
(Owner or Authorized Agent)

REMARKS:.....



1

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

Application for the Erection of a Building  
OF  
CLASS "A", "B" OR "C"

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 626 Siena Way Bel. Air Approved by City Engineer

Between what cross streets off. Bellegro Road Deputy.

USE INK OR INDELIBLE PENCIL

- Purpose of building Swimming Pool Families \_\_\_\_\_ Rooms \_\_\_\_\_  
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) Mr. & Mrs. W. E. Shepherd Phone \_\_\_\_\_
- Owner's address 626 Siena Way
- Certificated Architect \_\_\_\_\_ State \_\_\_\_\_ License No. \_\_\_\_\_ Phone \_\_\_\_\_
- Licensed Engineer Peter Whitehead State \_\_\_\_\_ License No. 449 Phone \_\_\_\_\_
- Contractor L. A. Cline State \_\_\_\_\_ License No. 39044 Phone CR 7129
- Contractor's address 1013 Sycamore St. L. A. OK John
- 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.} \$2,000.00  
9. State how many buildings NOW } 1 - Res. & Car  
on lot and give use of each. (Store, Residence, Apartment House, Hotel or any other purpose)
- Size of new building 20 x 45 No. Stories \_\_\_\_\_ Height to highest point \_\_\_\_\_
- Size of lot \_\_\_\_\_ x \_\_\_\_\_ Type of soil \_\_\_\_\_
- Foundation (Material) Concrete Depth in ground 8 1/2
- Material Exterior Walls Concrete Skeleton framework Concrete  
(Structural Steel, Reinforced Concrete)
- Material of floors Concrete Roofing material none

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.

Plans, Specifications and other data must be filed.

Sign here L. A. Cline (Owner or Authorized Agent)

By [Signature]

PERMIT NO. <u>13414</u>	FOR DEPARTMENT USE ONLY <u>7200</u>				Fee <u>7.00</u>  Stamp here when Permit is issued  <u>MAY - 3 1938</u>
	Plans and Specifications checked	Zone <u>R-1</u>	Fire District No. <u>20</u>		
	Corrections verified	Bldg. Hgt. <u>10</u> Ft.	Street Widening <u>10</u> Ft.		
	Plans, Specifications and Application rechecked and approved	Application checked and approved <u>[Signature]</u> <u>MAY - 6 1938</u>			
PLANS <u>MAY - 3 1938</u>	For Plans See	Filed with	Required Valuation Included	SPRINKLER Specified Yes—No	Inspector

7174



FOR DEPARTMENT USE ONLY			
Application.....	Fire District.....	Bldg. Line.....	Forced Draft Ventil.....
Construction.....	Zoning.....	Street widening.....	

(1) **REINFORCED CONCRETE**

Barrels of Cement.....71

Tons of Reinforcing Steel.....2.47

(2) The building referred to in this Application will be more than 100 feet from \_\_\_\_\_ Street  
Sign here \_\_\_\_\_  
(Owner or Authorized Agent)

**(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.**

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

Sign here.....  
(Owner or Authorized Agent)

Sign here.....  
(Owner or Authorized Agent)\*

REMARKS:

TEMP. RECEIPT NO. 1026

PLAN CHECKING  
RECEIPT NO. 438

VALUATION \$ 2,000

FEE PAID \$ 3.00



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.....

Tract.....

Present location of building } 626 Siena Way  
(House Number and Street)  
New location of building } W.L.A. DIST.  
(House Number and Street)  
Between what cross streets }  
proved by City Engineer.  
Deputy.

