

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2021-9228-HCM
ENV-2021-9229-CE**

HEARING DATE: December 2, 2021
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

Location: 6877-6881 W. Alta Loma Terrace
Council District: 4 – Raman
Community Plan Area: Hollywood
Land Use Designation: Low Medium I Residential
Zoning: R2-1XL
Area Planning Commissions: South Valley and Central
Neighborhood Council: Hollywood Hills West
Legal Description: Tract 3653, Lots 19 and 21

EXPIRATION DATE: The original 30-day expiration date of December 5, 2021, 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*. The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.

PROJECT: Historic-Cultural Monument Application for the PHILIP AHN/KURT COBAIN RESIDENCE

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Arthur J. Fielder III
1895 West Adams Boulevard
Los Angeles, CA 90018

Karen S. Bryant
6879 Alta Loma Terrace
Los Angeles, CA 90068

APPLICANT: Adrian Scott Fine
Los Angeles Conservancy
523 West 6th Street, Suite 826
Los Angeles, CA 90014

PREPARERS: Jenna Snow and Kathryn McGee
14900 Magnolia Boulevard
P.O. Box 5201
Sherman Oaks, CA 91413

SUMMARY

The Philip Ahn/Kurt Cobain Residence is a two-story single-family residence and adjacent vacant lot located on the north side of Alta Loma Terrace in the High Tower neighborhood of Hollywood. Designed by Daniel C. Messinger (1875-1961) in the Craftsman architectural style with Japanese influences, the single-family residence was constructed in 1921 for Miss R. Marguerite Mansfield. The subject property was the home of Korean American actor Philip Ahn (1905-1978) from 1952 to 1958 and of rock musician Kurt Cobain (1967-1994) from 1992 to 1993.

The High Tower neighborhood consists of two tracts subdivided by Fred S. Gallagher and William S. Henderson in 1920. Located on steep ridges and hillsides, the neighborhood was designed around several walk streets with a private elevator to provide more convenient access for residents. The elevator is located at the end of High Tower Drive in a tower inspired by an Italian campanile and is flanked by garages that serve the houses on the walk streets above. The subdivision was advertised as having both desirable hillside views and convenient access to central Hollywood, without the need for a long, arduous climb.

Rectangular in plan, the single-family residence is of wood-frame construction with horizontal and vertical wood board-and-batten siding and has a side gable on hip roof with wide overhanging eaves and exposed, carved rafter tails. The primary, south-facing elevation is three bays wide and features a plain, paneled wood double door in the east bay; due to the grade of the site, it is several feet above the ground and accessed by a set of wooden stairs leading to a wooden deck. There is a trio of windows in the center bay on the first floor. The west bay at the first floor projects from the plane of the elevation and is topped by a shed roof. The east-facing elevation is also three bays wide and there is a terrace that extends from the north bay, wrapping around to the north-facing elevation. The north-facing elevation is two bays wide; on the first floor, there are two pairs of multi-lite doors that lead out onto a shallow balcony. The balcony features a wooden railing with a pattern of horizontal and vertical slats and extends on to the west-facing elevation. A secondary entrance accessed via a short flight of wood steps is located on the west-facing elevation. Fenestration consists of multi-lite double-hung windows, large, fixed windows, and multi-lite French doors. A wooden fence with a pattern of horizontal and vertical slats runs along the front of the subject property east of the residence, with a taller board-and-batten fence and gate on the west side of the residence. Interior features include paneled walls and ceilings, a half-turn stair with a geometric railing, built-in cabinets, and a carved stone panel depicting a dragon.

Daniel C. Messinger was born in Nebraska in 1875 and later moved to Los Angeles. Throughout his career, Messinger was referred to variously as a contractor, builder, architectural designer, and architect, though he does not appear to have been a licensed architect. He focused on designing plans for single-family homes throughout Los Angeles, which he continued to do through 1940. Messinger passed away in 1961 at the age of 86.

Born in 1905, Philip Ahn was the eldest son of Korean independence leader Ahn Chang Ho, also known as Dosan, and his wife Helen (Yi Hye Ryon). As his father was often out of the country, Ahn began working at the age of nine to support the family. He was also active in his father's organization, the Hung Sa Dahn or Young Korean Academy, establishing a youth group and assisting the organization to lease land in Northern California. In 1934, Ahn enrolled at the University of Southern California, but dropped out after receiving his first credited film roles in *The General Died at Dawn* and *Stowaway* in 1936. He continued to work in film and television until 1977, receiving 270 acting credits over the course of his career. Though Ahn did land lead roles in films such as *Daughter of Shanghai* (1937), he was largely relegated to supporting roles due to institutional racism. In addition to acting, Ahn opened an upscale Chinese restaurant in Panorama City in 1955, Phil Ahn's Moongate, which was in operation until 1990. He also remained

active in the Korean American community, as well as in local politics. Ahn resided at the subject property between 1952 through 1958, although he owned the property until his death in 1978. Ahn was posthumously honored with a star on the Hollywood Walk of Fame in 1984.

Kurt Cobain was born in Aberdeen, Washington, in 1967. Cobain and Krist Novoselic formed the grunge rock band Nirvana in 1987 and released their first single the following year. After some initial success, their 1991 album *Nevermind* propelled them to fame and became a landmark alternative rock record. In 1992, Cobain married fellow musician Courtney Love, the lead singer of the band Hole. Initially residing in the Fairfax District, they relocated to the subject property later that year. During their time at the subject property, Cobain began writing Nirvana's *In Utero* album that would go on to become critically acclaimed, and Love gave birth to the couple's daughter, Frances Bean Cobain. Cobain and Love relocated from the subject property to Seattle, Washington by the end of 1993. Cobain committed suicide in 1994, at the age of 27. In 2014, he was posthumously inducted into the Rock and Roll Hall of Fame for his role in Nirvana alongside his fellow bandmates.

The subject property appears to have experienced only a few alterations including the enclosure of the front porch and the enlargement of two windows on the east-facing elevation in the 1950s; and the replacement of wood floors with tiles and addition of ceiling tiles on the basement level at unknown dates.

SurveyLA, the citywide historic resources survey, identified the subject property as eligible for listing under the national, state, and local designation programs as an excellent and rare example of a Craftsman home with Japanese influences and as a unique hillside example of streetcar residential development in Hollywood associated with the original 1920s Alta Loma development. The subject property was also identified in SurveyLA's Korean Americans in Los Angeles, 1905-1980 historic context statement as significant for its association with Korean American actor Philip Ahn.

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 November 5, 2021, the Director of Planning determined that the application for the proposed designation of the subject property as Historic-Cultural Monument was complete. The original 30-day expiration date of December 5, 2021, 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*. The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

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

2. CONSTRUCTION HISTORY & CURRENT STATUS

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

3. STYLE & MATERIALS

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

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

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

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

Property Owner

Is the owner in support of the nomination?

Yes

No

Unknown

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

Nomination Preparer/Applicant's Representative

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

- | | |
|--|--|
| 1. Nomination Form | 5. Copies of Primary/Secondary Documentation |
| 2. Written Statements A and B | 6. Copies of Building Permits for Major Alterations (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.	
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Adrian Scott Fine

10-22-2021

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

7. WRITTEN STATEMENTS

A. Proposed Monument Description

The following description is based on visibility from the public right-of-way as well as photographs included in a recent real estate listing (Attachment 2). The interior is not accessible.

Site

The Philip Ahn/Kurt Cobain Residence, located at 6877-6881 Alta Loma Terrace in Hollywood on a walk street, is not accessible to vehicular traffic. The High Tower, a short distance from the property, provides elevator access from the associated garage on High Tower Drive, five flights below. Alta Loma Terrace follows a ridge above the Hollywood Bowl to the north,¹ sloping down from west to east while the property drops off considerably to the north.

The one residential building is a single-family home that encompasses nearly the entire parcel on which it sits while the parcel to the east is undeveloped and serves as a side yard to the house. The residence is placed close to the walk street with only a shallow setback. A tall, solid wood wall extends from the residence to the west and includes a solid gate. Tall bamboo is planted within the setback along the east side of the house. A fence runs along the side yard to the east. A low, rubble stone wall separates the house from the side yard, which is planted with a handful of mature trees that are overgrown and not recently pruned. A contemporary chain-link fence nearly bisects the property along the north while a tall, wood fence separates the property to the adjacent one to the west. A stone walkway/staircase runs along the fence and the west elevation of the house. A brick fireplace is located downhill to the north of the residence.

Exterior

The Philip Ahn/Kurt Cobain Residence is designed in a Craftsman style with Japanese influences visible in the slightly flared corners of the roof eaves, rafter tails stamped with gold, floral design, and horizontal arrangement of lights within the windows. The residence is two stories with a partial basement along the north elevation. The side gable on hip roof has widely overhanging eaves and visible rafter tails that extend beyond the roofline and curve upward. The residence is finished in wood board-and-batten siding, arranged horizontally on the basement and first floor and vertically on the top floor. Fenestration consists of double hung wood sash with the upper sash taller than the lower sash.

The primary elevation faces south toward Alta Loma Terrace and is three bays wide. The primary entrance is located in the east bay. Due to the slope of the site, the entrance is accessed by a short flight of wood stairs set against the building. The stairs have a simple wood railing with unadorned wood newel posts at the bottom and vertical slats. The primary entrance consists of two, contemporary wood panels, which are currently protected by plywood. The center bay on the first floor contains a trio of windows. The west bay at the first floor steps out from the plane of the elevation and is topped by a shed roof. Windows are arranged on the three visible sides of the bay with small windows facing east and west and a wider window facing south. On the top floor, a pair of windows is located in the east bay, two small single windows are in the center bay, and a single window is in the west bay.

¹ Alta Loma Terrace generally runs northwest to southeast. For ease of description, it is assumed it runs east-west.

The east elevation is also three bays wide. Entrance to the basement is located in the center bay and consists of a single, panel door. Two windows flank the entrance to the south, one of which is boarded up with plywood and the other protected by contemporary metal security bars. A door hidden by board and batten siding at the south side of the elevation likely accesses a storage shed. A large, fixed window is located in the north bay. The window is divided vertically into equal thirds, while each of the vertical divisions has horizontal muntins, dividing the center section in half and outer sections into unequal thirds. A terrace extends from the north bay, wrapping around to the north elevation. On the first floor of the east elevation, two, large, fixed, wood sash windows are located in the north and south elevations. Like the large, fixed window on the ground floor, these windows are also divided equally vertically, although into five sections. Horizontal divisions alternate between dividing vertical sections into halves and unequal thirds.

The north elevation is two bays wide. On the basement level, a pair of windows is located in the east bay while a glass door with two fixed sidelights is located in the west bay. On the first floor, two pairs of doors with glass lights lead out onto a shallow balcony. The balcony has a wood floor and wood railing with horizontal slats, broken up in places by short vertical pieces.

The shallow balcony and railing on the first floor wrap around the north elevation to the west elevation. The west elevation is three bays wide. At the first floor, a trio of small windows is located in the north bay. A secondary entrance is located in the center bay flanked by a single small window to the north. A short flight of wood steps leads to the secondary entrance. A pair of windows is located in the south bay. On the top floor, two windows are located in the center bay, one of which is a small, fixed window, while a single window is located in the south bay.

Interior

The one available image of the basement reveals a relatively large living area at the northeast side of the building. Floor finishes consist of contemporary tiles while ceiling tiles are placed atop of earlier finishes.

The interior is dominated by a double height living room that runs the length of the north elevation. The living room is centered on a fireplace in the north wall flanked on either side by pairs of doors that open onto the balcony, while built-in bookcases line the west wall. A half-turn stair in the southwest corner is a central feature, running east-west, with a distinctive geometric railing and a large bottom step that is curved at the edges. At the second floor, a balcony with the same geometric motif as the stair extends across the south side of the living room. Finishes in the living room include paneling along the walls and ceiling. An Asian-inspired light fixture that once hung from the ceiling is currently sitting on the floor. Floors are wood. A cased opening in the south wall of the living room leads to the dining room. A passage along the east side of the building leads from the living room to the front door and exhibits a stone panel of a dragon.

On the top floor, two bedrooms are accessed from the balcony hallway. A bathroom between is accessed from both bedrooms. The southeast bedroom has a large closet with built-in cabinets.

Alterations

The Philip Ahn/Kurt Cobain Residence was constructed in 1921. In addition to the original building permit, only one other permit for the property could be located, which was for grading in 1956.² The house appears to retain a high degree of integrity and has sustained few alterations over time. Historic photographs show that in the mid- to late-1950s the front porch at the southeast corner was infilled, becoming an interior space, and two other windows along the east elevation were enlarged.³ As described more fully below, these alterations, which were completed by notable tenant Philip Ahn, have taken on significance over time.

² City of Los Angeles, Department of Building and Safety, "Application to Alter, Repair, Demolish," Permit #47006, June 29, 1956.

³ Numerous historic photographs in the collection of Philip Ahn Cuddy were reviewed for preparation of this nomination but were not permitted to be included.

B. Statement of Significance

6877-6881 Alta Loma Terrace is significant under criterion 2 for its association with one of its most notable tenants, Philip Ahn, who lived at the house in between around 1952 through 1958. Philip Ahn was a Korean American actor and leader in the Korean American community. The residence is also significant under criterion 2 for its association with grunge rock musician and Nirvana front man Kurt Cobain, who lived at the property around 1992-1993. In addition to its notable tenants, the residence is significant under criterion 1 as one of the oldest houses in what is now known as the High Tower neighborhood in the Hollywood Heights area of Los Angeles. With its distinctive and unique configuration on walk streets, the High Tower neighborhood spans two ridges and is accessed by an elevator. Located on a ridge overlooking the Hollywood Bowl, 6877-6881 Alta Loma Terrace was occupied in the 1920s by the developer of the High Tower, Fred S. Gallagher. Finally, 6877-6881 Alta Loma Terrace is significant under criterion 3 for its unique architectural design in a Craftsman style with Japanese influences.

The period of significance for the property extends from 1921, when the residence was constructed, through 1993, when Kurt Cobain resided at the property.

Property History

The Philip Ahn/Kurt Cobain Residence at 6877-6881 was constructed in 1921, designed by D. C. Messinger. The original building permit was issued to Miss. R. Marguerite Mansfield for a five-room dwelling, 35-feet by 35-feet, for one family to be built at a cost of \$3,500. In 1926, the house was advertised with the following description:

For sale, on top of hill...No other view in the world like it. No traffic, no dust. Wonderful air. So quiet, so private, yet only 10 minutes walk from Hollywood Blvd. and Highland Ave. Unusually attractive 7-room house, very large studio living room with balcony and large fireplace. Three bedrooms, two very large. Two bath. Window drapes throughout included...Near Hollywood Bowl. Price \$14,000.⁴

This description of the house aligns with how the house appears today.⁵

At the time the original building permit was issued, R. Marguerite Mansfield was living nearby at 2115 Highland Avenue though relatively little else is known about her life. One article provides that she was born in Los Angeles around 1892 and “at one time had a school of dramatic art in Chicago.”⁶ The same article describes her as “casting director of the Roy H. Klumb Productions.”⁷

⁴ “Classified Ad,” *Los Angeles Times*, February 21, 1926, 107.

⁵ The Los Angeles County Assessor notes that a substantial addition was completed around 1928. No permit could be identified for this addition. As the house appears similar to historic photos from the 1920s, it can be inferred that it was constructed with two stories and a partial basement.

⁶ “Movie Critic Mentions Miss Marguerite Mansfield,” *Journal Gazette* (Mattoon, Il), May 24, 1922, 4.

The column goes on to mention that “Miss Mansfield is known to quite a number of Mattoon people.” A small town in rural Illinois, it is unclear how R. Marguerite Mansfield could be known to residents of Mattoon.

⁷ “In Filmland,” *The San Francisco Examiner*, May 24, 1922, 19.

Located at 5107 Hollywood Boulevard, Roy H. Klumb Productions made “Daddy’s Love” (1922) and “Lucky Thing” (never released). By 1923, Roy H. Klumb Productions went “on the financial rocks.” (E.J. Fleming, *The Movieland Directory*, (Jefferson, N.C.: McFarland & Company, Inc., 2004), 206; “Pulse of the Studios,” *Camera*, June 19, 1920, 11; “Missing Murder Case Witness,” *Los Angeles Evening Post-Record*, July 21, 1923, 1-2.)

By 1930, she was working as a governess to James E. Green's 5-year old daughter Darleen Green on Beachwood Drive.⁸

Daniel C. Messinger

Daniel C. Messinger (1875-1961)⁹ was born in Nebraska and moved to Los Angeles by way of Arizona, where he worked as a farmer.¹⁰ The 1910 U.S. Census shows Daniel Messinger working as a "house contractor."¹¹ The first published notice of his work was for a house at 765 Irolo Street in 1911 (not extant).¹² Starting in 1912, he advertised regularly in local newspapers, specifically for houses he designed. In 1912, an advertisement read, "Better Bungalows Built for Less. Money furnished. Nifty up-to-date plans. See me TODAY."¹³ As time went on, his advertisements became increasingly wordy. A 1919 advertisement read, "When Noah built the ark labor was scarcer than at present, but he was successful because his plans and specifications were properly drawn. You can be equally as successful by using my plans..."¹⁴ Advertisements became newspaper columns, and in 1924, he had a semi-regular column in the *Hollywood Daily Citizen*.¹⁵

Throughout his career, Daniel Messinger was referred to variously as a contractor, builder, architectural designer, and architect though he does not appear to have been a licensed architect. He worked with other builders, supplying them with designs, as well as individualized designs, such as two "Spanish style bungalows" he prepared for G.W. Harrocks and D.H. Harrocks in Hollywood (1919, 1722 Courtney Ave and 1726 Courtney Ave, extant).¹⁶ The profession of architecture was still in its adolescence throughout the U.S. and especially in Los Angeles in the beginning of the twentieth century. There were few architecture schools throughout the country and correspondingly few trained architects. Trained architects tended to design high style buildings for wealthy clientele. More common were builders or contractors, such as Daniel Messinger, who often adapted house designs from popular pattern books.

Daniel Messinger maintained an office at 6526 Hollywood Boulevard, at the corner of Hudson Avenue. While U.S. Census records indicate he continued to work as a building contractor through 1940, he is mentioned in newspaper articles and his own advertisements only in the 1920s.

High Tower Neighborhood

A 1922 advertisement proclaimed:

How often have you said, 'I would love to live up on the hills overlooking Hollywood and Los Angeles if it were not for that long, tiresome climb' ... your desire... can now be realized... An automatic electric passenger elevator will be

⁸ 1930 United States Federal Census, Los Angeles, Los Angeles, California, Page: 12B, Enumeration District: 0071.

⁹ State of California, *California Death Index, 1940-1997*, (Sacramento, CA: State of California Department of Health Services, Center for Health Statistics).

¹⁰ 1900 United States Federal Census, Township 3, Maricopa, Arizona Territory, Page: 3, Enumeration District: 0026.

