

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

### CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2006-8212-HCM

**HEARING DATE:** April 5, 2007  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 6058 Scenic Avenue  
Council District: 4  
Community Plan Area: Hollywood  
Area Planning Commission: Central  
Neighborhood Council: Hollywood United  
Legal Description: Lot 2 of FR13, Beachwood  
Park Tract

**PROJECT:** Historic-Cultural Monument Application for the  
GARBER HOUSE

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

**APPLICANT &  
OWNER:** Mary Bergstrom and Jonathan Chajet  
6058 Scenic Avenue  
Los Angeles, CA 90068

**APPLICANT'S  
REPRESENTATIVE:** Charles J. Fisher  
140 S. Avenue 57  
Los Angeles, CA 90042

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

1. **Declare** the property a Historic-Cultural Monument per Los Angeles Administrative Code Section 22.125.
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]**

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Lambert M. Giessinger, Architect  
Office of Historic Resources

Prepared by:

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Edgar Garcia, Preservation Planner  
Office of Historic Resources

Attachments:      July 17, 2006 Historic-Cultural Monument Application

## **FINDINGS**

The building “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” as an example of Tudor Revival residential architecture in the Hollywood area.

## **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.

## **DISCUSSION**

Built in 1922 and located adjacent to the Hollywoodland area in Beachwood Park, this house exhibits character-defining features of English Tudor Revival style architecture. The primary façade facing the street is asymmetrically composed. It includes an off-center arched vestibule and groupings of triple casement windows. The roof is a single dominant front gable with half-timbered vergeboards. Adjacent to the house and located on the property is a two-story, gabled roof garage built in 1939 with residential unit on second floor. It features a smooth stucco finish, Gothic-style plaster details, and triple casement windows.

The proposed Garber House historic monument exhibits character-defining features that include brick wall cladding, half timbering, and wood trim. The arched entryway features a recessed two-panel door with multi-paned glass in a semi-oval shape. The steeply pitched gabled roof also has three gable dormers and two centered chimneys. The interior features open beamed ceilings, brushed tile, wooden floors, and built-in cabinetry.

The house is the work of architect Herbert A. Linthwaite, AIA. Linthwaite is noted for inventing a type of construction method for concrete buildings in the 1920s: the “hollow concrete wall.” Possessing exclusive rights to build with this system, Linthwaite used this method in several buildings in Los Angeles during this time period.

The Garber House property successfully meets one of the specified Historic-Cultural Monument criteria: “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction.” As a residential building designed by in the Tudor Revival style, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

## **BACKGROUND**

At its meeting of November 2, 2006, the Cultural Heritage Commission voted to take the application under consideration. On February 1, 2007, the Cultural Heritage Commission toured the subject property.

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

### CULTURAL HERITAGE COMMISSION

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

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**APPLICANT'S  
REPRESENTATIVE:** Charles J. Fisher  
140 S. Avenue 57  
Los Angeles, CA 90042

### RECOMMENDATION That the Cultural Heritage Commission:

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Section 22.125 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]**

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Ken Bernstein, Manager  
Office of Historic Resources

Prepared by:

**[SIGNED ORIGINAL IN FILE]**

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Edgar Garcia, Preservation Planner  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

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Lambert M. Giessinger, Architect  
Office of Historic Resources

Attachments: July 17, 2006 Historic-Cultural Monument Application  
ZIMAS Report

## **SUMMARY**

Built in 1922 and located adjacent to the Hollywoodland area in Beachwood Park, this house exhibits character-defining features of English Tudor Revival style architecture. The primary façade facing the street is asymmetrically composed. It includes an off-center arched vestibule and groupings of triple casement windows. The roof is a single dominant front gable with half-timbered vergeboards. Adjacent to the house and located on the property is a two-story, gabled roof garage built in 1939 with residential unit on second floor. It features a smooth stucco finish, Gothic-style plaster details, and triple casement windows.

The proposed Garber House historic monument exhibits character-defining features that include brick wall cladding, half timbering, and wood trim. The arched entryway features a recessed two-panel door with multi-paned glass in a semi-oval shape. The steeply pitched gabled roof also has three gable dormers and two centered chimneys. The interior features open beamed ceilings, brushed tile, wooden floors, and built-in cabinetry.

The house is the work of architect Herbert A. Linthwaite, AIA. Linthwaite is noted for inventing a type of construction method for concrete buildings in the 1920s: the "hollow concrete wall." Possessing exclusive rights to build with this system, Linthwaite used this method in several buildings in Los Angeles during this time period.

## **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 is significant enough to warrant further investigation as a potential Historic-Cultural Monument.

**HISTORIC-CULTURAL MONUMENT  
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

**IDENTIFICATION**

1. NAME OF PROPOSED MONUMENT GARBER HOUSE (NAMED AFTER ORIGINAL OWNER)
2. STREET ADDRESS 6060 SCENIC AVENUE (CURRENT), 6058 SCENIC AVENUE (ORIGINAL)  
CITY LOS ANGELES ZIP CODE 90068 COUNCIL DISTRICT CD-4
3. ASSESSOR'S PARCEL NO. 5586-009-002
4. COMPLETE LEGAL DESCRIPTION: TRACT BEACHWOOD PARK  
BLOCK NONE LOT(S) FR13 ARB. NO. 2
5. RANGE OF ADDRESSES ON PROPERTY 6058 SCENIC AVENUE - 6060 SCENIC AVENUE

6. PRESENT OWNER MARY BERGSTROM AND JONATHAN CHAJET (MARRIED)  
STREET ADDRESS 6060 SCENIC AVENUE  
CITY LOS ANGELES STATE CA ZIP CODE 90068 PHONE (323) 462-7006  
OWNER IS:  PRIVATE  PUBLIC DISCONNECTED <sup>alt: (503) 288-384</sup>
7. PRESENT USE MULTI-FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE

**DESCRIPTION**

8. ARCHITECTURAL STYLE ENGLISH REVIVAL COTTAGE, A SMALLER VERSION OF THE ENGLISH  
(SEE STYLE GUIDE) TUDOR REVIVAL
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET)

SEE ATTACHED

HISTORIC-CULTURAL MONUMENT  
APPLICATION

NAME OF PROPOSED MONUMENT GARBER HOUSE

10. CONSTRUCTION DATE: FACTUAL 1922 ESTIMATED \_\_\_\_\_

11. ARCHITECT, DESIGNER, OR ENGINEER HERBERT A. LINTHWAITE

12. CONTRACTOR OR OTHER BUILDER BASLER AND ROGERS

13. DATES OF ENCLOSED PHOTOGRAPHS JUNE 2006  
(8X10 BLACK AND WHITE GLOSSY)

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

15. ALTERATIONS

IN 1939, A SECOND BUILDING WAS ADDED TO THE PROPERTY: A  
ONE CAR GARAGE IN THE FIRST STORY, AND A ONE BEDROOM  
SERVICE APARTMENT IN THE SECOND STORY.

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

ZONING  OTHER SIGNIFICANT INVESTMENT REQUIRED TO RESTORE  
AND MAINTAIN CONDITION

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)

SEE ATTACHED

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES)

SEE ATTACHED

20. DATE FORM PREPARED JUNE 23, 2006 PREPARER'S NAME MARY BERGSTROM

ORGANIZATION — STREET ADDRESS 6060 SCENIC AVENUE

CITY LOS ANGELES STATE CA ZIP CODE 90068 PHONE (310) 288-3841

## 9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE

Garber House is a two-story, English Revival, asymmetrical square plan residence of brick finish, half-timbering and wood trim. Its steeply-pitched, medium gable roof is asphalt and features three gable dormers with overhand. Glass, multi-paned casement windows are part of the design. The arched entryway features a recessed, two-panel door with multi-paned glass in a semi-oval shape. Additional character defining elements of the structure are two centered chimneys, a closed veranda porch, second floor balcony off the master bathroom, and a stoop leading to an informal garden with a lemon tree and creeping rose bushes.

A secondary building consists of a one car garage and yoga studio on the first floor, and a one bedroom apartment with private entrance on the second floor.

Significant interior spaces include butler's kitchen, open-beamed ceilings, brushed tile and wooden floors, built-in dining room cabinets, and recessed shelves throughout.

