HUNTER RANCH HOUSE
1309 North Killarney Avenue
CHC-2019-1822-HCM
ENV-2019-1823-CE

Agenda packet includes:

1. Under Consideration Staff Recommendation Report
2. 2017 Historic-Cultural Monument Application
3. 1985 Historic-Cultural Monument Application
4. Letter of Determination, dated January 5, 1990

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-2019-1822-HCM
ENV-2019-1823-CE

HEARING DATE: April 18, 2019
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 1309 North Killarney Avenue
Council District: 1 - Cedillo
Community Plan Area: Northeast Los Angeles
Area Planning Commission: East Los Angeles
Neighborhood Council: Arroyo Seco;
Greater Cypress Park
Legal Description: Tract 6831, Lot PT LT A

PROJECT: Historic-Cultural Monument Application for the HUNTER RANCH HOUSE

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS/APPLICANTS: Jason Lippman and Karen Schweitzer
1309 Killarney Avenue
Los Angeles, CA 90065

Charles & Constance E. Hood
1309 Killarney Avenue
Los Angeles, CA 90065

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

RECOMMENDATION **That the Cultural Heritage Commission:**

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

2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, 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

Attachment: 2017 Historic-Cultural Monument Application
1985 Historic-Cultural Monument Application
Determination Letter, Dated January 5, 1990

SUMMARY

The Hunter Ranch House is a two-story single-family residence and detached garage located on North Killarney Avenue between Randall Court and Roseview Avenue in the Mount Washington neighborhood of Los Angeles. Although the original permit could not be located, it is estimated that the residence was constructed between 1908-1909 in the Craftsman architectural style. The residence was first moved from its original location at 523 South Kingsley Drive to the Hunter Ranch at 1550 Bridgeport Drive in 1955. In 1987, the subject property was moved a second time to its current location on Killarney Avenue. The original architect is unknown.

L-shaped in plan and sited below street level, the subject property is of wood-frame construction with wood shingle cladding and a moderately-pitched, side-gabled roof with wide overhanging eaves. The primary, south-facing elevation is symmetrically composed with a central entrance consisting of a single paneled wood door with a front-gabled wood porch cover. Fenestration consists of multi-lite wood casement windows arranged in groups of three and four. There is a stucco-clad chimney located on the west-facing elevation and a balcony on the second floor of the southeast-facing elevation. Interior features include wainscoting, built-in cabinetry, hardwood floors, brick fireplaces and coved ceilings.

The subject property appears to have undergone several alterations over the years, aside from its multiple relocations. These alterations include the construction of a garage and installation of a furnace in 1914; the conversion from a single-family dwelling to a four-unit building, adding three kitchens and one bathroom, in 1952; the reversion to a single-family dwelling upon relocation in 1955; the reconstruction of the carport in 1956; the construction of a concrete retaining wall in 1989; and the demolition of the brick porch and reconstruction of the chimney at unknown dates.

An initial Historic-Cultural Monument application for the subject property was submitted in 1985 by Don and Constance Redifer. At a meeting on November 15, 1985, the Cultural Heritage Commission voted to decline the application due to the property not meeting the criteria under the Cultural Heritage Ordinance. The current application was reviewed on March 7, 2019 by a subcommittee of the Cultural Heritage Commission consisting of Commissioners Milofsky and Kanner which determined that there was substantial new information that warranted reconsideration and recommended that the application be placed on a future agenda before the full Commission.

CRITERIA

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

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

FINDINGS

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

HUNTER RANCH HOUSE
1309 North Killarney Avenue
CHC-2019-1822-HCM
ENV-2019-1823-CE

2017 Historic-Cultural Monument Application

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Hunter Ranch House		Former name of property	
Street Address: 1309 Killarney Avenue		Zip: 90065	Council District: 1
Range of Addresses on Property: 1309-27 Killarney Avenue		Community Name: Mount Washington	
Assessor Parcel Number: 5464-019-009	Tract: Tract No. 6831, Hunter Ranch	Block: N/A	Lot: Ptn Lot A
Proposed Monument Property Type:	(●) Building	( ) Structure	( ) Object
( ) Site/ Open Space	( ) Natural Feature		

2. CONSTRUCTION HISTORY & CONDITION

Year Built: 1909 (●) Factual ( ) Estimated	Threatened?: None
Architect/Designer: Louis B. Easton (attributed)	Contractor: Owner
Original Use: Single family residence	Present Use: Single family residence
Is the Proposed Monument on its Original Site?: ( ) Yes (●) No ( ) Unknown	If "No," where?: 525 S. Kingsley Dr/1550 Bridgeport

3. STYLE & MATERIALS

Architectural Style: Craftsman	Stories: 2	Plan Shape: L-shaped

FEATURE	*PRIMARY*	*SECONDARY*
CONSTRUCTION	Type: Frame	Type:
	Cladding Material: Wood shingles	Cladding Material:
ROOF	Type: Gable	Type:
	Material: Composition shingle	Material:
WINDOWS	Type: Casement	Type: Fixed
	Material: wood	Material: wood
ENTRY	Style: Off-center	Style:
	Material: Wood	Material:

4. HISTORIC-CULTURAL MONUMENT CRITERIA

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

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

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

5. ALTERATION SUMMARY

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

1.	1955	House relocated from 525 S. Kingsley Drive to 1550 Bridgeport Drive. Brick porch removed with move.
2.	1987	House relocated from 1550 Bridgeport Drive up the slope to 1309 Killarney Avenue. Original porch roof removed.
3.	1989	Brick chimney, which was removed at time of move was replaced with stucco clad prefab unit.
4.	2016	Porch roof reconstructed in smaller scale to go with current topography.
5.		
6.		
7.		
8.		

6. EXISTING HISTORIC RESOURCE IDENTIFICATION (If known)

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

7. WRITTEN STATEMENTS

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

A. Proposed Monument Description – Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance – Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria selected in Section 4 (on the previous page). You must support your argument with substantial evidence and analysis.

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

8. CONTACT INFORMATION

Applicant

Name: Jason Lippman and Karen Schweitzer	Company:	
Street Address: 1309 Kilarney Avenue	City: Mount Washington	State: CA
Zip: 90065-1811	Phone Number: 323-663-6152	Email: jlippmann@sbcglobal.net

Property Owner Is the owner in support of the nomination? ◉ Yes ○ No ○ Unknown

Name: Jason Lippman and Karen Schweitzer	Company:	
Street Address: 1309 Kilarney Avenue	City: Los Angeles	State: CA
Zip: 90065-1811	Phone Number: 323-663-6152	Email: jlippmann@sbcglobal.net

Nomination Preparer/Applicant's Representative

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

9. RELEASE

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

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

Charles J. Fisher — Name:

11-27-17 — Date:

Charles J. Fisher — Signature:

Digitally signed by Charles J. Fisher
DN: cn=Charles J. Fisher, o, ou, email=arroyoseco@hotmail.com, c=US
Date: 2014.06.06 11:09:19 -07'00'

10. SUBMITTAL

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

APPLICATION CHECKLIST

1. ✓ Nomination Form
2. ✓ Written Statements A and B
3. ✓ Bibliography
4. ✓ Two Primary Photos of Exterior/Main Façade
5. ✓ Copies of Primary/Secondary Documents
6. ✓ Copies of Building Permits for Major Alterations (include first construction permit)
7. ✓ Contemporary Photos
8. ✓ Historical Photos
9. ✓ ZIMAS Parcel Report

Mail the Historic-Cultural Monument Submittal to the Office of Historic Resources or email PDF to lambert.giessinger@lacity.org

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

Hunter Ranch House
Architectural Description

The Hunter Ranch House is a two story Craftsman residence in an L-shaped building plan with symmetrical arrangement of windows and front porch set to the right of the front facade. The windows are all multi-light casements with two bands of four to each side of the front entrance and two bands of three above them at the second story with two small casements above the porch. The rest of the windows are the same style throughout the facade with some in stained glass. The lower transverse gable on the front wing ends with wide eaves with extended eaves on the ends of the front facade.

The rear wing is on the Southeast side of the rear facade and has a balcony at the second story under a secondary gable that extends from the apex of the main gable. A small pergola is set symmetrically at the base of the rear wing, which has an extended The entire facade is clad in wood shingles. A tall stucco-clad chimney is on the Northwest facade. The porch is covered by a gabled roof supported by wooden brackets and the main roof is raised above the center portion of the front facade.*

The house is situated below the street level on a slope that drops into a large canyon (Elyria Canyon Park) where it stood from 1955 until 1987. At its original location at 525 S. Kingsley Drive, the house was oriented to the East. At its second location at 1550 Bridgeport Drive it was oriented to the Northeast. It was turned around to face Kilarney when it was moved to the current site in 1987, now facing to the Southwest.

Interior features of the house include wainscoting, built-in cabinetry, hardwood flooring, a buffet in the dining room, coved ceilings, a wide wooden arch in the main hallway, a large brick hearth and fireplace in living room, a smaller bedroom fireplace and window boxes.

**Note: A large brick porch with a low wall was at the front the house on its original site, but that was never recreated at the second or current location. The porch roof has been recreated but does not reach out as far from the facade as the original did. The chimney was originally brick and was rebuilt as such at the second location, but seismic restrictions in place at the time of the second move necessitated a more modern construction.*

Hunter Ranch House
1309 Kilarney Avenue
Significance Statement

The Hunter Ranch House is but one of several names that this venerable Craftsman has been known by over the past century since its construction in 1908-09 as one of the first houses to be built in Wellington Place, an upscale development in the newly emerging Wilshire District for grocery merchant Herman Flatau, who was to reside in the house until his death on July 19, 1942.

As the Flatau Residence, the house was a true example of the imprint of the Arts and Crafts movement of the early 20th Century. The original building permit has not yet been located, but Connie Hood, who had the house moved to its present location, wrote an article that details some of the history, finding some of it at the Los Angeles Public Library. She stated "At City Hall and the public library, we could then identify records for the house, with construction commencing October 9th, 1908 and finishing May 15th, 1909. The original owner was Herman Flatau. The permits unfortunately did not list the architect's name alongside the contractor, Mr. Wiechman. A library fire halted our chances at researching these last two individuals". The article makes a good case that the house was designed by Pasadena architect Louis B. Easton, including support by Dr. Robert Winter, who has extensive knowledge of Easton's work, and stated while looking over the house: "Oh my, oh my...Yes, it has Easton's look all over it" No information has been located on the contractor, but there is some on Mr. Flatau who added a garage to the property in 1914.

Louis Byron Easton was born at Half Day, in Lake County, Illinois, on July 22, 1865, and educated in the public schools there. After graduating from high school he went to the Illinois Normal School in Bloomington and received a teaching certificate in 1890. While working for his degree, he met Honoretta Amelia Chadbourn Hubbard, the youngest sister of Elbert Hubbard, the self-proclaimed apostle of William Morris in America. She went by “Honor” and they were married in McLean, Illinois, on Christmas Day in 1893. He took a job as an instructor in manual training at the high school at Lemont, Illinois, and was made principal of it in 1893. His evenings were spent in his workshop where he designed and built sturdy furniture. Several of his pieces were displayed at a handicraft exhibition at the Art Institute of Chicago in 1903.

Before that time he became ill, apparently of a respiratory ailment. In 1902 he left Lemont and moved his family, which by then included 4 children, to Pasadena. He and Honor were to have three more children after the move West. He soon recovered his health and, after consulting a pattern book, built his own house on Marengo Street. He received many compliments on it and in 1906 was emboldened to try his own design for a handsome Arts and Crafts house on the corner lot next door. Since it sold quickly, Easton decided to become an architectural designer as well as a furniture maker.

Pasadena architect Myron Hunt was so impressed with Easton's work that he hired him to build a beach house for the Hunt family at Clifton-by-the-Sea. Other Southern Californians, interested in his unique style, chose Easton to design their houses, with Easton encouraging them to participate in the construction. Such a person was Carl Curtis, an electrical engineer turned chicken farmer. He and Easton built a sort of compound of rustic bungalows off Washington Street in Altadena. Another client wrote in The Craftsman magazine (1912) in reference to her Easton-designed house: "There are no fake beams or posts in the house; every stick of timber is just what it appears to be, and does just what it seems to be doing."

The Flatau project was in the middle of this prolific early period of Easton's practice. The distinctive style of the subject house is the same as his other designs, especially with the interior woodwork. Although there are other architects that worked in the Arts and Crafts genre, including some who did much of the work in the general neighborhood where the house was built, as noted later in this essay, their signature design styles are different than Easton's.

Easton advertised himself as getting a "maximum of effect with the minimum of expense." He built about twenty-five houses in Pasadena and the surrounding communities. The coming of World War I meant less building activity, as well as the death of his brother-in-law, Elbert Hubbard, who went down on the Lusitania with his second wife, when it was torpedoed by a German U-Boat (U-20) on May 7, 1915. These events prompted Easton to close his building business and move with his family to a ranch near Anaheim, where he farmed until his death at the age of 56, on September 7, 1921.

Herman Flatau was a native of East Prussia, Germany (now a part of Poland), where he was born in September 1858, he immigrated to the United States in 1878 and was naturalized several years later. His wife, Fannie, was from Pennsylvania. They first arrived in California sometime before 1890. By 1900, they were living

at 818 S. Westlake Avenue with their three young sons, Herbert, Lawrence and Harold and daughter Elsa, with Herman working as a grocery clerk. By 1910 they were living in their new home on Kingsley with him working as a grocery wholesaler. He was also cited as initiating the support of the Los Angeles Credit Men's Association for William C. Muchet for mayor of Los Angeles. He was also one of the organizers of the Los Angeles Board of Trade. By 1920 he was a partner in a wholesale grocery business. By 1940 his wife had passed away and his son, Lawrence, was staying with him at the time of the United States census. When he passed away on July 19, 1942, his service was officiated by Rabbi Edger F. Magnin of the Wilshire Boulevard Temple (HCM 116).

On May 20, 1944, Flataus four children sold the house to Miss Nedra M. Dalby, a secretary. Around 1939 she had married August Paul Coviello, a divorced attorney. On March 24, 1949 they had purchased the remaining 75 acres of the great Hunter Ranch of the Rancho San Rafael, which was put in Nedra's name only. Coviello, who was the born in New Jersey on April 3, 1898, was the fifth of eleven children to an Italian fruit farmer. His father, Vincenzo, moved the family to Fresno around 1906 and bought a fruit farm. August went to Los Angeles in the late 1920s and became a Los Angeles County Sherriff's Deputy. By 1940 he was an attorney. According to the 1930 and 1940 census, he was married to a woman named Doris. However their daughter, Augusta, believes that he and Nedra married around 1938-39.

In 1951 moved a four room cottage from 11221 Westminster Avenue in the Sepulveda Pass to the ranch. The house had been built in 1946, but as the post war boom hit the owner had sold the land to a developer and gave the house to Coviello, who placed it at 1691 Winmar Drive at the edge of the ranch. He then moved a second house from 3600 Wilshire Boulevard to 1690 Winmar Drive. That house had been a model home that was constructed in 1950 by C. Van Myers as a model Hollywood home that had been visited by thousands and received high reviews at the time. The house from the Sepulveda Pass was demolished in 1991 after being gutted by fire but the former model home remains on site as the home of Augusta (Coviello) Yapelli and her husband, Albert. In 1952 her father took out a permit to convert the Kingsley Drive house to a 4 unit apartment.

By this time, Coviello and his wife were both still living in the former Flatau Residence. Coviello began making improvement to the ranch land, including a carport, barn and a tack house (which he had moved from the 1961 Winmar site).

On January 27, 1953 the property on Kingsley was deeded (the Hood article states that it was a tax sale but that appears to be unlikely) to Alfred L. Sokol, who intended to demolish the house and construct an apartment building. During the interim he rented the house back to the Coviellos, who made arrangements to move it and the 1914 garage to the ranch. On March 17, 1955 permits were issued to facilitate the move to Mount Washington. Once completed the house sat at the center of the canyon, appearing as if it had always been there. The Coviellos started keeping horses and raising cattle on their spread.

About 41 Acres of the ranch were sold to Watt Development in the early 1960s. The land included the Sea View Canyon which was one of the most scenic views on Mount Washington. An earlier attempt to make the canyon into a landfill by the city had resulted in the formation of the Mount Washington Homeowners Association to fight that use. The principal founder was Allison Mauer, the wife of cardiologist, Dr. Edgar Mauer, who lived in their John Lautner designed house (HCM 481) that overlooked the canyon. The Watt development was a compromise that resulted in the development of Tract No. 27907, marketed as and still known as "Mount Washington West" to this day.

A brush fire hit the Mount Washington neighborhood by the ranch in August of 1937. The blaze endangered several homes, but was put out before any were damaged. They would not be so lucky two decades later when on August 1, 1957, a fire started by two boys playing with flaming sticks destroyed 12 homes and came into the Hunter Ranch, came close to but did reach the recently moved historic house due to the work of the fire department, in spite of battling low water pressure. The fire came around on the ranch land to at one point being on both sides of nearby Elyria Drive, destroying a barn that predated the house being moved and another Coviello outbuilding in the process.

Augusta Coviello, who was 17 at the time, was home alone when the fire started. She walked up to Killarney and spoke with a LAPD motor officer whose radio had died. He gave her several numbers and she made the calls to alert the city agencies of the fire. She then went about rounding up the five horses on the land, getting them to a corral where they would be safe. She suddenly realized that she was being surrounded by the rapidly moving blaze. One of the horses, named Trojan, appeared and came to her. With no time to mount the horse, she grabbed his tail and he led her out of the area just before the only escape closed behind them.

Nedra Coviello passed away on March 1, 1964 at the age of 53. She had been born in Juab, Utah on October 6, 1910. After her death, August remained at the ranch.

On April 23, 1984 the land was deeded to D. D. and W. Associates with a provision that the house was to remain with the Coviello Family, but getting the money together to move it turned daunting. August Coviello passed away in a nursing home on November 30, 1987 at the age of 89. By this time, the property had been transferred to D & D Development of Brea, which owned it jointly with Downey Savings and Loan Association. The company had submitted plans for a 100 unit condominium project on the property. The project, which required multiple variances, was shot down by the city after protests by the Mt. Washington Association. The following year, D & D came back with a proposal to build 47 Ranch Style houses in the canyon to be named "Sycamore Glen". There was also a lawsuit at the time between Coviello and D & D over aspects of the sale and the moving of the house. During that process, in spite of the Coviello claim, the house was given to Donald L. and Constance E. Radifer, who had been trying to save it from demolition. They bought a 15,000 square foot site in at the South corner of the ranch from D & D and the house was then moved up the hill in two pieces and reassembled.

The stress of the move brought about a divorce, leaving Connie Radifer working alone on the project, seeing to it that the work was done properly, and keeping the budget from spiraling out of control. Eventually she married Charles Hood and the property was put in both of their names on July 14, 1993. The Hoods had renamed the house the "Owls Nest" due to the way it now overlooks its former domain. In the meantime, the D & D Development plans for "Sycamore Glen" were not coming to fruition. After a long battle with the Mount Washington Association, the land was finally bought by the Santa Monica Mountains Conservancy in 1994 and officially dedicated as the Elyria Canyon Park with the remaining Coviello outbuildings staying on the site.

The original Hunter Ranch dated from 1856, when Jesse D. Hunter, Los Angeles brick maker and former Captain of the Mormon Battalion from the Mexican War paid $5,000.00 and traded a brick house that he had built on Fort Street (Now Broadway) to Louis Granger, Esq. who had acquired the Rancho Cañada de los Nogales from Jose Maria Aguilar in 1853. The Rancho had been granted to Aguilar in 1844 by Mexican Governor Miguel Micheltorena and was one half league portion of the Rancho San Rafael. It was later confirmed by the lands commission and recorded in Sacramento, but due that it was within the older San Rafael grant and Hunter had also bought the Southern portion of that Rancho from Julio Verdugo in 1859, the Patent for the later Rancho was never recorded in Los Angeles County.

Captain Hunter died in August of 1871 at the age of 71. His wife, Keziah sold the land now known as the communities of Mount Washington, Cypress Park and Glassell Park to Los Angeles attorneys George W. Morgan and Albert H. Judson in 1882. They subdivided the land as the Hunter Highland View Tract leaving a large part of Mount Washington as open space, which they then sold to Charles Gassen. Gassen ran his own ranch on the land until 1905, when it was deeded to the Riverside Heights Company, which subdivided part of it as Tract No. 343. In 1924, Blocks 10 and 11 of Tract No. 343 was transferred to Los Angeles architect/developer Frank L. Meline, who proceeded to subdivide Block 10 and the Northern part Block 11 into Tract No. 7982 which he named "Franklin Park". Several months later he filed Tract No, 6831, which included the remaining portion of Block 11 as a 84.799 acre Lot "A" and a much smaller 0.738 acre Lot "B", which was quickly sold. In 1926, Lot "A" was transferred to the Franklin Park Company, most probably in anticipation of a second phase for the earlier tract. But the stock market crash in October 1929 put an end to the building boom of the 1920s and the property was transferred to Title Insurance and Trust Company in 1930.

In 1931 the ranch land was transferred to Edwin L. Stanton, the owner of the Stanton Axle Works, in Los Angeles. On January 20, 1932 he sold it to Harry McMullen, but later in the year Stanton had the land back. He sold in again on July 7, 1937, after spending $1,000,000.00 to purchase Santa Cruz island, this time to Los Angeles attorney Jesse A. Hamilton and Alice E. Hamilton. The property went back to Stanton again a few years later. On October 30, 1946 he deeded it to Raymond C. and Mabel C. Weiss who sold it to Nedra Dalby two and a half years later.

The case for Louis B. Easton as the architect is based solely on comparisons of the house, especially the interior treatments, with other houses that Easton designed during the same period. The design of the rich interior woodwork for the house is virtually identical to several other Easton designs in a style uniquely associated with that architect. While Easton appears to be the most likely either directly or through a published version of one of his designs, there are other possibilities as follows.

Two of the original subdividers of Wellington Place were brothers John B. and Daniel T. Althouse. The Althouse Brothers construction firm was one of the upper end design-build firms in Los Angeles at that time. A review of other permits in Wellington Place shows them as the contractor or owner-builder on several of the houses. Another possibility is architect Frank Marcius Tyler, who was the

architect for a number of the houses built in the tract. Tyler was well known for his interior woodwork and was also architect for a number of Althouse projects including the Statton Residence at 1415 S. Gramercy Place (HCM 855).

While Tyler's interior designs are of the highest quality, they are as unique to him as the designs by Easton are to his work. The missing permit (probably due to an indexing problem) and the lack of newspaper documentation of the original construction of the house makes it hard to make a direct link to an architect. Connie Hood mentions a permit in her article (attached), but it is not on file for the day that the construction work started. A search was made of the week in 1908 leading up to the date, but still no luck. According to Hood, there was no architect on the permit, only the contractor's last name of Wiechman, which could not be isolated to the individual.

The architectural significance of the house is undeniable, as it epitomizes the best of the Arts and Crafts movement, which called for a return to the simple life after the mechanization of the Victorian era. This movement was started in England by William Morris (1834-1896) and spread in the United States by artists such as Elbert Hubbard. Morris is recognized as one of the most significant cultural figures of Victorian Britain; though best known in his lifetime as a poet, he posthumously became better known for his design work. Various Americans brought Morris' ideas to the United States, but the best known was Elbert Hubbard, Easton's brother-in-law.

Besides his design esthetic, Hubbard also shared Morris' leftist political views and was a prolific, publishing his social concepts in unique leather bound books put together by the Roycrofters, his Arts and Crafts group that he established in East Aurora, New York in 1895.

Arts and Crafts design soon led to Craftsman architecture and Louis B. Easton was one of the closest links to the original ideas of Morris and Hubbard in its practice.

The Hunter Ranch House (aka Flatau Residence or The Owl's Nest) is an excellent example of Craftsman design, qualifying for Los Angeles Historic Cultural Monument as it "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for the study of a period, style of method of construction." and is very likely a major project for the architect Louis B. Easton (biography and photos of his other designs attached) and would qualify as "a notable work of a master builder, designer, or architect whose individual genius influenced his or her age".

Hunter Ranch House

Bibliography

Books:

Duchscherer, Paul…….The Bungalow, America's Arts & Crafts Home……©1995, Penguin Studio

Gleye, Paul……..……..The Architecture of Los Angeles……..©1981, Rosebud Books

McAlester, Virginia and Lee.....A Field Guide to American Houses.....©1990, Alfred A. Knopf

Winter, Robert W……..Toward a Simpler Way of Life:……. ©1997, University of California Press
The Arts & Crafts Architects of California

Articles:

Anderson, Tim……..Louis B. Easton and the Simple Life……...Lecture for Pasadena Heritage 2005

Fisher, Charles J…….Jesse D. Hunter, the Mormon Ranchero…..Our Cornerstone, May-June 1996

Hood, Connie……..Owl's Nest ……..Craftsman Homeowner Magazine, 1998

Marter-Kenyon, Claire…..The Acquisition of Mt Washington's Open Space Parks…..MWHA, 2016

On-Line Sources:

Louis B. Easton, Architect (1864-1921)……..Living Places

Oral History:

Phone interview with Augusta "Gus" Coviello on December 4, 2017

Los Angeles Times Articles:

All Close to Fine Wilshire……October 23, 1907, Page III2

The Wilshire Boulevard District (Display Ad)……October 23, 1907, Page III6

Endorses Muchet……..July 11, 1909, Page V13

Rush Homes on Franklin Park Tract……October 18, 1925, Page E4

Angeleno Purchases Santa Cruz Island……..April 23, 1937, Page 1

Brush Fire Perils Homes……August 8, 1937, Page A1

Herman Flatau Obituary……..July 22, 1942, Page 10

12 Houses Destroyed, Scores periled in Fire……..……August 2, 1957, Page 1

Families Tell Losses as Fire Hits Homes……August 2, 1957, Page 2

Fire Fighters Hampered as Current Fails…….August 2, 1957, Page 2

In Wake of Flames……..August 2, 1957, Page 3

Two Boys Blamed for Fire Disaster…….……August 3, 1957, Page B1

Council Calls for Inquiry in Mt. Washington Blaze……August 7, 1957, Page 14

The Craftsman House: An Architectural Heritage……..October 6, 1974, Page N38

Neighborhood's in His Hands……August 7. 1986, Page GD1

Elyria Canyon Project Wins 1 Battle…….……..September 4, 1986, Page GD3

Mobile Home…….……August 13, 1987, Page GD1

Builder Cuts Back on Development Plan for Elyria Canyon……May 12, 1988, Page GD1

Additional Data Sources:

California Birth Index

California Death Index

Find a Grave

Los Angeles City Building Permits (Attached)

Los Angeles City Directories

Los Angeles County Assessors Records

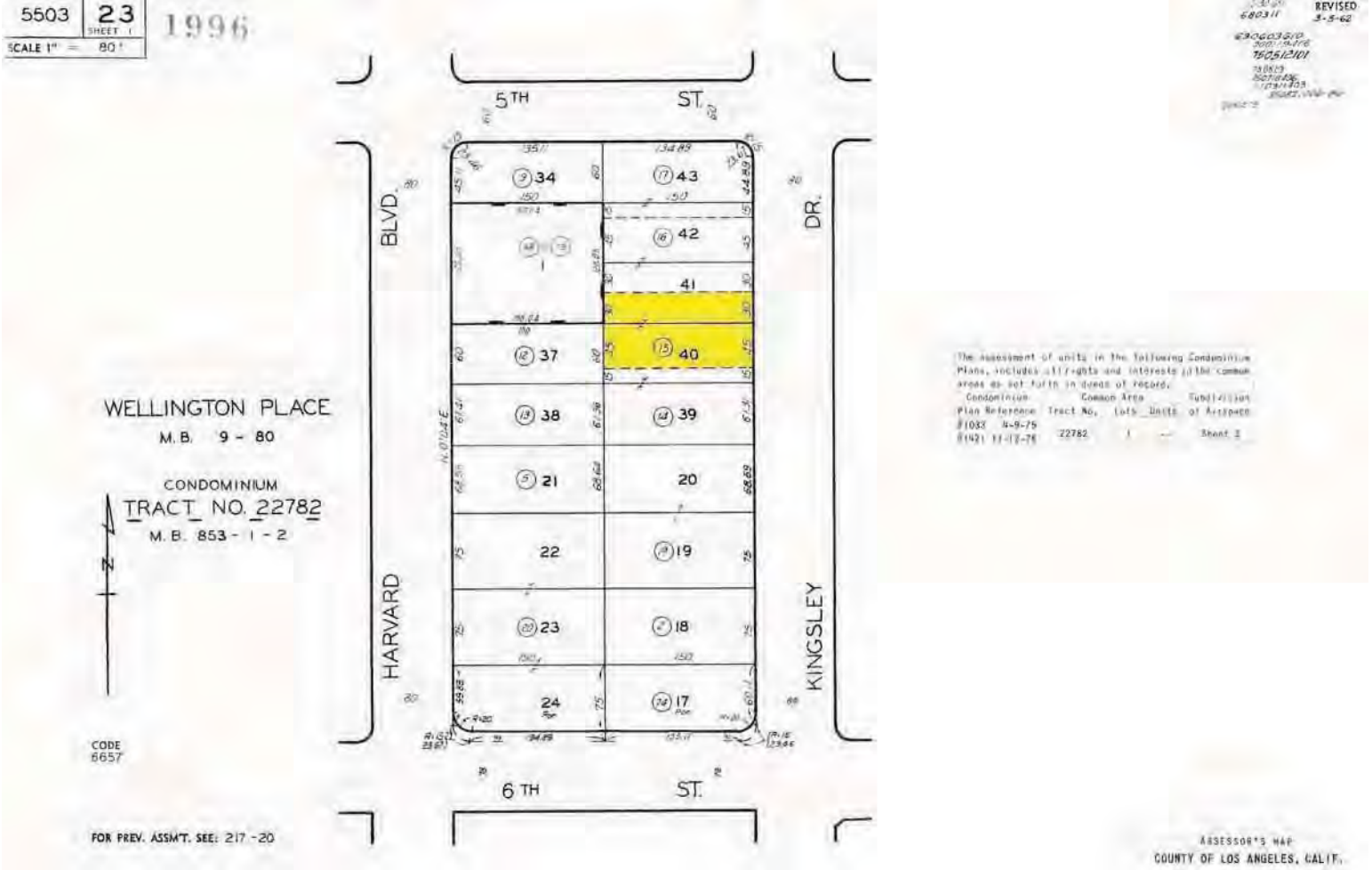
Los Angeles County Subdivision Maps

Social Security Death Index

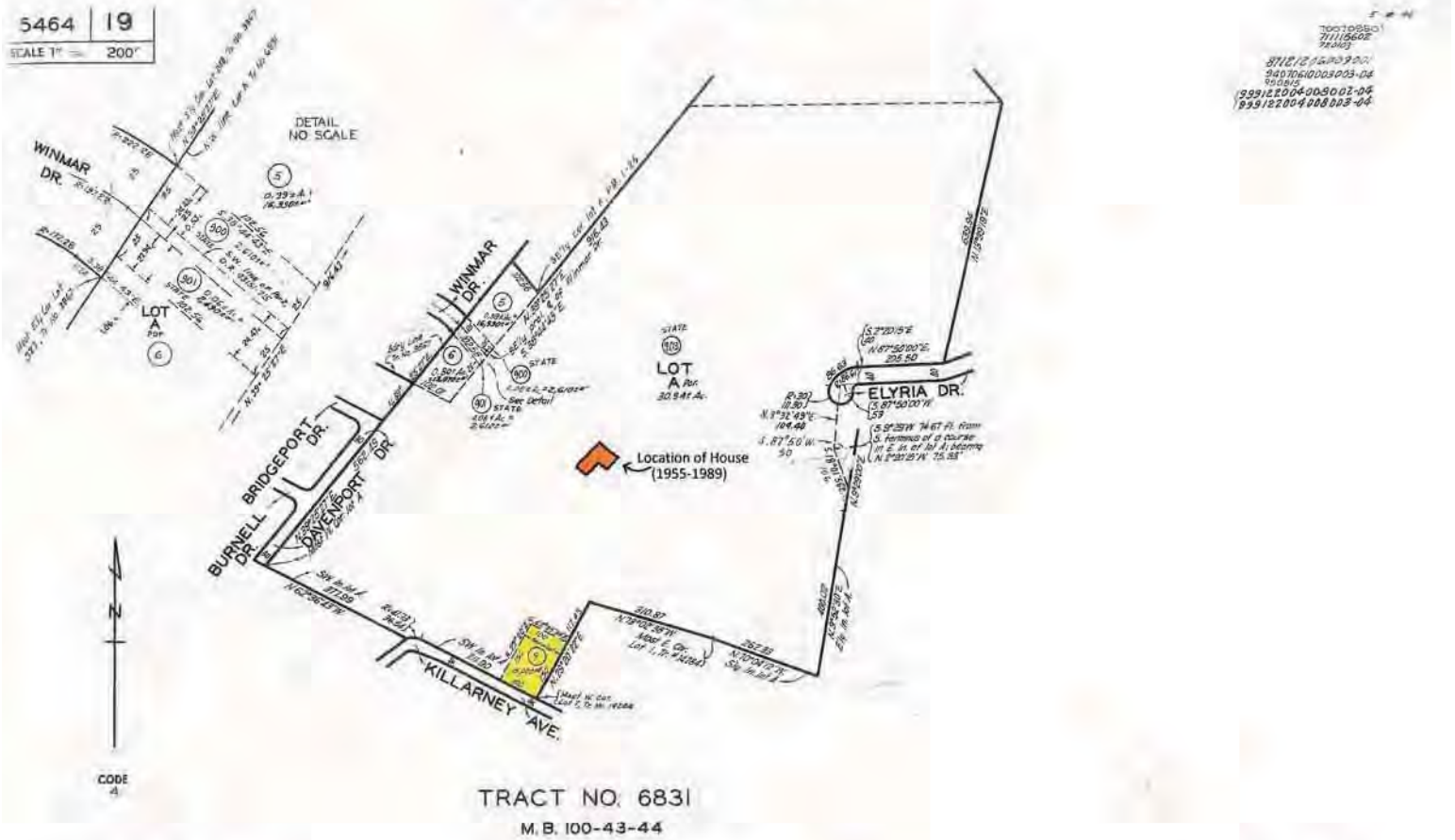
United States Census Records (1900-1940)

World War I Draft Registration Records


1502



Original Site



Current Site

Tim Andersen
ARCHITECT

Louis B. Easton and the Simple Life

Arts & Crafts houses in Pasadena

Louis B. Easton, ca. 1910

Carl Curtis ranch, Altadena, 1906

28 March 2017
4,150 words

Traveling from Chicago by train, Louis B. Easton and his family arrived in California in late 1902. Pasadena would have seemed like paradise to the Eastons in that first winter—sunny and mild, the gardens lush and fragrant. The town, founded only 28 years earlier, was still small and surrounded by orange groves. The San Gabriel Mountains formed an ever-changing backdrop as the sun and shadows moved across their face from dawn to nightfall.