- Purpose of PRESENT building. Res. Families Rooms  
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Use of building AFTER alteration or moving. Families Rooms
- Owner (Print Name) W. J. Shepherd Phone
- Owner's Address 468 N. Camden Dr., Beverly Hills, Cal.
- Certificated Architect State License No. Phone
- Licensed Engineer State License No. Phone
- Contractor BEVERLY TILE CO. State License No. 35797 Phone
- Contractor's Address 1013 No. Sycamore - Los Angeles - Cal.  
318 N. Camden Dr. Beverly Hills
- 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.} Fee \$1.00  
Contractors Reg. No. 361
- 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 Material of existing walls Exterior framework (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Interior Tilework

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO.  32727	FOR DEPARTMENT USE ONLY				Fee 1.00  Stamp here when Permit is issued  OCT -5 1938
	Plans and Specifications checked	Zones	Fire District No.		
	Corrections verified	Bldg. Line	Street Widening		
	Plans, Specifications and Applications rechecked and approved	Application checked and approved			
PLANS	For Plans Fee	Filled with	Required Valuation Included	SPRINKLER	Inspector



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

## NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....

Material of Foundation.....Width of Footing.....Depth of footing below ground.....

Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....

Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....

Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

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.....BEVERLY HILL CO.  
(Owner or Authorized Agent)

By JF - Grelle

FOR DEPARTMENT USE ONLY			
Application .....	Fire District.....	Bldg. Line .....	Termite Inspection.....
Construction.....	Zoning .....	Street Widening .....	Forced Draft Ventil.....
<b>(1)</b> <b>REINFORCED CONCRETE</b>  Barrels of Cement.....  Tons of Reinforcing Steel.....		<b>(2)</b> The building (and, or, addition) referred to in this Appli- cation is, or will be when moved, more than 100 feet from .....Street  Sign Here..... (Owner or Authorized Agent)	
<b>(3)</b> No required windows will be ob- structed.  Sign Here..... (Owner or Authorized Agent)		<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..... (Owner or Authorized Agent)	

REMARKS: .....



CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

Address of Building 626 Siena Way  
Permit No. and Year WLA 3116 - 1951  
Certificate Issued April 3, 1952

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

**1 Story - Type V - Servant's Quarters - Accessory to R-1 Occupancy.**

Owner **Mrs. Warren Wright**  
Owner's Address **626 Siena Way**  
**West Los Angeles, Calif.**

**John D. Miller**

Form B-405a-20M-7-51 G. E. MORRIS, Superintendent of Building By fel



1

# APPLICATION TO ERECT A NEW BUILDING AND FOR A CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES  
DEPARTMENT  
OF  
BUILDING AND SAFETY  
BUILDING DIVISION

Lot No. 3 Block #4

Tract 7656

Location of Building 626 SIENA WAY

(House Number and Street)

Approved by  
City Engineer

Between what cross streets BELLERIE & CHARLON

Deputy

USE INK OR INDELIBLE PENCIL

1. Purpose of building DWELLING SERVANTS' QUARTERS Families 1 Rooms 2  
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. Owner MRS. WARREN WRIGHT Phone X  
(Print Name)

3. Owner's address 626 SIENA WAY P. O. LOS ANGELES CALIF.

4. Certificated Architect NONE State License No. Phone

5. Licensed Engineer State License No. Phone

6. Contractor State License No. Phone

7. Contractor's address

8. VALUATION OF PROPOSED WORK \$7500.00  
(Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon)

9. State how many buildings NOW 2 - DWELLING 1 POOL EQUIPMENT HOUSE  
on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)

10. Size of new building 26'0" x 34'0" No. Stories 1 Height to highest point 13'0" Size lot 500 x 130

11. Material Exterior Walls WOOD Type of Roofing WOOD SHAKES

12. For Accessory Buildings and similar structures  
(a) Footing: Width 12" Depth to Ground 13" Width of Wall 7"  
(b) Size of Studs 2x4 Material of Floor CONCRETE  
(c) Size of Floor Joists X x X Size of Rafters 2 x 4

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here

Forrest W. Doyle, agent  
(Owner or Authorized Agent)

