

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2008-521-HCM

DATE: February 21, 2008
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 1310 S. Sixth Avenue
Council District: 11
Community Plan Area: Venice
Area Planning Commission: West Los Angeles
Neighborhood Council: Grassroots Venice
Legal Description: Lot 18 of Block O of Ocean
Park Villa Tract No. 2

PROJECT: Historic-Cultural Monument Application for the
KINNEY-TABOR HOUSE

REQUEST: Declare the property a Historic-Cultural Monument

**APPLICANT/
OWNER:** Michael Grizel and Nora Felder-Grizel
1310 S. Sixth Avenue
Venice, CA 90291

RECOMMENDATION That the Cultural Heritage Commission:

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

S. GAIL GOLDBERG, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:

[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: December 24, 2007 Historic-Cultural Monument Application
ZIMAS Report

SUMMARY

Built in 1906, this two-story single family residence exhibits character-defining features of Craftsman style architecture. The subject building is rectangular plan with an off-center entrance. The roof is side-gabled and has composite shingles, slightly exposed rafters, and two shed dormers containing rows of double-hung windows. A side elevation appears to have an L-shaped flat roof section addition and a recessed porch. The exterior is clad in horizontal redwood siding. Windows and openings are a combination of double-hung, casement, French windows and five French doors. A large garage sits behind the residence, enclosing a small patio and barbeque area. Significant interior elements include an original glazed tile fireplace emblazoned with the Kinney family crest and an ornamental "K," exposed beams, iron fixtures and wall sconces, ornate stair balustrades and columns, and fir trim and moldings.

The proposed Kinney-Tabor House historic monument appears to have been originally built in 1906 by an unidentified builder or architect. Historic photos suggest the subject building stood alongside the grand canal of Venice, CA and was designed in a Mission-Revival style. It served first as the "Cosmos Club," a social club for the beachside development, then briefly a girls grammar school. The subject building was acquired in 1915 by the famed brainchild and developer of Venice, Abbot Kinney (1850-1920). Kinney converted the subject building into his home and passed away there in 1920. His wife Winifred Kinney remained in the home until her death in 1927, upon which she bequeathed the estate to their friend and chauffeur, Irving Tabor. As an African-American, Irving was impelled by racial covenants to move the subject building out of the Venice Lagoon area of Venice to the Oakwood neighborhood, where African-Americans were allowed to reside at the time. His family maintained the home for more than sixty years before selling the property.

Alterations include the major transformation from a Mission Revival style clubhouse building to a Craftsman style residence. As a result of its relocation in the 1920s, the two verandas on either side of the first floor were removed. The kitchen was remodeled in the 1960s or 1970s. In 2003, a side door entrance was added.

CRITERIA

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

FINDINGS

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

SIGNIFICANCE WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

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

ARCHITECTURAL SIGNIFICANCE

THE KINNEY-TABOR HOUSE IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT

CRAFTSMAN ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE 8)

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

A N D / O R

HISTORICAL SIGNIFICANCE

THE KINNEY-TABOR HOUSE WAS BUILT IN 1906
NAME OF PROPOSED MONUMENT YEAR BUILT

KINNEY-TABOR HOUSE WAS IMPORTANT TO THE
NAME OF FIRST OR SIGNIFICANT OTHER

DEVELOPMENT OF LOS ANGELES BECAUSE it was situated on the orig. grand canal of Venice in early 1900's during inception of the city of Venice. Served as a socialite Club known as the Cosmos Club. Venice founder, Abbot Kinney acquired the Club, converted to his home around 1915 and lived and then passed away in the home in 1920. Abbot's widow, Winfred remained there til her death in 1927 & bequeathed the home to Kinney's longtime chauffeur, Irving Tabor. As Irving was African American, and not welcome in the white area of Venice, he split the house in 3 allegedly moved it by trucks and mules to the Oakwood area of Venice where blacks were then able to reside.

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT KINNEY-TABOR HOUSE
2. STREET ADDRESS 1310 Sixth Avenue
CITY Venice ZIP CODE 90291 COUNCIL DISTRICT LA
3. ASSESSOR'S PARCEL NO. 4239 029 017 07 000
4. COMPLETE LEGAL DESCRIPTION; TRACT Ocean Park Villa Tract #2 SW 20FT of Lot 17 & All of Lot 18
BLOCK 0 LOT(S) 20 Ft. of 17 & all of Lot 18 ARB. NO. 2
5. RANGE OF ADDRESSES ON PROPERTY 1
6. PRESENT OWNER Michael Grizel & Nora Felder-Grizel
STREET ADDRESS 1310 Sixth Avenue
CITY Venice STATE CA ZIP CODE 90291 PHONE (310) 396-5759
OWNER IS: PRIVATE _____ PUBLIC _____ _____
7. PRESENT USE Single Family Residence ORIGINAL USE Social Club

DESCRIPTION

8. ARCHITECTURAL STYLE CRAFTSMAN
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET)
See description work sheet
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT KINNEY-TABOR HOUSE

10. CONSTRUCTION DATE: FACTUAL _____ ESTIMATED 1906 or earlier

11. ARCHITECT, DESIGNER, OR ENGINEER UNKNOWN

12. CONTRACTOR OR OTHER BUILDER UNKNOWN

13. DATES OF ENCLOSED PHOTOGRAPHS 12/23/ 2006 & 12/ 27-2007
(8X10 BLACK AND WHITE GLOSSY)

14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE

15. ALTERATIONS When home 1st located on canals, verandas on 2 sides of home. When moved to Oakwood, they were removed; In 60's or 70's, Tabors remodeled kitchen. (present owners remodeled closer to original style of home) Side door entrance added in 2003 of side access.

16. THREATS TO SITE: NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
 ZONING OTHER _____

17. IS THE STRUCTURE: ON ITS ORIGINAL SITE MOVED UNKNOWN

SIGNIFICANCE

18. BRIEF STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE OPTIONAL SIGNIFICANCE WORK SHEET)

Orig situated where Canal met Venice Lagood, structure was a social club and then for gir's grammar school for 1 year. Kinney purchased, approx. 1915, and lived til his death (in home) in 1920. Upon wife's death, in 1927, home was bequethed to longtime Kinney driver, Irving Tabor, who due to restictive covenants moved home to Oakwood area where he lived til death in 1927. Beth Watkin, last Tabor relative to inherit the home, states, that due to its prominence in Venice "negro section" was visited by Mayor Tom Bradley & Ronald Reagan.

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) Venice historian-Elayne Alexander/Abbot Kinney grandson-Kendrick Kinney/ Irving Tabor Niece-Navelette Tabor/ Pubs: HistoryofVenice-Dept.ofCityPlannq Brochure(1969)/LA Times Interview Thelma Tabor(1990)/Kinney'sVeniceof America-by CE Alexander

20. DATE FORM PREPARED 12/24/2007 PREPARER'S NAME Michael Grizel & Nora Felder-Grizel

ORGANIZATION Present Owner of Kinney-Tabor House STREET ADDRESS 1310 Sixth Avenue

CITY Venice STATE CA ZIP CODE 90291 PHONE (310) 396-5759

DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE KINNEY-TABOR HOUSE IS A 2-STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

CRAFTSMAN , RECTANGULAR PLAN RESIDENCE
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (Click to See Chart) STRUCTURE USE (RESIDENCE, ETC.)

WITH A RED WOOD SIDING FINISH AND WOOD TRIM.
MATERIAL (WOOD SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.) MATERIAL (WOOD, METAL, ETC.)

IT'S 8.Cross Gable & Mansard ROOF IS COMPOSITE SHINGLE , WOOD
ROOF SHAPE (Click to See Chart) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

DOUBLE HUNG-WINDOWS OPEN OUT WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE (DOUBLE-HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.)

THE ENTRY FEATURES A CENTER ,
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

Mission Square Panel Beveled Glass (being restored) DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (Click to See Chart)

OF THE STRUCTURE ARE front french door windows, shed dormers
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

5 pair front french door windows, informality, 12 side bay windows, exterior barb-b-que fire pit in back of house,
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

back porch, front brick stoop,, 2 asymmetrical chimneys (1 double sided-off center left side),
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A 3 CAR GARAGE
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE fir trim & wood mouldings, exposed beams, 6 ft wide full hide leather wall covers
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

(3) Tile covered fireplaces feat. "K" for Kinney & Kinney family crest tiles, Glass,, French, and (28) 2-panel fir doors,
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

orig. hammered iron hangin fixtures, wall sconces, ornate stair ballustrades, columns

IMPORTANT LANDSCAPING INCLUDES lemon tree and cactus shrub
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