The first Tudor Revival buildings in the United States were built in the late 1890s. In Los Angeles, the first Tudor style buildings were built in the early 1900s, and the style became very popular through the 1920s and 1930s, especially in suburban areas.

The Tudor Revival style is an architectural style that grew out of the 19<sup>th</sup> century movement away from the "modern" industrial revolution and towards a more "romantic" historicism. The style is based on English cottages of the late Medieval and early Renaissance period (16th and early 17th centuries). The English Revival Cottage is a smaller version of the Tudor with brick walls instead of stucco and less half-timbering.

English Tudor Revival is a common style in Beachwood Park, adjacent to Hollywoodland. The development was originally intended to be a gated community with strict architectural regulations. It was one of the first case-study real-estate developments. Initially, the development had four approved architectural styles, French Normandy, English-Tudor, Mediterranean revival, and Spanish revival. The developers hired noteworthy Spanish and Mediterranean revival architect Jon DeLario as lead architect for the development. He designed many of the original homes, most of which are still intact today.

The Tudor and English Revival styles features can be found mixed with Shingle, Queen Anne Revival, and Stick and Eastlake styles.

**18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE:  
INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE**

Garber House is an important example of English Revival Cottage architecture and meets the cultural heritage ordinance because of the high quality of its design and retention of its original form, detailing and integrity.

In addition, Garber House was built in 1922 by Herbert A. Linthwaite, an architect who invented the “hollow channel concrete wall”, which played an important role in the development of construction in Los Angeles. Mr. Linthwaite’s company owned the exclusive rights to build with this system, and he used it in several important properties in Los Angeles, including 1605 San Vicente Blvd in Santa Monica, originally built for Donald Parkinson of Parkinson & Parkinson Architects.

Finally, Garber House was commissioned by Winifred Garber, who lived in the property with her daughters. The Garber family were important in the development of Los Angeles, because of their active, vocal contribution to the editorial pages of the Los Angeles Times during the 1920s and 1930s.

## 19. SOURCES

1920 United States Federal Census, *Ancestry.com*

More About Opera, *Los Angeles Times*, 10/26/1920

Application for the Erection of Buildings, City of Los Angeles Department of Buildings, 10/3/1921

Application for the Erection of Buildings, City of Los Angeles Department of Buildings, 6/16/1922

Letters to the Times, *Los Angeles Times*, 10/5/1922

New System for Construction of Concrete Hollow Wall Invention of L.A. Architect, *Southwest Builder and Contractor*, 10/6/1922

No Other Flag, *Los Angeles Times*, 10/9/1922

Hospitals and Poor Houses First, *Los Angeles Times*, 12/23/1927

Letters to the Times, *Los Angeles Times*, 1/22/1934

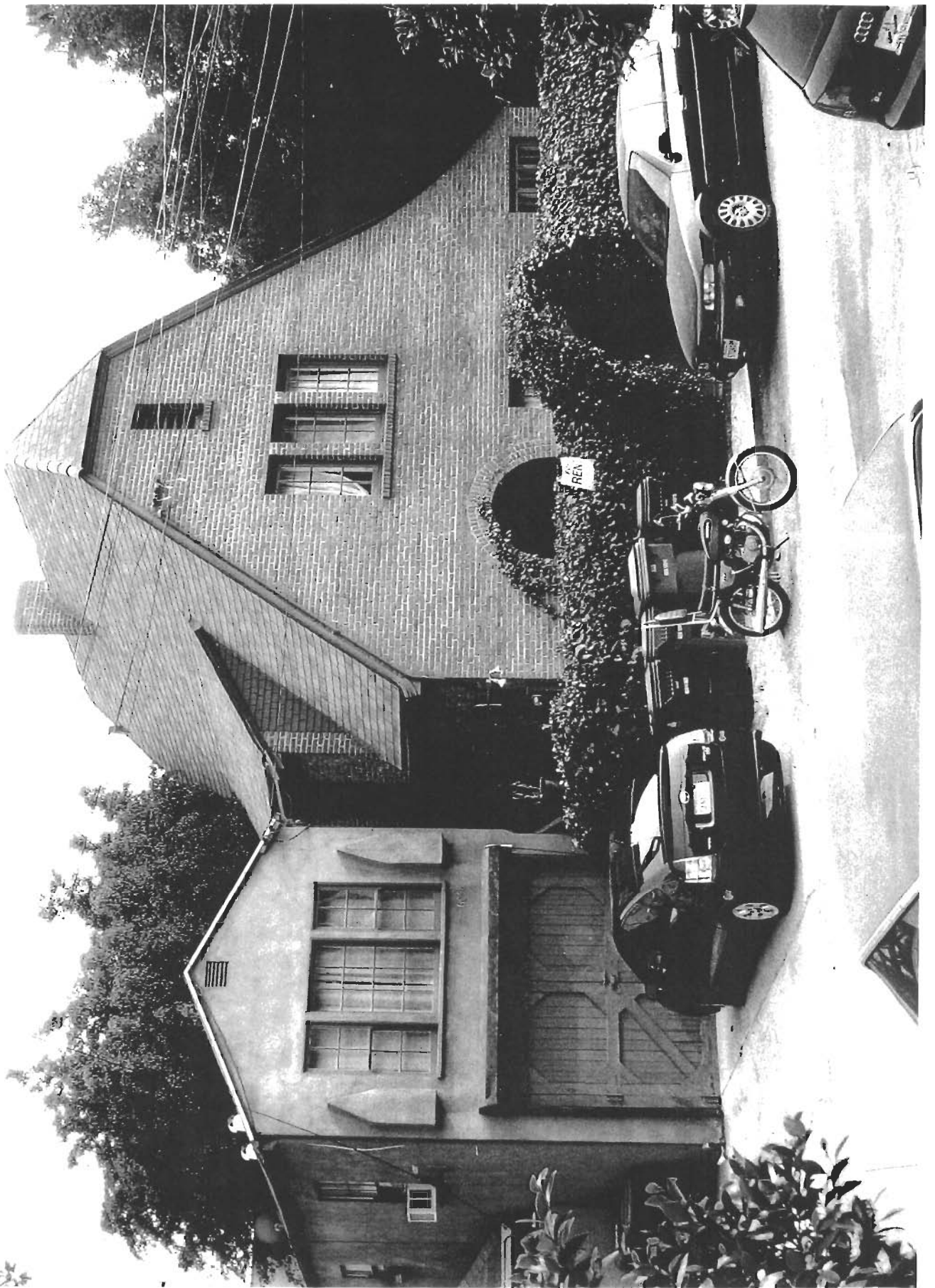
Application to Alter, Repair, Move or Demolish, City of Los Angeles Department of Building and Safety, 5/4/1939

Obituaries, *Los Angeles Times*, 11/11/1961

Report of Residential Property Records, City of Los Angeles, 6/30/2004

Parcel Profile Report, City of Los Angeles Department of City Planning, 5/27/2005

Hollywoodland Historic Neighborhood Profile, Dino Williams, Historian, Date Unknown



## Hollywoodland Historic Neighborhood Profile



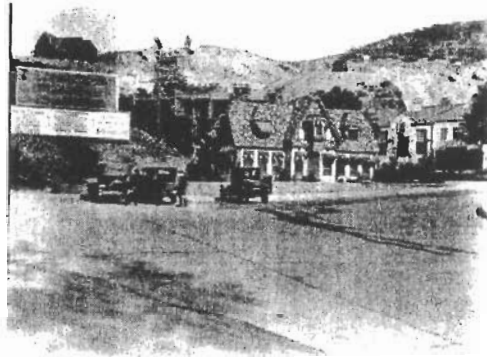
*Early days at the Hollywood Realty Office*

Hollywoodland is located at the northern end of Beachwood Canyon just below Mt. Lee, neighboring Griffith Park. Twenty years after the city of Hollywood was founded, and thirteen years after Hollywood merged with Los Angeles, the Hollywoodland Realty Building was constructed in 1923, at 2700 North Beachwood Drive. Several years before Hollywoodland was established, Albert Beach had already paved the first road into

the hills in 1911, naming it Beachwood Drive. The neighborhood has retained its natural beauty over the years. The hills and canyons in Hollywoodland are still covered with sage and sumac, oak trees, eucalyptus, and poppies.

