

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2020-6024-HCM
ENV-2020-6025-CE

HEARING DATE: November 5, 2020
TIME: 10:00 AM
PLACE: Teleconference (see
agenda for login
information)

Location: 2131-2149 North Lyric Avenue
Council District: 4 – Ryu
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Los Feliz
Legal Description: Tract 5471, Arb 2 of Lot 8

EXPIRATION DATE: The original 30-day expiration date of November 7, 2020 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*

PROJECT: Historic-Cultural Monument Application for
THE JOHN VAN PELT ESTATE

REQUEST: Declare the property an Historic-Cultural Monument

OWNER: Daniel P. Hornbeck, Trustee
Daniel P. Hornbeck Trust
2145 Lyric Avenue
Los Angeles, CA 90027

APPLICANT: Daniel Paul
3938 Vista Court
Glendale-La Crescenta, CA 91214

RECOMMENDATION That the Cultural Heritage Commission:

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

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

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The John Van Pelt Estate is a four-acre complex consisting of six residential buildings located on a hillside parcel on the west side of North Lyric Avenue in the Los Feliz neighborhood of Los Angeles. Constructed by then-owner John Amos Van Pelt (1891-1970) between 1928 and 1952, the structures are all designed in the Storybook architectural style with nautical-themed motifs. Later named "Pendragon Haven," for the past 50 years the subject property has been a secluded retreat with tenants that have included actors Bob Denver, Bud Court, and Chloe Sevigny, members of the Source Family, Watergate figure G. Gordon Liddy, and book publisher Adam Parfrey.

The subject property, largely obscured from the street and accessed by a winding road of pavers, includes a primary residence, five secondary buildings, a pool, pool house, and distinctive landscape and hardscape elements. The primary residence, called Whimsy Hall (2145 Lyric Avenue), is two-and-a-half stories in height and has an irregular plan. It is of wood-frame construction with wooden clapboard, stucco, and brick cladding, and has a flat roof fronted by a steeply-pitched gabled roof. On the primary, south-facing elevation there is a bay window, a rough-faced stone chimney topped with double chimney pots, a trellis of stained wood poles, and a door clad in stained wood scallop. The west-facing elevation features open garage bays and a covered stairway at the lower level leading to the main entrance, a projecting porch, and three gabled dormers. Located on the rear, east-facing elevation, the main entrance is accessed via a spiraling stairway and is covered by a large extended porch. Other elements on this elevation include chimney stacks of brick and square-cut boulders, gabled bays, and an entrance walkway over a concrete-lined pond. There is also an entrance to an integrated, separate apartment. Fenestration includes wood diamond-paned windows, diamond-paned bay windows, porthole windows, and irregularly shaped windows. Interior elements include nautical-themed ropes, chain balustrades, exposed wood beams and trusses, brick and wood flooring, stained wood shiplap ceilings, stained glass light fixtures, and brick chimney stacks with variegated forms. Landscape and hardscape elements across the property include mature trees, a lemon grove, brick walkways, stone walls, planters, light posts, sitting benches, waterfalls, and outdoor fireplaces and hearths. There are also several small, accessory structures, including metal sheds, a standalone kitchen structure, and a storage structure.

The five secondary, wood-frame buildings include: Sea Rover Cottage (2149 Lyric Avenue); Windjammer Cottage (2141 Lyric Avenue); Sea Horse Lodge (2147 Lyric Avenue); Star Sailer Manor (2131 Lyric Avenue); and the Bird Aviary. Constructed in 1944, Sea Rover Cottage, which originally served as Van Pelt's office, is rectangular in plan, two-stories in height with wood lap cladding, and has a hipped roof. It features wood casement windows, gabled dormers, curved eaves, and a canopy supported by hand-carved wood columns. Windjammer Cottage, converted from a storage and workshop in 1942, is one-story in height, rectangular in plan with wood shingle cladding, and has a gable-on-hip roof. Sea Horse Lodge, which faces the swimming pool, is two-stories in height, irregular in plan with wood lap and stucco cladding, and has a sloped roof. Distinctive features include a pent-roofed porch with Spanish tile, an oversized arched wood door, open trusswork on the interior, wood picture windows, stained glass windows, and Egyptian-themed imagery added in the 1980s. Built in 1941, Star Sailer Manor is two-stories in height, irregular in plan, and has wood lap and stucco cladding with half-timbering and a cross-gabled roof. Fenestration includes glass block, diamond-paned, and porthole windows. The Bird Aviary, located at the far south end of the parcel and constructed in 1947 as a chicken and pigeon shed, is a small-scale, two-story structure with a narrow rectangular plan, stucco cladding, and has a steeply-pitched side gable roof.

John Van Pelt was born in Onarga, Illinois on July 23, 1891. He studied music at Northwestern University and served as a music director at the Bellingham School of Music and Arts in Bellingham, Washington in 1917. Van Pelt arrived in Los Angeles in 1919, where he wrote music, taught voice lessons, and was a choir director at First Baptist Church in Long Beach. In 1931, he notably directed

a high-profile choir event at the Hollywood Bowl. Concurrent with his musical career, he also entered the property development business and began the construction of his elaborate estate. He designed and constructed the buildings on his estate between 1928 and 1952 while residing there with his second wife, actress Myra Marsh. Van Pelt lived at the property for the remainder of his life and died in 1970.

The subject property has experienced several alterations during and after the period of significance, from 1928 to 1952, which include: the addition of a bedroom to Sea Horse Lodge in 1939; the addition to the porch and balcony at Sea Rover Cottage in 1950; the addition to the bathroom of Whimsy Hall in 1951; the construction of a standalone kitchen behind Whimsy Hall in 1952; the addition of a kitchenette and bathroom to Sea Horse Lodge in 1959; the addition of a unit behind Windjammer Cottage in 1989; the replacement of the original wood shingle roofing of Whimsy Hall in 2003; the addition of a book storage shed in 2006; the replacement of the driveway with concrete pavers in the early 1990s; and the in-kind replacement of cladding on Whimsy Hall and Sea Rover cottage in 2017.

CRITERIA

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

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

FINDINGS

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

BACKGROUND

On October 8, 2020, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. The original 30-day expiration date of November 7, 2020 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: The John Van Pelt Estate		First Owner/Tenant	
Other Associated Names: Pendragon Haven			
Street Address: 2131-2149 Lyric Avenue		Zip: 90027	Council District: 4
Range of Addresses on Property: 2131-2149 Lyric Avenue		Community Name: Los Feliz	
Assessor Parcel Number: 5430012020	Tract: 5471	Block: none	Lot: 8
Identification cont'd: M B 61-52/53 Arb (Lot Cut Reference) 2			
Proposed Monument Property Type:	☒ Building	☐ Structure	☐ Object
	☐ Site/Open Space	☐ Natural Feature	
Describe any additional resources located on the property to be included in the nomination, here: 5 contributing buildings,			
1 contributing structure, multiple landscape elements			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1928-1952	☐ Factual	☒ Estimated	Threatened? Private Development
Architect/Designer: John A. Van Pelt	Contractor: none listed		
Original Use: Recreation; Residential	Present Use: Residential		
Is the Proposed Monument on its Original Site?	☒ Yes	☐ No (explain in section 7)	☐ Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Storybook		Stories: 2.5	Plan Shape: Irregular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Brick	
CLADDING	Material: Wood rustic	Material: Stucco, textured	
ROOF	Type: Combination	Type: Gable	
	Material: Composition shingle	Material: Clay tile, rounded	
WINDOWS	Type: Casement	Type: Fixed	
	Material: Wood	Material: Wood	
ENTRY	Style: Hidden	Style: Off-center	
DOOR	Type: Plank	Type: Slab	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

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

	Please see attached documentation

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

☐	Listed in the National Register of Historic Places
☐	Listed in the California Register of Historical Resources
☐	Formally determined eligible for the National and/or California Registers
☐	Located in an Historic Preservation Overlay Zone (HPOZ)
☐	Contributing feature
☐	Non-contributing feature
☐	Determined eligible for national, state, or local landmark status by an historic resources survey(s)
Survey Name(s):	
Other historical or cultural resource designations: none	

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

☐	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.
☒	3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

Name: Daniel Paul		Company:	
Street Address: 3938 Vista Court		City: Glendale-La Crescenta	State: CA
Zip: 91214	Phone Number: (213) 215-4161	Email: danielpaul@gmail.com	

Property Owner

Is the owner in support of the nomination?

☐ Yes

☐ No

☒ Unknown

Name: Hornbeck Family Trust		Company:	
Street Address: 2145 Lyric Avenue		City: Los Angeles	State: CA
Zip: 90027	Phone Number: listed: (323) 660-0079	Email:	

Nomination Preparer/Applicant's Representative

Name:			
Street Address:		City:	State:
Zip:		Email:	

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
☒	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
☒	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
☒	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Daniel Paul

August 12, 2020

Name:

Date:

Signature:

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

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

Phone: 213-874-3679
Website: preservation.lacity.org

The John Van Pelt Estate

Written Statement A: Description

The John Van Pelt Estate consists of a total of six residential buildings and structures of the Period Revival Storybook design system, with nautical themed elements. These design elements are not only present upon various exteriors but through impeccably retained interior theming, and innumerable, similarly themed landscape design elements. The buildings and structures are set within a lush, picturesque landscape connected by walkways upon an irregular four-acre hillside parcel. The entirety of Estate is elevated above Lyric avenue and aside from irregular course dry mortar rubble rock retaining walls off Lyric Avenue and a recent but in-kind asymmetrical gate of eased and stained wood posts, the property is largely out of view. The hillside property has many topographical shifts, and its northern portion is an open bowl-shaped slope that served as an outdoor amphitheater. All buildings and structures are located at the parcel's center and eastern portions. This includes a grouping of buildings around a motor court which doubled as Van Pelt's tennis court.

Whimsy Hall (2145 Lyric Ave)

Within this grouping is the primary residence, which Van Pelt named "Whimsy Hall," of two and a half stories and irregular, triangulated plan adjusted to a hillside slope that backs it. Its roof has staggered, irregular course asphalt shingle, which the recent owner installed in 2003 for fire protection purposes, in place of the wood shingle roof originally present. Whimsy Hall's roof is variegated in form, with implied, steep-pitch-gables at readily visible elevations fronting an otherwise flat roof hidden behind them. Clapboard-clad steep pitch gabled dormers are part of the design, and they have extended eaves, hand-carved wood fasciae, and paired multi-light wood frame windows. Recent metal flashing fronts various fasciae, which appear to be retained.

With Whimsy Hall and other buildings upon the property, Van Pelt- who served as his own builder, plays with perceptions of what exactly constitutes a front elevation, often hiding main entrances, or placing them at unexpected locations. What appears to be Whimsy Hall's more elaborated front elevation is the south elevation, that situating and topography hide from common spaces. This elevation has rustic, Tudor-informed variegated cladding of wood lap, stained wood scallop shingling, and brickwork at its lower portion that ascends to make an irregular-formed pyramidal shape, above which is hand-troweled stucco and ogee formed half-timbering. A bay window with diamond-muntin fenestration set in stained wood surrounds is present, as is an elaborated chimney stack of irregular, rough-faced, square cut stones and brickwork in a spiraling diagonal running course, topped with double chimney pots of hand-formed concrete. A themed, folk-looking trellis of tied together stained wood poles, pointed at their ends, fronts the elevation. Angled off this elevation's east corner is a gable end with hood and extended ridge beam, off which hangs a ship lantern held by a metal chain. In varying dimensions these ship lanterns are present throughout the property, where many are suspended on pipe columns illuminating various walkways, and others are present at main

entrances. A door clad in stained wood scallop is present, but though this is an implied front elevation, Whimsy Hall's main entrance not here. The entranceway is instead off what reads as the back of the building: the obscured north end.

The lengthwise, west elevation of Whimsy Hall that faces the auto court is the most readily visible, but this is a secondary elevation. This elevation has replacement in-kind wood lap cladding at its upper portion; original cladding remains at other elevations. Whimsy Hall's lower portion, where it faces the motor court, is a set of open garage bays, that lend the building the feeling of an English medieval cart shed with a multi-stalled bottom portion. A long, pent eave that runs much of the building's length, covers the four open garage bays. It has staggered course asphalt shingles, is intentionally wavy and curved to keep with the irregular, rustic theming seen elsewhere, and treated rafter tails underscore this eave. Carved wood columns each with a pylon-like stone base of irregular stonework support the eave.

An entryway, largely obscured, is present at the house's north end, which spatially reads as its back. Though this entryway feels hidden, it is quite elaborated. Just before it, at the northern end of the west elevation, is a bay of running course variegated clinker, distressed, and weathered bricks, in weeping mortar often bleeding onto the brickwork itself. Within this brick bay are three portal windows: each encircled by radiating large slabs of rough-cut stone that add a textural element to the wall. Each portal is an industrial element of metal frame and hinged metal lid possibly designed for a sea vessel.

In front of the entry is a small, extended porch supported by distressed, rough-cut stained timbers purposely askew, and similarly treated notched rafter tails that support a semi-circular and slightly curved roof of staggered-course slate shingles. Curved brick steps are visible, and they form an ascending spiral walkway. Near the porch, the steps are accompanied by a column-like brick pier, its bricks laid in a spiraling, diagonal-course and having a periodic course of protruding, square-cut irregular stone that adds texture and dimensionality to the column. Similar stonework is visible at the capital. The entryway stairs form a spiral, ascending walkway to the upper level, where the main entry is located, and this stairway is topped by an extended wood trellis with wood beams of various tailings including notch, switchback, and ogee. A nautical-themed thick gauge rope set in aged metal brackets accompanies the stairway. A galley-like wedge-shaped irregular window opening with metal pipe columns fronts the walkway.

The main entrance at the back of the building and nestled against a natural hillside that backs the house. Against the hillside is a wall of the same irregular and distressed brickwork seen elsewhere, with rough-faced rubble rock capping it. A large extended porch supported by treated, hand carved wood lintels – that appear to be either purposely aged, or re-purposed wood, covers the entryway. The entry walk forms a small, plank-like bridge with chain link handrail over a concrete-lined pond presently empty. As one enters a walkway area behind the house, the entrance door is nestled against the hillside at the house's upper level.

In terms of spatial context and its situating near a hillside slope, Whimsy Hall's east elevation-of one low story, could read as its rear. Yet this intimate, tucked away space is dynamic and elaborated, having the main entries into both Whimsy Hall itself, and an integrated separate apartment. Gabled bays, including an askew and canted pyramidal one over the ascended main entrance, almost read as low, small-scale huts, as from this elevation, where the house is tucked against its hillside. This elevation includes elaborated chimney stacks like those previously described at the south elevation. They feature rusticated, treated brickwork, of various bricks including clinker, coupled with irregularly situated square-cut rough-edged boulders that add an asymmetrical dimensionality at the stack's upper portion. Each chimney is topped with hand-shaped, irregular and vessel-like chimney caps of curved lip.