DISTRICT OFFICE WEST LOS ANGELES

By

## FOR DEPARTMENT USE ONLY

PLAN CHECKING				REINFORCED CONCRETE		F E E S	
Date <u>OCT 8 - 1951</u>	Receipt No. <u>2053</u>			Bldg. Cement	Bldg. Per		
Valuation <u>\$7500.00</u>	Fee Paid <u>N.O.</u>			Tons of Reinforcing Steel	Cert. of Occupancy		
TYPE	GROUP	MAXIMUM NO. OCCUPANTS	Inside Lot	Key Lot	Lot Area	Total <u>\$25.00</u>	
			<u>TU23</u> Corner Lot	Corner Lot Keyed	<u>122</u>	<input checked="" type="checkbox"/> Ft. rear alley <input type="checkbox"/> Ft. side alley Clerk <u>John</u>	
PERMIT No. <u>3116</u>	Plans and Specifications checked <u>OK</u>			Zone <u>12-1</u>	Fire District No.	District Map No. <u>7209</u>	
	Corrections Varied <u>OK</u>			Reg. Line <u>N 164 S</u>	Street Widening	<u>OCT 10 1951</u> Stamp here when Permit is issued	
PLANS	Plans, Specifications and Application rechecked and approved <u>OK</u>			Application checked and approved <u>OK</u>		Inspector <u>SPAINELL</u> Valuation Included <u>Yes</u>	
	For Plans See <u>V</u>			Filed with <u>OK</u>			







CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

Address of Building ..... 626 Siena Way  
Permit No. and Year ..... WLA-16151 - 1955  
Certificate Issued ..... Nov. 28, 1955

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

1 Story - Type V - 13' X 17'4" addition of bedroom & bath to existing servant quarters.

Accessory to R Occupancy

Owner Mrs. Gene Markey  
Owner's Address 626 Siena Way  
Los Angeles 24, Calif.



3 5860

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP 7200	1. LEGAL LOT 3	BLK. 4	TRACT 7656
ZONE R-1	2. BLDG. ADDRESS 626 Siena Way		APPROVED
FIRE DIST. -	3. BETWEEN CROSS STS. Bellagio AND Chalon		
INSIDE KEY THRU	4. PRESENT USE OF BLDG. Servant Quartars	NEW USE OF BLDG. SAME	
COR. LOT	5. OWNER Mrs. Gene Markey		
REV. COR. LOT SIZE 15' x 9'	6. OWNER'S ADDRESS Same LA 24		
REAR ALLEY	7. CERT. ARCH. None		STATE LICENSE NUMBER
SIDE ALLEY BLOG. LINE WLA BS	8. LIC. ENG. None		STATE LICENSE NUMBER
AFFIDAVITS	9. CONTRACTOR Forrest W. Taylor		STATE LICENSE NUMBER 16087
BLOG. AREA	10. SIZE OF EX. BLDG. 35' x 21' X STORIES 1 HEIGHT 13'		
SPRINKLERS REQ'D. SPECIFIED	11. MATERIAL EXT. WALLS: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE		ROOF CONST: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER

3

626 Siena Way WLA

1955

VALIDATION WLA-16151			PIC #12030-8-29-55		
TYPE ✓	GROUP R	MAX. OCC. 1 Fam	Bldg #1140-10-3-55		
DIST. OFFICE WLA					
C. OF O. ISSUED 11-28-55			PC-500 B.P. 1140		
DWELL. UNITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. \$ 2800.00			VALUATION APPROVED Jen	
PARKING SPACES	13. SIZE OF ADDITION 13' x 17'4" STORIES 1 HEIGHT			APPLICATION CHECKED Jen	
GUEST ROOMS	14. NEW WORK: Addition of Bedroom + Bath MATERIAL EXT. WALLS MATERIAL ROOF			PLANS CHECKED Jen	
FILE WITH	I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance. Forrest W. Taylor SIGNED			CORRECTIONS VERIFIED Jen	
CONT. INSP. Gating				PLANS APPROVED Jen	
				APPLICATION APPROVED Jen	
This form when properly validated is a permit to do the work described.					