Hollywoodland was a prestigious, planned development of a 500-acre subdivision atop Beachwood Drive, known as the Sherman & Clark Ranch, by a five-member real estate syndicate. The syndicate included Harry Chandler of the *Los Angeles Times*, General M.H. Sherman, (after which Sherman Oaks was named), E.P. Clark, of the original ranch on the land, and developers Sydney Woodruff and Tracy E. Shoultz. The same syndicate was known as the Title Insurance & Trust Company of Los Angeles. They intended for Hollywoodland to extend all the way to Lake Hollywood, but with the stock market crash in 1929, their plans came to a halt.

Developers Sydney Woodruff and Tracy E. Shoultz conceived of "Hollywoodland" as a neighborhood with a "superb environment without excessive cost on the Hollywood side of the hills." They hired noteworthy Spanish and Mediterranean revival architect Jon DeLario as lead architect for the development. He designed many of the original homes, most of which are still intact today. The original plan included a gated entrance, and a community center with tennis courts and a pool. Horse stables were also built in the canyon, and Hollywoodland residents could ride, English saddle, to Lake Hollywood. The developers hired and brought a team of stonemakers from Italy to Hollywoodland to complete several architectural elements for the neighborhood, including retaining walls, entry towers, and stairways winding up the canyon.



*Hollywoodland during construction*

The same real estate company was responsible for mounting the Hollywood sign, which eventually became Los Angeles' greatest monument. At that time, many groups opposed the development of the hills and the placement of the sign.

The developers had plans to extend Hollywoodland to the east, but these plans were cancelled once the Depression hit. Their grand plans for the community came to halt only six years after they began.

Many early film stars and other film industry players took up residence in the neighborhood, building fantasy castles that affirmed their status as Hollywood royalty. Like other parts of Los Angeles, early Hollywoodland real estate was targeted to wealthy winter visitors from the East Coast. Until the 1929 stock market crash, developers promised winter visitors that, when they returned the following year, their homes would be ready.

Great cowboy artist Charles M. Russell lived in Hollywoodland and found many subjects for his paintings in the undeveloped canyon. Painter Edward Biberman also lived in Hollywoodland in the 1950s, and sculptor Salvatore Scarpitta also lived in the neighborhood at one time. Many writers and directors have also lived in the neighborhood, such as, Herbert Biberman, who was a major figure during the McCarthy era. Writer Aldous Huxley was living on the hill on Deronda Drive, until a fire destroyed 24 homes in 1961. James M. Cain, the author of *The Postman Always Rings Twice*, was a member of the community, as well.

Mack Sennett of Keystone Kop fame owned the land at the highest point of Mt. Lee. He had plans for John de Lario to design an 18-acre estate on this crest, but it was never built and the property was sold before a home was built on it. The flat top later became a radio station that is now used as a communication post.

Hollywoodland has housed numerous celebrity residents such as Doris Day, Lowell Thomas, Bela Lugosi, Melissa Manchester, Bugsy Siegel, Vincent Price, Connie Selleca, and many more. Musicians such as Peter Tork, of the Monkees, and Stan Kenton lived in Hollywoodland. In addition, Busby Berkeley lived on Beachwood in the early years, in a home now owned by Ned Beatty. Humphrey Bogart lived on Ledgewood in a Tudor mansion. Madonna took up residence in an early Hollywoodland mansion for a number of years.



*An original house after construction*

Hollywoodland was originally intended to be a gated community with strict architectural regulations. It was one of the first case-study real-estate developments. Initially, the development had four approved architectural styles, French Normandy, English-Tudor, Mediterranean revival, and Spanish revival. Once the developers bowed out in the 1940s, architectural restrictions were lifted and people

began to build to suit their own tastes. When land was cheap in the 1960s, numerous platform homes were built.



*Hillside living means many stairways*

Hollywoodland, today, has a wide range of architectural styles. In the 1980s, some of the spaciousness of the area was lost when massive homes were built, overwhelming their lots. Most homes, however, are attractively situated on the hillside, which gives the neighborhood its striking character. There are a number of whimsical styles represented in the area including, vine-covered cottages, Tudor revival homes, and Normandy style castles, all of which seem as though they could have been used as movie sets when the tract was first developed.

Few, if any, homes have been converted for multi-family use over the years and the neighborhood remains upper middle class, though a wide range of ethnicities are represented.

Although no historic preservation overlay zone exists in Hollywoodland, a design review process is in effect. This Design Review board of the City of Los Angeles helps ensure that alterations and new

construction are keeping within the neighborhood flavor. Hollywoodland attracts residents who generally wish to maintain the history and charm of the neighborhood.

Few homes have ever been torn down or lost, except for 54 homes that perished in the hillside fire of 1961. Almost a third of the homes in the neighborhood are original, in close to their original condition. These original houses from the 1920s and 1930s are mixed with homes that were built over the course of the twentieth century. There are many vacant lots that were plotted by the early plan.

Unfortunately, a large number of Exceptions to the Hollywoodland Specific Plan in recent years has threatened to erode the cohesive "European Village" character of the neighborhood. Most recently, a controversial Exception case along Durand Drive involved the construction of a private fence affecting City of Los Angeles Historic-Cultural Monument No. 535 -- Hollywoodland's Historic Granite Retaining Walls and Interconnecting Granite Stairs. Because the Specific Plan expressly prohibits walls and fences from being constructed on granite walls located within the public right of way, the effectiveness of this neighborhood plan has seemed increasingly in doubt. The Committee to Save the Hollywoodland Specific Plan and the preservation organization Hollywood Heritage have therefore filed a legal challenge to this approval in order to protect the integrity of the Specific Plan and the unique ambiance of this historic neighborhood.



*Hollywoodland sign*

The world famous 'Hollywood' sign is clearly the neighborhood's most significant landmark. The sign was actually erected as the ultimate real estate advertisement for in 1923. The sign, proposed by Harry Chandler, became the largest billboard and symbol Los Angeles in subsequent years. With thirteen 50-foot, sheet metal letters and four thousand twenty-watt bulbs proclaiming, "Holly...wood...land... Hollywoodland," the sign cost \$21,000.

The sheet metal panels were dragged up the hill by caterpillar tractors when the sign was constructed.

The Hollywood sign generated its own lore. In 1930, Peg Entwistle jumped to her death off of one of the letters. Her ghost is said to haunt the site today. It is rumored that a caretaker who was responsible for lighting the sign lived in a small cabin behind the letter 'L'.

By 1939, the sign was in a state of disrepair. The land was deeded to city of Los Angeles in 1946, though the city was not maintaining the sign at the time. In 1949, the Hollywood Chamber of Commerce removed the last four letters, which had collapsed on the hillside, leaving the sign to read, "Hollywood."

The sign was declared a Historic-Cultural Monument in 1973 by the City of Los Angeles. By 1978, the sign was desperately in need of repair. Several individual sponsors came forth to fund the restoration of the sign in 1978. The Department of Parks and Recreation now owns the sign, but it is maintained by the Hollywood Chamber of Commerce.



*A Hollywoodland house today*

In the first quarter of 2003, the lowest priced house, a two bedroom plus den and one and half bath, sold for \$584,000, while highest went for \$3.6 million. Some larger estates have sold for over \$5 million, such as, Madonna's 11,000 square-foot home. Also on the high end, Wolf's Lair recently sold for \$2.9 million, while Casa de Lilah, which was built in early 1990s, sold for \$2.5 million. There is a premium for the neighborhood's earliest homes from the 1920s, which sell for over one million. A small, early home sold for \$665,000 last year.

The Hollywoodland Homeowners' Association is the primary community group in the neighborhood. The *Hollywoodlander* is their newsletter. Beachwood Canyon Neighborhood Association covers the area below the gates. Hollywood United Neighborhood Council is another group in the area.

