

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2015-772-HCM  
ENV-2015-773-CE

**HEARING DATE:** March 5, 2015  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 1255 Westchester Place  
Council District: 10  
Community Plan Area: Wilshire  
Area Planning Commission: Central  
Neighborhood Council: Olympic Park  
Legal Description: Lots 14-16 of Robert Marsh And  
Co's Westchester Place Tract

**PROJECT:** Historic-Cultural Monument Application for the  
DR. W. J. DAVIS RESIDENCE

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

**OWNER(S):** Philochristus Pentecostal & Philochristus Pentecostal Research  
Group  
1255 Westchester Place  
Los Angeles, CA 90019

**APPLICANT:** Anna Marie Brooks  
Country Club Park Neighborhood Association  
1109 4<sup>th</sup> Avenue  
Los Angeles, CA 90019

**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 warrants further investigation.
2. **Adopt** the report findings.

MICHAEL J. LOGRANDE  
Director of Planning

**[SIGNED IN ORIGINAL FILE]**

Ken Bernstein, AICP, Manager  
Office of Historic Resources

**[SIGNED IN ORIGINAL FILE]**

Nels Youngborg, Preservation Planner  
Office of Historic Resources

**[SIGNED IN ORIGINAL FILE]**

Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

Attachments:      Historic-Cultural Monument Application

## **SUMMARY**

The Dr. W. J. Davis Residence is a Beaux Arts residence with Arts and Crafts influences situated in the Country Club Park HPOZ. While there are no extant original building permits, a brief notice in the Los Angeles Times on April 24, 1906 mentions the purchase of frontage on Westchester Place by Dr. Davis with the purpose of immediately building a residence. Notably the residence was featured in a 1913 volume of *Homes and Gardens of the Pacific Coast*, published by the Beaux Arts Society.

The exterior of the building exhibits many character-defining features of the Beaux Arts and Arts and Crafts styles, including:

- Stucco exterior
- Hipped, tile-covered roofs
- Horizontal emphasis
- Projecting eaves supported with exposed rafters
- Rounded arch entryway with recessed porch
- Multiple balconies

The subject property was designed by prominent Los Angeles architect Theodore Augustus Eisen. Other designs by this architect include:

- Los Angeles County Courthouse #3 (1891), Los Angeles, CA
- Oliver G. Posey - Edward L. Doheny Residence (1900), Los Angeles CA. HCM #30
- Casa de Adobe (1918), Los Angeles, CA. HCM #493

A significant number of alterations to the exterior have occurred, including the addition of a conservatory in 1914 and the removal of two chimneys in 1994 due to the Northridge earthquake. Additional changes include the removal of plaster appliques from the east façade, painted copper gutters, and added awnings to the second story balcony.

## **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.



CULTURAL HERITAGE COMMISSION - OFFICE OF HISTORIC RESOURCES  
**HISTORIC-CULTURAL MONUMENT**  
**APPLICATION FORM**



All sections must be typed.

**I Property Identification**

Name: **Dr. W. J. Davis Residence** Reason for choosing name: **Former residence of notable person(s)**

Street Address: **1255 Westchester Place** City: **Los Angeles** Zip: **90019**

Range of Addresses on Property: **1245, 1251, 1255 Westchester Place** Council District: **10**

Assessor Parcel Number: **5081-029-020** Tract: **Robert Marsh and Co's Westchester Place** Block: **None** Lot: **16**

**II Historic-Cultural Monument Criteria**

The proposed monument is a:

Building    
  Structure    
  Object    
  Site    
  Natural Feature    
  Other

The proposed monument exemplifies the following Cultural Heritage Ordinance criteria (Sec. 22.171.7):

- Reflects the broad cultural, economic, or social history of the nation, state or community.
- Is identified with historic personages
- Is identified with important events in the main currents of national, state or local history
- Embodies the distinguishing characteristics of an architectural type specimen or is a notable work of a master builder, designer, or architect whose individual genius influenced their age.

In a few sentences, state proposed monument's significance and how it satisfies the above criteria:

The Dr. W. H. Davis Residence was designed in the Spanish Mission style by pioneer and master architect Theodore R. Eisen in 1907 as one of the first homes in Country Club Park, a new park-like subdivision on four lots on the west side of Westchester Place. The view lot at the hilltop became the second Los Angeles home for Dr. Davis to be designed by Eisen. Dr. Davis was born in Canada, gained his medical education in Chicago, and became chief surgeon/physician for two major copper mining companies in Arizona Territory. He was a founding member of a water company and a bank in Arizona Territory and became an inside trader in a Scottish-owned mining concern, making a tidy profit from all concerns. The Davises removed to Los Angeles where he invested his fortune in real estate and the development thereof, including commercial holdings in central downtown Los Angeles and ultra-fine homes in regal settings. Theodore R. Eisen was educated in architect's offices, never having attended a school of architecture. Both men rose to positions of historical importance in Los Angeles and in settings beyond.

**III Current Historic Resource Identification:**

Is property listed in the national or state register?	Yes <input type="radio"/>	<input checked="" type="checkbox"/> National Register	No <input checked="" type="radio"/>
		<input checked="" type="checkbox"/> California Register	
Is property located in a Historic Preservation Overlay Zone (HPOZ)?	Yes <input checked="" type="radio"/>	<input checked="" type="checkbox"/> Contributing feature	No <input type="radio"/>
		<input type="checkbox"/> Non-contributing feature	
Has property been determined eligible for national, state, or local landmark status by other historic resource survey?	Yes <input checked="" type="radio"/>	Name of survey: <b>Country Club Park HPOZ</b>	No <input type="radio"/>



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**IV Construction History and Condition**

Year Built: 1907	Factual <input type="radio"/>	Estimated <input type="radio"/>	Condition: <b>Deteriorating</b>
Architect/Designer: <b>Theodore Augustus Eisen</b>	Contractor: <b>Unknown</b>		
Original use: <b>Single Family Residence</b>	Present use: <b>Single Family Residence</b>		
Property is on original site <input checked="" type="radio"/>	Property was moved <input type="radio"/>	Unknown <input type="radio"/>	
Site threats:	Public works project <input type="checkbox"/>	Zoning <input type="checkbox"/>	Deterioration <input checked="" type="checkbox"/>
	Private development <input type="checkbox"/>	Vandalism <input type="checkbox"/>	None known <input type="checkbox"/>