The Santa Fe route from Chicago to Los Angeles passed through Pasadena, and the pleasant town had become a popular winter retreat for Midwesterners. From the station, visitors could walk to resort hotels like the Green or Maryland, or take a trolley to the Raymond and Wentworth. Several hotels offered guests detached garden cottages. In this apparent *Garden of Eden* many visitors from the East decided to stay. The expanding and affluent population provided new arrivals like Easton opportunities for work. He was soon designing and building houses-- not the elegant mansions on Orange Grove Avenue, but small redwood houses that were nestled into the landscape. For many, it seemed the rustic bungalows best expressed the new found freedom of California, its gracious and simple living.

A serious ten year old Louis, 1874

Midwest character

Easton (1864-1921) was thirty-eight when he moved to Pasadena. He was raised in Halfday Lake, Illinois, a small farming community north of Chicago. Like many of his generation he learned a variety of skills growing up on a farm and working alongside his parents. Family farms

Furniture that Easton built was included in the 1903 Art Institute of Chicago handicraft exhibition

Elbert Hubbard with his parents and the Eastons' daughter at the family homestead.

Easton's first house, 540 S. Marengo Avenue, Pasadena, 1905

Living room and study of Easton's first house with furniture he designed.

View from dining room to living room with brick fireplace in Easton's first

prepared young people to become productive adults. Easton's character was shaped by the prevailing *Middle Border* values—self-reliance, hard work and iron thrift. These 19th century values had been essential when the Midwest was on the frontier of westward expansion, but persisted in its culture even as conditions improved.

Easton trained to be a teacher at the Bloomington (Illinois) Normal School, and graduated in 1890. One of his classmates was Honor Hubbard, and they became friends. She was the youngest sister of Elbert Hubbard, who in 1895 founded the Roycroft community in Buffalo, New York. The *Roycrofters* set up an Arts & Crafts guild to revive handicraft, and demonstrate an alternative to factory production. They designed and made furniture, metal work and books, and began the Roycroft Press to trumpet their efforts. Elbert Hubbard became a leading proponent of the Arts & Crafts Movement as it gained momentum in the early 1900s.

Easton was introduced to all this through Honor Hubbard. She and Easton married. The promise of a teaching job for Easton took the newlyweds to Lemont, Illinois. Easton taught manual arts training at Lemont High School, and in 1893 was named the school's Principal. Looking back, a 1908 feature in *Country Life in America* by Carlyle Ellis described Easton's work in Lemont: "Backed by a few wealthy men, he organized classes of poor boys and taught them, with success, to make beautiful things with their hands."

In this era the purpose of manual arts training—mostly woodworking and metal-smithing—in public schools was not to divide boys into vocational or academic paths, but to encourage development of skills many had learned at home or on the farm. Even those from disadvantaged backgrounds would likely have skills to draw upon.

At Lemont High School Easton built several pieces of oak furniture in the new Arts & Crafts style, similar to *Roycroft* designs. They may have been demonstration pieces made in the shop. Several were included in a 1903 handicraft exhibition at The Art Institute of Chicago.

New beginning

In Lemont, by 1902 Easton was burned-out and suffered respiratory problems from asthma. California had become the fabled land of recovery and, as another school year approached, Easton resigned. The family packed their belongings, and bought one-way tickets to Pasadena.

They settled into a rented house, and by 1904 Easton was back on his feet, working as a handyman. One of his early clients was D.M. Linard, Manager of the Maryland Hotel on Colorado Boulevard.

The Eastons bought two adjacent lots on South Marengo Avenue. Lined with pepper trees, this was one of Pasadena's most popular residential streets. Across from their property was The Vineyard, a well known residential hotel, and just south, facing California Boulevard, was the Queen Anne mansion of Congressman McLaughlin.

In February,1905 Easton secured a building permit for a house on the south lot. The Eastons selected a design from a pattern book, which was a common practice then. The design was for a 1.5 story bungalow, eight-rooms, with side-facing gable roof and a wide shed dormer in front. The house faced west and included a deep inset porch with boulder foundation walls. Design was in the Arts & Crafts style, as promoted by the Roycrofters.

How close the Eastons were to Elbert Hubbard is not clear. No letters between them have surfaced. Hubbard made several trips west to Los Angeles and Pasadena during the period the Eastons lived there.

house.

Easton's second house, 530 S. Marengo Avenue, Pasadena, 1906

Louis and Honor Easton with their six children on front porch, ca. 1910

Honor Easton at tea party, ca 1910. In genteel Pasadena simple living included ones favorite hats and gloves.

Book cover, ca. 1900

In their family album is a photograph of Elbert with the Eastons' daughter at the grandparents' homestead in Illinois. We can be certain Easton was well aware of Hubbard's work and celebrity.

Builders at the time used local materials as much as possible. The tumbled granite boulders strewn along Pasadena's *Arroyo Seco* were gathered and hauled by buckboard to many building sites. The stones could be stacked and mortared for foundations. Redwood was plentiful in northern California. Once logged and milled the lumber was shipped south by rail. Redwood siding was considered best. It was handsome, easy to work, resisted termites, and could be left unfinished. Easton installed redwood on their house, clapboard on the first floor walls with shingles above.

Interior photographs made soon after the house was finished show the living room, dining room and study as linked spaces across the front of the house. Three-quarter height partitions with end posts define the rooms, but leave them open to one another. Redwood beams and ceilings were left exposed. A wainscot at plate rail height unifies the doors and windows with a built-in buffet. Fireplace was made of common dark red brick, and left exposed. Also seen in the photos are Easton's handmade Arts & Crafts pieces from the 1903 exhibition at the Chicago Art Institute.

After the family moved into their new house Easton turned his attention to the north lot. In October, 1905, he acquired a building permit for a new house on that parcel. Construction cost estimated on the permit was $4000, an ample budget when many bungalows were built for half that price. This house was designed by Easton. It was a Swiss chalet-style house with cross gable roofs, deep overhangs and open truss-work in gable ends. A recessed porch and wide plank door faced Marengo Avenue, and along the side street Easton built a Japanese *torii* gate and fence to enclose the backyard.

Interiors were developed similar to Easton's first house with exposed natural redwood for main floor ceilings, built-in bookcases, dining room buffet and custom light fixtures. To give the redwood a more refined look, the carpenters used a wire brush to smooth and accent the grain. This was a traditional Japanese wood technique that Easton may have picked up from visits to George Marsh's "Japanese Tea Garden" (1904), built three blocks away at California Boulevard and South Fair Oaks Avenue.

The spec house was more impressive than the first one copied from a pattern book. When it sold quickly Easton realized he would be able to stay in Pasadena, and build houses for a living. He hung a sign on his front porch that read "Bungalows and Furniture."

Easton's business was boosted when his first house appeared in the December,1906 issue of *The House Beautiful,* and given national exposure. Pasadena writer Una Nixon-Hopkins praised the house as a well-integrated "combination of the economical, practical and artistic." She noted that Easton's study faced South Marengo Avenue, and was outfitted as an architect's office. "Here more plans are being made for bungalows... There is demand for his work, being his own architect, contractor, and overseer."

Combining the three roles was a departure from common practice at the time. By offering a design-build service Easton increased control over his projects. It allowed him to collaborate with clients on design, and evolve designs through construction without interference.

California romance

Many new arrivals to California in this era (1900-1915) saw the West and Hispanic heritage through the eyes of Helen Hunt Jackson. Her popular 1884 novel, *Ramona*, was intended to alert readers to the

plight of Native Californians, but was most often seen as a romantic introduction to the region. New residents could imagine recreating the idyllic way of life she wrote of before the Yankees.

Arturo Bandini in his courtyard house designed by Charles and Henry Greene, Pasadena, 1903

Jackson's portrayal of Southern California in the 1870s is a beautiful, but tragic setting for her protagonists. The Mexican ranchos were in decline, but still allowed for a slower paced life in harmony with the land. Jackson describes low-lying adobe houses with covered verandas surrounding a garden courtyard as capturing "the half barbaric, half elegant, wholly generous and free-handed life" of the Californians. In effect, *Ramona* offered a historic romance to recapture in the twentieth century-- a vision that was reinforced by the emerging Arts & Crafts ethos of simple living.

If Easton was influenced directly by *Ramona* we do not know, but he drew similar inspiration from a much more immediate source: Charles and Henry Greene's newly constructed Arturo Bandini house (1903) on East San Pasqual Avenue. This modest house was pivotal in Easton's development, and the architecture of Southern California, because it showed how Hispanic and Yankee building traditions could be united. The U-shaped courtyard house plan was the model, but instead of adobe the Bandini house was built with native redwood and stone, and contemporary construction methods.

Bandini house living room

Bandini insisted the house have a Mexican courtyard plan with verandas on three sides. The Greenes' design was a single material inside and out, but instead of adobe (or wood and plaster to simulate adobe), the walls were sheathed in natural redwood, freshly milled, board and batten. Local river rock boulders were used for fireplaces and chimneys. Discarded were the clichés of the "Mission Revival," while retaining the historic type. As Charles Greene wrote: "It is all of wood and very simple—not the so-called Mission style at all."

The house was also much less expensive to build than conventional ones with elaborate features, finishes and ornament. For Easton, this was likely the most compelling insight. The Bandini house opened the way for creative interpretations of California's Hispanic past, and showed how building traditions could respond to local conditions.

Carl Curtis ranch, Altadena, 1906

Easton admired the Greenes' houses. In his family album he included photographs of their projects-- the Gamble house under construction and newly-built Freeman Ford house-- among his own. The Bandini house, however, was not included.

Building the simple life

Curtis ranch dining room and entry

The opportunity for Easton to explore this new direction came when he met Carl Curtis in 1906. Curtis was a recent graduate in electrical engineering from Case Polytechnic Institute in Cleveland. He headed west in search of a job, but like so many Midwesterners, once he saw California abandoned plans for a desk job. Pursuing a more energetic and varied life outdoors was just too compelling. Curtis bought vacant land in the Altadena foothills above Pasadena. He decided to build a ranch and raise chickens, but later switched to pedigreed dogs.

The Eastons' eldest daughter, Helen Easton Starbuck, remembered her father met Curtis one afternoon in front of the house on South Marengo Avenue. It was soon after the two houses had been completed. Curtis was impressed, and discussed with Easton his plans for the Altadena ranch. Helen said she saw her father pull a pencil and envelope from his pocket, and sketch a design for the house while they talked. The layout that emerged was essentially what the two men built.

Easton-designed bench from Curtis

The incident is so characteristic of Easton--his informal, can-do attitude, his willingness to jump in and solve the problem. It is also

ranch, 1906. Coutesy of Barbara Curtis Horton.

Laura Rinkle Johnson house, Pasadena, 1908

Johnson house with live oak and accessory buildings in former San Pasqual Ranch

Kitchen of Fig Tree Lodge, Pasadena, ca. 1906

530 S. Marengo house, Pasadena, 1906 View of dining room with built-in buffet, table, and light fixtures designed by Easton and his crew.

indicative of how building traditions once worked. The conventions, expectations and common practices of building resided in the minds of all participants—client, designer and builder. All it took was a simple sketch for everyone to understand the design.

The land Curtis bought was four miles north of Pasadena at the present day northeast corner of North Lincoln Avenue and West Ventura Street. After a gradual uphill climb to Altadena the San Gabriel Mountains rose sharply ahead. The site was open with citrus groves around it. On a clear day one could see the Pacific Ocean at Santa Monica, twenty-five miles to the west. Curtis camped on the site during construction, and worked alongside Easton and his small crew.

The house built in 1906 was a simple rectangle with five rooms and a continuous porch across the front facing west. An ell-shaped stable, chicken house and kennel were built east of the house to form a work court. Within a few years Curtis added a small bunkhouse southeast of the main house. Today, this structure and its garden are the only fragments of the ranch that remain.

In the 1908 article for *Country Life in America*, Carlyle Ellis described these rustic buildings—which Easton enjoyed calling *shacks*—as "appropriately rugged, a veritable oasis in a desert of sage and sunflowers." Easton explained to Ellis the structural materials for his houses were also the finishes. In his view, "the trouble most people had when they tried to build simple houses at a low cost arose from their subservience to studding, lath and plaster, paper and paint." Instead of conventional 2 x 4 stud walls with lath and plaster, Easton used a light structural wood frame with corner posts and board and batten sheathing. Another client, Laura Rinkle Johnson, wrote in a 1912 article for *The Craftsman:* "There are no 'fake' beams or posts in the house; every stick of timber is just what it appears to be, and does just what it seems to be doing." Without additional finishes, this was surely the cheapest way to build.

For the Curtis house Easton used old-growth, clear redwood 12" wide vertical boards for board and batten siding. Boards were joined on both sides with 1 x 3 battens. A horizontal brace was attached to interior walls at plate rail height. Above this were one-quarter inch thick panels wrapped in a heavy monk's cloth. There was no other insulation, and only one inch of redwood separated the indoors from outside. Ceilings were made of half inch-thick redwood shiplap supported on rafter ties. Floors were fir or pine, and stained dark.

All the Curtis ranch buildings had simple gable roofs and the same board-and-batten siding. They were quite easy to disassemble and modify, and Curtis continued to tinker with them through the 1930s. Unaffected by changing tastes, his additions were identical to the original 1906 buildings. Perhaps, more than anything, it was California—its expansive native landscape and fragrant gardens—that elevated these simple cottages to a state of luxury.

Architect Irving J. Gill, writing in *The Craftsman* in 1916, extolled their virtues: "Redwood houses look as natural a part of the forest and canyon as a tawny mushroom or gray stone... Everybody... lives therein happier than a king, enjoying a simple, free life, breathing eucalyptus and pine-scented air, resting full length in flower-starred grass, bathing in the fern-bordered streams."

Easton becomes a skilled designer-builder

Easton's office drawings and records have not survived. During the twelve years he lived in Pasadena, he designed and built perhaps twenty-five houses. He promoted his services offering a "maximum of effect with the minimum of expense." This led some to call him "the poor man's architect," which meant he was an architect for the middle class. As with Curtis, Easton worked directly with clients, drew

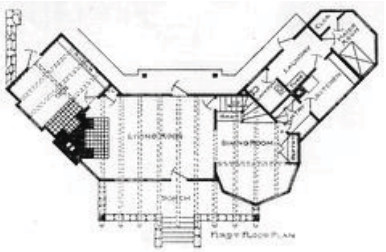
minimal plans, developed budgets and managed the projects. Their success depended upon strong craft traditions and resourceful workers—not subcontractors, but a small crew who labored together from start to finish building one house at a time.

A typical Easton project, the J. Constantine Hillman house built on California Terrace in Pasadena, was given a building permit October 2, 1907. An article in the *Pasadena Star,* dated December 4, 1907, confirms that "Mr. Hillman with his family will take possession of their new home this week." This is amazing in comparison to construction today when even a small remodel can take half a year. Easton's concept of the "simple home" had so reduced labor that a five-room house could be built with hand tools and finished in only two months!

Carlyle Ellis wrote in his 1908 *Country Life* article that Easton "allowed his plans to be purposely vague until they were visibly before him..." Construction drawings for the Hillman bungalow have survived. They consist of only two 12 x 18 inch linen sheets with tiny floor plans and elevations drawn in ink, 1/8" = 1'-0". From these minimal plans, Easton and a three-man crew built the three-bedroom one-bath house with library and dining room built-ins, brick fireplace, custom redwood furniture and hammered copper light fixtures.

Caldwell-Fairbank house street view, Sierra Madre, 1907

We can only assume drawings were not necessary for much of the work, nor were they required as "contract documents," like today. Easton's daughter, Mary Easton Gleason, remembered visiting her father at a project under construction. She found him inside sitting on the unfinished floor, leaning against the wall with a drafting board over his knees. He said he was just working-out some details before he could continue.



Easton's floor plan designed to fit existing foundation, 1907

Easton's preference to allow his designs to evolve during construction produced houses uniquely adapted to their sites. A good example was the 1908 ranch house built for Laura Rinkle Johnson and her family. The site was the former San Pasqual Ranch, down the road from Charles and Henry Greene's Bandini house. It was a five-acre parcel that included three acres of orange groves and twelve live oak. "The completed home," Johnson wrote *in The Craftsman*, "seems just as much a part of the landscape as the oak trees whose branches spread protectively above the roof."

Easton's now familiar *shacks* rested lightly on the ground, and enclosed a garden to the south. Along the north side of the house, facing the San Gabriel Mountains, Easton built a brick-paved and covered veranda. Protected from the sun, this porch served as an outdoor living room in the hot summer months. Johnson described her delight in sitting on the veranda, surrounded by native and exotic plants, and watching birds come to the reflecting pool. It could have been a passage from *Ramona.* Inside, the house was only one room deep, ensuring good light and cross ventilation. The breakfast room opened to morning sun, and the dining room windows framed a distant view of Mount Baldy.

Caldwell-Fairbank house, Sierra Madre, 1907

The 1907 Caldwell-Fairbank house that Easton built in Sierra Madre was also published in *The Craftsman* in March,1908. Foundations for a new house had already been placed when Easton was called in. The owners, S. M. Caldwell, and her daughter, Lillian Fairbank, decided to scrap the first design, a Queen Anne shingle style house with two story octagonal tower that was just too much. They asked Easton for a less pretentious design, and to fit the existing foundation.

Easton's plan opened principal rooms to one another and to the outdoors. He designed a recessed front porch with a deep overhang to face south sun, and in back a shaded courtyard with fountain and second floor balcony to face the mountain view. Easton took out the servants' stair and formal entry hall to open the space and allow the house to be only one room deep. He recommended native materials

Myron Hunt with Easton and his children at Clifton-by-the-Sea, 1911

The Easton family soon after they arrived in Anaheim, November, 1914

...and took up farming not far from the future Disneyland.

Mead house as restored in 1980 with new port cohere and drive.

for the exterior— redwood, cedar and granite— to be in "harmony with the tawny landscape."

Easton's themes were all represented: rugged simplicity, classless informality, balanced light and cross ventilation, an easy flow between indoors and outdoors, and indigenous materials to create harmony with the site. The Caldwell-Fairbank house was a competent and fully integrated design. Within only a few years, Easton had developed an impressive range of architectural skills.

True to his upbringing, Easton was most satisfied with a job well done by simple means. He did not attract clients who were status-seekers, but those who wanted a modest home with a strong connection to the site. Simplicity was a value statement, a chosen lifestyle, and did not necessarily indicate a lack of wealth. Most of Easton's clients actively participated in the design and construction their home to make it truly their own.

By 1911 Easton had achieved a local reputation and his houses were well regarded. Even professional architects admired his work. In that year the prominent Pasadena architect Myron Hunt hired Easton to design and build a beach house for his family at Clifton-by-the-Sea (now Redondo Beach). They rode the Red Car from Pasadena to downtown Los Angeles, and then took another trolley to the beach. A 1911 photo shows Easton and Hunt bundled in their overcoats and two of Easton's children with them on the porch. Made on a chilly winter's day, the photos probably record completion of the project.

Likely with Hunt's influence, Easton was included in the 1913 Los Angeles Architectural Club exhibition. His name was listed in the annual as an "Architect." Within a brief decade the high school manual arts training teacher had advanced to architect in the eyes of the profession. The houses Easton built in those ten years gave clear expression to the Arts and Crafts ideals of integration, harmony and solid workmanship--the same values he impressed upon students at Lemont High School.

Closure too soon

After the outbreak of war in Europe in 1914, and worldwide financial panic, house-building activity in Pasadena virtually stopped. Without work, the Eastons exchanged their Pasadena house for a small ranch in Anaheim. Easton was not well either; lifelong respiratory problems from asthma were getting worse. The family believed years of Easton breathing redwood sawdust on construction sites had also contributed. It was early November when the Eastons arrived in Orange County to take up farming.

Easton's health quickly deteriorated. Able to work the ranch for only a few years, he died in 1921 at the age of 57. Honor sold the farm for a ten-acre orange ranch on Harbor Boulevard. It was swept away in the mid-1950s for a Disneyland motel.

Many of Easton's Pasadena houses have been demolished as well. The first ones built on South Marengo Avenue have survived, but are now surrounded with multi-family developments and busy arterials. Their relationship to the region's romantic past and Garden of Eden landscape is no longer apparent.

The remaining houses Easton designed are poignant reminders of his desire to build appropriately for California, to reconcile American building traditions with Hispanic precedents and native materials, and to somehow create from common sense a common culture.

Mead house living room as we restored it in 1980. Sadly, the interior has since been stripped, and the restoration undone. This was something we never anticipated.

W.L. Mead house, Pasadena, 1910. House was fully restored in 1980, Tim Andersen, Architect

Mead house entry with redwood paneling as restored in 1980.

Easton legacy

In 1979, Easton's 1910 W.L. Mead house in Pasadena at 380 West Del Mar Boulevard was purchased by Phil Elkins. His plan was to restore and upgrade the house for contemporary living, and sell it to someone who would become its steward. Elkins had recently completed the restoration of his own house, the remarkable 1912 Lacey bungalow in Altadena designed by Sylvanus Marston. For that project he assembled a group of craftspeople, mostly from his church, and wanted the team to continue working on the Mead house. Elkins was aware of our recent exhibition and book, *California Design 1910*, and asked me to provide architectural services for the project.

When the work was finished our friends, Arts & Crafts collectors Jim and Janeen Marrin, furnished the house in period style for an open house. The project was featured in the *Los Angeles Times Home* magazine that Sunday, and the public invited. When we arrived early to prepare the house we found hundreds of people lined up on the sidewalk waiting to get in. The overwhelming response made clear to us attitudes had shifted. The Arts and Crafts Movement was relevant once again.

Within a few years Easton's house at 540 South Marengo was threatened with demolition for a condo development. Fortunately, Pasadena Heritage was ready to step in. They set up a revolving fund to purchase, renovate and resell the house to a new owner with a preservation easement. The City supported efforts to preserve historic houses on South Marengo Avenue by creating an office overlay for the multi-family zone. The designation allowed houses to be converted to office space, thereby providing an economic incentive for preservation.

Caldwell-Fairbank house, Sierra Madre, CA, photo c. 2013

The surviving Caldwell-Fairbank house in Sierra Madre was also protected by local ordinance, becoming a designated Landmark. This was due to the perseverance of longtime homeowner/restorer, Donald Songster, who was the site's steward for many years. We are grateful for these and other efforts to preserve Easton's legacy, allowing future generations a glimpse into this remarkable period of gracious and simple living.

Tim Andersen

Easton has been a longtime interest. This essay evolved from a talk I gave at the Arts & Crafts Weekend for Pasadena Heritage in 2005. An earlier version appeared in Toward a Simpler Way of Life: The Arts & Crafts Architects of California*, edited by Robert Winter, pp 149-158 (1997).*

Louis B. Easton

See also
Index of Architects

Louis B. Easton, Architect [1864-1921]

Louis B. Easton [†] was born at Halfday Lake, Illinois, and educated in the public schools there. After graduating from high school he went to the Illinois Normal School in Bloomington and received a teaching certificate in 1890. While working for his degree, he met Honor Hubbard, a sister of Elbert Hubbard, the self-proclaimed apostle of William Morris in America, and they were married. He took a job as an instructor in manual training at the high school at Lemont, Illinois, and was made principal of it in 1893. His evenings were spent in his workshop where he designed and built sturdy furniture. Several of his pieces were displayed at a handicraft exhibition at the Art Institute of Chicago in 1903.

About that time he became ill, apparently of a respiratory ailment. In 1902 he left Lemort and moved his family to Pasadena. He soon recovered his health and, after consulting a pattern book, built his own house on Marengo Street. He received many compliments on it and was emboldened to try his own design for a handsome Arts and Crafts house on the corner lot next door. Since it sold quickly, Easton decided to become an architectural designer as well as a furniture maker.

The architect Myron Hunt thought so well of Easton's work that he engaged him to build a beach house for the Hunt family at Clifton-by-the-Sea. Other Southern Californians, interested in roughing it, chose Easton to design their houses, Easton encouraging them to participate in the construction. Such a person was Carl Curtis, an electrical engineer turned chicken farmer. He and Easton built a sort of compound of rustic bungalows off Washington Street in Altadena. Another client wrote in The Craftsman magazine (1912) in reference to her Easton-designed house: "There are no fake beams or posts in the house; every stick of timber is just what it appears to be, and does just what it seems to be doing."

Advertising himself as getting a "maximum of effect with the minimum of expense," Easton built about twenty-five houses in Pasadena and its vicinity. The coming of World War I meant less building activity, however, and Easton moved with his family to a ranch near Anaheim, where he farmed until his death.

† Lauren Bricker, Robert Winter, and Janet Tearnan, *Single-Family Residential Architecture of the Arts and Crafts Period in Pasadena, 1895-1918,* nomination document, 1998, National Park Service, National Register of Historic Places, Washington, D.C.

OWL'S NEST

SAVING A CRAFTSMAN RESIDENCE FROM URBAN BLIGHT - PART 1

Owl's Nest as it appeared in July 1987.

By Connie Hood

Our family always liked old houses. My father was raised in a picturesque 17th century canal house in Amsterdam. My mother's family was so dismayed by the destruction of beautiful homes in Elmira, New York that grandfather and Uncle Bill bought and restored a series of 9 Victorian residences. So, when I called home and said "Don found a house!" mother said, "That's nice dear." As we explained that this house was truly found abandoned, located at the bottom of a canyon and hidden by brush, mother commented, "I heard you dear. It's the third one in three generations."

It had been an unusually hot and smoggy Labor Day in September 1985. Because we were always afraid of canyon fires, we often watered the neighboring parcel. This weekend, Los Angeles Fire Department brush clearance units were out clearing away some of the worst of it. My husband Don had gone out to visit with the workmen. As he got close to the neighboring house in the canyon, he realized that it was abandoned. After a walk through, he headed up back the hill with, "Connie, I think there is something you ought to see." I had been nursing an ugly headache, and refused to hike through a hot, itchy field. "Hon, I went through that old house. It's really beautiful, with a lot of interesting woodwork. Please come down with me." In retrospect, I didn't yet know what a big headache I had.

The old white house had been abandoned for years, and the Cypress Park gangs were actively occupying the property. It had been vandalized considerably, but as we wandered from room to room, the intrinsic beauty of the place became evident. It was a large home with 12 oversize rooms and extremely wide hallways. The entry doors were 53 inches in width, and of heavy quartersawn oak. It was turn of the century craftsmanship at its finest with built-in inglenooks, library, cupboards and closets in every room, porches and balconies. All this was contrasted by the vandalism - sprayed plakas (gang insignia), shattered windows and human filth. Whose house was this, and why had it been left?

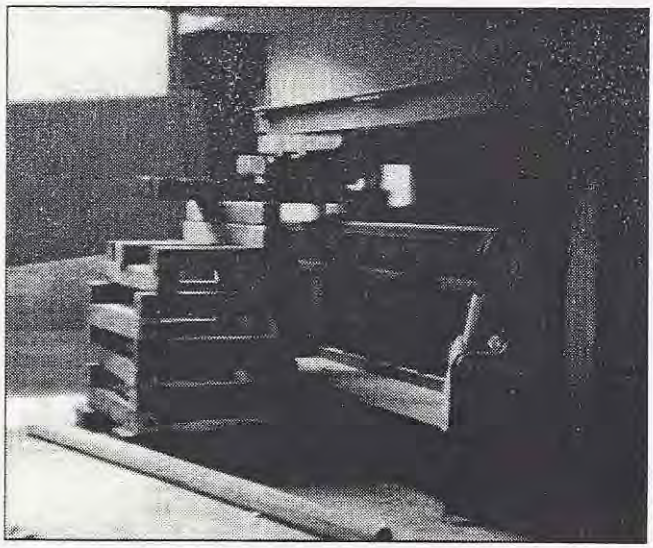
The next day we began an immediate search through the tax rolls to try and locate the owner. Somebody would have to try and protect this house from further vandalism. Meanwhile, we immediately decided to take on the job ourselves—a young family against the rival gangs and Satanists who occupied the property.

The unanswered questions increased when our initial letters to the owner of record were returned "Addressee Unknown." "But we have to move it out of this neighborhood." "

Whose was it? Whose is it? Why?" and most importantly, "Why us?" We could never, in our wildest dreams ever own a home like this.

It became obvious that the house needed to be saved from vandals, and its owners. Initial research led us to the Gamble House library, because it had been explained that the house might be "architecturally significant" and thus worthy of attention from our Council District office. By this time, my two year old baby, Eric, knew that I was doing something important, and he had already developed appropriate behavior for libraries and old house visits. So he sat on my lap as I was introduced to the curator, and showed the photographs. His only comment during the visit was, "Somebody ruin my scary house, and I have to clean it all up." We were then steered to some periodicals from the turn of

continued on page 8



Why we did it is evident in the unique craftman details throughout the house, including the bench in the living room, 1987.

Owl's Nest - Part 1

continued from page 7

the century, where we found photographs of rooms almost identical to our pictures. The architect in the photos was Louis Easton, who had built a number of other historic structures in Los Angeles. Easton was a master builder, who basically worked on site, supervising every phase of craftsmanship and design. As luck would have it, the author of one of the books was Dr. Robert Winter, a professor from our alma mater, Occidental College.

I called Dr. Winter, who arrived at my home within minutes, started to walk down the hill and then stopped. "Oh my, oh my. . .yes it has Easton's look all over it." He immediately drafted a letter to the Los Angeles Cultural Heritage Commission, recommending that the house receive immediate protective status. We were invited downtown to a review board meeting. The president of the Los Angeles Conservancy saw our photographs, looked at the brass fixtures, turned to us and said, "You got a screwdriver? Get in there today, and get the light fixtures out before they are damaged." "We have to get back to work." "Call your employer, and take the afternoon off. This is important. We'll find the owners for you, and you can replace them at a later date. Right now, they need to be secured." So by day's end, we had 16 crates packed in our garage.