¹¹ 1910 United States Federal Census, Los Angeles Assembly District 70, Los Angeles, California, Roll: T624_81, Page: 3A, Enumeration District: 0253.

¹² "Building Permits," *Los Angeles Express*, August 25, 1911.

¹³ "Classified Ad," *Los Angeles Times*, September 19, 1912, 11.

¹⁴ "Classified Ad," *Los Angeles Times*, September 7, 1919, 65.

¹⁵ See for example, D.C. Messinger, "1924 to be Big Era for Building," *Hollywood Daily Citizen*, February 2, 1924, 10.

¹⁶ "Spanish Bungalow," *Los Angeles Times*, November 30, 1919, 11.

installed without cost to the property owners, and will take you quietly to the level on which your house is located.¹⁷

6877-6881 Alta Loma Drive is one of approximately 40 parcels in what is now known as the High Tower neighborhood.¹⁸ The property is located in Tract #3653, which was subdivided in 1920 by William S. Henderson of Salt Lake City (see Map 3). The tract is located immediately adjacent to the Hollywood-Highland Avenue Tract, which was subdivided by Fred S. Gallagher and his partners.¹⁹ Both tracts are not accessible to vehicles and are reached only by walk streets. To make the steep climb up several flights of stairs easier, Fred Gallagher conceived of the idea of an elevator to the top of the hill. The High Tower, located at the terminus of High Tower Drive, is flanked by 23 garages, owned by residents of the houses above, with additional garages located at the base of Broadview Terrace at La Presa Drive and Alta Loma Terrace near Highland Avenue. Ownership of the garage for the Philip Ahn Residence has stayed with that of the house. David Gebhard and Robert Winter describe the High Tower as a “bit of whimsey, a small-scale version of the extravagances at Bologna.”²⁰ Opened in April 1922²¹ and designed by Carl Kay, the High Tower is designed to appear like an Italian campanile, or bell tower. Access to the elevator is limited to those who have a key, which was originally given to twenty “members.”²² It is interesting to note that the Hollywood Bowl, located immediately adjacent on the north side of the ridge, was officially opened on July 11, 1922, contemporaneous with the High Tower.

Born in 1878 in Canada, Fred S. Gallagher, developer of the High Tower and Hollywood-Highland Avenue Tract, immigrated to the United States in 1900, becoming a citizen in 1917.²³ He married Myrtle Johnston in 1902 in Chicago, Il. and the couple had five children. By 1913, he had moved his family to Los Angeles, where he worked at Platt music company and lived nearby his future development at 2060 Highland Avenue. In 1919, he opened his own music store with “a full line of pianos and talking machines at 627 South Broadway.”²⁴ Fred Gallagher also took advantage of the population boom of the early 1920s in Hollywood to try his hand in real estate development. Along with his partners, Edward S. Field and O.L. Bishop, Fred Gallagher installed “paved streets, cement sidewalks, sewers, gas, and electricity, as well as street lights, and a number of ornamental features”²⁵ in the High Tower neighborhood.

Fred Gallagher was one of the earliest tenants of the property. A 1923 advertisement noted, “Fred S. Gallagher to Build New Home in Morning Glory Tract.”²⁶ Building permits show that this house was located across the walk street from 6877-6881 Alta Loma Terrace at 6884 Alta Loma Terrace.²⁷

¹⁷ “Display Ad,” *Hollywood Daily Citizen*, March 31, 1922, 5.

¹⁸ Of those 40 parcels, 29 are developed.

¹⁹ It is possible that the Hollywood Highland Avenue Tract, along with Tract #3653, was unofficially known as the Morning Glory Terraces tract.

²⁰ David Gebhard and Robert Winter, *Los Angeles: An Architectural Guide*, (Layton, UT: Gibbs Smith, Publisher, 1994), 149.

²¹ “Automatic Elevator to Serve New Tract,” *Los Angeles Times*, April 9, 1922, 96.

²² “Permits Issued,” *Los Angeles Times*, July 13, 1929, 16.

²³ Fred Spencer Gallagher, U.S., Naturalization Records, 1840-1957, National Archives and Records Administration (NARA); Washington, D.C.; Naturalization Records in the Superior Court of Los Angeles, California, 1876-1915; Microfilm Roll: 14; Microfilm Serial: M1614.

²⁴ “Fred S. Gallagher in Business for Himself,” *Los Angeles Evening Express*, December 1, 1919, 6.

²⁵ “Automatic Elevator to Serve New Tract,” *Los Angeles Times*, April 9, 1922, 96.

²⁶ “Fred S. Gallagher to Build New Home in Morning Glory Tract,” *Hollywood News*, October 13, 1923, 6.

²⁷ Construction initially started in 1921, with a second permit issued in 1924. Assessor records indicate the house was completed in 1925.

Only a few years later, Fred S. Gallagher purchased the subject property and resided there with his family until around 1930. It is possible Fred Gallagher lost most of his assets during the stock market crash in 1929. The 1930 U.S. Census shows Fred Gallagher renting an apartment in the Fernwood Apartments, at 5600 Fernwood Avenue.

Craftsman Style

The Philip Ahn/Kurt Cobain Residence is a unique and rare example of a Craftsman style house with Japanese influences. The Craftsman style was the most popular architectural style in southern California in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts movement that originated in England in the 1850s in reaction to industrialization and later to the ornate and eclectic decorative and architectural styles of the Victorian era. The father of the movement, designer William Morris, espoused a return to the supposed simplicity of pre-industrial times when handicrafts displayed personal involvement in the products of a laborer's work. He believed that all the details of a home or workplace should be designed as a whole, with the style and materials of the furniture and ornamental details in perfect harmony with those of the building.

This nostalgia for a pre-industrial past resonated with many Americans who were experiencing a transition to a more urban, technologically oriented age. Architects and designers from various places across the United States created their own stylistic interpretations appropriate to the local geography and used natural materials specific to the region. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

The Craftsman style was inspired primarily by California brothers Charles Sumner Greene and Henry Mather Greene who practiced in Pasadena, California from 1893 to 1914.²⁸ The Greenes were influenced by the English Arts and Crafts Movement, Asian wooden architecture, and their early training in manual arts. Their interest in Asian-inspired architecture was heightened after they saw examples of Japanese architecture at the Chicago World's Fair. They also reportedly used Japanese carpenters in many of houses they designed and constructed.²⁹ After their work was featured in a number of magazines, including *Ladies' Home Journal*, demand for the style rapidly spread across the country.³⁰ Soon pattern books became available and small, one-story Craftsman bungalows became the most popular style in the country for smaller homes.

Character-defining features of Craftsman style identified in SurveyLA include:³¹

- Broad front entry porches of half for full-width, with square or battered columns, sometimes second-story sleeping porches

²⁸ Virginia and Lee McAlester, *A Field Guide to American Architecture*, (New York: Knopf, 1984), 54.

²⁹ Lester Walker, *American Shelter: An Illustrated Encyclopedia of the American House*, (Woodstock, NY: The Overlook Press, 1981), 181.

³⁰ McAlester and McAlester, 54.

³¹ Teresa Grimes, *Los Angeles Citywide Historic Context Statement; Context: Architecture and Engineering; Theme: Arts and Crafts Movement, 1895-1930*, prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources, June 2015, 20.

- Broad, overhanging eaves with exposed structural members such as rafter tails, knee braces, and king posts
- Building forms that respond to the site
- Typically double-hung windows or casement windows situated in groups
- Extensive use of natural materials for columns, chimneys, retaining walls, and landscape features
- May have been designed by a prominent architect of the period
- One or two stories in height
- Shingled exteriors, occasionally clapboard or stucco

Built into the hillside, the Philip Ahn/Kurt Cobain Residence expresses the Craftsman style through its distinctive roof with wide, flared eaves and exposed structural members; wood clapboard siding; two-story height; double-hung windows; and porch running the full length of the rear (north) elevation, overlooking the Hollywood Bowl, which was under construction at the same time as the house. The distinctive building forms respond to the site, as the square plan, roof configured as a side gable on hip, and flared eaves give the house the appearance of a pagoda on the ridge of the hill (see Historic Photos 1-4).

Philip Ahn

Legendary Hollywood film and television actor and Korean American community leader Philip Ahn resided at the house between circa 1952 and 1958,³² although he owned the property until his death in 1978.³³ Born in 1905, Philip Ahn was the eldest child of Ahn Chang Ho and Helen (Yi Hye Ryon) Ahn and was one of the first Korean Americans born in the U.S.

Philip Ahn's life and legacy is closely tied to that of his father. Called "Dosan," by his followers, Ahn Chang Ho was a leading figure in the movement for Korean independence from Japanese colonial rule, as well as a pioneer of the first wave of Korean immigrants to the United States.³⁴ Ahn Chang Ho and his new bride Helen Ahn immigrated to the U.S. in 1902, first arriving in San Francisco. The family eventually settled in Los Angeles in 1914, initially living at a house at 106 North Figueroa Street,³⁵ later moving to 954 West 37th Street in the mid-1930s.³⁶ While the family, which grew to five children including Philip, remained in Los Angeles, Ahn Chang Ho made frequent visits to Korea, as well as Russia and China among other countries, in support of the Korean independence movement. In 1919, he traveled to China to establish a provisional government in Shanghai and was appointed interim prime minister and minister of labor for the exiled Korean Provisional Government. He was arrested by the Japanese in 1932 and died in Korea from illness stemming

³² Personal interview with Ralph Ahn, July 21, 2021; Jimmie Fidler, "Views of Hollywood," *The Valley Times*, September 2, 1955, 4; "Farewell Fete Hosted," *The Valley Times*, July 20, 1957, 6. .

³³ County of Los Angeles, Deed Books, Document 78-1446166, recorded December 29, 1978.

³⁴ Hye Seung Chung, *Hollywood Asian: Philip Ahn and the Politics of Cross-Ethnic Performance*, (Philadelphia: Temple University Press, 2006), 5.

³⁵ 1920 United States Federal Census, Los Angeles Assembly District 64, Los Angeles, California, Roll: T625_108, Page: 14B, Enumeration District: 215.

³⁶ This house is now located on the campus of the University of Southern California and is the headquarters of USC's Korean Studies Institute. It has been identified as eligible for listing in the National and California Registers.

The original name of the street changed from West 40th Street (1907-circa 1921) to West 37th Street (circa 1922-1950), to Bloom Walk (1984).

from torture and imprisonment in 1939.³⁷

With his father out of the country for much of his life, Philip Ahn, as the oldest child, became the patriarch of the family. From the age of nine, when he sold newspapers, he held a variety of jobs to help support his family. Between the time he graduated from Los Angeles Polytechnic High School in 1923 and when he matriculated to the University of Southern California in 1934, he worked in jobs such as dishwashing, cleaning, truck driving, and delivering vegetables. The 1930 U.S. Census notes that Philip Ahn owned a fruit store³⁸ at the Tower Grocery Market.³⁹

Philip Ahn became a leader in the Korean American community in his own right. As a U.S. citizen, he was able to assist the Hung Sa Dahn, also known as Young Korean Academy, to lease land in Colusa County in northern California for an agricultural venture in 1926.⁴⁰ He also spent two years working in these rice fields.⁴¹ As described by Philip's younger brother, Ralph Ahn, his community involvement focused on second-generation Korean Americans. In the 1920s, he organized the first Korean American youth group (Ip'al or Two-Eight Club) where he gave members ballroom dancing lessons and arranged for other educational activities based on his father's teaching philosophy.⁴²

His leadership in the Korean American community continued throughout his life. In her book *Hollywood Asian: Philip Ahn and the Politics of Cross-Ethnic Performance*, Hye Seung Chung documents:

many of the Koreans coming from Korea in the 1960s and early 1970s came to Philip and his mother for advice and assistance...Korean businessmen and politicians came to Philip's home for support and introductions. American politicians sought Philip's fame to enhance their campaigns and raise funds. American businessmen sought his endorsements of their products and contacts in Korea.⁴³

As an example of his close involvement Korean American affairs, Philip Ahn met the president of South Korea, Park Chung Hee, when he arrived in Los Angeles in 1965. Philip Ahn was also involved with local politics. In 1962, he was appointed honorary mayor of Panorama City, a post he held until his death, and presided over numerous Chamber of Commerce and other civic events (see Historic Photos 5 and 7).⁴⁴ He was instrumental in bringing the Korean Bell of Friendship to San Pedro as well as establishing the Do San Memorial Park in Seoul, Korea.⁴⁵

³⁷ Chung, 6.

³⁸ 1930 United States Federal Census, Los Angeles, Los Angeles, California, Page: 22B, Enumeration District: 0406.

³⁹ Chung, 6.

⁴⁰ The California Alien Land Law of 1913 prohibited "aliens ineligible for citizenship" from owning agricultural land or possessing long-term leases over it.

⁴¹ Lois Atkins, "Philip Ahn Leads Busy Life While Attending School," *The Daily Trojan*, May 16, 1935.

⁴² Chung, 6 and 193.

⁴³ As quoted in Chung, 24.

⁴⁴ "Panorama City to Install Philip Ahn as 'Hizzoner,'" *The Valley News*, May 4, 1962, 33. For events Philip Ahn presided over, see for example, "Panorama C. of C. Day Rites Set," *Hollywood Citizen-News*, April 23, 1964, 4; "Photo standalone," *Valley Times*, May 23, 1964; "New Chamber Leader Lists His Projects," *Los Angeles Times*, December 4, 1962, 2; "Rotary Plans Breakfast and Program," *Los Angeles Times*, November 10, 1966, 189; "Red Carpet Out for visitors," *Valley News*, January 20, 1967, 28; "Panorama City CC Installs Stan Livingston President," *Valley News*, January 31, 1974, 6.

⁴⁵ "Philip Ahn Papers Finding Aid," University of Southern California East Asian Library, <https://archives.usc.edu/repositories/6/resources/1496>.

Philip Ahn's acting career began in 1936. Several years earlier, as Philip Ahn related in a 1967 *Los Angeles Times* article, he drove his high school friend, Chinese American actor Anna May Wong,⁴⁶ to the studio in her car since she had not learned how to drive. She was working on *The Thief of Bagdad* (1924), a film with Douglas Fairbanks. According to the later account, Fairbanks saw Ahn waiting in the car and insisted he do a screen test. In the aforementioned newspaper article, Ahn remembers, "I'll never forget that day... Still wearing my make-up, I proudly came home to tell mother the great news. 'No son of mine is going to get mixed up with those awful people,' she shouted. I wasn't allowed out the house for the next three days."⁴⁷ Philip Ahn went on to have 270 acting credits, working steadily from the late 1930s, appearing in several films, and later, television shows, each year. During this period, he played primarily supporting roles in highly successful films, including "The General Died at Dawn" (1936), "The Big Hangover" (1953), "The Left Hand of God" (1955) and "Battle Hymn" (1957).

The Motion Picture Production Code of 1930 prohibited miscegenation between White and Black characters, though in practice, this also applied to other ethnic minorities.⁴⁸ Given the limits on presenting interracial couples in movies, Ahn landed his first leading role in 1937 opposite his childhood friend Anna May Wong in "Daughter of Shanghai."⁴⁹ The pair would reunite in "King of Chinatown" in 1939. Through his acting roles, Ahn became a very recognizable figure. Many of the film production studios used his image on their promotional movie posters. Philip Ahn also appeared in television shows, most notably co-starring as Master Kan on the show *Kung Fu* from 1972-1975.

Philip Ahn's relegation primarily to supporting roles is illustrative of the film industry's long history of institutional racism. One manifestation of that racism includes casting Caucasian actors in lead roles in "yellowface" to portray characters of Asian ancestry, a tradition dating to early forms of minstrelsy when Caucasian actors would change their skin tone and appearance through makeup, prosthetics, or costumery to appear Asian. In many instances, these yellowface characters reinforced negative stereotypes of Asians. For example, Peter Lorre was cast as the lead in the 1937 film, "Think Fast, Mr. Moto," one of Philip Ahn's early films. The converse was never true; actors of Asian ancestry, including Philip Ahn, were never cast in non-Asian roles. Toward the end of his life, in 1976, Philip Ahn was part of a protest of over 100 Asian American actors. As quoted in the *Los Angeles Times*, he commented that "An Irishman can play an Italian or a Frenchman can play an American... Suddenly... after working 40 years in the industry, I find I am only allowed to play Korean (roles)."⁵⁰

Philip Ahn portrayed Asians of many ethnicities. Early in his career, in the late 1930s and 1940s, leading up to and during World War II, he was cast in multiple propaganda films that vilified the Japanese. As described, somewhat exaggeratedly, in an article appearing in *Hollywood Studio Magazine* in 1970, "During World War II, Philip Ahn was cast in dozens of propaganda films that stirred up

⁴⁶ Ahn has often been romantically linked to Anna May Wong. According to his family, the two actors were life-long friends but never romantic partners.

⁴⁷ Paul Henniger, "Philip Ahn – Really Not Such a Bad Guy," *Los Angeles Times*, January 13, 1967, Part IV, 13.

⁴⁸ See Ella Shohat, "Gender and Culture of Empire: Toward a Feminist Ethnography of the Cinema," in Matthew Bernstein and Gaylyn Studlar, eds., *Visions of the East: Orientalism in Film* (New Brunswick, N.J.: Rutgers UP, 1997), 45.

⁴⁹ Chung, Hye Seung. "Portrait of a Patriot's Son: Philip Ahn and Korean Diasporic Identities in Hollywood." *Cinema Journal* 45, no. 2 (2006): 43–67. <http://www.jstor.org/stable/3877762>.

⁵⁰ "Actors Protest Asian Typecast," *Los Angeles Times*, October 30, 1976, B1.

hate for the Japanese. The roles he played were usually Japanese soldiers who tortured American flyers and soldiers for information.”⁵¹ These films included “They Met in Bombay” (1941), “A Yank on the Burma Road” (1942), “Submarine Raider” (1942), “Behind the Rising Sun” (1943), “The Story of Dr. Wassell” (1944), “Betrayal from the East” (1945), and “Back to Bataan” (1945). According to Chung, in *Hollywood Asian*, Philip Ahn considered his roles as Japanese enemies as carrying on his father’s legacy. Chung notes that “Hollywood offered Philip Ahn an imaginary national space where he could carry on his father’s legacy by participating in anti-Japanese propaganda.”⁵² However, it is likely Philip Ahn’s screen roles, described by Chung as primarily Japanese villains or Chinese educators, are more likely connected with hiring practices and institutional racism in the film industry.

Philip Ahn owned and lived at 6879-6881 Alta Loma Terrace at the height of his career between circa 1952 and 1958 (see Historic Photo 6 for Ahn’s studio portrait from this period). When asked why Philip Ahn would want to live in a location that was difficult to access, his brother, Ralph Ahn, recalled that he liked the “Oriental motif” of the house.⁵³ Philip Ahn made several alterations to the house during his tenure, including infill of the porch and enlargement of windows in the east elevation. These alterations, specifically the addition of large windows divided into vertical sections that have a ladder-like effect, heighten the Asian influence of the design and have taken on significance over time.