List date and brief description of work done for major building permits (including original construction permit):

1.	1906	No extant original building permit. Architect T. A. Eisen brief notice in Los Angeles Herald, May 27, 1906, 18 rooms, Spanish mission style.
2.	1914	Plumbing permit for sewer work.
3.	1914	This conservatory is to be built on cement balcony emerging from dining room of the present building. Floor and ornamental railing
4.		as shown on drawings, are already in place. Outside dimensions of the conservatory 8'-11 x 11' over all. The side walls and roof will be
5.		comprised of one inch tee iron placed vertically and secured at the bottom, middle and top, by one inch angle iron, all to be covered with
6.		copper. The side lights are to be glazed with plate glass, and the roof to be glazed with a green tinted glass.
7.	1941	Plastering and general repair and redecorating.
8.	1957	Remodel kitchen replacing cabinets. No change in floor area and tile.

Describe any additional alterations not listed in table or provide further information about a specific alteration project(s).

**1994: Chimneys removed to roof line as result of earthquake.**

**Additional alterations: Glass replaced in entry door and sidelights. Tiles added to entry steps. Original plaster appliques removed from east facade. Cooper gutters painted. Metal awnings added to some windows and above second story balcony with open-work supports. Deteriorating eaves. Some windows changed out at second level balcony. Deteriorating pergola at third floor. Possible addition at southwest of west gable topped by walled balcony. Fence and gates added at front/east of property. Interior alterations, if any, unknown. One-and-a-half lots to south, originally part of parcel have been sold off and greenhouse and another structure at southwest of original parcel no longer extant.**



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**V Physical Description**

Architectural Style: <b>Spanish Mission</b>	Stories: <b>3</b>	Plan Shape: <b>Select</b>
Exterior Finish: <b>Stucco</b>	Trim Material: <b>Wood, metal, stucco</b>	
Roof Shape: <b>Cross gable</b>	Roof Material: <b>Green clay tile</b>	
Windows Type: <b>Double-hung</b>	Window Material: <b>Wood</b>	
Entry Location: <b>Recessed, raised, centered</b>	Style: <b>Single, glass panel door w/ sidelights</b>	Door Material: <b>Wood and glass</b>

Describe the building's exterior, noting character-defining elements and original features:

The east facade's centered, raised, recessed entry beneath the projecting second floor balcony supported by pairs of Corinthian columns at the front and rear, with projecting original brick stairs, covered in later added plain white tiles, and recessed porch, displays a single panel glass door and side lights (with original glass changed out). A variety of decorative fresco panels, now missing, adorn the area across the gentle arch on the east facade, as well as the sides of the porch. The pairs of small fixed pane windows at the east facade and north and south elevation funnel natural light into the entry. A single, double-pane window is at the east elevation, to each side of the porch. The second floor balcony is of half-height square piers topped by low circular planters, no longer extant, and tied by decorative metal open-work panels. A two-story turret is nestled beneath the deep eaves of the green tile gabled roof at each corner of the residence. The turrets are fenestrated with alternating single and paired one-over-one wooden sash windows. The roof breaks at the front for the third story balcony, with four plain square piers supporting the wooden pergola which rests above and which originally displayed three decorative rectangular fresco panels across its east facade. Beneath the eaves are a variety of decorative square fresco panels, floral brackets support the roof and the gutters, and copper downspouts across the east facade. The banding beneath is trimmed with floral members. Narrow, plain bands travel at the base of the first level porch, and at the base of the second and third level balconies. Tall chimneys are at the north and south elevation, but are no longer extant. A driveway goes to a porte cochere, at the north elevation, toward the rear of the residence and curves south across the west lawn. A cross-gable frames a smaller hipped gable at the top level. The west gable frames hipped gables at the north, west and south. A two story addition with a walled balcony is at the southwest of west gable and continues along the south elevation. A covered semicircular conservancy was added in 1914 to the west and is described in its permit thusly:

This conservancy is to be built on cement balcony emerging from dining room of the present building. Floor and ornamental railing as shown on drawings, are already in place. Outside dimensions of the conservatory 8'-11" x 10'-11" over all.

The side walls and roof will be comprised of one inch tee iron placed vertically and secured at the bottom, middle and top, by one inch angle iron. All to be covered with copper.

The side lights are to be glazed with plate glass, and the roof is to be glazed with a green tinted art glass.

---FINISH---



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**V Physical Description**

If applicable, list and describe character-defining features of the following:

Major interior rooms and spaces:

Interior rooms are not available for viewing, since this application is being filed on behalf of the Country Club Park Neighborhood Association, to preserve the property from further deterioration or unauthorized changes.

The following quote, which describes a bit of the interior, is from a Los Angeles Conservancy tour program of 1987:

Once inside the solid oak entrance and foyer, the visitor is greeted by an awe-inspiring delight: an expansive three-dimensional stained glass scene of a country road with three houses. Enhancing the effect is a stained glass segmented half-dome, a very unusual feature in a residence. Original foliated brass lighting fixtures intermingle with the owner's collection of 26 wind-up phonographs, dating from 1892 through the 1920's, all in working order. Imagine sitting in front of the dark-green tile and mahogany fireplace, listening to music of the same period.

Secondary buildings or structures:

There is a free-standing garage near the southwest corner of the current property. It is approached from the south driveway which curves north at the rear of the residence and travels through a stucco arch to the garage. A gable roof opens at center front to expose three double-hung windows at the second level. The first level is not visible. The north elevation has three double-hung windows at ground level and two in the gable end. It is believed that the south elevation mirrors the north. The west elevation, at or near the fence line, is not visible.

Notable mature trees or other landscape features:

Weeping willows, palms, pampas grass, various pines, Joshua tree, Italian Cyprus, bougainvillea, Mountain Ash, rubber tree, lantana, Mexican fence post cactus, and others.



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## VI Statement of Significance

In a concise, factual, and well-organized description, explain your proposed monument's historic, cultural, and and/or architectural significance. Be sure to address the associated Cultural Heritage Ordinance criteria.