HISTORIC-CULTURAL MONUMENT
APPLICATION



**ABBOT KINNEY'S
VENICE-OF-AMERICA**

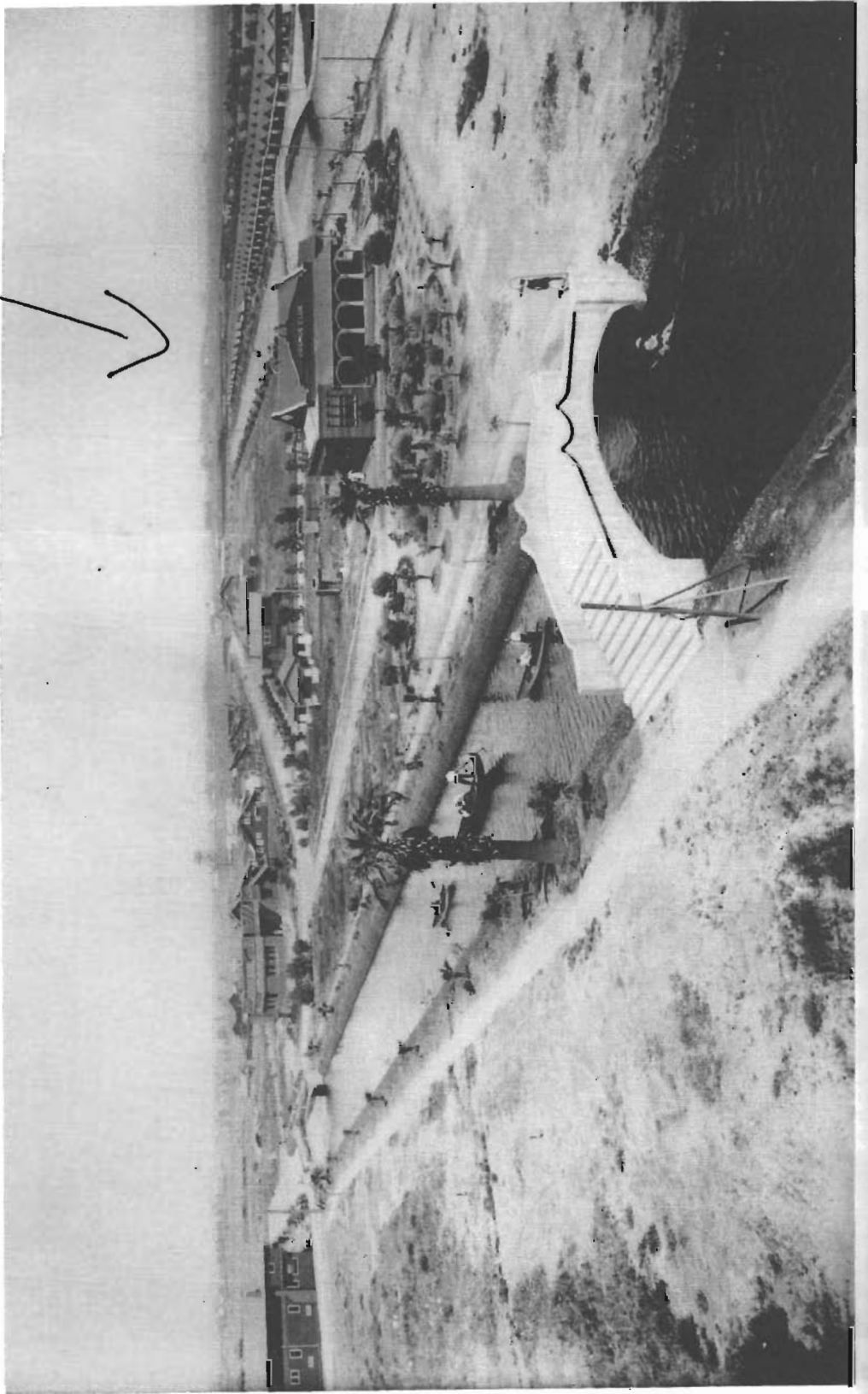
VOLUME ONE

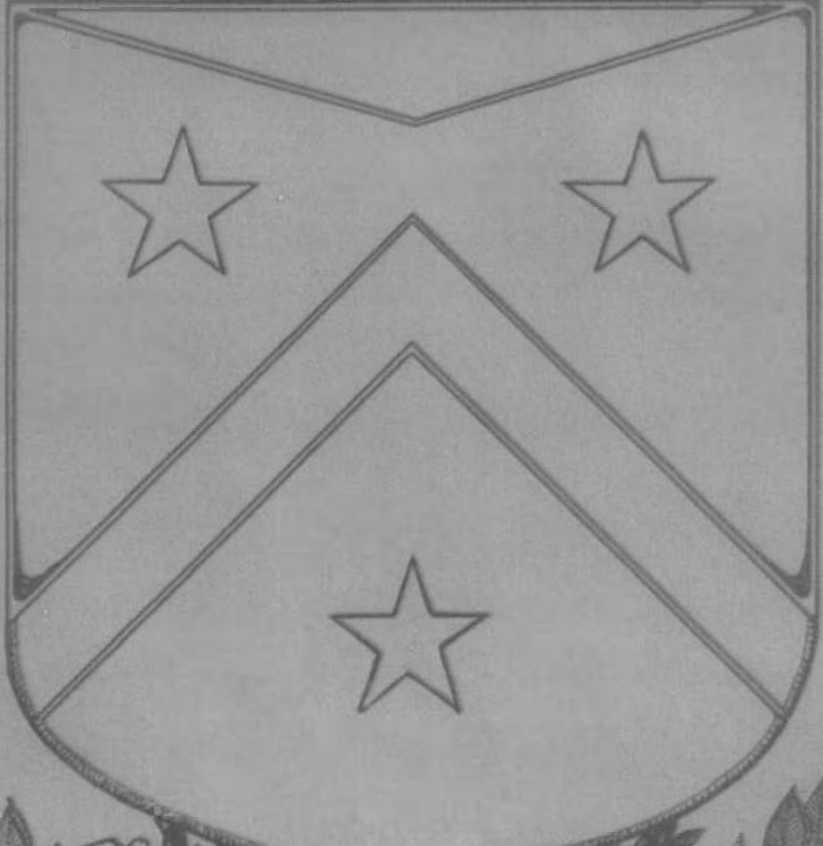
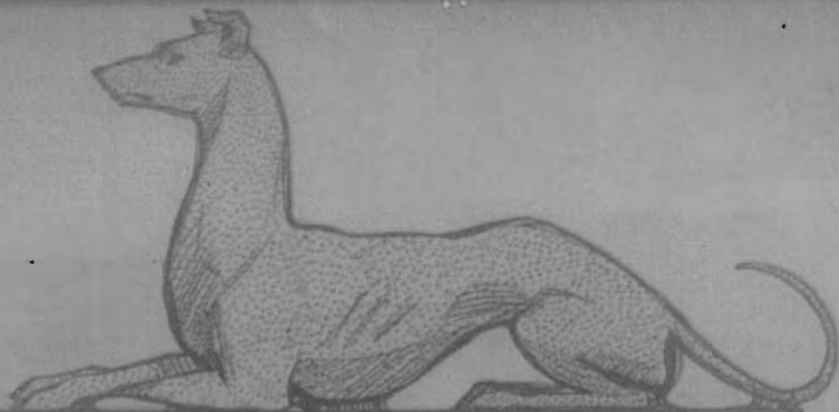
THE GOLDEN YEARS: 1905-1920

By Carolyn Elayne Alexander

Publication: Abbot Kinney's Venice of America - Vol. 1

Kinney - Tabors
House originally a
Socialite club called
"Cosmos Club"
(between canals & lagoon)



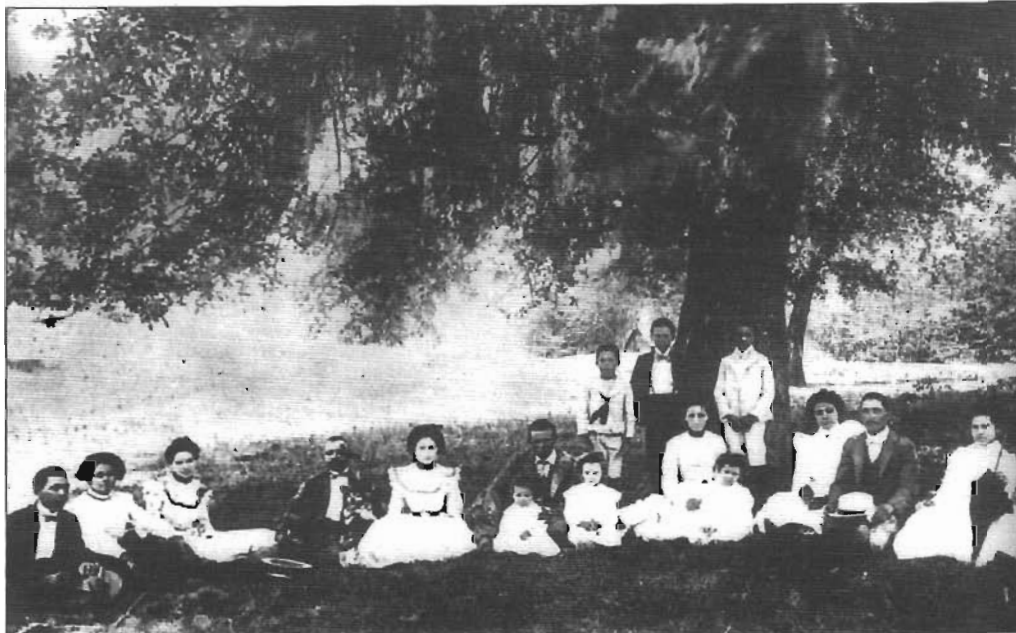


SEMPER PARATUS

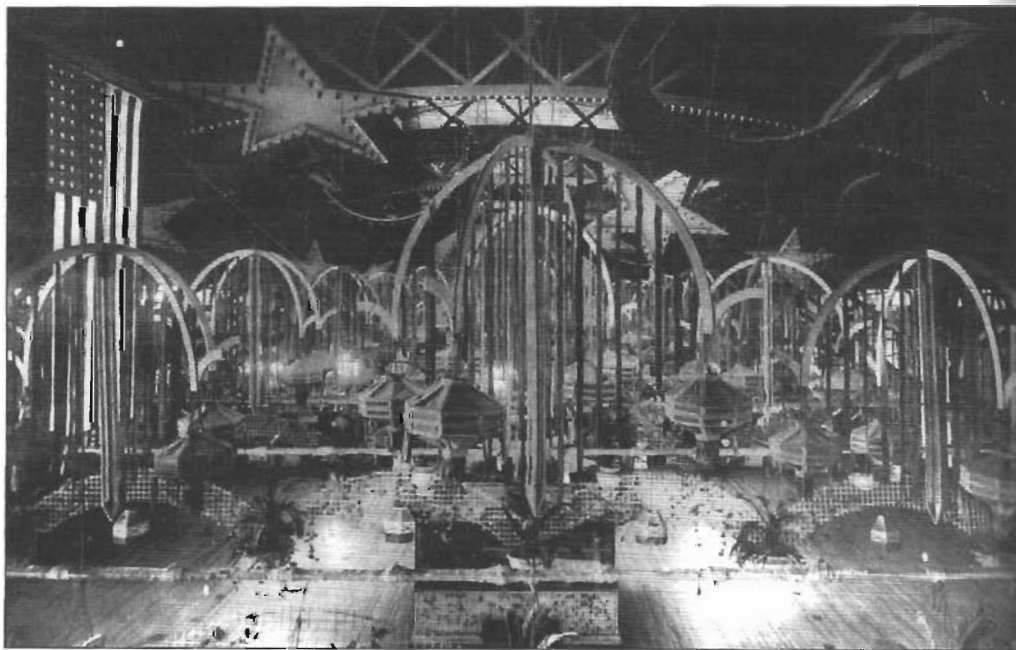


Publication: Images of America - Venice (CE Alexander)

Tabors



When Reese realized the scope of work available, he invited his cousins, the Tabors, to move to the little town by the Pacific. Reese built a house in the new Oakwood section of town and helped the Tabors build there, too. Irving Tabor became Kinney's chauffeur and lived with the family until the Doge died. Irving inherited Kinney's house. (Courtesy Navalette Tabor Bailey.)



It was not long until Reese, an artist and sculptor, began making suggestions to Kinney. In record time, he was named town decorator. This fabulous design was the Ballroom decor for a Fourth of July Ball. He built windmills, snow scenes with chalets, floats for parades, and his own home, and once hung the whole downtown in fresh grapes. (Courtesy Sonya Reese Davis.)