The space behind Whimsy Hall's east elevation is a brick-lined walkway, and against its hill is an elaborate, kiln-like outdoor fireplace of spiraling diagonal course clinker brick and irregular, rough-cut flagstone; one of multiple outdoor hearth and kiln-like facilities upon the Estate. The hearth is paired with a prominent, stone-clad food preparation counter, backed by irregular brick and variegated stone walls, also seen elsewhere throughout the property. In this back area, railings consisting of hand-carved and stained wood posts are present that support metal chain-work handrails: another nautical themed element seen throughout the property. A brick planter present off the walkway has the spiraling, diagonal course brickwork seen upon the chimneys and light posts elsewhere on the property, and it is capped with thickly applied mortar at its upper portion, which lend the planter an imperfect and handmade, rusticated quality.

Behind Whimsy Hall, a small, square plan, standalone kitchen structure is present and with the close-in gables of Whimsy Hall's roof reads as another hut. It has a pyramidal roof of staggered course shingle work and stained, wood lap cladding. The door is a worn and heavy looking caricature of a Medieval-themed stained wood door, and such doors as these are seen upon buildings throughout the property, where they often include portal windows. Its inset doorframe is itself of hand-carved wood board with a similarly treated, hand-carved inset lintel of extended double-notched tails. Inside, the kitchen has a ceiling of carved and treated wood joists and painted wood plank. Interior walls are knotty pine with periodic, vertical bead molding. Wood framed, diamond muntin windows are present and within the kitchen, and irregular, scallop-cut board work with extended tailings surround them. A textured and dimensional side wall of protruding rough-cut stonework is present, and within it are embedded circular concrete panels within which are the captured handprints, footprints of what are assumed to be Van Pelt family members. At some walls, wood elements in the kitchen are of a double-layered effect where bead-molded vertical wood siding is fronted by a frame-like edge of hand cut woodwork, including a highly irregular and organic dripping element over the back layer that implies melt or liquid in its form. Van Pelt pulled the permit for the standalone kitchen in 1951 and completed the building the following year.

Interior Elements

Available imagery of Whimsy Hall and the multitude of other buildings upon the property, consistently express an imaginative handling of rusticated, irregular, and themed Storybook and Nautical elements. Together these elements provide a certain quality of travel and escape to another time and place. A timeworn medieval quality, coupled to certain dignified presence of the handmade and natural materials, pervades many of the interiors. Together, various interior elements include: open frame ceilings of hand-carved or repurposed wood, often of a large dimension, aged and dark-stained, forming trusses, joists, and purlins; oversized, aged and eased Medieval wood doors with exaggerated, hand-carved cross planking and prominent, oversized hardware; steep-pitched open ceilings of stained wood shiplap, knotty pine, or bead-and-board panel cladding; stained glass hanging light fixtures incorporating metal ship parts including anchors, believed to have been made by John Van Pelt himself, including one with his wife's initials; interior corner nooks, shaped niches and bars frequently with askew, with their own shingled and irregular hut-like roofs; galley-like spaces including elevated sleeping areas and semi-circular nooks, nautical-themed rope and chain balustrades; floors of brickwork, flagstone, or treated oak; and multiple elaborated and prominent hearth or kiln-like fireplaces with full-height chimney stacks of variegated forms, coursework, pointing and materials including brick of various kinds, ashlar cut and rough-faced stonework of various dimensions, gallets, glass, minerals, and igneous rock.

Van Pelt completed Whimsy Hall in 1950. In varying degrees, both interior and exterior, the property's other buildings constructed by Van Pelt between c.1932 and 1948 feature the character and design elements of Whimsy Hall. These include:

Sea Rover Cottage (2149 Lyric Avenue): Originally served as John Van Pelt's Office. Located across the auto/tennis court from Whimsy Hall; two stories, rectangular plan, hipped roof with wood lap cladding; replaced at its east/rear elevation facing the auto court. Original 6-unit wood casement windows are part of the design, and each has stained, wood board surrounds with small tailings. Gable dormers at the upper level cap some of the windows. The northeast corner of the upper level features an extended bay with Moderne-like curving eave-lines. Knotty pine interior; prominent and symmetrical clinker brick fireplace with centered aedicule, boulder quoining, and integrated sitting areas. Beehive chimney visible at exterior. Similar to Whimsy Hall, car stalls face the motor court at the lower level. A pent-roofed canopy supported by paired, hand-carved wood columns atop an irregular rock base, top the stalls. Van Pelt pulled the original building permit for Sea Rover Cottage in 1944, and a permit in 1950 for an in-kind porch and balcony addition.

Windjammer Cottage (2141 Lyric Ave): Single story, rectangular-plan, gable-on-hip roof. The building has a base of ashlar-cut rough faced dry mortar rock work and wood shingle cladding, of standard wood shake overlaid with tapering scallop shingling at visible elevations. Casement diamond muntin windows are part of its design. Its roof is underscored with wood rafter tails, and at its corners, eaves curve outward. A secondary, wood-clad, gabled structure was added off its rear in the late 1980s, and it is of compatible design. The building was originally a storage and workshop, Van Pelt converting into a gardeners cottage in 1942.

Sea Horse Lodge (2147 Lyric Ave): A multi-part building of irregular plan; its two-component lower story portion is grade-sunk beneath a side-gabled upper story, which reads as its own standalone building. The lower story features an elaborated wood door with prominent slab and bolt work, and a stylized, hand-carved seahorse motif. A small, pent-roofed porch is clad in Spanish tile, and its walls are hand-troweled stucco. This appears to be a small-scale building relocated to the property by 1932, serving as a dressing room for the pool and perhaps for the various plays that Van Pelt and his wife oversaw upon the property. The lower portion's other part is clad in wood lap and has woodframe windows and a medium-pitch slope roof. Sea Horse Lodge's upper portion is larger scale. The interior of this upper portion is elaborated with many of the features previously listed, and it reads- with its open trusswork of massive, stained and hand-carved beams, as a medieval open hall. It has wood lap cladding and includes paired, nine-unit wood frame picture windows that look out toward a swimming pool. Other of its windows have amber-colored stained glass. The primary entry to Sea Horse Lodge has an oversized arch-shaped medieval type wood door. Between the house and the pool is a semi-enclosed patio which has a prominent stone hearth of irregular course, dry-mortar pointing. A hand-formed concrete sitting area- essentially a long bench integrates into the house's north elevation, facing the pool. Its back is painted with various Egyptian mythological figures and symbols: the work done in the 1980s by a former resident- name presently unknown, who oversaw the restoration of the 1923 Egyptian-themed Vista Theater (4473 Sunset Ave). A pyramidal roofed, open-faced cabana is adjacent the pool and it features a single, bark-stripped tree trunk column at its northeast corner of approximately 10 inches in diameter where it meets the pool itself. Similar Egyptian-themed imagery is present within the cabana. City building permits reveal that Van Pelt added a 7 bedroom to this building in 1939, then kitchenette and bathroom in 1959.

Star Sailer Manor (2131 Lyric Ave): Two stories, steep pitched, cross-gable roofs, wood lap cladding and irregular plan. The main entry is accessed by a sculpturally handled curving stairway of variegated irregular course rockwork that forms integrated planters, then runs up the base of the house's elevation. Strips of glass block are present off the entry, as is a substantial, two-part wood-frame picture window of delicate diamond muntins. A tall, steeply pitched mansard-like hood of clad in staggered course shingle-work caps the entry. A balcony with stained and hand-carved wood members is part of its design. The side entry to Star Sailer Manor is accessed by a brick-lined walkway, and its entry bay reads as a small, pyramidal-roofed hut with wood lap cladding. Its entry door is of stained wood and has a portal window. Certain elevations of this house, akin to Whimsy Hall, have hand-troweled stucco with Tudor-like half timbering, over an irregular, eccentrically handled base of clinker brick and stonework in wavy, curvilinear coursework. Van Pelt pulled the building permit for Star Sailer Manor in 1941, and the building appears to have been completed that same year.

The Bird Aviary: Located at the far south end of the parcel, the Bird Aviary is situated as a standalone building upon its own hilltop. Van Pelt originally built this structure as a chicken and pigeon shed. It is a small-scale, but tall and narrow, rectangular plan, two story structure with a prominent and elongated steeply pitched, Storybook-informed side gable roof. Its roof extends to form oversized eaves of an askew caricature seen elsewhere upon the Estate. Hand troweled

stucco with false timbering, aged and stained wood board and batten, and distressed and stained wood lap cladding are part of its design. It features two doors: one directly over the other akin to a barn, and each door has an aged and rusticated character with cross members and prominent bolt work. Ven Pelt pulled the building permit for the bird aviary in 1947.

The John Van Pelt Estate presently includes smaller, secondary structures that are either hidden from view and/or are of compatible design. These include: a small, rectangular plan book storage building with steep pitch gable roof constructed within the last 15 years, and recent metal sheds.

Landscape Elements

In addition to all of the above-mentioned buildings and structures, the property consists of landscape elements such as walkways, planters, sitting benches, nooks, grotto-like outdoor fireplaces, waterfalls, and food preparation areas of a similarly mannered, eccentric and irregular handmade character. The assemblage of materials forming these elements include gallets, boulders, boat parts, clinker brick, concrete road fragments, petrified wood, ballast, fossils, glass, and a variety of decorative minerals and other geologic specimens. Throughout these landscape elements, a commonly seen motif, not unlike that of various chimney stacks, is that of a column, with spiraling diagonal coursework of various kinds of clinker brick coursed with a variety of other materials of various textures, kinds, and cuts. The most prominent example of this is a tapered light post located off the main driveway topped with an over-scaled wood frame lantern of multi-colored stained-glass panels, itself capped with original wood shingles and wood finial. Visible near various walks are wood gates of eased, irregular posts, often of an askew, asymmetrical quality seen as caricature upon similar Storybook designs. The entirety of these walkways, not to mention the buildings and structures themselves, are set in lush, picturesque landscape of mature trees and succulent specimens that include, juniper, eucalyptus, and coral trees, in addition to a lemon grove.

The John Van Pelt Estate

Written Statement B: Significance

Significance Statement:

The John Van Pelt Estate is historically significant under City of Los Angeles Historic Cultural Monument Criterion 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.” Unique within Los Angeles and distinctly expressive of the City, the John Van Pelt Estate is historically significant as a large, multi-acre complex of remarkably intact, Period Revival Storybook theming informed by nautical motifs. Multiple, intact exteriors and interiors- some of which are virtually unapparelled in the genre in terms of their detailing, design quality and integrity, express this theming. The theming continues through a multitude of outdoor landscape elements all set, in the most picturesque of terms, within a lush hillside landscape. Building permits reveal no architects, engineers, or contractors associated with the construction. Instead, John Van Pelt served as his own builder and supervised the project in its entirety.

John Van Pelt

Born in Onarga Illinois, John Amos Van Pelt (July 23, 1891- May 12, 1970) studied music at Northwestern University, where he performed as a baritone, and was listed in the Army reserve Corps during World War I as a 2nd Lieutenant.¹ In Bellingham, Washington at the Bellingham School of Music and Arts, he became a music director at the age of 25 in 1917 and during World War I he and his first wife Hazel Van Pelt (1890-1931) entertained troops. Van Pelt arrived in Los Angeles immediately after the War in 1919, where he wrote music, taught voice lessons, and was choir director that year at First Baptist Church in Long Beach.² From 1920-1926 he was the choir director of the First Methodist Episcopal Church, formerly located at 8th and Hope Streets. At that time, the First Methodist Episcopal Church Choir was one of the city’s largest. Van Pelt also had oil interests and served as a Vice President of the Mineral Mountain Copper Company in Grant County, New Mexico, which might explain the abundant presence of the variegated geologic specimens throughout the property.³

A seemingly ambitious young renaissance man, concurrently with his rise as a choir director, Van Pelt befriended developer Frank R. Strong, of Strong and Dickinson property developers: a notable practice that developed Silver Lake and Los Feliz area neighborhoods during the 1920s. Strong seems to have lent Van Pelt his own early opportunities in the field of property

¹ The Adjutant General’s Office, “Official List of the Officers of the Reserve Corps of the Army of the United States, Volume I, Alphabetical Index Showing Names, Rank, Section in Which Appointed and State in Which Residing, August 31, 1919.” Washington, DC: Government Printing Office, 1920: 243.

² “Go to Church Sunday” (Advertisement). *Long Beach Press*, September 20, 1919: 14; Library of Congress Copyright Office, *Catalog of Copyright Entries, Part 3: Musical Compositions. New Series Vol 16, No. 21. First half of 1921 Nos 1-7* (Washington: Government Printing Office, 1922) 1839.

³ The Mining Manual Co., *American Mining & Metallurgical Manual*. Westminster, CO: Mining Manual Co., 1929: 193.

development, which he ceased. Just over 30 years old, by 1922 Van Pelt had two realty office branch locations, and by 1929 had completed a distinctive, standalone building for the Van Pelt Realty Company located at 2457 Hyperion Avenue, at the corner of Hyperion and Tracy Streets.⁴ Based off available information Van Pelt either came into ownership of, or at the very least subdivided- a substantially sized property that is today much of the eastern portion of Los Feliz and Silver Lake. The property formerly belonged to Octavius Griffith: the brother of Colonel Griffith J. Griffith whom in 1895 donated the land that is today Griffith Park. Hiring former City Engineer Captain Edward Z. Collings, Van Pelt proceeded to lay out the streets, subdivide and sell what were then known as the Griffith Heights, Silver Lake Terrace, and Moreno Highlands Tracts.⁵ These holdings included the area of Los Angeles around what is today Hyperion Avenue east to the Silver Lake Reservoir, and south to Myra Street, which is named after Van Pelt's second wife: the actress Myra Marsh. Silver Lake's Van Pelt Place is named after him, and Van Pelt himself named "Lyric Avenue," the street off which the subject property exists.

Concurrently, as Van Pelt's property development endeavors flourished, he continued his music career. By the late 1920s he was the choir director for the Wilshire Methodist Church, and by 1931 he became Acting Dean of the University of the West College of Music, located at 614 S. Oxford Avenue.⁶ In one of his higher profile events, in August of that same year Van Pelt directed the "Choir of a Thousand Voices" at a Hollywood Bowl vesper service for "La Fiesta de Los Angeles"- a ten day sesquicentennial event focused (however imperfectly) upon the city's multi-culturalist history.⁷ The 1931 La Fiesta, itself a revival of an annual springtime celebration that had occurred in the City since 1894, brought together numerous artisans and craftspeople from a variety of artistic disciplines, including many persons from the film production industry. Most of the Estate construction begins after 1931 and if some of these individuals did not work in an uncredited manner upon the property, then they taught Van Pelt well. The treated and purposeful aging of various materials along with the total property's imaginative and timeworn theming is not unlike that seen upon similarly-themed motion picture sets of the same era, and is comparable if not, in most instances, even more developed than upon any variety of Storybook houses and their landscapes that industry art directors and other creatives are known to have designed.