This is the story of a Canadian who was always forward looking. W. J. Davis emigrated to the United States, married a Michigan woman, became a citizen, earned a medical degree, became the head physician/surgeon of a major copper mining operation in Arizona when it was yet a territory, while visiting California to put in effect the moves that would determine the remainder of his life and render him a historic personage of Los Angeles. More formally, his biography follows:

William J. Davis was born, the son of a physician, in Niagara Falls, Ontario, Canada in 1861. He attended grammar, high and private schools in Hamilton, Canada. Davis emigrated to the United States of America in 1877. He attended the College of Physicians and Surgeons at Chicago, Illinois. In 1887 he married Jennie M. Lesuer of Michigan. He graduated from the Chicago Homeopathic College in 1888.

The family settled in Belleville, Kansas, where he practiced medicine for a year, before moving on to Denver, Colorado. There they had their first son, Allen John, who was later educated at the Los Angeles Military Academy.

The family made their home in Morenci, Arizona, while it was still a territory. Dr. Davis was in charge of the hospitals of the Detroit Copper Mining Co. and the Arizona Copper Co., a deal which he negotiated with the President of the Detroit Copper Mining Co. while still at Denver. The hospitals served in excess of 5,000 patients annually and Davis was at the helm of both institutions as chief physician and surgeon from 1890 to 1902. Dr. Davis was a member of the Territory of Arizona's Medical Board.

While in Arizona the Davis couple had their remaining three children: Harold Leseur; Ruth Virginia; and Margaret.

Davis served as Vice-President of the Gila Valley Bank and Trust Co., of which he was a founding member, prior to 1903. The bank had offices in Solomonville, Clifton, and Morenci, Arizona. He was also a founding member of Morenci's water company board. Some of his wealth was acquired through his investment in stocks of the Arizona Copper Co. procured from brokers in Scotland where the company was headquartered at Edinburg. The stock was never offered in the United States so only insiders such as Dr. Davis were able to invest at less than one-dollar per share, maturing at over \$75 per share, resulting in a profit of several hundred-thousand dollars.

The Davises began visiting Los Angeles as early as 1895. In 1901 Dr. Davis purchased the corner of 23rd Street & Chester Place. Davis commissioned architect Theodore A. Eisen to design a home in that exclusive and beautiful section of Los Angeles known as Chester Place at number 2. At the same time he began acquiring land in the middle of downtown Los Angeles on the east side of Spring Street just south of Fourth, thus establishing a real estate and investment business. Davis formed a partnership with Charles F. Goetz, who managed the firm's business in Minneapolis, Minnesota. Throughout the years Dr. Davis purchased and divested and purchased new land and buildings, demolishing some structures and building larger commercial ones across central downtown Los Angeles.

1906 saw the Davises sell the family home at Chester Place for \$45,000 and purchase land in what was, according to the Los Angeles Herald, known as Westchester Place, advertised in the 1905 Los Angeles Times as being 18 minutes from 4th [Street] & Broadway via the Pico trolley line. The Los Angeles Times described the area as, "in the cow pastures beyond the old Los Angeles Country Club...The high sloping land was transformed into an exclusive park..." Davis again commissioned architect Theodore A. Eisen to design a home which was located just west of the City of Los Angeles along a private driveway, as noted on the County Assessor's Map of the period. The gracious 20-room mansion was sold by Mrs. Davis, in 1913, through Roy King of W. W. Mines & Co., to Mrs. C. B. (Mary) Wight, a Denver widow of means, for \$75,000, one of the highest residential sales prices at the time.

The Davises acquired a home completed in 1905 by T. B. Marshall at 2037 South Harvard Place, from designs by an unnamed architect [there is no original building permit for Los Angeles HCM 961, which was most certainly permitted in 1904, before the City now has permits on file]. Davis purchased the home from its second owner Fred H. Kline, who also had mining operations in Arizona and was rumored to be a highly placed German spy. Kline was interviewed often by the United States government but never prosecuted.

Davis was a member of the Southern California Academy of Sciences; the Chamber of Commerce; Los Angeles Chamber of Mines; California Athletic Club; the Masons; Knights of Pythias; and the Gamut Club which was a fraternity of professional musicians and music teachers which adopted some of the City's leading businessmen who regularly attended their concerts.

Mrs. W. J. (Jennie) Davis died in December of 1937. Dr. William J. Davis passed away May 15, 1942, at age 78.

Dr. W. J. Davis and Theodore A. Eisen worked together on several projects, both residential and commercial, and became friends. Eisen's biography, that of a historic Los Angeles personage and of an architect whose individual genius influenced his age follows:

[Continued on attached pages]

Sources: Please see attached "Bibliography."



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**HISTORIC-CULTURAL MONUMENT**  
**APPLICATION FORM**



**VII Contact Information**

**Applicant**

Name:		Title:	
Company/Business:			
Street Address:	City:	State:	Zip:
Phone Number:	Email:		

**Property Owner Information**

Name: Philochristus Pentecostal & Philochristus Pentecostal Research Group		Title:	
Company/Business: <b>***PLEASE DO NOT CONTACT UNTIL YOU MUST***</b>			
Street Address: 1255 Westchester Place	City: Los Angeles	State: CA	Zip: 90019
Phone Number:	Email:		

**Nomination Preparer/Applicant's Representative**

Name: Anna Marie Brooks		Title: Architectural Historian	
Company/Business: <b>***The nomination is prepared on behalf of the Country Club Park Neighborhood Association***</b>			
Street Address: 1109 4th Avenue	City: Los Angeles	State: CA	Zip: 90019
Phone Number: 310-650-2143	Email: historichomesla@aol.com		

**Checklist**

When you finish preparing your application, compile all documents in the order specified below. You may provide additional material on a separate sheet, CD, or external drive. However, entire application should not exceed 100 pages.

1.  Completed application form
2.  Two primary photos of property
3.  Supplementary written material
4.  Primary documents (newspaper articles, Sanborn maps, etc.)
5.  Historical and recent building permits
6.  Additional images
7.  Bibliography
8.  ZIMAS parcel report

Date Completed: 07/07/2014



Section VI: Continued:

Theodore A. Eisen was born July 10, 1852, at Cincinnati, Ohio. Soon after his birth, his parents traveled, via the Isthmus of Panama, to San Francisco. His father, August Ferdinand Eisen had emigrated from Sweden to the United States where he later became one of San Francisco's pioneer architects.