Reese soon
and hung b
century. V
who never



Arthur Re
created gi
famous Ve
employees

Kinney-Tabor House info

MARVIN BRAUDE
COUNCILMAN
ELEVENTH DISTRICT

OCTOBER - 1969 issue

WEST LOS ANGELES OFFICE
1650 PURDUE AVENUE
GRANITE 8-0731

LOS ANGELES CITY HALL
LOS ANGELES, CALIF. 90012
MADISON 4-5211

A HISTORY OF THE VENICE AREA

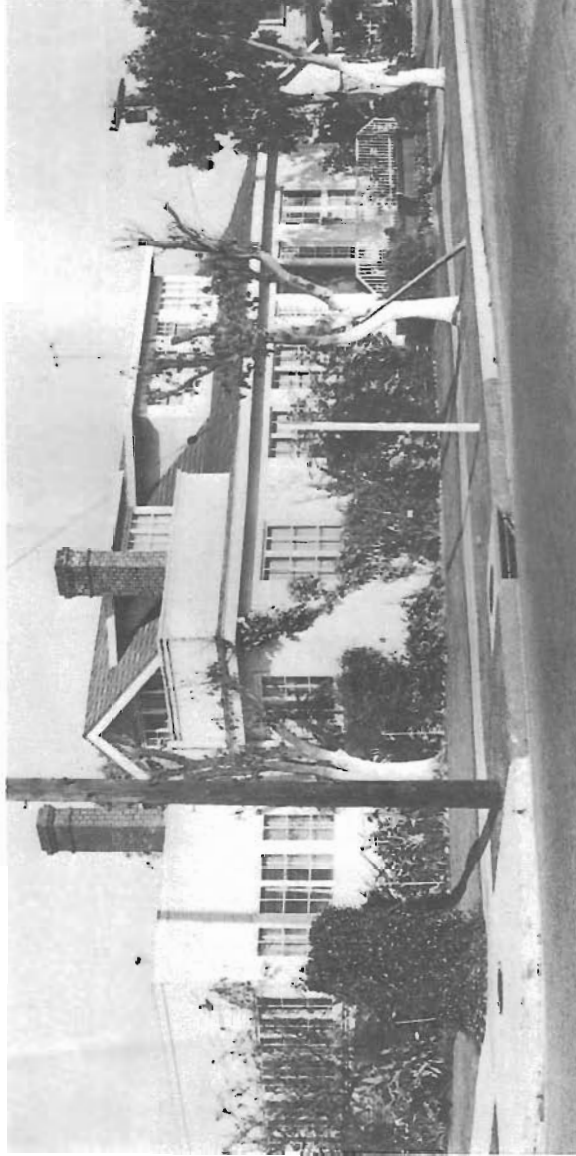
DEPARTMENT OF CITY PLANNING □ LOS ANGELES CALIFORNIA



A HISTORY OF THE VENICE AREA
A PART OF THE VENICE COMMUNITY PLAN STUDY

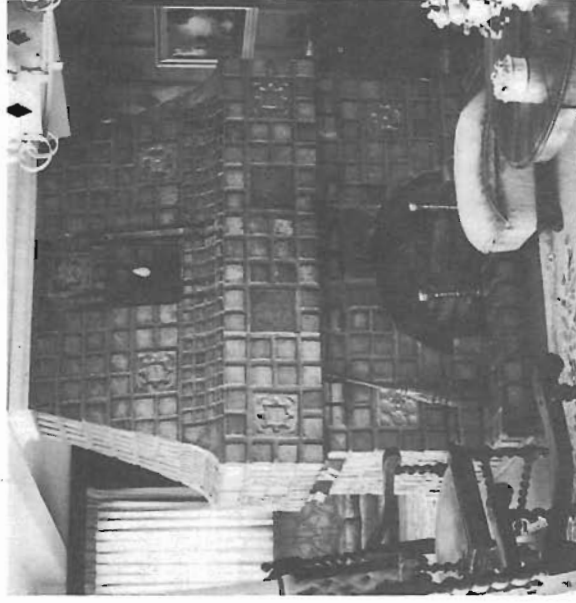
DEPARTMENT OF CITY PLANNING
LOS ANGELES, CALIFORNIA

This report compiled and written by Patricia Adler
Urban Historian October 1969



Abbot Kinney residence in 1968, now located at 1310 Sixth Avenue

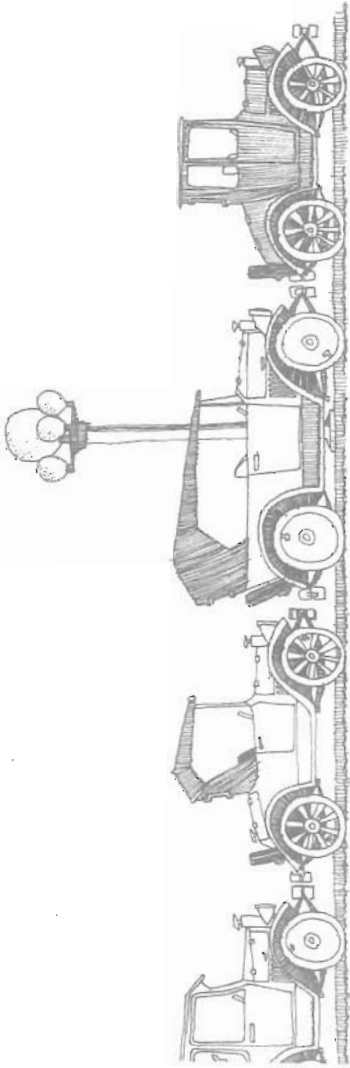
Los Angeles subdividers have traditionally acquired land, improved it with whatever amenities the codes of the day required, and worked their way over the tract selling lot by lot until they had disposed of the last square foot, and with it every trace of responsibility. Abbot Kinney not only retained his direct responsibility for the success of Venice, but made his home here, sold his holdings elsewhere to invest in Venice, and focused his tremendous energies on its beautification. He planned for permanence, donating lots to church and community organization, and stipulating that the canals were not to be dedicated as public rights-of-way, but retained as his per-



Interior of the Kinney residence

sonal property to assure they would never be obliterated.⁽²³⁾

The Abbot Kinney residence, still standing, was listed as one of 44 Venice addresses of socially prominent families in the 1908 *Los Angeles Blue Book*. Kinney bequeathed this house to Irwin Tabor, his long-time chauffeur and personal assistant, who moved it from the original site on an acre of land to its present location at 1310 Sixth Avenue, in the block adjoining the public library. Mr. and Mrs. Tabor have lived in the house at this address for 41 years, providing a neatly maintained landscape



setting as well as a high level of upkeep for the structure. Although the verandas which originally rounded two sides of the house have been removed, the gracious interior has been preserved virtually as the Kinneys left it, with walls paneled in burnished leather, great rustic fireplaces faced with unglazed sea blue and green tiles, redwood columns opening the living room to the entry hall and a staircase screened by spindle work.⁽²⁴⁾ It is one of the finest residences in the historic Negro section of Venice.

A small Negro community, centered north of Electric Avenue between Westminster and San Juan Avenues, grew with the expansion of Venice. Kinney employed Negroes on the staff of the Kinney Amusement Company and for many years retained Arthur Reese, one of the earliest Negro settlers in Venice, as interior decorator. Reese's handiwork was praised in promotional brochures as having made the Venice dance pavillion into "a wondrous indoor flower garden".⁽²⁵⁾ He was also the designer of a huge revolving ball surfaced with bits of mirror over which colored spotlights played - a much admired and copied Venice novelty of the 1920's. His brother, Joe Allen Reese, was one of the first Venice mail carriers. Other early Negro residents, most of whom came from Texas or Louisiana, included Roscoe Broyles, H. H. Rhodes, and the Kelso family. The Reverend Kelso served as pastor for the First Baptist Church of Venice when it was organized in 1912. The congregation moved from its original hall near San Juan and Electric Avenue to a new church at Seventh and Westminster Avenues in 1928. This church became a focal point for the residents of that area and drew it eastward toward Lincoln Boulevard.

The present congregation, lead by The Reverend Holmes, numbers about 600 and is completing a new church edifice on a site across Westminster Avenue from the old church.⁽²⁶⁾

As a subdivision of Ocean Park, Venice was governed by her rival resort, at least in theory. In practice, Abbot Kinney consistently sponsored his friends and well-wishers for city office and could count on endorsement for his projects. As Venice became a far more thriving community and a correspondingly better tax resource than Ocean Park, politicians independent of Kinney moved to capture control of the city government. Kinney countered by initiating a disincorporation election. The issue came before the voters in 1907, but failed narrowly to attain the necessary two-thirds majority. The struggle for control continued, to be resolved only when statewide reform measures opened new avenues of municipal reorganization. In the 1911 session, when Progressive Republicans led by Hiram Johnson swept into law virtually their whole reform program, the California legislature amended the state corporation act to equalize tax burdens between annexed and annexing municipalities. Kinney immediately sought to annex the Venice peninsula area and other outlying tracts, and coupled this with a proposal to drop the name Ocean Park and adopt Venice as the name for the extended city. The voters backed his proposal on May 29, 1911, and the seat of government was immediately transferred to the newly named city of 6th class, Venice.⁽²⁷⁾

Early photographs of Venice fail to convey the magnificence of the beach, as it was described by visitors. The

LATimes 10/7/1990

(Thelma Brawley (daughter - Irving Tabor) interview)



LISA ROMEREIN / Los Angeles Times

Thelma Tabor Brawley's father, Irving Tabor, had to move this house out of a white neighborhood when he inherited it.

An Intimate Look at History

By ROB SULLIVAN

Thelma Tabor Brawley, a 72-year-old resident of Oakwood, simply has to wake up in the morning to participate in the history of Venice. Her house on the corner of 6th Avenue and Santa Cruz was willed to her father, Irving Tabor, by the city's founder, Abbot Kinney.

Irving Tabor served as chauffeur for the wealthy cigarette manufacturer and entrepreneur. Given Kinney's peripatetic tendencies, the job meant that the two men were nearly constant companions. And over the years, a strong bond developed between the white tycoon and his black chauffeur.

It's all part of the family lore that Thelma Brawley knows so well. "My father came out to California from

Morgan City, La., in 1910," Brawley said in a recent interview. "He was 16 and wanted to see what the great Earthquake of 1906 was all about." But by the time Tabor arrived in San Francisco, rebuilding had erased nearly all the evidence of the earthquake except for an occasional crack in a sidewalk or building. Besides, Tabor was not partial to the foggy weather, so he headed south to Los Angeles.

At that time, Kinney's dream of a "Venice in America" was in its third year of building. Born in New Jersey in 1850, Abbot Kinney amassed a fortune through the production and distribution of Sweet Corporal cigarettes. He moved to the West Coast, invested in beachfront property and set to work to transform his vision into reality.

Inspired by the Columbia Exposition at
Please see TABOR, J9

The Oakwood home that belongs to Thelma Tabor Brawley is a reminder of the special relationship her father had with his employer, Abbot Kinney, the founder of Venice.

TABOR: A Living History of Venice

Continued from J1

the Chicago World's Fair in 1893, Kinney and his architects dredged marshes and dug canals. They built an amusement pier and filled it with attractions such as camel rides, sword fights, a hall of mirrors, Hindu fakirs, a miniature railroad and a "Temple of Mirth."

The public was dazzled, hotels sprang up along Windward Avenue, and the corner of Windward and Trolley Way (now Pacific Avenue) became a favorite destination for Red Car passengers.

Kinney kept building. He constructed a \$100,000 saltwater plunge and a \$40,000 dance pavilion, strung up 17,000 electric lamps, and built his own home on the Venice Lagoon (now the traffic circles next to the Venice Post Office).

Irving Tabor, meanwhile, landed a job as a janitor on Kinney's pier. "One day, my daddy's sweeping up down there and Mr. Kinney walks up to him," Brawley recalled. "Mr. Kinney says to daddy: 'Young man, I've been watching you—you're a very good worker. You want to come and work for me?' Daddy tells Mr. Kinney of course he would, and Mr. Kinney says, 'Can you drive?' Daddy tells him sure, he can drive. Mr. Kinney says, 'I'm having a Model-T shipped out from Detroit in a few weeks and I need a driver. You're hired.'"

Thelma Brawley smiled. "Well, my daddy didn't know nothing about driving—he'd never driven a car before in his life. But, being from the South, he wasn't dumb. So he went to Santa Monica, hired a man to teach him how to drive and by the time that Ford arrived, daddy was able to drive."

The smile broadened as she added: "He couldn't back up too well, but he could drive."

Tabor must have gotten his driving technique together before long, however, because Kinney kept him on as his chauffeur until the Venice founder died in 1920. Tabor worked for Kinney's widow, Winifred, until her death in 1927, then opened up his own janitorial company, Tabor Maintenance.

Brawley said her father and Kinney had a special relationship.

"Daddy drove Mr. Kinney all over the United States. Wherever Mr. Kinney had to go, daddy would be there with him. And Mr. Kinney refused to stay in any hotel that would not take daddy. If it wasn't good enough for Irving Tabor, it wasn't good enough for Abbot Kinney."

Kinney's egalitarianism apparently wasn't shared by the rest of the white citizens of Venice. When it was discovered that Kinney had willed his house to a black man, there was a hue and cry on the Venice Lagoon—only whites were allowed to live on the banks of the canals. So Tabor was forced to move the house and its garage to Oakwood.