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







3

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT 3		BLK. 4	TRACT 7656 <del>7656</del>	DIST. MAP 7200	
2. BUILDING ADDRESS 626 Siena Way			APPROVED		ZONE R-1
3. BETWEEN CROSS STREETS Bellagio Road AND Dolo Road					FIRE DIST.
4. PRESENT USE OF BUILDING Guest House			NEW USE OF BUILDING Guest House		INSIDE <del>THRU</del> KEY
5. OWNER Gordon G. Guiderson			PHONE GR 240610		COR LOT
6. OWNER'S ADDRESS 626 Siena Way			P.O. Los Angeles	ZONE 24	REV. COR. LOT SIZE IRREG (ACREAGE)
7. CERT ARCH None			STATE LICENSE	PHONE	
8. LIC. ENGR. None			STATE LICENSE	PHONE	REAR ALLEY SIDE ALLEY
9. CONTRACTOR York Construction Co.			STATE LICENSE 91037	PHONE BR 04523	BLDG LINE <del>DOH</del> Hills Sts.
10. CONTRACTOR'S ADDRESS 11168 Sant Monica Blvd. Los Angeles			P.O.	ZONE 25	AFFIDAVITS
11. SIZE OF EXISTING BLDG 21 x 35		STORIES 1	HEIGHT 13	NO OF EXISTING BUILDINGS ON LOT AND USE 2, Main house & Guest House	
12. MATERIAL EXT. WALLS: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE		ROOF CONST. <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER		ROOFING Shingle	
3 626 Siena Way			1050		DISTRICT OFFICE KLA.
VALIDATION WA-27986		CASHIER'S USE ONLY Bldg #660-3-30-19			
TYPE II	GROUP R	MAX. OCC			
C. OF O. ISSUED NO CERTIFICATE REQUIRED		INSPECTOR None			
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.		\$ 1200.00		DWELL UNITS	
14. SIZE OF ADDITION No addition		STORIES 1	HEIGHT	VALUATION APPROVED Reader	
15. NEW WORK: EXT WALLS ROOFING Add fireplace, change cabinets, cut door ways to each bedroom, relocate water heater. (No fireplace in present living room.)		APPLICATION CHECKED Reader		PARKING SPACES	
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.		PLANS CHECKED		GUEST ROOMS	
SIGNED York Construction Co. This Form When Properly Validated is a Permit to Do the Work Described.		CORRECTIONS VERIFIED		FILE WITH	
		PLANS APPROVED		CONT. INSP.	
		APPLICATION APPROVED Reader		GRADING	