Theodore Augustus Eisen gained his architectural education in the offices of St. Louis architect Stephenson Woods, as well as in his father's San Francisco office. Eisen practiced with his father until the elder died in 1870. Theodore continued to practice in San Francisco, joining in 1884 the firm of Curlett, Eisen & Cuthbertson, the firm which designed the old Los Angeles Court House.

Eisen removed to Los Angeles with his family in 1885, having already secured the contract for the old Los Angeles Court House. His next substantial contract was for the design and building of the Los Angeles Orphanage Asylum at Boyle Heights, and Trinity Methodist Church in downtown Los Angeles. He designed the Dohney residence in Chester Place. In 1890 he began constructing residences. Eisen holds the record, according to Spalding, on page 213 in the History of Los Angeles City and County for, "building so extensively that he started a new residence every week, fifty-two in number for twelve months, which is a record for any architect." For Dr. J. W. Davis he designed the home at 2 Chester Place; a business block at Spring and Fifth and his next home at 1255 Westchester Place. He also designed HCM 493 Casa de Adobe.

Theodore A. Eisen became the first Building Superintendent for the City of Los Angeles, serving from 1893 -1895. He resigned claiming too much power had been vested in one person. Eisen felt that there should be a board of qualified architects, rather than an individual, in the position. Eisen's post ultimately became the head of Building & Safety in the City of Los Angeles. During 1894 he was also the Inspector of Street Sprinkling.

In the 1890s Eisen was chairman of the Los Angeles Chamber of Commerce's committee on Immigration.

He and architect Sumner P. Hunt formed the firm of Eisner & Hunt in 1895 continuing in practice until 1899.

Mr. Eisen became associated with his son Percy, under the firm name Eisen & Son in 1906. They practiced together until his son entered World War I in 1917, at which time Theodore Augustus Eisen retired from the practice of architecture.

Architect Eisen was a founding member of the Sunset Club, and a life member of the Society of Architects and Engineers, as well as of the American Institute of Architects for which he served as president for several terms. Eisen was an organizing member of St. John's Episcopal Church on Adams Boulevard, in the neighborhood where he resided at Twenty-seventh and Figueroa. He was also an organizer of the Fiesta.

Eisen married Annie M. Bennett of Wellington, New Zealand, on February 1, 1882 at San Francisco. The Eisens had two sons: Percy A. Eisen, architect; and Dr. E. G. Eisen. Mrs. Eisen remained his life partner achieving many philanthropic deeds, especially on behalf of the Episcopal Church.

Mr. Eisen died of a heart attack on March 9, 1924, at his home. He left behind a legacy of public buildings and private homes designed by him in the cities of San Francisco and Los Angeles, CA.

Section V: Physical Description, pages 3 and 4, details the unique character of the Spanish Mission home designed by master architect Theodore A. Eisen in 1907 in the new Country Club Park district. The Davis home received attention in the *Los Angeles Times* ("Comes and Buys Mansion," Mar 28, 1913, page II 2) at the time of its sale, 1913, although some of the information, such as the date built and the architectural style were incorrect in the article. What is correct is that the home, "commands a stately site and brought a reported figure of \$75,000, one of the highest purchase prices paid in this city for a residence in some time." The article continues:

Two [sic] years ago the property was in the cow pastures beyond the old Los Angeles Country Club, and when subdivided was given no great consideration. The high sloping land was transformed, into an exclusive park and here Mrs. Davis was one of the first purchasers of a lot, and also one of the first builders.

She put up a twenty-room home in English [sic] style of a modified character, which became at once a show place.

While, for reasons unknown, the article contains only one reference to Dr. W. H. Davis, the husband of Mrs. Davis. Dr. W. H. Davis became a mover in the field of real estate development selling, acquiring and developing many parcels, both commercial, in central downtown Los Angeles, and residential, some in conjunction with architect Theodore A. Eisen.

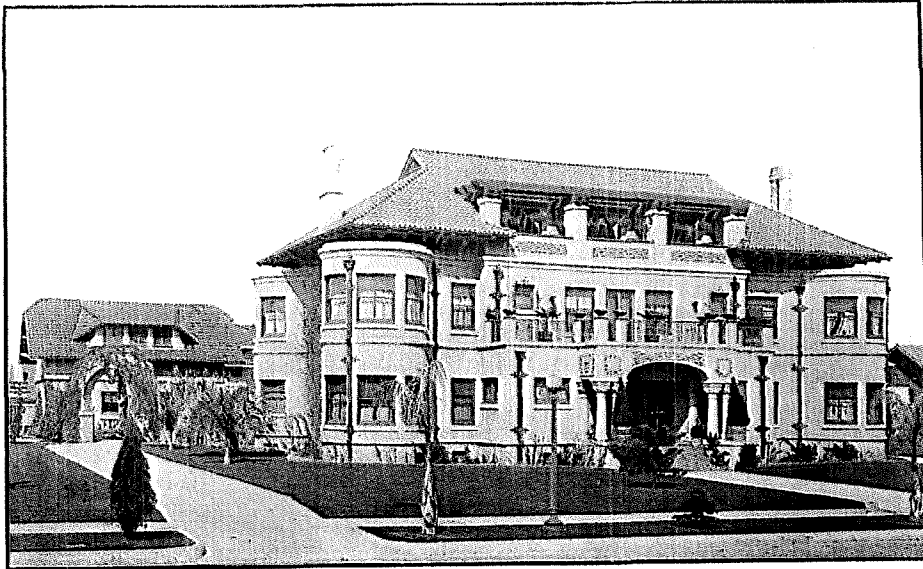
The Davises owned and built on four contiguous lots on Westchester Place, with the residence being built on the two northern most lots. The two-story carriage house shares portions of the second and third lots at the west. The fourth lot, or the southernmost, on the west side of the street, held a greenhouse and an unidentified structure of approximately the same size as the greenhouse near the southwest corner. Some later owner sold off the southern-most and part of the third lots. Over the years, the unidentified structure and the green house were demolished as new residences were built on the sold-off parcels.