The canyon and the old house belonged to a developer, who had plans to install 100 condominiums on the 35 acre ranch. We received a phone call, "Why are you making all this mess with the city?" "... the old house should be restored, even it has to be moved. There must be someone who wants it very much. I would do anything to have a place like that." "That old thing? Get it off our land, you can have it." Within days, an official appointment as caretaker arrived in the mail.

Meanwhile, as we continued our efforts to trace ownership and architect, we got some surprises. The house, according to an old neighbor, had been moved to Mount Washington sometime between 1950 and 1955. This was a common practice at the time, as freeways and apartment buildings replaced old neighborhoods. Back at the Los Angeles County Hall of Records in a far corner of the cellar near the loading docks, a map book noted a "Capital Improvement" dated 1953. At the house we saw a faded number, 523, where house numbers had been removed. Finally we located a residence from the right area, 523 South Kingsley Street, that had been sold for taxes and removed in June 1953. At City Hall and the public library, we could then identify records for the house, with construction commencing October 9th, 1908 and finishing May 15th, 1909. The original owner was a Herman Flateau. The permits unfortunately did not list the architect's name alongside the contractor, Mr. Wiechman. A library fire halted our chances at researching these last two individuals.

A cross section of the house, August 1987.

By now, we had the answer to the most fundamental question, "Why us?" The house has its own spirit, along with its nine lives. Until recently, it had been a residence, and had apparently served as a very vivid illustration of early Los Angeles lifestyles. Other neighbors began to tell of school field trips down to the old ranch, of animals and antiques and tales of cowboy actors on their horses. The most recent owner had been a Hollywood agent during the 50s, and western actors kept their horses in the barns and stables in the canyon. This family had moved the house to its location in the canyon, leaving all of its architectural features intact.

Armed with our "caretaker" appointments, we became preservation commandos. Before its preservation to a state park, the canyon was a hang out for gangs, and the house was disputed territory between two gangs and a group of Satanists. One week, a wall would be spray painted in black. In a few days, yellow letters would cover most of the black. Then, the wall would be smashed out by the returning group. Weekend nights were spent guarding the house. At the first sign of noise or movement, Don would head into the canyon, fully armed and I would stand at the top with a searchlight and a police radio. As disciplinary dean of the largest high school in Los Angeles, Don had some remarkable strategies for discouraging students. On Sundays we swept up the broken glass, beer cans, and things that had been used to start fires. Our idea was that a clean and occupied structure would make it less and less comfortable for unwelcome guests. We developed strong working relationships with the Los Angeles Police Department and the Los Angeles Fire Department. But, during the day on October 31st I got a call at work from a neighbor, "There are more than 30 kids in your house." The police had been called over an hour ago, and we would have to handle this one solo. We took an electric screwdriver and bolted the kids into the house. After another hour and a half, a squad car came by. Unfortunately, all that were left inside were the girls, and one boy in a cast. The rest had fled by jumping off the second story balcony. The disciplinary dean looked at them. "Ladies, do you really think you should go out with boys who will leave you stranded like this?"

continued on page 9

Owl's Nest - Part 1

continued from page 8

We knew the gang members by name, as well as the names of the more innocent "party" gangs. It turned out that prosecution was impossible because the property was not properly posted. Our "NO TRESPASSING" signs lay on the ground. They had been replaced by PARTY signs. That afternoon, we decided to add one more indignity—2 foot high block letters that stated "NO TRESPASSING" spray painted all over the exterior of the house.

It took almost a year to assemble bids from contractors and to develop flowcharts and spread sheets that would determine if we could become the eventual owners of the house. There are no mortgages available for the high risk process of moving and restoring a house. Once the house was on the lot, it would then be financed as a "rehab" project, at a high interest rate. The total estimate to achieve a Certificate of Occupancy was going to be approximately $200,000 with the stipulation that the work would be accomplished in one year to meet finance company deadlines. There was little room for errors or contingencies. The $200,000 figure would be the maximum mortgage that we could afford, and was a fair price for housing in Los Angeles. My father-in-law mortgaged his retirement home so that we could undertake the move, and begin the restoration.

So, contracts were signed, escrow was opened, and permits were purchased to commence the project. Six months after escrow was opened and work began, Don decided that he was a condominium dweller after all. He left for the beach. I was left with a high pressure job, a 3 year old, and a very expensive hole in the ground. It contained my father-in-law's life savings and little else.

Friends, contractors, and colleagues all began to offer support and assistance. Neighbors offered garden hoses to prepare the soil for bulldozing the canyon. In turn, I cooked for gatherings until one night little Eric asked, "Who is coming over for dinner?" I said, "No one." "You mean we have to eat alone? Like cats?" Eric was thriving. As far as he was concerned, his days were spent with a lot of "guys" and having fun on the world's biggest Tonka trucks. I was in good spirits too, enjoying the fast pace, the dirt, and the sense of anticipation. Many days, I sensed my grandfather watching over us, or would seem to hear his laughter as I was directing crews. I was enjoying my role as general contractor, organizing the efforts.

On my birthday, July 10, 1987, I purchased a keg of beer and picnic supplies. At 7:00 AM, five 26-ton trucks perched at the top of the hill, with winch lines attached to an enormous dolly. The lines were stabilized by trees, and by a series of 12x12 timbers set 8 feet into the bedrock. A dozen members of Eric's pre-school class were perched on the limb of a large walnut tree. Neighbors began to gather. The house had been chainsawn in half. The trucks were beginning to counterbalance the 100 ton structure, and bring it up a 30 degree slope. Simple physics were at work, with all equipment made of sticks, lines and pulleys. The throttles of the trucks would be used to keep lines taut and even, with each line being pulled at a slightly different speed. The movers themselves looked like pirates—sunburned with huge arms, long hair and tattoos. They set the lines, and communicated with whistles. The first half of the house came up the hill to its mark, and then was turned 90 degrees to face the new street. After months of preparation, the move took less than two hours.

"We celebrated into the night. I was now the proud owner of 100 tons of scrap lumber."

OWL'S NEST —

WHAT THE ENGINEERS DON'T TELL YOU AND YOU DIDN'T KNOW TO ASK - PART 2

by Connie Hood

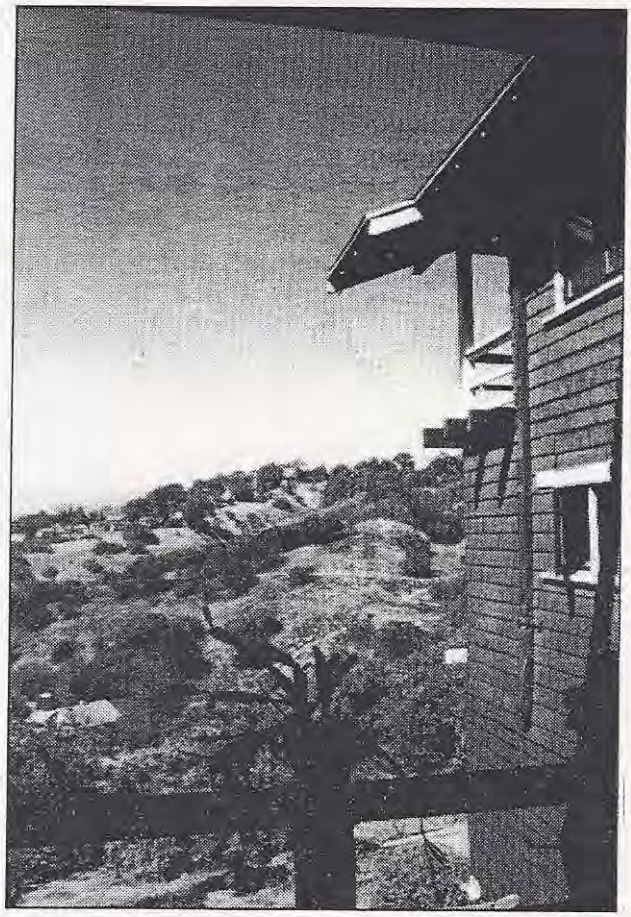
The national sales team was gathered for late night drinks with the chairman. Several of us had been very successful, and my new national accounts were generating a staggering $70 million in airline ticketing revenues. A very large bonus was offered at the party, and everyone had to state how they would spend the money—Peter wanted a condo in Maui, Barbara wanted a larger diamond, Tom was after a Porsche. I wished I were at home with my little boy. "Connie? . . . 'Well I have 100 tons of scrap lumber sitting on a hillside in Los Angeles." "Hey, as long as you're moving houses, why don't you just bring that thing to Texas?"

March 1988, Los Angeles, California:

Two years after it had been found, the enormous craftsman home was at its worst. I had relocated it about seven months previously. It was cut in half. Plaster walls had shattered when the house was towed up the hillside. There were 103 broken windows, and all mechanical aspects had to be replaces after the new foundation was completed. Only then, could we begin the cosmetic repairs. I was a single mother, and my foreman was a 5 year-old boy.

When you relocate a house the building is moved, set up on a series of stacked timbers, called jacks, and then the foundation is built underneath so that the major hook-ups will match. The first two choices for foundation contractors had fallen through. A friend's husband, with "years of experience" had been selected to construct the foundation. We got off to a strong start, with the appropriate footing dug. I would rush out to work each morning after a quick inspection. Then, the progress began to slow down. "Don't have the sub we need today, don't have the materials today" . . . until I realized that drug and alcohol problems were eating away at their time and my money. One morning a sharp earthquake struck. I looked out the French doors of my neighboring cottage to see the entire investment jiggling up and down. It turns out that the crisscross stacked jacks actually allow for flexibility, and the structure resettled. Within five minutes, emergency crews arrived at our front door. I had not called anyone. It was our good friends, the Los Angeles Fire Department. They had assumed that there would be a crew on-site under the house, and they were prepared to help in rescue efforts. The foundation crew was late that day.

The old house had been relocated in July 1987, and the original schedule had allowed for 3 months to finish the foundation and to seal the structure before winter rains were due. California's adobe hillsides become very slippery in wet weather, and of course the ground cover had been stripped when the house came up the hill. By this time, my debt structure, a painful divorce, and the frustrations of the project were nearly overwhelming. It was evident that if the house was not sealed before the rains, I could lose everything.



The reconstructed house, now nestled into the side of its hill, where it has already survived brush fires and some earth tremors.

The rains came. The two sections of the house were sitting about three feet off level from one another, with a split running lengthwise. My mother had tried to comfort me with "Honey, the house is made of teak. They build boats our of teak." But by Christmas, it was evident that we would need as much sheet plastic as we could lay our hands on. So, I called my ex-husband, Don, and he was willing to help install plastic sheeting over the two largest holes in the house—an 8 foot wide opening where fireplaces used to be. We climbed up the wet cribbing with our tools and the plastic sheets. The rain was pouring, and it began to thunder. We began working on the upstairs opening. Suddenly, lightning struck the I-beam underneath the house, and everything began to shake—including us.

And this wasn't even the scary part.

The foundation contractor had never done a "move on" and had no idea how to proceed. When it was time to set the house into the foundation, he had a complete foundation that was 18" too short. Meanwhile, the house mover had said that carpenters would "put it back together." No one was willing to undertake the effort. Time and money were running out. The house was crooked, floors were uneven and the halves didn't meet after the house was set down unto the foundation. The engineer suggested "You really need to do something to get that thing level. . ." I honestly had figured that an engineer would be the person to solve that problem. So that evening I began to crawl around under the building. The problem was underneath the house, where 2x4s had been left under the foundation sills during the move. Eureka! We lifted the house again, and removed the extra sills.

Friends came to the rescue. In addition to my career, I had continued my activities as a professional singer in Los Angeles. One night, a friend stood up at break time for the Los Angeles Master Chorale and said, "Connie really needs some help. We need every guy we can get to come by this Saturday with a

continued on page 11

Owl's Nest - Part 2

continued from page 10

hammer." For the next four weeks, we had a constant flow of visitors. . .other musicians, studio carpenters, two psychology professors from Occidental College, and friends. We had about 30 days before mortgages would become due on Owl's nest, as well as on our comfy little cottage next door. A Senior Building Inspector told me that once we had windows and doors, we would tap utilities off my cottage home, and go ahead with the restoration. My feet were getting very cold about the entire project.

By May 1988, there was no more money to meet expenses, and I was physically exhausted from 16 hour workdays on weekends, followed by 60-70 hour work weeks with heavy travel. After a weekend of swinging hammers and cutting glass, I went to visit a friend who works as a television art director. "You know, I wasn't sure I should mention this, but. . .Action Pictures. . .is making sort of a "Ninja Western". . .they need a ratty looking place for a hide-out. . .checks don't bounce."

I had been a committed and successful sales executive for 15 years. On Friday, June 3, 1998, a "hit man" from the Houston headquarters arrived in my Los Angeles office. Because I was not willing to relocate, it was going to make the most sense for me to consult in Los Angeles. My career ended. That weekend, I hammered away with the film crew and fell into bed exhausted.

About four hours later, there was a knock at the front door, and I staggered out in a filthy old T-shirt with paint in my hair. A very handsome man was standing there in a baseball cap. "Hi, I'm Chet. I'm here to cook breakfast for the film crew. Can you tell me where water and electrical hook-ups are?" Within hours—camera and crews were everywhere. Equipment and lights and bits of scenery were stacked in the rooms. Electricity was running for the first time in more than 10 years.

The cook was also an actor, playing a G-man this time. After he was cut down in our stairwell, he dusted himself off, then went outside to prepare chicken piccata for 60 on Coleman gear. He set up his red ice chests in rows in the backyard, where Eric and the other little kids could have their own Universal Studios tram, narrated by real actors. On Wednesday, he offered to move in rent free, and help me fix the house. I did not respond because I hadn't had a date in two years, and did not think I would be comfortable sharing a home with a hunk who just happened to live pretty much as a free spirit. But, the following Monday, Eric trundled off to kindergarten. For sharing, he announced, "They made a movie in our house, and my mom kept the cook!"

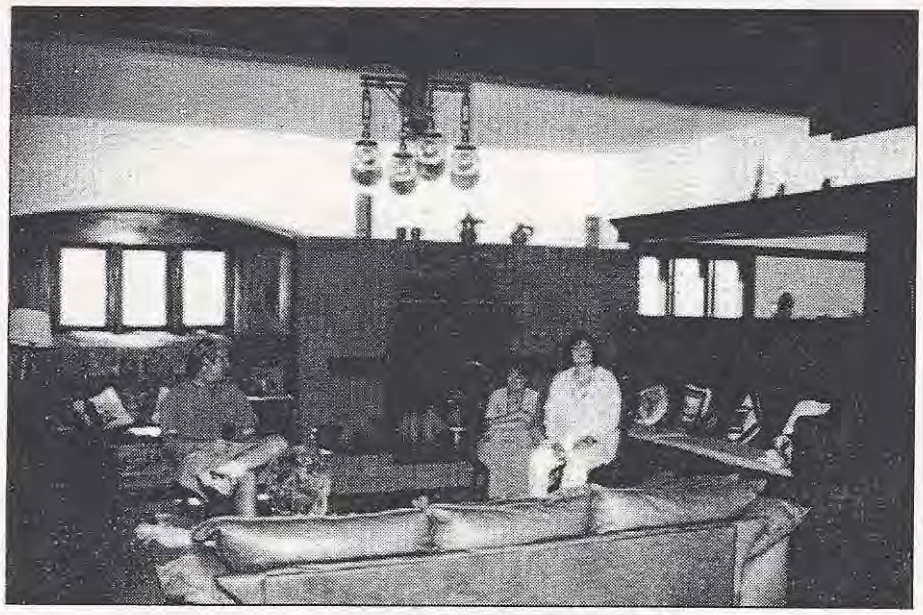
Chet is a powerful worker with incredible mechanical talent. The misalignment of the structure was causing some sagging that needed to be corrected before plumbing could be installed. The plumber said "We need some idiot with a sledgehammer to remove about 6 inches of concrete from the upstairs bathroom." All afternoon, Chet pounded, and 5 year old Eric threw concrete out the upstairs window. Within weeks, Eric knew the names of the tools, and how to follow directions. One afternoon a freak rainstorm came into Los Angeles, and for some reason, the outside water pipe chose just that minute to explode. I climbed down the cribbing, pipe wrench in hand, to take care of the situation. However, the adobe hillside was extremely slick, and there was no way to stabilize the ladder at the back of the house. "Baby, can you come to the door? Mom needs you to help." Eric looked in amazement at the mud and the pouring rain. "I'm going to hold the ladder. You need to climb up it and put the square part of the wrench around the pipe, and pull it as hard as you can. There you go—good boy—can you push it harder?" A 40 pound child had negotiated his first water shut-off.

Money was a continuing problem, but of all things I had learned growing up, being resourceful has been of the greatest value. Shortly after the film crews left, the main electrical box on my cottage blew up—our tie line was gone. I called a local electrician, who told me I would need an extra $800 for a new box. I looked at him stunned, took a deep breath, and said "Take a walk with me. We may be able to scavenge one from one of those abandoned buildings in the field." Lady, if you can do that, I'll eat my shorts." But he took the walk. The old barn had the same make and model box, in excellent condition. Joe looked at me and said, "The installation job is free."

Before the house, I had not been a superstitious person. My grandfather's laughter in the field had been the first sign. One day, the carpenters announced that the downstairs floor joists had been shattered during the move and "it's going to cost a lot for the 2x8s." That day I was down in the old fallen barn, scavenging for tools. The collapsing roof was full of 2x8s. Chet had them out within hours. Grandfather was laughing again.

By now, downstairs rooms had been emptied of debris, including 50 wheelbarrows of rat droppings. The upstairs, where the house was still in halves, was a disaster. I

continued on page 12



The built-in seating on either side of the fireplace is expansive. Each brick was removed and rebuilt up the hill. The beam at right marks the division between the two segments that were reattached after the move.

Owl's Nest - Part 2

continued from page 11

The house as it stands in April 1998 — there is on-going construction under the porch to repair El Nino damage.

switched to white business suits, because they did not show the plaster dust. Unfortunately, lungs do know they difference. Do-It-Yourself magazines caution workers to wear masks constantly. It was the coldest winter on record in Los Angeles, and we had an eight foot hole going up one entire side of the house. The combination of the cold and debris initiated viral growths on our lungs, and I came down with pneumonia. Meanwhile, Eric's father started criticizing the efforts, "What do you think you're trying to prove? You have no money, you're sick, my kid looks like a beggar.... " "Goddamn you Don, I don't have time for your crap. Right now, I have to worry about a burned out circular saw." With that, I slammed down the phone, and pulled it out of the wall for the night. The next morning, when we opened the door, a brand new circular saw was on our steps. Over the years, Don once again became a friend and ally.

The City of Los Angeles remained involved in the rehabilitation of the property. Our nice Building and Safety inspector provided suggestions for saving the property at minimum expense. Cultural Affairs provided support in rebuilding the property to its original style. However, the Department of City Planning never did figure how to categorize the lot lines to accommodate new construction. Their paperwork has taken eleven years at an expense of $41,000 borrowed dollars. As of 1998, it is still not resolved.

The house and its gracious open spaces have afforded us a lifestyle beyond our aspirations. There are views from each room. The neighboring 35 acre canyon is now a California State Park, a designated "Urban Wilderness Preserve." We undertake about two major projects a year, in addition to maintenance. Each room offers its own comfort and beauty, and our neighborhood "Philharmonic" meets to play chamber music each week. At last the finances are becoming more stable. The original top estimate, in the planbook developed in 1985, was for a $200,000 effort to achieve a Certificate of Occupancy. In 1993, when we were ready to apply for permanent financing, I estimated a cost of $206,000 and the receipts totaled $207,790. The January 1994 Northridge earthquake cost us a new foundation (remember the foundation contractor?) and replastering of 6 rooms. A 1997 canyon fire ran within 30 feet of the house, and our friends from the Fire Department stayed on our lot overnight to make sure that no structures would be lost. El Nino is coming. . .

Oh yes . . .

Chet and I were married in front of a new hearth in December 1989, one hour after the rebuilt furnace was hooked up.

The Annual Symposium at Roycroft,

sponsored by the Foundation for the Study of the A&C Movement at Roycroft, is slated for **November 6, 7 and 8, 1998.** It will continue the theme of "Across the Atlantic: From Morris and Mucha to Roycroft and Frank Lloyd Wright." It promises to be another small, intimate seminar. More details will be forthcoming. The Foundation can be reached at 716/652-3333; rycrft@aol.com.

Frank Lloyd Wright in New Hampshire — The Zimmerman House

OCCIDENTAL COLLEGE
LOS ANGELES
CALIFORNIA 90041

HISTORY DEPARTMENT
(213) 259-2751

October 14, 1985

Cultural Heritage Commission
Room 1500, City Hall
Los Angeles

Dear Friends,

Connie Redifer, one of my former students, has asked me to write to you in regard to the house at 1550 Bridgeport in Highland Park.

I visited it a couple of weeks ago. It is a real find and would have been in Architecture in Los Angeles if I had known about it in time. It is in relatively open fields and evokes its ranch-house days, but I will limit my remarks to its architecture.

It is a remarkable landmark of the Arts and Crafts movement (Craftsman) of the turn of the century. In spite of minor vandalism it is in sound condition and with its gorgeous view preserves the ambiance of old-time Highland Park, Los Angeles' first suburb.

Like Mrs. Redifer, I am almost certain that it was designed by Louis B. Easton, a Pasadena architect. The rather severe brick fireplace and the panelled bench with

OCCIDENTAL COLLEGE
LOS ANGELES
CALIFORNIA 90041

HISTORY DEPARTMENT
(213) 259-2751

large pegs, both in the living room, are almost exclusive trade-marks of Easton's work. He was a brother-in-law of Elbert Hubbard, "The Sage of East Aurora" and one of the major figures in the Arts and Crafts movement in America. Easton was a manual training instructor in a high school near Chicago and came to California for reasons of health. The story, probably apocryphal, is that he got the inspiration for his first house from a book but that when he designed his second, he threw the book away and did it from the heart. The story should be true because the second house, now the Crown Bed and Breakfast Inn in Pasadena, is infinitely superior to the first. As a matter of fact I believe that he had a hand in designing my house.

Even if Easton was not the architect, the house under consideration is an outstanding example of its genre and would have national recognition if properly restored.

I am for it.

Regards from your old colleague and friend,
Bob Winter

"Focus on People"

Jesse D. Hunter, the Mormon Ranchero

By Charles J. Fisher

Mt. Washington and Glassell Park were at one time a part of the Rancho San Rafael, which was granted to Jose Maria Verdugo in 1784. In 1844, a portion of San Rafael was granted to Jose Maria Aguilar by Mexican California Governor Miguel Michetorena. Aguilar named his new grant "Cañada de los Nogales" or "Canyon of the Walnuts," in reference to the large stands of California Black Walnut trees that still grow throughout the hills of his grant.

This land was acquired in 1853 by Los Angeles attorney Louis Granger, after the title had been confirmed by the United States Land Commission that had been formed to review all of the Spanish and Mexican land grants in California.

Three years later, Granger was to trade his entire ranch for the first brick house to be built in the city of Los Angeles, along with a payment of one thousand dollars.

The man who had purchased Cañada de los Nogales from Granger was Jesse D. Hunter, who had lived and worked in California since arriving in San Diego with the so-called "Mormon Battalion" in 1846.

Jesse D. Hunter was born on January 6, 1806 to an old line Kentucky family. He had received a very good education for that early frontier period and had made his mark as a school teacher and attorney. When not performing the former functions he was a farmer. He married Keziah Brown of Illinois around 1825 and erected a log cabin in Kentucky.

A large muscular man, Hunter was an early convert to Joseph Smith's Church of the Latter Day Saints. He was hand-picked by Brigham Young, along with four others, to serve as a Captain in the Iowa Volunteers, which soon became known as the "Mormon Battalion" due to the common religious belief of all of the unit's volunteers.

Captain Hunter, accompanied by his son William, who had enlisted as a drummer boy marched on to California, through Santa Fe as the commander of Company B of the battalion. He did have one altercation with his commanding officer in which he had failed to obtain permission for a trip to Santa Fe and was ordered to march at the rear of his company for a time, but otherwise had a clean record with his service and re-enlisted for six months of garrison duty while waiting for his wife and other children to arrive by wagon train and ship from Salt Lake City, via San Francisco, the following year.

By 1852, the Hunter family was living in the Mormon settlement of San Bernardino, but after Brigham Young decided to abandon that outpost, they moved to Los Angeles where Hunter, who now sported a full beard similar to the one that Young had, opened the first kiln-fired brickyard in the city. An early public commission was for the first brick jail in Los Angeles. Hunter built his brick home at the corner of Main and Third Street. The brick yard was a financial success. An accident in handling a dump car forced him to use a cane for the remainder of his life.

He soon decided that it was time to retire from the brick business. He deeded his home to Louis Granger on September 10, 1854 and moved his family to a small adobe located at Cañada de los Nogales. This structure still existed in 1922 and is believed to be located behind a larger adobe built in 1921 on Cazador Street in Glassell Park. The family, stayed there for several years until a new, larger house was built closer to the Los Angeles River.

In 1859, Hunter purchased the southern tip of the Rancho San Rafael from Julio Verdugo, giving him ownership of the remainder of present-day Mt. Washington and all of Cypress Park, along with his holding of Glassell Park and a portion of Glendale.

When the partition of the Rancho San Rafael occurred in 1869, the court confirmed that Hunter was the legal owner of all the land he had acquired. The court also failed to differentiate the Rancho Cañada de los Nogales from Rancho San Rafael. This oversight appears to be the first instance in a series of events that ultimately led to Cañada de los Nogales being lost in the shuffle and ultimately never recorded in Los Angeles County, even though the patent was issued by the federal government on May 4, 1882.

Captain Hunter died in August of 1877 at the age of 71. His wife Keziah continued to live on the property until she passed away on January 12, 1889. Both Hunters are buried at Rosedale Cemetery.

In 1882, Mrs. Hunter had sold the areas now known as Mt. Washington and Cypress Park to Los Angeles attorneys and real estate speculators George W. Morgan and Albert H. Judson, who subdivided the land as the "Hunter Highland View Tract." Three years later these men were to also purchase and subdivide Highland Park.

The Acquisition of Mount Washington's Open Space Parks

by Clare Marter Kenyon

Mount Washington's topography, rural ambience, open space and wildlife are compelling attractions to those seeking a quiet place to live in Los Angeles. Artists have long recognized the opportunities found here to create inspiring canvasses and sculptures amid a peaceful haven so closely proximate to the metropolis surrounding the hills. Nature-lovers and native plant enthusiasts abound in this small community and just about everyone, even those whose hobbies do not include gleefully yanking out invasive, non-native weeds, rises to the defense and protection of the local, remaining, natural open spaces. The appreciation by the community for native habitat, and recognition that without the natural open spaces there would be a serious diminution of wildlife and subsequent reduction in the quality of life, has resulted in the public acquisition of several parcels of natural land over the past two decades.

Rainbow Canyon was the first to become public land since the donation of the Carlin G. Smith Recreation Center and Park by the developer of the same name. An artist, Debra Vodhanel, living next to the canyon that runs between Avenue 44 and Rainbow Avenue, discovered that it was about to be sold at auction for back property taxes and defaulted brush clearance fees. She contacted a nature-loving neighbor, Clare Marter Kenyon. Naturalist neighbor and author Elna Bakker was instrumental in educating residents about the value of the native black walnut trees (Juglans californica var californica) that exist in only four counties of Southern California and are disappearing too rapidly to inventory.

With the support these neighbors gained from the canyon's residents, through letters, newsletters and petitions, Councilman Richard Alatorre was prevailed upon to convince the City Council to purchase the land from the County and to forgive City fees owed on the property in the late 1980's. The Rainbow Canyon property was transferred to the Santa Monica Mountains Conservancy for stewardship of this important wildlife corridor.

Lower Rainbow Canyon, with its dense stand of black walnut woodland, was slated for an eleven-house development by a local realtor and contractor. The subdivision of this land was opposed vehemently by the neighborhood activists. Ultimately, the Santa Monica Mountains Conservancy was able to purchase this property, through a grant provided to offset the impacts of transportation construction, and permanently preserve the connection with the upper Rainbow Canyon parkland.

The acquisition of Elyria Canyon in 1994 was won in the end by the nexus of political will, the passage of a land acquisition proposition and the recognition by the Santa Monica Mountains Conservancy the agency needed to purchase more land on the east side of town.
The community, led early on by Lucille Lemmon (then-president of the Mount Washington Association - MWA) had fought a long, hard battle over thirteen years to defend the thirty-five acre Elyria Canyon from various developments that included plans for condominiums, thirty houses around the rim of the canyon and, lastly, for thirty-five houses in a cluster at the base of the canyon. Local architect Louis Mraz, also past-president of the MWA, deserves much credit for his expertise and efforts in challenging the later development plans.

Efforts to preserve the land, with its coastal sage scrub, walnut woodland and grassland communities, had not been successful until the struggle to resist Mr. Nelson Chung's subdivision plans for thirty-five houses. As his development application was nearing approval by the City, then-current MWA president Clare Marter Kenyon recognized the favorable political and funding climate and renewed efforts to lobby the Conservancy and elected officials to purchase the land. Supervisor Gloria Molina supported the proposal to preserve Elyria Canyon and funding was available through County Proposition A. Residents of the Hill wrote many letters of support and forty-five determined people made the journey out to Simi Valley to an evening meeting of the Santa Monica Mountains Conservancy to demonstrate support for the purchase of the canyon. The joyous dedication of the park, complete with a piped-piper, took place on May 22, 1994.

In 1992, the twenty-acre tract named Heidelberg Park was nominated for acquisition to the Santa Monica Mountains Conservancy by Clare Marter Kenyon and the Mount Washington Association. It is likely that it would have been purchased before Elyria Canyon, but the threat of development in that open space was pressing, whereas there were no plans to develop Heidelberg Park.

Dr. Jon Keeley of Occidental College had studied the black walnut trees in this area and had written a paper on the plant community. As support was gathered for the preservation of Heidelberg Park, Dr. Keeley's study was sent to another expert on black walnuts, Dr. Ronald Quinn of CalPoly, Pomona. Dr. Quinn's had written a well-researched paper – The Status of Walnut Woodlands in Southern California. He informed us that based on Dr. Keeley's study and the proximity of the trees' canopies to each other, the plant community here was more correctly described as a "black walnut forest," not a woodland. He educated the community on the importance and rarity of such forests and his letters were used to bolster arguments for the need to preserve the land.

Mike Seif, co-owner of the land, confirmed that he was willing to sell and named his price. An effort was made to secure an Environmental Enhancement Mitigation grant to buy the parcel, but was not funded. Later, the land was donated to St. Mary's Coptic Church by Mary Seif. Assemblymember Antonio Villaraigosa was successful in his efforts to include funding for the purchase of Heidelberg Park in the State Budget, but the Church failed to respond to the Santa Monica Mountains Conservancy's many overtures.

In 2002, ten years after the initial nomination, representatives of the church suddenly contacted the Conservancy and declared that they were willing to sell the land. Proposition 40 funds were made available for the acquisition. The long-awaited dedication of the park took place in November, 2003.
Moon Canyon's five acres of open space were threatened by development several times in the past four decades. Each time, community vigilance, advocacy and activism thwarted these proposals.

The last of these subdivision applications was in 2002 for up to twenty-one houses. Mr. Denis Hahn, the owner/developer, made it known that he was a willing seller. Councilmember Nick Pacheco announced that he would begin eminent domain proceedings to preserve the canyon as open space. Before this could be completed, Councilmember Antonio Villaraigosa replaced him as representative of Council District 14. Sharon Roessler and Clare Marter Kenyon, of the Mount Washington Homeowners Alliance, worked with Councilmember Villaraigosa's staff who were successful in identifying funds that could be used to buy the canyon. Mr. Hahn accepted the appraised value of the property and signed it over to the Department of Recreation and Parks. Moon Canyon Park was dedicated as a City of Los Angeles park in November, 2005.

While it is true that these efforts have been initiated by a handful of people, it is clear that without the solid backing from the community for the local environment, these successes may never have transpired

ATTRACTIVE.