Van Pelt was either a natural promoter and/or an individual that others naturally promoted. He was prominently featured in early ads and announcements even at the very beginnings of

⁴ California State Real Estate Department, "California Real Estate Directory-Bulletin" Directory of Brokers and Salesmen, Vols 3-4. Sacramento, CA: California State Printing Office., March 21, 1923: 389; Van Pelt Engineer-Realtor Responsible for Progress, *The Los Angeles Evening Express*, January 19, 1929: 13, 15.

⁵ "Van Pelt Engineer-Realtor Responsible for Progress," *The Los Angeles Evening Express*, January 19, 1929: 13

⁶ "Music Notes," *Los Angeles Times*, July 26, 1931: 44.

⁷ "Churches Unite for Great Vesper Services in Bowl," *Los Angeles Evening Express*, September 5, 1931: 6.

his musical career in Bellingham.⁸ Perhaps in response to the Hollywoodland development, and its notable sign, at the beginning of his property development career, a 1929 *Los Angeles Evening Express* news article mentions Van Pelt's reuse of massive amounts of scrap wood from an old Vitagraph movie studio, wherein he made a 250' long sign of letters 125' tall, spread across an unknown hill upon his property holdings, and covered in white limewash, that spelled out "LOTS."⁹ The article described the sign as an engineering feat whereby it was perfectly visible over five miles away in Hollywood, despite topographical shifts and other optical challenges over the course of that distance. Van Pelt incorporated a method whereby roads surveyors spotted the stakes for the sign from many blocks away through their transit as they held up a glass slide with the word "LOTS" upon it, then adjusting preliminary stakes in the hill to what they saw from afar.¹⁰ Van Pelt seems to have approached the situating of buildings upon his estate with the same sensitivity to terrain, whereby houses reveal themselves in picturesque vistas off walkways, or nestled against certain slopes.

Van Pelt saved himself thousands of dollars by essentially making a sign of recycled materials, and the Van Pelt Estate expresses a similar sense of resourcefulness throughout. Numerous buildings feature what appear to be hand-carved, reused wood, which make for prominent, open-frame truss and joist members in buildings such as Sea Horse Lodge, Whimsy Hall, and Star Sailer Manor. Various, albeit unverified sources, state that this wood came from a lumber yard that had burned, or might even be ship wood, including that belonging to a boat once owned by Jack London. Based off the story of his LOTS sign, it would not be out of character for Van Pelt to incorporate reused wood, from wherever the true source is. The Van Pelt Estate does indeed include actual vessel-related elements such as anchors, and metal portal windows, with hinged lids, and other metal boat parts, integrated alongside other reused or discarded materials such as clinker bricks, and fragments of road concrete.

From its very beginnings the property had a duality of one private in character, yet recreational, social and highly communal, if not guild-like. The first building indicated on the property, present by the late 1920s and possibly relocated there, is the lower component of the pool dressing room, of a building today known as Sea Horse Lodge. During these early years Van Pelt lived off-site, nearby on Claremont Street. Before Van Built was known to have constructed any of the permanent residences on-site, the earliest resources upon the property were for recreation, performance, and play. These include the pool itself, the tennis court, an outdoor fireplace, and the natural semi-circular hillside bowl doubling as a theatron where Van Pelt and his wife presented religious plays in coordination with Wilshire Methodist Church.¹¹ The

⁸ "Baritone and Teacher Singing of Dramatic Art of Bellingham School of Music and Art, Bellingham, Washington." *The Lynden Tribune*, February 17, 1916: 7.

⁹ "Van Pelt Associates Men Qualified by Experience," *Los Angeles Evening Express*, January 19, 1929: 17.

¹⁰ Ibid.

¹¹ "Ministries to Wage War on Repeal Tomorrow," *Los Angeles Times*, June 24, 1933: 15; "Van Pelt Associates Men Qualified by Experience," *Los Angeles Evening Express*, January 19, 1929: 17.

outdoor fireplace, located at the center of the property, is substantially-scaled, of irregular course rubble and ashlar-cut dry masonry rockwork underscored with smooth concrete walls and sitting areas within a grotto-like circular space. According to his grandson, from its hearth during the Great Depression Van Pelt, made soup by the kettle served it to those who in-turn aided Van Pelt in the construction of the buildings and other elements.

Extreme resourcefulness is sensible considering the temporal context in which Van Pelt developed the Estate: between the end of the Great Depression, and through World War II. For Los Angeles, the Van Pelt Estate is unusual as a large-scale, multi-building complex completed during this period. As such, the Van Pelt Estate presents a transition of architectural styles then popular but infrequently seen together. These include hints of the Moderne (Nautical themes such as portal windows, softly curved eaves); Minimal Traditional (pyramidal- roofed, boxlike components clad in wood lap), and even, at the 1952 standalone kitchen behind Whimsy Hall, the diamond muntin windows, knotty pine, dripping and melt-like woodwork details, a direct and more abstract handling of woodlap cladding that together predicate a “Cinderella”-type postwar Ranch architecture that soon became popular. Yet ultimately, just as architectural historians have called the latter “Storybook Ranch,” it is the Period Revival Storybook design system that pervades the John Van Pelt estate.

Period Revival: Storybook Architecture

The “Storybook” style refers to a whimsical, highly imaginative handling of Period Revival English Medieval styles that include Elizabethan, Jacobean, and most notably, Tudor Revival, coupled with multiple references to English Medieval vernacular architecture. Both the culture and art direction techniques of a then-young Hollywood motion picture industry informed the Storybook design system. Additionally, a benevolent climate allowing for its variegated materials, and a West Coast culture open to the creative and different, in architecture or otherwise, also informed the Storybook style. Among Storybook’s precedents is the English Arts and Crafts movement. Both value, if not necessitate, the handcrafted and handmade. Both consistently reference medieval vernaculars, doing so if not as a form of escape, then from a place of imagination. Of a thought directly in-line with Storybook theming, John Ruskin himself, whose writings informed the English Arts and Crafts movement, had stated that more than a good builder, a true architect “...must, somehow, tell us a fairy tale out of his head beside all this, else we cannot praise him for his imagination.”¹² Early Hollywood was versed and sophisticated in theming, Medieval or otherwise, and the purposeful materials aging techniques that often went with it. Ironically enough, by the first part of the twentieth century the work of Hollywood art directors and set designers was one of the last viable industries for a certain hand and craftwork encouraged by the Arts and Crafts movement of some years earlier.

According to Errol Gellner, who has authored the authoritative texts on the Storybook Style, the three character defining features setting it apart from other Period Revivals include: “Their

¹² Errol Gellner & Douglas Keister, *Storybook Style: America’s Whimsical Homes of the Twenties* (New York: Penguin Group (Viking Studio), 2001) 5.

exaggeratedly plastic and often cartoonish interpretation of Medieval forms; their use of artificial means to suggest great age; and that all but indefinable quality known as “Whimsy.””¹³ Buildings upon the John Van Pelt Estate- including “Whimsy Hall” itself, possess all of the above in varying known degrees; because property access was not granted, the degree of detailing upon some building exteriors and interiors is presently unknown. Nonetheless, all of the buildings that Van Pelt completed appear to meet the vast majority of SurveyLA registration requirements for the Storybook design system, as does the property as a whole, on account of its comparably themed landscape elements. Per the SurveyLA context statement for Period Revival architecture, Storybook theming provided “an intentional departure from seriousness” that appealed to two types of Angelenos: newly arrived residents from the East, and those working in the entertainment industry.¹⁴

According to Architectural Historian Merry Ovnick,

“Dream-drenched escapees from sobriety and responsibility looked to Los Angeles for their own happily-ever-after denouements. They would come here and build storybook houses that expressed their childlike credulity, lively imaginations, and irrepressible gaiety.”¹⁵

Heralding from the Midwest, John Van Pelt, who settled in Los Angeles because he saw the city, in his words as a “City of musical opportunity,” seemingly fits this mold.¹⁶

The design system’s wider popularity appears to be informed by the exposure of World War I soldiers, most of whom had never traveled overseas before to the older, to the vernacular architecture of Europe; the ability to cheaply reproduce half-tone imagery of said buildings in architectural publications; and widely disseminated and consumed motion picture imagery.¹⁷ Perhaps as a form of escape from the newly arrived Great Depression, by 1930 average weekly movie attendance in the US was approximately 100 million.¹⁸ Many of the same people responsible for their sets or art direction were like the industry itself Los Angeles-based, and they created real life examples of the Storybook style residences and other habitable buildings.

A case in point is perhaps the best-known early example of the Storybook design system: the 1921 Spadena House, which was relocated to Beverly Hills in 1934 after beginning life as office and dressing rooms for the Willat Productions in Culver City. Designed by Willat Art Director Harry Oliver, the Spadena house exhibits an intense but playful Hansel and Gretel quality, with

¹³ Gellner & Keister, *Storybook Style*, 1.

¹⁴ City of Los Angeles Department of City Planning, Office of Historic Resources (Teresa Grimes), “SurveyLA Citywide Historic Context Statement: Architecture and Engineering/Period Revival; Housing the Masses/Period Revival Neighborhoods” Technical Report. Los Angeles: City of Los Angeles Department of City Planning, Office of Historic Resources, January 2016, 15.

¹⁵ Merry Ovnick, *Los Angeles: The End of the Rainbow* (Los Angeles: Balcony Press, 1994) 168.

¹⁶ “John A. Van Pelt,” *Los Angeles Times*, August 17, 1919: 49.

¹⁷ Gellner & Keister, *Storybook Style*, 9-10.

¹⁸ Ibid., 18; William E. Leuchtenburg, *The Perils of Prosperity, 1914-1932* (Chicago: The University of Chicago Press, 1958) 196 in Ovnick, *Los Angeles*, 158.

its elongated gable roof, askew faux shutters, ramshackle detailing and heavy-troweled stucco. Interiors, which have overtones to Art Nouveau and Gaudi, are equally playful and askew. Also in 1921 Oliver designed Montgomery's Country Inn, a Todor Revival Storybook themed restaurant building, today known as the Tam O' Shanter.¹⁹ This is perhaps City's best known extant example of the commercial-type Storybook design. Now better known for its sign, the Hollywoodland development, which began in 1923, was an entire tract with multiple buildings referencing creatively handled Period Revival styles. According to SurveyLA Period Revival historic context statement, Hollywoodland was the first period-themed development in the US.²⁰ With the possible exception of the Spadena House, the Van Pelt Estate's Storybook detailing: interior and exterior, in addition to its landscape elements, is comparable in integrity, detailing, and character to all of the above.

The Storybook style reached its apogee in 1920s Los Angeles, before the stock market crash that spawned the great depression. However, the style appears to have remained popular through the 1930s. It is during this period- an unusual time to be building an estate- that Van Pelt constructed his. More from a place of retreat than escape, Van Pelt's use of the design makes for a private, fairytale-like environment where he and those he knew could recreate, and he stays faithful to the design system both through and after the Great Depression and World War II, when the design system had fallen from favor elsewhere. Whereas scholarship has revealed that many later-era examples of Storybook design are toned down, Van Pelt committed no such shifts.²¹ Whimsy Hall, started in 1948 and completed in 1950, has the same level of theming, if not more, than any of the earlier buildings with the possible exception of Star Sailer Manor, completed by 1941- which appears to have been Van Pelt's first residence upon the property. SurveyLA places the Storybook style's period of significance as 1919 to 1950. The period of significance for the Van Pelt estate is c. 1928 by when Van Pelt the property's first recreational elements, to 1952: the certificate occupancy date for the standalone kitchen behind Whimsy Hall.

After 1935 there is virtually no press coverage for either John Van Pelt or his property. Myra Marsh would pass away in 1964, and John Van Pelt six years later. Over that time and thereafter, the property, which remained impeccably intact, existed in secret. The Van Pelt Estate is absent from all monographs on Period Revival or Storybook architecture, and any architectural guidebooks. The property changed hands near Van Pelt's passing to a reclusive owner whom himself only recently passed. Over the last fifty years, the property, collectively known as "Pendragon Haven," was a secluded retreat in the heart of Los Angeles, its tenants including the actors Bob Denver, Bud Court, and Chloë Sevigny; members of the Source Family, Watergate figure G. Gordon Liddy, and later, noted countercultural book publisher Adam Parfrey, who constructed the small book storage shed behind the bird aviary.

¹⁹ Gellner & Keister, *Storybook Style*, 20, 24.

²⁰ Grimes, *SurveyLA: Period Revival*, 17.

²¹ Ibid.

Selected Works:

"Baritone and Teacher Singing of Dramatic Art of Bellingham School of Music and Art, Bellingham, Washington." *The Lynden Tribune*. February 17, 1916: 7.

California State Real Estate Department, "California Real Estate Directory-Bulletin" Directory of Brokers and Salesmen, Vols 3-4. Sacramento, CA: California State Printing Office. March 21, 1923.

"Churches Unite for Great Vesper Services in Bowl." *Los Angeles Evening Express*. September 5, 1931: 6.

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Library of Congress Copyright Office. *Catalog of Copyright Entries, Part 3: Musical Compositions. New Series Vol 16, No. 21. First half of 1921 Nos 1-7*. Washington: Government Printing Office, 1922.

"Lieutenant Van Pelt Leads Sunday's Community Singing." *The Long Beach Telegram and Long Beach Daily News*. August 25, 1919: 9.

"Ministries to Wage War on Repeal Tomorrow." *Los Angeles Times*. June 24, 1933: 15.

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Ovnick, Merry. *Los Angeles: The End of the Rainbow*. Los Angeles: Balcony Press, 1994.

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and State in Which Residing, August 31, 1919. Washington, DC: Government Printing Office, 1920: 243.

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“Van Pelt Engineer-Realtor Responsible for Progress.” *The Los Angeles Evening Express.* January 19, 1929: 13.

The John Van Pelt Estate: Alteration History

Within Period of Significance (1928-1952)

Bedroom addition to Sea Horse Lodge: 1939

Shop and storage converted to cottage (Windjammer Cottage): 1942

Porch and balcony addition to Sea Rover Cottage: 1950

Bathroom addition to Whimsy Hall: 1951.

Apartment incorporated into Whimsy Hall, in kind design: 1951

6'x 6' bathroom added to Whimsy Hall for "servant's quarters": 1951

Standalone kitchen added behind Whimsy Hall: 1952

After Period of Significance:

Kitchenette and bathroom addition to Sea Horse Lodge: 1959

Unit added behind Windjammer Cottage: compatibly designed: c. 1989.

Wood shingle roof converted asphalt shingle on Whimsy Hall- and presumably the other buildings: 2003.

Book storage shed added near Bird Aviary: c. 2006.

Concrete pavers replacing poured in place concrete driveway and motor court: c. early 1990s.

In-kind cladding replacements: Whimsy Hall and Sea Rover Cottage, rear elevations: c. 2017.