The Dr. W. H. Davis Residence reflects the cultural, economic and social history of Los Angeles and beyond. The mansion is the product of pioneer and master architect of San Francisco and Los Angeles, Theodore A. Eisen, who was educated in the office of another, in another state, as well as in the offices of his father and became a master architect without the benefit of a school of architecture. He became a leading architect in Los Angeles in residential, commercial and institutional structures and served in a position that eventually became Los Angeles' first director of Building & Safety. The Davis Residence is one of the most elaborate and expensive residences designed by Eisen on one of the largest parcels.

Dr. W. J. Davis also reflects the cultural, economic and social history of Los Angeles having come to the United States from Canada, becoming a citizen and a doctor of medicine in Chicago, under both traditional medical training as well as homeopathic medical training which was, at the time, experiencing great popularity. He became the chief surgeon and physician of two copper company hospitals in the territory of Arizona, helped to found a water company and a bank there, profiting from both operations. Davis also was an inside investor in a stock company in Scotland, related to the copper mines, from which he also profited handsomely. The family often visited Los Angeles and sent their eldest son to the Los Angeles Military Academy, all in preparation for their move to this City. The Davises arrived with a bank roll which he prudently invested in land and development thereof, both in

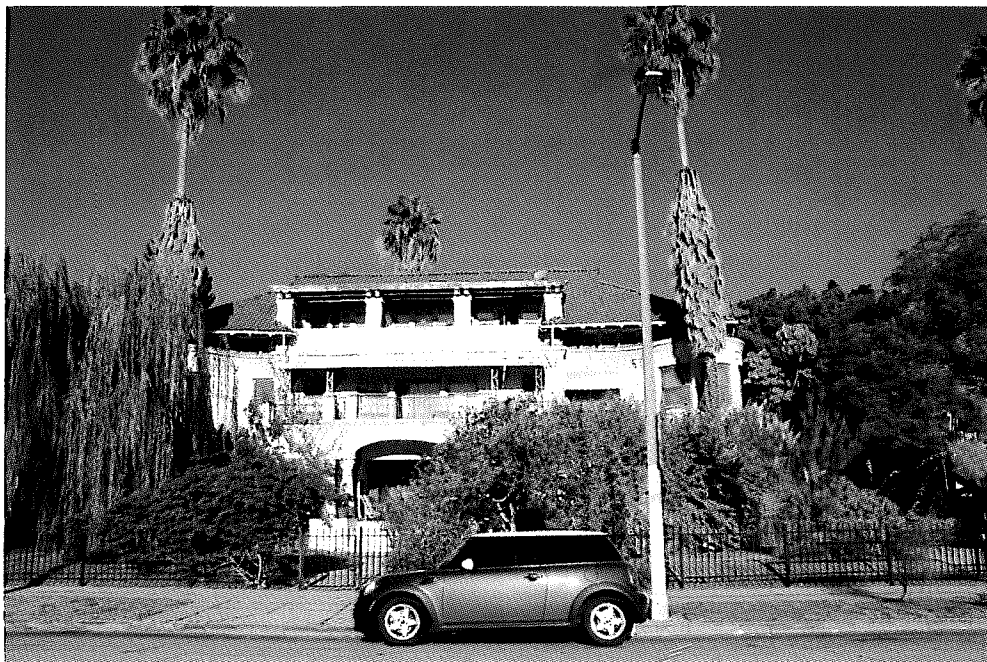
commercial ventures in central downtown and in park settings for the family's residences, both designed by architect T. A. Eisen, the first in Chester Place and the second in Country Club Park. Both locations allowed the Davises the opportunity to mingle with their equally rich and socially and professionally well-connected neighbors. When they sold their second home, finding themselves empty nesters, they moved to Harvard Heights, at that time also a neighborhood of well-heeled neighbors who lived in fine homes on large lots. They added rooms to the already existing home at 2047 Harvard Boulevard. Dr. Davis contributed to the real estate, development, medical, scientific and musical communities of the City which had become the final home on his journey.

Dr. W. J. Davis Residence: 1255 Westchester Place, Los Angeles, CA 90019 ~ Built: 1907.  
Architect: Theodore Augustus Eisen ~ Contractor: Unknown ~ Photos: ©Anna Marie Brooks 2013.



*Residence of Mrs. M. A. Wight  
1255 Westchester Place*

Residence and garage: Photo taken 1913, or later, after residence was purchased by Mrs. M. A. Wight.



Dr. W. J. Davis Residence: 1255 Westchester Place. Garage exists at rear, porte-cochere at north. Plaster appliques have been removed. Decorative tiles and brackets remain beneath eaves. Chimneys have been removed. Awning has been added at second story along with window change outs; glass change outs in entry door and sidelights. Copper gutters have been painted. Fence and gates have been added at east. View west.

# RAPID DEVELOPMENT IN ARIZONA MINES.: PARTICULAR ACTIVITY IN EAST, ...

Los Angeles Times (1886-1922); Jan 27, 1901;

ProQuest Historical Newspapers: Los Angeles Times (1881-1989)

pg. B4

## RAPID DEVELOPMENT IN ARIZONA MINES.

### PARTICULAR ACTIVITY IN EAST- TERN GRAHAM COUNTY.

Arizona and Detroit Copper Companies  
Enlarging Their Territory—Morenci's  
Good Outlook—Oil at Safford and Gold  
in Drippings District.

SOLOMONVILLE (Ariz.) Jan 23.—  
[Regular Correspondence.] Never has  
the development been so rapid as now  
in the mining districts in the eastern  
part of Graham county. All the well-  
established mining companies are en-  
larging their facilities and many new  
corporations are developing mines of  
promise. A small indication of the ex-  
tent of the workings in the vicinity of  
Clifton is contained in the item that  
the Arizona Copper Company, in addi-  
tion to the patented claims owned,  
filed notice lately in the county record-  
er's office of assessment work done  
in accordance with law on 146 claims.  
At the same time the Detroit Com-  
pany filed proof of work done on about  
fifty claims. From the Arizona Cop-  
per Company's works at Clifton are  
now shipped nearly 1000 tons of black  
copper per month, and this output  
will be increased 50 per cent. in the  
near future. Among the plans of the  
company is one now well under way  
for a concentrator at the foot of the

Longfellow incline, in Chase Cañon,  
with a capacity for 500 tons of ore per  
day. This is being erected at that  
point mainly to save transportation to  
the works, five miles distant, and be-  
cause of the lack of room at the site  
of the main works. The new concentra-  
tor is on a steep hillside, where  
the ore will be handled by gravita-  
tion alone, from the time it is dropped  
into the bins above till the time the  
concentrates are run into the cars of  
the "baby-gauge" train below. The  
same company is building a big foundry  
in the cañon just above the Clif-  
ton works and will hereafter cast its  
own bullion pots and heavy iron work.