ALL CLOSE TO FINE WILSHIRE.

FIVE TRACTS ON HIGH GROUND IN DELIGHTFUL SECTION.

Wellington Place, Wilshire Terrace, West Seventh Street, Boulevard Heights and Norton Place Face on or Are Adjacent to Popular Avenue—Substantial Improvements.

Some of the best locations along Wilshire boulevard are occupied by Wellington Place, Wilshire Terrace, West Seventh-street tract, Boulevard Heights and Norton Place.

These five tracts are all in the Wilshire boulevard district proper, three of them facing on Wilshire boulevard and the other two being one and two blocks from the boulevard. They occupy high ground, and have the advantages of large lots and wide streets, with carefully-considered building restrictions.

Substantial improvements have been installed throughout these handsome subdivisions. Several large two-story residences have been built and many are to be erected by those who have bought homesites. The agents for these desirable properties, David Barry & Co., Nos. 328-329 Bradbury building, were among the pioneers in the Wilshire boulevard district, and were therefore enabled to select particularly desirable locations.

These five tracts are either crossed by, or are very close to, the right of way of the subway line, which will afford rapid transit to and from the business center of the city.

In many sections of the city isolated tracts occur with good building restrictions, and consequently high-class homes, surrounded by unrestricted ground with buildings undesirable in a first-class residence neighborhood. Throughout the Wilshire district the building restrictions are uniformly such as to insure attractive homes and keep out all unpleasant features.

Display Ad 111 -- No Title
Los Angeles Times (1886-1922); Oct 23, 1907; ProQuest Historical Newspapers: Los Angeles Times
pg. III6

THE

Wilshire Boulevard District

offers to the home-builder convenient location, high ground, unequaled view, excellent car service, assured subway rapid transit, large lots, wide streets, uniform building protection, and, with all these advantages,

A Beautiful Homesite at a Low Price

$1000, $1100, $1250, $1500, $1750, $2000, $2200—On Easy Terms

In the Most Desirable Parts of the Wilshire District

WELLINGTON PLACE WILSHIRE TERRACE
WEST SEVENTH STREET TRACT
BOULEVARD HEIGHTS NORTON PLACE

Three of these handsome tracts front on Wilshire Boulevard; the other two are situated two hundred yards from the boulevard. All on high ground. One of them is crossed by the subway right of way; two of them front on it; the other two one and two blocks from it. This will bring you home from the business center in five to seven minutes. At present, the west Sixth street car line adjoins two of these tracts, and is one to three blocks from the others.

Streets Improved. Lots Ready for Building

For maps, price lists, full particulars, or automobile appointment, telephone

DAVID BARRY & COMPANY

328-329 Bradbury Building

Southeast Corner Broadway and Third St. MAIN 4083 HOME 4083

Members Los Angeles Realty Board and State Realty Federation.

INDORSES MUSHET.

Los Angeles Credit Men's Association at Venice Dinner Favors Him for Mayor.

VENICE, July 10—The annual outing of the Los Angeles Credit Men's Association was held at the Cabrillo Ship Hotel this evening with E. J. Levy in the chair. The members of the association left Los Angeles in a special train, 125 strong, at 3 o'clock, assembling at the Cabrillo at 6 o'clock. The programme was in charge of A. J. Prosser, and consisted of speeches by officers of the association and songs by well-known delineators.

A resolution indorsing W. C. Mushet for Mayor was proposed by H. Flatau and adopted by a rising vote. The resolution pledges the members of the association to the support of Mr. Mushet for Mayor, declaring that while it is non-political in its purposes yet, "knowing the executive ability, integrity and geniality of Mr. Mushet, we congratulate the city of Los Angeles on having the opportunity of choosing for its Mayor such a splendid character."

W. C. Kennedy seconded the adoption of the resolution. He was followed by Newman Essick, F. G. McComas, Chairman Levy, and H. Flatau, who spoke in flattering terms of Mr. Mushet.

Mr. Mushet, who was called on for a speech, declared that if he is elected Mayor he will insist upon the framing of a new charter, a public utility commission, a total revision of the license laws, the consolidation of this city with the seaports, the construction of the harbor and the completion of the Owens River aqueduct. He said that the improvements will have to keep up with the development of the city.

RUSH HOMES ON FRANKLIN PARK TRACT: Foundations Built for 30 New Residences and
Los Angeles Times (1923-Current File); Oct 18, 1925;
ProQuest Historical Newspapers: Los Angeles Times
pg. E4

RUSH HOMES ON FRANKLIN PARK TRACT

Foundations Built for 30 New Residences and Eighty Excavations Made

In keeping with the trend of the average wage-earner and man of family acquiring a home in the near-by suburbs of Los Angeles is the development of Franklin Park, a Frank Meline Company subdivision. W. M. De Rabideaux, tract manager of the Franklin Park subdivision, said yesterday there are thirty-eight foundations for new residences built now, with the building of the homes progressing at the greatest possible speed. Excavations for eighty residences have been made thus far, with additional ones to be started in the immediate future.

In emphasizing the proximity of the residents of Franklin Park property, De Rabideaux decided that the homes are only four miles from the very heart of Los Angeles, with a boulevard system surrounding the entire tract. Attention is also called to the fact that there is excellent transportation with three five-cent car lines running to Franklin Park.

In addition to the natural beauties of Franklin Park where the resident has the suburban atmosphere combined with the city conveniences, emphasis is placed on the splendid educational facilities in the subdivision. Eight institutions of learning, including the Franklin High School and Occidental College, are nearby. One of the remarkable features of the educational facilities is the fact that all schools are within walking distance of Franklin Park residents and the children are not compelled to cross any car tracks whatever in going to and coming from school.

ANGELENO PURCHASES SANTA CRUZ ISLAND

New Owner Pays $1,000,000 for Property; Model California Hacienda Planned

Edwin L. Stanton of Los Angeles yesterday became the feudal lord of Santa Cruz Island, largest of the Santa Barbara Channel chain, and owner of a small empire stocked with horses, cattle and sheep, its upland slopes covered with vineyards.

For an estimated price of $1,000,000, the surviving Caire heirs disposed of their tiny kingdom which, from the days of Carlotta and Maximilian, always had been signed to a new owner with full feudal rights—that is, until Fremont claimed California for the United States.

Stanton, who is owner of the Stanton Axle Works in Los Angeles, plans to use the 54,750 acres, lying almost twenty miles off Santa Barbara, as a model California hacienda with modern conveniences never dreamed by the caballeros of the Spanish regime.

AIRPORT TO BE BUILT

An airport, enabling him to commute to the majestic mountain fastnesses of Santa Cruz, will be the first development, Stanton announced. The engines of the good ship Santa Cruz are to be replaced, making it possible for him to speed to Prisoners' Harbor from Santa Barbara pier.

Wild boars will continue to forage for food on the mountain slopes of the rugged island, but hunters will be forbidden the dangerous sport of boar hunting—save at Stanton's invitation. Cattle and sheep will be raised commercially and the vineyards will continue to thrive. These, too, will become the perquisites of Mr. Stanton and his family.

OFFER RECALLED

Some time ago the Caires, who have owned the island since 1869, offered to sell Santa Cruz to the State or Federal government for park purposes for $750,000. Before they acquired the island—an elongated Gibraltar, twenty-nine miles long and eight miles wide—it was conveyed to Andres Castillero by Gov. Alvarado in 1838. Justinian Caire was a member of the syndicate which obtained possession of Santa Cruz in 1857, and Caire later assumed full feudal possession.

Because of sentiment the Caire heirs have retained 7500 acres of the island at the west extremity. This parcel was apportioned many years ago to the Caire family after extensive litigation that reached the State Supreme Court three times. The present owner of this haven is Marie Gherini, wife of a lawyer in the litigation.

HARBORS PROTECTED

The vast insular property has a shore line notched with sev-

Turn to Page 2, Column 1

Angeleno Buys Santa Cruz Isle

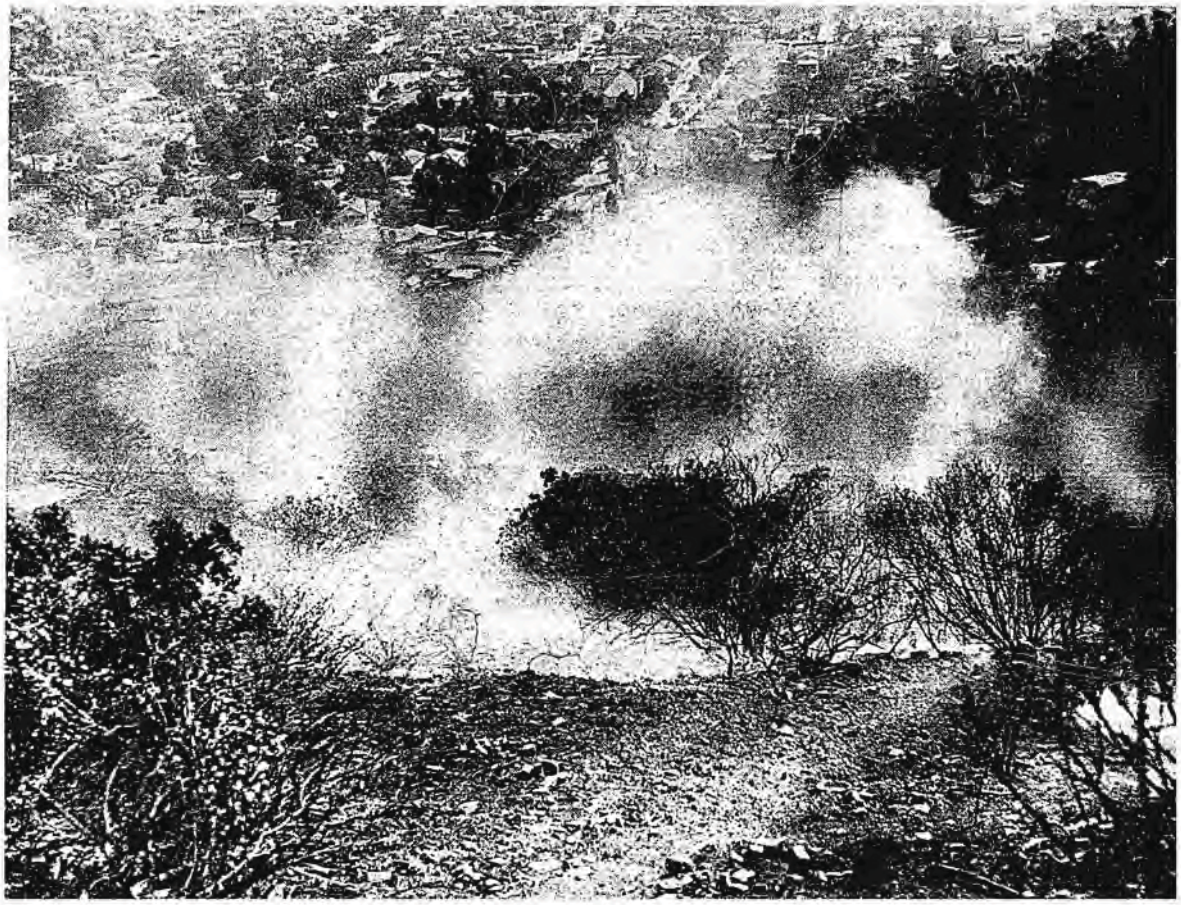
Continued from First Page

eral protected harbors. These leeward indentations of the coast have harbored many yachts of the Santa Barbara Yacht Club fleet during southeasters.

Sale of the property was negotiated by Hugh M. Kice of Hollywood, who negotiated with Nicholas Liatas, Santa Barbara representative of the Caire family.

Brush Blaze Perils Homes: Mt. Washington Fire Put Under Control Near Residential Area
Los Angeles Times (1923-Current File); Aug 8, 1937;
ProQuest Historical Newspapers: Los Angeles Times
pg. A1

MT. WASHINGTON FIRE TERRORIZES RESIDENTS



After more than ten acres had been burned over and residents had started moving furniture, a brush fire on Mt. Washington yesterday was brought under control by four companies of fire fighters. The blaze is believed to have started in Wilson Canyon, while residents were burning rubbish. This photo gives a graphic picture of the smoke partly hiding the lower residential areas.

Times photo

Firemen battled more than an hour yesterday to bring a brush fire on Mt. Washington under control. The fireman, above, used water and shovel in checking blaze. Reports indicate the loss was confined to brush area, but flames approached homes.

Times photo

Brush Blaze Perils Homes

Mt. Washington Fire Put Under Control Near Residential Area

A raging brush fire yesterday threatened scores of homes on Mt. Washington in the Cypress Park district before firemen from four engine companies brought it under control.

Although more than ten acres of open land were burned over, the firemen—battling the flames with water and shovels—halted the fire as it crept within a few feet of houses on the top of the hill and overlooking Wilson Canyon.

Terrified residents were preparing to remove belongings from homes as smoke poured through their homes from the approaching fire line. The firemen, under the direction of Assistant Fire Chief H. R. Boone, worked for more than an hour in thwarting the flames.

Battalion Chief F. E. Winkler said the fire apparently originated behind some homes in lower Wilson Canyon, where residents were burning unsightly underbrush.

The flames crept from this point above Isabel street almost to the peak at West Avenue 37 and San Rafael avenue.

No injuries were reported as a result of the fire. The only damage, so far as could be determined, was that possibly caused by smoke.

Obituary 3 -- No Title
Los Angeles Times (1923-Current File); Jul 22, 1942;
ProQuest Historical Newspapers: Los Angeles Times
pg. 10

OBITUARY

Herman Flatau

Funeral services for Herman Flatau, 83, of 523 S. Kingsley Drive, retired wholesale grocery executive and one of the organizers of the Los Angeles Board of Trade, will be conducted by Forest Lawn Mortuary in the Little Church of the Flowers at 11 a.m. today with Rabbi Edgar F. Magnin officiating. Flatau leaves three sons, Lawrence, Harold and Herbert, and one daughter, Mrs. Elsa Older.

12 HOUSES DESTROYED, SCORES PERILED IN FIRE

FLAMES RACE NEAR — Michael Johnson helps friends remove clothing from home threatened by brush fire in Mt. Washington area of Highland Park. Black smoke towering into sky is seen in background. Times photo

Highland Park Area Hard Hit

Illustrated on Page 3, Part I

Twelve homes and two other structures were destroyed and the lives of scores of persons were periled yesterday in a brush fire that swept up the southwest slopes of Mt. Washington, in the Highland Park area.

Firemen were virtually helpless to cope with the 500-acre blaze because of low water pressure. Two city firemen and three volunteer fire fighters were injured.

As the Mt. Washington blaze and four other brush fires in the county were brought under control, one fire official described this as "the most disastrous brush fire season in my 25 years of experience" in Southern California.

300 Acres Burned

The other blazes were in the Beverly Glen-Benedict Canyon area, where 300 acres of grass burned and expensive homes were threatened; along Brea Canyon Road, two miles west of Pomona, and in Solamint Canyon north of Newhall.

On Mt. Washington, a blaze believed to have been started by two young boys swept upward in the vicinity of San Rafael Ave. from a bluff south of Ave. 37 to a canyon below Rome Drive.

Up in Flames

In a few terrifying minutes, 11 homes on Ave. 37 and one home on Roseview Ave. went up in flames as their occupants fled to safety.

Twenty-five city fire companies, assisted by two county camp crews and countless volunteers, laid miles of hose in an effort to halt the flames before they reached the top of the mountain.

The fire started in dry grass at the bottom of the southern slope of Mt. Washington near Roseview Ave. and Ave. 33. It swept uphill and over to the west slope, where denser undergrowth and eucalyptus trees fed the flames.

Homes destroyed were the residences of:

R. M. Harrison and his

Turn to Page 2, Column 7

BRUSH BLAZES

Continued from First Page

his daughter, Mrs. Carvell Deleban, 1014 W Ave. 37.

Jesse P. Foster, 1022 W Ave. 37.

Mr. and Mrs. Howard Benton, 1066 W Ave. 37.

Mr. and Mrs. Frank A. Clarke, 968 W Ave. 37.

John Labdo, 964 W Ave. 37.

Duane A. Sherman, 1030 W Ave. 37.

William L. Morrison, 1036 W. Ave. 37.

Others Damaged

There was damage to the homes of John Warmsley, 988 W Ave. 37, and S. C. Hall, 898 W Ave. 37.

In addition, two other structures in a ravine between Mt. Washington Drive and Elyria Drive were destroyed.

Injured were Fire Capt. Grantley Samuels and Fireman Howard Dunford, who received leg injuries, and three volunteer firemen, Norman Froh, 25; Herbert L. Parker, 37, of 900 McClure Ave., Garden Grove, and Chuck Garner, 31, of 2121 Crystal St., who suffered burns.

Last night arson investigators were tracking down information that the fire was started on a hillside near Ave. 37 and Roseview Ave. by two small boys. They said two witnesses reported seeing the boys dragging burning sticks through the thick brush along a hillside.

Beverly Glen Fire

Much of the city equipment had been dispatched earlier to the fire which broke out about noon behind 2426 Beverly Glen Blvd. The flames raced up the canyon, within 20 feet of six homes in the 2600 block but were halted behind homes along Mulholland Drive.

No evacuation was ordered, but several families left voluntarily after collecting as many of their belongings as they could carry. The fire covered 300 acres but no homes were destroyed.

Last night the blaze was reported contained but fire crews were kept on the scene to mop up.

Spraying Roofs

Residents were spraying garden hoses on their rooftops and others momentarily evacuated their homes as the flames raced past. Mulholland Drive was closed to traffic between Beverly Glen and Benedict Canyon, while Beverly Glen traffic was halted at Sunset Blvd.

The fire was reported by 10-year-old Lorraine Hill who spotted the flames from a rear window of her home at 2554 Beverly Glen Blvd. and called the Fire Department. About 30 pieces of equipment and more than 100 men were rushed into the area.

Races Into Canyon

Dep. Chief Don T. Hibbard, in charge of the fire fighters, flew over the scene in a helicopter and reported that the flames had slopped over into Benedict Canyon in the 2700 block.

One of the homes threatened was that of Joannie O'Brien, singer on the Bob Crosby show, who was home with her son Rusty, 2. She fled with the baby and a maid. A passing fireman, Joe Jurican of Simi, noticed that

Turn to Page 10, Column 1

BRUSH FIRES

Continued from Second Page

her roof was not being sprayed and stopped to take care of it.

Fireman Donald E. Guthermson of Engine Company 71 was overcome by smoke and heat. A mountain patrol fireman, Ora L. Burleson, was burned slightly on the legs.

Fireman Arthur Stetcher was treated for eye burns.

Ten county fire companies and four camp crews moved quickly against a 200-acre blaze in Brea Canyon two miles west of Pomona.

Asst. Chief Roland W. Percey said last night the fire destroyed 200 acres of brush and grasslands. All but a few hot spots were knocked down after a 90-minute battle in 100-deg. temperatures in mid-afternoon.

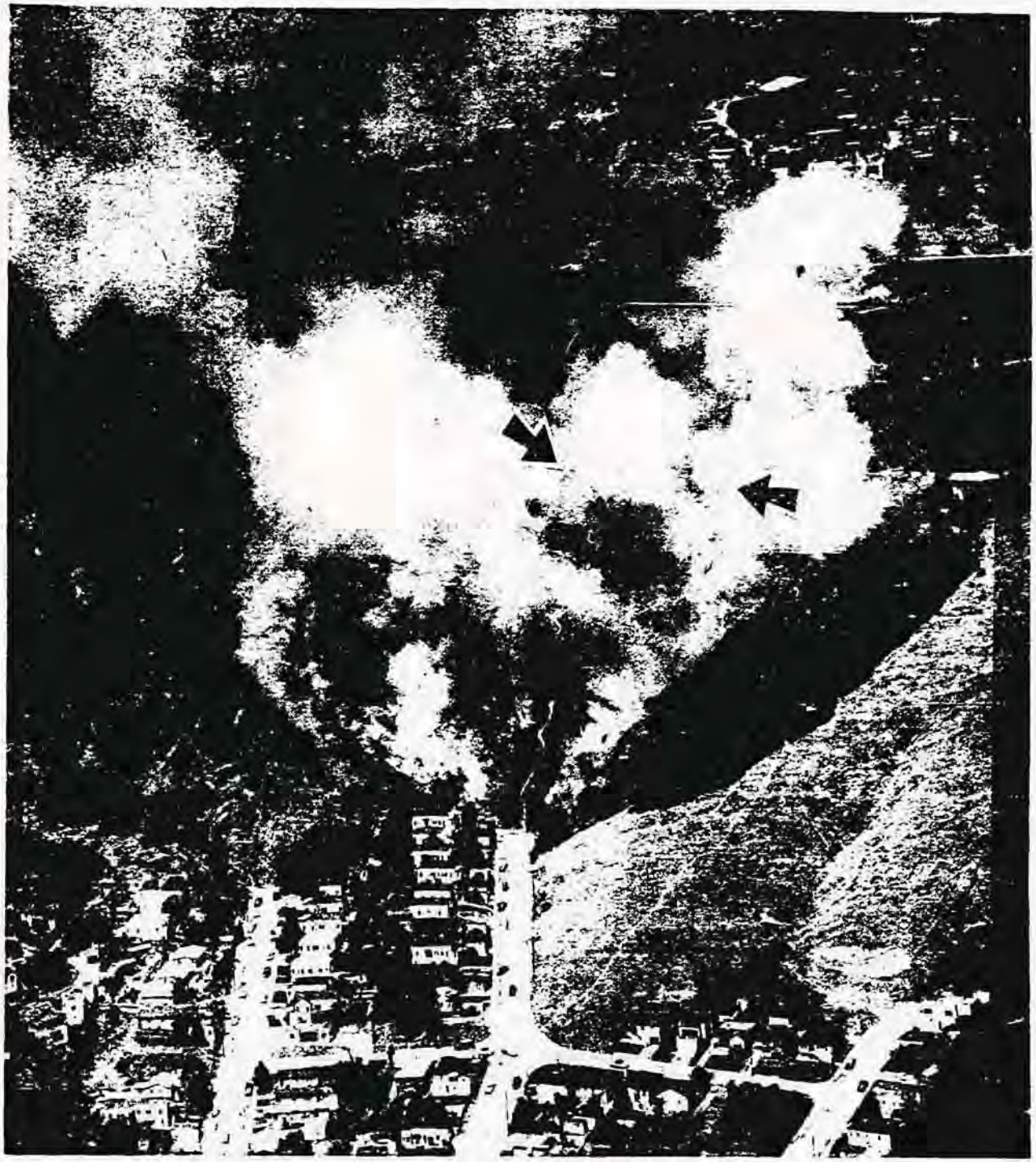
There was still fire within the perimeter but the blaze was in no danger of spreading to new areas, Percey said. Camp crews were still mopping up last night.

Brushland Feared

The fire scorched brushland on both sides of Brea Canyon Road and stretched to within half a mile of the State Hospital at Spadra. But no structures were burned or threatened.

Earlier, county firemen also brought a brush fire under control after it burned 30 acres in Solamint Canyon on the south side of U.S. Highway 6 north of Newhall. Three engine companies, two camp crews and one tractor were on the fire line.

Brush Fire Sweeps Over Houses on Slopes of Mt. Washington



RAGING FIRE—Arrows in an aerial photo taken from the Goodyear blimp Ranger point out two of the houses destroyed by fire that swept over the brush-covered slopes of Mt. Washington yesterday.
Story on Page 1, Part I Times photo

PUPS BLAZE VICTIMS

Families Tell Losses as Fire Hits Homes

The quiet of a summer afternoon was transformed into a terrifying few hours yesterday for residents of 12 homes on Mt. Washington that went up in the flames of a 500-acre brush fire.

These were some of the reactions of the men, women and children who fled to safety as flames engulfed their homes:

Mrs. Mamie Clarke, 968 W Ave. 37, sobbed as she told of losing nine tiny poodle pups. Trapped by the flames, she said, she was unable to reach the living room where they were. She fled after saving two female poodles and two pet cats and watched as the house boiled up in flames.

Mrs. Albert Sage, whose husband, an emergency crewman of the Department of Water and Power, was helping firemen at a water tank to get some pressure for their hoses, managed to gather six of her eight children and flee down Ave. 37 to Roseview Ave. as the family home at 1044 W Ave. 37 burned. Two other children were away from home at the time, she said.

Charles A. Bernabucci, 1060 W Ave. 37, and his wife Jean were both at work, he related. "My mother called," Bernabucci said, "and we returned home to see our house destroyed."

R. M. Harrington, 45, a musician, said he lost a grand piano in the fire that destroyed his $14,000 home at 3650 Roseview Ave. "I had gone shopping," he said. "My wife was at home and she and the neighbors tried to stop the fire with a garden hose."

Mrs. Jean Krause, 34, of 1050 W Ave. 37, and her two daughters, Suzanne, 6, and Betsy, 4, she said, "went up the street to look at the fire. When we came back our own house was burning." Her husband, Joseph H. Krause, 34, is an assistant professor of art at Long Beach State College. He said several valuable art books were lost in the fire.

Howard Benton, 58, of 1066 W Ave. 37, convalescing from an attack of polio, was away on vacation, his daughter Helen, 15, related. She said, "My mother piled our dog, my niece Janice and me into the car and drove to the bottom of Roseview. There we watched our house burn."

Doug Ranney, 24, telephone company representative of 1507 S Almansor St., Alhambra, was in his company car when he saw the fire, he said. "I knew those people would need help," he said. "I ran over and started helping people take things from their houses." His car burned as well as the coat to his suit.

Fire Fighters Hampered as Current Fails

Illustrated on Page 3, Part I

Firemen battling yesterday's disastrous blaze on Mt. Washington were seriously hampered when a power line that supplies current to electric water pumps in the area was burned down shortly after the fire started.

A Department of Water and Power spokesman said pressure was partially restored to water mains by gasoline-driven pumps that were rushed to the scene.

Mains Too Small

However, the spokesman said, water mains in the fire area are too small to supply all the fire-fighting equipment being used on a large fire, even after the emergency pumps were operating.

The Board of Public Works sent five 1800-gallon street flusher trucks to bolster water supplies and the county sent five tank trucks.

Empty Hoses Spell Tragedy

FIRE WRECKAGE—Limp fire hoses line the street in front of homes razed by flames in 1000 block of W Ave. 37 on Mt. Washington. Firemen there stood by helpless to fight fire when water pressure failed.
Times photo

Story on Page 2, Part I

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

Article 1 -- No Title
Los Angeles Times (1923-Current File); Aug 2, 1957;
ProQuest Historical Newspapers: Los Angeles Times
pg. 3

IN WAKE OF FLAMES—Burned-over brush frames fire-blackened wreckage of a house on Ave. 37 in area which bore the brunt of the Mt. Washington blaze.

Times photo

COUNTING THE COST—Neighbors survey damage on Mt. Washington's Disaster Row—the 1000 block of W Ave. 37, where seven homes were burned to the ground by brush fire which swept the area Thursday. Times photo

TWO BOYS BLAMED FOR FIRE DISASTER

Seen Playing With Burning Sticks Near Mt. Washington Before Blaze Took 12 Homes

Two boys playing with burning sticks were blamed yesterday by arson investigators for a brush fire which destroyed 12 houses on Mt. Washington, in the Highland Park area, Thursday afternoon.

Investigators Dave Buxton and R. G. Lowe said they found witnesses who saw the two boys, about 12 years old and wearing white T shirts, trailing the burning sticks through the brush at the end of Altamont St., near the base of Mt. Washington.

Not Yet Identified

When the brush caught fire and spread, the boys ran. The arson officers said they questioned scores of children in the area but had not yet learned the identity of the two boys.

Meanwhile Fire Chief William L. Miller verified officially that firemen were frustrated in their fight to save the 12 homes by the lack of water.

"During the time of the fire the water was not adequate to permit us to properly combat the fire," Miller said. He added that the Fire Department and Department of Water and Power were "investigating the cause" of the tragic situation.

Samuel B. Nelson, chief engineer of water works for the Department of Water and Power, said the water supply in the Mt. Washington area was "ample" but that the heavy concentration of fire equipment rushed into the area placed too great a strain on the water pressure.

Nelson said $335,000 has been spent improving the Mt. Washington water system in the past five years, and it is now served by two 500,000-gallon storage tanks and three pumping stations. The two tanks were never less than half full during the fire, he said.

Only One Main

Tests have shown that on "a normal summer day" water pressure in the area is "well above the average," Nelson said. He explained that W Ave. 37, the stricken area, is served by only one six-inch main. Because the area is largely undeveloped, he said, no other street mains are nearby to provide supplementary water.

"It is understood that in this case all or most of the fire hose were attempting to draw water off the one six-inch street main with the unfortunate result that the water pressure dropped," he said, "although the basic supply for the Mt. Washington area was ample."

There were early reports that the water pressure failed because the fire destroyed power lines serving the pumping stations. The department said one pump was cut out briefly but was taken over immediately by a gasoline engine which had been started in advance. Any pressure so lost was "incidental," the department said.

Picnic Announced

Former residents of Jeannette, Pa., have been invited to attend a picnic at Orange City Park in Orange at noon tomorrow.

Council Calls for Inquiry in Mt. Washington Blaze: Set Study of Fire ...
Los Angeles Times (1923-Current File); Aug 7, 1957;
ProQuest Historical Newspapers: Los Angeles Times
pg. 14

Council Calls for Inquiry in Mt. Washington Blaze

Set Study of Fire Which Burned 12 Homes After Citizens Blame Low Water Pressure

An investigation of the recent Mt. Washington fire, which destroyed 12 homes, was demanded from three city departments yesterday by the City Council.

The demands were an outgrowth of a hearing before the Council at which a delegation of Mt. Washington citizens appeared and voiced complaints, particularly blaming low water pressure for the disastrous fire.

Joseph D. Minster, leader of the Mt. Washington delegation, said bluntly that "we blame inadequate water pressure for the extent of this destruction."

Action by Council

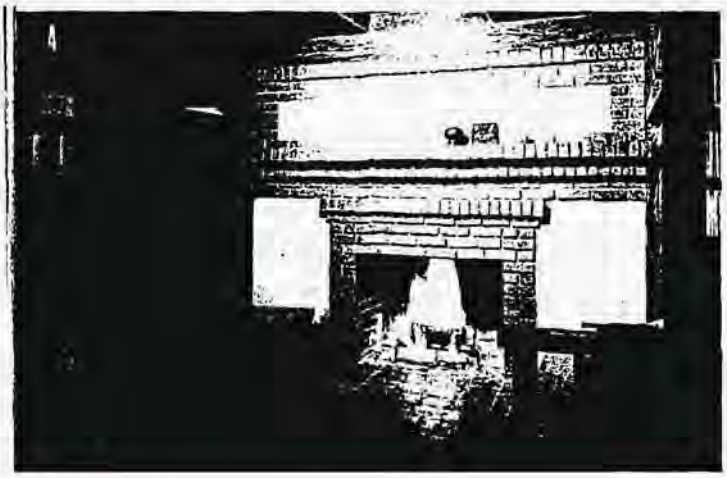
After hearing from Minster and others, the Council adopted a motion by Councilman John Holland, who represents the area, asking for three-way reports from the Water and Power Department, the Fire Department and the Traffic Department.

Minster read a prepared statement in which the experience of several citizens of the area were recited. Several of these declared that after fire hoses were attached to fire hydrants no water came out of the nozzles. He said there has been continuous complaints about low pressure in the area for years.

Complaints in Past

F. A. Clark, another speaker, declared that complaints about this condition in the past brought "only political double-talk."

Despite handicaps, efforts of the Fire Department, the Police Department and a volunteer corps sent in by the Southern Pacific received praise from the speakers.



THE CRAFTSMAN HOUSE: AN ARCHITECTURAL HERITAGE

BY DAN MACMASTERS

The houses on these two pages are survivors of the Craftsman Age and are to be found on the quieter streets around Pasadena, especially those that slant down between the camphor trees to the Arroyo Seco. Most were built about 1910 and were furnished with items such as you see on the next two pages.

Both houses and furnishings are being celebrated in an exhibition, California Design 1910, which opens October 15 in the Pasadena Center, 300 East Green Street. This is sponsored by the California Design group. Coincidentally, Pasadena notes its 100th birthday this year and a leaflet, "11 Walks for You to Take in Pasadena," has been prepared as a guide to houses like these and is found at the Pasadena Library. No other Southern California city can match its architectural heritage in either variety or quality.