The John Van Pelt Estate

APN 5430012020,
TR5471 M B 61-52/53 LT 8



Google Maps

1. Whimsy Hall 2. Sea Rover Cottage 3. Windjammer Cottage 4. Sea Horse Lodge 5. Star Sailer Manor
6. Bird Aviary 7. Book Shed (c.2006) 8. Standalone addition (c. 1989)



The John Van Pelt Estate: Images

Property was not accessible. All photos not credited to Sven Kirsten, 2007, are from an anonymous source and taken within the recent past. Based off current images presently available online but unable to be used for this nomination, integrity is retained.



1. Star Sailer Manor, main entrance. View N, NE. Sven Kirsten, 2007.



2. Star Sailer Manor, Side elevation.
View: W. Sven Kirsten, 2007.



3. Star Sailer Manor, interior. Sven Kirsten, 2007.



4. Star Sailer Manor: Light fixture dated 1941 with initials "MVP"

for Myra Van Pelt: John Van Pelt's wife. Sven Kirsten, 2007.



5. Star Sailer Manor, Interior. Sven Kirsten, 2007.



6. Star Sailer Manor, primary elevation. View NE.



7. Star Sailer Manor, Chimney Pot detail. View: E.



8. Star Sailer Manor, Secondary Entrance. View: W.



9. Whimsy Hall. View: NW.



10. Whimsy Hall, Portals. View: E



11. Whimsy Hall, Entranceway. View: E



12. Whimsy Hall: Walkway. View: NW.



13. Whimsy Hall: Chain Balustrade. View: S.



14. Whimsy Hall: Eased wood and stucco detail. View: E



15. Whimsy Hall: Chimneys. View: W.



16. Whimsy Hall: Gable. View: S.



17. Planter behind Whimsy Hall. View: SW



18. Standalone Kitchenette behind Whimsy Hall: doorframe detail. View: S.



19. Sea Rover Cottage. Support element. View: NW.



20. Windjammer Cottage: View SW.



21. Light fixture. View: S



22. Ship Lantern Light Detail.



23. Bird Aviary. View: SW



24. Bird Aviary: Door Detail.



25. Sea Horse Lodge. View E.



26. Sea Horse Lodge. Lower Entrance. View: N. Sven Kirsten, 2007.



27. Outdoor Fireplace.



28. Rubble course walkway.



29. Sitting bench off walkway.



30. Planter Detail.



31-33. Rubble course details throughout the John Van Pelt Estate.



34. Former theatre space at property's north end. View: N.



35. Entrance Gate. View: SE.



36. Entrance Sign. Today the John Van Pelt Estate is colloquially known as "Pendragon Haven."



37. John Van Pelt.
Los Angeles Times, August 17, 1919: 49.



38. Tennis Court (Auto Court) and Outdoor Fireplace.
Los Angeles Evening Express, January 19, 1929: 17.



39. Whimsy Hall, c. 1960.

<https://www.pendragonhaven.com/front-page/>





**The John Van Pelt Estate:
Selected Press Clippings Regarding John Van Pelt and Myra Marsh**

John Amos Van Pelt



**Baritone and Teacher of Singing
and Dramatic Art**

— OF —
Bellingham School of Music and Art
Bellingham, Washington

Mr. Van Pelt possesses a remarkably resonant baritone voice of vibrant but thoroughly musical quality. It is beautifully placed and gives proof of a successful method of voice culture. He has specialized in oratorio and opera and in all his public work has met with decided success.

His remarkable versatility makes it possible for him to give an entire evening by himself and as an impersonator he is equally strong in drama and humor.

Beside directing the Lynden Choral Club, Mr. Van Pelt is teaching here in Lynden Thursday afternoons and evenings.

Tuition for term of ten weeks:
Forty-five minute lessons \$22.50.
Thirty minute lessons \$15.00.
One hour class work on fundamentals 7 to 8 p. m., \$5.00.
Voices tried out free of charge.
Those interested confer with Miss Grace Hendrick.

Mr. Van Pelt is a graduate of the Northwestern University School of Music and has studied with such prominent teachers as P. C. Lukin, G. A. Grant-Schaefer, Arne Oberg, W. A. White and Victor Garwood. He has had unusual musical experience as teacher of singing, director of choral organizations and in Concert, Oratorio and Lyceum work.

John Van Pelt, early advertisement.
The Lynden Tribune, 17 February, 1916: 6.

Van Pelt, Engineer-Realtor, Responsible for Progress

Countless Angelenos will recall, as they drove east on Hollywood boulevard toward Vermont avenue, several years back, the huge Griffith Heights hillside advertisement using the single word "LOTS."

This sign could be read from five to seven miles away, as the letters were 123 feet high and the whole sign about 250 feet long. Ordinarily such a sign would cost several thousand dollars.

However, Van Pelt, "the young subdivider" (as dubbed by many in the city engineer's office at that time), needed what little money he had to buy feed for his team in grading his streets—single-handed—between periods of teaching voice and public speaking. He therefore conceived the idea of using scrap wood, given away for the hauling, from the old Vitagraph movie studio. It took many truckloads, but when the sign was finished and sprayed with lime white-wash, the total cost was less than \$150 for a sign which helped to put over several hundred thousand dollars in sales.



CAPT. COLLINGS

REAL FEAT

The method of locating the sign on the hillside to give the letters the proper perspective from over in Hollywood developed into a real engineering feat, as the ground contour was quite irregular. The method used finally attracted the attention of the Scientific American, which gave a description of how the engineers, stationed several city blocks away from the sign location, with their surveyors' transit, spotted the stakes to outline the letters by taking the shots through a pane of glass held in position in front of the transit with the word "Lots" outlined on the glass, the letters themselves being left transparent.

Many people know of John A. Van Pelt better as the past con-

ductor of the First Methodist Episcopal chorus choir, where for five years he led the largest church choir in Southern California. He says he gives credit for his success in the new field to his wife, mother and father, and his many friends, and especially Frank R. Strong and George W. Shugers. Frank R. Strong, capitalist, it was



J. A. VAN PELT

who gave the returned soldier Lieutenant his first great opportunity in the subdivision field. Hard work, square dealing and loyal friends have done the rest.

In 1921 Van Pelt engaged the services of Capt. Edward Z. Collings, now deceased, who was for many years in the city engineer's office, to assist in the concrete street designing and other engineering problems on Griffith Heights.

Captain Collings' work was of such a high order and his value to the district at large became so evident that he was retained down to the time of his passing by the Strong & Dickinson interests.

As a result the captain is responsible for the plotting, engineering and street construction of Silver Lake Terrace, Silver Lake Knoll, Moreno Highlands and Griffith Heights tracts and other tracts elsewhere, making in all over 24 miles of concrete streets, sewers, etc. His loss is being keenly felt by all in the district, and those who knew him intimately feel a deep personal loss, as he was much else than a great engineer and soldier.

In addition to Mr. Van Pelt's subdivision activities, he is vice president and general manager of the Mineral Mountain Copper Company, Grant county, New Mexico, a \$2,000,000 corporation, a director in the Rex Oil Company, and a member of the advisory board of the Northwest Chamber of Commerce.

Publicity article regarding John Van Pelt's realty and subdivision activities.
Los Angeles Evening Express, January 19, 1929: 13.



A Van Pelt-led choral event, which were are repeatedly covered in pre-1935 local press. *Long Beach Telegram and The Long Beach Daily News*. August 21, 1919: 9.



Noted actor Myra Marsh, wife of John Van Pelt, overseeing pageant at the "Outdoor Hillside Theater," presumed to be the bowl-shaped space at the property's northern portion. *Los Angeles Times*, June 24, 1933: 15

Church Federation of Los Angeles

LA FIESTA DE LOS ANGELES

Great Interdenominational Vesper Service

HOLLYWOOD BOWL—SUNDAY, SEPTEMBER 6—7 P. M.

Speaker: Rev. Robert Freeman, D.D. Soloist: Madame Schumann-Heink
 Chorus—ONE THOUSAND VOICES—John A. Van Pelt, Conductor
 (Last Rehearsal—Saturday, September 5, 7 P. M., at the Bowl)

Public Invited AUSPICES CHURCH FEDERATION OF LOS ANGELES Public Invited



La Fiesta Vesper Service advertisement.
Los Angeles Evening Express, September 5, 1931: 6

LA FIESTA VESPER SERVICE EXPECTED TO PACK BOWL

Churches May Close for Outdoor Event Evening of September 6; Tomorrow's Services Listed

One of the greatest audiences ever to have assembled at Hollywood Bowl is expected to attend La Fiesta vesper services there at 7 p.m., September 6, when more than 1000 picked singers, under direction of John A. Van Pelt, will render Gounod's "Send Out Thy Light" and Haydn's "The Heavens Are Telling." A rehearsal by the singers, representing various Protestant churches, will be conducted at 7 p.m. Tuesday at First Methodist Church.

La Fiesta service at the Bowl, which will be under the auspices of the Los Angeles Church Federation, will include solos by Mme. Schumann-Heink and an address by Dr. Robert Freeman, pastor of First Presbyterian Church of Pasadena. Other ministers to assist in the program will be Dr. Harold Griffis of Wilshire Boulevard Christian Church, E. E. Helms of First Methodist Church, John Snape of Temple Baptist Church, Carl S. Patton of First Congregational Church and Harry Beal of St. Paul's Cathedral. Dr. James H. Lash, pastor of First Congregational Church, Hollywood, is chairman of the vesper service committee. In order that their members may attend the service, the church federation has suggested that all churches close on that evening and centralize their devotions at the Bowl.

...a chorus under direction of John A. Van Pelt, with C. Harold Dick at the organ. Church school will be conducted at 9:30 a.m.

Rev. Glenn R. Phillips, pastor of Hollywood Methodist Church, announces that the preacher at that church tomorrow will be Prof. Bruce Baxter of the University of Southern California. The sermon topics for morning and evening will be, respectively, "What We Know About God" and "Albert Schweitzer, a Twentieth Century Hero."

University Methodist Episcopal Church, Rev. William C. Hodgson, pastor. Morning topic, "Where Your Treasure Is;" evening, "The God of Comfort."

Melrose Park Methodist Church, Rev. R. Fred Moseley, pastor. Morning theme, "The Crowded Ways of Life."

Rev. Thomas Hambley will be the



DR. ROBERT
FREEMAN



REV. GLENN R.
PHILLIPS

La Fiesta Vesper Service article, featuring John Van Pelt.
Los Angeles Times, August 29, 1931: 32.



2457 HYPERION AVE.—OLYMPIA 8211

Compliments of



In the Path of Progress!

*Myra Ave. Viaduct! Hyperion Ave. Bridge!
East Hollywood Senior High School!
Moreno Highlands! Griffith Heights!*

THE VAN PELT REALTY CO. and Associates offer a complete service to the Home Builder and those interested in business, residential and income properties in this district.

The Van Pelt Realty Co. has opened an office at 2457 Hyperion Ave. (at the corner of Tracy St. and Hyperion Ave.) in order that it may better serve the community in which it is located. With this Company in its unique office are associated the leaders in all the arts and crafts necessary for the building of the ideal home, and they have been selected on account of their integrity and high quality of workmanship.

Here the prospective home owner may have all his problems solved by those best able to advise him. Here he may select his home site; work out with the architect the plan best adapted to his particular building site and in line with the owner's home ideal; arrange for the financing of his building; and decide upon the various materials and phases of construction in his home, including the last word in interior and exterior decorations, knowing that he is being assisted by experts; experts whose respective businesses have grown as the result of a satisfied clientele; men who pride themselves in their cooperation with experts in other branches of the building profession to the end that the home builder gets a square deal and his money's worth; men who take pride in "repeat" business. These men form a group of artisans co-operating to give the client the maximum of efficiency and satisfaction.

As tract office for Griffith Heights, this new office will be of easy access to this unexcelled, close-in property. In addition the company will conduct a general brokerage business from this location, specializing in Hyperion Ave. and Griffith Park Blvd. business frontage and Moreno Highlands and Griffith Heights residence lots.

John A. Van Pelt, part owner and subdivider of Griffith Heights, who is associated with the Strong & Dickman Syndicates in Silver Lake Terrace and Moreno Highlands Tracts, will direct all the operations of his company from this new office in the future and cordially invites the public to inspect the company's new premises, the design and construction of which has been under the supervision of Edward L. Farrell, who has charge of the architectural and building department. Mr. Farrell operated for several years in Beverly Hills, but about a year ago transferred his activities to this district, and is highly qualified to cope with the problems of hillside construction. The many interesting features contained in the new office—architecture, the unique chimneys door bell as you enter the door, pleasing design of interior and exterior plaster texture, rose art cement floors, walnut grained woodwork finish, fixtures and hardware designs, etc., all indicate to the future home owner the quality work that will enter into his home, as these construction features have been designed and installed by Mr. Van Pelt and his associates. The thirty-foot wide crescent driveway and the abundance of beautiful shrubbery very effectively corroborate the cordial invitation of Mr. Van Pelt to "drive in" and inspect the premises.

Compliments of



Compliments of

J. S. SPENCER

General Cement Contractor

FOUNDATIONS
REVETMENTS
SWIMMING POOLS
RUSTIC ART CEMENT
Hillside Work a Specialty

2457 Hyperion Ave. Olympia 8211
Los Angeles

Compliments of

Lounsberry & Harris

Inc.

*Lumber, Roofing, Sash
and Doors*

3122 San Fernando Road, Los Angeles
Alhambra 1331 Douglas 65

Compliments of

Dressler Hardware Co.

Formerly Hardware Co.
No. 2—Vernon Ave. at Hollywood
Formerly Hardware Co.
No. 1—1212 W. Washington St. at 4119 W. Western Ave.
No. 3—817 E. Vermont Ave. No. 4—4114 Hollywood Blvd.
Dressler Hardware, Now Serve Inland Section

Exclusive Agents Quick Road Gas Range for Los Angeles

Compliments of

Metal Frame Screen Co.

Inc.

*Manufacturers of
All-Metal Window Screens*

1806-1810 West Washington Street
Phone REatons 1205

Compliments of

Velvaton Melody Co.

JOHN W. KLEIN, Manager

Manufacturers of the Velvaton Chimes Door Bell and Automatic Dinner Gong. Builder of special Residence Pipe Organs and musical accessories for all residence requirements.

OFFICE AND FACTORY
2711 Hyperion Ave., Los Angeles, Calif.
Phone OLYMPIA 8106

Compliments of

Clyde A. Coleman

*Contractor of
Plastering*

Phones 591-491 4122 Clayton Avenue
Los Angeles, Calif.

Compliments of

Wm. Gregory Co.

TILE CONTRACTORS

MANTELS—FLOORS—WALLS
SODA FOUNTAINS—STORE FRONTS
FIREPLACE FURNACES

3944 Riverside Drive
Between Los Feliz and Glendale Bldg.
OLYMPIA 8106 Los Angeles, Calif.

Compliments of

**EDENDALE
ELECTRIC
COMPANY**

1805 Glendale Blvd.
Los Angeles OLYMPIA 5116

COMPLIMENTS OF

STAR HOUSE MOVERS

WE BUY HOMES TO BE MOVED
2206 SILVER LAKE AVENUE, LOS ANGELES
OLYMPIA 1918

COMPLIMENTS OF

HAZEN FLOOR CO.