At Morenci the Detroit Company is  
preparing to make of the camp  
a second Bisbee, where the same  
corporation owns the main mines and  
where its policy of liberal treatment  
and high pay for the miners has re-  
sulted well for the corporation as well  
as for the laborer. For the new water-  
works for Morenci, \$25,000 is being  
expended in a pipe line and power plant  
for tapping Eagle Creek. One of the  
details of the scheme is the driving  
of a tunnel through the mountain  
1500 feet long. The company has  
erected during the last year a large  
lodging house and about fifty dwell-  
ings in Morenci. The company has  
provided a fine library, well stocked,  
and will build a stone library building.  
Also the gift of the company to the  
town is a stone school building. A  
new hospital is being finished and a  
stone hotel, one of the largest and best  
in Arizona is to be built during the  
year, regardless of expense. The De-  
troit Company has lately occupied its  
new four-story store building, declared  
to be the nearest approach to a  
modern department store on the Pa-  
cific Coast. Nearly as large will be

the store building of the Arizona Cop-  
per Company at Morenci. It will be of  
stone, three stories in height. A curi-  
ous feature of the structure is that it  
is being built across a cañon at a  
narrow point and that the new Mo-  
renci Southern Railway runs through  
the basement of the building.

A note of local progress is the start-  
ing of the new Solomonville flouring  
mill, of the most modern construction  
and of large capacity. Power is fur-  
nished by a drop from the San José  
canal to the Montezuma canal, whereby  
100 horse power may be developed. It  
is proposed to utilize a part of the  
power for supplying the Gila Valley  
towns with electric light and power.

There seems to be no doubt that the  
oil discovery near Safford is the genu-  
ine thing. Geo. O. Olney, Hank Dow-  
dle and O. C. May have sunk a well  
about 1000 feet and have found a body  
of sand at that depth permeated with  
petroleum. They will continue boring  
and will sink other wells, to the depth  
of 2000 feet, if necessary, to develop  
the oil stratum they are sure exists  
under the whole district.

From the Drippings Springs district,  
in the Pinal Mountains near Globe  
continue to come stories of wonderful  
discoveries of gold, both in narrow,  
free-gold ledges and dry washings. By  
the latter process on a new placer  
ground, Clark and Cavanaugh lately  
took \$500 in nuggets from a single  
pocket.

The Phelps-Dodge Company, owner  
of the Copper Queen mines at Bisbee,  
the Detroit mines at Morenci and the  
United Globe mines at Globe, has just  
succeeded Dr. E. H. Cook by N. S.  
Berray as superintendent of the last-  
named property. For years Mr. Ber-  
ray was connected with the Old Do-  
monion mines at Globe, in different

capacities and finally as superintend-  
ent. Latterly he has been employed as  
a mining expert, with headquarters at  
Silver City, N. M. He is considered  
one of the best practical miners in  
the West.

Dr. W. J. Davis has been appointed  
chief surgeon for the Arizona Copper  
Company at Clifton.

Sheep driving over the Tonto Ba-  
sin country beyond Globe has been  
resumed, but in a manner that gives  
the cattlemen little trouble. The  
sheep owners, warned by their un-  
pleasant experiences of last season,  
are hurrying their flocks across the  
valley by direct routes, making for  
the plains beyond, where shearing and  
lambling will be done and whence the  
mutton sheep will be shipped to  
market. The Interior Department has  
forbidden the grazing of sheep on the  
Gila Forest Reserve at the headwaters  
of the stream. New grazing ground  
will thus have to be found for fully  
200,000 head of sheep and goats.

At the last election the Republican  
candidate for District Attorney, E. O.  
Stratton, was elected, his opponent  
being Wiley E. Jones, then holding the  
same office. Mr. Stratton is worn out  
and went home to Texas to celebrate.  
He returned late, was on a delayed  
train and got to Bowie Station on  
the Southern Pacific the last day of  
the year, with the branch train to  
Solomonville gone two hours before.  
Stratton took to horseback and rode  
hard to reach the county seat in time  
to qualify for office. But midnight  
passed while he was still on the road.  
The board appeared willing to con-  
tinue Jones in office, but he refused,  
resigning "in order that the will of  
the people might be recognized."

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PORTRAIT  
AND  
BIOGRAPHICAL RECORD  
OF  
ARIZONA.

56460 81

COMMEMORATING THE ACHIEVEMENTS OF CITIZENS WHO  
HAVE CONTRIBUTED TO THE PROGRESS OF ARIZONA  
AND THE DEVELOPMENT OF ITS RESOURCES.

COP. 2

CHAPMAN PUBLISHING CO.,  
CHICAGO,  
1901.

OCT 17

and captured, and their lives of crime and depre-  
dation turned into more harmless channels.

In 1898 Mr. Clark married Mrs. Ellen K. Shivers, a daughter of Dr. B. F. Kittrell, of Blackhawk, Miss. This union has been blessed with one child, Caroline Elizabeth. Mr. Clark took his residence in Solomonville in January of 1899, and at the time purchased two hundred acres of land a mile above town, which is all irrigated and improved, and among the best tracts in the locality. A strict party man and a Democrat, he has been active in local and territorial politics. Fraternally he is associated with the Solomonville Lodge No. 16, K. P. Mr. Clark is respected and esteemed by those who know him. All acknowledge the excellence of his service to the county, his dauntless courage, and relentless pursuit of all that tended to undermine the stability and safety of the community.

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#### W. J. DAVIS, M. D.