The age we speak of drew its inspiration from a magazine, The Craftsman, and from such prophets as Elbert Hubbard and his Roycroft movement. The craftsmen were much more than do-it-yourselfers and tinkerers. They resented the machine and commercialism. Be your own man! Dare to be different! These were their rallying cries and California was their Promised Land. The Guild of Arroyo Craftsmen was for several years a magnet for the brightest and the best of these exuberant and gifted rebels.

Louis B. Easton was typical. Tim Andersen of the California Design group has researched his story. Easton was a high school principal in the Chicago area who wearied of the hectic life, fled to California and began designing Mission furniture. Then he turned to houses and did 25—a lot for those days—and produced a book, "Furniture and Bungalows." By 1924 the movement had waned. Easton moved to an adobe in Anaheim and there spent the rest of his days as a truck farmer.

MORLEY BAER PHOTOGRAPHS

1 Louis du Puget Millar had recently come from Ireland when he designed this cottage for E. J. Cheesewright, using shingles for the exterior. Present owners are Alfred and Miv (Schaaf) Musso.

2 Abbey San Encino was built by Clyde Browne, a printer, over a 10-year period, using boulders from the Arroyo Seco. It had studios and a small chapel.

3 A guest house for the Swift estate was done in the Swiss chalet manner by Train and Williams, the only architects to work with the Arroyo Craft Guild.

4 Louis B. Easton designed a house with this inglenook for Volney Craig. The structure cost about $800 to build.

5 This view of the entry to the Craig house shows light fixtures designed by Easton and the wire-brushed redwood siding of his board-and-batten houses.

6 Architect Frederick Roehrig was inspired by the Prairie School when he did the Scoville house, at the corner of Del Mar and Orange Grove.

7 Elmer Grey was a Chicago architect who never quite got into the craftsman movement. He did this house for himself. It is gray stucco with redwood.

8 The Hindree house was by Alfred Heineman, an artist who had little formal training in design. Note the light fixture and the tracery of the leaded glass.

Neighborhood's in His Hands

Planner's a Key Man in Deciding What's Right for Community

By DENISE HAMILTON, *Times Staff Writer*

City Planner Sal Salinas holds Northeast Los Angeles in the palm of his hand.

Actually, it's a map of the Northeast Community Plan that Salinas is clutching on this recent day as he discusses the thorny issue of development in Mt. Washington.

D. D. & W. Associates of Brea wants to build a 100-unit condominium complex on a 35-acre hillside parcel in the Elyria Canyon part of Mt. Washington. But, because the Northeast plan permits only half that many units, D. D. & W. has requested a plan amendment and a zone change.

That's where Salinas comes in.

Commission Depends on Recommendations

Salinas is one of about 40 men and women who evaluate development proposals and recommend to the Planning Commission what should get built where. He is an important rung in the long bureaucratic ladder that D. D. & W. must climb before its request reaches the City Council for final review.

Salinas doesn't have the visibility or name recognition of council members and community leaders. Nevertheless, planning commissioners consider the Los Angeles city planner a key figure in determining what projects are appropriate for a neighborhood. Commission President Daniel P. Garcia says that Salinas' recommendations are usually upheld.

"He's the expert. He's the one most familiar with the area," Garcia said.

Salinas' turf encompasses three of the city's 35 community plans: Northeast Los Angeles, Silver Lake-Echo Park and Boyle Heights. That includes the diverse communities of Highland Park, Eagle Rock, Atwater, Glassell Park, Silver Lake, Echo Park, Mt. Washington and Boyle Heights. It is one of the city's oldest settled areas, an eclectic land dotted by affluence and poverty, flatlands and hillsides, Anglos and Latinos, established homeowners and newly arrived Third World immigrants.

It is also an area that has been polarized in recent years by developers eager to build it up and homeowners determined to see it retain the sleepy charm of many of its neighborhoods.

Salinas, a trim man with a salt-and-pepper mustache, says he tries to stay neutral. From a small, fifth-floor office in City Hall stacked with maps and building plans, Salinas researches the development proposals and writes his reports.

Recently, for example, he spent the afternoon scrutinizing a tract map that D. D. & W. submitted for the Elyria Canyon project. The developer offered to build a private street through the subdivision and

Please see PLANNER, Page 4

DAVID BOHREN / Los Angeles Times

Sal Salinas evaluates proposals and makes recommendations to the Planning Commission.

PLANNER: Community Is in His Hands

Continued from Page 1

said the project would create needed housing while maintaining the area's woodsy feel.

Before making a decision, Salinas requested reports from city offices including the Department of Transportation (Could the area's narrow roads bear up to 200 additional car trips daily? The answer: no); the Fire Department (Did the proposed new road give enough access to fire trucks? No); geologists (Would grading create drainage problems or increase the chance of mud slides? Yes); the Los Angeles Department of Water and Power (Would additional water mains be needed? Yes), and the Department of Health Services (Would more sanitary sewers be needed? Definitely).

He also took community concerns into account. The local homeowner group, the Mt. Washington Assn., was especially worried that the project might set a precedent for hillside development.

Eventually Salinas came out against the project because it violated the plan and burdened the area's infrastructure. Also, he said in an interview, "I've looked at it closely enough to see that the community does not want it."

But his supervisors in the Planning Department wanted more time to study the issues, and, at a hearing in July, the Planning Commission agreed to table the matter until a hearing scheduled for today.

Meanwhile, planning officials hope the developer will devise a proposal that residents and other city agencies find more acceptable.

A consultant for the developer declined to comment on the workings of the Planning Department. But Camille Courtney, a vice president at D. D. & W., said she found Los Angeles city planners professional and helpful.

Cultural Misunderstandings

Salinas, who holds a bachelor's degree in architecture from USC, says most developers are well-versed in planning lore. But cultural misunderstandings sometimes arise with Latino or Asian developers unfamiliar with Los Angeles' planning procedures.

"Some developers don't bother getting permits. They just start building," Salinas said.

In nearly three decades with the Planning Department, Salinas says, he has been threatened, cajoled, entreated and offered money in return for favorable reports.

Developers tell Salinas that their fortunes will be sunk, their families forced onto the street and their reputations ruined if he doesn't push their project. He tells them that "one individual in the Planning Department doesn't make the decision . . . and the ultimate decision is made by the City Council."

Salinas sees his role as being "the guardian" of the community plans, the color-coded maps that regulate development by indicating which areas, for example, should remain low-density residential and which heavy industry.

Opponents of development say the Northeast already suffers from insufficient city services, narrow streets, crowded schools, old sewers and crime-infested corners, and that unregulated new development will only make such problems worse.

Proponents say new housing is desperately needed—especially in the lowlands where most low-income residents live. They add that the Northeast is attractive because it is close to downtown Los Angeles and its real estate prices are lower than comparable locations on the West Side.

Because of the dispute, Salinas and other city officials say that revision of the Northeast Los Angeles Community Plan will probably begin late this year. Although the current plan was adopted by City Council in 1979 after years of discussion, it was drawn up more than 10 years ago and is already out of date, they say.

Checking the plan is a big part of Salinas' job. On a typical day, he might meet with builders who want to rezone property for condominiums, talk to a gas station owner who wants a conditional use permit to sell wine and beer, and field homeowner complaints about another ugly mini-mall going up on their corner.

Salinas has no control over mini-malls or any other development if the site is zoned for such a project, he says. And routine matters, such as adding to a house, get referred to the city Department of Building and Safety to see if they meet city codes.

But, if a developer needs a conditional use permit—to sell alcoholic beverages, for example—or a zone change or an amendment to the community plan, Salinas evaluates the proposal and makes a report for the Planning Commission and City Council.

Community plans were designed in the late 1970s to supersede old zoning laws and set stringent limits on population density. Current zoning in the Silver Lake-Echo Park area, for instance, would allow as many as 195,000 residents. But the community plans calls for a maximum of 94,300 residents, only 16,000 more than the current population.

In 1979, state law AB 283 called for cities to make zoning and community plans consistent. But the City Council, under intense pressure from developers, continued to approve projects based on old zoning until 1984, when a Los Angeles Superior Court judge ordered the city to bring all zoning into compliance with community plans by February, 1988. Meanwhile, only building permits that conform to the community plan are being issued.

Salinas says he often gets incredulous looks when he tells developers that their proposals are not permitted by the community plan.

"They say, 'Gee, why is that?' And I say to them, 'Where were you when they were devising the plan?'"

Derek Shearer, director of urban studies at Occidental College and a planning commissioner for Santa Monica, said there is a widespread feeling that the Los Angeles Planning Department "doesn't do a good job of encouraging citizen participation."

But Salinas says he visits sites before writing his evaluations, reads community papers occasionally and speaks at homeowner meetings to explain planning procedure and gauge local feelings about controversial development. He is also fluent in Spanish.

Although he lives in Montebello, Salinas speaks fondly of his city territory, praising the small-town ambiance of Northeast Los Angeles and the privacy offered by Silver Lake's winding streets.

Even local leaders who complain about what they perceive as a pro-development bias among the Planning Commission members acknowledge that Salinas and other city planners do a fair and thorough job, for the most part.

"Sal's very helpful. He gives you an honest answer, and if he doesn't know, he finds out," said Ed Waite, president of an Atwater homeowners' group and of the Northeast Area Council, a coalition of 12 neighborhood organizations.

Planning Commission President Garcia said Salinas has "convinced us that his recommendations are not based on ivory-tower precepts but on what's best for the community."

One project Salinas evaluated was a 92-unit apartment complex next to the Pasadena Freeway between Avenues 48 and 52 in Highland Park. Under the community plan, the land was designated for public use such as municipal maintenance yards. Salinas recommended against the project because it had poor street access and would have overloaded traffic arteries. Neighbors also protested the complex, claiming it would increase crime by catering to low-income residents.

The developer, Brian Weiss, withdrew his proposal and is seeking to swap the land for vacant city-owned property elsewhere. Weiss said he feels stymied by the community plan and frustrated by delays.

"When we bought the property, there was no community plan. Now they're telling us we can't build here."

Salinas says developers often call him for advice on getting projects approved. Likewise, he advises homeowners anxious to halt development.

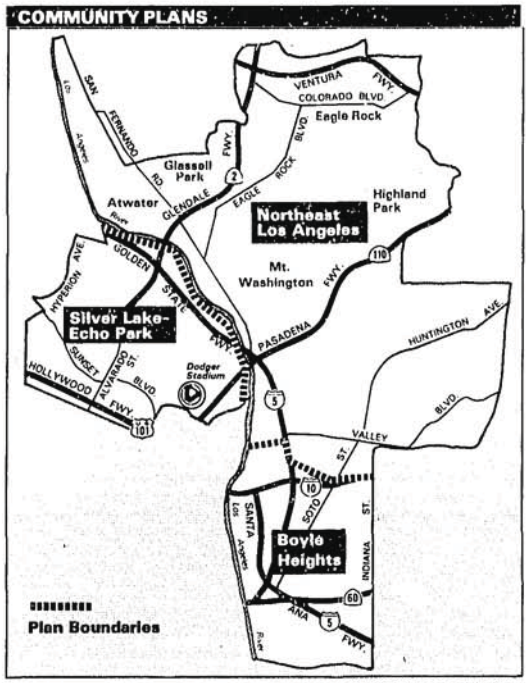
Salinas recalls that Waite, of the Atwater Assn., once asked for advice on how to fight construction of a gas station mini-mart that would sell alcoholic beverages on Los Feliz Boulevard. Salinas consulted the community plan and determined that the mini-mart would increase traffic. He also told Waite he was concerned that regulating beer and wine sales to certain hours would prove impossible. His written report opposed the mini-mart.

In this case, however, Salinas' recommendation was overruled by the Los Angeles Zoning Board. Waite has appealed the case to the City Council.

Salinas says residents in his areas are politically savvy, don't hesitate to file lawsuits and mount well-organized campaigns. He expects such controversies to increase because more and more developers are looking at the area.

No matter what, Salinas says, the community plans will remain his bible.

"The residents spent a lot of time preparing the community plans, and it's something they feel comfortable with. My job is to enforce what the community wants."



MATT MOODY / Los Angeles Times

Elyria Canyon Project Wins 1 Battle
Los Angeles Times (1923-Current File); Sep 4, 1986;
ProQuest Historical Newspapers: Los Angeles Times
pg. GD3

Elyria Canyon Project Wins 1 Battle

Developers of a controversial condominium project proposed for Mount Washington scored an important victory last week when the Los Angeles Planning Commission gave them permission to file for plan amendments and zoning variances that would allow construction of 100 units in Elyria Canyon.

The 35-acre parcel is now zoned for a maximum of 50 units and designated for low-density development, according to the city's general plan.

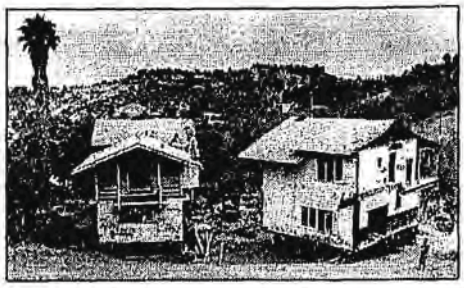
A group of local hillside residents went to the Planning Commission hearing last week to protest the development and said they will continue to petition city officials to stop the project. The residents had asked the commission not to allow even the filing of variances by the developer, D.D.&W. Associates of Brea.

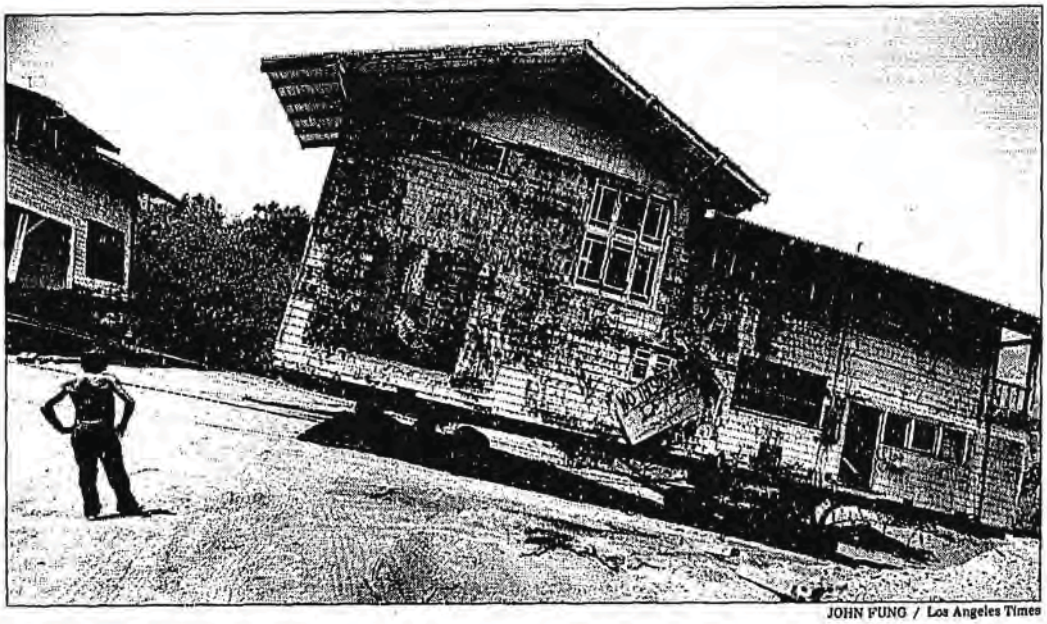
Homeowners said they fear that doubling the allowable density would increase traffic beyond the capacity of existing narrow roads, cause safety hazards and burden the area's already crowded schools.

The planning department will evaluate the proposal and make a recommendation to the Planning Commission. If approved by the commission, the request will go before the City Council for final approval.

MOBILE HOME

Los Angeles Times (1923-Current File); Aug 13, 1987;
ProQuest Historical Newspapers: Los Angeles Times
pg. GD1





JOHN FUNG / Los Angeles Times

MOBILE HOME

This Craftsman-style house was built in 1908 in Hancock Park and moved to Elyria Canyon in 1952. D&D Development, which plans to build condominiums on the site it sits on, gave the house to Mt. Washington resident Connie Redifer. She paid movers $40,000 to haul the house about 100 yards up the hill. The house had to be cut in half before three trucks could move the sections. David McGuire, left, takes a break while Ted Hollinger pulls cable to position house.

Builder Cuts Back Development Plan for Elyria Canyon
Schrader, Esther
Los Angeles Times (1923-Current File); May 12, 1988;
ProQuest Historical Newspapers: Los Angeles Times
pg. GD1

Builder Cuts Back Development Plan for Elyria Canyon

By ESTHER SCHRADER,
Times Staff Writer

A developer who was twice defeated in efforts to build in Elyria Canyon has scaled back plans for a housing project in the area, one of the largest remaining undeveloped residential parcels in northeast Los Angeles.

D&D Development of Brea now proposes building 47 homes on eight of 35 acres the company owns in the canyon, a hillside area of Mt. Washington. The rest of the property would be open space.

Previous proposals by the company for 100 homes on 16 acres were defeated by community groups. Those plans entailed moving more than 500,000 cubic yards of earth and required a zoning change and an amendment to the Northeast Los Angeles District Plan.

The scaled-down proposal is for 47 California ranch-style, split-level homes on two cul-de-sacs and construction of an access road between Winmar Drive and Wollman Drive.

The plan calls for removing 200,000 cubic yards of earth. It would require a change in zoning, but is not so sweeping as to require a district plan amendment.

Even so, it may face stiff opposition from city fire and transportation officials, city planner Sal Salinas said.

"I'm of the opinion that even the 47 units they are allowed to put in under the community plan would be too much for the

Please see PROJECT, Page 5

PROJECT: Developer Trims Plans

Continued from Page 1

surrounding area," Salinas said. "The streets around that area are totally inadequate for that kind of development. It's going to be some kind of hurdle for them to get the Fire Department and transportation people to cooperate."

D&D plans to name the project Sycamore Glen and sell individual homes for about $200,000, said Camille Courtney, company vice president. D&D plans to pay part of the cost of enlarging water mains and putting in sewers.

Courtney said it is unlikely that D&D will recoup on its initial investment in the property, which they own jointly with Downey Savings and Loan Assn. of Costa Mesa. But she said the company had no choice but to build.

"We heard the community loud and clear," Courtney said. "They said no amendment to the general plan so that's what we're going to live with. At some point you have to give up."

The company will meet Monday night with the Mt. Washington Assn., a homeowners' group that has opposed the development in the past.

"This is a lot fewer than they first came in with, which is really good," Mt. Washington Assn. President Randall Wiseman said. "We do want to see how much of the hill will be utilized and how much grading will be done before we make any decision."

Building Permit History
1309 Kilarney Avenue
Mount Washington

October 9, 1908:	Work starts to construct a 2-story 51' X 66', 11-room frame residence at 523 S. Kingsley Dive on the N 45 feet of Lot 40 and the S 30 feet of Lot 41 of Wellington Place. *Original permit not found.* Owner: Herman Flatau Architect: Louis B. Easton (Attributed) Contractor: Mr. Wiechman Cost: $11,800.00
August 13, 1914:	Building Permit No. 7894 to construct a 1-story 18' X 18' garage at 523 S. Kingsley Dive on the N 45 feet of Lot 40 and the S 30 feet of Lot 41 of Wellington Place.. Owner: H. Flatau Architect: F. E. Simonds Contractor: F. E. Simonds Cost: $335.00
October 21, 1914:	Plumbing Permit No. 20787 add gas outlet for furnace installation. Owner: H/ Flatau Architect: None Contractor: Southern California Gas Company Cost: $22.50
May 27, 1952:	Building Permit No. LA34144 to convert dwelling to 4 units. Add 3 kitchens and 1 bathroom. Owner: A. P. Coviello Architect: None Engineer: None Contractor: Owner Cost: $3,300.00

July 23, 1952: Building Permit No. LA36700 to change position of 2 kitchens. Original permit # changing I family to 4 unit is # K-34144 build 10' X 12' addition to second story.
Owner: A. P. Coviello
Architect: None
Engineer: None
Contractor: Owner
Cost: $1,500.00

December 1, 1952: Building Permit No. LA49173 to move 2-room 24' X 24' storage building from 1691 Winmar Drive to 960 Elyria Drive and convert to tack room and storage. *Coviello was using the Elyria Drive address for the ranch until he moved the house.*
Owner: A. P. Coviello
Architect: None
Engineer: None
Contractor: Owner
Cost: $300.00

March 28, 1955: Building Permit No. LA11272 to relocate 4-unit apartment from 525 N Kingsley Drive to 1550 Bridgeport Drive and convert back to 1-family dwelling.
Owner: A. P. Coviello
Architect: None
Engineer: None
Contractor: Owner
Cost: $10,000.00

March 28, 1955: Building Permit No. LA11273 to relocate 18' X 18' garage from 525 N Kingsley Drive to 1550 Bridgeport Drive..
Owner: A. P. Coviello
Architect: None
Engineer: None
Contractor: Owner
Cost: $375.00

January 13, 1956: Building Permit No. LA33615 to add a 20’ X 20’ carport to side of dwelling. *Carport demolished when house was moved the next time.*
Owner: A. P. Coviello
Architect: None
Engineer: None
Contractor: Owner
Cost: $800.00

May 15, 1987: Grading Permit No. LA65536 to for lot preparation & retaining wall backfill.
Owner: D. D. & W. Development Co.
Architect: None
Engineer: California Geo-Systems
Contractor: Not Selected
Cost: 1,500 cubic yards

May 15, 1987: Building Permit No. LA65537 to relocate single family dwelling & attached garage from 1550 Bridgeport Drive to 1309 Killarney Avenue
Owner: D & D Associates
Architect: Geoff Sheldon
Engineer: John Ott
Contractor: Gene Grau
Cost: $60,000.00

March 23, 1989: Building Permit No. LA27325 to change fireplace (prefab) to city standard (LARR# 23693)
Owner: Constance Rebifer
Architect: None
Engineer: John Ott
Contractor: Not yet selected
Cost: $5,000.00

March 23, 1989: Building Permit No. LA27325 to correct plot plan on permit 87LA65537 (Building located 10' closer to front lot line).
Owner: Constance Rebifer
Architect: Geoff Sheldon
Engineer: John Ott
Contractor: Gene Grau
Cost: $5,000.00

March 31, 1989: Building Permit No. LA28183 to construct a 60' long 3' high 8" concrete block retaining wall.
Owner: Constance Rebifer
Architect: Georf Sheldon
Engineer: John Ott
Contractor: Gene Grau
Cost: $1,290.00

BLDG. DEPT. FORM 2

All applications must be filled out by applicant

WARD 3

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Building

CLASS "D"

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

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

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

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

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

TAKE TO ROOM No. 6 FIRST FLOOR — ASSESSOR PLEASE VERIFY

Lot No. ..... Block .....
(Description of Property)

District No. 40 M. B. Page ..... F. B. Page .....

O. K. City Assessor — By ..... Deputy.

TAKE TO ROOM No. 34 THIRD FLOOR — ENGINEER PLEASE VERIFY

No. 523 Kingsley drive
(Location of Job)
..... Street

O. K. City Engineer — By ..... Deputy.

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Garage No. of Rooms one No. of families .....
2. Owner's name H. Hartan Phone .....
3. Owner's address 523 Kingsley Drive
4. Architect's name H. E. Simons Phone 21757
5. Contractor's name H. E. Simons Phone 21757
6. Contractor's address 1164 E 34 st
7. ENTIRE COST OF PROPOSED BUILDING {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, etc.} $ 235.00
8. Any other buildings on the lot? yes How used? dwelling
9. Size of proposed building 18 x 18 Height to highest point Plate Line Eleven feet
10. Number of stories in height one Character of ground clay
11. Material of foundation concrete Size footings 16" Size wall 10" Depth below ground 12"
12. Material of chimneys none Number of inlets to flues ..... Interior size of flues ..... x .....
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders ..... x .....
    EXTERIOR studs 2 x 4 INTERIOR BEARING studs ..... x ..... Interior Non-bearing studs ..... x ..... Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS cement
    Second floor joists ..... x ..... Third floor joists ..... x ..... Specify material of roof shingles
14. State Number of Plumbing Fixtures to be installed none Number of gas outlets none
15. State if there is a sewer or cesspool to be constructed on this lot sewer is in
    (No cesspools allowed where there is a street sewer)
16. Plumbing and gas fitting contractor's name .....

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

(Sign here) H. E. Simons
(Owner or Authorized Agent).

FOR DEPARTMENT USE ONLY

PERMIT No.	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink)	Application checked and found O. K. (Use Rubber Stamp)	Stamp here when permit is issued
7894	Plan Examiner	APR 13 1914 G.K. Clerk	ISSUED APR 13 1914

6 Perdue 175

6.

BLDG. DEPT. FORM 2

All applications must be filled out by applicant

WARD 3

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Building

CLASS "D"

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

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

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

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

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

TAKE TO ROOM No. 6 FIRST FLOOR — ASSESSOR PLEASE VERIFY

Lot No. ..... Block .....
(Description of Property)

District No. 40 M. B. Page ..... F. B. Page .....

O. K. City Assessor — By ..... Deputy.

TAKE TO ROOM No. 34 THIRD FLOOR — ENGINEER PLEASE VERIFY

No. 523 Kingsley drive
(Location of Job)
..... Street

O. K. City Engineer — By ..... Deputy.

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Garage No. of Rooms one No. of families .....
2. Owner's name H. Hartan Phone .....
3. Owner's address 523 Kingsley Drive
4. Architect's name H. E. Simons Phone 21757
5. Contractor's name H. E. Simons Phone 21757
6. Contractor's address 1164 E 34 st
7. ENTIRE COST OF PROPOSED BUILDING {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, etc.} $ 235.00
8. Any other buildings on the lot? yes How used? dwelling
9. Size of proposed building 18 x 18 Height to highest point Plate Line Eleven feet
10. Number of stories in height one Character of ground clay
11. Material of foundation concrete Size footings 16" Size wall 10" Depth below ground 12"
12. Material of chimneys none Number of inlets to flues ..... Interior size of flues ..... x .....
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders ..... x .....
    EXTERIOR studs 2 x 4 INTERIOR BEARING studs ..... x ..... Interior Non-bearing studs ..... x ..... Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS cement
    Second floor joists ..... x ..... Third floor joists ..... x ..... Specify material of roof shingles
14. State Number of Plumbing Fixtures to be installed none Number of gas outlets none
15. State if there is a sewer or cesspool to be constructed on this lot sewer is in
    (No cesspools allowed where there is a street sewer)
16. Plumbing and gas fitting contractor's name .....

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

(Sign here) H. E. Simons
(Owner or Authorized Agent).

FOR DEPARTMENT USE ONLY

PERMIT No.	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink)	Application checked and found O. K. (Use Rubber Stamp)	Stamp here when permit is issued
7894	Plan Examiner	APR 13 1914 G.K. Clerk	ISSUED APR 13 1914

6 Perdue 175

6.

(Bldg. Dept. Form 4)

All applications must be filled out by applicant

Clerk will stamp number [illegible] as follows:
4. If for Plumbing, Sewer or Cesspool.
5. If for Gas Piping or Inspection.
6. If both for Plumbing, Sewer or Cesspool and for Gas Piping.

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Installation of Plumbing, Sewer or Cesspool, Gas Fitting and Old Gas Pipe Inspection

Plans and specifications and such other data as will enable the department to ascertain whether the proposed work will conform to the requirements of the State Laws and City Ordinances must be filed.

This form to be used only where there is no new erection, construction, alteration or repair being made to building, and where a building permit has not been issued.

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

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the Chief Inspector of Buildings, for a permit to construct and install the work 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 construct or install the work 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 of the work therein described or any portion thereof for any purpose that is or may be hereafter prohibited by Ordinance of the City of Los Angeles.

(USE INK OR INDELIBLE PENCIL)

Location by Street and Number where work herein described is proposed to be done

No. 523 So. Kingsley Drive
Street

1. What purpose is the building used for? Residence
2. Owner's Name H. Flatau
3. Contractor's Name So. Cal. Gas Co (Plumber, Gas Fitter, Sewer or Cesspool Contractor)
4. Contractor's Address 2021 W. Pico St.
5. State the number of Plumbing Fixtures to be installed or altered None
6. Specify if there is a Sewer or Cesspool to be constructed on the premises None (No cesspools allowed where there is a street sewer)
7. State the number of Gas Outlets to be installed or altered Out for Furnace Burner
8. Is the work to be done in a new or old building? Old (Any completed building is considered old)
9. If in an old building, are there any alterations or repairs or change of purpose being made to same; and if so, what is your estimate of the cost of the construction work? $22 50 (Answer fully)

I hereby certify that I have carefully examined and read the above application, that the same is true and correct and that the work herein described is to be done in accordance with all the provisions of the Building Ordinances of the City of Los Angeles, whether herein specified or not.

(Sign here) So. Cal. Gas Co. H. Flatau (Owner or authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT No.	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink)	Application checked and found O. K. (Use Rubber Stamp)	Stamp when permit is issued.
29787	Plan Examiner.	OCT 21 1914 C.W. Clerk.	ISSUED OCT 21 1914 L.A. Bldg. Dept.

3

APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

Form B-3
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 110. 45' of Lot 40 & the S. 30' of Lot 41

Tract Wellington Place

Location of Building 523 So. Kingsley Dr. (House Number and Street)

Between what cross streets? 5th & 6th St.