SCULPTOR
STUDIO, 3027 RONDA VISTA
(Hollywood 1302)

COMPLIMENTS OF

Gateway Sheet Metal Works

WALTER C. JAGO, MGR.
LATHING & FURRING
400 WEST LOS FELIZ ROAD
Phone Douglas 144-50 Glendale, Calif.

COMPLIMENTS OF

CUSTER ROOFING CO.

TILE AND COMPOSITION ROOFING
1338 N. San Fernando Blvd.
Phone Douglas 4800

COMPLIMENTS OF

S. De BOER

2002 WEST WASHINGTON STREET
LOS ANGELES, CALIF.
OLYMPIA 1918

COMPLIMENTS OF

Pacific Gas Heating Co.

HEATING AND PLUMBING
Residing in the Pacific Improvement Road Unit Farm
1740 W. WASHINGTON BLVD.
OLYMPIA 1918

COMPLIMENTS OF

Hall Sprinkler Co.

BEST WORK AND MATERIALS
3914 W. 28th ST., LOS ANGELES
Phone OLYMPIA 1918

COMPLIMENTS OF

RADFORD IRON WORKS

BEST WORK OF ALL KINDS
Cor. W. 4th Ave. and
San Fernando Road
Phone Douglas 144-50 Glendale, Calif.

COMPLIMENTS OF

J. W. CAROTHERS

PAINTING CONTRACTOR
Graining and Decorating a Specialty
120 MARSHALL ST.
Phone Douglas 144-50 Glendale, Calif.

**JOHN A. VAN PELT
REALTOR—SUBDIVIDER**
OLYMPIA 8211

VAN PELT REALTY CO.
2457 HYPERION AVE. (Which is to become
Santa Monica Blvd.)

Residence and Business Lots, Loans, Insurance,
Exchanges, Rentals, Trust Funds and Lot
Contracts Bought or Accepted as Pay-
ment on Real Estate
LIST YOUR PROPERTY WITH US

Full page advertisement for Van Pelt Realty Co, which included image at top of new office.
Los Angeles Evening Express. January 19, 1929: 15.

The John Van Pelt Estate: Building Permits, 1932- 1951.

2147 Lyric Avenue (Sea Horse Lodge)

Building Permits 1932- 1959.

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of 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.

REMOVED FROM

REMOVED TO

Lot 8 Tract 5471

Present location of building } 400 ft. West of Hyperion Ave
New location of building } on Syrie Ave
Between what cross streets } Hyperion & Claremont Ave. Hyperion

Approved by
City Engineer.

Deputy.

1. Purpose of PRESENT building. Dressing Rooms Families 2 Rooms 2
2. Use of building AFTER alteration or moving. 10 dressing rooms only Families 4 Rooms 4
3. OWNER (Print Name) JOHN A. VAN FELT Phone 4736
4. Owner's address 3744 Clayton Ave.
5. Certificated Architect B. W. W. State License No. 14016121 Phone 4736
6. Licensed Engineer B. W. W. State License No. 14016121 Phone 4736
7. Contractor B. W. W. State License No. 14016121 Phone 4736
8. Contractor's address B. W. W.

9. VALUATION OF PROPOSED WORK {including all Material, Labor, Finishing, Equipment} and Appliances in Completed Building. \$ 400.00
10. State how many buildings NOW on lot and give use of each. one dressing rooms for pool
11. Size of existing building 9 x 27 Number of stories high 1 Height to highest point 12'
12. Class of building Stucco Material of existing walls Stucco Exterior framework Wood

Describe briefly and fully all proposed construction and work:
Propose to build 2 bed rooms, 1st floor 10 X 16 - second floor 16 X 25 on hillside along side of pool dressing rooms which will be used for toilet, bath & kitchen for temporary use

Fill in Application on other Side and Sign Statement 4736 (OVER)

PERMIT NO. 14470	FOR DEPARTMENT USE ONLY			
	Plans and Specifications checked	Zone <u>R4</u>	Fire District No. <u>70</u>	Stamp here when Permit is issued RECEIVED SEP 7 1932 TOWNSHIP
	Corrections verified	Set Back <u>70</u> Ft.	Street Widening <u>70</u> Ft.	
	Plans, Specifications and Applications rechecked and approved	Application checked and approved <u>7/32</u> Clerk.		
Required Valuation Included	Specified Yes-No			

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

NEW CONSTRUCTION

Size of Addition 16' x 25' Size of Lot 200' x 200' Number of Stories when complete 2
Material of Foundation Concrete Width of Footing 18" Depth of footing below ground 1'
Width Foundation Wall 8" Size of Redwood Sill 2' x 6' Material Exterior Walls Wood
Size of Exterior Studs 2' x 4' Size of Interior Bearing Studs 2' x 4'
Joists: First Floor 2' x 6' Second Floor 1' x 8' Rafters 2' x 6' Roofing Material Asph/Flt Paper

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

Sign Here

(Owner or Authorized Agent)

By

FOR DEPARTMENT USE ONLY

Application <u>Pass</u>	Fire District <u>1012</u>	Set back <u>15'</u>	Termite Inspection
Construction	Zoning	Street Widening	Forced Draft Vent

(1)
REINFORCED CONCRETE

Barrels of Cement

Tons of Reinforcing Steel

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

Street

Sign Here

(Owner or Authorized Agent)

(3)
No required windows will be obstructed.

Sign Here

Owner or Authorized Agent

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

Sign Here

(Owner or Authorized Agent)

REMARKS:

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

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

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

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

REMOVED FROM

REMOVED TO

Lot 8 LotTract 5471 Tract

Present location of building } 2147 Lyric Ave.
(House Number and Street)

New location of building }
(House Number and Street)

Between what cross streets } Hypocrite Ave + Entrance St.
Deputy.

Approved by
City Engineer.1. Purpose of PRESENT building Residence Families 1 Rooms 2
(Store, Residence, Apartment House, Hotel, or any other purpose)2. Use of building AFTER alteration or moving Families 1 Rooms 3 1/23. Owner (Print Name) M. VAN PELT Phone 440-16124. Owner's Address 2147 Lyric Ave.5. Certificated Architect None State License No. Phone.6. Licensed Engineer None State License No. Phone.7. Contractor None State License No. Phone.

8. Contractor's Address

9. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) 400010. State how many buildings NOW } 2 Residences (2 Families)
on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)11. Size of existing building 20 x 34 Number of stories high 1 Height to highest point12. Class of building D Material of existing walls Wood Exterior framework Wood
(Wood or Steel)

Describe briefly and fully all proposed construction and work:

Add room - front of porch.
Red wood siding - Shale roof.

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY				Fee <u>3.00</u>	
PERMIT NO. <u>17562</u>	Plans and Specifications checked	Zone <u>R1</u>	Fire District No. <u>70</u>	Stamp here when Permit is issued <u>MAY 4 1939</u>	
	Corrections verified	Bldg. Lins <u>No</u> Ft.	Street Widening Ft.		
	Plans, Specifications and Applications rechecked and approved <u>Acorn</u>	Application checked and approved <u>5/4/39 Boehling</u>			
PLANS Rec'd <u>Boehling</u>	For Plans See	Filed with	SPRINKLER Required	Specified	Inspector <u>Lev</u>

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

NEW CONSTRUCTION

Size of Addition 10 x 16 Size of Lot 1/2 Acre Number of Stories when complete one
Material of Foundation Concrete Width of Footing 2' Depth of footing below ground one ft
Width Foundation Wall 8" Size of Redwood Sill 2 x 6 Material Exterior Walls brick
Size of Exterior Studs 2 x 4 Size of Interior Bearing Studs 2 x 4
Joists: First Floor 2 x 6 Second Floor x Rafters 2 x 4 Roofing Material Shingles

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

Sign Here

By

FOR DEPARTMENT USE ONLY

Application	Fire District	Bldg. Line	Termite Inspection
Construction	Zoning	Street Widening	Forced Draft Ventil.

(1) REINFORCED CONCRETE

Barrels of Cement.....
Tons of Reinforcing Steel.....

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

Street
Sign Here.....
(Owner or Authorized Agent)

(3) No required windows will be obstructed.

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

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

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

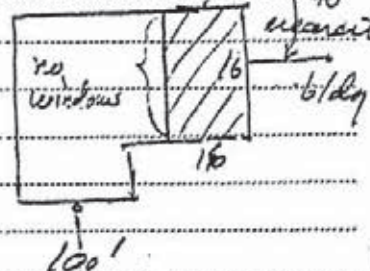
REMARKS:

All wood and lumber below the first floor boards will be ~~pressure~~ treated as required by Sec. 91.121 of the Los Angeles Municipal Code AND WILL BE KEPT MORE THAN 6 INCHES ABOVE THE GROUND EXCEPT WHEN PRESSURE TREATED WITH CREOSOTE.

Owner or Authorized Agent

THERE WILL NOT BE A BASEMENT UNDER THIS BUILDING.

OWNER OR AUTHORIZED AGENT



I hereby certify that there is no general contractor for this building or work.

(Signed)

LYRIC AUE

3

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

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL LOT 8	BLK.	TRACT 5471	DIST. MAP 147-201
2. BUILDING ADDRESS 2147 Lyric Ave.		APPROVED	ZONE R-1-1
3. BETWEEN CROSS STREETS Hyperion AND St. George			FIRE DIST
4. PRESENT USE OF BUILDING Dwelling		NEW USE OF BUILDING Same	INSIDE KEY X
5. OWNER John A. Van Pelt		PHONE NO 16121	COR LOT REV. COR.
6. OWNER'S ADDRESS 2149 Lyric Ave.		P. O. L. A. 2R	LOT SIZE Acreagr Irreg.
7. CERT ARCH		STATE LICENSE PHONE	
8. LIC. ENGR		STATE LICENSE PHONE	REAR ALLEY SIDE ALLEY
9. CONTRACTOR Owner		STATE LICENSE PHONE	BLDG. LINE Hills
10. CONTRACTOR'S ADDRESS		P. O. ZONE	AFFIDAVITS 12779 21276
11. SIZE OF EXISTING BLDG. 25 x 36	STORIES 2	HEIGHT 20	NO. OF EXISTING BUILDINGS ON LOT AND USED 5 - Dwellings

3 2147 Lyric Ave.

DISTRICT OFFICE

L. A.

12. MATERIAL EXT. WALLS: ☒ WOOD ☐ METAL ☐ CONC. BLOCK ☐ ROOF STUCCO ☐ BRICK ☐ CONCRETE ☐ CORST. ☒ WOOD ☐ STEEL ☐ ROOFING CONC. ☐ OTHER	SPRINKLERS REQ'D. SPECIFIED
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 1100.00	BLDG. AREA
14. SIZE OF ADDITION 8 x 8	STORIES 2
HEIGHT 18'	VALUATION APPROVED Asakura
15. NEW WORK: (DESCRIBE)	APPLICATION CHECKED Asakura *
EXT. WALLS	PLANS CHECKED Asakura
ROOFING shakes	CORRECTIONS VERIFIED
Interior alteration & adding kitchenett on 2nd floor & bath on 1st floor	REAR APPROVED
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.	FILE WITH
SIGNED John A. Van Pelt.	CONT. INSP
INSPECTOR	

TYPE K	GROUP R	MAX. OCC. X	P.C. 3-2	S.P.C. X	S.P. #0 16	I.F. Grading, Grt. Soil	O.S. 3.00	C/O
-----------	------------	----------------	-------------	-------------	---------------	----------------------------	--------------	-----

VALIDATION

CASHIER'S USE ONLY

1A24512 MAR-19-59 17633 B - 2 CS 3.00

EE1683 APR--6-59 21885 B - 1 CS 3.00

This Form When Properly Validated is a Permit to Do the Work Described.

PLK-02A

51000

8-103

0.20

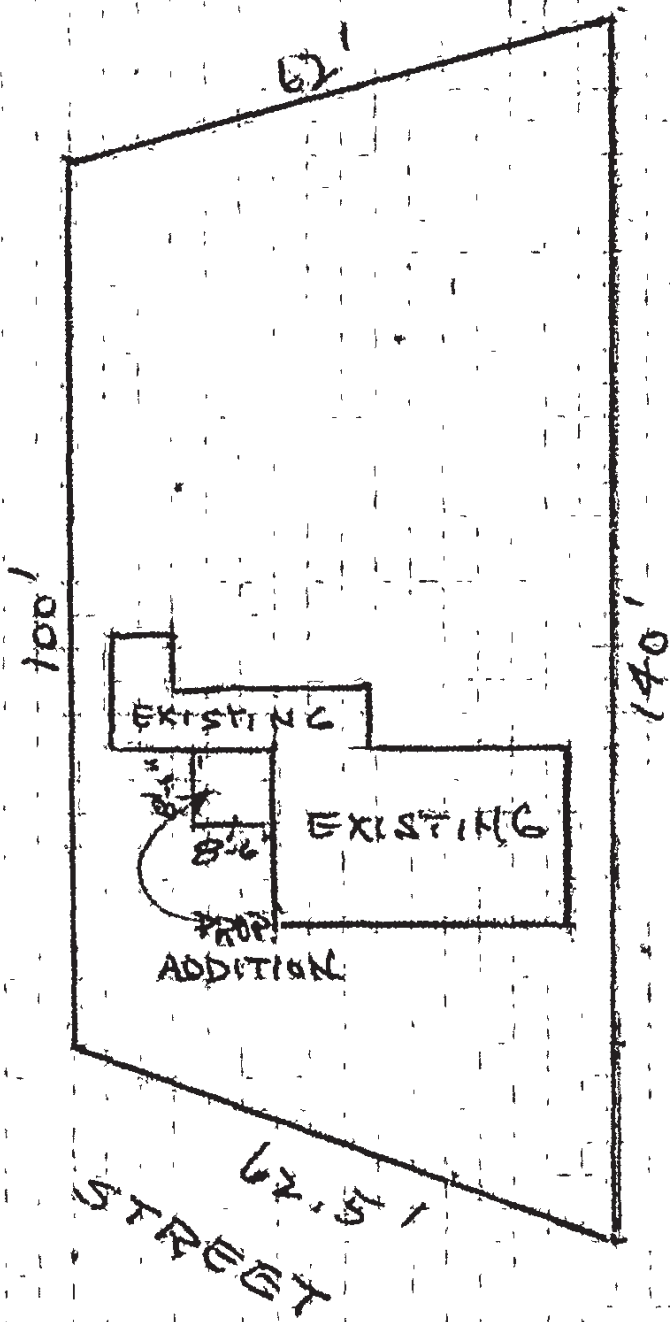
PLK-10A

11000

8-503

0.20

ON LOT PLAN SHOW ALL BUILDINGS ON LOT AND US OF EACH



SCALE: 1" = 30'-0"

2131 Lyric Avenue (Star Sailer Manor)

Building Permit, 1941.