"That garage used to be quite a lively place," Brawley said, pointing out her window.

Venice was quite different when Thelma Brawley was growing up in the '20s and '30s. "I went to Venice High School and there was nothing out beyond the school but marshlands and fields," she recalls. "We used to have our barbecues down on the cove on the other side of Ballona Creek. All up and down the creek were those Chinese and Japanese vegetable farmers. I remember them, bent over, working their fields, those nice big green vegetables they raised."

One thing she never lacked was playmates: Her father's six brothers and five sisters had all migrated to Venice from Louisiana and they had produced 35 children. "The Tabors always helped each other out," says Navalette Bailey, Thelma Brawley's cousin and also a resident of Oakwood. "If somebody's house needed painting, all the men would get together and paint and the women would cook up a big pot of spaghetti." Nodding, Thelma adds, "That house would be painted in one day."

Thelma Tabor Brawley has lived in the Kinney house most of her life. The Tabor clan has mostly scattered now, she said—with just four cousins remaining in and near Oakwood. Irving Tabor died in 1987 at 93, just two weeks after

Abbot Kinney's daughter, Helen, died.

"Helen was just a doll," Brawley said.

To the rear of the house, back behind the stairs, is the small room Irving Tabor lived in when he first worked for the Kinneys.

"See that window there?" Brawley said, pointing. "That's how daddy used to sneak in after a night on the town. I suppose he fancied himself quite a man about town. But I always said to him, 'What were you doing, having to sneak in anyway?' I guess times were different back then."

The front door opens out to Oakwood. Despite the media hoopla of President Bush's "Thousand Points of Light" visit last May and a downswing in the crime rate, the neighborhood is still a tough place.

Brawley has made her contribution to Oakwood, tutoring children after school. "I've paid my dues on that," she said.

But, as she looked across 6th Avenue and spotted a young girl ambling down the street, she couldn't help but call out, "You pick up your feet—a lady does not scuffle down the street that way!"

The girl straightened out her stride and Thelma Tabor Brawley retreated back into the Abbot Kinney house.

**PUSH AROUND
A 285-POUND LINEMAN
WITH ONE FINGER.**

For details, look in Wednesday's Sports section.

Los Angeles Times
**PIGSKIN
PLAYOFF**

Sponsored by **EPSON**

LOWEST PRICES

CUSTOM MIRROR

to the Jamboree's held every four years at different locations in the U.S..

Hopefully, there will be some Troop 34 alumni who will take a moment to read this little article and remember their adventures as scouts of Troop 34. As for Troop 34? Well we're still going strong; we have visited every State in the union, some twice; have traveled to three foreign countries, and have the honorable distinction of being the first Boy Scout troop to formally visit the Fiji Islands from the United States! Quite an accomplishment for this little troop that fondly remembers its beginnings, its inspired leadership and guidance under Bill and Reg. To all of the adult volunteers that made a few young men's dreams come true, what can any former Troop 34 member say, but THANKS!!

'Scouts helping others since 1924'

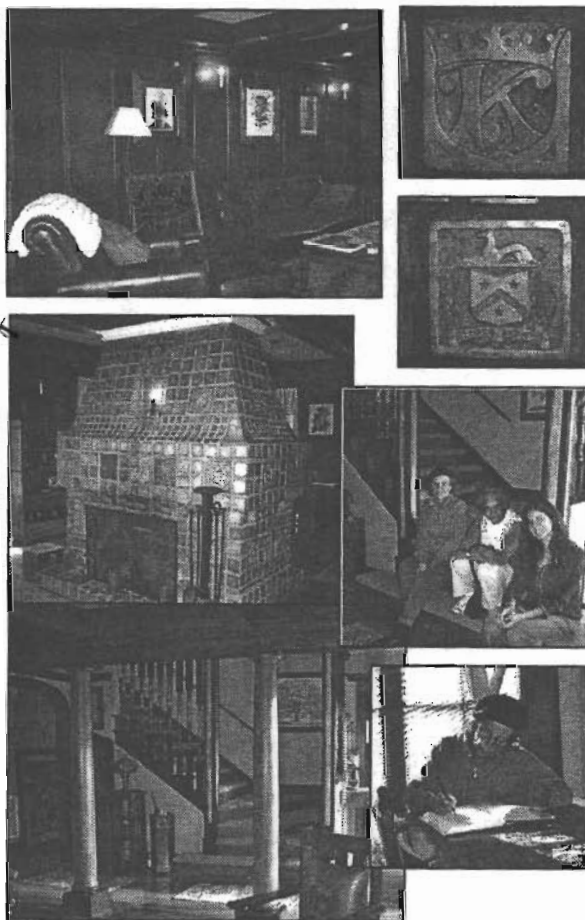
which had remained uninhabited for the 7 years prior, and we have been restoring (and unpacking) ever since. The main room downstairs was wallpapered in cow hides. The tiles that adorn the 2 massive fireplaces in the home, as told by Novie Bailey, niece to Irving Tabor, are said to be made to order for Mr. Kinney by an Italian artisan and who then had them sent back to the US. The K for Kinney, featured in the accent tiles, as noted by Abbot's grandson, Kendrick Kinney is taken from the Kinney family crest. Recently, members of the VHS came to visit and took the following pictures. Novie is seen in one of the pictures signing my 'Venice-of-America' guest book.

A Labor of Love- Remodeling a Dream House

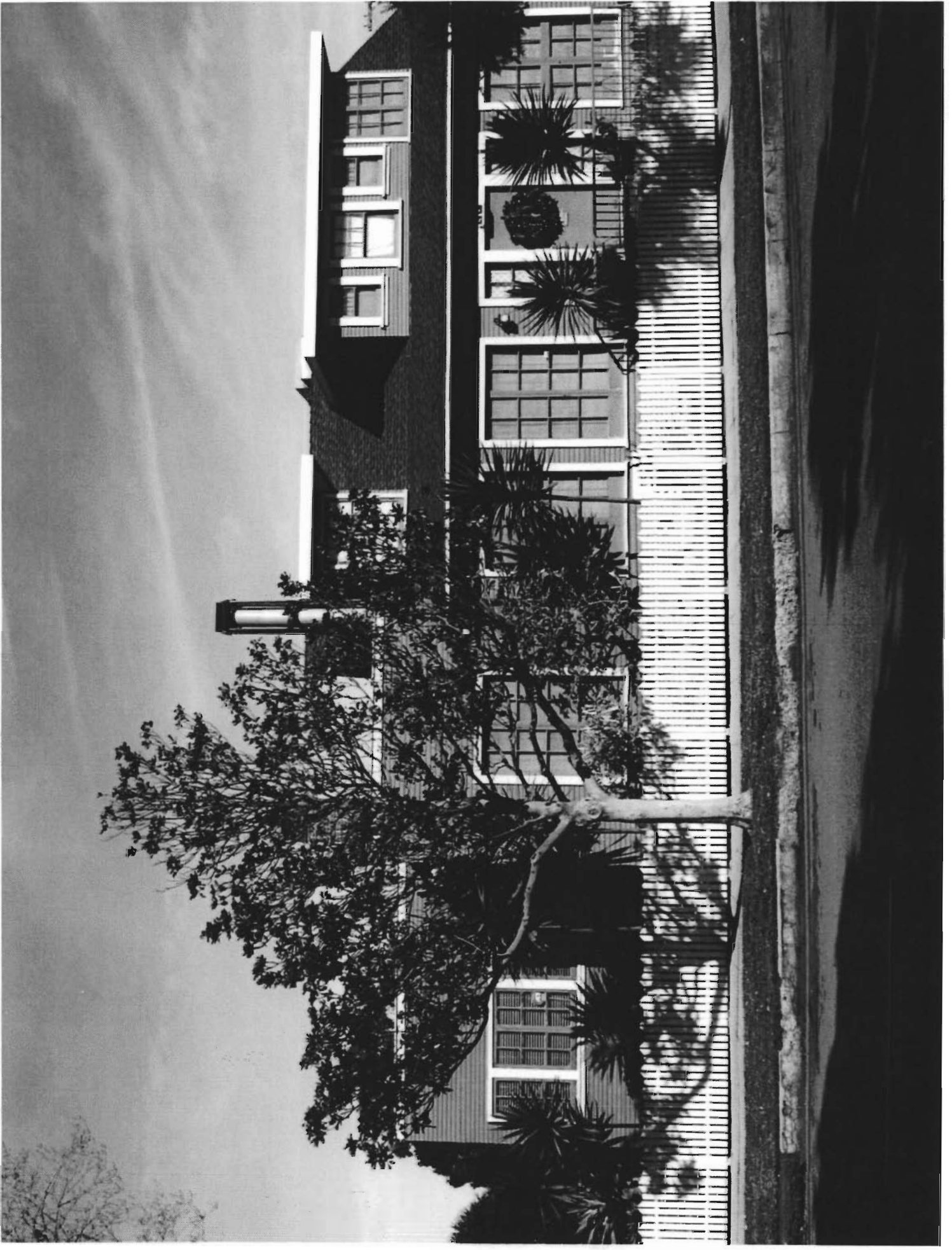
By Nora Felder

The Abbot Kinney/Tabor House was built in 1908 as a clubhouse, The Cosmos Club. In 1912, the building was leased by the Board of Education as a grammar school for one year. In 1916, the building was enlarged and remodeled as a permanent residence for the newly married Mr. & Mrs. Abbot Kinney. Four years later, in 1920, Abbot Kinney passed away in this house. The house was given in 1925 to Irving Tabor, Kinney's personal chauffeur. The Tabor brothers then moved the house, in three pieces, to Sixth and Santa Clara.

My husband, Michael Grizel and myself acquired the Kinney-Tabor house in 2002, on the Eve of Halloween. We spent the entire year following strengthening the home's bones,