Philip Ahn enjoyed entertaining at his Alta Loma Terrace house. In addition to a large wedding reception for his brother Philson in 1952, he also had smaller dinner parties. One dinner party attended by his brother Ralph included an aspiring actress from Hong Kong, along with others who worked in the film industry. Ahn was friends with his Alta Loma Terrace neighbor, Los Angeles mayor Fletcher Bowron, who would come over on occasion for drinks.⁵⁴

Despite her initial protestations on his choice of career, Philip Ahn lived most of his life with his mother. In the 1940s, his acting career allowed him to purchase a house at 3250 Country Club Drive, later buying a house for his mother and sister, Soorah, on Victoria Avenue in Wellington Square. Soon after Soorah Ahn married writer Ray Buffum in 1957, the house on Victoria Avenue was taken by eminent domain for construction of the Santa Monica Freeway. Not wanting his mother to live alone, Philip Ahn moved with her to 8634 Encino Avenue in Northridge. Based on visual inspection and available building permits, both the house at 3250 Country Club Drive as well as the house 8634 Encino Avenue have been substantially altered since Philip Ahn lived in them.

In 1955, Philip Ahn opened Phil Ahn’s Moongate restaurant in Panorama City with his sisters Susan Ahn Cuddy and Soorah (Sarah) Ahn (see Historic Photos 8-9). As a testament to his fame, the restaurant capitalized on his name recognition by including it in the name of the restaurant. A family-owned and operated business, the Chinese restaurant was located at 8632 Van Nuys Boulevard in Panorama City.⁵⁵ Designed by the noted architectural firm Armet & Davis, the

⁵¹ “Philip Ahn’s Frustrated Success,” *Hollywood Studio Magazine*, January 1970, 8A.

⁵² Chung, 28

⁵³ Personal interview with Ralph Ahn, July 21, 2021.

⁵⁴ Personal interview with Ralph Ahn, July 21, 2021.

⁵⁵ Although the Moongate restaurant building is still extant, it now houses a Mexican restaurant and has been altered to reflect the change in cuisine.

restaurant building had Asian Eclectic architectural elements, “including a circular moongate feature at the front façade and a neon sign.”⁵⁶

Jimmie Fidler wrote of Philip Ahn, the restaurateur, in *The Valley Times*, “He had been doing feature roles in the movies since 1936 – lots of movie roles – but they came sometimes after long intervals of waiting. What to do to build up a bulwark of security? Go into business.”⁵⁷ In 1967, Philip Ahn darkly joked on a radio show, “They say Hollywood is feast or famine and we thought we would take care of the famine end of it.”⁵⁸ Patrons would come to the restaurant to see him and get his autograph. The Moongate restaurant became one of the area’s most upscale restaurants and was a popular location for celebrations, such as anniversaries and birthdays. It was also a gathering spot for people in the entertainment industry.⁵⁹ As related by Joan Dew in 1962 in the *Valley Times*, “Although Phil works regularly as an actor, both in television and motion pictures, he manages to spend a great deal of time personally supervising operations at the Moongate.”⁶⁰ The Moongate stayed open until 1990.

Philip Ahn was posthumously awarded a star on the Hollywood Walk of Fame in 1984, among the first of only a small number of Asian Americans in history to have received one. An article appearing in the *Los Angeles Times* announcing his star described him as “one of the most famous Asian actors in the history of motion pictures.”⁶¹ Not only was Philip Ahn a pioneer in film and television, but he was also a figure of paramount importance in Korean American history.⁶²

Kurt Cobain

Legendary rock musicians Kurt Cobain and Courtney Love rented 6877-6881 Alta Loma Terrace for about a year, beginning in late 1992 and ending in 1993 when they moved to East Seattle.⁶³ Both musicians are known to have begun writing “landmark 1990s albums” during this time.⁶⁴

Kurt Cobain (1967-1994) was born in Washington in 1967. He was a singer, songwriter, guitarist, and the front man for legendary grunge band Nirvana. Cobain married musician Courtney Love, the lead singer of the rock band Hole, in 1992.⁶⁵ At the time of their marriage, Cobain and Love lived in an apartment on Spaulding in the Fairfax District in Los Angeles.⁶⁶ After the Spaulding apartment

⁵⁶ Chung, 37.

⁵⁷ Jimmie Fidler, “Views of Hollywood,” September 2, 1955, 4.

⁵⁸ “Mike Roy’s Weekend Cooking Show,” KNX, August 26, 1967, posted on *Past Daily: News, History, Music and an Enormous Sound Archive*,” <https://pastdaily.com/2020/03/14/1-a-eats-cooks-and-drinks-coffee-chef-mike-roy-and-epicurean-los-angeles-1967-past-daily-pop-chronicles/>.

⁵⁹ See for example, “Valleyites Entertain,” *The Valley Times*, January 16, 1959, 8, which describes a cocktail and dinner party hosted by George Duning, a composer, and Jimmy Wakely, a recording artist, among others.

⁶⁰ Joan Dew, “Male Call; Actor Phil Ahn Plants Firm Roots in Valley,” *Valley Times Today*, December 8, 1962, 11.

⁶¹ “Philip Ahn to get posthumous star,” *Los Angeles Times*, November 15, 1984, part 1, page 2.

⁶² Chung, xii-xiii.

⁶³ Alan Cross, “A Hollywood Hills House Once Owned by Kurt and Courtney is for Sale. But...” *A Journal of Musical Things*, May 20, 2021, <https://www.ajournalofmusicalthings.com/a-hollywood-hills-house-once-owned-by-kurt-and-courtney-is-for-sale-but/>.

⁶⁴ Orlen Peleg, “Kurt Cobain and Courtney Love’s One-Time L.A. Abode Just Sold,” *Los Angeles Magazine*, June 2, 2021, <https://www.lamag.com/culturefiles/kurt-cobain-house-los-angeles/>, accessed June 28, 2021.

⁶⁵ “Courtney Love remembers Kurt Cobain on what would have been their 28th wedding anniversary,” *USA Today*, February 25, 2020, <https://www.usatoday.com/story/entertainment/celebrities/2020/02/25/kurt-cobain-remembered-courtney-love-28th-wedding-anniversary/4874125002/>.

⁶⁶ Michael Azerrad, “Nirvana: Inside the Heart and Mind of Kurt Cobain,” *Rolling Stone*, April 16, 1992, <https://www.rollingstone.com/feature/nirvana-inside-the-heart-and-mind-of-kurt-cobain-103770/>.

flooded, the couple relocated to 6877-6881 Alta Loma Terrace.⁶⁷ It was here that Cobain reportedly began working on “most of Nirvana’s final studio album, *In Utero*, in the upstairs closet”⁶⁸ while “Love began writing Hole’s second studio album, *Live Through This*.”⁶⁹ Also in 1992 while living at the subject property, Love gave birth to their daughter, Frances Bean Cobain. According to the *Los Angeles Times*, “after one rehab stay in late 1992, [Cobain and Love] moved to a Seattle hotel, leaving L.A. for good.” The precise date the couple left the house on Alta Loma Terrace is unknown though another article notes it occurred by late 1993.⁷⁰ Cobain died by suicide at age 27 in 1994. By that time, his work with Nirvana had become legendary and he was subsequently “deified because of his people’s connection to the music.”⁷¹ As noted in a 2004 article in the *Los Angeles Times*, “Cobain’s shadow over music remains remarkably large, considering that Nirvana enjoyed only three years in the national spotlight.”⁷² Cobain was posthumously inducted into the Rock and Roll Hall of Fame in 2014 for his role in Nirvana, alongside fellow bandmates Dave Grohl and Krist Novoselic.⁷³

Nirvana was formed in 1987 with Kurt Cobain and Krist Novoselic. In its early years, the band cycled through several different drummers before Dave Grohl joined as the drummer in 1990.⁷⁴ The band released its first single in 1988 and rose to fame just a few years later. Alongside the global recession of 1991-1993, Nirvana achieved popularity for its distinctive sound, specifically lyrics of disenfranchisement and angst, bringing the grunge genre to popular attention. The band ironically achieved substantial commercial success despite its anti-corporate messaging.

Nirvana’s musical influence was immediately transformative. According to the Rock and Roll Hall of Fame, “Nirvana accidentally kicked off a cultural revolution with 1991’s *Nevermind*, an album that brought rock & roll kicking and screaming into the modern world,” and in January 1992 the band usurped Michael Jackson’s *Dangerous* as the #1 hit album on *Billboard*.⁷⁵ Nirvana “for the next two years...led and defined the early nineties alternative-rock uprising”⁷⁶ with the album, *Nevermind*, “credited...with commercializing grunge and alternative rock, ushering in a more serious era of hard rock,” and “helping to kill off hair metal.”⁷⁷ The hit single, “Smells Like Teen Spirit,” is especially recognized for encouraging the shift in popular music from Hollywood-based heavy metal and glam bands to the grunge rock genre.

While Kurt Cobain lived at the subject property for a relatively short period of time in 1992-1993, it has become an important pilgrimage site for Nirvana fans to visit and post about online, as

⁶⁷ Charles E. Cross, “His last L.A. days,” *Los Angeles Times*, March 28, 2004: E-45.

⁶⁸ Nirvana finished their album, *In Utero*, at a studio in Minnesota (Charles E. Cross, “His last L.A. days,” *Los Angeles Times*, March 28, 2004: E-45).

⁶⁹ Orlen Peleg, “Kurt Cobain and Courtney Love’s One-Time L.A. Abode Just Sold,” *Los Angeles Magazine*, June 2, 2021, <https://www.lamag.com/culturefiles/kurt-cobain-house-los-angeles/>.

⁷⁰ Alan Cross, “A Hollywood Hills House Once Owned by Kurt and Courtney is for Sale. But...” *A Journal of Musical Things*, May 20, 2021, <https://www.ajournalofmusicalthings.com/a-hollywood-hills-house-once-owned-by-kurt-and-courtney-is-for-sale-but/>.

⁷¹ Quote from Krist Novoselic in David Fricke’s “Nirvana,” Hall of Fame Essay, 2014,

⁷² Charles E. Cross, “His last L.A. days,” *Los Angeles Times*, March 28, 2004: E-33.

⁷³ “Nirvana,” Rock and Roll Hall of Fame, <https://www.rockhall.com/inductees/nirvana>.

⁷⁴ Nirvana Timeline, official band website, <https://www.nirvana.com>.

⁷⁵ David Fricke, “Nirvana,” Hall of Fame Essay, 2014, Rock and Roll Hall of Fame, <https://www.rockhall.com/inductees/nirvana>.

⁷⁶ David Fricke, “Nirvana,” Hall of Fame Essay, 2014, Rock and Roll Hall of Fame, <https://www.rockhall.com/inductees/nirvana>.

⁷⁷ Tony Sclafani, “Why Nirvana’s ‘Nevermind’ spoke to a generation,” *Today*, September 22, 2011.

evidenced by countless YouTube videos depicting visits.⁷⁸ Fans often refer to the house as the “In Utero Home” for its association with Cobain’s time writing part of the *In Utero* album on the premises in the closet of one of the bedrooms. In recognition of Kurt Cobain’s influence on music history, Cobain’s childhood home in Aberdeen, Washington was listed in the Washington Heritage Register in June 2021.

⁷⁸ Orlen Peleg, “Kurt Cobain and Courtney Love’s One-Time L.A. Abode Just Sold,” *Los Angeles Magazine*, June 2, 2021, <https://www.lamag.com/culturefiles/kurt-cobain-house-los-angeles/>.

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Figure 1: Philip Ahn Residence, 6879-6881 Alta Loma Terrace, south (right) and west (left) elevations, view northeast (Snow, 2021)



Figure 2: Philip Ahn Residence, 6879-6881 Alta Loma Terrace, south (left) and east (right) elevations, view northwest (Snow, 2021)

Attachment 2: Contemporary Photos



Figure 3: Detail of rafter tails (Snow, 2021)



Figure 4: East elevation, view northwest (Snow, 2021)



Figure 5: East elevation, view northwest (Sotheby's International, not dated)

Attachment 2: Contemporary Photos



Figure 6: North elevation, view southwest (youtube, 2020)



Figure 7: West elevation, view northeast (Snow, 2021)

Attachment 2: Contemporary Photos



Figure 8: Ground floor unit, view east (Tatiana Tensen, 2021)

Attachment 2: Contemporary Photos



Figure 9: Interior, living room, view north (Tatiana Tensen, 2021)



Figure 10: Interior, living room, view northeast (Tatiana Tensen, 2021)

Attachment 2: Contemporary Photos



Figure 11: Interior, living room, view west (Tatiana Tensen, 2021)



Figure 12: Dining room, view east (Tatiana Tensen, 2021)

Attachment 2: Contemporary Photos



Figure 13: Interior, view south from living room to front door (Tatiana Tensen, 2021)



Figure 14: Interior, detail of stone panel in passage (Steve Ronin, 2020)

Attachment 2: Contemporary Photos



Figure 15: Interior, southeast bedroom, view southeast (Tatiana Tensen, 2021)



Figure 16: Interior, southwest bedroom, view southwest (Tatiana Tensen, 2021)

Attachment 2: Contemporary Photos



Figure 17: Interior, second floor bathroom, view east (Tatiana Tensen, 2021)

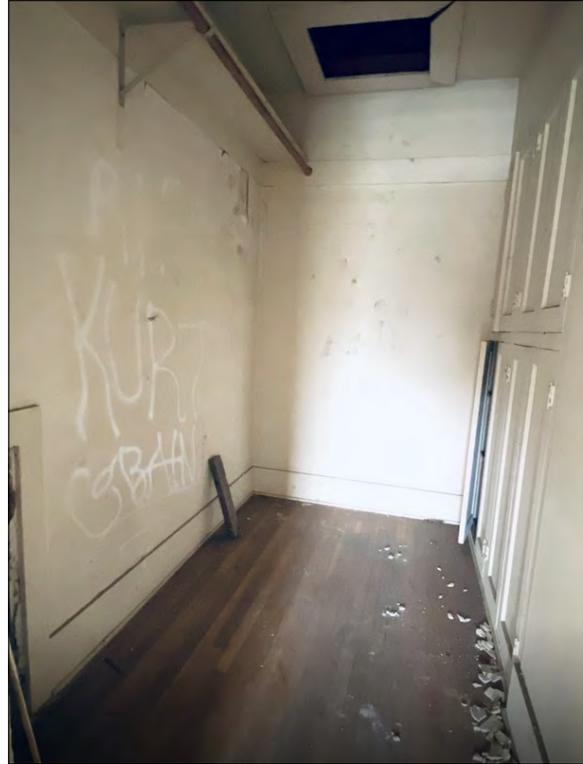


Figure 18: Interior, second floor closet (Tatiana Tensen, 2021)

Attachment 3: Historic Photos



Historic Photo 1: Aerial photo of the Hollywood Bowl and vicinity, subject property circled red (source unknown, circa 1920s)

Attachment 3: Historic Photos



Historic Photo 2: Detail of previous aerial, subject property circled (source unknown, circa 1920s)

Attachment 3: Historic Photos



Historic Photo 3: Aerial photo of the Hollywood Bowl and vicinity, subject property circled red (source unknown, 1937)

Attachment 3: Historic Photos



Historic Photo 4: Detail of previous aerial, subject property circled (source unknown, 1937)

Attachment 3: Historic Photos



Historic Photo 5: Philip Ahn greets Korean producer Chul Young Ahn at the Los Angeles Airport (source: Los Angeles Public Library, 1948)



Historic Photo 6: Philip Ahn, studio portrait (source: University of Southern California Korean American Digital Archive, 1957)



Historic Photo 7: Philip Ahn with Mayor Sam Yorty (source: University of Southern California Korean American Digital Archive, circa 1965)

Attachment 3: Historic Photos

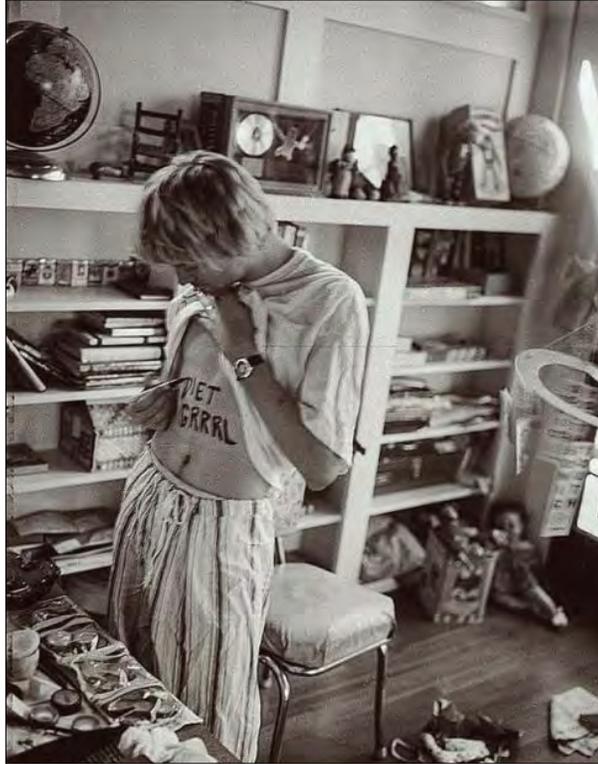


Historic Photo 8: Ahn Family portrait at the Moongate Restaurant, note Philip Ahn in center rear (source: Los Angeles Public Library, 1964)



Historic Photo 9: Philip Ahn with Miss Korea, Kwang Ja Lee, Mrs. and Consul General Kwang Soo Ahn, and his mother, Helen (Hae Run) Ahn at the Moongate Restaurant (source: Los Angeles Public Library, 1964)

Attachment 3: Historic Photos



Historic Photo 5: 6879-6881 Alta Loma Terrace, Kurt Cobain in living room, view northwest (Source unknown, 1992)



Historic Photo 6: 6879-6881 Alta Loma Terrace, Kurt Cobain in living room, view east (Source unknown, 1992)