2

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

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

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

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

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

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

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

Lot No. 8 (portion)Tract 5471Location of Building 213 1/2 Syris Ave (E. Hollywood)
(House Number and Street)Between what cross streets Hyperion Ave + Claremont Ave**USE INK OR INDELIBLE PENCIL**1. Purpose of building Single Res. Families 4 Rooms 4

(Store Residence, Apartment, House, Hotel, or any other purpose)

2. Owner (Print Name) JOHN A. VAN FELT Phone 3. Owner's address 2147 Syris Ave4. Certificated Architect None State License No. Phone 5. Licensed Engineer None State License No. Phone 6. Contractor State License No. Phone 7. Contractor's address 2147 Syris Ave8. VALUATION OF PROPOSED WORK including all labor and material and all permanentlighting heating ventilating water supply, plumbing, fire sprinkling, electrical wiring and/or elevatorequipment herein or hereafter9. State how many buildings NOW 2 on lot and give use of each. Residence10. Size of new building 2 x 44 No. Stories 2 Height to highest point 23' Size lot 2 1/2 Acres11. Type of soil Sand Stone Foundation (Material) Concrete Depth in ground 4' 8"12. Width of footing 16" - 12" Width of foundation on wall 12" - 8" Size of redwood sill 2 x 613. Material exterior wall Brick Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 414. Joist: First floor Cement Second floor 2 x 12 Rafters 2 x 4 Material of roof Shingle15. Chimney (Material) Brick Size Flue 12 x 12 No. inlets each flue 1 Depth footing in ground 2'

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

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

PERMIT NO. 3602	FOR DEPARTMENT USE ONLY 4736		Fee 21.00
	Plans and Specifications checked <u>Finley 2-3-41</u>	Z. No. <u>R1</u>	
PLANS JAN 27 1941	Corrections verified <u>Finley 2-4-41</u>	Bldg. Line <u>No</u>	Street Widening <u>No</u>
	Plans, Specifications and Application rechecked and approved <u>Metz</u>	Application received and approved <u>15/41</u>	Inspector <u>Ed. Parsons</u>
KEY LOT KEY LOT KEY LOT		Stamp here when Permit is issued FEB -5 1941	

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

REMARKS: *2-3-41 Obtain app from C.P.C.*

for 2nd Rev. in lot R1 zone
A. Kraus

PLAN CHECKING
RECEIPT NO. *595*
VALUATION \$ *7000*
FEE PAID \$ *750*

PLAN CHECKING
RECEIPT NO. *453*
VALUATION \$ *4000*
FEE PAID \$ *750*

RESOLVED, that as provided under Section 12.04 (b) 4 of the Municipal Code the Board authorize an additional single family dwelling and the usual accessory buildings on Lot 8, Tract 5471, located on Lyric Avenue, lying northwesterly of Hyperion Avenue.

APPROVED BY THE BOARD OF CITY PLANNING COMMISSIONERS
February 3, 1941

Byrne B. Graham
SECRETARY

(Signed)
no longer to be used for this building

2147 Lyric Avenue: Windjammer Cottage conversion (2141 Lyric Avenue)

Building Permit, 1942.

3

DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

~~REMOVED FROM~~ Lot Soft 8 ~~REMOVED TO~~ Lot _____
Tract 5471 Tract _____

Present location of building } 2147 Syrie Ave (House Number and Street)
New location of building } 2147 1/2 Syrie Ave Temp No (House Number and Street)
Between what cross streets } Hyperion and Claremont

Approved by
City Engineer.
Deputy.

- Purpose of PRESENT building Shed storage Families _____ Rooms _____
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Use of building AFTER alteration or moving Single Families 1 Rooms 2
- Owner (Print Name) JOHN A VAN PELT Phone MO-16121
- Owner's Address 2147 Syrie Ave
- Certificated Architect _____ State License No. _____ Phone _____
- Licensed Engineer _____ State License No. _____ Phone _____
- Contractor _____ State License No. _____ Phone _____
- Contractor's Address _____
- VALUATION OF PROPOSED WORK (including all labor and material and all permanent fixtures, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) 4500
- State how many buildings NOW on lot and give use of each. 3 single residences
(Residence, Hotel, Apartment House, or any other purpose)
- Size of existing building 12 x 32 Number of stories high 1 Height to highest point 12
- Class of building 0 Material of existing walls wood Exterior framework wood
(Wood or Steel)

Describe briefly and fully all proposed construction and work:

Plan to convert 2 room shed storage into 2 room cottage as per plans attached. 2x4 studs + rafters. 2x8 joists. 3/4" plate roof with light. new 1/2" insulation roof - will build Bath + toilet + sink.

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO. 11554	FOR DEPARTMENT USE ONLY 4736				Fee <u>3.00</u> Stamp here when Permit is issued SEP 20 1942
	Plans and Specifications checked <u>Markov</u>	Zone <u>R1</u>	Fire District <u>No. 10</u>	Street Widening <u>No.</u>	
	Corrections verified <u>McGowan</u>	Bldg. Line <u>No.</u>	Feet <u>No.</u>	Feet <u>No.</u>	
	Plans, Specifications and Applications rechecked and approved <u>McGowan</u>	Application checked and approved <u>Sept 9-29-42</u>			
PLANS Rec'd <u>1/2</u>	For Plans See <u>1/2</u>	For Plans See <u>1/2</u>	SPRINKLER Specified Yes-No	Inspector <u>Calder 9</u>	

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

NEW CONSTRUCTION

Size of Addition 2 x 1 1/2 Size of Lot 3 Acres Number of Stories when complete one
Material of Foundation concrete Width of Footing 1' Depth of footing below ground 1'
Width Foundation Wall 8" Size of Redwood Sill 2 x 6 Material Exterior Walls 2 x 4
Size of Exterior Studs 2 x 4 Size of Interior Bearing Studs 2 x 4
Joists: First Floor 2 x 8 Second Floor 2 x 4 Rafters 2 x 4 Roofing Material Shingles

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

Sign Here

(Owner or Authorized Agent)

By

FOR DEPARTMENT USE ONLY

Application <u>SW</u>	Fire District	Bldg. Line	Termite Inspection
Construction	Zoning	Street Widening	Forced Draft Ventil.
(1) REINFORCED CONCRETE Barrels of Cement Tons of Reinforcing Steel	(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from Street Sign Here (Owner or Authorized Agent)	(3) No required windows will be obstructed. Sign Here (Owner or Authorized Agent)	(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. Sign Here (Owner or Authorized Agent)

REMARKS:

9/24/42
Additional dwelling approved
on this property by 3.9 code 276. Date
of dwelling is approved on plan and dated
by C.P.C.

PLAN CHECKING 3436

RECEIPT NO. 2273

VALUATION \$ 400

FEE PAID \$ 7

I hereby certify that there is
no general contractor for this
building or work.

(Signed)

APPROVED FOR DRIVEWAYS

OK JEF 9/24/42

J. Van Pelt

2147 Lyric Avenue: Sea Rover Cottage (2149 Lyric Avenue)

Building Permits, 1944-1950.

1

DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

APPLICATION TO ERECT A NEW BUILDING OF
TYPE 2

Lot No.

8

Tract

5471

Location of Building

2147 Syrie Ave
(House Number and Street)Approved by
City Engineer

Between what cross streets

Hyperion & Claremont Ave

Deputy

USE INK OR INDELIBLE PENCIL

1. Purpose of building

Car Garage
(Store, Dwelling, Apartment House, Hotel or other purpose)

Families

Rooms

2. Owner (Print Name)

JOHN A VAN PELT

Phone

MO 16141

3. Owner's address

2147 Syrie

P. O.

4. Certificated Architect

State
License No.

Phone

5. Licensed Engineer

State
License No.

Phone

6. Contractor

Builder

State
License No.

Phone

7. Contractor's address

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)

800.

9. State how many buildings NOW
on lot and give use of each.4 dwellings
(Store, Dwelling, Apartment House, Hotel, or other purpose)

10. Size of new building

20 x 40

No. Stories

1

Height to highest point

12

Size lot

about 3 acres

11. Material Exterior Walls

Shingle

Type of Roofing

Composition

12. Accessory
Buildings
and similar
structures

(a) Footing: Width 1 Depth in Ground 1 Width of Wall 8"
(b) Size of Studs 2 x 4 Material of Floor Cement
(c) Size of Floor Joists x Size of Rafters 2 x 4

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

Plans, Specifications and other
data must be filed.

Sign here

J. A. Van Pelt

(Owner or Authorized Agent)

By

FOR DEPARTMENT USE ONLY					
PERMIT No.	Inside Lot	Key Lot	Lot Size	Pl. rear alley	Chk
	Corner Lot	Corner Lot Keyed		Pl. side alley	
	Plans and Specifications checked		Zone	Fire District	
	Corrections verified		Pl. time	Street Widening	
13832	Plans, Specifications and Application rechecked and approved		Application checked and approved		
	For Plans, See		SPRINKLER		
PLANS	Required		Specified		
	Valuations Included		Yes - No		
JUL 21 1944	Inspector HBC				

1516

FOR DEPARTMENT USE ONLY

(1) PLAN CHECKING Receipt No. <u>2272</u> Valuation \$ <u>250</u> Fee Paid \$ <u> </u>	(2) REINFORCED CONCRETE Barrels of Cement <u> </u> Tons of Reinforcing Steel <u> </u>	(3) The building referred to in this Application will be more than 100 feet from <u> </u> Street Sign here <u> </u> (Owner or Authorized Agent)
--	---	--

REMARKS:

2-21-44. It is a plan of a building.
El. 100 ft.

3

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

Form B-9-504-12-05
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 8

Tract 5471

Location of Building 2149 Sybil Ave.
(House Number and Street)

Approved by
City Engineer

Between what cross streets Hesperian + Eistrout

Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building Dwelling Families 1 Rooms 3
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. State how long building has been used for present occupancy 10 years or more

3. Use of building AFTER alteration or moving same Families 1 Rooms 3

4. Owner John A. Baxell Phone NO 1612

5. Owner's Address 2149 Sybil Ave. P.O. Box 1612

6. Certificated Architect C State License No. Phone

7. Licensed Engineer State License No. Phone

8. Contractor State License No. Phone

9. Contractor's Address

10. VALUATION OF PROPOSED WORK

(Including all labor and material and all permanent lighting, heating, venting, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon)

1. State how many buildings NOW on lot and give use of each 5 - 4 dwellings + 1 dish house

2. Size of existing building 4 x 27 Number of stories high 2 Height to highest point 15'

3. Material Exterior Walls Wood and Masonry Exterior framework Wood
(Wood, Steel or Masonry) (Wood or Steel)

4. Describe briefly all proposed construction and work:
Adding 4' to present open porch to make 18' wide balcony along West side of house without space by extension of 8' x 4' window with French door 2' x 18' x 18' lengthening existing balcony balcony floor of 2' x 4' 5' apart

NEW CONSTRUCTION

5. Size of Addition 4' x 27' Size of Lot 4 Acres Number of Stories when complete 2

6. Footing: Width 2' Depth in Ground 18" Width of Wall 8" Size of Floor Joists 4' x 8' x 14'

7. Size of Studs 2' x 4' Material of Floor wood Size of Rafters 2' x 4' Type of Roofing Shakes

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 hereby 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 John A. Baxell
(Owner or Authorized Agent)

DISTRICT
OFFICE

By

FOR DEPARTMENT USE ONLY

PLAN CHECKING		CHANGE OF OCCUPANCY		FEES	
Note		Area of Bldg. <u>2270</u> Sq. Ft.		Bldg. Per	
Receipt No. <u>2270</u>		Date		Cert. of Occupancy	
Valuation \$ <u>250</u>		Receipt No.		Total	<u>2.50</u>
Fee Paid \$ <u>1</u>		Fee Paid \$			
TYPE GROUP <u>1173</u>	Maximum No. Occupants	Inside Lot	Key Lot	Lot Size	FL. New Cert
REASON FOR CONSTRUCTION	Corner Lot	Corner Lot Keyed			FL. Side Cert
PERMIT NO. <u>LA 6397</u>	Plans and Specifications checked	Zone <u>R-1</u>	Fire Inspector	District Map No. <u>147-261</u>	
	Corrected	Dist. Line <u>HILL</u>	No.		
	Plans and Specifications and Application for permit checked and approved	Application checked and approved	Street Widening		
PLANS	For Plans See	Continued Inspection	SPRINKLER	Stamp here when Permit is issued	
	Filed with	Approved - Required	Valuation Included	APR 11 1931	

APP 12772 221 276 JUL 1

to additions
to change of occup

Chicken and Pigeon Shed (Bird Aviary)

Building Permit, 1947.

1

APPLICATION TO EJECT A NEW BUILDING AND FOR A CERTIFICATE OF OCCUPANCY

Form 2-4
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No.

Tract

Location of Building

Between what cross streets

USE INK OR INDELEBIL PENCIL

1. Purpose of building

2. Owner

2. Owner's address

4. Certificated Architect

5. Licensed Engineer

6. Contractor

7. Contractor's address

8. VALUATION OF PROPOSED WORK

9. State how many buildings NOW on lot and give use of each

10. Size of new building

11. Material Exterior Walls

For Accessory Buildings and similar structures

(a) Footing: Width

(b) Size of Studs

(c) Size of Floor Joists

Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire protection, electrical wiring and elevator equipment thereto or thereon.

12. State how many buildings NOW on lot and give use of each

13. Size of new building

14. Material Exterior Walls

(a) Footing: Width

(b) Size of Studs

(c) Size of Floor Joists

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.

Plans, Specifications and other data must be filed.