## INSTRUCTIONS:

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



LEGAL DESCRIPTION

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

NO BARSINK IN PRESENT  
GUEST HOUSE

*[Signature]*



3

## APPLICATION FOR INSPECTION TO ADD-ALTER-REPAIR-DEMOLISH

CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY

B & S B-3 (R 12.00)  
DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT	BLOCK	TRACT	COUNCIL DISTRICT NO	DIST MAP
				00	CENSUS TRACT 1000
2. PRESENT USE OF BUILDING (0) Dwelling			NEW USE OF BUILDING ( ) Dwelling		ZONE
3. JOB ADDRESS 626 Siena Way					FIRE DIST.
4. BETWEEN CROSS STREETS Belagio AND Chalon					LOT TYPE
5. OWNER'S NAME Mrs. Carter			PHONE 879 6000		LOT SIZE
6. OWNER'S ADDRESS 626 Siena Way			CITY Los Angeles	ZIP 90077	
7. ENGINEER None		BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY
8. ARCHITECT OR DESIGNER None		BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLOG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS None					AFFIDAVITS
10. CONTRACTOR Supreme Roofing		BUS. LIC. NO. 177291-94	ACTIVE STATE LIC. NO. 386172	PHONE 469 2981	
11. SIZE OF EXISTING BLDG. WIDTH LENGTH		STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
12. CONST. MATERIAL OF EXISTING BLDG. →		EXT. WALLS	ROOF	FLOOR	
13. JOB ADDRESS 626 Siena Way					STREET GUIDE
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING 14 Sqs. \$ 2100.00					DISTRICT OFFICE LA
15. NEW WORK (Describe) Apply layer of 15 lb. felt over existing wood shingles then apply Class "A" Premium shingles(compo)					SEISMIC STUDY ZONE
NEW USE OF BUILDING			SIZE OF ADDITION	STORIES	HEIGHT
TYPE	GROUP OCC.	BLDG. AREA	PLANS CHECKED		FILE WITH
DWELL. UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED B. H. CAR		TYPIST
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY COMB GEN. MAJ. S. CONS.		INSPECTOR
SPRINKLERS REQ'D SPEC.		CONT. INSP.	CASHIER'S USE ONLY C 60 E/17 C 1.43 OSS C 20.60 B-01 C 33.63 0781 01250 2 08/02/84 22.10 C470		
P.C.	P.M.				
S.P.C.	I.F.				
30.60	OS 100				
G.P.I.	C/O				
DIST. OFFICE LA	ENERGY: NONE				
P.C. NO.	EQ. 0.50				

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED

## DECLARATIONS AND CERTIFICATIONS

## LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. *Supreme Roofing Co., Inc.*  
 Date 7-13-84 Lic. Class C-39 Lic. Number 386172 Contractor *Paul R. Parise Jr.*

## OWNER-BUILDER DECLARATION

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

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

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

☐ I am exempt under Sec. \_\_\_\_\_, B. & P. C. for this reason \_\_\_\_\_

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

## WORKERS' COMPENSATION DECLARATION

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

Policy No. 117-71-759107 Company Insurance Company of the West

☐ Certified copy is hereby furnished.

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

Date 7-13-84

Applicant Supreme Roofing Co., Inc.

Applicant's Mailing Address 1015 N. Gower St. Hollywood Calif 90038

## CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

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

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

## CONSTRUCTION LENDING AGENCY

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

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

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

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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 914202 LAMC)

Signed *Supreme Roofing Co., Inc.*  
*Paul R. Parise Jr.*  
(Owner or agent having property owner's consent)

PRES.

Position

7-13-84

Date



0 5 3 3 3 7 3 0 2 2 5



CONTEMPORARY PHOTOS



*View of primary façade*



*View of primary façade*





*View looking east from street.*



*Primary (west) façade, view looking northeast.*





*Primary entrance, west façade.*





*Detail, primary (west) façade.*



*Rear (east) façade, view looking northwest.*





*Covered patio, rear (east) façade, view looking south.*



*Rear (east) façade, view looking west.*





*View of yard, pool, and pavilion, looking east from house. Photo from 626Siena.com.*