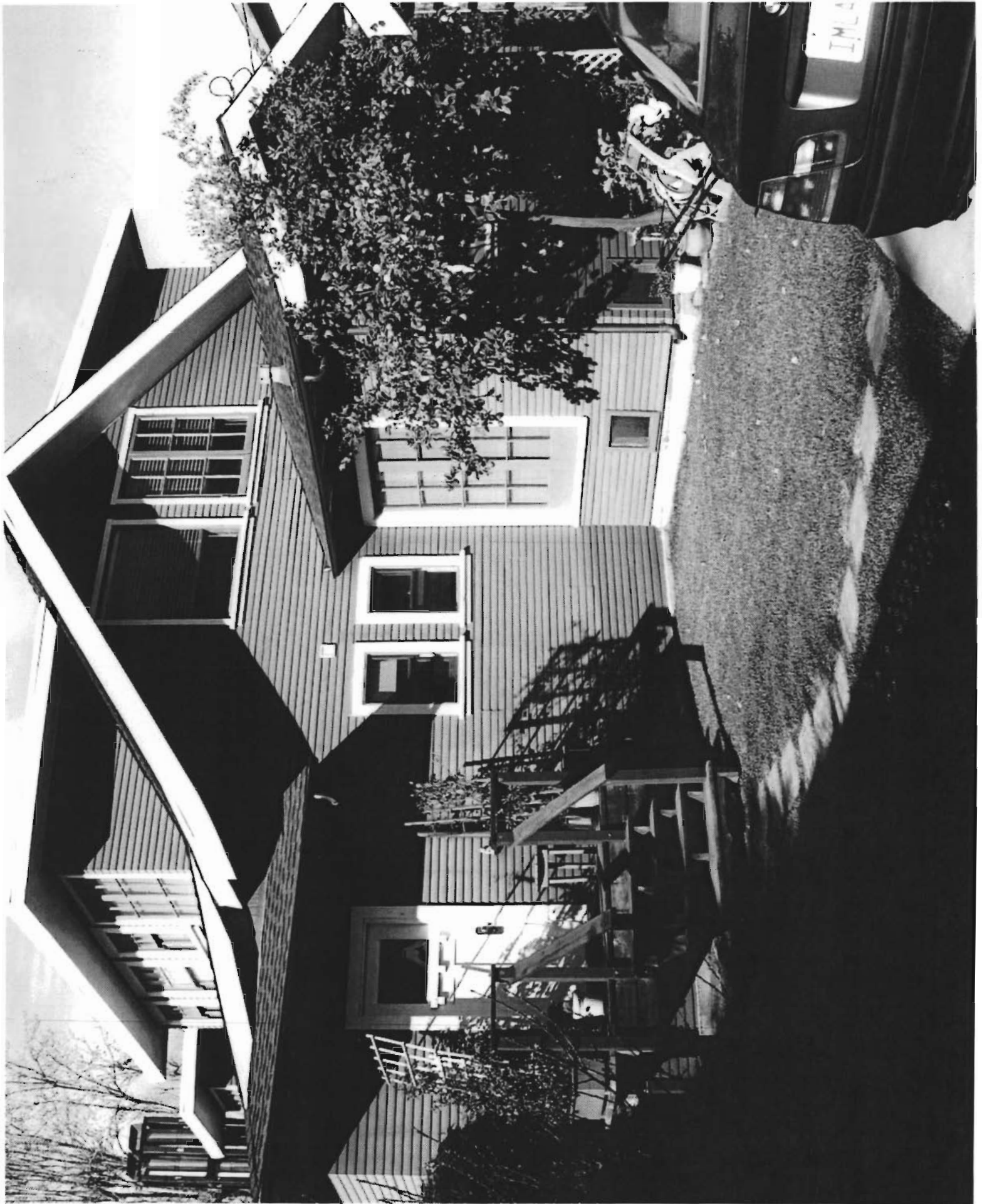


please note misprint of date -
Historical Society will confirm



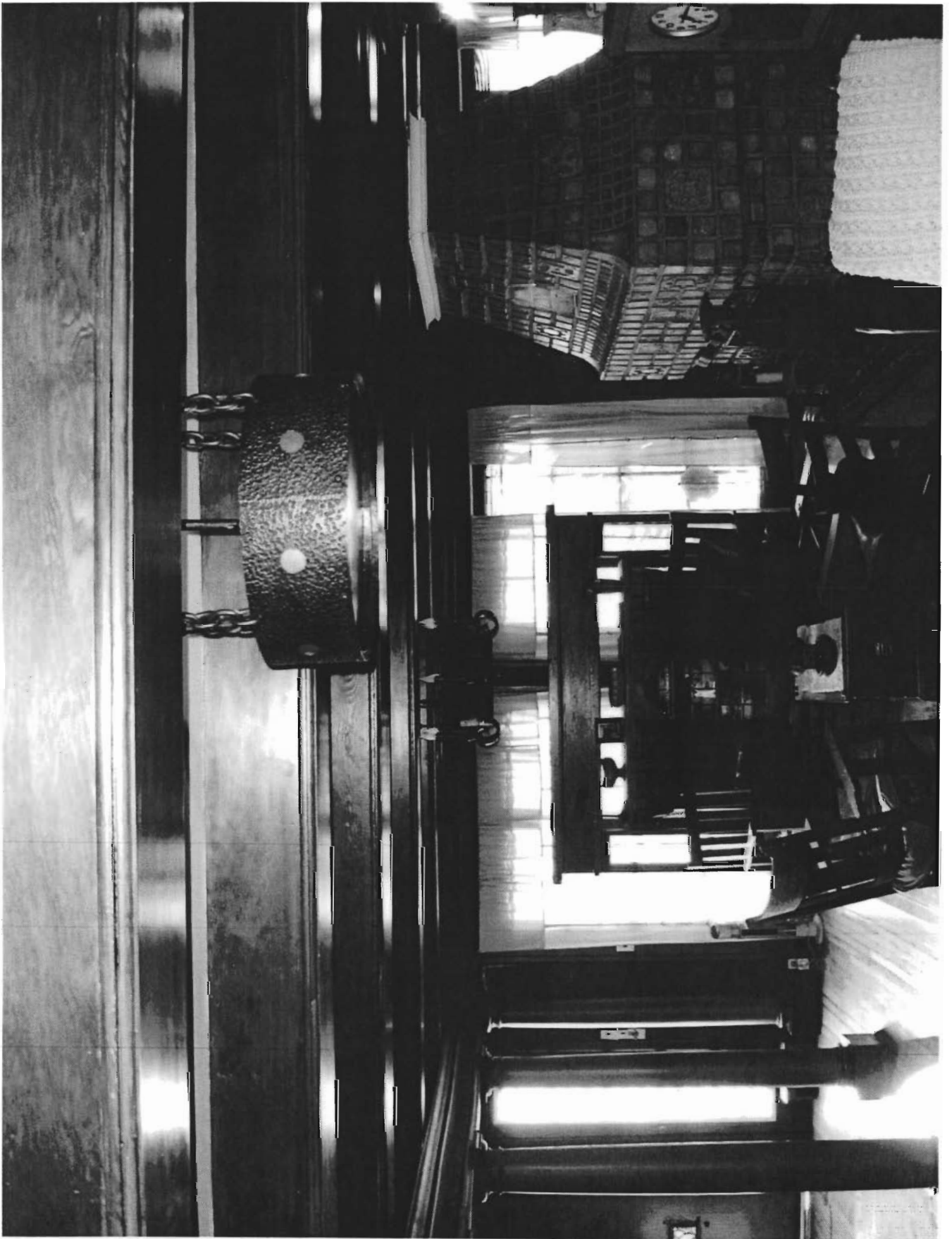


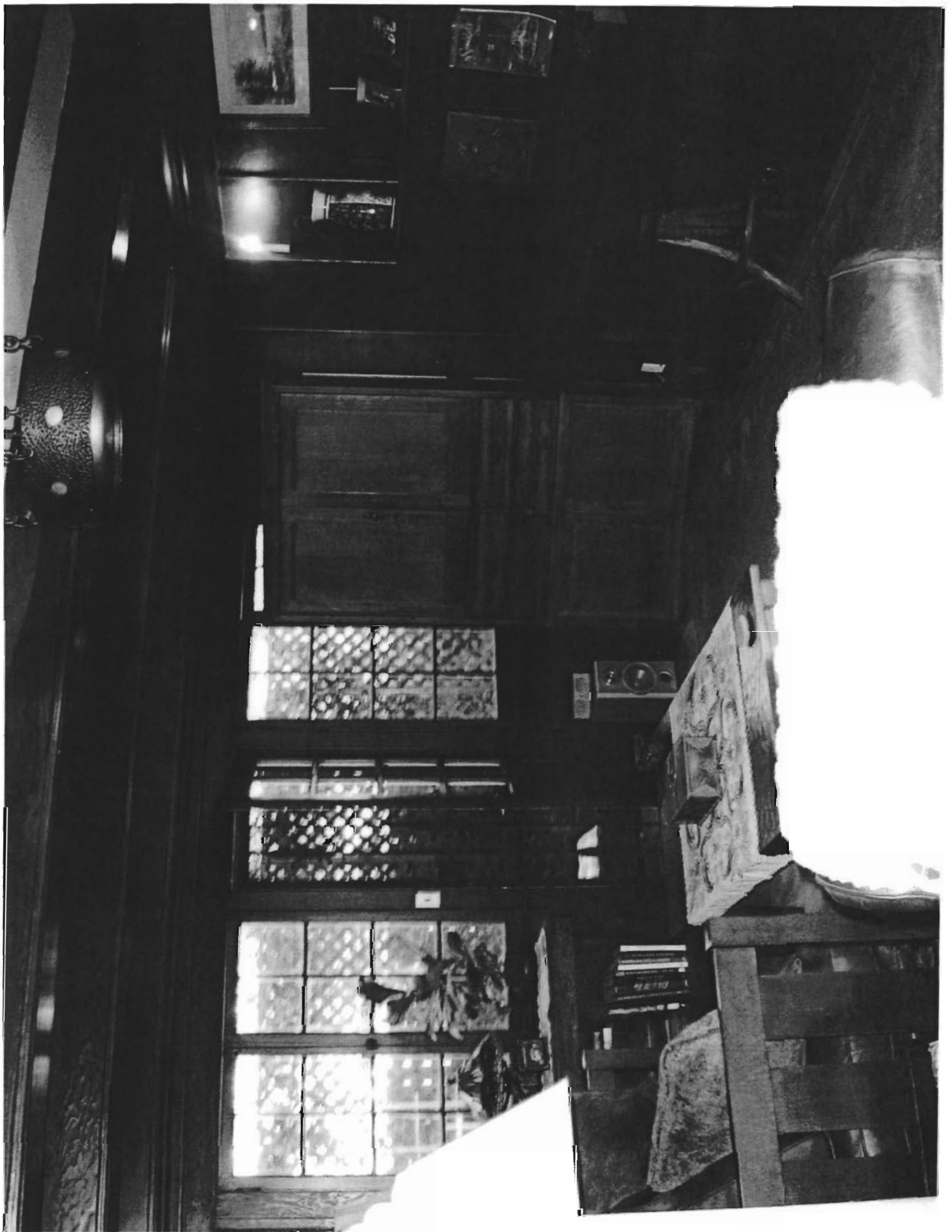


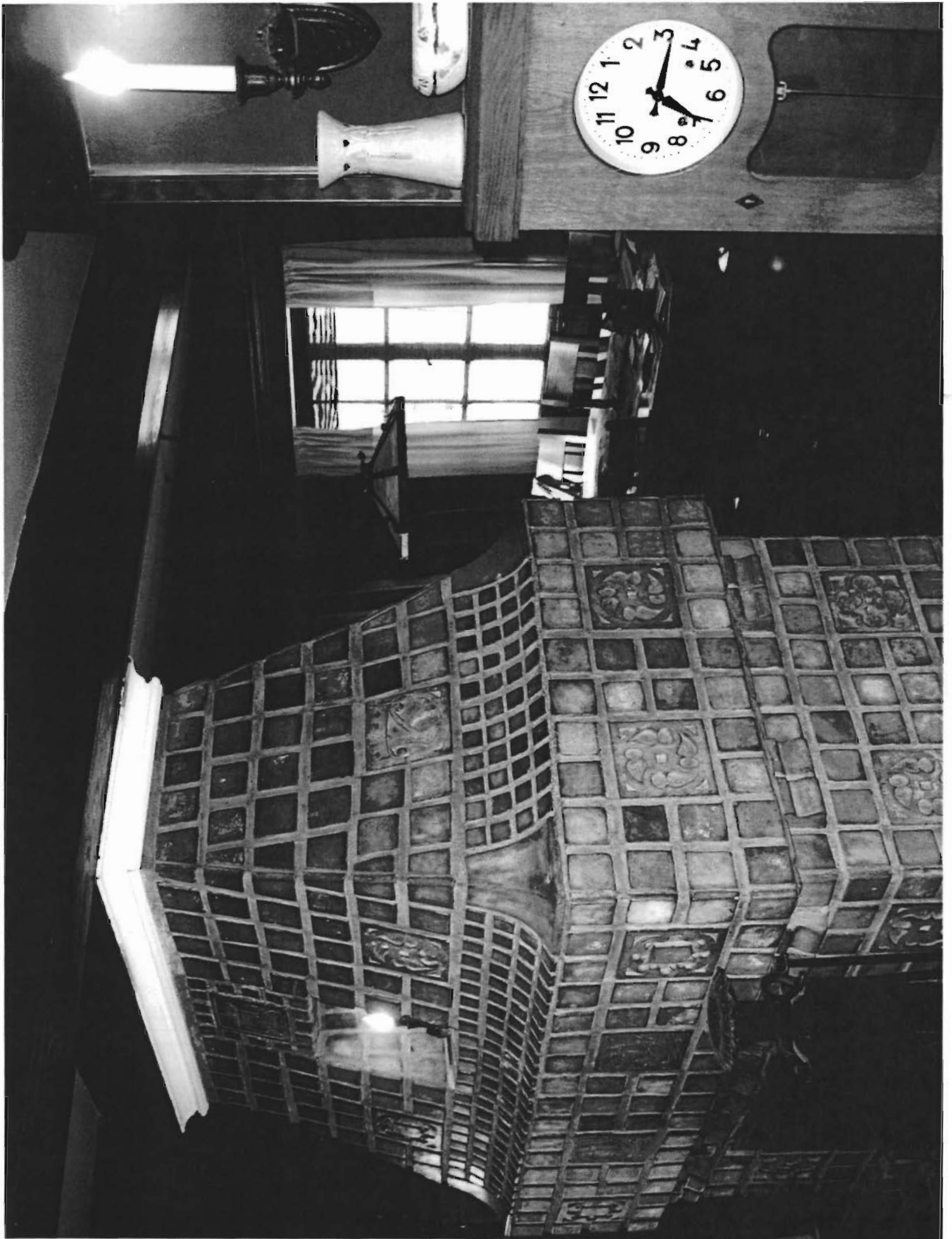










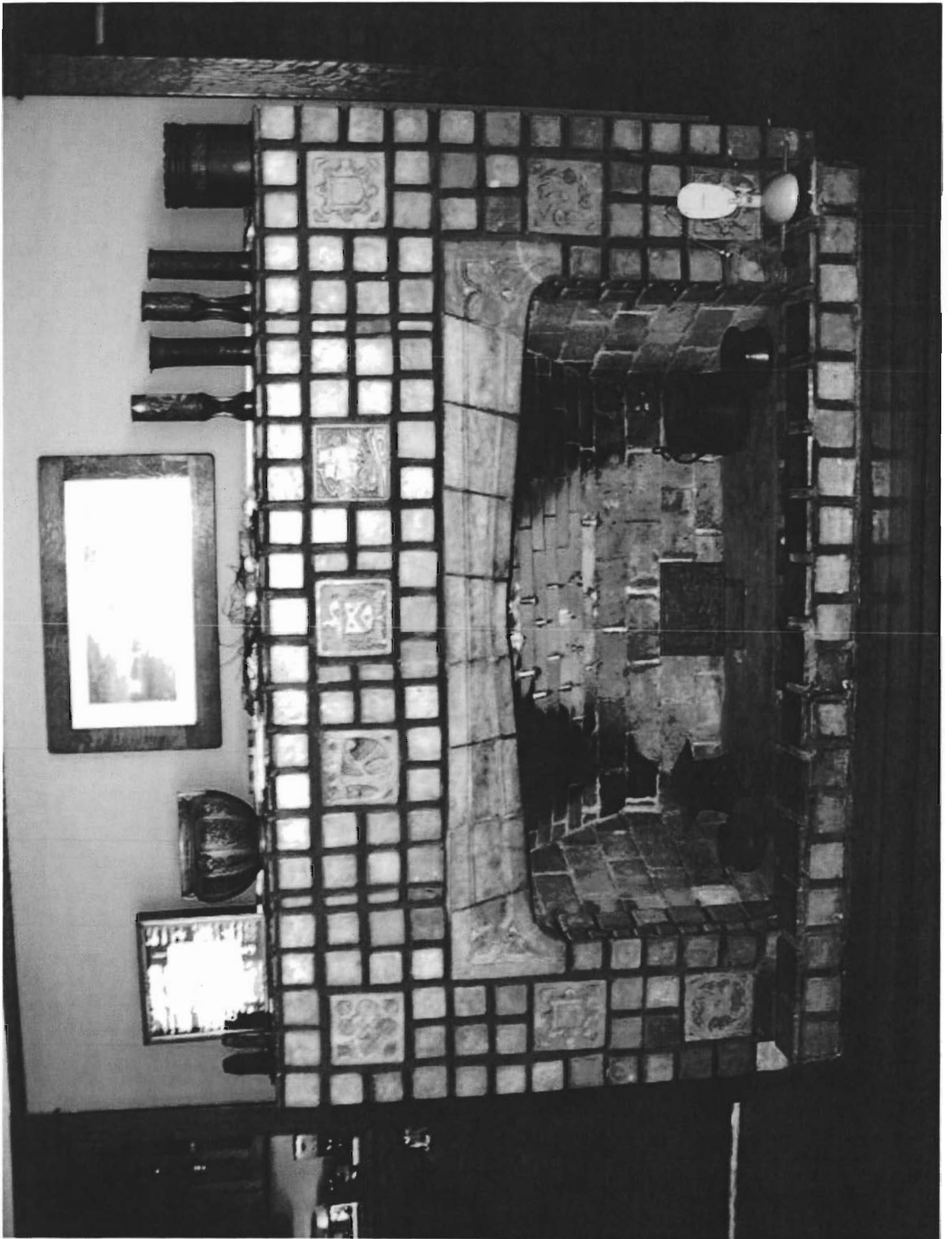


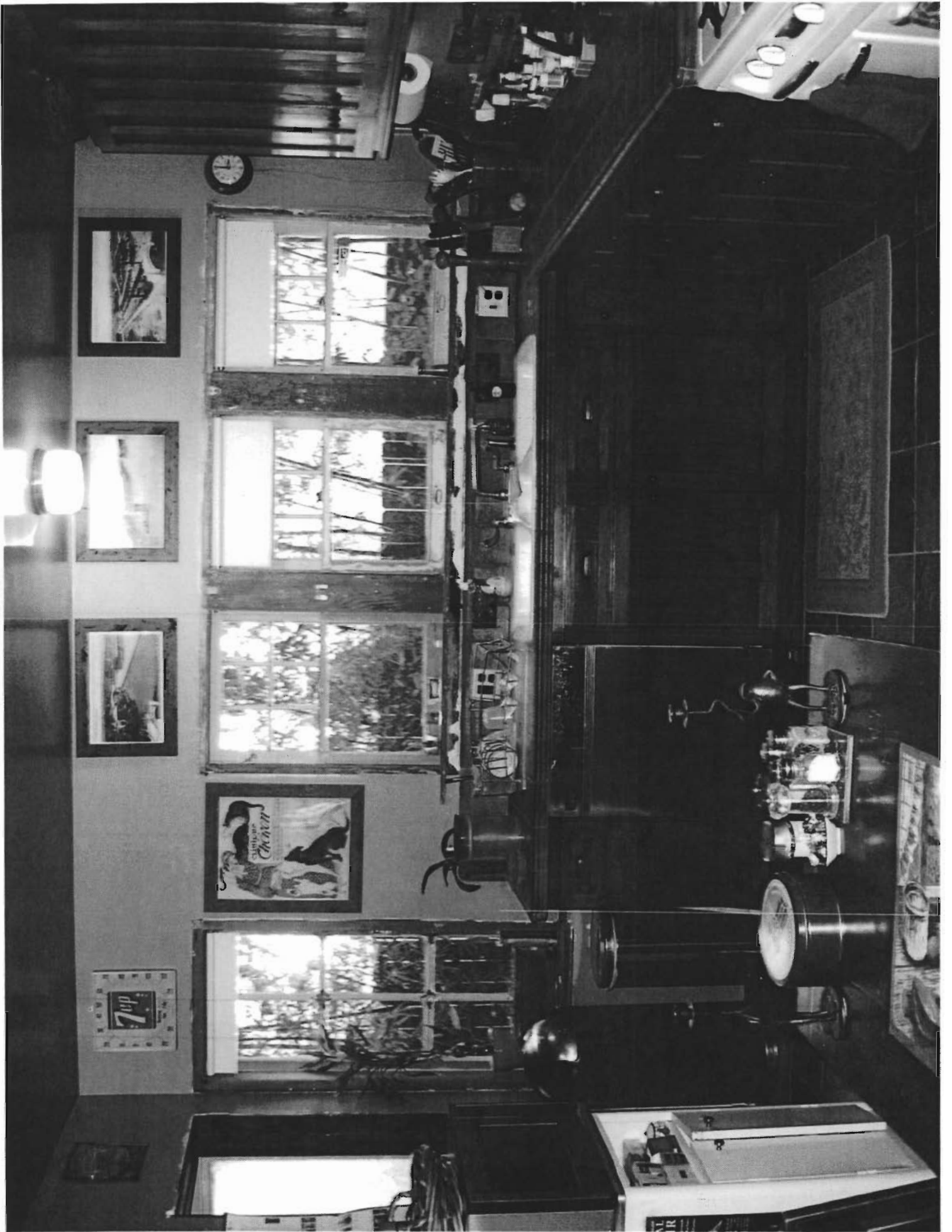


SEMPER PARATUS





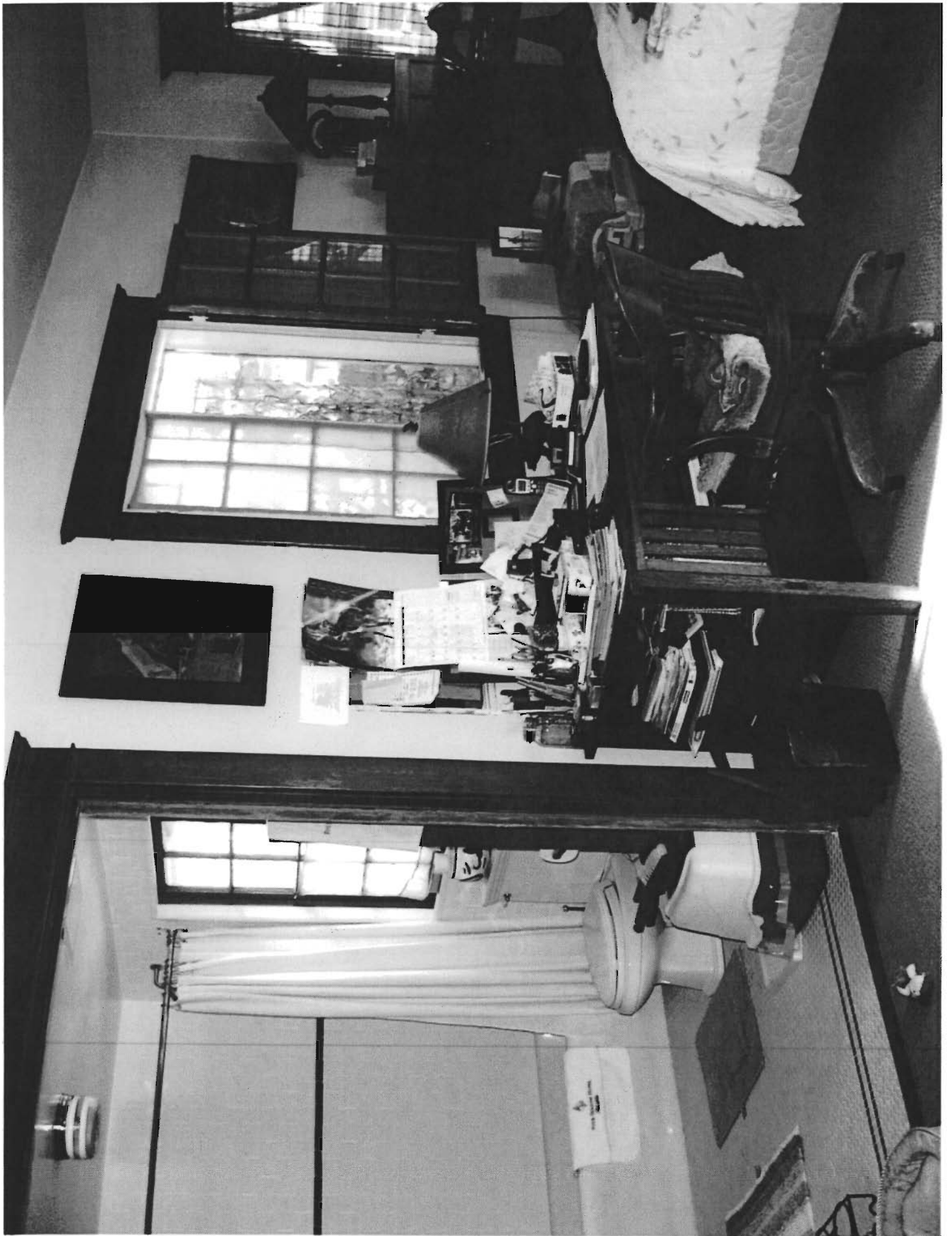


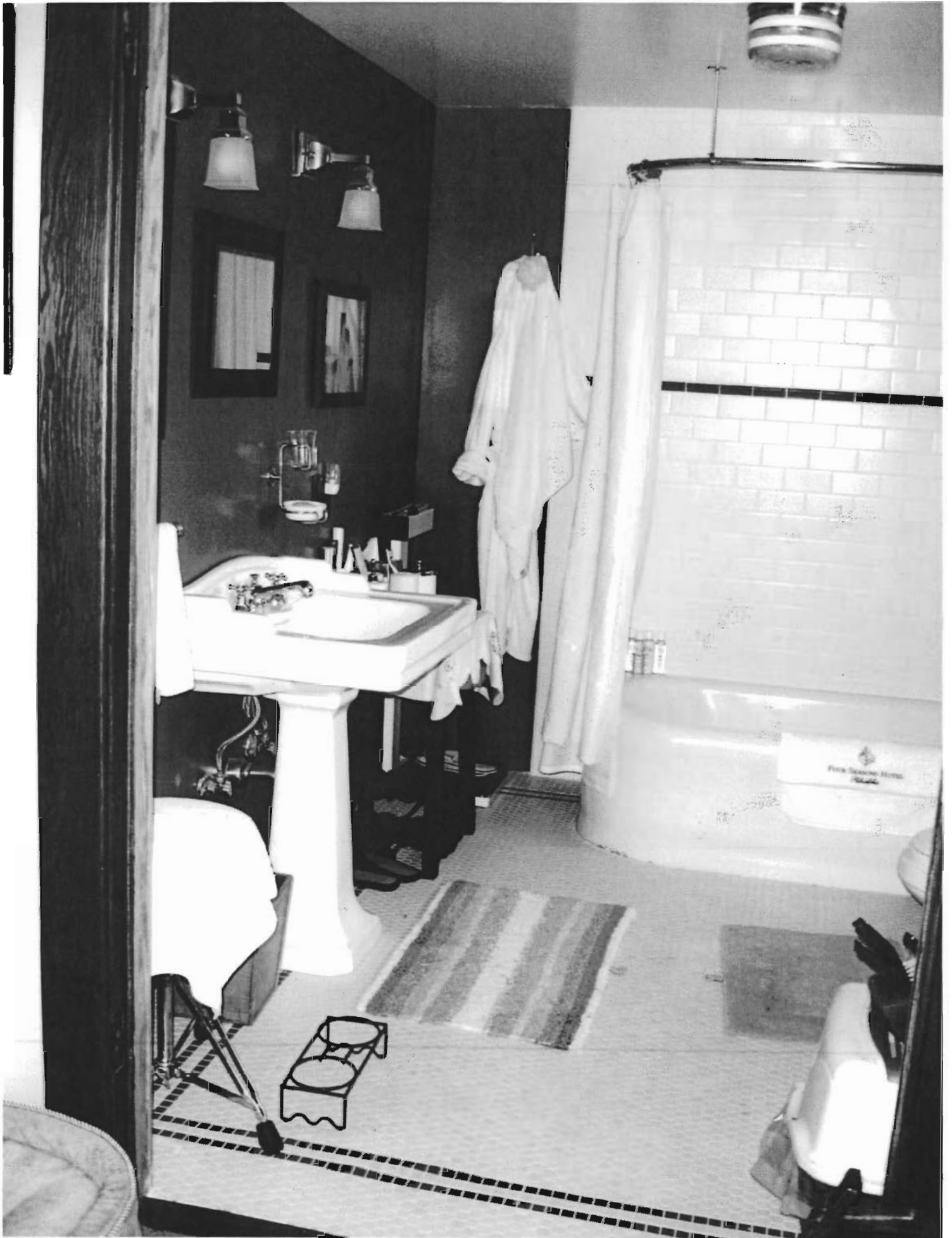


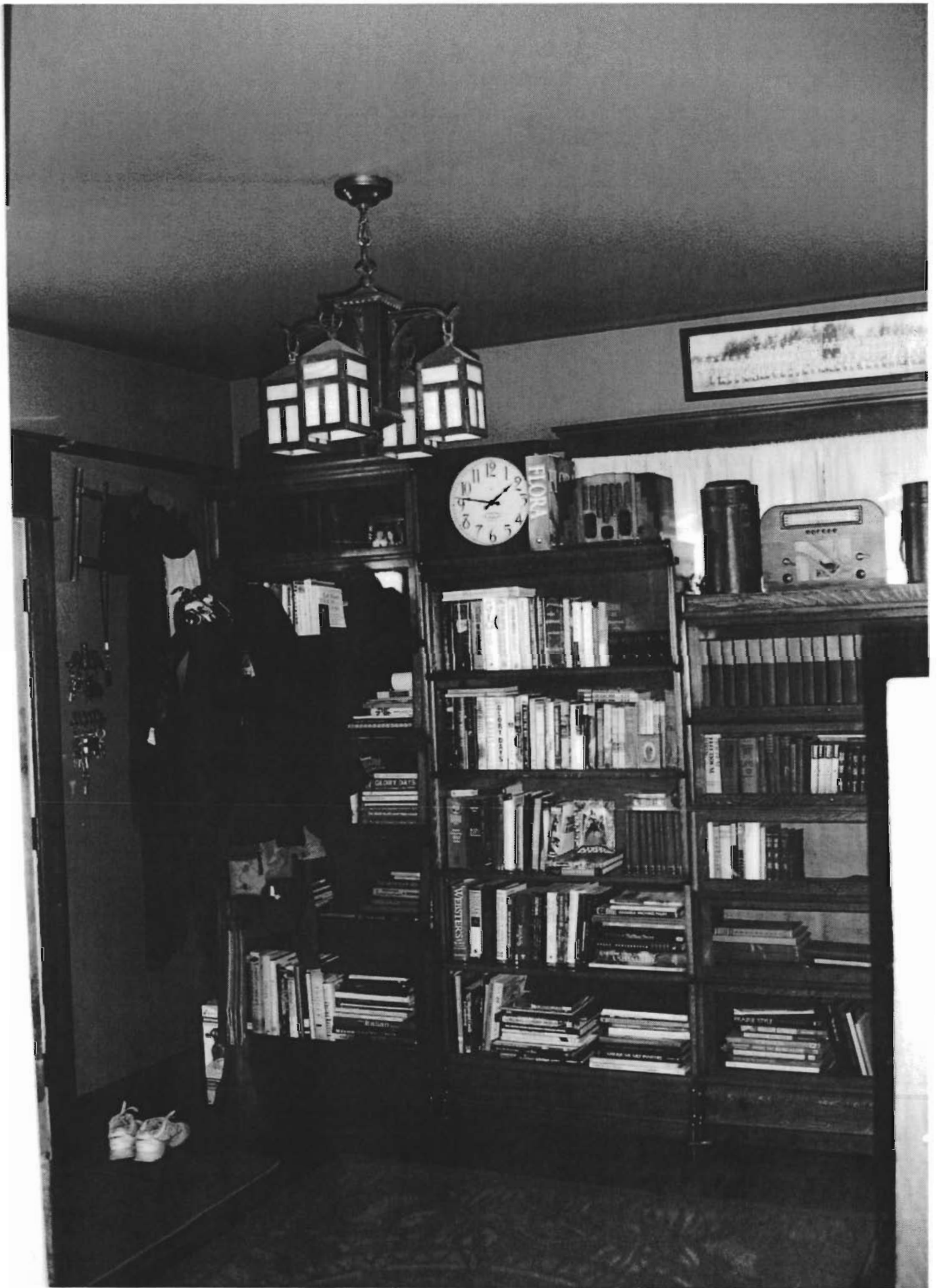




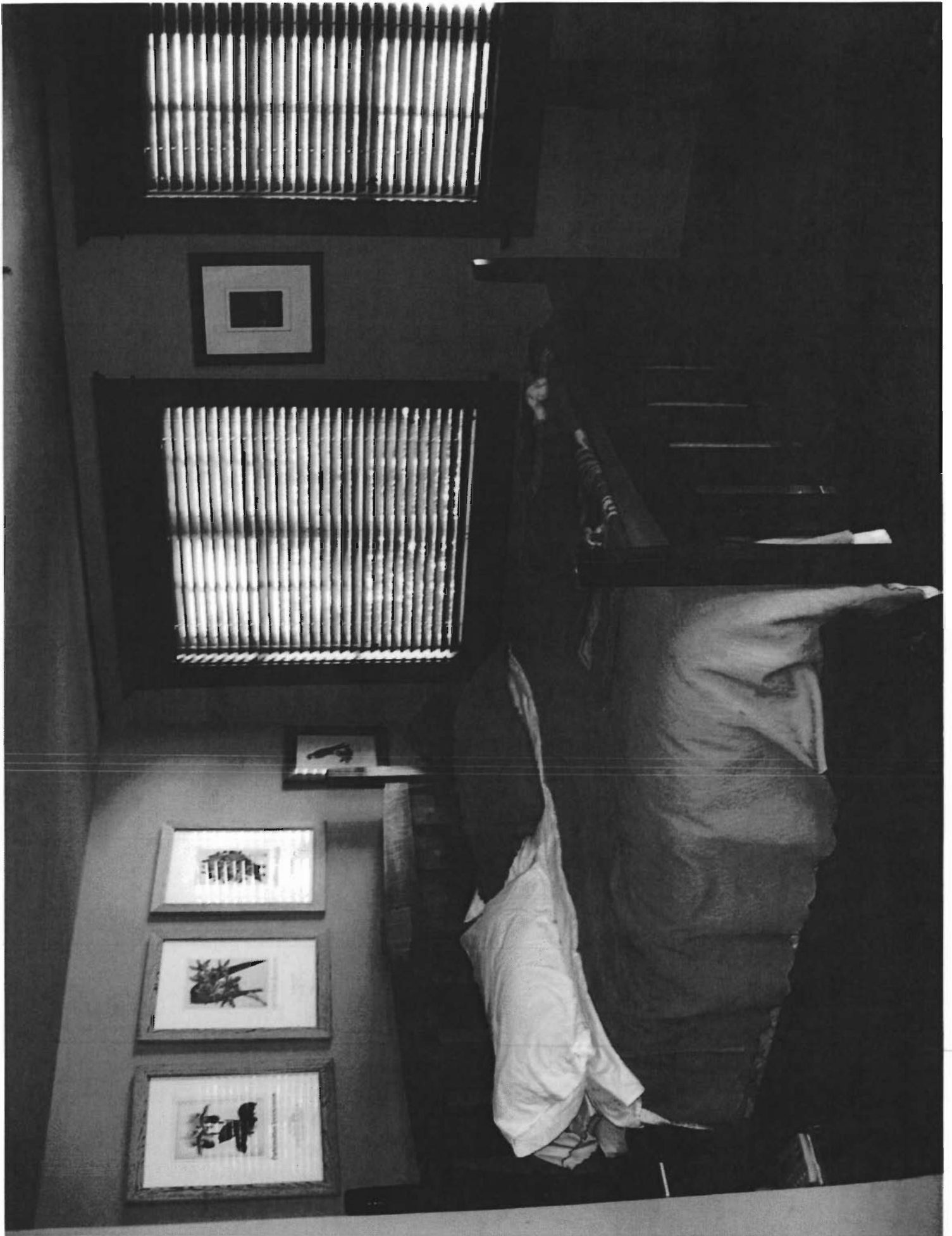


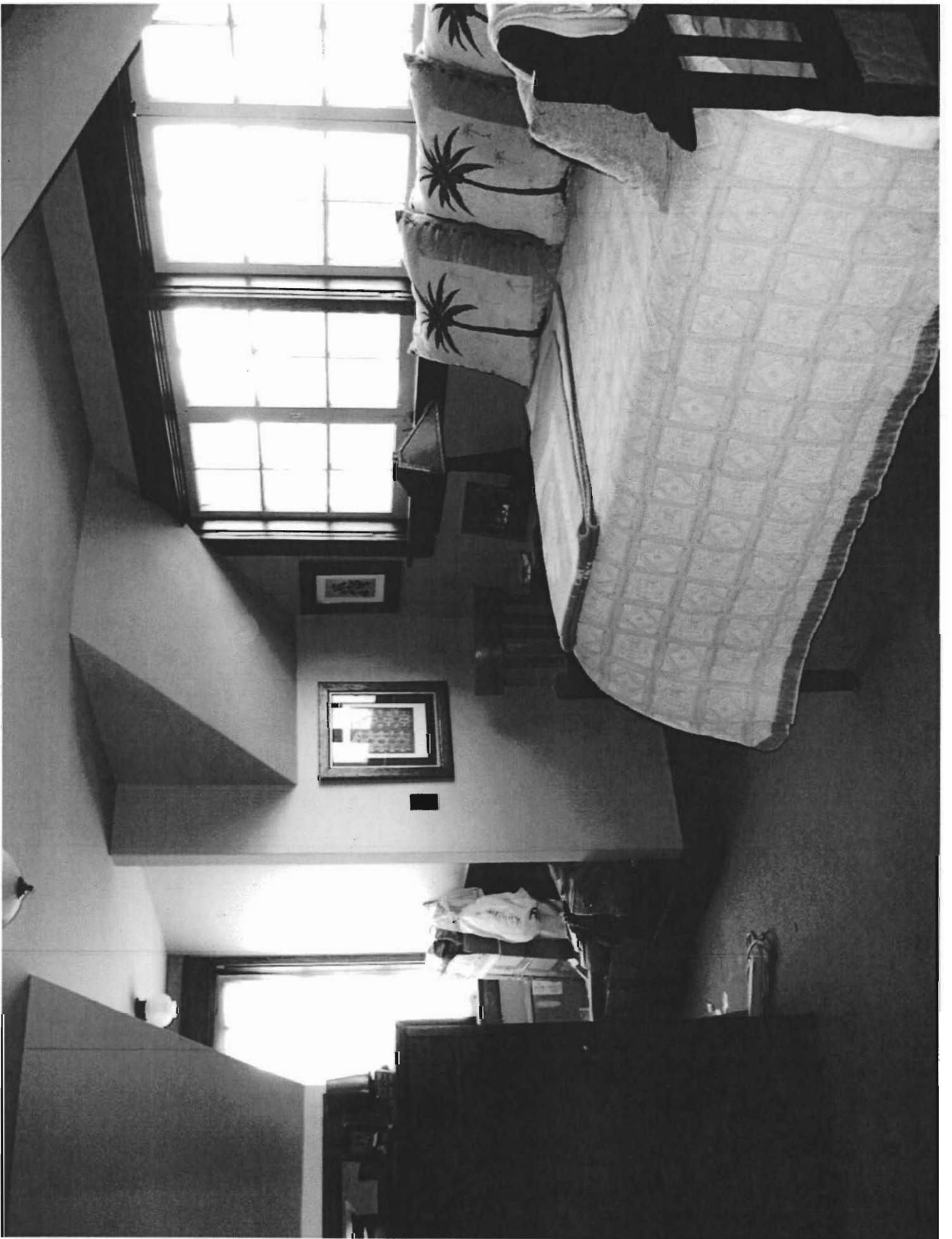














**City of Los Angeles
Department of City Planning**

02/12/2008

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

602 E SANTA CLARA AVE
1300 S 6TH AVE
1310 S 6TH AVE

ZIP CODES

90291

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2000-4046-CA
CPC-1998-119-LCP
CPC-1987-648-ICO
CPC-1986-824-GPC
ORD-175694
ORD-175693
ORD-172897
ORD-172019
ORD-164844-SA1760
ENV-2002-6836-SP
ENV-2001-846-ND-MND

Address/Legal Information

PIN Number: 108B145 931
Area (Calculated): 5,199.0 (sq ft)
Thomas Brothers Grid: PAGE 671 - GRID H5
Assessor Parcel Number: 4239029017
Tract: OCEAN PARK VILLA TRACT NO.
2
Map Reference: M B 4-48
Block: O
Lot: 18
Arb (Lot Cut Reference): None
Map Sheet: 108B145

Jurisdictional Information

Community Plan Area: Venice
Area Planning Commission: West Los Angeles
Neighborhood Council: Grass Roots Venice
Council District: CD 11 - Bill Rosendahl
Census Tract #: 2732.00
LADBS District Office: West Los Angeles