Attachment 3: Historic Photos

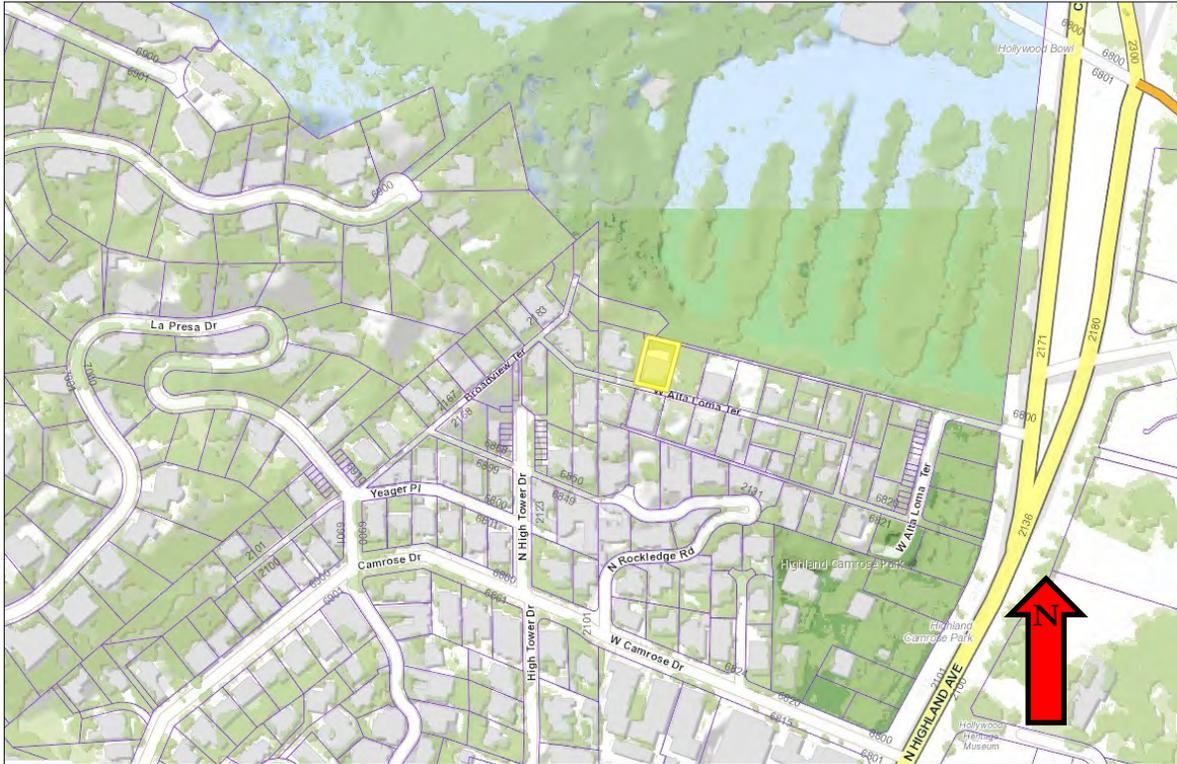


Historic Photo 7: 6879-6881 Alta Loma Terrace, Kurt Cobain in living room, view northeast (Source unknown, 1992)



Historic Photo 8: 6879-6881 Alta Loma Terrace, Kurt Cobain in living room, view east (*Spin Magazine*, September, 1992)

Attachment 1: Maps



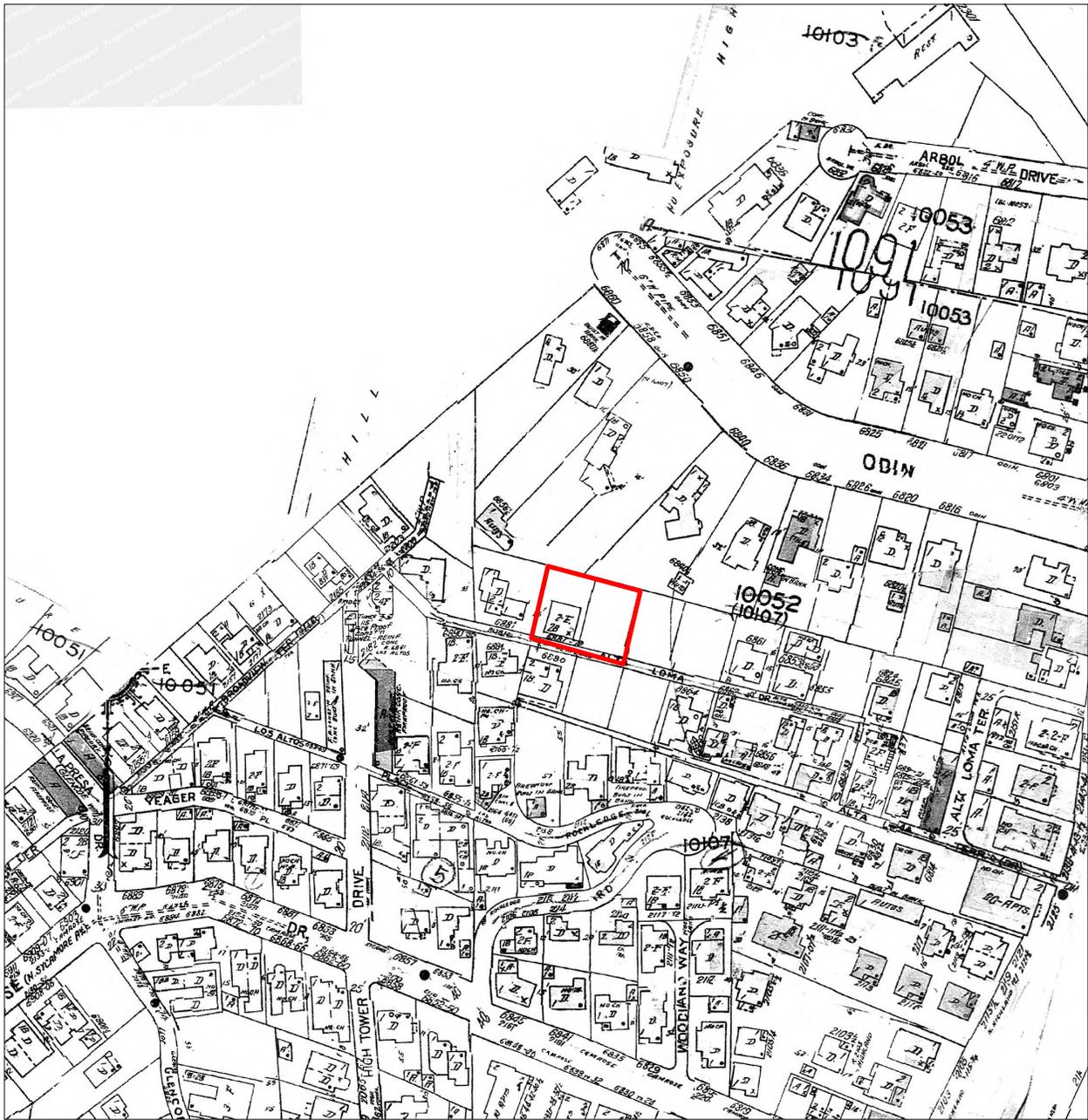
Map 1: 6879-6881 Alta Loma Terrace, highlighted yellow (source: Los Angeles County Assessor, 2021)



Map 2: 6879-6881 Alta Loma Terrace, noted with red arrow (source: Google, 2021)

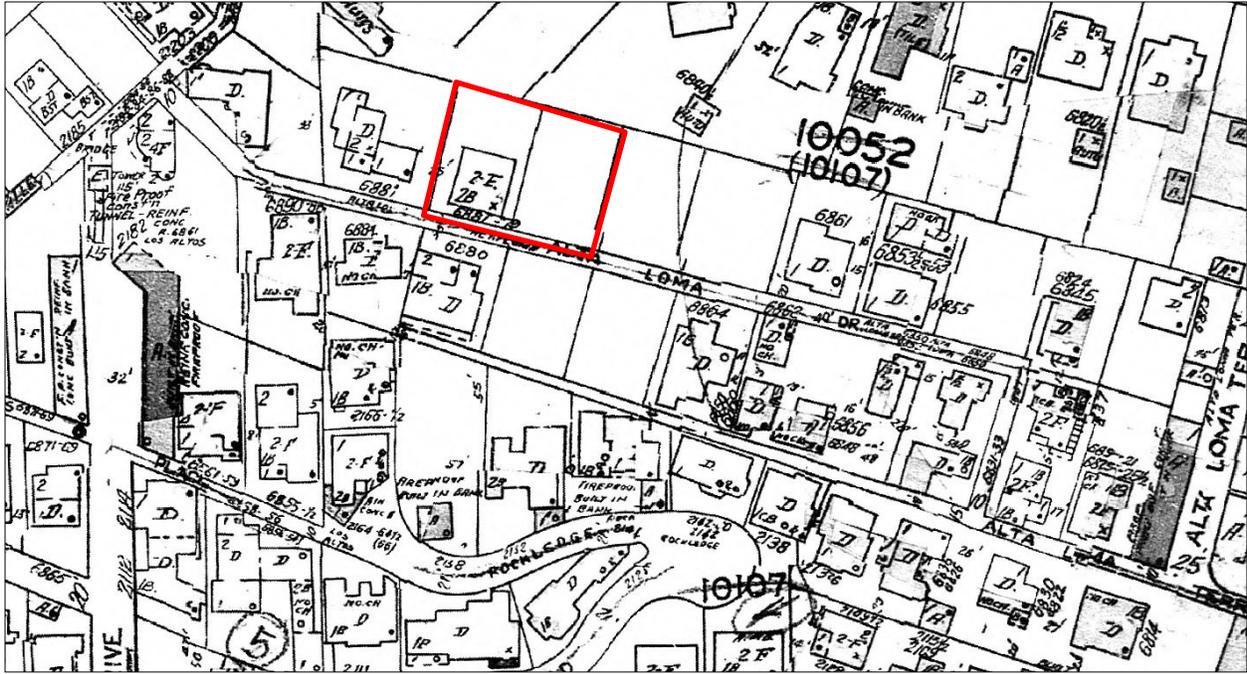
6879-6881 Alta Loma Terrace

Attachment 1: Maps

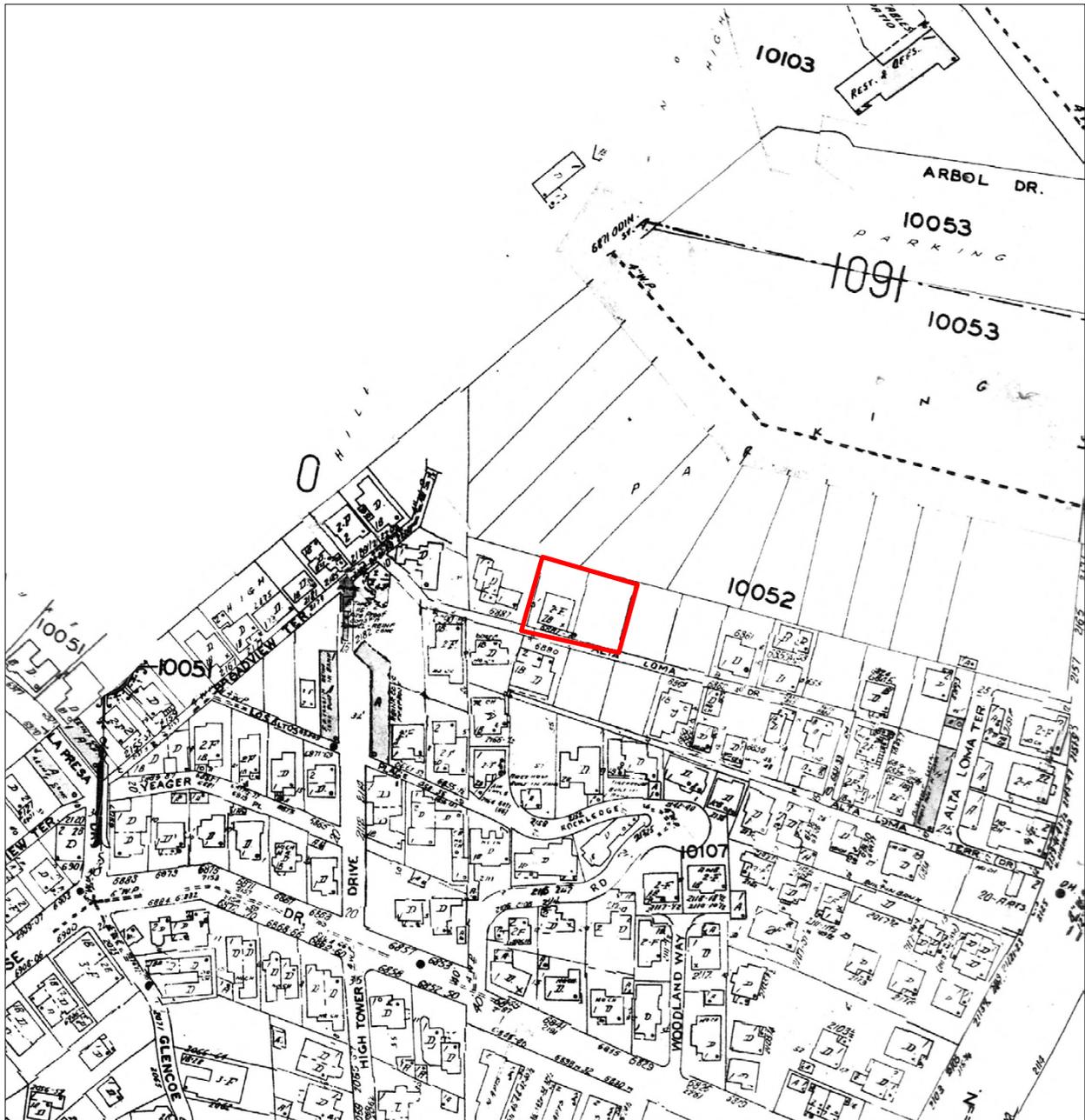


Map 4: Sanborn Fire Insurance Map, 6879-6881 Alta Loma Terrace outlined in red (1950)

Attachment 1: Maps

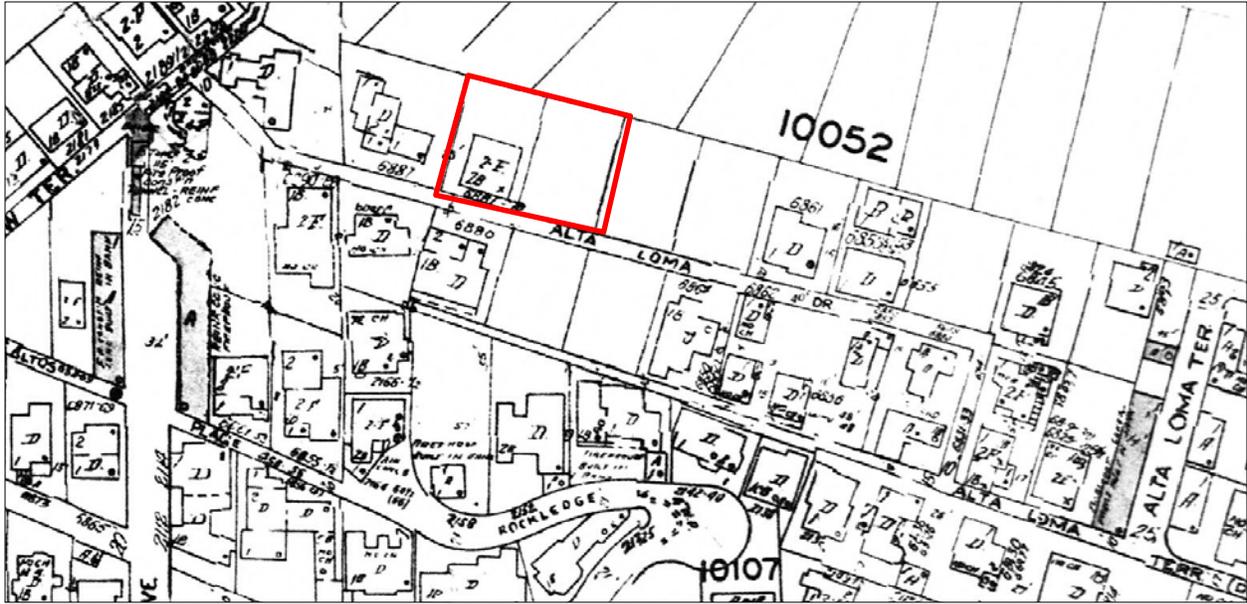


Map 5: Detail of previous Sanborn Fire Insurance Map, 6879-6881 Alta Loma Terrace outlined in red (1950)



Map 6: Sanborn Fire Insurance Map, 6879-6881 Alta Loma Terrace outlined in red (1970)

Attachment 1: Maps



Map 7: Detail of previous Sanborn Fire Insurance Map, 6879-6881 Alta Loma Terrace outlined in red (1980)

Property History

GR 4090.

HOLLYWOOD

FOR SALE, on top of hill, with an electric elevator to carry you up. No other view in the world like it. No traffic, no dust. Wonderful air. So quiet, so private, yet only 10 minutes' walk from Hollywood Blvd. and Highland ave. Unusually attractive 7-room house. very large studio living room with balcony and large fireplace. Three bedrooms, two very large. Two baths. Window drapes throughout included. Price \$19,000. Terms. ALSO brand new 5-room house in same location, with elevator. Garages at elevator entrance. Near Hollywood Bowl. Price \$14,000. terms. **6881 ALTA LOMA TERRACE.** Call after Sunday.