**Who are the realtors/experts who work with historic houses in the area?**

Hollywoodland Realty is still located in the original office  
Rose Ware, Prudential Realtor 323-874-7150  
Dia and Ray, Remax 323-461-5743  
Peter Lavin, President Homeowner's Association 323-469-2457  
Dino Williams, historian 323-877-3566

*Photo Credits: LAPL (Historic) and LAC Photo Archives (Current)*

# New System for Construction of Concrete Hollow Wall Invention of L. A. Architect

One of the newest systems of concrete hollow wall construction and one which its promoters claim to be practical from every point of view is known as the "hollow channel concrete wall." It is the invention of Herbert A. Linthwaite, certified architect of Los Angeles. Mr. Linthwaite has given many years to the study of concrete construction. His first experience in this line was gained with William Tinsley, a noted architect of Cincinnati, O., in 1872, in the building of a concrete wash house on the side of a hill known as Mt. Auburn, in Cincinnati. Years of experiments led up to the perfection of his system of hollow channel concrete walls. The forms used for this system are made of metal and are mechanical. By their use two parallel concrete walls can be cast at once, supplied with proper and sufficient reinforcement and tied together so securely by suitable metal reinforcement that they become as one wall. The walls are separated by a six-inch air space, into which project at the end of each section on each side pilasters, forming a full channel section in each wall with four inches or more of concrete in the web of the channels and six inches or more concrete in the legs of the channels, or pilasters. These webs do not come into contact with each other at any point and the air space is, therefore, continuous throughout the wall.

In the construction of the wall the corner form is set in place first. This is filled with concrete which is tamped and when the form is level full the end gates are removed and the form is allowed to drop down, troweling the face of the

wall. The form is then opened and lifted free of the cast. Straight forms are then used and the process repeated, working between the corners around the building. A course 11 inches high is cast each time a form is set. After the first course has been cast around the building the corner forms are again set and the process repeated with the straight forms. From 33 to 45 inches of wall can be cast in 8 hours with these forms.

The forms are supported on removable bridges which span the air space. These bridges rest on niches on the inside face of each wall, the forms being provided with dies to make the niches. The inner section of the form which makes the air space is keyed in position by V-shaped end gates which easily pull away from the concrete after it is poured and allow the sides of the form to collapse. The downward movement of the outside walls of the forms trowels the face of the concrete leaving it smooth by breaking all air suction and adhesion of cement to the troweling faces. When the forms are lifted clear of the walls the latter presents a smooth surface which does not require any plaster, according to the inventor, but which can be plastered, painted or papered. Thorough tamping of the concrete in the forms eliminates any voids.

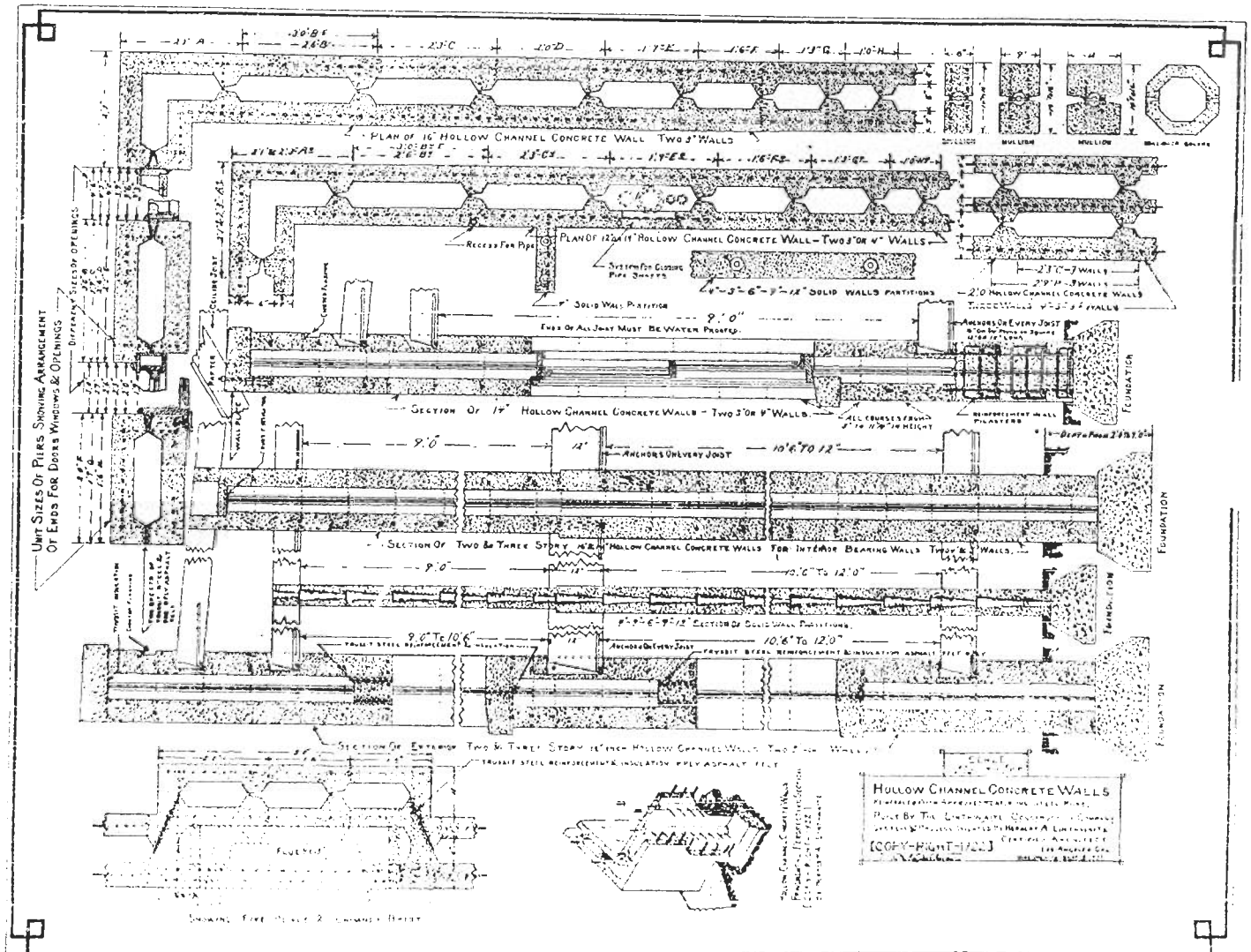
In making each cast, key impression is made in the free end of the section to assure a monolithic bond. At the finish of the day's work a key recess in the top of the walls, 1 1/2 x 1/2 in. is provided so that the first course cast the next day will make a monolithic bond to the lower course.

Accompanying is a drawing showing walls of

different thickness constructed by the Linthwaite system. Both horizontal and vertical sections are shown; also a section for fireplace and chimney and a fragmental section of wall. Blueprints to scale are being furnished to architects and engineers interested in hollow wall construction. It will be noted that architectural requirements are provided for as to design and also provisions for piping, joists, rafters, nailing pliers or stops, nailing of window and door frames and trim, flashing on the roof, and insulation against any possible transmission of moisture from one wall to another at the base or at openings. Horizontal and perpendicular reinforcement with steel rods is shown, the perpendicular rods being carried up through the pilasters. The reinforcement through the air space at the pilasters ties the sections of the wall together, but does not obstruct the channel sections. This reinforcement or tie is dipped in asphalt to protect the exposed portion in the air space.

Cost of walls built with this system ranges from about 60 cents per sq. ft. for a 14-in. wall upward for the corner forms. No attempt will be made to sell or lease forms. The Linthwaite Construction Company, which has exclusive rights to manufacture and use the forms, will devote its energies and capital to the construction of walls with this system.

The company has just secured a contract to construct foundations and walls for a residence for Donald B. Parkinson, of the firm of John Parkinson and Donald B. Parkinson, architects, to be built at 1605 San Vicente Blvd., Santa Monica. The house will be located on a plateau overlooking Santa Monica canyon. It will be Spanish style of architecture, one story in height, with extreme dimensions 139x60 ft. Exterior walls will be 14, 18 and 28 inches in thickness with one and two air spaces. The company also has a



Drawing Showing Construction of Hollow Channel Concrete Walls of Different Thickness and Special Features of New Hollow Wall System.

contract to build the walls for a 2-story residence, 40x50 ft. at Walnut Park for W. J. Holland, secretary of the Rotary Disc Bit Company.