W. J. Davis, M. D., physician and surgeon for the Detroit Copper Company, the Arizona Copper Company, the hospital connected therewith, and the families of the many miners, was born in Ontario, Canada, in 1861. He received his education and training in the northern country that was his home, and came to the states when nineteen years of age, settling in Chicago, where he made his home for several years. Next he went to Denver, where he began the practice of medicine, and in the various duties of professional work he continued in that city for three years. While living in Denver he made arrangements with Mr. Church, who is now the president of the Detroit Copper Company, to assume charge of the company's medical and surgical work at Morenci, Ariz., which has since been the field of his activity.

For eleven years Dr. Davis has made his headquarters at Morenci. During that time he has steadily advanced in the good-will and appreciation of the five thousand or more patients whom he is called upon to treat during the course of a year. The Arizona Copper Company's hospital, of which he has the charge, is a creditable and well-managed institution, and compares favorably with hospitals in larger and

older settlements. Patients here receive the best care known to science.

In 1887 Dr. Davis was united in marriage with Miss Jennie M. Lesuer, of Chicago. To their marriage were born three children, namely: Allen, who is a student in the Los Angeles Military Academy; Harold and Ruth. Fraternally Dr. Davis is connected with the Masons, and with the Knights of Pythias at Clifton, in both of which organizations he maintains an interest.

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#### H. H. SCORSE.

Mr. Scorse, who is engaged in general merchandising at Holbrook and is numbered among its influential citizens, came to Arizona twenty-three years ago. Practically, he was the first resident of this place, known as Horsehead Crossing in 1878, when he located here. With a comrade he had started from Montana to the mining district of Tombstone, Ariz., and had walked from Utah, but, owing to the hostility of the Indians in that region at the time, they decided to camp here for the winter, and were dependent upon their hunting skill for game, other supplies being scarce.

In the following year Mr. Scorse was employed for six months on the Star mail line, plying between Brigham City and this point. Then, opening the first store in existence here he continued to trade with the Indians and old-timers of this district until the fall of 1882. Then he went to the neighborhood of the present town of Williams, and was the manager of a store at Rogers' ranch about a twelvemonth. Returning to Horsehead Crossing, he again engaged in the management of a general store, and thus, with the exception of the year mentioned, has been in business here since 1879. Indeed, he is the pioneer merchant of the railroad line, from Albuquerque to Needles, Cal., and always has done more or less freighting across the country. In 1883, during the Apache outbreak, and at other times, he experienced much anxiety and discomfort, and while outlaws were so plentiful on this frontier had about as much trouble with them, as within eighteen years they stole nearly eight hundred head of horses from his ranch. He now owns a valuable ranch situated some twenty-two miles north of Holbrook, and keeps large

## PERSONALS.

Los Angeles Times (1886-1922); Aug 5, 1896;  
ProQuest Historical Newspapers: Los Angeles Times (1881-1989)  
pg. 9

## PERSONALS.

J. H. Goodlear and wife of St. Louis are at the California.

Dr. W. J. Davis and wife of Morenci, Ariz., are at the California.

H. S. Van Gorder and Mrs. Pickett of Morenci, Ariz., are at the California.

William Squiers, a Santa Barbara attorney is registered at the Hollenbeck.

Niles Pease and wife and their two daughters will go to Coronado on Friday.

W. F. Pemberton and wife and Miss Hoover of Montana are staying at the Hollenbeck.

C. S. Traphagen of Elsinore, manager of the Lake View Hotel, visited the city yesterday.

Mr. and Mrs. Paul Wickersham of San Francisco have taken quarters at the Abbotsford Inn.

Miss Ella Adams of West Jefferson street is at home after a delightful visit at Long Beach.

Mrs. Rodney Granger, Miss F. Granger and Master Granger, Chicago, are at the Abbotsford Inn.

Dr. and Mrs. C. C. Barber will leave for Catalina Island today, to be absent from the city for two weeks.

George H. Bell and wife, Joseph Bell and Harry Bell of Silver City, N. M., are registered at the Nadeau.

James P. Trice, City Marshal of Santa Barbara, is in the city on business, and is registered at the Nadeau.

W. W. Stewart of San Diego, receiver of one of the big mines at Hedges, is at the Westminster, en route to the desert.

Miss J. Corinne Wise of the Public Library, has returned from Santa Monica, where she has been visiting for two weeks.

Dr. F. R. Cunningham is going to take a vacation of a week or two at Hotel del Coronado, beginning Wednesday of this week.

Peter Colaise, Visalia; Clara D. Allen, Phoenix; Mr. Hop, Missouri; E. H. Smith, A. M. Ceasfelter, San Francisco, are at the Natick.

F. W. Braun, the wholesale druggist of this city, accompanied by his wife, and some friends, will start for Coronado this morning.

Godfrey Holterhoff and wife, Ezra Stimson and wife, and other society people of this city will go to Coronado on Thursday for their usual summer outing.

F. W. Prince, chief clerk in the city ticket office of the Santa Fé Railroad, and Miss Prince went to Coronado yesterday to enjoy the comforts of Hotel del Coronado and its gay society for a season.



**AMONG REAL ESTATE OWNERS AND DEALERS.**

**MUCH BUSINESS DONE DURING THE PAST WEEK.**

**Some Deals Postponed Because of Refusal of Tempting Offers by Owners—Attention of Investors Turning to Close-in Parallel Streets.**

Notwithstanding the fact that the city has been in the midst of the festivities incidental to the Fiesta, and to the presence of the many distinguished strangers that have been gathered here to attend the conventions now and recently in session, the amount of real estate business done during the past week has been quite heavy. While the old thoroughfares of trade have not been neglected, and the closing of several large developments has been delayed, and perhaps indefinitely postponed, simply because owners would not accept prices that a few months before would have been considered top notch, the tendency of buyers to seek investments in close-in properties is becoming more and more pronounced. Purchases of unimproved properties in new tracts for improvement with dwellings as an investment continue brisk, and the amount of buying for use as homes shows no abatement. For as always, to many occasionally seek to inject a little water into reports of sales, but the

M. J. Woolacott and M. H. Howell, through George D. Ruddy and Edward D. Silent & Co., a lot 40x140 feet to an alley on the east side of Main street, between Fifth and Sixth streets, with a seven-room, two-story frame dwelling, numbered 228, for \$35,000. This property was bought by the present owners the 25th of last month for \$25,000. The rise in value of the lot's value was \$10 per front foot.