Planning and Zoning Information

Special Notes: None
Zoning: RD1.5-1
Zoning Information (ZI): None
General Plan Land Use: Low Medium II Residential
Plan Footnote - Site Req.: See Plan Footnotes
Additional Plan Footnotes: Venice
Specific Plan Area: Los Angeles Coastal
Transportation Corridor
Venice Coastal Zone
Design Review Board: No
Historic Preservation Review: No
Historic Preservation Overlay Zone: None
Other Historic Designations: None
Other Historic Survey Information: None
Mills Act Contract: None
POD - Pedestrian Oriented Districts: None
CDO - Community Design Overlay: None
Streetscape: No
Sign District: No
Adaptive Reuse Incentive Area: None
35% Density Bonus: Not Eligible
CRA - Community Redevelopment Agency: None
Central City Parking: No
Downtown Parking: No
Building Line: None
500 Ft School Zone: No
500 Ft Park Zone: No

Assessor Information

Assessor Parcel Number: 4239029017
Parcel Area (Approximate): 5,183.6 (sq ft)
Use Code: 0100 - Single Residence
Assessed Land Val.: \$730,641
Assessed Improvement Val.: \$145,045
Last Owner Change: 12/07/05
Last Sale Amount: \$0
Tax Rate Area: 67
Deed Reference No.: 3268270

Building 1:	
1. Year Built:	1906
1. Building Class:	D8C
1. Number of Units:	1
1. Number of Bedrooms:	5
1. Number of Bathrooms:	3
1. Building Square Footage:	3,170.0 (sq ft)
Building 2:	
2. Year Built:	Not Available
2. Building Class:	Not Available
2. Number of Units:	0
2. Number of Bedrooms:	0
2. Number of Bathrooms:	0
2. Building Square Footage:	0.0 (sq ft)