Approved by City Engineer _____ Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building Dwelling (Store, Dwelling, Apartment House, Hotel or other purpose) Families 1 Rooms 11
2. State how long building has been used for present occupancy 30 years
3. Use of building AFTER alteration or moving Apt. House Families 4 Rooms 12
4. Owner A. P. Coviello (Print Name) Phone CA-13116
5. Owner's Address 523 So. Kingsley Dr. P. O. L.A.
6. Certificated Architect None State License No. _____ Phone _____
7. Licensed Engineer _____ State License No. _____ Phone _____
8. Contractor Owner State License No. _____ Phone _____
9. Contractor's Address Same
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $ 3300 Paly
11. State how many buildings NOW on lot and give use of each. 1-Dwelling & 1 Car Garage (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 51' x 66' Number of stories high 2 Height to highest point 25'
13. Material Exterior Walls Wood (Wood, Steel or Masonry) Exterior framework Wood (Wood or Steel)
14. Describe briefly all proposed construction and work: Convert Dwelling to 4 units. Add 3 Kitchens & 1 bath room

NEW CONSTRUCTION

15. Size of Addition ____ x ____ Size of Lot ____ x ____ Number of Stories when complete ____
16. Footing: Width ____ Depth in Ground ____ Width of Wall ____ Size of Floor Joists ____ x ____
17. Size of Studs ____ x ____ Material of Floor ____ Size of Rafters ____ x ____ Type of Roofing ____

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 A P Coviello (Owner or Authorized Agent)

DISTRICT OFFICE 10 By _____

FOR DEPARTMENT USE ONLY

PLAN CHECKING		OCCUPANCY SURVEY	
Valuation $ 3000	300	Area of Bldg. ____ Sq. Ft.	Investigation Fee $ ____
Fee $ 5.00	25	Fee $ ____	Cert. of Occupancy Fee $ ____
			Bldg. Permit Fee $ ____
			Total $ 1.90

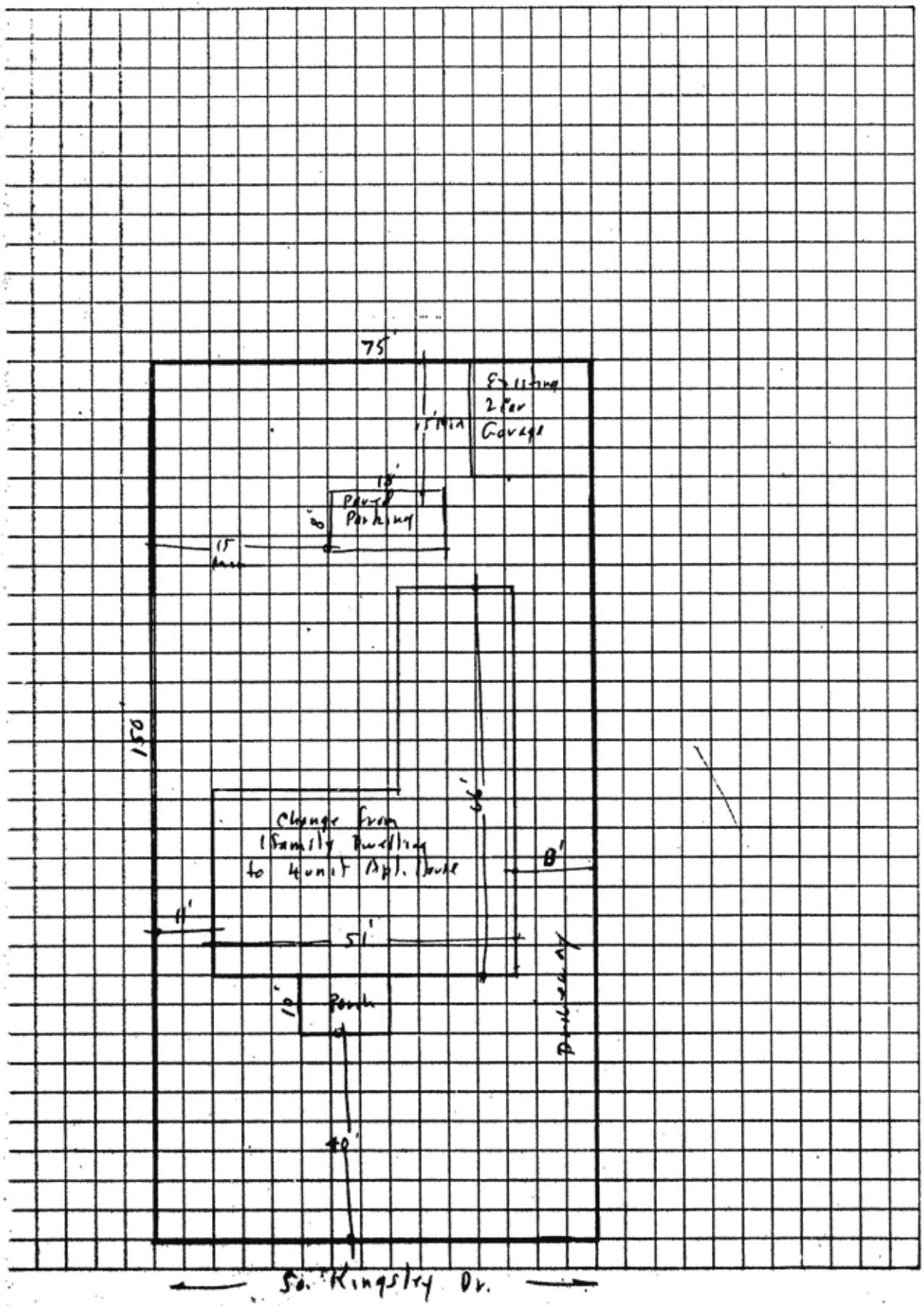
TYPE R	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size 75 X 150	____ Ft. rear alley / ____ Ft. side alley; Clerk Tum
GROUP H-2	Plans and Specifications checked L Paley		Zone R-4	Fire District No. —	District Map No. 4584
For Plans See —	Correction Verified L Paley		Bldg. Line 15 Ft.	Street Widening — Ft.	Application checked and approved
Filed with —	Plans, Specifications and Application rechecked and approved.		Continuous Inspection	SPRINKLER Specified—Required Valuation Included Yes No	Inspector MAY 8 1952 Rechecked

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	MAY 19 1952		18434		
Supplemental Plan Checking	MAY 27 1952		18603		✓
Building Permit	MAY 2[illegible] 1952		LA34144		

TYPE OF RECEIPT | DATE ISSUED | TRACER NO. (M) | RECEIPT NO. | CODE | FEE PAID

Certificate of Occupancy Survey


75'
Existing
2 Car
Garage
15' Min
10'
Paved
Parking
8'
15'
Min
150'
Change from
1 Family Dwelling
to 4 unit Apt. House
8'
11'
51'
10'
Porch
Driveway
40'
So. Kingsley Dr.

3 34144

APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

Form B-3
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. No 45' of Lot 40 & So. 30' of Lot 41

Tract. Wellington Place

Location of Building 523 So. Kingsley Dr. (House Number and Street)

Between what cross streets? 5th St & 6th St

Approved by City Engineer

Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building 4 Unit Apt. House (Store, Dwelling, Apartment House, Hotel or other purpose) Families 4 Rooms 10
2. State how long building has been used for present occupancy 35 Years
3. Use of building AFTER alteration or moving Same Families 4 Rooms 12
4. Owner A. P. Coviello (Print Name) Phone CA-1311.6
5. Owner's Address 523 So. Kingsley Dr. P. O. L. A.
6. Certificated Architect None State License No. Phone
7. Licensed Engineer. State License No. Phone
8. Contractor Owner State License No. Phone
9. Contractor's Address Same
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $ 1500.00
11. State how many buildings NOW on lot and give use of each, 1-Apt. House & 1-2 Car Garage (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 51 x 66 Number of stories high 2 Height to highest point 27'
13. Material Exterior Walls Wood (Wood, Steel or Masonry) Exterior framework Wood (Wood or Steel)
14. Describe briefly all proposed construction and work:
Change position of 2 Kitchens
August Permit Change from 1 family to 4 Unit
15. # R-34144

NEW CONSTRUCTION

15. Size of Addition 10' x 12 Size of Lot 75' x 150 Number of Stories when complete 2
16. Footing: Width 16" Depth in Ground 18" Width of Wall 6" Size of Floor Joists 2" x 6"
17. Size of Studs 2" x 4" Material of Floor Wood Size of Rafters 2" x 4" Type of Roofing Comp.

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 A. P. Coviello (Owner or Authorized Agent)

DISTRICT OFFICE By Otto Rice

FOR DEPARTMENT USE ONLY

PLAN CHECKING		OCCUPANCY SURVEY	Investigation Fee $
Valuation $ 1500		Area of Bldg. Sq. Ft.	Cert. of Occupancy Fee $
Fee $ 3.00		Fee $	Bldg. Permit Fee $ 7.50
			Total $

TYPE	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size	Rear alley / Side alley	Clerk
V			X	75 x 150		Recd. MAS

GROUP	Plans and specifications checked	Zone	Fire District / No.	District Map No.
H-2	W. W. Bruggen	R-4	—	

For Plans see	Construction verified	Bldg. Line	Street Widening	Application checked and approved
Ab	W. W. Bruggen	15 Ft.	— Ft.	Davidson Clerk

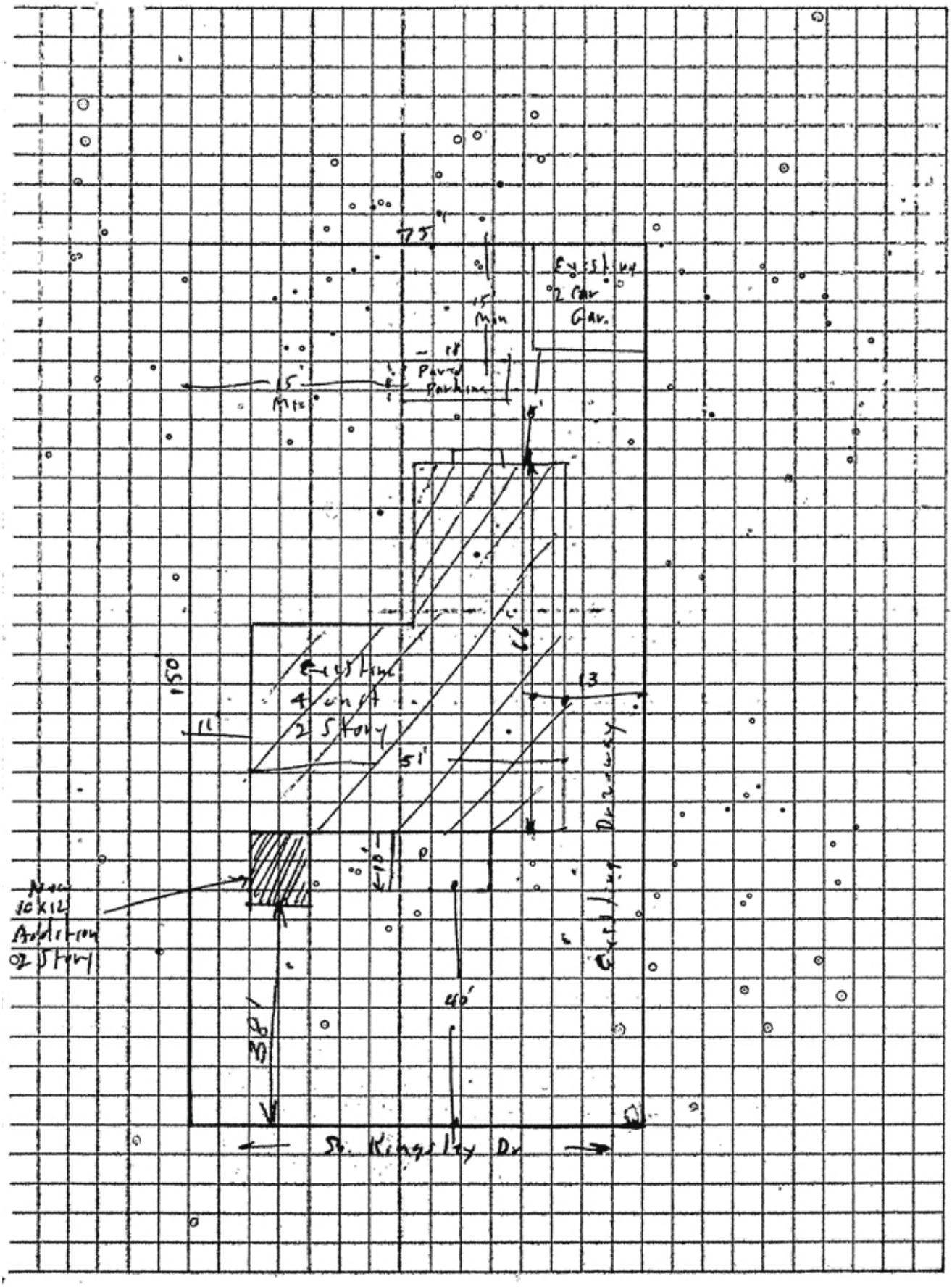
Filed with	Plans, specifications and Application rechecked and approved.	Continuous Inspection	SPRINKLER Specified—Required Valuation Included Yes— —No	Date JUL 23 1952
34144/52	Lucas			F. P. Wilson

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	[illegible]		13889		
Supplemental Plan Checking					✓
Building Permit	JUL 23 '52		[redacted]	A36700	

TYPE OF RECEIPT | DATE ISSUED | TRACER NO. (M) | RECEIPT NO. | CODE | FEE PAID

Certificate of Occupancy Survey


75'
Existing
2 car
Gar.
15
Min
18
Paved
Parking
15'
Max
8'
Existing
4 unit
2 Story
51'
13
150
11
40'
Existing Driveway
New
10 x 12
Addition
2 Story
St. Kingsley Dr

1

APPLICATION TO ERECT A NEW BUILDING AND FOR A Certificate of Occupancy

Form B-1
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. Portion of Lot "A"

Tract 6821 - See permit 28264 for complete Legal

Location of Building 1691 Winnal Dr (House Number and Street)

Between what cross streets? Scarboro St. & S.E. End

Approved by City Engineer

Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Carport (Store, Dwelling, Apartment House, Hotel or other purpose) Families — Rooms —
2. Owner A.P. Carrillo (Print Name) Phone
3. Owner's Address 523 So Ringsley Dr. P. O. CA. 13116
4. Certificated Architect None State License No. Phone
5. Licensed Engineeer State License No. Phone
6. Contractor Owner State License No. Phone
7. Contractor's Address Same
8. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $ 162 00
9. State how many buildings NOW on lot and give use of each. 1 - Dwelling (Store, Dwelling, Apartment House, Hotel or other purpose)
10. Size of new building 8'-6" x 18'-6" No. Stories 1 Height to highest point 14' Size lot 100' x
11. Material Exterior Walls — Type of Roofing Comp
12. For Accessory Buildings and similar structures
    (a) Footing: Width Piers Depth in Ground 12" Width of Wall —
    (b) Size of Studs 4 x 4 Posts Material of Floor Slab
    (c) Size of Floor Joists — x Size of Rafters 2" x 6"

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 A. P. Carrillo (Owner or Authorized Agent)

DISTRICT OFFICE

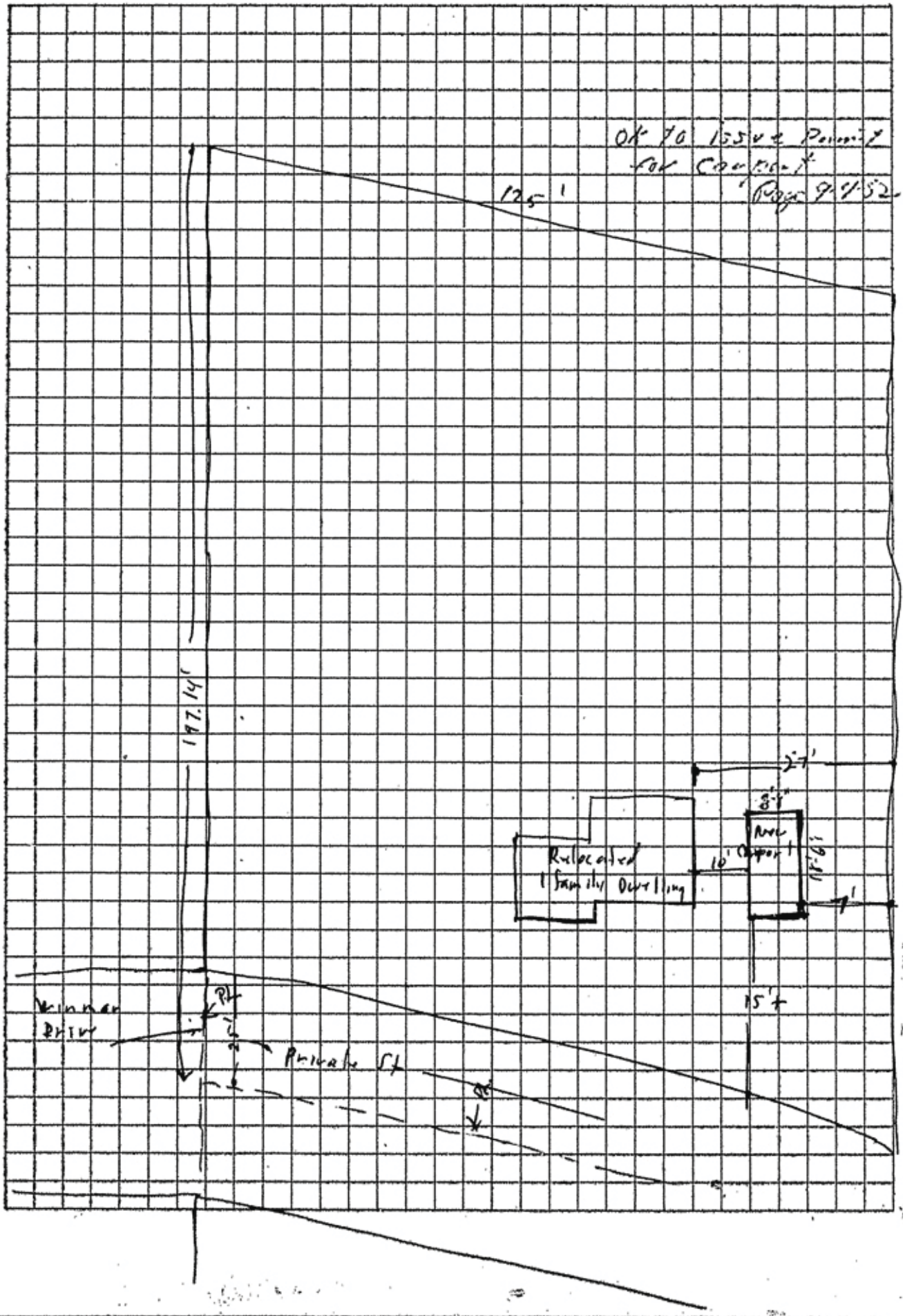
By Otto Peel

FOR DEPARTMENT USE ONLY

PLAN CHECKING					
Valuation $ / Fee $	$ / $			Investigation Fee $ / Bldg. Permit Fee $ 2.00 / Total $	
TYPE V	Maximum No. Occupants 0	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size 125x197	ft. rear alley / ft. side alley	Clerk Bertel
GROUP R	Plans and Specifications checked		Zone R-1	Fire District No. —	District Map No. 147-217	
For Plans See X	Correction Verified		Bldg. Line — Ft.	Street Widening — Ft.	Application checked and approved	Clerk
Filed with X	Plans, Specifications and Application rechecked and approved.		Continuous Inspection	SPRINKLER Specified—Required Valuation Included Yes— —No	Inspector	

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking					
Supplemental Plan Checking					✓
Building Permit	SEP 4 '52		LA41084		


OK TO ISSUE PERMIT
FOR CONTROL
Page 9-4-52
125'
197.14'
27'
8'
New Carport
16'
Relocated
1 Family Dwelling
10'
1'
15'+
Kinnan
Drive
PL
Private St

On Plot Pl

APP[illegible] TO RELOCATE BUILDING AN[illegible] CERTIFICATE OF OCCUPANCY

Auto

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

DIST. MAP	1. LEGAL FROM LOT	TRACT	TO LOT	TRACT
147-217	40	Wellington Pl	Attached	

ZONE: R-1

FIRE DIST.

INSIDE / KEY / COR. LOT / REV. COR. / LOT SIZE 40x205 / REAR ALLEY / SIDE ALLEY / BLDG. LINE / AFFIDAVIT / BLDG. AREA / SPRINKLERS REQ'D. SPECIFIED

2. PRESENT ADDRESS: 523 So. Kingley Dr.

NEW ADDRESS: 1550 Bridgeport Dr

APPROVED: A.B.J

3. PRESENT USE OF BLDG.: Dwelling

USE AFTER RELOCATION: Same

4. OWNER: A. P. Caviello — Cal 3116

5. OWNER'S ADDRESS: 2411 No. Broadway L. A.

6. CERT. ARCH OR LIC. ENG.: Owner — STATE LICENSE NUMBER

7. CONTRACTOR: Owner — STATE LICENSE NUMBER

8. SIZE OF BLDG.: 50'6" x 62' + 10'6" Porch — STORIES 2 — HEIGHT 25

9. MATERIAL OF EXTERIOR WALLS: [X] WOOD [ ] METAL [ ] CONC. BLOCK [ ] STUCCO [ ] BRICK [ ] CONCRETE

10. NEW WORK (DESCRIBE): 2 — 1550 Bridgeport Dr.

VALIDATION: LA11272

FEB 10 1955

App. Fee — 6007 — $30.00

TYPE: V — GROUP: R-1 — MAX. OCC.

APR 4 1955 — LA11272-7

MAR 28 1955

DIST. OFFICE: D.C. 20 — OCC — LA64301

MAR 28 1955

C. OF O. ISSUED

DATE APPROVED 3-17-55 — BOND: [ ] CASH BOND [X] SURETY BOND $10,000.00

DWELL. UNITS: 1

11. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. $ 8000.00 (of RPC 8300)

VALUATION APPROVED: Page

PARKING SPACES / GUEST ROOMS / FILE WITH / CONT. INSP. / SEWER CAP PER

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.

The issuance of this permit will not violate any deed restrictions of record.

The purchase of either site or building for relocation purposes until this application is approved is at my own risk.

This is an application only and does not guarantee approval. The building when relocated must be repaired so as not to be detrimental to property within 1000 feet of the new site.

APPLICATION CHECKED: [illegible]

PLANS CHECKED: [illegible]

CORRECTIONS VERIFIED: [illegible]

PLANS APPROVED: [illegible]

APPLICATION APPROVED: [illegible]

FILE NUMBER

MUST BE SIGNED BY OWNER

This form when properly validated is a permit to do the work described.

3/15/55 OP Sewer available Martin

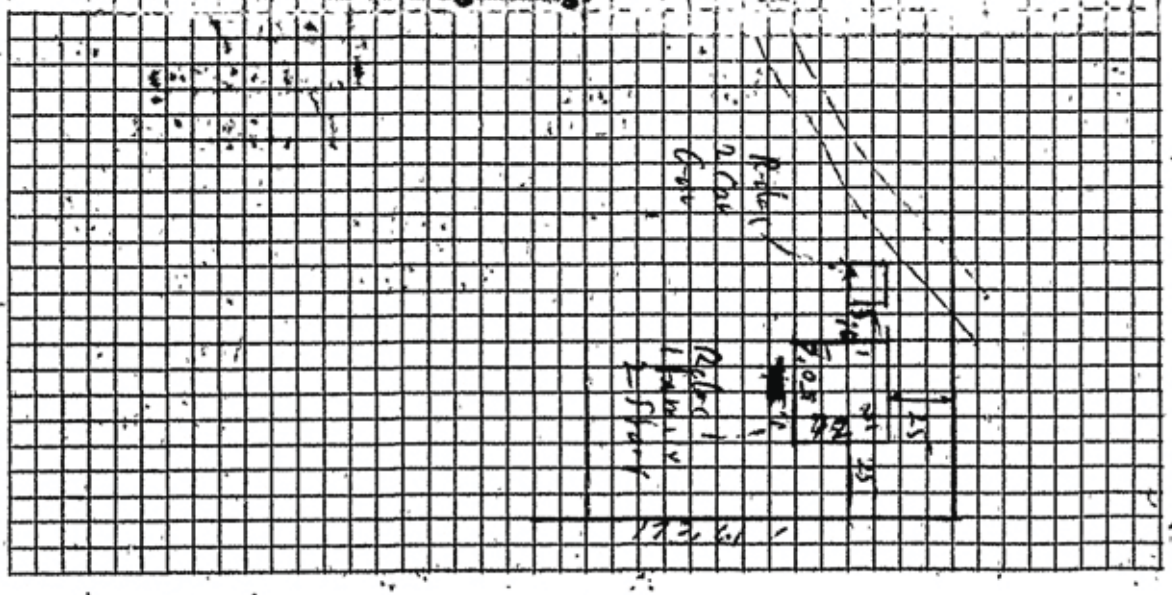
Form B-2

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

PARCEL 1:

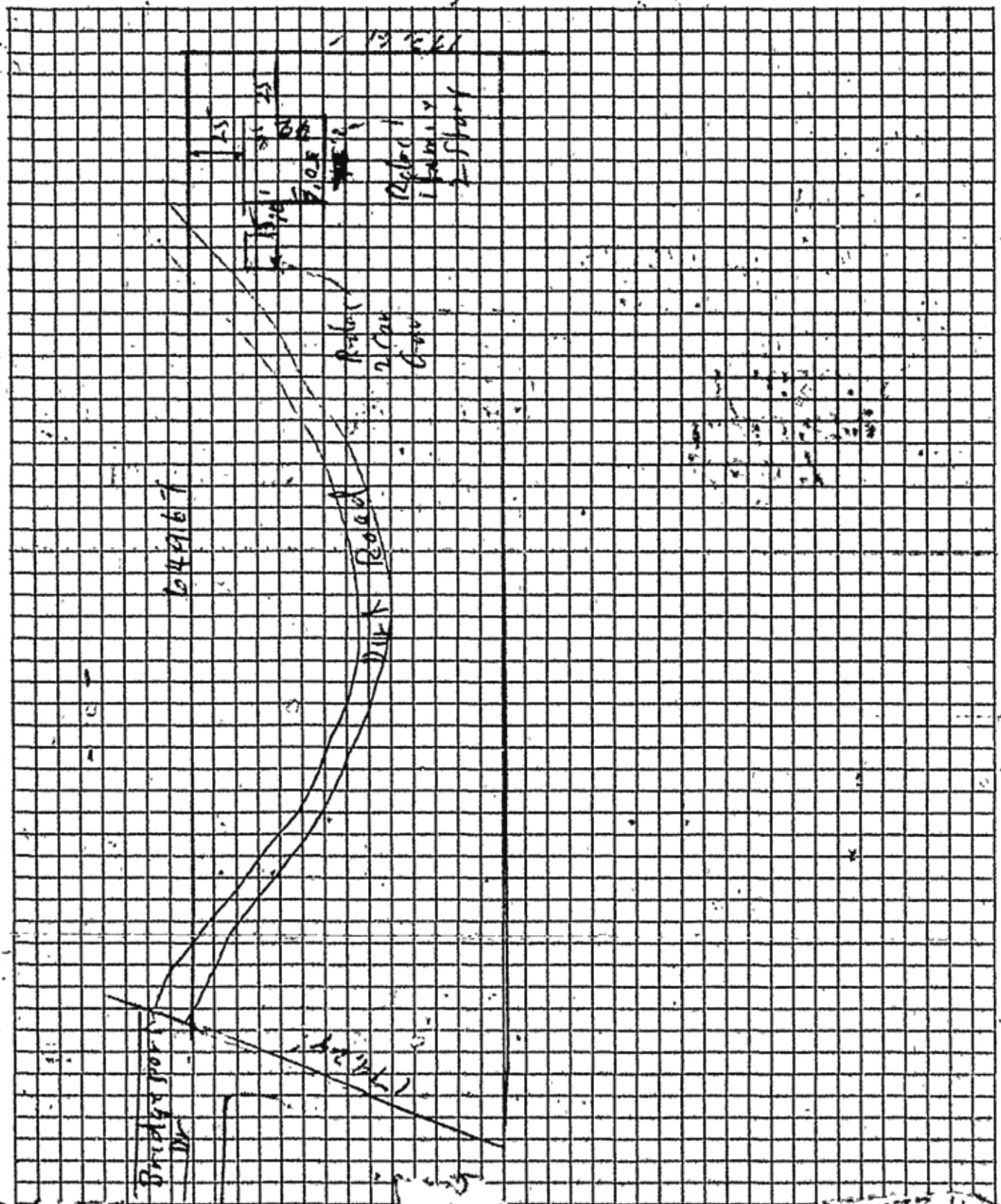
That portion of Lot A, Tract No. 6831 in the City of Los Angeles as per map recorded in Book 100, pages 43 and 44, of Maps in the Office of the County Recorder of Los Angeles County, State of California described as follows:

Beginning at a point in the northwesterly line of said Lot A distant thereon North 39° 24' 00" East, 248.58 feet from the most southwesterly corner of said Lot A; thence South 65° 58' 15" East in a straight line to the northwesterly corner of Tract No. 14284 as per map recorded in Book 324 page 9 of Maps records of said County; thence North 18° 45' 30" East, 173.61 feet; thence North 65° 58' 15" West, 649.67 feet to a point in said northwesterly line of Lot A; thence South 39° 24' 00" West along said northwesterly line 179.29 feet to the Point of Beginning.



LEGAL DESCRIPTION

LEGAL DESCRIPTION



Show all Buildings on Lot and Use of

Miller

2

APPLICATION TO RELOCATE BUILDING AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

DIST. MAP 147-217	1. LEGAL FROM LOT 40	TRACT Wellington Pl.	TO LOT Attached	TRACT
ZONE R-1	2. PRESENT ADDRESS 523 So. Kingsley Dr.			APPROVED
FIRE DIST.	NEW ADDRESS 1550 Bridgeport Dr			RRJ.
INSIDE KEY	3. PRESENT USE OF BLDG. Garage		USE AFTER RELOCATION Same	
COR. LOT	4. OWNER			
REV. COR.	~~A. B. Carrillo~~		~~CA 15116~~	
LOT SIZE 40x95	5. OWNER'S ADDRESS 2411 No. Broadway L.A.			
REAR ALLEY	6. CERT. ARCH OR LIC. ENG.		STATE LICENSE NUMBER	
SIDE ALLEY	Owner			
BLDG. LINE	7. CONTRACTOR Owner		STATE LICENSE NUMBER	
AFFIDAVITS	8. SIZE OF BLDG. 18³ x ~~40~~ 18¹³	STORIES 1	HEIGHT	
BLDG. AREA	9. MATERIAL OF EXTERIOR WALLS: ☒ WOOD ☐ STUCCO	☐ METAL ☐ BRICK	☐ CONC. BLOCK ☐ CONCRETE	
SPRINKLERS REQ'D. SPECIFIED	10. NEW WORK (DESCRIBE)			

2

1550 Bridgeport Dr.

VALIDATION LA11273	FEB 10 1955 App. Fee 6008		$10.00
TYPE V / GROUP R / MAX. OCC.	APR 4 1955	LA11273	$375.50
DIST. OFFICE	MAR 28 1955 P.C. 20	LA64301	
C. OF O. ISSUED	DATE APPROVED 3-17-55 $375.00	BOND ☐ CASH ☒ SURETY BOND	MAR 29 1955

DWELL. UNITS	11. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. $ 300.00 P.C. 8300	VALUATION APPROVED Page
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.	APPLICATION CHECKED
GUEST ROOMS	The issuance of this permit will not violate any deed restrictions of record.	PLANS CHECKED
FILE WITH	The purchase of either site or building for relocation purposes until this application is approved is at my own risk.	CORRECTIONS VERIFIED
CONT. INSP.	This is an application only and does not guarantee approval. The building when relocated must be repaired so as not to be detrimental to property within 1000 feet of the new site.	PLANS APPROVED
SEWER CAP PER.	A B Carrillo MUST BE SIGNED BY OWNER	APPLICATION APPROVED
GRADING	This form when properly validated is a permit to do the work described.	FILE NUMBER

4" cut soil

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

Form B-2

LEGAL DESCRIPTION

SEE DWELLING APP. FOR PLOT PLAN
AND ALSO LEGAL DESC.

On Plot Plan Show all Buildings on Lot and Use of Each

3

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

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

DIST. MAP 147-217	1. LEGAL LOT	BLK.	TRACT Attached
ZONE R-1	2. BLDG. ADDRESS 1550 Bridgeport Dr.		APPROVED LB
FIRE DIST. —	3. BETWEEN CROSS STS. Davenport Dr AND Sanborn St.		
INSIDE KEY	4. PRESENT USE OF BLDG. One family dwelling	NEW USE OF BLDG. 1 fam. dwell & att gar.	
COR. LOT REV. COR.	5. OWNER A. P. Coviello		
LOT SIZE 40' x	6. OWNER'S ADDRESS 2411 No. Broadway		
REAR ALLEY — SIDE ALLEY —	7. CERT. ARCH.	STATE LICENSE NUMBER	
BLDG. LINE —	8. LIC. ENG.	STATE LICENSE NUMBER	
AFFIDAVITS —	9. CONTRACTOR Owner	STATE LICENSE NUMBER	
BLDG. AREA	10. SIZE OF EX. BLDG. 40 x 60 STORIES 1 HEIGHT		
SPRINKLERS REQ'D. SPECIFIED	11. MATERIAL EXT. WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☐ STUCCO ☐ BRICK ☐ CONCRETE	ROOF CONST: ☐ WOOD ☐ STEEL ☐ CONC. ☐ OTHER	

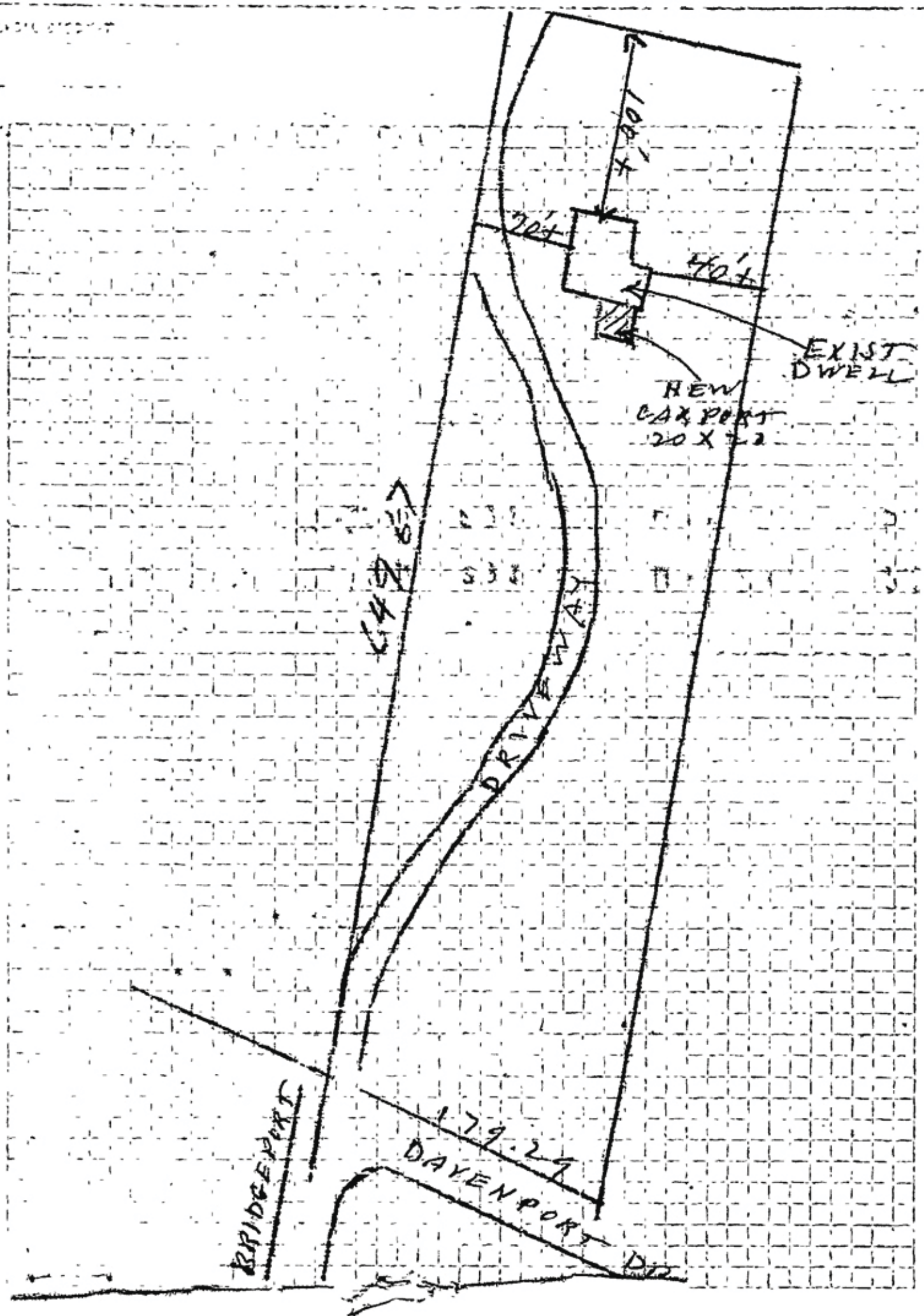
3 1550 Bridgeport Dr.