SELL OR RENT

Daniel C. Messinger

STATE California

COUNTY Los Angeles

TOWNSHIP OR OTHER DIVISION OF COUNTY Los Angeles Township (Precinct 208)

DEPARTMENT OF COMMERCE AND LABOR-BUREAU OF THE CENSUS

THIRTEENTH CENSUS OF THE UNITED STATES: 1910-POPULATION

NAME OF INCORPORATED PLACE Los Angeles City (Part of)

110

SUPERVISOR'S DISTRICT No. 7

ENUMERATION DISTRICT No. 253

SHEET No. 3

A

WARD OF CITY

245

ENUMERATOR

NAME OF INSTITUTION X

ENUMERATED BY ME ON THE 8 DAY OF June 1910

STREET ADDRESS	LOCATION	NAME	RELATION	PERSONAL DESCRIPTION							NATIVITY			CITIZENSHIP	EDUCATION	OCCUPATION	EDUCATION	REMARKS				
				Sex	Color or race	Age at last birthday	Married, widowed, divorced, or separated	Number of children	Number of children living	Number of children deceased	Place of birth of this person	Place of birth of father of this person	Place of birth of mother of this person									
405 40 40		Winifred Clara G.	Wife	F	W	30	M	7	4	4	California	Ohio	Massachusetts	English	None	None	Yes	Yes				
		Clara E.	Daughter	F	W	5	S				California	California	California	English	None	None	Yes	Yes				
		Viola	Daughter	F	W	3	S				California	California	California	English	None	None	Yes	Yes				
		George R.	Son	M	W	2	S				California	California	California	English	None	None	Yes	Yes				
		Eleanor F.	Daughter	F	W	2	S				California	California	California	English	None	None	Yes	Yes				
512 51 51		Letter Mary J.	Head of household	M	W	45	M	20			Ind. G. R.	Ind. G. R.	Ind. G. R.	English	Painter	Home	O.A.	Yes	Yes	O.M.H. 13-2-9-8		
		Ora M.	Wife	F	W	34	M	20	6	5	Illinois	United State	United State	English	None	None	Yes	Yes				
		Archie	Son	M	W	17	S				Missouri	New York	Illinois	English	None	None	Yes	Yes				
		Clayde	Son	M	W	14	S				Missouri	New York	Illinois	English	None	None	Yes	Yes				
		Robert	Son	M	W	9	S				Missouri	New York	Illinois	English	None	None	Yes	Yes				
		Marguerite	Daughter	F	W	7	S				Missouri	New York	Illinois	English	None	None	Yes	Yes				
		Berencie	Daughter	F	W	2	S				California	New York	Illinois	English	None	None	Yes	Yes				
400 52 52		Simonides F. ram	Head of household	M	W	60	M	12			New York	United State	United State	English	Contractor	Carpenter	O.A.	Yes	Yes	O.M.H. 11-0-9-8		
		Lurrie A.	Wife	F	W	37	M	12	2	2	Oregon	Missouri	United State	English	None	None	Yes	Yes				
		Agnes M. G.	Daughter	F	W	10	S				California	New York	Oregon	English	None	None	Yes	Yes				
501 53 53		Hutbs Wynn G.	Head of household	M	W	44	M	25			Indiana	Indiana	Indiana	English	Carpenter	Home	O.A.	Yes	Yes	O.M.H. 11-2-9-8		
		Florence	Wife	F	W	41	M	25	4	3	Indiana	Indiana	Indiana	English	None	None	Yes	Yes				
		Glenwood	Son	M	W	4	S				Indiana	Indiana	Indiana	English	Painter	Home	W. no. no.	Yes	Yes	13-3-9-8		
		Estelle	Boy	M	W	8	S				Missouri	Indiana	Indiana	English	None	None	Yes	Yes				
324 54 54		Dixon Henry P.	Head of household	M	W	25	M	3			Canada-Eng.	Eng. English	Canada-Eng.	1871 Pa	English	Machineist - Automobile	O.A.	Yes	Yes	O.M.H. 13-1-X-3		
		Marie H.	Wife	F	W	27	M	3	2	2	France-Canada	Swit. French	Swit. French	1876	English	None	None	Yes	Yes			
		Harold W.	Son	M	W	3	S				California	Canada-Eng.	Swit. French		None	None	Yes	Yes				
		Gordon	Son	M	W	1	S				California	Canada-Eng.	Swit. French		None	None	Yes	Yes				
		Juan Julian	Father in law	M	W	57	W				Swit. French	Swit. French	Swit. French	1856 Pa	English	Brickmaker	Brick yard	W	no	no	9-9-1-5	
321 55 55		Johnson Carl J.	Head of household	M	W	25	M	1			Sw. Swedish	Sw. Swedish	Sw. Swedish	1874 Pa	English	Carpenter	Home	W	no	no	O.M.H. 11-2-9-8	
		Selma	Wife	F	W	25	M	1	1	1	Sw. Swedish	Sw. Swedish	Sw. Swedish	1871	English	None	None	Yes	Yes			
		Arthur E. J.	Son	M	W	2	S				California	Sw. Swedish	Sw. Swedish		None	None	Yes	Yes				
340 56 56		White Flora G.	Head of household	F	W	50	W	5	5	5	California	Mississippi	Missouri		English	None	None	Yes	Yes	O.M.H.		
		Clara	Son	M	W	26	S				California	Mississippi	California		English	Bricklayer	Building Co	W	no	no	13-2-9-8	
		Jessie	Daughter	F	W	21	S				California	Mississippi	California		English	None	None	Yes	Yes			
		Varne	Son	M	W	10	S				California	Mississippi	California		English	None	None	Yes	Yes			
		Keifer Ina	Daughter	F	W	27	M	3	1	1	California	Mississippi	California		English	None	None	Yes	Yes			
		Albert	Son	M	W	35	M	3			Indiana	United State	United State		English	Bricklayer	Building Co	W	no	no	13-2-9-8	
		Albert	Grand son	M	W	7	S				California	Indiana	California		None	None	Yes	Yes				
400 57 57		Byrne James M.	Head of household	M	W	30	M	5			Ir-English	Ir-English	Ir-English	1871 Pa	English	Printer	Newspaper	W	no	no	O.M.H. 3-0-7-1	
		Herritta M.	Wife	F	W	24	M	5	2	2	Ir-English	Ir-English	Ir-English	1875	English	None	None	Yes	Yes			
		Aileen E.	Daughter	F	W	3	S				California	Ir-English	Ir-English		None	None	Yes	Yes				
		Robert E.	Son	M	W	14	S				California	Ir-English	Ir-English		None	None	Yes	Yes				
405 55 55		Mcinnis David C.	Head of household	M	W	47	M	5			Michigan	Ohio	Ohio		English	Contractor	Home	Emb.	Yes	Yes	O.M.H. 4-0-9-8	
		Ala M.	Wife	F	W	32	M	5	1	1	New York	New York	New York		English	None	None	Yes	Yes			
		Marjory	Daughter	F	W	4	S				California	Michigan	New York		None	None	Yes	Yes				
		Arsenath R.	Wife	F	W	67	W	2	2	2	Ohio	Pennsylvania	Pennsylvania		English	None	None	Yes	Yes			
664 59 59		Eads James	Head of household	M	W	64	M	36			Missouri	Indiana	Missouri		English	Agent	Real Estate	O.A.	Yes	Yes	O.M.H. 11-0-2-X	
		Virginia	Wife	F	W	60	M	36	3	2	Illinois	Massachusetts	New York		English	None	None	Yes	Yes			
		Grippin Emily E.	Daughter	F	W	30	M	1	1	1	Illinois	Missouri	Illinois		English	Maker	Ornamental	Leather goods	O.A.	Yes	Yes	9-9-4-5
		Neil A.	Grand son	M	W	6	S				California	Missouri	Illinois		None	None	Yes	Yes				
65 65 65		Analya Charles	Head of household	M	W	37	M	11			Iowa	Wisconsin	United State		English	Salesman	Selling milk	O.A.	Yes	Yes	R. H. 4-5-3-X	
		Alice	Wife	F	W	32	M	11	2	2	Wisconsin	Eng. English	Eng. English		English	None	None	Yes	Yes			
		Alfred	Daughter	F	W	10	S				California	Iowa	Wisconsin		English	None	None	Yes	Yes			

101

STATE California

COUNTY Los Angeles

TOWNSHIP OR OTHER DIVISION OF COUNTY Los Angeles Township (Precinct 208)

DEPARTMENT OF COMMERCE AND LABOR-BUREAU OF THE CENSUS

THIRTEENTH CENSUS OF THE UNITED STATES: 1910-POPULATION

NAME OF INCORPORATED PLACE Los Angeles City (Part of)

SUPERVISOR'S DISTRICT No. 7

ENUMERATION DISTRICT No. 253

SHEET No. 3

B

WARD OF CITY

2501

ENUMERATOR

STATE California
 COUNTY Los Angeles
 TOWNSHIP OR OTHER DIVISION OF COUNTY Los Angeles Township

9-137

DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS

8 (D1-578)

FOURTEENTH CENSUS OF THE UNITED STATES: 1920—POPULATION

SUPERVISOR'S DISTRICT No. 31
 ENUMERATION DISTRICT No. 172

SHEET No. 8 A

NAME OF INCORPORATED PLACE Los Angeles

WARD OF CITY 409

3951

NAME OF INSTITUTION

ENUMERATED BY ME ON THE 1 DAY OF January, 1920.

Alice Louisa Kawa ENUMERATOR

700

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	NATIVITY AND MOTHER TONGUE.						25	OCCUPATION.			30		
																		PERSON.		FATHER.		MOTHER.			Whether able to speak English.	Trade, profession, or particular kind of work done, as spinner, salesman, laborer, etc.	Industry, business, or establishment in which at work, as cotton mill, dry goods store, farm, etc.		Employer, salary or wage worked on own account.	Number of farm schedule.
																		Place of birth.	Mother tongue.	Place of birth.	Mother tongue.	Place of birth.	Mother tongue.							
Jan 7	616	216	214	Artes, Thomas P.	head	M	M	W	53	W									Illinois	Tennessee	Tennessee	Yes	claim agent	S.P. Railroad	W	1	780			
				Habel, Habel	wife		F	W	51	W									Missouri	Missouri	Missouri	Yes	wife				2			
				Muriel	daughter		F	W	19	S									South Dakota	Illinois	Missouri	Yes	wife				3			
	628	207	215	Knerr, Jessa A.	head	M	M	W	54	W									Pennsylvania	Germany	Pennsylvania	Yes	wife				4			
				Harry	husband		M	W	56	W									Pennsylvania	Pennsylvania	Pennsylvania	Yes	contractor	building	2	5	144			
				John	son		M	W	22	S									Pennsylvania	Pennsylvania	Pennsylvania	Yes	mechanic	automobile	Ca	6	178			
	636	208	216	Cage, Harry D.	head	M	M	W	49	W									Indiana	Indiana	Indiana	Yes	install heater	Stem heating	W	7	482			
				Jeannette	wife		F	W	57	W									Ohio	California	Ohio	Yes	wife				8			
	644	209	217	Halpin, Jake	head	R	M	W	45	W									Russia (mixed)	Russian	Russian	Yes	Proprietor	Shoe Shop	Ca	9	570			
				Paula	daughter		F	W	40	W									Russia	Russian	Russia	Yes	wife				10			
				Bill	son		M	W	20	S									Russia	Russian	Russia	Yes	salesman	Shoe house	W	11	744			
				Rosie	daughter		F	W	13	S									Tennessee	Russia	Russian	Yes	wife				12			
				Harry	son		M	W	9	S									California	Russia	Russian	Yes	wife				13			
	648	210	218	Leach, Ralph B.	head	R	M	W	30	W									New Jersey	Ohio	Ohio	Yes	Proprietor	Restaurant	2	14	144			
				Grace	wife		F	W	37	W									Pennsylvania	Ohio	Pennsylvania	Yes	wife				15			
				Margaret	daughter		F	W	12	S									Pennsylvania	New Jersey	Pennsylvania	Yes	wife				16			
				Walter	daughter		F	W	8	S									New Jersey	Pennsylvania	Pennsylvania	Yes	wife				17			
	653	211	219	Hadden, Robert G.	head	O	F	W	64	W									Ireland	Ireland	Ireland	Yes	lawyer	general practice	Ca	18	500			
				Florence	wife		F	W	48	W									Massachusetts	Massachusetts	New York	Yes	wife				19			
				Plamondon, Clara	daughter		F	W	64	W									Canada	Canada	Canada	Yes	wife				20			
				Richard	son		M	W	43	W									Michigan	Michigan	Canada	Yes	Proprietor	Watchmaking	Sto	21	370			
	645c	212	220	Munyon, Joseph	head	O	F	W	50	W									California	Portugal	Portugal	Yes	Proprietor	Dairy	Ca	22	774			
				Orla	wife		F	W	41	W									Dread	Virginia	Illinois	Yes	wife				23			
	645B	213		Good, Mary	head	R	F	W	27	W									England	England	England	Yes	bookkeeper	newspaper	W	24	760			
				Wilfred B.	husband		M	W	34	W									Pennsylvania	Pennsylvania	Pennsylvania	Yes	wife				25			
	611	214	221	Barclay, George B.	head	R	M	W	51	W									Pennsylvania	Ireland	Irish	Yes	material man	Pac. Electric	W	26				
				Agnes E.	wife		F	W	46	W									Kansas	Ireland	Irish	Yes	wife				27			
				George L.	son		M	W	27	S									Missouri	Pennsylvania	Kansas	Yes	electrician	electrical Co.	W	28				
				Clay, James A.	brother-in-law		M	W	78	W									Canada	Canada	Canada	Yes	wife				29			
				James H.	brother-in-law		M	W	55	D									Kansas	Ireland	Irish	Yes	watchman	Red Cross Hdq.	W	30	800			
	544	215	222	Heiser, Henry	head	O	F	W	71	W									Ohio	Prussia, Germany	Germany	Yes	Electrician	Times newspaper	W	31	100			
				Clara	wife		F	W	27	W									Ohio	Prussia, Germany	Germany	Yes	wife				32			
	543	216	223	Routery, Herbert C.	head	O	M	W	49	W									England	England	England	Yes	cutler	Apes grant	W	33	448			
				Dora W.	wife		F	W	47	W									Canada	Canada	Canada	Yes	wife				34			
				Harold E.	son		M	W	11	S									Canada	Canada	Canada	Yes	wife				35			
				Herbert Lee	son		M	W	9	S									California	Canada	Canada	Yes	wife				36			
				Francis E.	son		M	W	5	S									California	Canada	Canada	Yes	wife				37			
				Walter A.	son		M	W	35	S									California	Canada	Canada	Yes	wife				38			
	521	217	224	Messinger, Daniel C.	head	O	M	W	44	W									Nebraska	Ohio	Ohio	Yes	builder+designer	houses	2	39	145			
				Ella	wife		F	W	42	W									New York	New York	New York	Yes	wife				40			
				Maymy	daughter		F	W	13	S									California	Nebraska	New York	Yes	wife				41			
				Janet	daughter		F	W	9	S									California	Nebraska	New York	Yes	wife				42			
				Maithy Ann	daughter		F	W	5	S									California	Nebraska	New York	Yes	wife				43			
				Messinger, Aemath	wife		F	W	76	W									Ohio	Pennsylvania	Pennsylvania	Yes	wife				44			
	533	218	225	Herbert S.	head	O	M	W	39	W									West Virginia	Missouri	West Virginia	Yes	clerk (Deers)	Board of Pub. Util.	W	45	944			
				Lothy C.	wife		F	W	40	W									Nebraska	Ireland	Irish	Yes	wife				46			
				Engelke	daughter		F	W	12	S									Nebraska	West Virginia	Missouri	Yes	wife				47			
				Dorothy F.	daughter		F	W	10	S									Colorado	West Virginia	Missouri	Yes	wife				48			
				Virginia P.	daughter		F	W	4	S									California	West Virginia	Missouri	Yes	wife				49			
	523	219	226	How, Mary L.	head	O	M	W	51	W									New York	New York	New York	Yes	wife				50			

BUILDING PERMITS

Ward—	Permits.	Value.
First	4	\$10,638
Second	9	21,282
Fourth	3	4,850
Fifth	15	50,289
Sixth	3	4,800
Eighth	4	800
Ninth	2	1,040
<hr/>		
Totals	40	\$73,698

Thirty-sixth place, 1139 West—W. G. Nott, 932A South Main street, owner and builder; alterations to flat building, \$1200.

First street, 630 West (San Pedro)—Mrs. A. Reed, San Pedro, owner; H. A. Linkletter, builder; one-story three-room residence, \$350.

Monte Vista street, 5424—Giles & Bassler, 5424 Monte Vista street owners; Thomas Flynn, builder; alterations to store, \$100.

First street, 725-727 East—A. J. Brown, 441 North Grand avenue; owner and builder; alterations to store, \$150.

San Pedro street, 207½ North—E. Hanna, 207½ North San Pedro street, owner; ——— Nakagawa, builder; alterations to bathhouse, \$100.

Irolo street, 765—J. R. Moiso, 471 Pacific Electric building, owner; **D. C. Messinger**, builder; garage, \$150.

CONTRACTORS— And Builders.

WE BUILD DIRECT FROM OUR OWN
lumber at first cost.

2 rooms, \$75 to \$100; 4 rooms, \$200.

5 and 6 rooms, modern, \$800 to \$1200.

See our plans, \$800 to \$2000.

We lower all bids, city or country.

Complete free drafting department.

P. J. LEAVER & CO., Contractors, 817 to
821 Higgins Bldg., corner Second and Main.
60304. Main 8988.

HOME SEEKERS BUILDING CORPORATION.

Will furnish the money and build according
to your ideas, providing you have a clear
lot; our free drafting department at your
disposal; no charge for plans where we
build. Let us talk the matter over. 703
HIGGINS BLDG., 108 W. Second. A5516.
Broadway 38.

BETTER BUNGALOWS BUILT FOR LESS.

Money furnished.

Nifty up-to-date plans.

See me TODAY.

D. C. MESSINGER,

A4378.

333 Union Oil Bldg.

D. C. MESSINGER
ARCHITECTURAL DESIGNER.
Supt. of Construction.
Phone 63121, 216-7 Bradbury Bldg.
When Noah built the ark labor was scarcer than at present, but he was successful because his plans and specifications were properly drawn. You can be equally as successful by using my plans.
Special to builders. I have a fine assortment of bungalow plans in the colonial, one Dutch colonial, and the newest things in Spanish, English and Italian types. I will sell you a set of ten of these for the price of one. This is an advertising offer, and will not be continued indefinitely.
D. C. MESSINGER.

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1924 TO BE BIG ERA FOR BUILDING

Messinger Foresees Solid Home Section To Ocean Front

By D. C. MESSINGER

In building, 1924 promises to be the biggest year yet. Just now we are experiencing a lull that always comes at this time of year, building permits for January having fallen to \$12,248,795.00, as against a record for December of \$20,103,409.00. The record for the first month of this year, however, exceeds that for January, 1923, by approximately \$2,000,000.

In anticipation of increased spring demand, prices of building materials are already on the up-grade. Lumber, today, is selling for \$7 per 1000 feet more than it was 30 days ago. The labor market is more favorable now than for some time past, the influx of winter-workers having come at the same time as a lull in the building program. Wages are not much affected, but the plentiful supply of mechanics has a tendency to increase the efficiency and output of the workers.

It is a little hard to tell just what the tendency in sub-division buying will be. In some localities the buying has slackened materially. In others—as witness the near riot that occurred at the opening of a tract on South Western avenue recently—the people seem determined to buy something, just so it is a vacant lot among other vacant lots. Good judgment on the part of the purchaser would indicate that the safer course is to stay with property contiguous to built-up territory, and to bite off what he can chew, and no more.

Income property values are constantly rising, and rents are keeping pace. The only reason the whole population of Southern California are not millionaires, is because some had to sell before the remainder could make the profits on the increased values. No limit can be set on the values which can be reached by well located inside property in Los Angeles and Hollywood. Personally, I have an active imagination and can visualize the time when that entire section begin-

ning at Long Beach and running along the coast to above Santa Monica, then over the hills into San Fernando Valley, to and above Pasadena and back to the coast will be built up absolutely solid, and contain a population of—well, I won't name the number of millions of people. Of course, to support all this population we will have to develop industrially, but we are doing that, much more rapidly than the ordinary person realizes.

Actively in the building of apartment houses has been marked the past year and will continue, the returns being satisfactory. Values of Hollywood property have increased to the point where a four-family flat building is not a sufficient improvement in proportion to the cost of the lot. Much better returns can be obtained from more rental units on the same parcel of ground. The ordinary lot will hold a building of about twenty single apartments in two-story construction and, of course, more in proportion to height.

TODAY'S ANNIVERSARIES

1843 — Knute Nelson, governor of Minnesota and U. S. Senator, born in Norway. Died April 24, 1923.

1849 — Benjamin W. Leigh, former United States Senator from Virginia, died at Richmond. Born in Chesterfield county, Va., June 18, 1781.

1858 — Arctic gaiters were patented by Thomas O. Wales of Boston.

1861 — France bought the principality of Monaco for 4,000,000 francs.

1886 — William E. Gladstone became British premier for the third time.

1901 — The funeral of Queen Victoria took place at Windsor.

1921 — Duke of Connaught inaugurated the Bengal Legislative Council of State.

1922 — The Cardinals went into solemn conclave for the election of a new pope.

If Australia could be placed in the Atlantic Ocean, it would fill up all the space between America and the British Isles.