Building 3:	
3. Year Built:	Not Available
3. Building Class:	Not Available
3. Number of Units:	0
3. Number of Bedrooms:	0
3. Number of Bathrooms:	0
3. Building Square Footage:	0.0 (sq ft)
Building 4:	
4. Year Built:	Not Available
4. Building Class:	Not Available
4. Number of Units:	0
4. Number of Bedrooms:	0
4. Number of Bathrooms:	0
4. Building Square Footage:	None
Building 5:	
5. Year Built:	Not Available
5. Building Class:	Not Available
5. Number of Units:	0
5. Number of Bedrooms:	0
5. Number of Bathrooms:	0
5. Building Square Footage:	0.0 (sq ft)

Additional Information

Paul Williams Designed:	No
Airport Hazard:	None
Coastal Zone:	Calvo Exclusion Area Coastal Zone Commission Authority
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	No
Fire District No. 2:	No
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	Methane Buffer Zone
High Wind Velocity Areas:	No
Hillside Grading:	No
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	5.98313 (km)
Landslide:	No
Liquefaction:	Yes

Economic Development Areas

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	Venice
State Enterprise Zone:	None
Targeted Neighborhood Initiative:	None

Public Safety

Police Information:	
Bureau:	West
Division / Station:	Pacific

Report District:	1414
Fire Information:	
District / Fire Station:	63
Batallion:	4
Division:	2
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-2000-4046-CA
Required Action(s): CA-CODE AMENDMENT
Project Description(s): Data Not Available

Case Number: CPC-1998-119-LCP