*Pool and pavilion, view looking southeast.*





*Primary entrance, interior.*





*Entrance Hall, view looking north.*



*Entrance hall detail.*





*Entrance hall stairway. Photo from 626Siena.com.*



*Living Room. Photo from 626Siena.com.*





*Dining Room*



*Library*





*Library Detail*



*Master Bedroom*



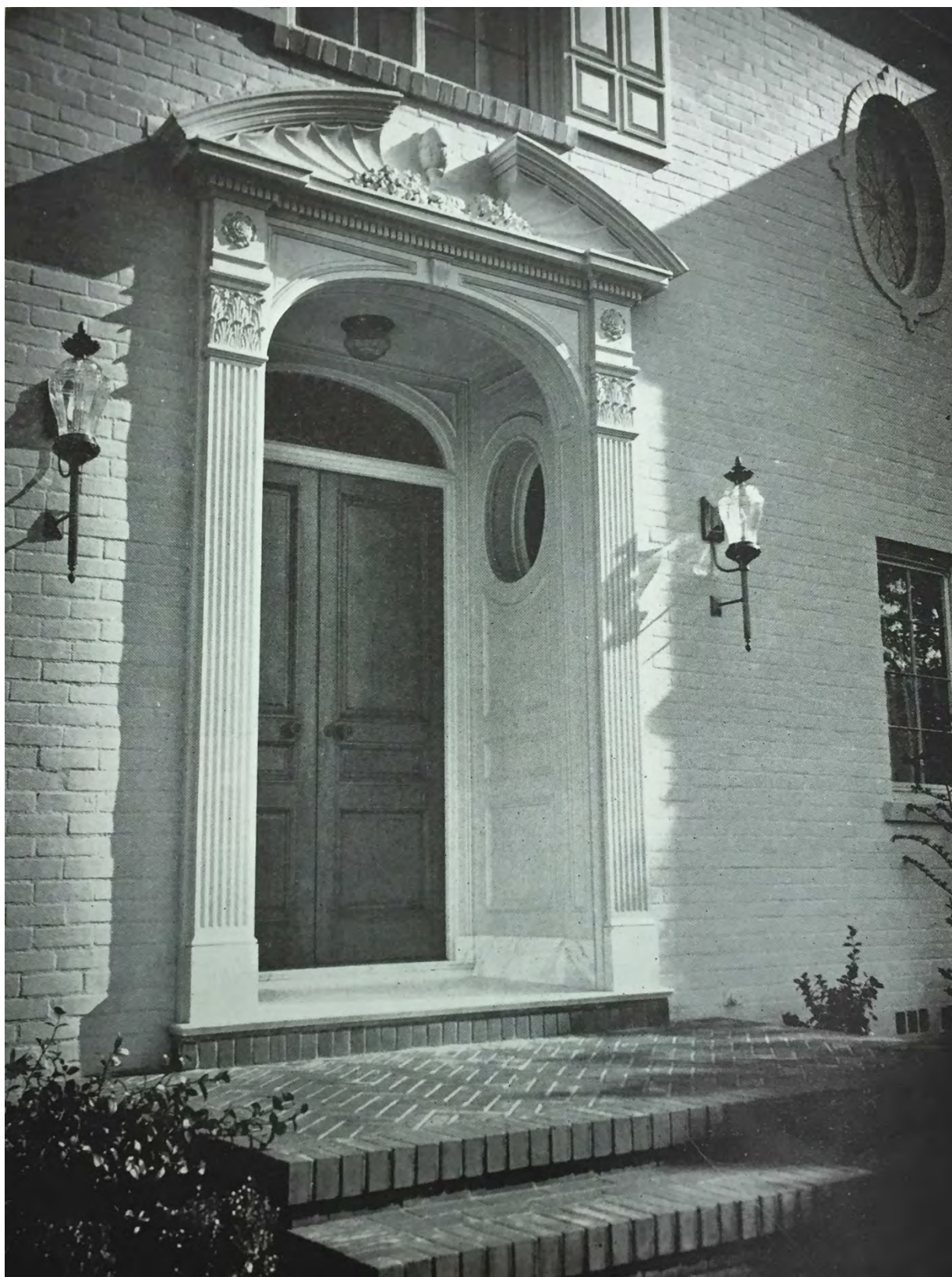
HISTORICAL PHOTOS



*Primary (west) Façade*

*"Residence of Mr. and Mrs. W. E. Shepherd, Bel-Air – William J. Gage, Architect," Architectural Digest 10 no. 2: 42-46.*





*Front entrance detail,  
"Residence of Mr. and Mrs. W. E. Shepherd, Bel-Air – William J. Gage, Architect," Architectural Digest 10 no. 2: 42-46.*





*Stairway*

*"Residence of Mr. and Mrs. W. E. Shepherd, Bel-Air – William J. Gage, Architect," Architectural Digest 10 no. 2: 42-46.*