Sign here

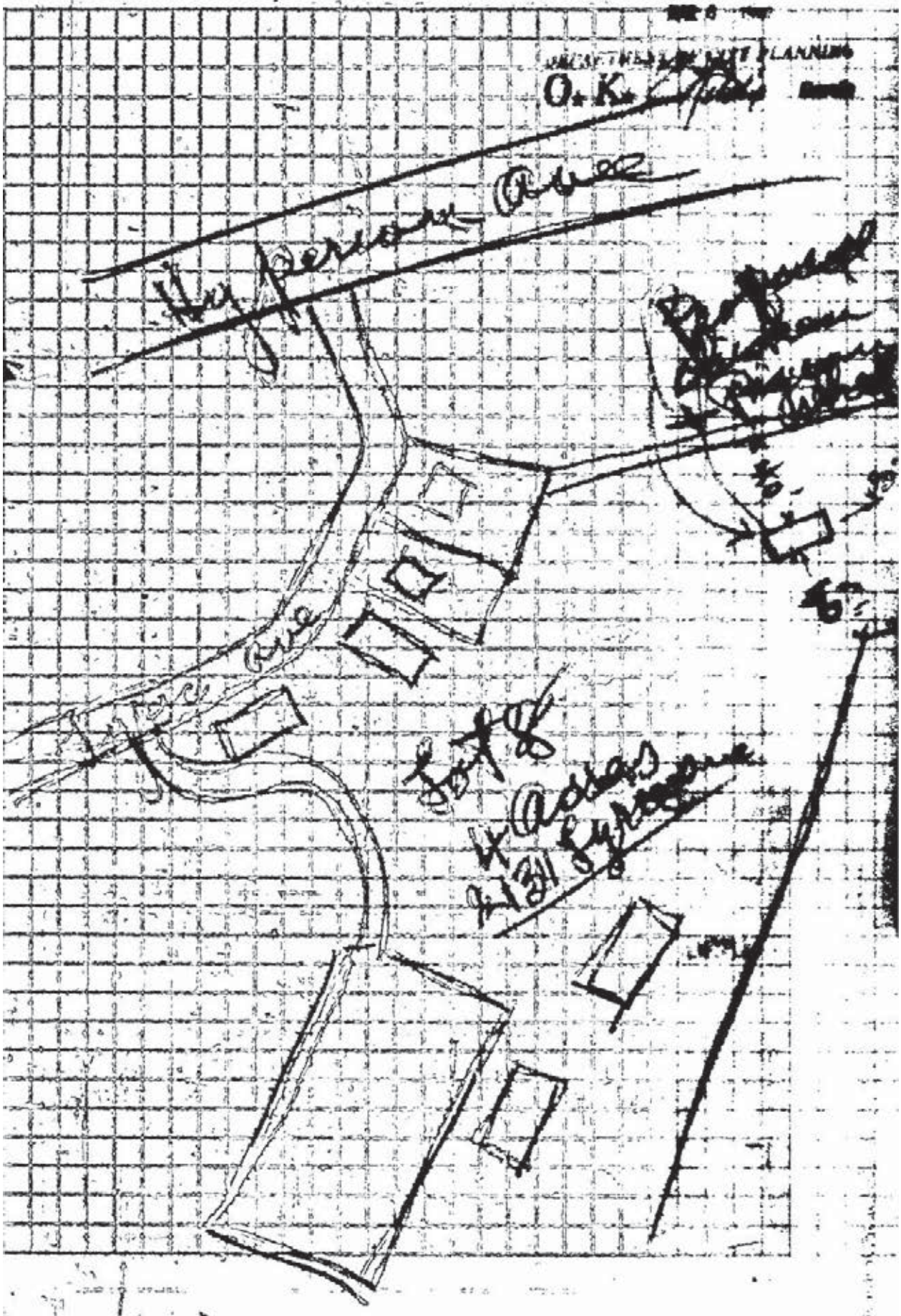
By

FOR DEPARTMENT USE ONLY

(1) PLAN CHECKING		(2) REINFORCED CONCRETE		Fees		Total	
Receipt No.	1520	File	Concrete	Fee	2.50	Cart. of Occupancy	2.00
Valuation	2.50	Time of Reinforcing Steel					4.50
Fee Paid	1.00						
TYPE	GROUP	Section No.	Section	Section	Section	Section	Section
V	2	Section No.	Section	Section	Section	Section	Section
PERMIT No.	10001	Section No.	Section	Section	Section	Section	Section
PLANS		Section No.	Section	Section	Section	Section	Section
Section		Section No.	Section	Section	Section	Section	Section

QUESTIONS OF PLANNING

O.K. *[Signature]*



2145 Lyric Avenue (Whimsy Hall)

Building Permits, 1948-1951.

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

Form S-1-3024-4-71
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. Portion of lot 8
Per attached map
Tract 5471

Location of Building 2145 Lyric Ave
(House Number and Street)
Between what cross streets Hypocrite St. & Circumlocution
USE INK OR INDELIBLE PENCIL

Approved by
City Engineer
J. D. R.
Deputy

1. Purpose of building Dwelling Families 1 Rooms 5
2. Owner JOHN A. VAN PELT Phone MA 0-16121
(Print Name)
3. Owner's address 2131 Lyric Ave P.O. J.A.
4. Certified Architect NONE State License No. Phone
5. Licensed Engineer State License No. Phone
6. Contractor Owner State License No. Phone
7. Contractor's address Same 15000 Hill

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.) 15,000

9. State how many buildings NOW on lot and give use of each. 4 - all dwellings
(Store, Dwelling, Apartment House, Hotel or other purpose)

10. Size of new building 32' x 38' No. Stories 2 Height to highest point 27' Size lot 4 acres

11. Material Exterior Walls Brick Veneer & wood shingle type of Roofing Campanile

12. Accessory Buildings and similar structures
(a) Footing: Width 16-24" Depth in Ground 18" Width of Wall 8" to 12"
(b) Size of Stairs 2 x 6 - 12" floor Material of Floor wood
(c) Size of Floor Joists 2 x 10 Size of Rattlers 4x6

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 John A. Van Pelt
(Owner or Authorized Agent)

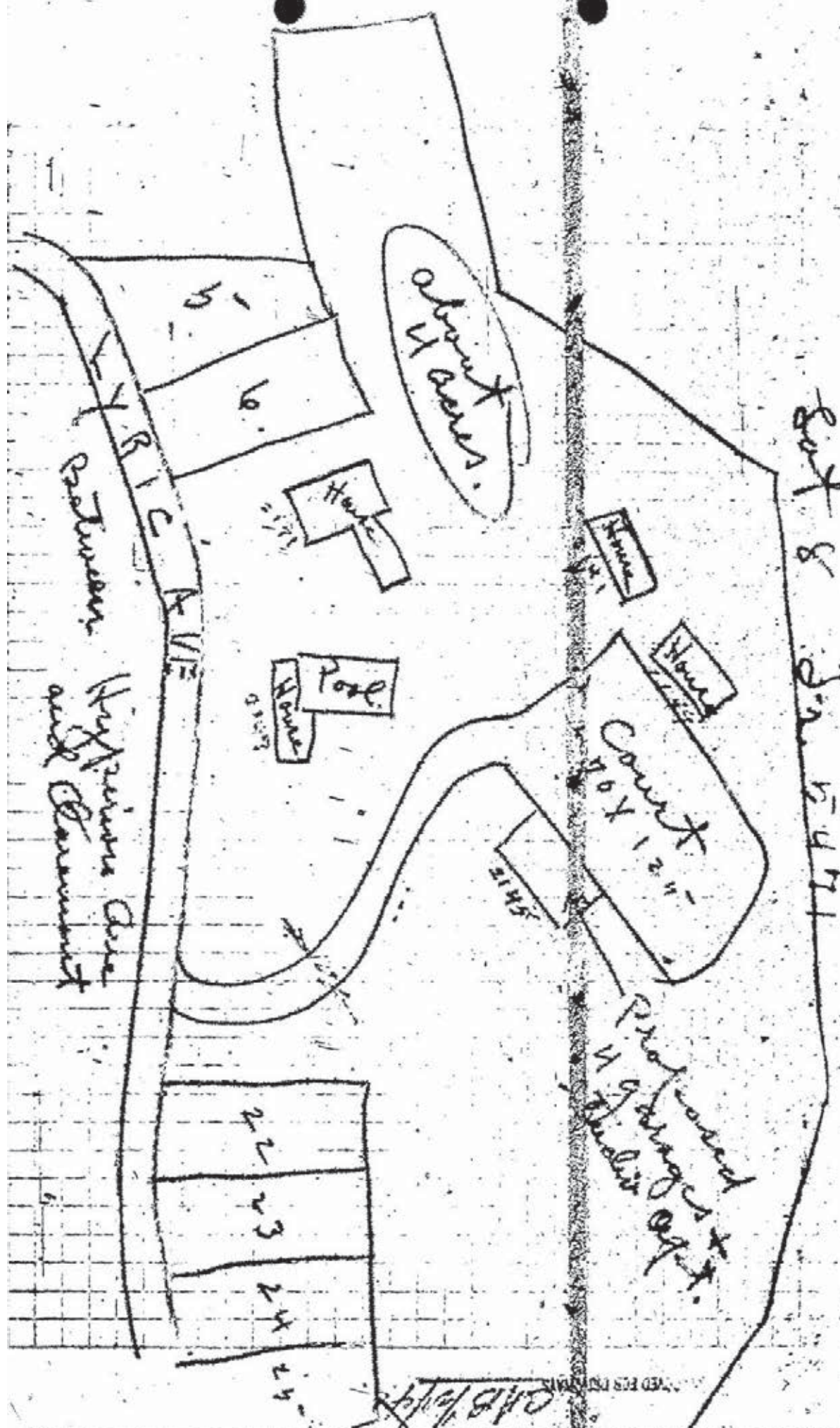
Plans, Specifications and other data must be filed.

FOR DEPARTMENT USE ONLY							
PLAN CHECKING				REINFORCED CONCRETE			
Date DEC 23 1947	Receipt No. 14854			Ribs Cement		FEES	
Valuation \$15,000				Tons of Reinforcing Steel		Bldg. Per. 48.00	
Fees Paid \$1,250.00						Cert. of Occupancy	
Type GROUP R				Key Lot		Total 48.00	
Hypocrite St. Occupants				Corner Lot Keyed		Acres 4.00	
Islands Lot				Zone R-1		Fire District	
Corner Lot				Bldg. Use		District Map No. 4736	
Plans and Specifications checked				Appropriation checked and approved		Stamp here when Permit is issued	
Corrected as noted				FEB 17 1948		FEB 17 48	
Plans, Specifications and Application rechecked and approved				Clerk			
For Plans See				SINKLER			
Filed with				Specified-Required			
				Violation Noted			

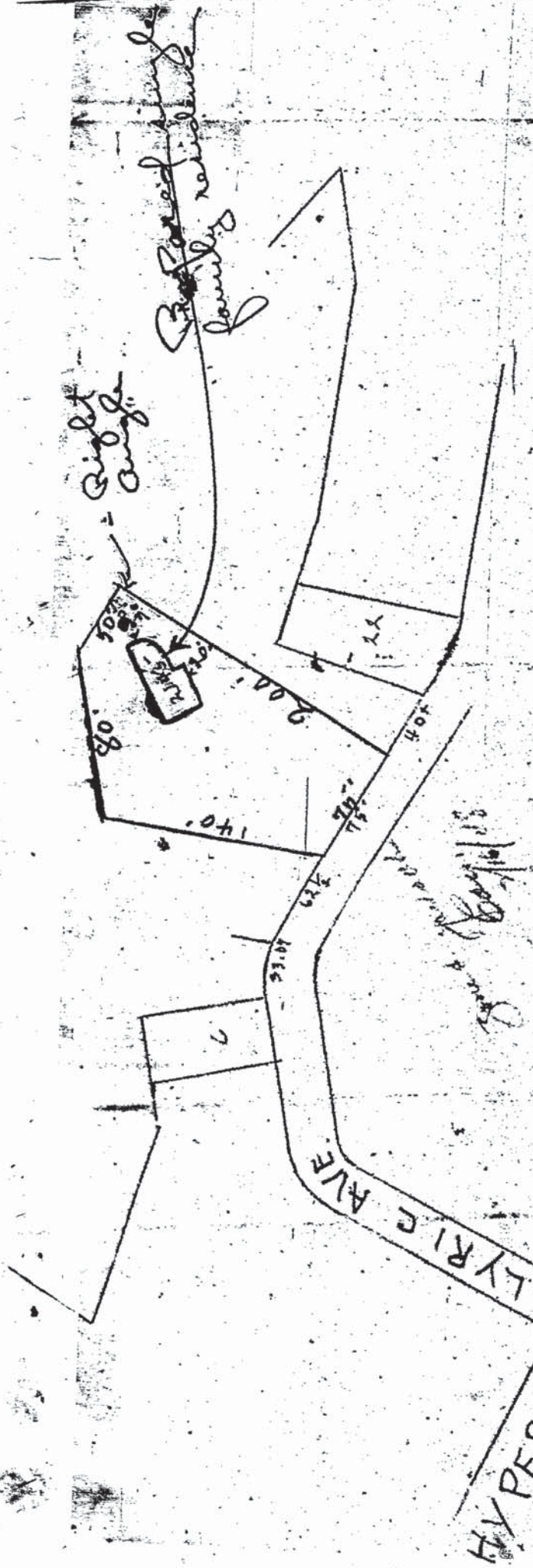
50-3

Building 726; 241 H 276

Box 8 Jan 5 471



01/05/47



Scale 50' = 1"
 Portion of Lot 8 of 3rd 5471
 30.6 and 30.6

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. 8

Tract 5471

Location of Building 2145 Lyric Ave (House Number and Street)

Approved by
City Engineer

Between what cross streets? Hyperion & Comstock

Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building Dwelling Families 1 Rooms 1

(Store, Dwelling, Apartment House, Hotel or other purpose)

2. State how long building has been used for present occupancy one year

3. Use of building AFTER alteration or moving same Families 1 Rooms 1

4. Owner J. A. VAN PELT Phone MO-16121

5. Owner's Address 2145 Lyric Ave P. O. J. A. 27

6. Certificated Architect State License No. Phone

7. Licensed Engineer State License No. Phone

8. Contractor State License No. Phone

9. Contractor's Address

10. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilation, water supply, plumbing, fire equipment, electrical wiring and elevator equipment, thereto or thereon) \$300 mod. materials

11. State how many buildings NOW on lot and give use of each 1 house

(Store, Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building 26 x 40 Number of stories high 2 Height to highest point 25'

13. Material Exterior Walls wood, plaster, brick Exterior framework wood (Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:

Bathroom - shower stool and lav.
To be built outside limit attached to
present bldg for servants quarters

NEW CONSTRUCTION

15. Size of Addition 6 x 7 Size of Lot 25 x 200 Number of Stories when complete one

16. Footing: Width 1' Depth in Ground 8" Width of Wall 8" Size of Floor Joists 2 x 4

17. Size of Studs 2 x 4 Material of Floor concrete Size of Rafters 4 x 4 Type of Roofing composition

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 John A. Van Pelt

(Owner or Authorized Agent)

DISTRICT
OFFICE

By

FOR DEPARTMENT USE ONLY

PLAN CHECKING				OCCUPANCY SURVEY		Investigation Fee \$	
Valuation <u>\$300</u>				Area of Bldg. <u>1800</u> Sq. Ft.		Cert. of Occupancy Fee \$	
Fee <u>\$100</u>				Fee \$		Bldg. Permit Fee \$ <u>25</u>	
Total \$ <u>400</u>				Total \$		Total \$ <u>525</u>	
TYPE <u>R</u>	Maximum No. Occupants <u>1</u>	Inside Lot	Key Lot	Lot Size <u>1800</u>	1 ft. rear alley <u>check</u>		
GROUP <u>R</u>	Plans and Specifications checked <u>Yes</u>	Corner Lot	Corner Lot Keyed <u>R-1</u>	Fire District	1 ft. side alley <u>check</u>		
For Plans <u>Yes</u>	Correction Verified <u>Yes</u>		Blkg. Line <u>HIDE</u>	No. <u>147-201</u>	District Map No. <u>147-201</u>		
Filed with <u>Yes</u>	Plans and Specifications and Application checked and approved <u>Yes</u>		Continuous Inspection	Street Widening	Application checked and approved <u>Yes</u>		
				SPRINKLER Specified - Required	Inspector <u>Nov 25 1951</u>		
				Valuation Included			