### Sewer Construction in Los Angeles

The extent of the work done by the sewer department of the Los Angeles city engineer's office is indicated by the statistics contained in the report for the fiscal year ended June 30, 1922. W. T. Knowlton is the engineer of sewers. "During the past year," says the report, plans for 150 different sewer orders have been completed, which number represents a length of 48.5 miles of main sewer and 32.2 miles of house connection sewers. This work required the preparation of 572 plans and profiles. It will be noted that the mileage of house connection sewers is more than double that of the previous year, the reason being that a house connection sewer is now built to the property line of each lot fronting on a main line sewer as a part of the contract for the latter. Thirty-four ordinances of intention, representing a length of 24.54 miles of main sewers and 16.14 miles of house connection sewers to be laid under the Vrooman Act proceedings, have been prepared and submitted to the council; also 56 ordinance sections for sewers combined with street improvements under the Vrooman Act, representing a length of 3.81 miles of main line sewer and 6.68 miles of house connection sewers. Five hundred forty reports pertaining to various matters connected with the work of the department have been made to the council and the board of public works. In addition thereto 1350 letters concerning matters connected with the different orders for sewers and sewage disposal have been sent to outside corporations and individuals.

"Some of the more prominent sewer districts for which plans and profiles have been completed during the past year, are the El Sereno Avenue district, the Eighty-second street and Main street district, the Anaheim Street and McFarland Avenue district in Wilmington, and sewers required in connection with the Fifth Street Improvement District, in San Pedro. The El Sereno Avenue Sewer District is the most important of these districts on account of its length and urgent need for sewers in that locality, as cesspools give very little relief in the adobe soil which is prevalent in the section to be benefited by the proposed sewers. This district serves the northeast section of the city which is commonly known as Bairdstown, and the combined length of main sewers and house connections in this district is 74,359 linear feet, or approximately 14 miles.

"At the present time there are 125 orders for sewers on hand for which plans are being prepared by the department, this number representing a total length of 109 miles of main sewers. Among the more prominent locations included in this order list are the Seward Street and Fountain Avenue Sewer district, in that section of the city recently annexed to the city and commonly known as La Brea No. 1 Annexation, the Walnut Hill avenue district, the Ellett Place district, the Wick Avenue district, the Eighty-third Street Moneta Avenue district, and the Michelletto street and Sunset Boulevard district. Several older and larger orders requires the securing of sewer rights of way. In several instances the necessary signatures granting these rights of way cannot be obtained, and the right of way has been referred to the city attorney to obtain by condemnation. The growth of the city in the foothills has made the designing of sewers in these sections more difficult and also has required a larger percentage of rights of way than has been needed heretofore. These facts, together with the recent ruling that all sewer rights of way, must, before the final ordinance is presented to the council, have a certification of title, tend to delay the completion of plans for sewers in these sections."

### Slump Test For Proper Mixing of Concrete

The correct cement-water ratio for any concrete mixture will develop the maximum strength of the concrete. A knowledge of how to determine this ratio is a matter of importance to the builder, says CONCRETE BUILDER.

The slump test is a simple, easy, and practical method of making this determination. The only apparatus necessary is a special mold, made from sheet metal, preferably non-corrosive, in the

form of a frustum of a cone 4 inches in diameter at the top, 8 inches in diameter at the bottom, and 12 inches in vertical height.

After thorough mixing the concrete is placed in the mold in three or four successive layers, each layer carefully puddled or tamped with a blunt-pointed 3/4-inch round rod. The metal mold is then removed with a steady, vertical lift, leaving the concrete free to spread at the base. The "slump," or reduction in vertical height of the pile of concrete which results, is an indication of the consistency of the mixture.

The consistency which produces concrete of maximum strength is known as a "normal" mixture, and has a slump of about one inch. A reduction in the amount of water of 10 per cent below that required for a normal mixture will change the slump to only one-half inch, and decrease the strength of the concrete about 30 per cent. Increasing the water 10 per cent above normal will result in a slump of almost three inches, and a loss of at least 15 per cent in strength.

A portion of the strength of the concrete must sometimes be sacrificed in order to obtain the plasticity of mixture required by the manufacturing processes employed. For pavements, floors and large foundations, the slump should not exceed 3 inches. For thin, reinforced concrete walls where smoothness is required but compacting is difficult, a mixture with a slump of 6 or 7 inches is permissible because its wet consistency practically eliminates the necessity of tamping. Do not make your mixture more plastic than is required by the nature of your work.

### PERSONAL AND TRADE NOTES

The Southern California Sanitary League was organized at a meeting held at the Jonathan Club, attended by about 150 plumbers, jobbers and manufacturers of plumbing and heating appliances. This is the outgrowth of a movement started recently at Sacramento, the objects of which are educational and social. A campaign to encourage a more general use of modern plumbing and heating goods and appliances will be planned. It is stated there are 17,000,000 homes in the U. S. without plumbing. Officers elected by the league are: A. R. Benedict, Pasadena, president; Frank Schilling, Los Angeles, first vice-president; Harry Shinn, Los Angeles, second vice-president; William Geddes, Los Angeles, treasurer.

The American Blower Company of Detroit, has opened a branch office in Los Angeles at 462 I. W. Hellman Bldg., with J. E. McClellan as manager. All business in this territory will be handled through this office, the company having terminated its arrangement with the R. B. Guernsey Co., former agents.

The Bungalow Fixture Company has moved into new quarters at 813-20 S. Flower St. These are located in a new building which has been specially designed and fitted up for the company's use. New machinery will be installed to treble the output of lighting fixtures.

William Ruddock reports that he has furnished Bent Bros. another Eric steam shovel for the Warner dam project. Four Erics are now at work on this job. Mr. Ruddock also furnished the same contractors an Eric for use on the Little Rock creek dam and also one for their Marysville project.

The annual picnic of the Builders' Exchange and Southern California Chapter, Associated General Contractors, will be held at Rose Hill Park, Saturday, Oct. 7. A barbecued dinner will be served from 12 to 2 o'clock. The entire afternoon will be given over to a program of entertainment and outdoor sports. Walter Simons, president of the Exchange, will speak on "New Building in Los Angeles." The sports will include a pushball game, baseball game and running races.

Resolutions have been adopted by Southern California Chapter, Associated General Contractors of America, urging all steel companies in southern California furnishing reinforcing steel to discontinue the practice of submitting "lump sum bids for all reinforcing steel required by plans and specifications" and quote prices for their commodity on a pound basis only. It is stated that this practice has thrown an undue burden upon the steel companies not required of other material dealers.

### Los Angeles Building Permits For September

During the month of September, 1922, Los Angeles city Building department issued 4275 permits with an estimated valuation of \$10,267,894, as compared with 3931 permits with an estimated valuation of \$8,503,665 for September, 1921. For the year to date the number of permits issued is 34,219 with an estimated valuation of \$89,315,053, an increase of \$34,180,687 over the corresponding period last year. Following is the report for September, 1922, as compiled by C. V. Welch, assistant chief inspector of buildings:

September, 1922	No. Permits	Value
Class A, plain concrete	4	\$ 147,868
Class B, brick or concrete	1	6,369
Class C, brick or concrete	33	1,892,171
Class D, 1-sto. frame	3849	4,218,774
Class D, 2-sto. frame	189	1,853,311
Class D, 3-sto. frame	6	265,609
Class D, brick bldgs.	16	418,825
Class D, concrete bldgs.	17	19,559
Class D, sheet met. bldgs.	1	250
Class D, sheet met. bldgs.	1	4,739
Foundations only	7	139,790
Alterations, masonry bldgs.	270	454,643
Alterations, frame bldgs.	829	635,772
Demolitions, all classes	15	8,550
<b>Totals</b>	<b>4275</b>	<b>\$10,267,894</b>
September, 1921	3931	\$ 8,503,665
Jan. 1 to Sept. 30, 1922, incl.	34,219	\$9,315,053
Jan. 1 to Sept. 30, 1921, incl.	25,111	\$5,125,506
Increase	9108	\$4,189,547

Following is the report for September, 1922, classified according to use or occupancy of buildings:

	No. Permits	Valuation
Additions, masonry bldg.	20	\$ 255,607
Additions, frame bldg.	538	352,983
<b>Totals</b>	<b>558</b>	<b>587,690</b>
Alterations, masonry bldg.	250	221,006
Alterations, frame bldg.	291	283,689
<b>Totals</b>	<b>541</b>	<b>504,695</b>
Apartment houses, br., 2-sto.	2	50,000
Apartment houses, br., 4-sto.	3	260,000
Apartment houses, fr., 2-sto.	17	421,000
Apartment houses, fr., 3-sto.	5	219,000
<b>Totals</b>	<b>27</b>	<b>983,600</b>
Churches, masonry	1	52,000
Churches, frame	3	21,500
<b>Totals</b>	<b>4</b>	<b>76,500</b>
Demolitions, brick	2	800
Demolitions, frame	13	7,750
<b>Totals</b>	<b>15</b>	<b>8,550</b>
Dwellings, sgl. fr., 1-sto.	1214	2,768,555
Dwellings, sgl. fr., 2-sto.	106	789,115
Dwellings, sgl. mas., 1-sto.	2	5,375
Dwellings, sgl. mas., 2-sto.	2	36,500
Dwellings, sgl. mas., 3-sto.	1	200,000
<b>Totals</b>	<b>1355</b>	<b>3,799,575</b>
Dwellings, dbl. fr., 1-sto.	197	855,500
Dwellings, dbl. fr., 2-sto.	27	180,184
<b>Totals</b>	<b>224</b>	<b>1,035,684</b>
<b>Grand total dwellings</b>	<b>1579</b>	<b>4,837,945</b>
Factories, fireproof	1	55,000
Factories, brick	3	41,500
Factories, frame	7	75,750
<b>Totals</b>	<b>11</b>	<b>172,250</b>
Flats, frame, 2-sto.	30	361,200
Foundations only (all classes)	5	120,700
Garages, private, frame	1089	250,809
Garages, private, masonry	14	5,350
Garages, public, brick	11	166,600
<b>Totals</b>	<b>1117</b>	<b>423,759</b>
Gas Fill. Station, brick	1	230
Gas Fill. Station, frame	24	20,830
<b>Totals</b>	<b>25</b>	<b>21,060</b>
Hospitals, frame	7	157,434
Hotels, brick	5	120,700
Hotels, frame	1	15,000
<b>Totals</b>	<b>6</b>	<b>415,000</b>
Indus. bldgs., misc., fireproof	1	73,000
Ind. bldgs., misc., mas.	5	42,000
Indus. bldgs., misc., frame	7	41,950
<b>Totals</b>	<b>13</b>	<b>159,050</b>
Mercantile bldgs., fireproof	1	258,868
Mercantile bldgs., masonry	30	155,571
Mercantile bldgs., frame	33	75,025
<b>Totals</b>	<b>64</b>	<b>489,464</b>
Misc. bldgs. and struct., mas.	1	2,500
Misc. bldgs. and struct., fr.	2	22,250
<b>Totals</b>	<b>3</b>	<b>24,750</b>
Motion picture stubldgs., br.	1	1,500
Office bldgs., brick	2	5,500
Office bldgs., frame	27	12,800
<b>Totals</b>	<b>7</b>	<b>19,200</b>
School bldgs., brick	1	4,000
School bldgs., frame	4	26,700
<b>Totals</b>	<b>5</b>	<b>30,700</b>
Sheds and outbdgs., frame	235	70,287
Work shops, brick	2	22,000
Work shops, frame	9	5,000
<b>Totals</b>	<b>11</b>	<b>28,000</b>
Theaters, fireproof	1	210,000
Warehouses, fireproof	2	114,000
Warehouses, masonry	4	163,500
Warehouses, frame	4	22,500
<b>Totals</b>	<b>10</b>	<b>300,000</b>
<b>Grand totals</b>	<b>4275</b>	<b>\$10,267,894</b>



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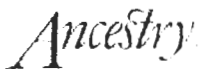
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STATE California COUNTY Los Angeles DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS  
 FOURTEENTH CENSUS OF THE UNITED STATES: 1920—POPULATION

Enumeration District No. 157 Sheet No. 8  
 Precinct No. 157 City Los Angeles

NAME OF HOUSEHOLD HEAD Winifred Garber DATE LISTED BY 1920 SEX OF LISTING OFFICER Male

NAME OF HOUSEHOLD HEAD	RELATION	SEX	AGE	MARRIAGE	MARRIAGE	MARRIAGE	MARRIAGE	MARRIAGE	MARRIAGE	NATIVITY AND BIRTH PLACE		EDUCATION	OCCUPATION
										BIRTH PLACE	NATIVITY		
Winifred Garber	Head	F	34	Mar	Mar	Mar	Mar	Mar	Mar	Calif	White	High School	Teacher
Charles Garber	Wife	F	32	Mar	Mar	Mar	Mar	Mar	Mar	Calif	White	High School	Teacher
John Garber	Son	M	12	Unm	Unm	Unm	Unm	Unm	Unm	Calif	White	Elementary	Student
Winifred Garber	Daughter	F	10	Unm	Unm	Unm	Unm	Unm	Unm	Calif	White	Elementary	Student
John Garber	Son	M	8	Unm	Unm	Unm	Unm	Unm	Unm	Calif	White	Elementary	Student
Winifred Garber	Daughter	F	6	Unm	Unm	Unm	Unm	Unm	Unm	Calif	White	Elementary	Student
John Garber	Son	M	4	Unm	Unm	Unm	Unm	Unm	Unm	Calif	White	Elementary	Student
Winifred Garber	Daughter	F	2	Unm	Unm	Unm	Unm	Unm	Unm	Calif	White	Elementary	Student



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STATE California 9-157  
 COUNTY Los Angeles FOUR  
 TOWNSHIP OR OTHER DIVISION OF COUNTY Los Angeles  
(Insert proper name and, when necessary, the name of the township, or the name of institution, if any, and indicate the items on which it is based.)  
 NAME OF INSTITUTION X  
(Insert name of institution, if any, and indicate the items on which it is based.)

51	PLACE OF ABODE			NAME of each person whose place of abode on January 1, 1920, was in this family. Enter surname first, then the given name and middle initial, if any. Include every person living on January 1, 1920. Omit children born since January 1, 1920.	RELATION. Relationship of this person to the head of the family.	MARR.		SEX		
	Street, avenue, road, etc.	House number or other number by which known	Year built or year in which built			Name entered or registered.	It entered, free or mortgaged.		Age.	
	1	2	3	4	5	6	7	8	9	
51	A Avenue	5626	88	78	Weisman, Charlott L.	Lodger			F	
52					Donnelly, H.	Lodger			F	
53					Jack	Lodger			M	
54		5632	89	94	Harber W. Alfred	Head	1	0	M	F
55					Glady's D.	daughter			F	
56					Francis D.	daughter			F	
57					Charlotte D.	daughter			F	
58		5626	90	100	Wink Graff, Jr.	Head	1	0	M	F

93				Frederick R.	Son			M
94				Edward O.	Son			M
95				Nellie B.	daughter			F
96	5627	98	105	Nicholson Edward A.	Head	1	0	M
97				Edith L.	wife			F
98				Francis E.	Son			M
99				Elizabeth C.	daughter			F
00				Edmund A.	Son			M
01				Donny E.	daughter			F
02				Kate S.	aunt			F
03	5633	99	109	Brittain Idella	Head	1	0	F
04				Pearl	daughter			F
05	5637	100	110	Brest Rose A.	Head	1	0	F
06				Russell Athelia	Aunt			F
07				Irene M.	Cousin			F
08	5642	101	111	Cassier Meritt	Head	1	0	M
09				Carline B.	wife			F
10				Ewald Clara M.	daughter			F
100				Booth Maria C.	sister-in-law			F