Required Action(s): LCP-LOCAL COASTAL PROGRAM
Project Description(s): Data Not Available

Case Number: CPC-1987-648-ICO
Required Action(s): ICO-INTERIM CONTROL ORDINANCE
Project Description(s): INTERIM CONTROL ORDINANCE FOR THE ENTIRE VENICE COASTAL ZONE WHICH WILL TEMPORARILY PERMIT ONLY BUILDING DEVELOPMENT WHICH IS IN CONFORMANCE WITH REGULATIONS SUBSTANTIALLY BASED ON THE CALIFORNIA COASTAL COMMISSIONS INTERPRETIVE GUIDELINES FOR THE AREA

CONTINUATION OF CPC-87-648. SEE GENERAL COMMENTS FOR CONTINUATION.

CONTINUATION OF CPC-87-648-B. SEE GENERAL COMMENTS FOR CONTINUATION.

CONTINUATION OF CPC 87-648-C. SEE GENERAL COMMENTS FOR CONTINUATION

CONTINUATION OF CPC-87-648-D. SEE GENERAL COMMENTS FOR CONTINUATION.

CONTINUATION OF CPC-87-648-A. SEE GENERAL COMMENTS FOR CONTINUATION.

Case Number: CPC-1986-824-GPC
Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Description(s): Data Not Available

Case Number: ENV-2002-6836-SP
Required Action(s): SP-SPECIFIC PLAN (+ AMENDMENTS)
Project Description(s): VENICE COASTAL SPECIFIC PLAN AMENDMENT prepared and adopted by the City Planning Dept. in accordance with the Coastal Act provisions and guidelines.

Case Number: ENV-2001-846-ND-MND
Required Action(s): MND-MITIGATED NEGATIVE DECLARATION
ND-NEGATIVE DECLARATION
Project Description(s): Data Not Available

DATA NOT AVAILABLE

ORD-175694
ORD-175693
ORD-172897
ORD-172019
ORD-164844-SA1760



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Arb: None

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