VALIDATION LA33615	JAN-13-56	29110	B — 2 CK	2.00
TYPE CARPORT / GROUP / MAX. OCC.	JAN-13-56	29111	B — 1 CK	5.00
DIST. OFFICE L.A.				
C. OF O. ISSUED	P.C. 2.00		BP 5.00	

DWELL. UNITS —	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. $ 800.00	VALUATION APPROVED
PARKING SPACES 2	13. SIZE OF ADDITION 20 x 20 STORIES 1 HEIGHT	APPLICATION CHECKED
GUEST ROOMS —	14. NEW WORK: New carport MATERIAL EXT. WALLS MATERIAL ROOF	PLANS CHECKED
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.	CORRECTIONS VERIFIED
CONT. INSP. Grading Crit Soil.	A. P. Coviello SIGNED	PLANS APPROVED
	This form when properly validated is a permit to do the work described.	APPLICATION APPROVED

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

Form B-3—75M Sets—11-54


100'±
30'±
40'±
EXIST
DWELL
NEW
CARPORT
20 X 22
DRIVEWAY
179.27
RIDGEPORT
DAVENPORT
DR

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

G APPLICATION FOR INSPECTION — 0 0 0 0 4 0 9 2 5 0 — AND FOR GRADING CERTIFICATE

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

1. LEGAL DESCR.	LOT: A	BLK.	TRACT: 6831	COUNCIL DIST. NO.: 2	DIST. MAP: 147-217 / CENSUS TRACT: 1852.01
2. PURPOSE OF GRADING: 60' Lot preparation & Retaining wall backfill					ZONE: R1-1
3. JOB ADDRESS: ~~1309 Killarney Ave.~~ 1550 BRIDGEPORT DR					FIRE DIST.: --
4. BETWEEN CROSS STREETS: Roseview AND Randall Court					LOT (TYPE): block
5. OWNER'S NAME: ~~DD+W DEVELOPMENT CO.~~ FOR Mr & Mrs. Redifer			PHONE: 213-226-0470		LOT SIZE: Irreg. see legal
6. OWNER'S ADDRESS: 3699 Roseview	CITY: Los Angeles		ZIP: 90065		
7. PLANS BY CIVIL ENGR.	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		ALLEY: -
8. CIVIL ENGR. ADDRESS	CITY		ZIP		BLDG. LINE: hillside
9. ENGR. GEOLOGIST: Calif. Geo-Systems	BUS. LIC. NO.	ACTIVE STATE LIC. NO./CERT. NO.	PHONE: 818-500-9533		AFFIDAVITS: *need full legal 10' WATER EAS
10. SOIL ENGR.—TESTING AGENCY: Calif. Geo-Systems	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE: Same		
11. CONTRACTOR: not selected	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		
12. CONTRACTOR'S ADDRESS	CITY		ZIP		SEISMIC STUDY ZONE: -

G

13. JOB ADDRESS: ~~1309 Killarney Ave.~~ 1550 BRIDGEPORT DR — STREET GUIDE — DIST. OFFICE: La

14. NUMBER OF CUBIC YARDS: CUT 1500 FILL 1500 — GRADING: yes — FLOOD: -

15. MAXIMUM SLOPE: CUT 2:1 FILL 2:1 — RETAINING WALL REQUIRED: YES X NO — BOARD FILE NO. — HWY. DED.: - — CONS.: -

FILL DENSITY TESTS & CERTIFICATION: ☐ REQUIRED ☐ NOT REQUIRED — ZONED BY: *R.R.

IMPORT/EXPORT REQ. — FILE WITH

CALIF. ENVIRONMENTAL QUALITY ACT REQUIREMENTS: EXEMPT — COMPLETED — YARDAGE APPROVED — TYPIST: IJB

BOND — AMOUNT $2500.00 — PLANS CHECKED — G.P.I. INSPECTOR

☐ CASH — DATE POSTED 5/15/87 — APPLICATION APPROVED — INSPECTOR

☐ SURETY — CA # 00289887

B & S B-100 (R 1.86)

P.C.: 557.70	G.P.I.	Claims for refund of fees paid on permits may be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC
S.P.C.	I.F.	
G.P.: 850.00	O.S.S.: 28.31	
DIST. OFFICE: La	S.O.S.S.	
P.C. NO.: 72412		

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.

CASHIER'S USE ONLY

557.70 G-PC
850.00 GR-P
28.31 OSS
65536.00BI
59690 5 05/15/87 1444.01 CHTO

1444.01

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

Date _____ Lic. Class _____ Lic. No. _____ Contractor _____ (Signature)

OWNER-BUILDER DECLARATION

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

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

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

☐ I am exempt under Sec. _____, B. & 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. _____ Insurance Company _____

☐ Certified copy is hereby furnished.

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

Date _____ Applicant's Signature _____

Applicants Mailing Address _____

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 5/15/87 Applicant's Signature _____

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 (See Sec. 91.0202 LAMC)

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. 91.0202 LAMC)

Signed _____ (Owner or agent having property owner's consent) — Position — Date

22. I certify that all of the land included in the Tentative Tract Map is under my ownership or land on which offsite rights have been granted.

Signed _____ (Owner or agent having property owner's consent) — Position — Date 5/15/87

C 557.70 G-PC
C 868.00 GR-P
C 20.31 OSS
65536 0001
69690 3 05/15/87 1444.01 2NDR

15000400251

3 FOR INSPECTION — 0 1 0 4 0 0 2 5 3

REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT: A	BLOCK: --	TRACT: 6831	COUNCIL DISTRICT NO.: 2
DIST. MAP: 147-217	CENSUS TRACT: 1852.01			
2. PRESENT USE OF BUILDING: (01 sing. fam. dwlg.	NEW USE OF BUILDING: ( ) same	ZONE: R1-1		
3. JOB ADDRESS: 1309 Killarney Avenue	FIRE DIST.: ---			
4. BETWEEEN CROSS STREETS: Roseview AND Randall Court	LOT TYPE: block			
5. OWNER'S NAME: D & D Associates	PHONE: 714-671-1400	LOT SIZE: Irreg.		
6. OWNER'S ADDRESS: 711 E. Imperial Highway	CITY: Brea	ZIP: 92621	SEE LEGAL	
7. ENGINEER: John Ott	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE: 818-240-4330	ALLEY: ----
8. ARCHITECT OR DESIGNER: Geoff Sheldon	BUS. LIC. NO.: WLA	ACTIVE STATE LIC. NO.: 90024	PHONE	BLDG. LINE: HILLSIDE
9. ARCHITECT OR ENGINEER'S ADDRESS: 1440 S. Veteran Avenue	CITY	ZIP: 213-479-6018	AFFIDAVITS: 86 1536519 need full legal	
10. CONTRACTOR: Gene Grau	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE: 256-2113	
11. SIZE OF EXISTING BLDG. WIDTH 51 LENGTH 65	STORIES 2	HEIGHT 65	NO. OF EXISTING BUILDINGS ON LOT AND USE	P.C. REQ'D: yes
12. CONST. MATERIAL OF EXISTING BLDG. →	EXT. WALLS: WOOD---STUCCO	ROOF: ASPHALT	FLOOR: WOOD	
13. JOB ADDRESS: 1309 Killarney Avenue	STREET GUIDE	DISTRICT OFFICE: L.A.		
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	$ 60,000.00	SEISMIC STUDY ZONE: ---		
15. NEW WORK (Describe): Relocate sing. fam. dwlg. & att. gar.	GRADING: yes	FLOOD: --	HWY. DED.: --	CONS.: --
NEW USE OF BUILDING: sing. fam. dwlg.	SIZE OF ADDITION: N/C	STORIES: 2	HEIGHT	ZONED BY: R. R.
TYPE: V	GROUP OCC.: R3	FLOOR AREA: 5200 ft²	PLANS CHECKED: Bill Stutsman	FILE WITH
DWELL UNITS: -1	MAX OCC.: SFD	TOTAL	APPLICATION RECEIVED	TYPIST: sh
GUEST ROOMS: -0	PARKING REQ'D: 2	PARKING PROVIDED: STD. COMP.	INSPECTION ACTIVITY: COMB / GEN. / MAJ S / CONS / E.O.	INSPECTOR

P.C.: 160.10	G.P.I.: 42.00	CONT INSP	
S.P.C.: 126.01	P.M.		
B.P.: 336.60	E.I.: 4.20	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC	
L.F.:	E.H.: 4.04		
O.S.: 20 N/A	O.S.S.:		
DIST OFFICE: L.A.	S.D.S.: 11.98	SPRINKLERS REQ'D SPEC.	
P.C. NO.: 25412	ENERGY: FH132 YES		

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.

CASHIER'S USE ONLY

B & S B-3 (R 6.86)

C 160.10 B-PC
C 42.00 GPI-
C 4.04 OSS
G4169 3 10/14/86 206.14 CHTD
C 126.01 B-PC
C 336.60 B-CI
C 4.20 E.I.
C 11.98 OSS
C 132.00 FIRE
65537 0001
G9691 5 05/15/87 610.79 CHTD

610.79

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

Date _____ Lic. Class _____ Lic. Number _____ Contractor _____ (Signature)

OWNER-BUILDER DECLARATION

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

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

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

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

Date 2/20/87 Owner's Signature X [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. _____ Insurance Company _____

☐ Certified copy is hereby furnished.

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

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

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 5/15/87 Applicant's Signature X [signature]

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 91.0203 LAMC)

Signed X [signature] OWNER 2/20/87

1 5 0 0 9 8 4 0 0 2 5 JWOERK 10-14-86
Zullen 2-23-87

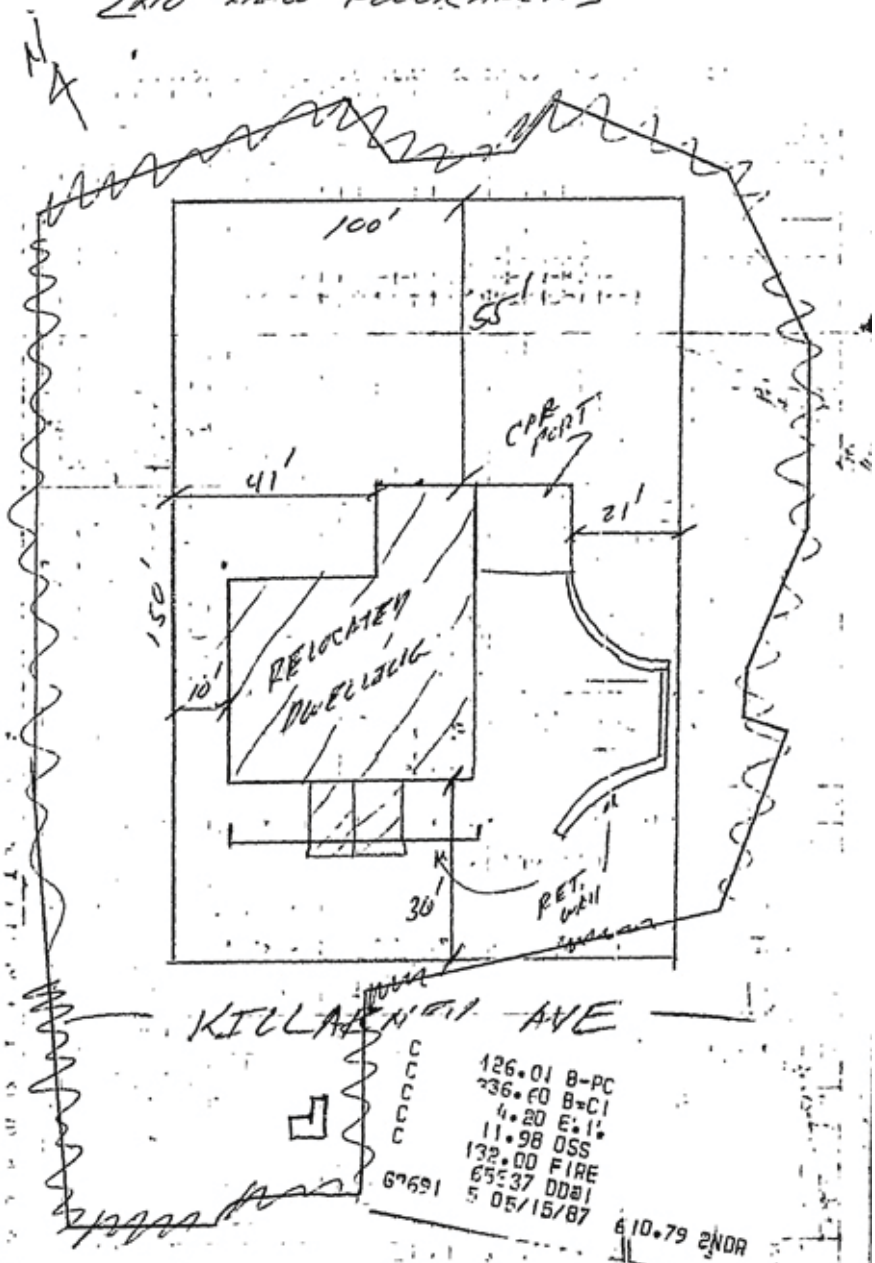
<5236-2>
meets and bounds required.
no sewer in street

Durham 2/23/87
~~Abothu 10-21-86~~

3154.44

Left PC (F) 2-23-87

86-1536519 EASEMENT (4') ALONG N. BOUNDARY LINE TO ROSEVIEW AN
[NO NEW FLOOR AREA]



C
C
C
C
C
126.01 B-PC
236.60 B-C1
4.20 E.1.
11.98 OSS
132.00 FIRE
65537 DDBI
67691 5 05/15/87

610.79 2NDR

3 APPLICATION FOR INSPECTION

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

2 3 0 0 0 2 0 0 3 1 6

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

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT: A	BLOCK:	TRACT: 6831	COUNCIL DISTRICT NO.: 1
				DIST. MAP: 147-217
				CENSUS TRACT: 1852.01
2. PRESENT USE OF BUILDING: 01 SF RESIDENCE		NEW USE OF BUILDING: 01 SF RESIDENCE		ZONE: R1-1
3. JOB ADDRESS: 1309 KILLARNEY AVENUE				FIRE DIST.
4. BETWEEN CROSS STREETS: ROSEVIEW & RANDAL COURT		AND	NO 100-43/44	LOT TYPE
5. OWNER'S NAME: CONSTANCE REBIFER			PHONE: 226-0470	LOT SIZE
6. OWNER'S ADDRESS: 1309 KILLARNEY		CITY: LA	ZIP: 90065	
7. ENGINEER: ~~JOHN OTT~~	BUS. LIC. NO.	ACTIVE STATE LIC. NO. ~~13275~~	PHONE ~~818 280-4330~~	ALLEY
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS: ~~440 N. CENTRAL~~		CITY: ~~GLENDALE~~	ZIP	AFFIDAVITS
10. CONTRACTOR: NOT YET SELECTED	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	AFF 64276
11. SIZE OF EXISTING BLDG. WIDTH 51 LENGTH 65	STORIES 2	HEIGHT 51	NO. OF EXISTING BUILDINGS ON LOT AND USE 1	zi 145-5074 P.C. REQ'D
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS: SHINGLE	ROOF: ASPHALT	FLOOR: ~~HARDWOOD~~	
3 13. JOB ADDRESS: 1309 KILLARNEY			STREET GUIDE	DISTRICT OFFICE: LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING		$ 5000		SEISMIC STUDY ZONE
15. NEW WORK (Describe): CHANGE FIREPLACE (PREFAB) (LARR# 23693) PER L.A. STD				GRADING / FLOOD
				HWY. DED. / CONS.
NEW USE OF BUILDING: SFD	SIZE OF ADDITION	STORIES	HEIGHT	ZONED BY
TYPE / GROUP OCC.	FLOOR AREA	PLANS CHECKED		FILE WITH
DWELL UNITS / MAXI OCC.	TOTAL	APPLICATION APPROVED		TYPIST: SOPHIA
GUEST ROOMS / PARKING REQ'D	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY: COMB. / GEN. / MAJS. / CONS. / EQ.		INSPECTOR

D & S B-3 (R.2/87)

P.C.	G.P.A.	CONT. INSP.	
S.P.C.	P.M.		
44	E.I. 50	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	
I.F.	F.H.		
S.D. NA	O.S.S. 1.00		
DIST. OFFICE LA	S.D.S.C.	SPRINKLERS REQ'D SPEC.	
P.C. NO. CC	PO	ENERGY	

Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.

45.50

CASHIER'S USE ONLY

C 44.00 R-C1
C .60 FI-R
C 1.00 OSS
273 25 0001
H9339 -4-03/23/89 45.60 CATH.

27325

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

Date _____ Lic. Class _____ Lic. Number _____ Contractor _____ (Signature)

OWNER-BUILDER DECLARATION

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

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

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

☐ I am exempt under Sec. _____ B. & P. C. for this reason _____

Date X 3-23-89 Owner's Signature X C Rebifer

WORKERS' COMPENSATION DECLARATION

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

Policy No. _____ Insurance Company _____

☐ Certified copy is hereby furnished.

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

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

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 X 3-23-89 Applicant's Signature X C Rebifer

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. 91.0202 LAMC)

Signed X C Rebifer (Owner or agent having property owner's consent) Position: owner Date: X 3-23-89

Bureau of Engineering	23000	ADDRESS APPROVED	20031 7
		DRIVEWAY	
		HIGHWAY DEDICATION — REQUIRED	
		HIGHWAY DEDICATION — COMPLETED	
		FLOOD CLEARANCE	
SEWERS		SEWERS AVAILABLE	
		NOT AVAILABLE	
		SFC PAID	
	SFC NOT APPLICABLE	SFC DUE	
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Conservation	APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		
Traffic	APPROVED FOR		
Construction Tax	RECEIPT NO.	DWELLING UNITS	

LEGAL DESCRIPTION

B/S CEQA exempt for replacement of fireplace and reconstruction of architectural ~~feature~~ features to original appearance. Art XII Class 1. (1) 3/23/89 CKumar

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

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

3 APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY 3 0 0 0 2 0 0 3 7 9

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

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR. — LOT: A; BLOCK: ---; TRACT: 6831; COUNCIL DISTRICT NO.: 2; DIST. MAP: 147-217; CENSUS TRACT: 1852.01
2. PRESENT USE OF BUILDING: 01) SINGLE FAMILY DWELLING; NEW USE OF BUILDING: ( ) SAME; ZONE: R1-1; FIRE DIST.: ---
3. JOB ADDRESS: 1309 KILLARNEY AVENUE
4. BETWEEN CROSS STREETS: ROSEVIEW AND RANDALL COURT; LOT TYPE: BLOCK
5. OWNER'S NAME: D & D ASSOCIATES; PHONE: 714-671-1400; LOT SIZE: IRREG.
6. OWNER'S ADDRESS: 711 E. IMPERIAL HIGHWAY; CITY: BREA; ZIP: 92621; SEE LEGAL*
7. ENGINEER: JOHN OTT; BUS. LIC. NO.: ; ACTIVE STATE LIC. NO.: ; PHONE: 818-240-4330; ALLEY: --
8. ARCHITECT OR DESIGNER: JEOFF SHELDON; BUS. LIC. NO.: ; ACTIVE STATE LIC. NO.: 90024; PHONE: ; BLDG. LINE: HILLSIDE
9. ARCHITECT OR ENGINEER'S ADDRESS: 1440 S. VETERAN AVENUE; CITY: ; ZIP: 213-479-6018; AFFIDAVITS: ~~NEED~~ ~~FIRE~~ ~~LEGAL~~ ~~LEGAL~~ AFF 64278
10. CONTRACTOR: GENE GRAU; BUS. LIC. NO.: ; ACTIVE STATE LIC. NO.: ; PHONE: 256-2113; 10' LOWER INS
11. SIZE OF EXISTING BLDG. WIDTH 51 LENGTH 65; STORIES 2; HEIGHT 65; NO. OF EXISTING BUILDINGS ON LOT AND USE: --; P.C. REQ'D: YES
12. CONST. MATERIAL OF EXISTING BLDG.: EXT. WALLS WOOD-STUCCO; ROOF WOOD; FLOOR WOOD; STREET GUIDE:
13. JOB ADDRESS: 1309 KILLARNEY AVENUE; DISTRICT OFFICE: L.A.
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ 201.00; SEISMIC STUDY ZONE: ---
15. NEW WORK (Describe): CORRECT PLOT PLAN ON PERMIT 87LA65537 (BUILDING LOCATED 10' CLOSER TO FRONT LOT LINE); GRADING: YES; FLOOD: --; HWY. DED.: --; CONS.: --

NEW USE OF BUILDING: SAME; SIZE OF ADDITION: N/C; STORIES: 2; HEIGHT: N/C; ZONED BY: R.R.

TYPE: N/C; GROUP OCC.: N/C; FLOOR AREA: N/C; PLANS CHECKED: BILL STUTSMAN; FILE WITH: 87LA65537

DWELL UNITS: N/C; MAX OCC.: N/C; TOTAL: ; APPLICATION: ; TYPIST: E.SANTANA

GUEST ROOMS: N/C; PARKING REQ'D: N/C; PARKING PROVIDED: STD. COMP.; INSPECTION ACTIVITY: CONS | GEN. | MAJ.S. | CONS. | E.Q.; INSPECTOR: ---

P.C. 17.00	G.P.A. —	CONT. INSP. —
S.F.C. —	F.M. —	
B.P. 20.00	E.I. 0.50	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.53 LAMC.
L.F. —	F.H. —	
S.D. N/A	O.S.C. 1.00	
DIST. OFFICE LA	S.D.S. —	SPRINKLERS REQ'D SPEC. —
P.C. NO. —	C/O —	ENERGY NO/ NO/NO

Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.

B & S B-3 (R.2/87)

CASHIER'S USE ONLY

C 17.00 B-PC
C 20.00 B-CT
C .50 EY-R
C 1.00 OSS
27356 0001
C6996 1 03/23/89 38.50 CATO

LA 27356

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

Date _____ Lic. Class _____ Lic. Number _____ Contractor: _____ (Signature)

OWNER-BUILDER DECLARATION

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

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

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

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

Date 3-23-89 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. _____ Insurance Company _____

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

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

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 3-23-89 Applicant's Signature _____

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. 91.0202 LAMC)

Signed _____ (Owner or agent having property owner's consent) Position _____ Date _____

Bureau of Engineering	2 3 0 0 0 2 0 0 3 0 0	ADDRESS APPROVED	
		DRIVEWAY	
		HIGHWAY	REQUIRED
		DEDICATION	COMPLETED
		FLOOD CLEARANCE	
SEWERS			SEWERS AVAILABLE
			NOT AVAILABLE
			SFC PAID
	SFC NOT APPLICABLE		SFC DUE
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Conservation	APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐		
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		
Traffic	APPROVED FOR		
Construction Tax	RECEIPT NO.	DWELLING UNITS	

LEGAL DESCRIPTION
PCL. B PM Ex. 3101

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

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

1 APPLICATION FOR INSPECTION 2 3 1 0 0 4 0 0 2 0 6 **OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY**

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

1. LEGAL DESCR.	LOT: A	BLOCK: ---	TRACT: 6831	COUNCIL DISTRICT NO.: 2
DIST. MAP: 147-217	CENSUS TRACT: 1852.01			

2. PURPOSE OF BUILDING: (23) 3" Ret. Wall — ZONE: R1-1
3. JOB ADDRESS: 1309 Killarney AVenue — FIRE DIST.: ---
4. BETWEEN CROSS STREETS: Roseview AND Randall court — LOT TYPE: Block
5. OWNER'S NAME: D & D Associates — PHONE: 714-671-1400 — LOT SIZE: irreg.
6. OWNER'S ADDRESS: 711 E. Imperial Highway — CITY: Brea — ZIP: 92621 — See legal
7. ENGINEER: John Ott — BUS. LIC. NO.: — ACTIVE STATE LIC. NO.: — PHONE: 818-240-4330 — ALLEY: ---
8. ARCHITECT OR DESIGNER: Georf Sheldon — BUS. LIC. NO.: — ACTIVE STATE LIC. NO.: WLA — PHONE: 90024 — BLDG. LINE: hillside
9. ARCHITECT OR ENGINEER'S ADDRESS: 1440 S. Veteran Avenue — CITY: — ZIP: 213-479-6018 — AFFIDAVITS: Need full
10. CONTRACTOR: Gene Grau — BUS. LIC. NO.: — ACTIVE STATE LIC. NO.: 256-2113 — PHONE: — legal
11. SIZE OF NEW BLDG.: WIDTH — LENGTH 60 — STORIES — HEIGHT 3 — NO. OF EXISTING BUILDINGS ON LOT AND USE: 1-SFD — SEE OVER
12. MATERIAL OF CONSTRUCTION: EXT. WALLS 8" conc blk — ROOF — — FLOOR ~~wood~~ — P.C. REQ'D: NO (b)
13. JOB ADDRESS: 1309 Killarney Avenue — STREET GUIDE: — DISTRICT OFFICE: LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ 1290.00 — SEISMIC STUDY ZONE: ---
GRADING: yes — FLOOD: ---
HWY. DED.: — CONS.: ---

PURPOSE OF BUILDING: (23) 3" Ret. Wall — STORIES — HEIGHT 3' — ZONED BY: R. R.

TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED —	FILE WITH
DWELL UNITS	MAX. OCC.	TOTAL	APPLICATION APPROVED: A. Wang	TYPIST: julia
GUEST ROOMS	PARKING REQ'D.	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY: COMB. GEN. MAJ. S CONS.	INSPECTOR

B & S B-1 (R.3/87)

P.C.	G.P.I.	CONT. INSP. N.A.	
SPC.	P.M.		
BP 21.80	E.I. 0.50	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	
I.F.	G.S.S.		
O/S NA	S.O.S. 1.00		
DIST. OFFICE LA	C/O	SPRINKLERS NO	
P.C. NO. ~~25412~~	F.H.	ENERGY NO	

Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.

CASHIER'S USE ONLY

C1 21.80 B-CI
C1 .50 E1-R
1.00 OSS
28183 0001
A-856 3-03/31/89 83130 GATO

LA 28183

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

Date _____ Lic. Class _____ Lic. No. _____ Contractor's Signature _____

Contractor's Mailing Address _____

OWNER-BUILDER DECLARATION

16. 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 3-31-89 Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

17. 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. _____ Insurance Company _____

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

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

18. 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 3-31-89 Applicant's Signature _____

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

19. 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 _____

20. 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. 91.0202 LAMC)

Signed _____ owner 3-31-89

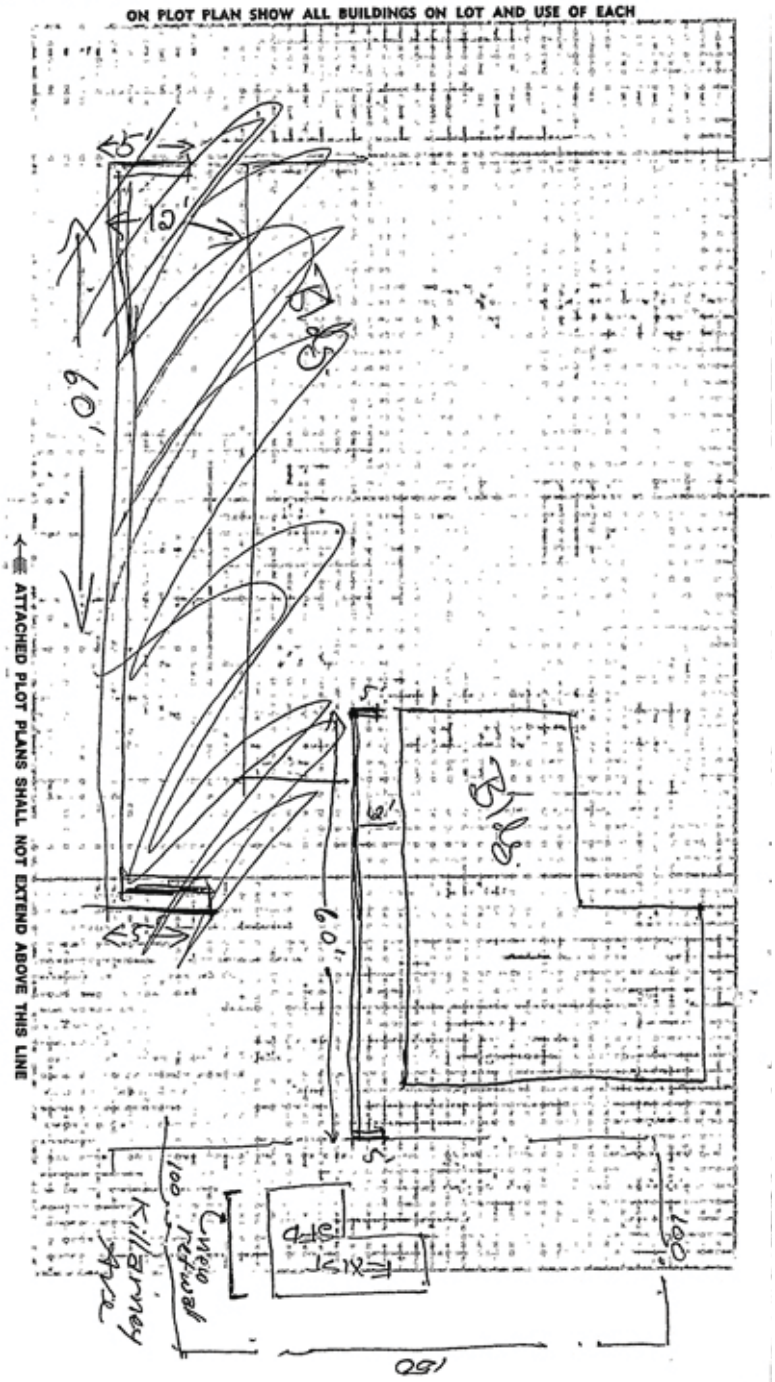
(Owner or agent having property owner's consent) Position Date

2 3 1 0 0 4 0 0 2 0 7

Bureau of Engineering		ADDRESS APPROVED	
		DRIVEWAY	
		HIGHWAY DEDICATION	REQUIRED / COMPLETED
		FLOOD CLEARANCE	
SEWERS			SEWERS AVAILABLE
			NOT AVAILABLE
			SFC PAID
	SFC NOT APPLICABLE		SFC DUE
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Conservation	APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐		
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		
Transportation	APPROVED FOR		
Construction Tax	RECEIPT NO.	DWELLING UNITS	

LEGAL DESCRIPTION

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



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

Sht 5

Map of

WELLINGTON PLACE

in the County of Los Angeles, California

Being a subdivision of the South ¼ of the N.E. ¼ of the S.W. ¼ of Sec. 24 and a portion of North ½ of S.E. ¼ of S.W. ¼ of Sec. 24, all in T. 1 S., R. 14 W., S.B.M.