59												
60	Perrin	5624	91	101	Winstanley Mary. A.	Head	1	R			F	
61		5624	92	102	Elkins Simon. L.	Head	1	O	M	M		
62					Elka	wife						F
63					McHenry Gladys	niece						F
64		5606	93	103	Pearns Frank Y.	Head	1	O	M	M		
65					Anna E.	wife						F
66					Agnes E.	daughter						F
67					Frank S.	son						M
68					Florentin J.	son						M
69		5603	94	104	Brewer Iva H.	Head	1	O	F	F		
70				Robert. L.	son						M	
71				Edward. R.	son						M	
72				Yearheart Stephen B.	father						M	
73				Ada M.	mother						F	
74	5613	95	105	Pirney Frank. H.	Head	1	O	F	M			
75				Anna	wife						F	
76	5617	96	106	Granbois Morten	Head	1	O	M	M			
77				Julia	wife						F	
78				Lossen Lipold. L.	step-son						M	
79				Ursula	step-daughter						F	
80	5623	97	107	Wilkinson Frederick C.	Head	1	O	M	M			
81				Flora	wife						F	

Hospitals and Poor Houses First

CHARLOTTE GARBBER

*Los Angeles Times (1886-Current File)*; Dec 23, 1927; ProQuest Historical Newspapers Los Angeles Times (1881 - 1976)  
pg. A4

**Hospitals and Poor Houses First**

**HOLLYWOOD, Dec. 20.**--[To the Editor of The Times:] To a community horrified, enraged and grief-stricken by the vilest crime in California's history, comes the announcement in the Tuesday morning paper that the entire cast of an operatic production is to sing carols to the inmates of the City Jail on Christmas morning, as "the most becoming way for the troupe to celebrate the holiday."

What of the crippled children, the soldiers at Sawtelle, the people in hospitals and old people's homes, and all the other deserving unfortunates into whose drab days such entertainment might bring real pleasure? But no, let us by all means have Christmas carols sung to the murderers, the dope fiends and perverts, the attackers of women and children, the thieves, and to all the lawless inmates of our prisons!

So long as these creatures are objects of the sympathy of the unthinking and careless, and of the maudlin, snivelling sentimentalists, crime and depravity will continue to flourish.

**CHARLOTTE GARBBER.**

# Letters to The Times

*[Name and address of writer must accompany all letters for this column. Letters of a personal nature or involving contentious religious questions are not acceptable.]*

## City Pay and City Taxes

HOLLYWOOD. Jan. 19.—[To the Editor of The Times:] Is there no one in authority in Los Angeles with enough backbone and civic responsibility to tell the city employees that their salaries are cut 15 or 20 per cent? And that if they do not care to continue in their comparatively easy and secure positions, that they should step out quickly and let others succeed them? There are available for these positions hundreds of well-educated and thoroughly trained workers, eager to fill the vacancies at the reduced wage scale. The present salaries are out of all proportion to those paid for similar work in the commercial world.

This year the city budget will have to be balanced by economy, not by increased taxes. Let the heads of city departments realize that a large number of taxpayers are deliberately preparing to refuse to pay their next tax bills unless all employees, including executives, show a willingness to assume their small share of the sacrifices which the depression has forced upon the rest of us.

(MRS.) WINIFRED GARBER.

LOS ANGELES, Jan. 18.—[To the Editor of The Times:] Faced

## No Other Flag

BENNETT H

*Los Angeles Times (1886-Current File):* Oct 9, 1922; ProQuest Historical Newspapers Los Angeles Times (1881 - 1976)

pg. 113

### No Other Flag

LOS ANGELES, Oct. 7.—[To the Editor of The Times:] In reply to the letter written by Frances Garber, relative to our winter visitor from Medicine Hat, will say that I feel that she is lacking in business ability for whenever you hear of a merchant or a person in business that does not figure their taxes in their selling price they are apt to be a little short at one end, and as for the taxes and overhead and expense of any kind pertaining to a business the consumer pays for it all, whether they are transients, visitors, renters, or owners.

Then on the other hand as long as this fair visitor from Medicine Hat thinks so much of her flag, the Union Jack, and that she is not contented in this wonderful country of ours, and is not at all or in any way dissatisfied with the ways and doings of the people in this community I would advise her to stay up in that great country of waste and cold under the Union Jack for I have been up in that country of hers, and I am perfectly contented if I never see it again, and the only thing that I did and do admire about their country is their laws over our laws, but as I am not there I have no use for same, and I for one, welcome all visitors, homeseekers to this wonderful city of ours, but expect them to come here and do as we do, and not try to make us mold our ways, thoughts to their way of thinking, although we are always open for suggestions, but not for discontent, dissatisfaction or any flag but Old Glory.

H. BENNETT.

## LETTERS TO THE TIMES.

### Lack of Logic

LOS ANGELES, Oct. 2.—[To the Editor of The Times.] The lack of logic displayed in a letter published in the Sunday Times of October 1, from Medicine Hat, Saskatchewan, is of course apparent to everyone reading it, but I should like to draw attention to one or two facts the writer seems to have overlooked.

She states she brings her six children to Los Angeles' public schools every year and continues, "I may not pay taxes, but I do pay exorbitant rents and inflated bills for living" and seems to consider herself, as a tourist, a great asset to the city. Presumably she buys her potatoes, butter, clothes, etc., at the same shops and prices as the taxpayers. As to the rent, is she under the impression that the owner of the property pays an increased school tax in proportion to the amount of rent exacted? Or that the school tax from one house would pay for the education of six children? According to figures recently given out, it takes \$87.96 to educate one child for a year in the grammar schools here, and \$224.34 in the high schools. Consequently, her four in the lower grades and two in high school cost \$800.52 each school year. Does she pay that much excess rent in the nine months she is here? Or half of it? The owner is entitled to 8 per cent on his capital invested in the house she occupies, otherwise he had much better put his money in safe 7 per cent mortgages and not bother with tenants, and she should remember the 8 per cent has to be figured on what the house will bring in these days of high values (its actual worth,) not on what some one living in Saskatchewan thinks it is worth, add to that insurance, taxes (the highest in the country with two exceptions,) depreciation (what would be the proper percentage when rented to six children?) incidentals such as water, repairs, etc., cost of furniture and rapid depreciation of same, divide this by twelve and she will arrive at the just monthly rental. Is it likely to be \$90 a month less than she pays? For this is approximately what she receives in nine months of free schooling. After figuring it out, this particular tenant appears rather more of a liability than an asset—it even looks as though Los Angeles would have remained a pueblo, as

she mentions, had all the tourists used us the same way.

She also states she "greatly prefers to live under the glorious Union Jack" and yet she apparently lives here nine months of the year and educates her children under the Stars and Stripes, preferring only to deposit them for a little summer visit under the "glorious Union Jack."

FRANCES GARBER

## More About Opera.

FRANCES GARBER.

*Los Angeles Times (1886-Current File)*; Oct 26, 1920; ProQuest Historical Newspapers Los Angeles Times (1881 - 1976)  
pg. H2

### More About Opera.

LOS ANGELES, Oct. 22.—[To the editor of The Times.] It seems scarcely fair to allow the letter, "Pans the Opera," in Thursday's Times to stand as the only expression of public opinion regarding Scott's sincere work here last week. For whom is the writer of that letter speaking when he says "La Tosca" was a satisfactory performance, but the rest pitifully weak? If he is merely expressing personal opinion, wouldn't he have exhibited less belief in his own infallibility if he had prefaced some of his very sweeping statements with an occasional "in my opinion." I don't recall having seen his name before—"J. H. Okell"—however, he may be a well-known local critic. In the silent drama, I should think, rough, rather than of music.

"Agostini and Queena Mario of the little Gallo Opera Company can sing all around these people." Those are two of Gallo's foremost singers. Mr. Okell must intend to compare them with the foremost last week when he means that their voices surpass Scott's as Chim Fang and Carpa, Sundellus's Mimi (Friday), and other's Mephistopheles?

"Florence Easton's Mimi (Monday) was very unsatisfactory as to voice" and yet "La Tosca" was satisfactory." Did the gentleman overlook the fact that the same voice rendered both roles?