**SYNDICALISM CASES
DELAYED AS GROUP.**

**ATTORNEY FOR FOURTEEN RED
SUSPECTS HAS THE TRIAL
DATES CONTINUED.**

Upon showing being made by S. G. Pandit, attorney for fourteen defendants accused of being I.W.W. and violating the provisions of the criminal syndicalism act, that he is not prepared at this time for the cases to go to trial, Judge Willis yesterday continued the date for the trials until January 20. Objection to the continuance was not made by Deputy District Attorney Keyes, who is prosecuting the cases.

It was understood the trial being conducted at present at Oakland under the syndicalism act will be completed soon. In case of a conviction, the Oakland defendants will take their cases directly to the Appellate court, to test the constitutionality of the act.

Mr. Pandit explained to the court here yesterday that W. B. Cleary is to take over the local cases as soon as the Oakland trial ends, and that witnesses needed by the defense are now under subpoena at the Oakland trial.

The court, so that no technical error would be committed, ordered that those defendants now in the County Jail appear in court and individually consent to the continuance and that those who are out on bail appear Tuesday for the same purpose, or else forfeit their bail.

The cases, it was said, will be tried jointly. The continuance applies to eleven of the first twelve arrested and T. J. Cavanaugh, Charles Galwey and Max Rudoy.

An order was made admitting O. J. Christianson, Adela, his wife, and A. Altshuler and Carl Miller to bail of \$5000 in bonds or \$2000 cash. Their cases were continued until Tuesday, to be set for trial.

SPANISH BUNGALOW.

Plans have been prepared by D. C. Messinger for a Spanish style bungalow to be erected in Hillcrest Terrace, Hollywood, for G. W. and D. H. Harrocks. He has also completed plans for five bungalows to be erected on Lachmont boulevard, Marlborough Square, for Sly and Roden, builders.

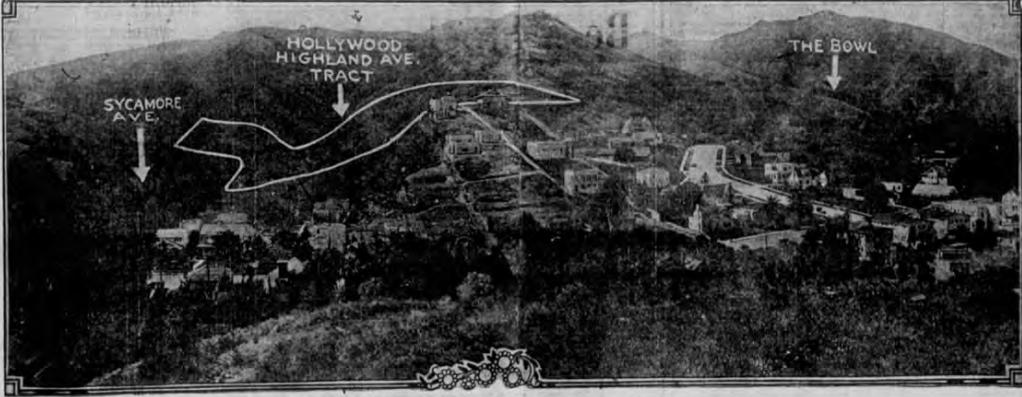
WILL BUILD GARAGE.

Contracts have just been let for the erection of a new brick garage building on Alvarado street near Ninth for Mrs. Marian Van Ache to cost \$12,000. Architect T. Beverly Keim, Jr., prepared the plans.

High Tower Neighborhood

Opening Sale Today — Hollywood - Highland Avenue Tract

BETWEEN THE BOWL AND HOLLYWOOD BOULEVARD



SYCAMORE AVE. HOLLYWOOD HIGHLAND AVE. TRACT THE BOWL

PAORAMA VIEW OF TRACT SHOWING LOCATION AND HIGHLY DEVELOPED SURROUNDING NEIGHBORHOOD

How Often You Have Said:

"I would love to live up on the hills overlooking Hollywood and Los Angeles if it were not for that long, tiresome climb."

Your desire to live on the hilltop, overlooking Hollywood, Los Angeles and the Pacific Ocean, without the annoyance of a long, tiresome climb or a dangerous automobile drive, can now be realized. This has been made possible by the opening today of the Hollywood-Highland Avenue Tract, just three blocks north of Hollywood boulevard and five hundred feet west of Highland avenue on Sycamore drive.

How To Get There—North on Highland avenue, about three blocks from Hollywood boulevard, to Sycamore drive; then west 500 feet to tract office.

An Automatic Electric Passenger Elevator

will be installed without cost to the property owners, and will take you quietly to the level on which your house is located, with as little trouble as going to the top floor of an apartment house building.

About 25 of these wonderful lots are on the street level, but still overlooking the city.

PRICES—Lots range in price from \$1,500 to \$4,000. Easy terms. Garage sites are decided with hill lots. All contracts drawn, escrow's made and money paid into the Guarantee Building & Loan Association, Title Insurance & Trust Co. Certificate.

IMPROVEMENTS—All streets and walks in the tract will be paved and stairways will be built so that each lot buyer will be able to reach his or her lot in the easiest possible way. Electricity, water mains, gas mains, and sewers will be installed to each lot. Ornamental street lights will be installed. There will be no poles on tract, as electricity is to be installed underground.

President.

AUTOMATIC ELEVATOR TO SERVE NEW TRACT

An interesting feature of the new Hollywood-Highland-avenue tract, opened last week, will be a community electric automatic elevator, by which residents in the tract will be lifted to the top of the hill, where their homes will be located. The garages will be located at the foot of the hill, near the elevator.

All improvements are being installed by the subdividers as rapidly as possible. These will include paved streets, cement sidewalks, sewers, gas, and electricity, as well as street lights, and a number of ornamental features.

REALTOR'S CARAVAN

PERMITS ISSUED

The following permits have been granted by F. G. Athearn, Commissioner of Corporations:

Holly Citrus Land Company. Real estate. Trustees, Jay Klinker, O. H. Thomse and C. A. Hamann. Permitted to issue 225 units at \$100 each.

High Tower Elevator Association. To operate elevator. Officers, A. R. Newstrom, Fred S. Gallagher, Gilbert H. Beesemyer, Lemuel C. Bailey and H. E. McCroskey. Permitted to issue 20 memberships.

California Gasoline Corporation. To manufacture gasoline. Officers, E. E. Peacock, L. M. Harlow, Frank M. Kuhry, John McDuell and Thomas Kiddie. Capital 100,000 shares of no par value. Per-

Del Mar Hills. Real estate. Officers, R. C. H. Rupp, L. D. Hollingsworth, A. R. Renshaw, Charles Woerner and Dave F. Smith. Capital 12,500 shares, \$100 par value. Permitted to issue 11,427 shares.

Del Mar Valley Lands. Real estate. Officers, C. R. H. Rupp, L. D. Hollingsworth, A. R. Renshaw, Charles Woerner and Dave F. Smith. Capital 15,000 shares, \$100 par value. Permitted to issue 9,520 shares.

E. Byron Siens, Inc. Real estate. Officers, E. Byron Siens, Maurice C. Myers, D. E. Varden. Capital 20,000 shares, \$10 par value. Permitted to issue 2500 shares.

Grayson Appliance Company, Ltd. To manufacture heating appliances. Officers, J. H. Grayson, H. V. Grayson, J. E. Blackman, Charlotte Blackman and J. B. Kasal. Capital 10,000 shares, \$10 par value. Permitted to issue all.

Incorporate Investors. Real estate. Officers, E Klein, O. Gros, H. Stein, J. Medway, T. Robbins, S. Cherman and D. Cherman. Capital 2400 shares, \$10 par value. Permitted to issue all.

Sickow Borax Mines Consolidated, Inc. Borax mining. Officers, John K. Sickow, D. N. Thomson, D. Howard, J. J. Donovan and C. Worth Norton. Capital 40,000 shares, \$10 par value, and 160,000 shares of no par value. Permitted to issue 15,500 preferred and 60,000 common shares.

Commonwealth Properties, Ltd. Building. Officers, R. E. Mon, R. J. Buchanan, John W. Dullen, Roy Work and C. Roy Smith. Capital 20,000 shares, \$10 par value. Permitted to issue all.

United Pipe Line Treating Company. To manufacture pipe line cleaning devices. Officers, Ernest H. Adams, Florence Burnett and R. B. Waterhouse. Capital 100,000 shares, \$1 par value. Permitted to issue all.

<h2>Fred S. Gallagher in Business for Himself</h2> <p>Fred S. Gallagher, nearly six years with the Platt Music Company, began business for himself today, opening with a full line of pianos and talking machines at 627 South Broadway. Gallagher was secretary and manager for the Platt company and is well known in music circles and to the piano trade.</p> <p>Associated with him will be Thomas J. Quinn, a Detroit capitalist, and J. F. Montgomery, well known in commercial circles in Los Angeles.</p> <p>On leaving the Platt company he was presented a solid gold watch by</p>	<h2>Westlake Masons to Give Christmas Ball</h2> <p>Westlake lodge, F. and A. M., No. 392, is to give an entertainment and Yuletide ball tomorrow evening at Kramer's hall. The lodge has a membership of almost 1000. Those in charge of the affair are: Dr. Kelso Barnett, chairman; B. Frank Wayne, jr.; Walter Berger and George L. Morgan. It is planned to make this one of a series of Yuletide events to be given by Masonry in this city.</p> <hr/> <p>Mr. Platt and a gold-mounted billfold by the employes of the company in token of the esteem in which he is held by them.</p>
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Fred S. Gallagher to Build New Home in Morning Glory Tract

Fred S. Gallagher, subdivider of Morning Glory Terraces, has sold his home at 2060 North Highland avenue and plans to build a new residence in his tract. The site selected for his new dwelling is a choice location at the top of the elevator in Morning Glory Terrace and practically overlooking the Hollywood bowl.

The location is one of the prettiest in Hollywood. High above the city, away from the dust and noise of city traffic; cool and clean all the road round—it's an ideal place to live, according to Gallagher.

The lot selected by Mr. Gallagher will have its individual garage at the foot of the elevator, and will have the advantages of the sewage system, the underground conduits for telephone and electric light wires.

Philip Ahn

JIMMIE FIDLER

VIEWS OF HOLLYWOOD

Philip Ahn picked a soft, cozy, comfortable chair in his Hollywood hilltop home and went into a deep-thinking bout. He had been doing feature roles in the movies since 1936—lots of movie roles—but they came sometimes after long intervals of waiting.

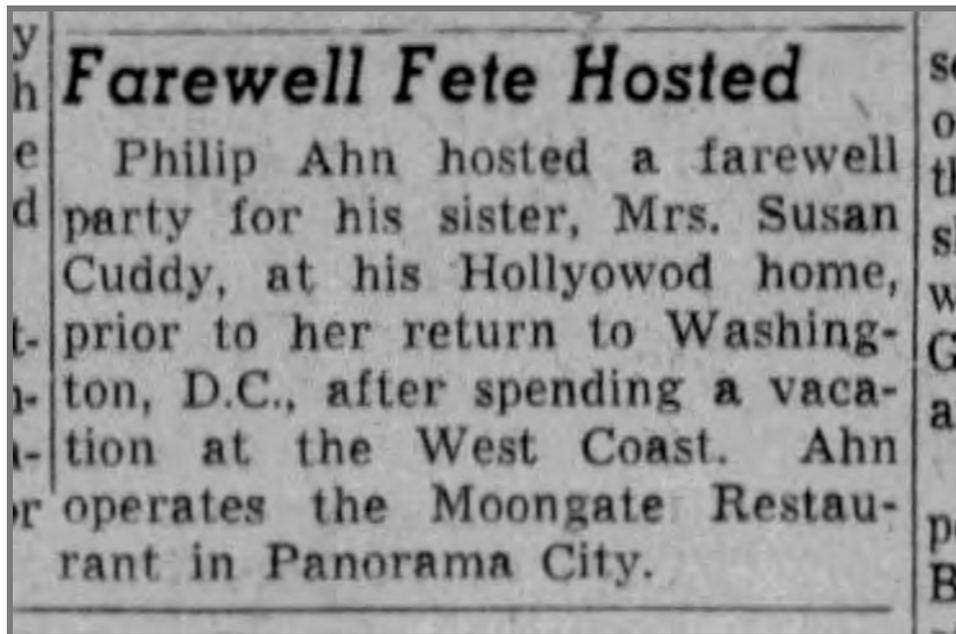
What to do to build up a bulwark of security? Go into business? What business? Then he remembered a fabulously growing district known as Panorama City, not too far from Hollywood. He bought a large section of land, built on it his Moongate restaurant and crisscrossed the remainder in white lines for a thousand parked cars. Today his Moongate is the showplace of San Fernando Valley and popular beyond Philip's dreams.

Philip Ahn, of Korean ancestry, hardly had opened for business, when big movie roles started falling all around him. You'll see him in "The Left Hand of God" at New Fox Theater and "Love Is a Many Splendored Thing" at the Chinese, his very newest.

This fine thespian, born in Los Angeles and has never seen the land of his ancestors, speaks faultless English. He is one of a limited few of Orientals who have achieved the heights in filmland, and the only one of Korean parentage, so far as I can learn. Roles for the Oriental type are not too plentiful, and since the field is limited, Philip hasn't always been working—but he hit stardom while doing it.

He broke into pictures with Bing Crosby, and since then has appeared with such big names as Mae West, Edmond O'Brien, Ruth Roman, William Holden, Humphrey Bogart, Jennifer Jones, Burt Lancaster and Alan Ladd. He served two years in the U. S. infantry during World War II. I find Philip Ahn to be one of the most interesting movie celebrities I have ever known.

Treat The Family To
CINERAMA on LABOR DAY
MONDAY, SEPT. 5th · 3 Shows 2, 5
and 8:30 · Tickets At Box Office



5-16

Phillip Ahn Leads Busy Life While Attending School

By Lois Atkins

He smiled when asked during a recent interview to name the activities in which he had participated at S. C.

"Being only a sophomore," Philip Ahn said modestly, "naturally I haven't done very many things. I've been on the all-university committee, taken part in the School of Speech production, "The Princess Marries the Page," and now I am assistant in Dean Bacon's office, president of the Cosmopolitan club, and chairman of the international relations committee."

Not very many things! And besides, add to this imposing list the outside activities which have called him away from the work he is doing for the university in his various capacities. Philip, an American-born Korean, spent three weeks in San Francisco with the company of "Merrily We Roll Along," in which he had the role of an oriental valet.

"I've played bits in motion pictures, too, but for real constructive aid in the art of the drama I prefer the stage," Ahn explained.

His real interest, however, is in foreign commerce. Now enrolled in the Los Angeles University of International Relations—in fact, it was the reknown of this school which brought him to Troy for his college training, he complimented graciously—Ahn expects to enter trade relations between the United States and China after his graduation in 1937. His father, engaged in foreign trade, is now in his native land, and although Philip has never been in Korea, that he will be able to see it soon is his wish.

Following his graduation from Los Angeles Polytechnic high school, Ahn spent two years working in his family's rice fields in Colusa—"Roughing it with the men," he laughed. "It was fun for a while, but I'm glad I'm back at school."

CHAMBER OF COMMERCE DAY

Panorama City to Install Philip Ahn as 'Hizzoner'

Philip Ahn, motion picture and television actor, will be installed as honorary mayor of Panorama City, Monday at noon, at the first annual Panorama City Chamber of Commerce Day luncheon in the Panorama Bowl, 8750 Van Nuys Blvd.

Attending the ceremonies will be officials from state, county and local government. Representing state government will be Assemblyman Tom Carrell, Assemblyman Tom Bane, and Assemblyman Lou Cusumano; County representatives will be Supervisor Warren M. Dorn and his field secretary James Moran.

Local government representatives will be Councilman Eysa ni Bernardi from the Seventh District, and Ronald Ellensohn, field secretary to Mayor Samuel Yorty.

Supervisor Dorn will be the principal speaker saluting the Panorama City Chamber of Commerce for its outstanding activities during the past year.

Starred in Pictures

Phil Ahn, since starting his acting career in 1937, has appeared in more than 200 motion pictures and television shows — having worked for hundreds of different directors and numerous producers in Hollywood and Europe.

Ahn is well known in Panorama City, as he owns and operates the Moongate, one of the Valley's finest restaurants. Ahn attended the University of Southern California, is American of Korean extraction and was born and raised in Los Angeles.

He has played in pictures with Bing Crosby, Gary Cooper, Madeline Carroll, Mae West, many famous stars and has worked out of the Desilu, Four-Star, Screen Gems, War-



PHILIP AHN
Honorary Mayor

ner Brothers, Review, MGM and Universal International Studios.

Not long after World War II began, he was drafted into the infantry. He attended Officer Candidate School, unwittingly passed up an assignment in the OSS as a diplomatic officer, and was sent on a Special Services assignment to Ft. Benning, Ga.

Operates Business

One of his major projects there was a production of "You Can't Take It With You," using all-Army cast.

Even though Phil usually has as many parts as he can handle (his credit list attests to that), he points out that an "Oriental" type occasionally will hit hills in casting when there is no work for him. He realized this even at the start of his career, and he decided to insure against the lean periods by operating a business on the side. Most Oriental actors do this, he says.

English Spoken

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English Spoken

Panorama C. of C. Day Rites Set

PANORAMA CITY—Fritz B. Burns, president of Fritz Burns and Associates, will be featured speaker at Panorama City's annual Chamber of Commerce Day on Tuesday, May 5.

Main feature of the day will be a noon luncheon in the Panorama Room, Western Federal Savings & Loan, 14600 Roscoe Blvd.

Award presentations will be made to retiring chamber officers. Representatives from the County Board of Supervisors and the Mayor's office will be present.

Philip Ahn, honorary mayor of Panorama City, will be master of ceremonies. Reservations may be made by calling the Chamber office at 781-8671. Price for the catered luncheon is \$2.50.





O. K. Werner
Times photo

New Chamber Leader Lists His Projects

PANORAMA CITY—O.K. Werner intends to keep the Chamber of Commerce membership hopping during 1963.

Moments after his election to the presidency of the business group Monday, Werner, manager of a department store, called for intensified activity.

"My first project as chamber president," he declared "will be to set in motion a drive to create an image of Panorama City as a lively one-stop shopping center."

Cites Plans

"We will call the attention of all Valley residential areas to the community through identification and signs. Then we'll follow through with all major projects already under way such as the Raymer Street railroad underpass."

Werner, a past president of the Spokane, Wash., Retail Trade Bureau, one of the nation's liveliest business organizations, said he will move to increase chamber membership under the slogan "Member Per Man Per Month."

Other chamber officials named at the Panorama Bowl elections were: G. W. Hogan and Bill Stewart, vice presidents; A. B. Clark, secretary, and Dave Latham, treasurer.

New board members elected include William B. Brodnax, Bill Kubach, Melvin McKinney, Hogan and Clark.

Installation of the new officers is scheduled for Jan. 26 at Sportsmen's Lodge in Studio City, with honorary mayor Philip Ahn as installing officer.