Surveyed in January 1906 by V.J. Rowan, Surveyor

Scale 100 feet to one inch _ True Courses

In the City of Los Angeles

Scale reduced to 1 in = 150 ft.

Jasmine Park changed to Ardmore Ave D:13-4

Proprietors: Broadway Bank & Trust Company
Mathew P. Gilbert
Mary E. Gird
John B. Althouse
Daniel T. Althouse
Otto Arnold
Jonathan S. Dodge

Recorded Feb. 21, 1906

9-B-2

~~Sht 5, A-217~~

Hunter Ranch

SHEET Nº 1

JUL 10 1924
36 3 PM
100
43
MAPS

100-43

TRACT Nº 6831

IN THE CITY OF LOS ANGELES

Being a subdivision of portion of Block 11, Tract Nº 343, sheet Nº 3 as per map recorded in Book 17 pages 14 and 15 of Maps, records of Los Angeles County, State of California

Surveyed by A. L. WAKEFIELD
April 1924 Scale 1 inch = 200 feet.

The Bearing of Primavera Avenue as shown on Map of Tract Nº 7982 recorded in Map Book 95 pages 34 to 41, was taken as basis of bearings shown on this map.

R Bmatzke
5th Deputy

I, A. L. Wakefield, hereby certify that I am a Civil Engineer and that this map consisting of two sheets, correctly represents a survey made under my supervision April 1924 and that all the monuments shown thereon actually exist and their positions are correctly shown.

A L Wakefield

State of California
County of Los Angeles } S.S.

On this 9th day of May in the year one thousand nine hundred and twenty four before me J. M. Davies a Notary Public in and for said County and State, personally appeared A. L. Wakefield known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

J. M. Davies
Notary Public in and for Los Angeles County, State of California.

State of California
County of Los Angeles } S.S.

On this 9th day of May in the year one thousand nine hundred and twenty four, before me Idella D. Surex a Notary Public in and for said County and State, personally appeared C. Q. Stanton, mortgagee, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Idella D. Surex
Notary Public in and for Los Angeles County, State of California.

We hereby certify that we are the owners of or are interested in the land included within the subdivision shown on the annexed map and that we are the only persons whose consent is necessary to pass a clear title to said land, and we consent to the making of said map and subdivision as shown within the colored border line and hereby dedicate to the public use all the avenues and street shown on said map within said subdivision.

Trustees { Frank L. Moline
Leonore M. White
Leslie C. Speer

C. Q. Stanton
Mortgagee

State of California
County of Los Angeles } S.S.

On this 9th day of May in the year one thousand nine hundred and twenty four, before me J. M. Davies a Notary Public in and for said County and State, personally appeared Frank L. Moline Leonore M. White and Leslie C. Speer, Trustees known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

J. M. Davies
Notary Public in and for Los Angeles County, State of California.

city

7 July 24
J. C. Tanner

July 10, 1924
J. Sumner

500.00
Front No.

6831 (Sheets 1-2)

7/9/24 V Burnham

John A. Griffin
July 8 4 J. R. Princes

8th July 24

California Title Insurance Company
263490 May 26 24
Leslie C. Speer,

Frank L. Moline and Leonore M. White as trustees, as owners, and C. Q. Stanton as mortgagee are

TRACT No. 6831

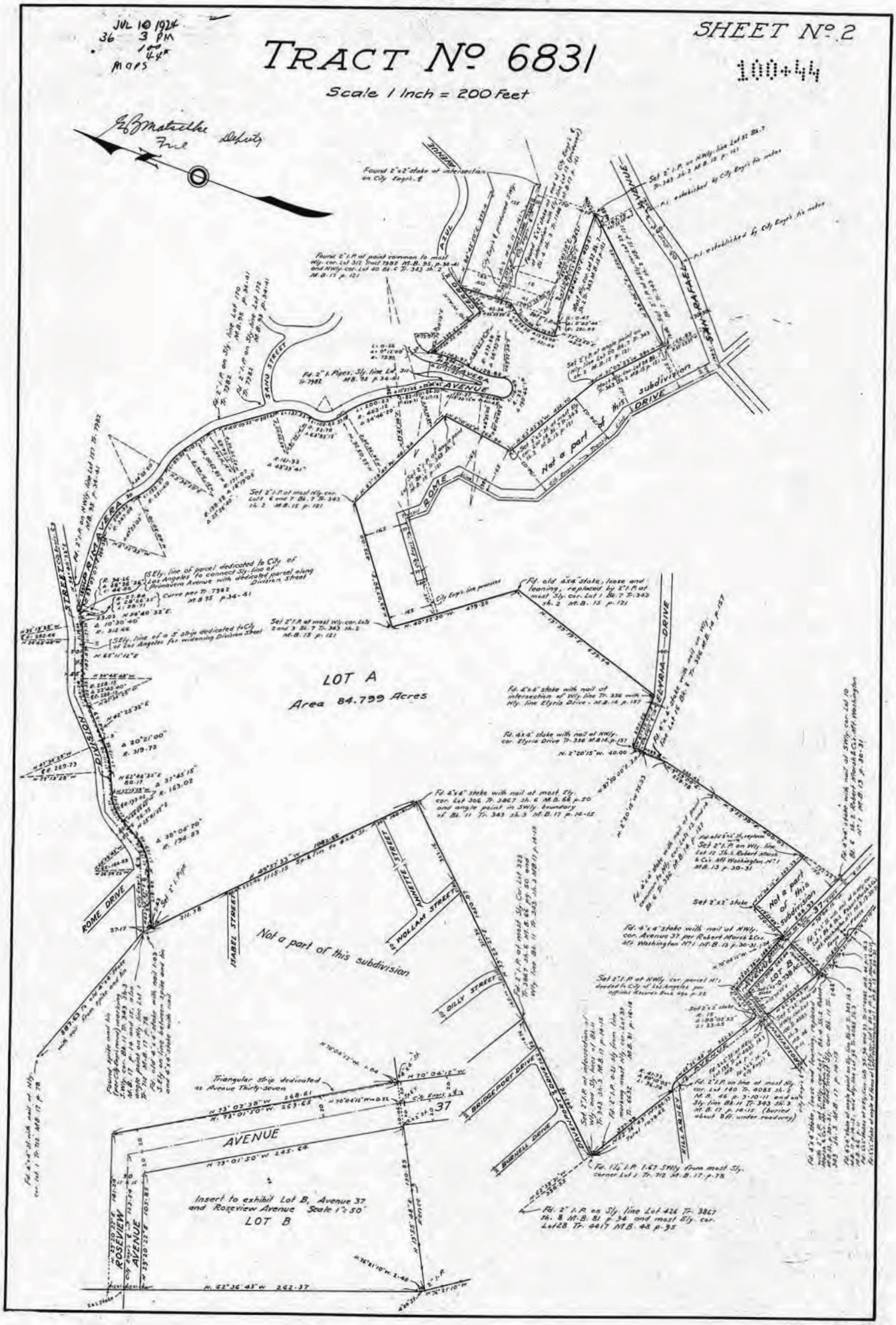
26th May 4
Mary O. Bartlett

John A. Griffin
July 8 24 J. R. Princes

8th July 24
Robt Dominguez

8th July
Robt Dominguez

Hunter Ranch



PHOTOS OF THE HOUSE WHEN IT WAS NEW

Historic Photographs at original site
525 S. Kingsley Drive

Flatau Residence, front facade, 525 S Kingsley Drive, circa 1910

Hunter Ranch House, South facade with side of rear wing, 1309 Killarney Ave, circa 1910

Flatau Residence, front facade, 525 S Kingsley Drive, circa 1910

Flatau Residence, living room, 525 S Kingsley Drive, circa 1910

Historic Photograph at second site
1550 Bridgeport Avenue

Hunter Ranch House in Elyria Canyon with tack room building, which is still there to lower right, May 1980 (photograph by Charles J. Fisher)

PHOTOS OF THE HOUSE BEFORE IT WAS MOVED

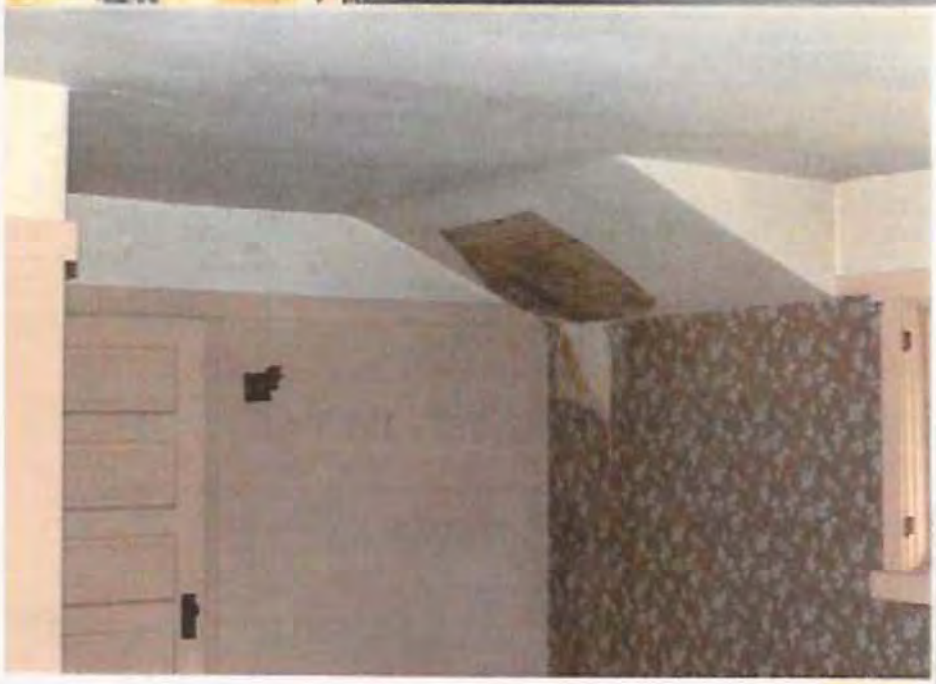
EXTERIOR REAR
W
BALCONY &
DORMERS

LIVING ROOM
AND
DEN
pls. refer to photo
of Curtis Ranch
from CALIF. DESIGN 1910

Detail
bench
Ref. Swedenborgian
Church

efer to photo
ritis Ranch
CALIF. DESIGN 1910

Detail
bench
Ref. Swedenborgian
Church



UPSTAIRS BEDROOMS

KITCHEN, SERVICE PORCH,
SERVANTS QUARTERS

DOWNSTAIRS HALL
FRONT DOOR

HALL TO DINING ROOM

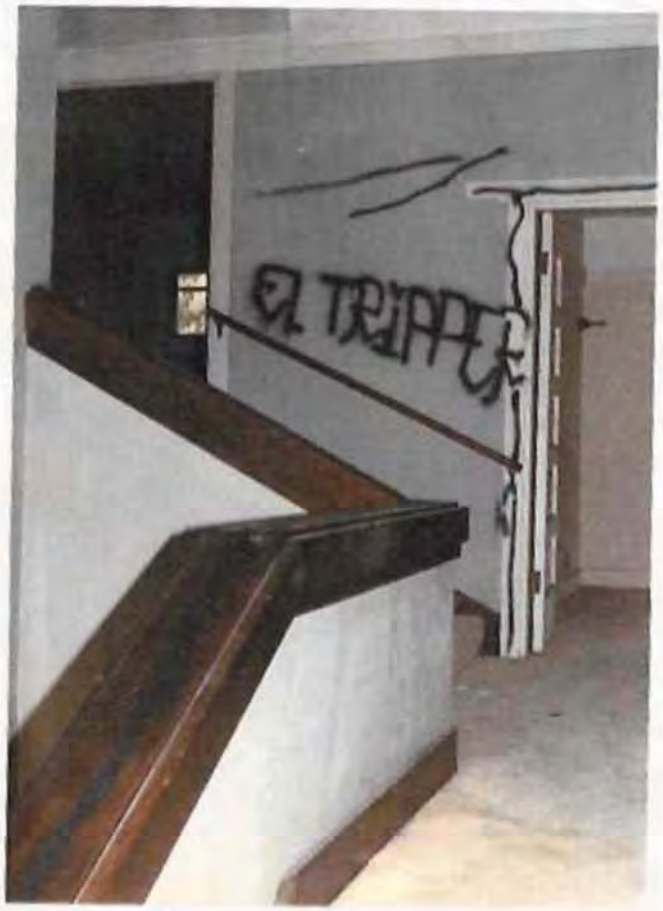
DINING ROOM + SIDEBOARD

Upstairs Studio / Bedroom
w/ Built in drafting area


CRAZY
JUNIOR
O.G!

middle
19 7/8 x 35 3/8

UPSTAIRS HALL



≈ 13 1/2 x 35 1/2

EXTERIOR FRONT AND SIDE

CURRENT PHOTOS OF THE HOUSE

Hunter Ranch House
Photographs

Hunter Ranch House, front facade, 1309 Killarney Street, Nov 23, 2017 (Jason Lippmann photo)

Hunter Ranch House, front facade with partially completed porch, Jun 21, 2016 (Charles J. Fisher photo)

Hunter Ranch House, reconstructed front porch, 1309 Killarney Street, Nov 23, 2017 (Jason Lippmann photo)

Hunter Ranch House, satellite view, 1309 Killarney Street, Nov 23, 2017 (Jason Lippmann photo)

Hunter Ranch House, rear facade, 1309 Killarney Street, Jun 21, 2016 (Charles J. Fisher photo)

Hunter Ranch House, casement windows, 1309 Killarney Street, Jun 21, 2016 (Charles J. Fisher photo)

Hunter Ranch House, casement windows, 1309 Killarney Street, Jun 21, 2016 (Charles J. Fisher photo)

Hunter Ranch House, casement windows, 1309 Killarney Street, Jun 21, 2016 (Charles J. Fisher photo)

Hunter Ranch House, casement windows & original stained glass, 1309 Killarney Street, Jun 21, 2016 (Charles J. Fisher photo)

Hunter Ranch House, casement windows, 1309 Killarney Street, Jun 21, 2016 (Charles J. Fisher photo)

Hunter Ranch House, exterior wall shingles, 1309 Killarney Street, Nov 26, 2017 (Jason Lippman photo)

Hunter Ranch House, rear balcony, 1309 Killarney Street, Jun 21, 2016 (Charles J. Fisher photo)

Hunter Ranch House, rear facade, 1309 Killarney Street, Jun 21, 2016 (Charles J. Fisher photo)

Hunter Ranch House, basement vent cover, 1309 Killarney Street, Jun 21, 2016 (Charles J. Fisher photo)

Hunter Ranch House, purlin and rafters, 1309 Killarney Street, Jun 21, 2016 (Charles J. Fisher photo)

Hunter Ranch House, front door, 1309 Killarney Street, Jun 21, 2016 (Charles J. Fisher photo)

Hunter Ranch House, entry foyer, 1309 Killarney Street, Jun 21, 2016 (Charles J. Fisher photo)

Hunter Ranch House, entry foyer, 1309 Killarney Street, Jun 21, 2016 (Charles J. Fisher photo)

Hunter Ranch House, entry hallway, 1309 Killarney Street, Jun 21, 2016 (Charles J. Fisher photo)

Hunter Ranch House, pocket doors, 1309 Killarney Street, Jun 21, 2016 (Charles J. Fisher photo)

Hunter Ranch House, living room, 1309 Killarney Street, Jun 21, 2016 (Charles J. Fisher photo)

Hunter Ranch House, living room windows, 1309 Killarney Street, Jun 21, 2016 (Charles J. Fisher photo)

Hunter Ranch House, living room fireplace , 1309 Killarney Street, Jun 21, 2016 (Charles J. Fisher photo)

Hunter Ranch House, butler's patry, 1309 Killarney Street, Jun 21, 2016 (Charles J. Fisher photo)

Hunter Ranch House, leaded glass in buffet, 1309 Killarney Street, Nov 26, 2017 (Jason Lippmann photo)

Hunter Ranch House, leaded glass in bookcases, 1309 Killarney Street, Jun 21, 2016 (Charles J. Fisher photo)

Hunter Ranch House, kitchen, 1309 Killarney Street, Jun 21, 2016 (Charles J. Fisher photo)

Hunter Ranch House, breakfast room, 1309 Killarney Street, Jun 21, 2016 (Charles J. Fisher photo)

Hunter Ranch House, bedroom fireplace, 1309 Killarney Street, Jun 21, 2016 (Charles J. Fisher photo)

Hunter Ranch House, window seat, 1309 Killarney Street, Jun 21, 2016 (Charles J. Fisher photo)

Hunter Ranch House, bedroom window box, 1309 Killarney Street, Jun 21, 2016 (Charles J. Fisher photo)

Hunter Ranch House, original bathroom mirror, 1309 Killarney Street, Jun 21, 2016 (Charles J. Fisher photo)

Hunter Ranch House, bedroom built-ins, 1309 Killarney Street, Jun 21, 2016 (Charles J. Fisher photo)

Hunter Ranch House, original lighting fixture, 1309 Killarney Street, Jun 21, 2016 (Charles J. Fisher photo)

Hunter Ranch House, rear facade, 1309 Killarney Street, Jun 21, 2016 (Charles J. Fisher photo)

City of Los Angeles
Department of City Planning

3/27/2019
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
1309 N KILLARNEY AVE

ZIP CODES
90065

RECENT ACTIVITY
None

CASE NUMBERS
CPC-1989-177
CPC-1987-499
CPC-1986-826-GPC
ORD-172316
ORD-168707
ORD-166216-SA2186
ORD-129279
AA-1995-61-PMEX
AA-1999-19-PMEX
COC-95-12
PMEX-3101
PMV-1600
PMV-2609
PPM-6159
TT-43942
ENV-2013-3392-CE
AFF-64278
AF-89-1319468

Address/Legal Information	
PIN Number	148-5A219 135
Lot/Parcel Area (Calculated)	14,995.4 (sq ft)
Thomas Brothers Grid	PAGE 594 - GRID J4
Assessor Parcel No. (APN)	5464019009
Tract	TR 6831
Map Reference	M B 100-43/44
Block	None
Lot	PT LT A
Arb (Lot Cut Reference)	38
Map Sheet	148-5A219
Jurisdictional Information	
Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles
Neighborhood Council	Arroyo Seco
	Greater Cypress Park
Council District	CD 1 - Gilbert Cedillo
Census Tract #	1852.04
LADBS District Office	Los Angeles Metro
Planning and Zoning Information	
Special Notes	None
Zoning	RE40-1
Zoning Information (ZI)	ZI-2438 Equine Keeping in the City of Los Angeles
	ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
	ZI-2129 EAST LOS ANGELES STATE ENTERPRISE ZONE
	ZI-1857 Mount Washington - Glassell Park
General Plan Land Use	Minimum Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	Yes
Specific Plan Area	Mount Washington - Glassell Park
Subarea	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
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No

SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Not Eligible
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5464019009
Ownership (Assessor)	
Owner1	LIPPMAN,JASON AND SCHWEITZER,KEREN
Address	1309 KILLARNEY AVE LOS ANGELES CA 90065
Ownership (Bureau of Engineering, Land Records)	
Owner	HOOD, CHARLES & CONSTANCE E.
Address	1309 KILLARNEY AVE LOS ANGELES CA 90065
APN Area (Co. Public Works)*	0.344 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	$806,953
Assessed Improvement Val.	$269,350
Last Owner Change	03/12/2013
Last Sale Amount	$975,009
Tax Rate Area	4
Deed Ref No. (City Clerk)	913697
	6-54
	5-869,872
	483721-3
	395100
	294
	2-181
	1963408
	1478413
	1352967
	1223428
	1204024
	11
Building 1	
Year Built	1914
Building Class	D6A
Number of Units	1
Number of Bedrooms	5
Number of Bathrooms	3
Building Square Footage	4,231.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.07449928
Nearest Fault (Name)	Raymond Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.50000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	-75.00000000
Maximum Magnitude	6.50000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Opportunity Zone	No
Promise Zone	None
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	None
Housing	
Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No
Ellis Act Property	No
Public Safety	
Police Information	
Bureau	Central
Division / Station	Northeast
Reporting District	1147
Fire Information	
Bureau	Central
Batallion	2

District / Fire Station	44
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-1989-177
Required Action(s):	Data Not Available
Project Descriptions(s):	INTERIM CONTROL ORDINANCE FOR THE ENTIRE NORTHEAST LOS ANGELESDISTRICT PLAN
Case Number:	CPC-1987-499
Required Action(s):	Data Not Available
Project Descriptions(s):	INTERIM CONTROL ORDINANCE - TEMPORARILY RESTRICTING DEVELOPMENT TOTHE FOLLOWING (1)CONSTRUCTION OF NEW SINGLE FAMILY DWELLINGS NOT TO EXCEED 2 STORIES (24 FT) AND WITH A MAXIMUM LOT COVERAGE OF 40%; AND (2) REMODELS OR ALTERATIONS WHICH DO NOT INCREASE EXISTING SQUARE FOOTAGE BY MORE THAN 10%. TO BE EFFECTIVE FOR ONE YEAR, OR UNTIL PLAN AMENDMENTS AND ZONE CHANGES ARE ADOPTED.
Case Number:	CPC-1986-826-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONING CONSISTENCY - ZONE CHANGES - HEIGHT DISTRICT CHANGES AND PLAN AMENDMENTS - VARIOUS LOCATIONS
Case Number:	AA-1995-61-PMEX
Required Action(s):	PMEX-PARCEL MAP EXEMPTION
Project Descriptions(s):	Data Not Available
Case Number:	AA-1999-19-PMEX
Required Action(s):	PMEX-PARCEL MAP EXEMPTION
Project Descriptions(s):	Data Not Available
Case Number:	TT-43942
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.

DATA NOT AVAILABLE

ORD-172316

ORD-168707

ORD-166216-SA2186

ORD-129279

COC-95-12

PMEX-3101

PMV-1600

PMV-2609

PPM-6159

AFF-64278

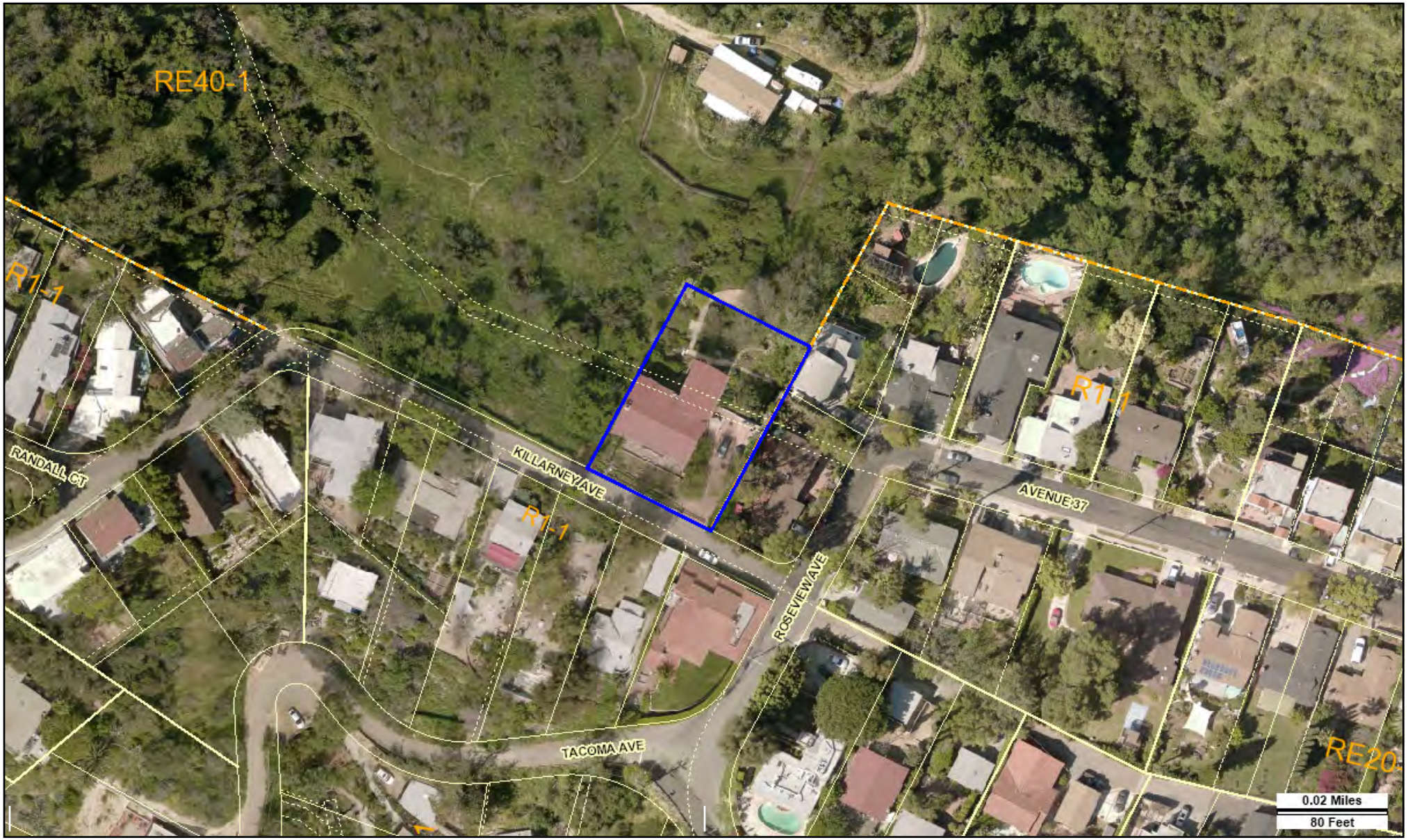
AF-89-1319468

ZIMAS INTRANET

LARIAC5 2017 Color-Ortho

03/27/2019

City of Los Angeles
Department of City Planning



Address: 1309 N KILLARNEY AVE
APN: 5464019009
PIN #: 148-5A219 135

Tract: TR 6831
Block: None
Lot: PT LT A
Arb: 38

Zoning: RE40-1
General Plan: Minimum Residential

N
W E
S

HUNTER RANCH HOUSE
1309 North Killarney Avenue
CHC-2019-1822-HCM
ENV-2019-1823-CE

1985 Historic-Cultural Monument Application

CULTURAL HERITAGE BOARD
Cultural Affairs Department
Room 1500, City Hall
Los Angeles, CA 90012
(213) 485-2433

REQUEST FOR HISTORIC - CULTURAL MONUMENT DECLARATION

NAME OF PROPOSED MONUMENT WITHIN THE CITY OF LOS ANGELES: Hunter Ranch

LOCATION: On 32 acre parcel, Mt. Washington area
(Community) (Zip)

(Cross Streets) Bridgeport, address 1550 Bridgeport, bounded by Ave 37, Roseview, Rome, Elyria, etc.

COUNCILMANIC DISTRICT NO. 2 (we think) Bob Burke (dep. dist.) is helping us locate the owners + approach re. purchase

OWNER'S NAME & ADDRESS: DD&W Associates, 3200 Bristol Parkway, Costa Mesa, 92626

Please note: ATTEMPTS TO CONTACT OWNER HAVE BEEN USELESS, LISTED AS UNKOWN AT THAT ADDRESS
(City) (Zip)

DATE OF CONSTRUCTION OF PROPOSED MONUMENT: c. 1912
(This information is important)

ARCHITECT: Strongly reminiscent of Louis B. Easton - per illustrations at Gamble House
(Identification of the architect is very important) library, have been unable to locate building permits for the period.

DESCRIBE ARCHITECTURAL FEATURES: Very fine example of turn of the century "Craftsman"
(Photograph must be provided) Two story chalet style, with upper and lower balconies, vaulted cielings, stick trim throughout, unpainted hardwood builtins throughout, leaded glass windows, upper and lower fireplaces and brickwork, paneled library.
Similar to Curtis Ranch (Easton)
- IS CURRENTLY BEING VANDALIZED -

DESCRIBE HISTORIC-CULTURAL SIGNIFICANCE AS IT PERTAINS TO SEC. 22.130 OF THE LOS ANGELES ADMINISTRATIVE CODE: (If necessary, attach a sheet) Land parcel awarded to Jesse D. Hunter, U.S. Army Captain, as part of the San Rafael Rancho. Awarded to heirs in 1912 court suit. Probably home of Jesse D. Hunter Jr. who lists a family ranch as well as a Los Feliz Address near Allessandro. Grandson Jesse D. Hunter died on family ranch.

SOURCE/S OF INFORMATION: Pioneer Society documents, city archives tracing land grant from 1844, 1874; City Directories, Gamble House Library

NAME & ADDRESS OF PROPONENT: Don and Constance Redifer, 3699 Roseview Avenue, Los Angeles CA 90065 (213)226-0470
(City) (Zip)

TELEPHONE NO. (213) 226-0470 DATE: October 9, 1985

(This portion to be filled in by Cultural Heritage Board Members)

REASONS FOR DECLARATION/DENIAL:

BY: _____ _____
C.H.B. MEMBER DATE OF BOARD ACTION

PLEASE NOTE THAT CULTURAL HERITAGE BOARD ACTION RECOMMENDING DECLARATION IS SUBJECT TO ADOPTION BY THE LOS ANGELES CITY COUNCIL.

Council File No. _____ City Council Action Dated _____

EXTERIOR FRONT AND SIDE

EXTERIOR REAR
W
BALCONY &
DORMERS

LIVING ROOM
AND
DEN
pls. refer to photo
of Curtis Ranch
from CALIF. DESIGN 1910

Detail
bench
Ref. Swedenborgian
Church

DOWNSTAIRS HALL
FRONT DOOR

HALL TO DINING ROOM

DINING ROOM & SIDEBOARD

KITCHEN, SERVICE PORCH,
SERVANTS QUARTERS

UPSTAIRS HALL

Upstairs Studio/ Bedroom
w/ Built in drafting area


CRAZY
JUNIOR
O.G!

UPSTAIRS BEDROOMS

HUNTER RANCH HOUSE
1309 North Killarney Avenue
CHC-2019-1822-HCM
ENV-2019-1823-CE

Letter of Determination, dated January 5, 1990

CITY OF LOS ANGELES
CALIFORNIA

TOM BRADLEY
MAYOR

CULTURAL AFFAIRS DEPARTMENT
SUITE 1500, CITY HALL
LOS ANGELES, CA 90012
(213) 485-2433
ADOLFO V. NODAL
GENERAL MANAGER
RODNEY PUNT
ASSISTANT GENERAL MANAGER

File

January 5, 1990

Connie Redifer
1309 Killarney
Los Angeles, CA 90065

SUBJECT: **HUNTER RANCH**
1309 Killarney

Dear Ms. Redifer,

At the Cultural Heritage Commission meeting of November 15, 1989, the Commissioners discussed their inspection of your above property for possible declaration as a Historic-Cultural Monument.

This is to advise that it is the consensus of the Commission that this property does not qualify for designation as a Historic-Cultural Monument since it does not fall under the criteria in Section 22.130 of the Los Angeles Administrative Code and the request has been declined.

We greatly appreciate your cooperation in this matter.

Sincerely,

Nancy Fernandez BCC

NANCY FERNANDEZ
Commission Executive Assistant II
Cultural Heritage Commission

NF:bad
Attachment
c: Councilman Joel Wachs
Rick Becker, Zoning Engineer
Morris Reaves, Preservation Coordinator
Karl Deppe, Earthquake Division
Frank Parrello, Planning
CRA