*Entrance Hall*

*"Residence of Mr. and Mrs. W. E. Shepherd, Bel-Air – William J. Gage, Architect," Architectural Digest 10 no. 2: 42-46.*





*Living Room*

*"Residence of Mr. and Mrs. W. E. Shepherd, Bel-Air – William J. Gage, Architect," Architectural Digest 10 no. 2: 42-46.*





*Library*

*"Residence of Mr. and Mrs. W. E. Shepherd, Bel-Air – William J. Gage, Architect," Architectural Digest 10 no. 2: 42-46.*





*Dining Room*

*"Residence of Mr. and Mrs. W. E. Shepherd, Bel-Air – William J. Gage, Architect," Architectural Digest 10 no. 2: 42-46.*





*Master Bedroom*

*"Residence of Mr. and Mrs. W. E. Shepherd, Bel-Air – William J. Gage, Architect," Architectural Digest 10 no. 2: 42-46.*





# City of Los Angeles Department of City Planning

## 8/26/2016 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

626 N SIENA WAY

### ZIP CODES

90077

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-1986-829-GPC

CPC-18760

ORD-183497

ORD-167564-SA3500

ORD-132416

ORD-129279

ORD-128730

### Address/Legal Information

PIN Number	141B153 182
Lot/Parcel Area (Calculated)	36,930.6 (sq ft)
Thomas Brothers Grid	PAGE 592 - GRID A7
Assessor Parcel No. (APN)	4362002901
Tract	TR 7656
Map Reference	M B 119-70/76
Block	BLK 4
Lot	3
Arb (Lot Cut Reference)	1
Map Sheet	141B149 141B153

### Jurisdictional Information

Community Plan Area	Bel Air - Beverly Crest
Area Planning Commission	West Los Angeles
Neighborhood Council	Bel Air - Beverly Crest
Council District	CD 5 - Paul Koretz
Census Tract #	2621.00
LADBS District Office	West Los Angeles

### Planning and Zoning Information

Special Notes	None
Zoning	A1-1-H
Zoning Information (ZI)	ZI-2438 Equine Keeping in the City of Los Angeles ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2443 Neighborhood Conservation ICO - Bel Air
General Plan Land Use	Minimum Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	Yes
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	No
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)	4362002901
Ownership (Assessor)	
Owner1	REGENTS OF THE UNIVERSITY OF CALIF
Address	1111 FRANKLIN ST 6TH FLR OAKLAND CA 94607
Ownership (Bureau of Engineering, Land Records)	
Owner	REGENTS OF UNIVERSITY OF CALIFORNIA
Address	
APN Area (Co. Public Works)*	0.850 (ac)
Use Code	8800 - Government Owned
Assessed Land Val.	\$161,389
Assessed Improvement Val.	\$0
Last Owner Change	02/16/71
Last Sale Amount	\$0
Tax Rate Area	67
Deed Ref No. (City Clerk)	9-59
	9-57
	0-751
Building 1	No data for building 1
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	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
<b>Seismic Hazards</b>	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.010251948
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000

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](http://zimas.lacity.org)  
 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.



Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	Yes
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	West
Division / Station	West Los Angeles
Reporting District	806

##### Fire Information

Bureau	West
Battalion	9
District / Fire Station	71
Red Flag Restricted Parking	YES



CASE SUMMARIES

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

Case Number:	CPC-1986-829-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - BEL AIR-BEVERLY CREST AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT. (DON TAYLOR)

DATA NOT AVAILABLE

- CPC-18760
- ORD-183497
- ORD-167564-SA3500
- ORD-132416
- ORD-129279
- ORD-128730





Address: 626 N SIENA WAY

APN: 4362002901

PIN #: 141B153 182

Tract: TR 7656

Block: BLK 4

Lot: 3

Arb: 1

Zoning: A1-1-H

General Plan: Minimum Residential