Rotary Plans Breakfast and Program

PANORAMA CITY —
The third annual pancake breakfast sponsored by Panorama City Rotary Club will be held Saturday, Nov. 12, from 8 a.m. to noon at Hughes Market parking lot, 14620 Parthenia St.

The event will feature the 115-member Claud Hoppers Band, according to Otto Ernst, chairman.

Displays of crafts by the Woodcraft Rangers, prizes and an appearance by Philip Ahn, honorary mayor of Panorama City, also will be featured.



BEHIND scenes action in Mayor Sam Yorty's office finds Mrs. Irving Wieder, Mrs. Ross Huntley, Edward Martinez and Mrs. David Simmons, from left, making plans for Mayor's Ball and Inter-

national Conference Jan. 27 and 28. Red carpet treatment will be given visiting dignitaries from throughout world. Service and hospitality programs are planned for two days of events.

(Photo by Jimmie Wilson)

SAN FERNANDO VALLEY
Living
ETHEL M. TAYLOR, Editor



FLAGS from many countries will be displayed during Mayor's Ball and Los Angeles International Visitors and Sister Cities Conference. Assisting with plans are Mrs. Victor Carter, left; Philip Alm, honorary mayor of Pasadena City, and Mrs. Sterling Wilson.



Red Carpet Out for Visitors

By WANNA HENDERSON

The City of Angels steps into its most enjoyable role when the Mayor's Council for International Visitors and Sister Cities stages the Mayor's Ball Friday, Jan. 27, at the Ambassador Hotel, and the International Conference on Jan. 28 at the Statler Hilton.

A party as big it will take two ballrooms to stage the entertainments, Hollywood's best—an international affair has with dignitaries from the five continents of the world—City Hall and two luxury hotels rolling out the red carpet—and hundreds of civic volunteers joining tailors will create a memorable convalesc headed by Mayor Sam Yorty, official host for the greatest Los Angeles gala.

The two-event, designed to salute the social as well as

the service side of the city's hospitality program, will be an occasion for flags flying, pomp and protocol. But once the personage have stepped through the formal reception lines, Southern California's warm and friendly hospitality will take over.

Dine and Dance

Partyners at the Mayor's Ball will dine in the Embassy Room and dance in the Coconut Grove. They will be entertained by a line-up of stars including Jimmy Durante, Tony Martin, John Conte, Hanna Arnold and the Mystic Men from ASCAP. Don Dakin, Jimmy McHugh, Neil Washington, Willie Hillier, and Sammy Fain.

Tenoristic Oakland and Tom Shapiro will keep Dick Sabate's own band swinging "Los Angeles, Los Angeles," a song they have

turned on especially for the evening, while the Mickey Finn gang will toss up the scene with a toe-tapping berjo beat.

Mayor in Attendance

The black-tie evening will focus attention on Los Angeles' Sister Cities by honoring the mayor of Bordeaux, France; Eilat, Israel; Nagoya, Japan; and Salvador, Bahia, Brazil.

Honorary ball chairman Mrs. Sam Yorty will, Mrs. Ferdinand Monderbol and Mrs. Victor Carter, both cocktailwaiters, will share in welcoming guests of honor with Sister City chairmen Leo Hirsch, Si Kasek and Florence Eisenberg.

Mayors and their emissaries who will be attending are Mayor Joseph Levy and Mrs. Levy of Eilat; Mayor Nelson Oliveira of Salvador; and Vice Mayor Benito and

Mrs. Denais of Bordeaux. Mayor Saguto of Nagoya will be represented by two civic leaders, Takami Nakashima, chief of parks and landscaping, and Takeyoshi Nishio, chief of planning.

Volunteers are working with Mrs. Harold M. Windsor, conference staff liaison, and Frank O'Sullivan, chief administrative assistant.

Name Committee

Included on the executive steering committee are Mrs. Walter Beachy, chairman of honorees; Walter P. Combs and Mrs. Sterling Wilson, conference secretaries; James Norman Tasing, Bert Berges, Ralph Earl, Fredman, Ben Oakland, Larry Green, Orrin W. Harris III, William Mohrhauser, Henry Tschler Jr., A. E. England, George Perry, Keith Traylor, Nor-

George Arotari and Thomas Alshof.

More are James David Simmons, Robert Sully, Charles Luckman; Luis Alhara, Maurice Bunk, Laurie Moss, Pauline Hopkins, Helen Knapp, Pandora Hollister, Florence Blackwell, Sanford Ullmar, William Gruver, Donald Cox, Lloyd Hand, Ronald D. Olmsted, John Robinson, Anthony Slavovic, Dr. Ralph J. Kaplan, Tom Hawkins, the Francis Leffers and Bruce Gilchrist.

Philanthropic organizations with an international program have joined forces to participate in the hospitable exchange. They are B'nai B'rith Women, District Four; Delta Sigma Theta sorority, International Orphans Inc., Junior League of Los Angeles, Les-

Continued on Next Page

Panorama City CC Installs Stan Livingston President

Continued from Page Four
py with even a small improvement."

Budinger recalled the merchants' decision to forego lighted Christmas decorations as a gesture of cooperation in the energy crisis and said the darkened business district had taken some of the gaiety out of Christmas for shoppers.

Four Recognized

Recognition was accorded four individuals for the service to Panorama City.

James A. Adams received the chamber's Citizen of the Year Award. Adams' credits include work as president of Central Valley Boosters Association (a police support group), past president of Kiwanis Club, and active member of International Orphans Inc. and the Mid-Valley YMCA.

O. Henry Jr. was made

honorary life member of the chamber's board of directors. He had been saluted at a retirement luncheon last year.

Took Off Wig

George C. Grey, who has been transferred out of the area to manage the Broadway Store in Hollywood, was honored with a community service award. He has served 10 years on the board of directors.

Philip Ahn was saluted

for beginning his 13th year as honorary mayor of Panorama City. Ahn, who plays one of the shaved-head masters in the television series, "Kung Fu," surprised members by pulling a wig off his head as he spoke.

About 60 members of the audience left with door prizes donated by Panorama City businesses.

Paul Brown organized the banquet. He was as-

sisted by Georgia Lamb and Miss Panorama City 1974, Teri Gillette, in the drawing of door prizes.

First Lady Says Nixon Healthy; Affirms Faith

WASHINGTON (UPI) — A tense Pat Nixon today had said the President "is in great health and I love him dearly and I have great faith."

The First Lady came

in great health and I love him dearly and I have great faith."

Mrs. Nixon said most of the women who had come through the receiving line told her they "had faith in the President."

Sears



We are factory authorized for repairs under the Timex guarantee.

For watches that are out of guarantee, the charge is small.

Genuine TIMEX Electric Watch Energy Cells available.

Sorry, no mail orders.

WARTIME VILLAIN

Philip Ahn—Really Not Such Bad Guy

BY PAUL HENNIGER

In "The Bad Guys," William E. Everson's book about the actors you love to loathe and hate, Philip Ahn is listed No. 1 in the picture index. But in real life, he is nice guy personified.

The man once branded "loving yellow monster" in movies is now 56, with 30 years of character acting experience behind him, 13 years as a successful restaurateur and six years as midgeting beauty manager of Panorama City. Hardly the bad guy image.



Philip Ahn

Ahn was the Korean kid who, back in the mid 20s, used to live above the laundry at 1st and Figueroa in Los Angeles. While still attending high school, he used to drive his teenage sweetheart, a budding actress named Anna May Wong, to a movie studio in her car because she didn't know how to drive.

Miss Wong was working on her first big movie with Douglas Fairbanks. And one day the great swashbuckler spotted Ahn walking in the car for Anna. He insisted that Ahn make a screen test.

"I'll never forget that day," recalls Ahn, his classic Oriental face breaking into a broad grin. "Still wearing my make-up, I proudly came home to tell mother the great news. 'No son of mine is going to get mixed up with those evil people,' she shouted. I wasn't allowed out of the house for the next three days."

But mothers have a way of forgiving, and when Ahn got a second chance she relented. He was a foreign commerce student at USC when director Lewis Milestone, filming one of those "rah-rah" stories using football players as extras, opened the door again.

"When Mr. Milestone first heard my voice he said, 'Sorry, I wanted someone who can speak pidgin English,'" said Ahn in his perfect English diction. "But when I got to the door I thought, this is silly, of course I can speak pidgin English. So I turned to him and said, 'Oh, so sorry, honorable sir. Me no talkie light lay, so go bye, chop, chop.' That did it. I got the part."

Movie Character Roles

That was the start of some 275 movie character roles. During the war years Ahn and colleagues like Richard Lee and Kaya Laka played hated Japanese war lords in dozens of flag-waving movies.

"Naturally I longed to play a good Korean for a change," he lamented. "But they always needed me for bad guy parts. Many of my friends were already in the service, and I had hoped to be drafted. But producers kept getting me detentions for those roles."

Ahn was glad when he finally got in the service. For one thing, it brought a halt to the "hate" letters he received from people who didn't realize he was, in effect, already serving his native United States by working in war propaganda movies.

Ahn wasn't always the bad guy. In "The Story of Dr. Wassell" he had a part he considers his best. Cecil B. De Mille directed. Nobody ever worked for De Mille without vividly recalling the experience.

"Now I'd heard that he was an SOB to work for, so when I got a call from C.B. to see him, I quaked a bit," Ahn remembered. "There I was, standing in front of the king, with all his entourage flitting about me, putting on and taking off different wigs. C.B. seemed dissatisfied. Finally he walked up to me and asked my opinion. I wasn't about to anger him so I liked everything."

"He gave me one of those knowing smiles and said, 'No doubt you've heard I'm an SOB . . . but not all of the time. You don't have to like the costume!'"

Doubts Dispelled De Mille's

Ahn still had some doubts about De Mille's conduct, but they were dispelled the first day on the set. C. B. booted him over when, on the crowded set, he rubbed up to Ahn, threw his arms around him and hugged him, saying, "Happy landing!"

In TV, Ahn still portrays an occasional bad guy in, somewhat, my opinion. But in making a recent Time Tunnel or ABC at 20th Century-Fox he had a strange experience.

"I played a doctor in the U.S. who was called to the tunnel," he explained. "I looked at a Pacific isle 20 years ago and supposedly saw my son, a Japanese soldier, still fighting. And I had the weird feeling that was me 20 years before. I was playing father and son!"

Relaxing in his Mesquite Restaurant, Ahn reflected on the madman's piece of TV. "There's never time to develop a character," he sighed. "But I always remember what Lewis Milestone taught me. Take the time to read the whole script first. Then portray your character to yourself under the conditions of the story. Memorize it, then act from the head and heart. The face will take care of itself."

Ahn opened a fortune cookie, put on his glasses, and smiled as he read: "Enjoy life, have fun, trust your instincts about people."

Actors Protest Asian Typecasts

More than 100 actors of Asian ancestry joined Friday to protest typecasting on the basis of racial origin and to demand their rights to play such roles as Shakespeare's "Hamlet" and Chekhov's "Masha."

"Where is the law, the regulation, the code that restricts us from functioning fully as actors?" asked the actor Mako, who has a starring role in the Music Center production, "Pacific Overtures."

At a press conference at the Music Center, Mako said the unwritten practice of casting Japanese, Chinese or Korean actors only in Japanese, Chinese or Korean roles must be abolished.

"Or else we would all have to have cosmetic surgery done on our faces and change our names to Anglo-Saxon ones and try to infiltrate that way," he said.

"An Irishman can play an Italian or a Frenchman can play an American," said Philip Ahn, a veteran character actor of Korean ancestry who has played Japanese, Chinese, Filipino, Eskimo, Malaysian and Korean roles.

"Suddenly," Ahn said, "after working 40 years in the industry, I find I am only allowed to play Korean (roles)."

Please Turn to Page 12, Col. 1

ACTORS

Continued from First Page

"We do not all look alike," Sumi Haru, cohostess of a KTLA television program, said.

"For many years we were not even allowed to play ourselves," said Miss Haru, who is of Filipino ancestry. A Filipino friend of hers, she said, had been turned down for a Filipino role in a film solely because she didn't "look Filipino."

The practice of casting Orientals as stereotype China-dolls, laundrymen, house boys and gardeners is "discriminatory and unconstitutional," the group stated, and "an insult to our talents."

"Let's drop this ethnicity," said Mako, who was nominated for an Academy Award for his role in the movie, "The Sand Pebbles."

"The next time they are casting Shakespeare there shouldn't be any 'we are looking for black types. We are looking for yellow types,'" he said. "They should be looking for actors."

PHIL AHN... FRUSTRATED SUCCESS



AVID GARDNER - Ahn likes to putter in the garden of his Northridge estate when he has a few minutes to spare.

By John Ringo Graham

If Phil Ahn is frustrated, he is trying hard not to show it. His palatial home in Northridge is filled with rare antiques and exquisite furniture given him by the government of Korea and other heads of states he has met, his career is flourishing with more than 300 pictures to his credit, and his famous Moongate restaurant in Panorama City is booming, yet his one ambition in life remains unsatisfied.

The ambition is to play a Korean on the screen. Phil himself is of Korean ancestry, and his father, Chang Ho Ahn is now considered by the people of that nation to have been the literal father of modern Korea. The elder Ahn wrote the words to the current national anthem, and worked all his life for the liberation of his country from Japanese rule.

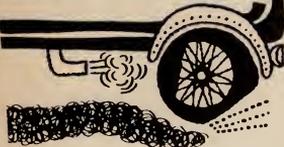
Dozens of books have been written about Chang Ho's career, and his memory is honored throughout the country once a

year. Yet, in more than 30 years of acting, his son has never been given a Korean role to play. He has been a Chinese, Japanese (dozens of times) and a few other types in between, but never a Korean. He hasn't despaired of achieving his goal, in fact he is now actively working on a project that is certain to bring recognition to him as a Korean.

Ahn hopes to bring one of the famous Pearl Buck novels to the screen whose setting is in Korea. When this happens, it will fulfill a life-long ambition. In the meantime, Ahn is busy with his regular career which makes big demands on his time. Television shows and motion picture work fill his days with challenging assignments, but in his free time, Ahn goes to Veteran's hospitals, and makes tours of the Orient to encourage wounded soldiers who are in military hospitals.

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these quests, and makes his time available to worthy causes. Because of his civic minded attitude, he was elected Honorary Mayor of Panorama City, and has remained in this post for several years. Ahn frequently travels to other Southland communities in his official capacity. During ceremonies in Buena Park for the ground breaking of the new Movie World Cars of the Stars Museum, Ahn joined the mayor, Chamber of Commerce president, Chamber Manager, owner, James Brucker, Sr., and many other officials in welcoming the new attraction to Orange County.

When the subject of his father comes up, Ahn can hold the interest of friends for hours as he recites the exploits and achievements of the famous revolutionary. The elder Ahn didn't use guns to overthrow the illegal Japanese rule, but resorted to education instead. He sensed early in his life that he needed to understand the Western mind and politics in order to help his people.

After getting one of the first passports ever issued by Korea, Ahn and his wife set out for America. Until this time, Korea was known as "the hermit Kingdom." It discouraged foreign travel by it's people and didn't welcome outsiders who wanted to visit the backward nation. After arriving in San Francisco, the Ahn's who had the highest formal and cultural education it was possible to gain in Korea, started to attend American schools.

The pair attended kindergarten first and worked their way up through the grades until Chang Ho Ahn was a fully educated man in all phases of European culture and studies. Armed with this knowledge, he returned to his homeland to work for the freedom of Korea. Traveling about the land, he preached the gospel of Japanese rejection to the masses of Korean's who knew almost nothing of the outside world.

He was alternately feted and hunted by the ruling Japanese prince who ran the affairs of Korea, since his ideas were dangerous to the control of the tiny country by the hated occupation forces of Japan. When the Japanese prince thought he could win Ahn over with kindness and flattery, he did so. Failing in this, he would resort to force, but the wily revolutionary managed to stay a few steps ahead of his tormentors, reappearing in unexpected places to continue his campaign of overthrow by education.

Chang Ho Ahn never lived to see the realization of his lifetime dream, the establishment of the Republic of Korea. He died in 1938 in a Japanese hospital



FAMOUS PATRIOT- Chung Ho Ahn, is revered in Korea in the same way George Washington is honored in America as the Father of his country.



READY FOR WORK- Ahn is on call at a moments notice and may go to any part of the world for a motion picture roll.



MUSIC FAN - Ahn spends his evenings listening to stereo records when he is home.

inside China where he was captured during the fall of Shanghai. The grateful people of Korea, however, have never ceased to honor the man who worked for more than 40 years to free them from the bonds of enforced slavery.

During World War II, Phillip Ahn was cast in dozens of propaganda films that stirred up hate for the Japanese. The roles he played were usually Japanese soldiers who tortured American flyers and soldiers for information. The pictures were so successful at building hate among audiences, he was personally attacked by people who took the movies seriously. Hate mail, threats on his life, and other manifestations of his unpopularity soon convinced Ahn the only way to stop it was to quit being an actor and join the Army - which he did.

He served with distinction throughout the war and returned to his career after the closing of hostilities. He has never stopped working since. Even though he has found it frustrating not to play a Korean, Phillip Ahn is certain to remedy the situation himself with the production of his own film dealing with Korea. As the old saying goes, if you can't get someone else to do a thing - do it yourself. Ahn takes the statement literally.

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Male Call

Actor Phil Ahn Plants Firm Roots In Valley

Philip Ahn, number one son of a number one Korean statesman, and veteran actor of more than 300 films says he has planted his roots firmly in the San Fernando Valley.

"My family (two brothers, two sisters and his mother) and I are all Northridge residents now and all partners in The Moongate Restaurant which I started eight years ago in Panorama City."

Phil is a bachelor. He dresses with exceptional good taste and his conversation reveals the advantage of a cultural background from both the East and the West. And contrary to the sinister personality he often portrays on the screen, he is extremely witty and cheerful.

HIS FATHER, the late Chang Ho Ahn, was instrumental in aiding Korea to gain independence from Japan in 1919. The senior Ahn was a leading political figure and has been called that country's Abraham Lincoln. He died prior to World War II while a political prisoner in a Japanese military hospital. This year the Republic of Korea honored his memory by presenting its highest award, the Founders Medal, First Class, to Mrs. Ahn.

Although Phil works regularly as an actor, both in television and motion pictures, he manages to spend a great deal of his time personally supervising operations at the Moongate.

"We made the restaurant a family corporation," he said, "with each member an officer. The only trouble we had was with our Korean names, since the children are all first generation.

"**PHONETICALLY**, I was Pi-lip and became Philip. Su-san became Susan and Su-rah became Sarah. Hai-

run, our mother, became Helen, and Pil-sun became Philson. These were easy, but I had one brother left for whom we couldn't find an English equivalent—Pil-yung. We call him Ralph!"

When Phil bought his home in Northridge it was Early American. He has now converted it to Chinese Modern and has used many items from his collection of Oriental artifacts in the interior decor.

His most recent purchase was two vases he bought while visiting Korea this year.