I am not crying down Gallo's opera. It has given me too much real pleasure for many years, but I believe Fortune Gallo would be the first to admit that there was a beauty in the costuming, scenery and lighting of "La Tosca," and a general perfection of detail in acting, chorus work, by-play and comedy—all of them that he cannot hope to surpass. There were many such points as well as some particularly fine singing that probably thousands of the audience enjoyed as I did. It showed that side of Scott—the producer—recognized at the Metropolitan and in New York for some time.

but elsewhere overshadowed by the applause. Can't the public get a record of it and find out where the

Scott the great baritone and actor. On two points my opinion coincides with Mr. Okell's. Orville Harold's voice did show overstrain or hoarseness. And there ought to be some way to muzzle the Los Angeles audience so that when we hear Gallo's company this winter, the Pagliacci Prologue and "Vesti la giubba" won't be spoiled for those who prefer to hear the end of the arias to

the prologue actually ends?

FRANCES GARBER.

of Los Angeles; a sister, Mabel Curl, Los Angeles, and a brother, Clarence Caron, Ventura.

## Mrs. Winifred Garber

Services for Mrs. Winifred Garber, 91, will be conducted by Pierce Bros. Hollywood Mortuary today at 3 p.m. in the Chapel of the Psalms, followed by cremation. Mrs. Garber, 2250 Vista Del Mar, died on Thursday. She leaves a daughter, Miss Charlotte Garber; and two sisters, Mrs. Norma Barber and Mrs. Wallace Atherton.

LOS ANGELES TIMES  
NOV. 11, 1961, P. D19.

DEPARTMENT OF BUILDINGS

Application for the Erection of Buildings

CLASS ~~1A~~ **D-Brick**

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

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

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

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

That the granting of the permit does not affect in any way the title to, or right of possession in, the property described in each permit.

TAKE TO ROOM NO. 6 FIRST FLOOR CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

Lot No. 13 Block Rosewood Park  
(Description of Property)

Dist. No. 92 M. B. Page 12 F. B. Page

No. 6060 Seenie Ave Street  
(Location of Job)  
(Seenie)

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Residence No. of Rooms 5 No. of Families One
- Owner's name Mrs. Winifred Gardner Phone
- Owner's address 5632 Fernwood Ave
- Architect's name H. C. Lenthwaite Phone Nels. 3674
- Contractor's name Werner Phone
- Contractor's address
- TOTAL VALUATION OF BUILDING (Including Plumbing, Gas Fitting, Sewers, Compois, Elevators, Painting, Finishes, all Labor, etc.) \$ 4200
- Any other buildings on lot at present? No How used?
- Size of proposed building 34 1/2 x 36 6 Size of lot 50 x 158 feet
- Number of stories in height Two Height to highest point 31'
- Material of foundation Concrete Character of soil Sandy
- Size of footings 21" Depth below surface of ground 18"
- Number of chimneys Two flues Material of chimneys Brick-lined
- Number of inlets to each flue Two Interior size of such flues x x
- Material of exterior walls Brick
- Material of interior construction Brick, Tile - Concrete, Truss
- Material of floors Concrete - Wood
- Material of roof Shingles - cedar
- Are there any other buildings within 30 feet of the proposed structure? Yes

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

**OVER** 6/19/21 (Sign here) H. C. Lenthwaite  
3357 W. (Owner or Authorized Agent.)

PERMIT NO. <b>25425</b>	Plans and specifications checked and found to conform to Ord., Codes, State Laws etc. <u>10/3</u>	Application checked and found O. K. <u>T</u>	OCT 3 1921 1000000
		OCT - 3 1921	

2

BOARD OF PUBLIC WORKS DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings CLASS "D"

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

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

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

Lot No. Block (Description of Property) District No. M. B. Page F. B. Page No. 6060 Scenic Avenue Street (Location of Job) Between Beachwood Dr. + Howe St. (USE INK OR INDELIBLE PENCIL)

O.K. City Clerk O.K. City Engineer

- 1. Purpose of Building: Garage, No. of Rooms: 1, No. of Families: None
2. Owner's name: Mrs. Winifred Barber, Phone:
3. Owner's address: 6060 Scenic Ave.
4. Architect's name: Barber & Rogers - Phone:
5. Contractor's name: " " Phone: Sr. 7115 W.
6. Contractor's address: 131 W. Jefferson St.
7. VALUATION OF PROPOSED WORK: \$ 200.00
8. Is there any existing (old) building on lot? House How used? Residence
9. Size of proposed building: 11' x 16' Height to highest point: 12 feet feet
10. Number of Stories in height: One Character of ground: Sandy soil
11. Material of foundation: Cement floor of footings Size of wall: 6" Depth below ground:
12. Material of chimneys: None Number of inlets to flue: Interior size of flues:
13. Give sizes of following materials: REDWOOD MUDSILLS: 2 x 6 Girders: 2 x 4
EXTERIOR studs: 2 x 4 INTERIOR BEARING studs: 2 x 4 Interior Non-Bearing studs: 2 x 4
Ceiling joists: 2 x 4 Roof rafters: 2 x 3 FIRST FLOOR JOISTS: 2 x 4
Second floor joists: Specify material of roof: Shingles
14. 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) Charlotte Barber (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY PERMIT NO. 20638 Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Application checked and found O.K. JUN 16 1922

Handwritten signatures and numbers at the bottom of the permit form.

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot

Lot

Tract

Tract

Present location of building } 6060 Scenic av (House Number and Street)

Now location of building } 6058 Scenic (House Number and Street)

Between what cross street: } Beachwood & Fowler

Approved by City Engineer

Deputy

1. Purpose of PRESENT building } ~~garage~~ <sup>garage</sup> Families Rooms

2. Use of building AFTER alteration or moving } ~~garage~~ <sup>garage</sup> Families Rooms 2

3. OWNER (Print Name): Charles Grus Phone No 5535

4. Owner's Address: 6060 Scenic av

5. Certificated Architect: [Signature] State License No. Phone

6. Licensed Engineer: [Signature] State License No. Phone

7. Contractor: [Signature] State License No. Phone

8. Contractor's Address: [Signature]

9. VALUATION OF PROPOSED WORK } <sup>including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.</sup> \$ 1000.00

10. State how many buildings NOW } <sup>one residence</sup> 6 Rooms on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)

11. Size of existing building } 12 x 18. Number of stories high. Height to highest point.

12. Class of building } D. Material of existing walls } ~~stucco~~ <sup>stucco</sup> Exterior framework } wood (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Adding 1 car garage, 1st story and apt 2nd story

Fill in Application on other Side and sign Statement

(OVER)

FOR DEPARTMENT USE ONLY 5086. PERMIT NO. 17572. Plans and Specifications checked: [Signature]. Fire Inspect: NO. Commission checked: [Signature]. Side-Line: NO. Street Widening: NO. Plans, Specifications and Applications approved: [Signature]. Date: 5/4/39. MAY -4 1939.

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

NEW CONSTRUCTION

Size of Addition 12 x 18 Size of Lot ..... x ..... Number of Stories when complete 2  
Material of Foundation Con. Width of Footing 16" Depth of footing below ground 19"  
Width Foundation Wall 8 Size of Redwood Sill 2" x 6" Material Exterior Walls  
Size of Exterior Studs 2 x 4 Size of Interior Bearing Studs 2 x 4  
Joists: First Floor slab Second Floor 2 x 8 Rafters 2 x 4 Roofing Material Shingle

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

Sign Here Charles Gries (Owner or Authorized Agent)

By .....

FOR DEPARTMENT USE ONLY. Table with columns: Application, Fire District, Bldg. Line, Termite Inspection, Construction, Zoning, Street Widening, Forced Draft Ventil.

(1) REINFORCED CONCRETE  
Barrels of Cement.....  
Tons of Reinforcing Steel.....

(2) The building, and, on addition made to the Application is, or will be when moved, more than 100 feet from the general contractor for this Street  
Sign Here Charles Gries (Owner or Authorized Agent)

(3) No required windows will be obstructed.  
Sign Here..... (Owner or Authorized Agent)

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

REMARKS:

Cut-up of the large lot took place after 1921; therefore lines of parcels on this application are only arbitrary under Ord. and since this is a portion of a thru lot, structure as indicated is permissible under yard Ord.  
J. W. Simon  
Shall be under yard Ord. require yards only along street frontages. J.W.

The West 78.31 feet of the East 158 feet except the South 50 feet thereof, of Lot 13, of "Beeshood Park", as per map recorded in book 15, page 57 of Maps, in the office of the County Recorder of said County.