DO NOT WRITE BELOW THIS LINE ENCLOSURE 726

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (N)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	NOV 16 1951		10122		
Supplemental Plan Checking					
Building Permit	NOV 16 1951		1A19721		

11/15/51. Use as servants
quarters on property
lot 10A Miller

Part of lot 8 ($3\frac{1}{2}$ acres)

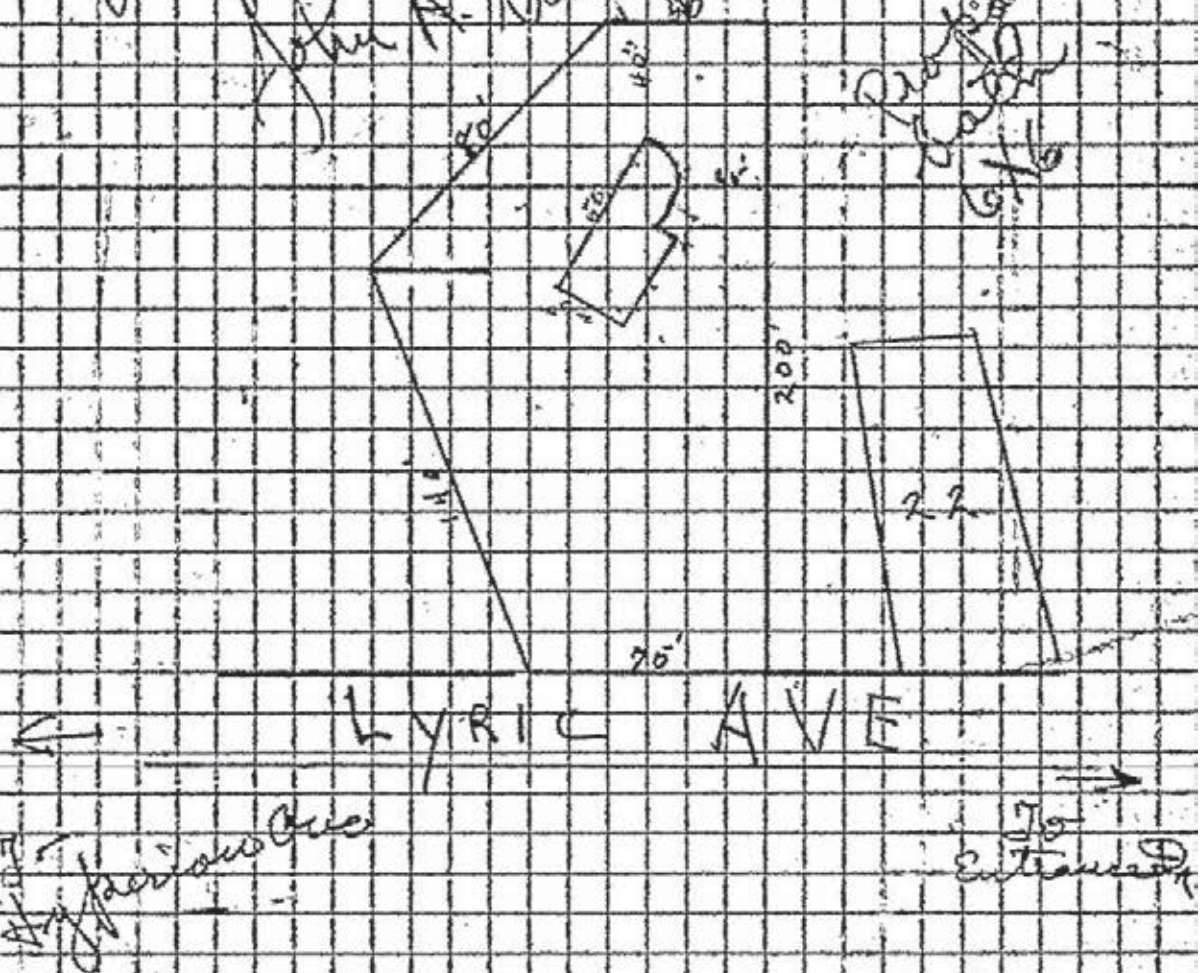
SA 5441

2145 Square Feet A. 27

Proposed bathroom addition
for servants quarters only and not
for rental.

John A. Van Gelder

Proposed
bath
5' x 6'



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. 5Tract 5477.1Location of Building. Hyperion and Caramont

(House Number and Street)

Approved by
City EngineerBetween what cross streets? 2145 Lyric Ave

Deputy

USE INK OR INDELIBLE PENCIL

1. Purpose of building. Recreation

(Store, Dwelling, Apartment House, Hotel or other purpose)

Families _____ Rooms _____

2. Owner John A. VAN PELT

(Print Name)

Phone MO 161213. Owner's Address 2145 Lyric Ave P.O. Box Angeles4. Certificated Architect [Signature]

State

License No. _____

Phone _____

5. Licensed Engineer [Signature]

State

License No. _____

Phone _____

6. Contractor [Signature]

State

License No. _____

Phone _____

7. Contractor's Address STATE

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)

\$ 200.009. State how many buildings NOW on lot and give use of each. One - dwelling

(Store, Dwelling, Apartment House, Hotel or other purpose)

10. Size of new building 6 x 8 No. Stories 1 Height to highest point 7' Size lot 75 x 20011. Material Exterior Walls woodType of Roofing Composition

For Accessory Buildings and similar structures

- (a) Footing: Width 12" Depth in Ground 12" Width of Wall 8"
(b) Size of Studs 2 x 4 Material of Floor concrete
(c) Size of Floor Joists 2 x 8 Size of Rafters 4 x 4

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

Sign here

(Owner or Authorized Agent)

DISTRICT OFFICE

By [Signature]

FOR DEPARTMENT USE ONLY

PLAN CHECKING					
Valuation \$ <u>200.00</u>					Investigation Fee \$ _____
Fee <u>120</u>					Bldg. Permit Fee \$ <u>2.00</u>
					Total \$ <u>122.00</u>
TYPE <u>2</u>	Maximum No. Occupants _____	Inside Lot _____	Key Lot _____	Lot Size _____	Pl. rear alley _____
GROUP <u>R</u>	Plans and Specifications checked <u>[Signature]</u>	Corner Lot _____	Corner Lot Keyed _____	Fire District _____	Pl. side alley <u>[Signature]</u>
Per Plans See _____	Correction Verified <u>[Signature]</u>	Zone <u>R-1</u>	Stg. Line _____	Street Widening _____	District Map No. <u>147-201</u>
Filed with _____	Plans, Specifications and Application checked and approved <u>[Signature]</u>	Continuous Inspection _____	SPRINKLER Specified-Required Valuation Included Yes _____ No _____	Inspector _____	Application checked and approved <u>[Signature]</u> NOV 15 1951

REV. R 12779, 2A 276

DO NOT WRITE BELOW THIS LINE REV. 726

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	NOV 1951		10127		
Supplemental Plan Checking					
Building Permit	NOV 1951		1A19736		

PLOT PLAN

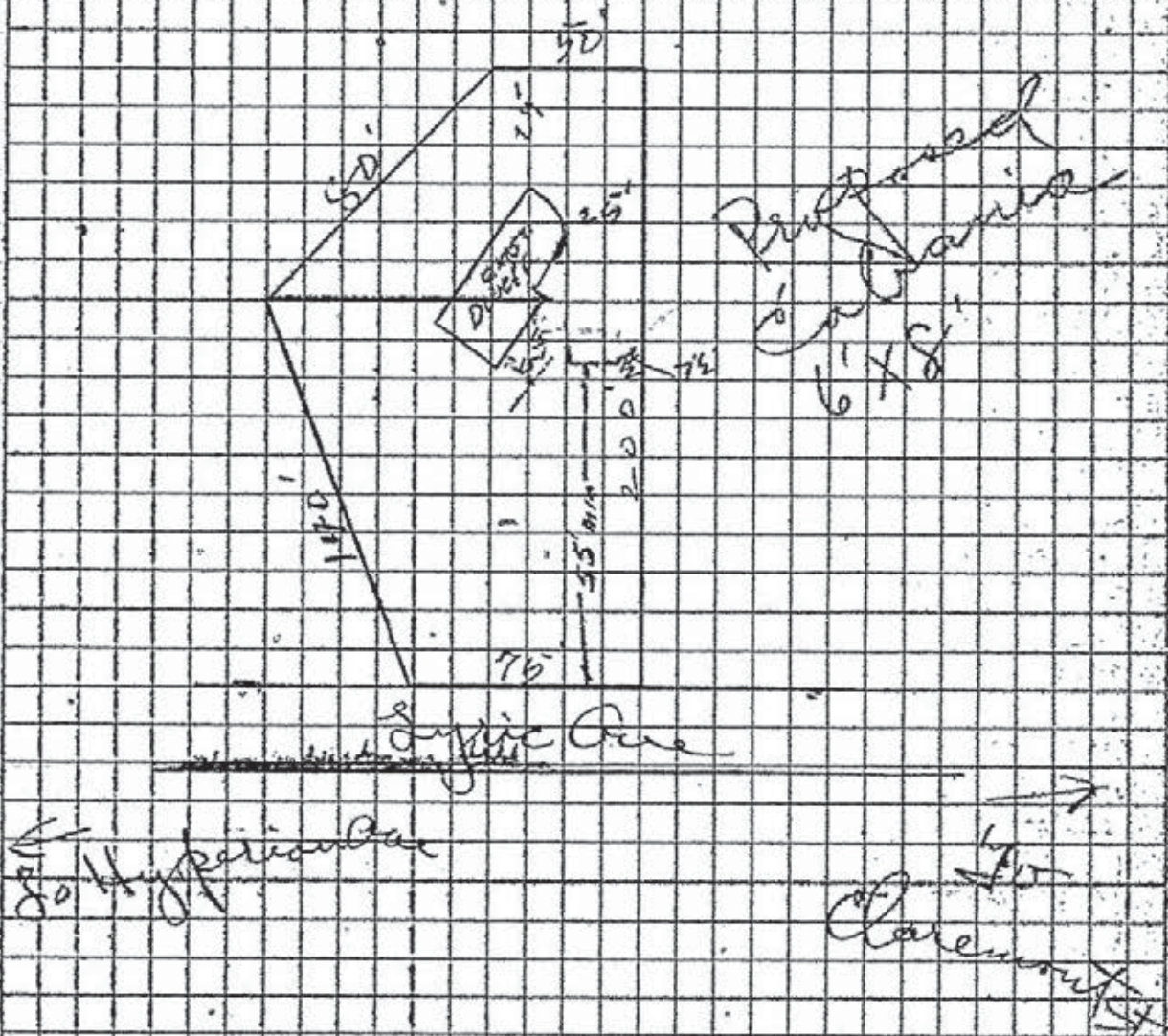
Part of lot 8 ($3\frac{1}{2}$ Acres)

Tr. 5411

2144 - Syrie Ranch 27

ZONE AND YARDS O.K.

DATE 11/15/51 - W. J. Miller





City of Los Angeles Department of City Planning

10/8/2020 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2149 N LYRIC AVE
2147 N LYRIC AVE
2145 N LYRIC AVE
2141 N LYRIC AVE

ZIP CODES

90027

RECENT ACTIVITY

CHC-2020-6024-HCM
ENV-2020-6025-CE

CASE NUMBERS

CPC-2016-1450-CPU
ORD-129279
ZAI-19XX-276
YD-15094
YD-13779
DL-1949
ENV-2016-1451-EIR
AFF-12779
DofL-1949

Address/Legal Information

PIN Number	148-5A203 284
Lot/Parcel Area (Calculated)	111,250.8 (sq ft)
Thomas Brothers Grid	PAGE 594 - GRID C4
Assessor Parcel No. (APN)	5430012020
Tract	TR 5471
Map Reference	M B 61-52/53
Block	None
Lot	LT 8
Arb (Lot Cut Reference)	2
Map Sheet	147A203 148-5A203

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Los Feliz
Council District	CD 4 - David E. Ryu
Census Tract #	1952.02
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	R1-1
Zoning Information (ZI)	ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
General Plan Land Use	Low II Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	Yes
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
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	

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

Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5430012020
Ownership (Assessor)	
Owner1	HORNBECK,DANIEL P TR DANIEL P HORNBECK TRUST
Address	2145 LYRIC AVE LOS ANGELES CA 90027
Ownership (Bureau of Engineering, Land Records)	
Owner	HORNBECK, DANIEL P. (TR) DANIEL HORNBECK FAMILY TR 10-30-90
Address	2145 LYRIC AVE LOS ANGELES CA 90027
APN Area (Co. Public Works)*	2.540 (ac)
Use Code	0501 - Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool
Assessed Land Val.	\$663,194
Assessed Improvement Val.	\$280,361
Last Owner Change	12/11/2013
Last Sale Amount	\$9
Tax Rate Area	13
Deed Ref No. (City Clerk)	2-233
	1903865
	1587860
	1-400
Building 1	
Year Built	1942
Building Class	D75C
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	2
Building Square Footage	1,691.0 (sq ft)
Building 2	
Year Built	1936
Building Class	D65B
Number of Units	1
Number of Bedrooms	1
Number of Bathrooms	2
Building Square Footage	1,067.0 (sq ft)
Building 3	
Year Built	1939
Building Class	D6B
Number of Units	1
Number of Bedrooms	1
Number of Bathrooms	1
Building Square Footage	608.0 (sq ft)
Building 4	
Year Built	1943

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Building Class	D55A
Number of Units	1
Number of Bedrooms	1
Number of Bathrooms	1
Building 5	
Year Built	1949
Building Class	D7D
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	2
Building Square Footage	2,329.0 (sq ft)
Rent Stabilization Ordinance (RSO)	Yes [APN: 5430012020]

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	Outside Flood Zone
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
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	Yes
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Hubzone	Not Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368

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Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	Yes [APN: 5430012020]
Ellis Act Property	No

Public Safety

Police Information

Bureau	Central
Division / Station	Northeast
Reporting District	1143

Fire Information

Bureau	West
Battalion	5
District / Fire Station	35

Bureau	West
Battalion	5
District / Fire Station	56

Red Flag Restricted Parking	No
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CASE SUMMARIES

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

Case Number:	CPC-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ZAI-19XX-276
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN

DATA NOT AVAILABLE

- ORD-129279
- YD-15094
- YD-13779
- DL-1949
- AFF-12779
- DofL-1949



Address: 2149 N LYRIC AVE

APN: 5430012020

PIN #: 148-5A203 284

Tract: TR 5471

Block: None

Lot: LT 8

Arb: 2

Zoning: R1-1

General Plan: Low II Residential