"I paid next to nothing for them," he said, "and when they arrived here I had them made into lamps. A friend suggested I have them appraised and I was happily surprised to find they were valued at close to \$1,000."

IN ADDITION to re-doing the interior of the house Phil has put his hobby, gardening, to use on his spacious grounds and the landscaping of his home is now one of the loveliest in the area.

He recently completed filming the role of the district attorney in "Diamond Head," soon to be released by Columbia, and is now busily engaged in enlarging his restaurant.

"We hope to be finished by Mother's Day," he said, "when the Moongate will be three times the size it is now with all new tropical and Oriental decor inside. Panorama City is growing so fast that we have to expand to keep up with it."



Philip Ahn

About 400 people looked on as Asian actor Philip Ahn was posthumously honored with a star on the Hollywood Walk of Fame. Representatives from various sectors of the Korean community were present at the ceremony held on Hollywood Boulevard shortly after noon today, according to Hollywood Chamber of Commerce spokeswoman Monique Moss. Ahn, who was honorary mayor of Panorama City for 20 years, was considered a pioneer in getting roles for Asians in the American movie industry, according to Moss. Ahn was believed to be the first Korean-American born in the city of Los Angeles, Moss said. His father was a leader in the independence struggle in their native country and after Philip's birth returned to Korea to continue his activities. Ahn died in 1977 at age 72 after acting in 57 movies "with every star that ever lived," Moss said.

Kurt Cobain

Friday, June 18, 2021

Latest:

Introducing The Dee Gees. Wait-Isn't that actually the Foo Fighters in disco disguise?



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Each week, the podcast looks at something from the alt-rock universe, from artist profiles to various thematic explorations. Whatever the episode, you're definitely



A Hollywood Hills house once owned by Kurt and Courtney is for sale. But...

📅 May 20, 2021 👤 Alan Cross 💬 2 Comments 📍 Courtney Love, Hollywood Hills, Kurt Cobain, Real Estate, Sotheby's

Back in 1992, flush with cash from the sales of both Nirvana's **Nevermind** and Hole's *Live Through This*, Kurt Cobain and Courtney Love moved into a three-bedroom Asian-influenced Craftsman house in the Hollywood Hills at 6881 Alta Loma Terrance in the Hollywood Hills. With a two-story living room, three full baths, and view of Hollywood, it sounds like a great place, right?

Er, no. The **listing** reads "The property has fallen into disrepair and is a major fixer. It will not qualify for traditional financing."

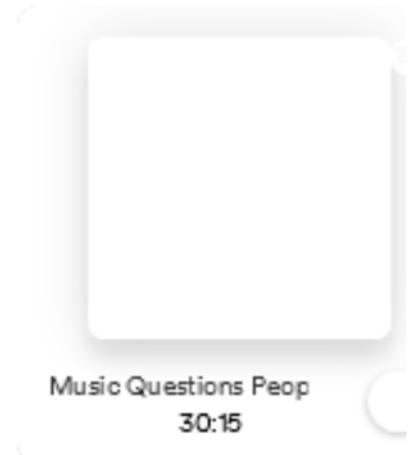
This is, of course, is not the fault of the Cobains. By late 1993, they were out of this place and living at 171 Lake Washington Boulevard East in Seattle. That place recently sold again for US\$7.5 million.

Still, if you have the Property Brothers on speed dial, you might want to consider this purchase. At US\$998,000 (and considering the state of the place, that's probably negotiable), this could be an amazing fixer-upper. And you could brag that you (a) live in the house where most of *In Utero* was written, and (b) probably have a lot of heroin in the floorboards.

Did I mention it needs work? Check with **Sotheby's International Realty** if you're planning to make a bid.

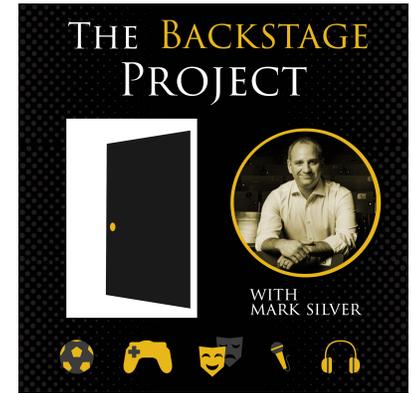
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Alan Cross

is an internationally known broadcaster, interviewer, writer, consultant, blogger and speaker. In his 30+ years in the music business, Alan has interviewed the biggest names in rock, from David Bowie and U2 to Pearl Jam and the Foo Fighters. He's also known as a musicologist and documentarian through programs like The Ongoing History of New Music.

The Custodian of Toronto Sports – Richard Peddie in conversation with TBP

Podcast EP 033 May 27, 2021

Over a 20+ year span, as the Toronto pro sports scene evolved from older venues and stands filled with blue and white (Leafs, Blue Jays, Argonauts) to a more intense red (Raptors, TFC), and grand coliseums that define the city's skyline, there is one sports executive in particular who ownership looked to.

We're of course [...]

Mark Silver

The Ultimate Backstage Pass – David Kines in conversation with TBP

Podcast EP 032 May 17, 2021

In today's everything-on-demand world, it may be hard for anyone born post-Y2K to answer a simple question, "where do you watch music videos?" A reasonable answer would be YouTube, Apple Music, or maybe even Tiktok. Prior to the dawn of YouTube in 2005, the answer was easy. MTV if you're American, and of course [...]

Mark Silver

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2 thoughts on "A Hollywood Hills house once owned by Kurt and Courtney is for sale."





Photos by Tatiana Tensen

Kurt Cobain and Courtney Love's One-Time L.A. Abode Just Sold

The Hollywood Heights house that the duo rented in the '90s, while both were writing landmark albums, hit the market for \$998k

By **Oren Peleg** - June 2, 2021

Sale of the Hollywood Heights home where Kurt Cobain and Courtney Love once lived is being finalized. The property, which has fallen into deep disrepair, was listed for \$998,000, though the sale price hasn't been publicized.

The home is a two-story, 2,458-square-foot, three bed, three bath Craftsman-style home built in 1921. "I've heard from a dozen people, but it's unconfirmed, that the house was originally built for a famous Chinese American actress," says Tatiana Tensen, an agent with Sotheby's International Realty Los Feliz, who represented the seller. She adds that between the 1950s and '80s, the home belonged to actor Philip Ahn.

Beyond its Cobain-Love connection, a main selling point of the home is that it is part of the legendary [High Tower Elevator Association](#), and comes

with a key to the elevator. The cluster of homes above the High Tower Elevator were featured prominently in the 1973 film *The Long Goodbye*. Additionally, the house is about 600 feet from the Hollywood Bowl—maybe not ideal for a quiet summer night, but “when the Beatles came to play the Bowl, this was the house to be at,” Tensen explains. “Apparently, there were 100 people on the roof listening to the show.”

Kurt and Courtney House

1 of 10 < >



In 1992, Cobain and Love rented the house where they each began writing landmark '90s albums. Cobain wrote most of Nirvana's final studio album, *In Utero*, in the upstairs closet. The process was documented in Patty Schemel's documentary *Hit So Hard*. Meanwhile, Love began writing Hole's second studio album, *Live Through This*. The couple also lived there when their daughter, Frances Bean Cobain, was born.

The home has since become a popular destination for Nirvana fans to visit and [post about to YouTube](#). As Tensen notes, several of the people interested in the house were big fans of Nirvana, “including one guy who had a tattoo of Nirvana on his ankle.”

Sale of the home is set to close this week, but neither the final sale price nor buyer have been publicly disclosed. Ryan Hanke, of Figure8 Realty,

represents the buyer.

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CELEBRITIES

Courtney Love remembers Kurt Cobain on what would have been their 28th wedding anniversary

Charles Trepany, USA TODAY

Published 9:23 p.m. ET Feb. 25, 2020

Courtney Love is remembering Kurt Cobain, 28 years after their wedding.

Cobain, the front man for Seattle grunge band Nirvana, married Love in 1992. He was found dead of a self-inflicted gunshot wound in his Seattle home two years later.

In a heartfelt Instagram post Monday, Love remembered their wedding day in Honolulu.

"I recall feeling deeply delighted, dizzy, so in love, and knowing how lucky I was," she wrote. "This man was an angel."

Along with the caption, Love shared a photo of her and Cobain on the special day. In the picture, the couple smile in front of the ocean, each holding a bouquet of flowers. Love wears a white wedding dress, and Cobain a checkered button-down.

The last 28 years haven't been easy for Love, who wrote she has faced "torturous" and "chaotic" challenges. She added she knows Cobain has been looking out for her through it all.

Kurt Cobain death-scene photos will not be released, court rules

"It almost tapped my resilience," she wrote. "but between Kurt's strange amazing divinity, and the honor of a few true friends... I'm here now. It'll be ok."

Love added she still can imagine Cobain on the beach, "rocking in the free world."

Cobain and Love share a daughter, Frances Bean Cobain. She was 20 months old when her father died.

Kurt Cobain's daughter Frances Bean reveals guilt for inheritance from man 'I've never met'

Contributing: Jimmy Bernhard, KING-TV, Seattle

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Los Angeles Times
CALENDAR
SUNDAY : PART II
March 28, 2004

Theater: Marian Seldes on a play David Byrne's spans through which theatrical royalty. Page 33
Theater: Interspecies rituals, dancers with ghosts. Ken Rabe has ideas. Lots of them. Page 36
Dance: From dreams, lyrical dramas and infidelities movements, Jet Kylan sculptures. Page 42
Art: The Getty showcases Photographers of Genius' from its collection of 100,000 images. Page 43

POP MUSIC

His last L.A. days

At the peak of his fame, Kurt Cobain hid from the rock scene and tried to lose himself in a world of paint.

By CHARLES R. CROSS
Special to the Times

THE MURKIN LIVES ARE IN a house again in the Century-Belmont neighborhood. In this little enclave of San Francisco mansions and waterfront estates, wealthy homeowners might a phalanx of gardeners to keep the blossoms fresh. But amid the March flowers that at dawn in another more modest spring field, during the first week of April, a single party has been grand seen for a steady stream of visitors paying tribute to the memory of Kurt Cobain. It was in Denny Station, while he was in a three-day blackout, that in Victoria Park, that Cobain committed suicide in April 1994.

The better one day to this quiet neighborhood, away from famous clubs or studios, all located in some way by the name of Cobain and his band, Nirvana. The 19th anniversary of Cobain's death will bring more news, music and stories to readers in Victoria Park, where every square inch of each park bench is covered with messages. "This is Kurt's Park now," one person has written in black marker on a chair. "I miss you," says another, echoing the sentiment of many. They've become messages of mourning.

Cobain's shadow over music remains remarkably large, considering that Nirvana enjoyed only three years at the national spotlight. When the album "Nevermind" came out in 1991, Nirvana became a separate band almost overnight, and "Nevermind" has been named the album of the century.

By the time Cobain died, he seemed personally linked to the Seattle music scene and the phenomenon of grunge. Yet when the band — Cobain, American bassist Krist Novoselic and drummer Dave Grohl — released "Nevermind," none of the members even lived in Seattle. "We couldn't afford it," Novoselic jokes. Cobain never read of his songs while living in Olympia, Wash., and Seattle was the home for only the last year and a half of his life.

He spent most of 2002 in Los Angeles, a time much less is known about. In an apartment on Hollywood Avenue, at the height of his fame, he put down his guitar, picked up a paintbrush and transformed in the white noise. For several months he was surrounded in a real world of confusion. He painted some pictures and did not at times he mixed his own island, among, together with and David Lauff said his studio. It was extraordinary work. Most of it has only been seen by his close friends.

Cobain died at 27. The cause he created in the last year of his life was more of his band, which became a cult and then to become a world about which might have been. But none of the Cobain "what if's" are so fascinating as the one that imagines his pulling the spotlight off the music business and returning to the world of art. It was an option. (See Cobain, Page E45)



AS FATHER: Kurt Cobain, who died in April 1994, with daughter Frances, now 12. She was born to Cobain and Courtney Love while they lived in L.A. (Kurt: Mark Weinman)

Attachment 5: Copies of Building Permits

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Lot ~~3653~~ ²¹ Tract 3653 Block 42/70 maps.
(Description of Property)

Dist. No. _____ M. B. Page _____ F. B. Page _____

No. 6871 *Alta Loma Terrace*
(Location of Job)

Street

O. K. City Clerk
By _____ Deputy
O. K. City Engineer
By _____ Deputy

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building *Swelling* No. of Rooms *5* No. of Families *1*
- Owner's name *R. Marquette Mansfield* Phone *Holly 4877*
- Owner's address *2115 Highland Ave*
- Architect's name *D. C. Messenger* Phone _____
- Contractor's name *self* Phone _____
- Contractor's address _____
- VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$ *3500.00*
- Any other building now on the lot? *No.* How used? _____
- Size of proposed building *35* x *35* Height to highest point *15* feet
- Number of Stories in height *One* Character of ground *under portion of house sand stone*
- Material of foundation *Concrete* Size of footings *16"* Size wall *8"* Depth below ground *12"*
- Material of chimneys *Brick* Number of inlets to flue *1* Interior size of flues *8 x 8*
- Give sizes of following materials: REDWOOD MUDSILLS *2* x *6* Girders *4* x *4*
EXTERIOR studs *2* x *4* INTERIOR BEARING studs *2* x *4* Interior Non-Bearing studs *2* x *3*
Ceiling joist *2* x *4* Roof rafters *2* x *4* FIRST FLOOR JOISTS *2* x *6*
Second floor joists *2* x *8* Specify material of roof *Shingles*
- Will all provisions of State Dwelling House Act be complied with? *Yes*

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

OVER (Sign here) *R. Marquette Mansfield*
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY		
PERMIT NO. 20014	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. Plan Examiner.	Application checked and found O. K. <i>Merrill</i> Clerk.
		Stamp here when permit is issued. AUG 22 1937 TOWNSHIP

2

3

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP 151.5-185	1. LEGAL LOT 21	BLK.	TRACT 3653
ZONE R-2	2. BLDG. ADDRESS 6881 Alta Loma Tr.		APPROVED ITB
FIRE DIST.	3. BETWEEN CROSS STS. Broadview Terr. AND Highland		
INSIDE KEY X	4. PRESENT USE OF BLDG. Residence	NEW USE OF BLDG. Same	
COR. LOT	5. OWNER Phillip Ahn Ph. HO 75040		
REV. COR. LOT SIZE 50 x 75	6. OWNER'S ADDRESS Above		
REAR ALLEY X	7. CERT. ARCH.		STATE LICENSE NUMBER
SIDE ALLEY 5	8. LIC. ENG.		STATE LICENSE NUMBER
BLDG. LINE Hills	9. CONTRACTOR Owner		STATE LICENSE NUMBER
AFFIDAVITS	10. SIZE OF EX. BLDG.		
BLDG. AREA	11. MATERIAL EXT. WALLS: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE		
SPRINKLERS REQ'D. SPECIFIED	X STORIES		HEIGHT
	ROOF CONST: <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER		

3 6881 Alta Loma Tr.

VALIDATION		LA47006	UN-2956	60092	B - 2 CK	3.00
TYPE V	GROUP R-1	MAX. OCC.	UN-2956	60093	B - 1 CK	19.00
DIST. OFFICE L. A.	PC \$3.00		B. P. \$9.00			
C. OF D. ISSUED	J.F. 10⁰⁰					

DWELL. UNITS	12. VALUATION; TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. \$ 2000.00	VALUATION APPROVED <i>[Signature]</i>
PARKING SPACES	13. SIZE OF ADDITION X STORIES HEIGHT	APPLICATION CHECKED OGAN
GUEST ROOMS	14. NEW WORK: MATERIAL EXT. WALLS MATERIAL ROOF	PLANS CHECKED <i>[Signature]</i>
FILE WITH	I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance. <i>[Signature]</i> SIGNATURE	CORRECTIONS VERIFIED <i>[Signature]</i>
CONT. INSP.		PLANS APPROVED <i>[Signature]</i>
Crit. Soil Grading		APPLICATION APPROVED <i>[Signature]</i> 6-27-56

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

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

Attachment 6: Zimas Parcel Report



City of Los Angeles Department of City Planning

11/5/2021 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

6877 W ALTA LOMA TER

ZIP CODES

90068

RECENT ACTIVITY

CHC-2021-9228-HCM

ENV-2021-9229-CE

CASE NUMBERS

CPC-2016-1450-CPU

CPC-2002-6583-SP

CPC-1986-831-GPC

ORD-167943

ORD-164721

ORD-129279

ORD-128730

ENV-2016-1451-EIR

ENV-2009-832-CE

Address/Legal Information

PIN Number	151-5A185 156
Lot/Parcel Area (Calculated)	3,750.0 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID E3
Assessor Parcel No. (APN)	5549027021
Tract	TR 3653
Map Reference	M B 42-70
Block	None
Lot	19
Arb (Lot Cut Reference)	None
Map Sheet	151-5A185

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central South Valley
Neighborhood Council	Hollywood Hills West
Council District	CD 4 - Nithya Raman
Census Tract #	1897.02
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	R2-1XL
Zoning Information (ZI)	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-1224 Specific Plan: Mulholland Scenic Parkway (Outer Corridor)
General Plan Land Use	Low Medium I Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	Yes
Specific Plan Area	MULHOLLAND SCENIC PARKWAY (OUTER CORRIDOR)
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

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

Affordable Housing Linkage Fee	
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)	5549027021
Ownership (Assessor)	
Owner1	FIELDER,ARTHUR J III
Address	1895 W ADAMS BLVD LOS ANGELES CA 90018
Ownership (Bureau of Engineering, Land Records)	
Owner	BRYANT, KAREN S.
Address	6879 ALTA LOMA TERRACE LOS ANGELES CA 90068
APN Area (Co. Public Works)*	0.086 (ac)
Use Code	020V - Residential - Double, Duplex, or Two Units - 4 Stories or Less - Vacant Land
Assessed Land Val.	\$28,659
Assessed Improvement Val.	\$0
Last Owner Change	06/14/2021
Last Sale Amount	\$1,500,015
Tax Rate Area	67
Deed Ref No. (City Clerk)	978764-5 907118 1446167
Building 1	No data for building 1
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5549027021]
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

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

Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	Yes
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

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

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5549027021]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No

Public Safety

Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	625
Fire Information	
Bureau	West
Batallion	5
District / Fire Station	76
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-2002-6583-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	PROPOSED DESIGN AND PRESERVATION GUIDELINES PURSUANT TO THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN.
Case Number:	CPC-1986-831-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ENV-2009-832-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ENVIRONMENT CLEARANCE TO ADD SUSTAINABILITY GUIDELINES TO THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN DESIGN AND PRESERVATION GUIDELINES

DATA NOT AVAILABLE

ORD-167943
ORD-164721
ORD-129279
ORD-128730



Address: 6877 W ALTA LOMA TER
 APN: 5549027021
 PIN #: 151-5A185 156

Tract: TR 3653
 Block: None
 Lot: 19
 Arb: None

Zoning: R2-1XL
 General Plan: Low Medium I Residential