**Main and Sixteenth.**  
 James A. Smith has purchased of K. K. Lindley 129x150 feet on the southwest corner of Main and Sixteenth streets, with a two-story brick building, known as Lindley Hall, and a small frame store fronting on Main street, and a ten-room dwelling fronting on Sixteenth street, for \$26,800. The valuable improvements preclude the possibility of estimating the rate per front foot. There are several other business houses in this portion of Main street, and it is reasonably safe to predict that many more will be built there in the future.

**Seventh, Near San Julian.**  
 William West has purchased of J. G. Clapp, through John D. Foster & Co., 60x130 feet on the south side of Seventh street between San Julian and Hill streets and near the corner of San Julian street with a large two-story frame lodging-house, for about \$12,000. The property was bought as an investment and should be a good one at the price.

**Some Recent Sales.**  
 Mrs. Mary B. Mansfield has sold to J. A. Clapp, through John D. Foster & Co., a lot 120x160 feet with a handsome two-story frame dwelling, for \$21,000. The purchaser is a recent arrival from the East and has the piece for a home. The same firm reports the following recent sales: For a C. Christian Benson, to Lena B. Montgomery, as an investment, 20x150 feet on the south side of Jefferson street about one block east of Main with substantial dwelling, for \$2100. For H. H. Hollins, to a Mr. [unclear], lots 1 and 2, in block 83, Ord's survey, on the southeast corner of Twelfth and Figueroa streets, improved, for \$10,000 and purchaser will improve with them. For A. A. [unclear] to Matt Conroy, 30x165 feet, east side Grand avenue, between Fifth and Sixth streets,

feet lot on Spring and Ninth streets sold a short time ago for \$20,000. The same firm has sold for John Woodhull to E. J. Cole, 50x150 feet on the east side of Main, forty-four feet on the east side of Main, improved, for \$12,000. For J. B. Nichols and C. M. Gordon to George E. Hart, 20x145 feet on the east side of Main, forty-five feet north of Twelfth street, with frame dwelling for \$12,500. For Strong & Frame to a local investor, 20x125 feet on the east side of Main, 20 feet north of Eleventh street, unimproved, for \$17,500.

**Will Subdivide.**  
 The Carlson Investment Company has secured from Francisco Pico, J. O. Desautels and M. A. Forster, 800 acres of land lying just northeast of this city and bounded on the north by Highland and Lincoln parks, on the east by South Pasadena, and on the south by the projected short line from this city to Pasadena. The consideration to pass for the property is placed at \$100,000. The company proposes to divide the land into lots, and make extensive improvements upon the same.

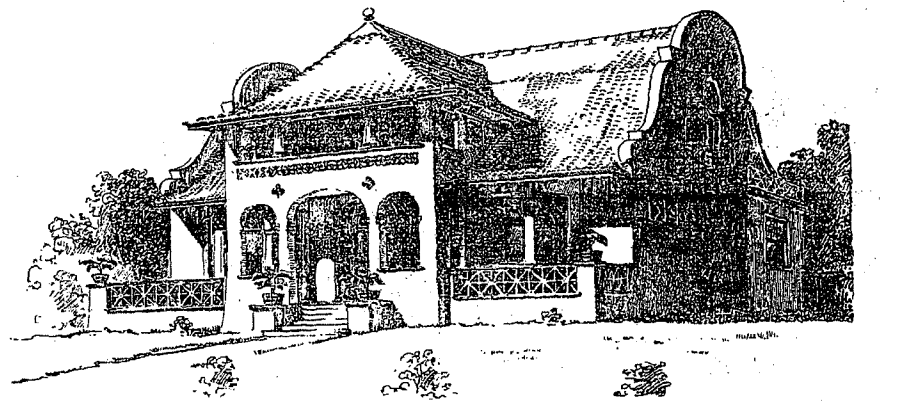
**From Riverside.**  
 Two important deals in real estate have recently been consummated in Riverside county which will mean the planting in citrus fruit of about 400 acres of land. The first is the sale by Mathew Gage to J. A. Bohn of 100 acres just east of the city limits of Riverside, with forty inches of water from the Gage Canal, for \$50,000. The second in the sale by Mr. John to the Chase Nursery Company of 251 acres on Arlington Heights, extending on both sides of Victoria avenue from Washington to Madison streets, Riverside with forty inches of water from the Gage Canal, for \$55,000. Both sales were made through the agency of Robert L. Bellman.

It seems from other reports from that section that the long delayed tourist hotel for that city will soon be an accomplished fact. The requisite money is said to have been raised, and the work of preparing the plans is well advanced. The plans are from the office of Architect A. B. Benton, of this city. They provide for a three-story building which will cover the entire block now occupied by the Glenwood Tavern. The

of Pico street, with a six-room cottage, for \$2000.  
 Mrs. Sophie Wyrtke buys of Frank Miller, through Merrill & Huntberger, 20x150 feet on the west side of Park View between Ninth and Tenth streets, unimproved, for \$1500, and will improve property with a home for herself and family.  
 Mrs. Adelaide Haese conveys to Stella Meyer, through P. W. Crocker, 20x145 feet, to an alley, on the east side of Maple avenue, between Ninth and Tenth streets, with a seven-room two-story frame dwelling, for \$2800. The property was bought as an investment, and at a price which shows that this portion of the city is experiencing a fall share of the general increase in values.

Marshall D. Pico has bought of Miss Nettie Baldwin, through J. P. Jones, three unimproved lots, each 40x 145 feet, on the west side of Ohio street, between First and Condon streets, for \$1000, and will build three modern cottages on the property as an investment.

Lloyd L. Elliott, an attorney and politician of Chicago, buys of Emma Zuber, through A. G. Schloesser, a lot of the Bonnie time tract, 60x150 feet, on the west side of Burlington avenue, ninety-eight feet south of Eighth street, unimproved for \$2000, and will build a home for himself on the property that will cost between \$12,000 and \$15,000. Dr. C. H. Lewis buys of W. Chalmers, a lot 50x135 feet, on the north side of San Martin street, 200 feet east of Vermont avenue, unimproved, for \$700, as an investment and for future improvement with one of the modern cottages that are being so numerous erected in this portion of the city.  
 R. W. Polminter has sold to R. A. Garretson, 10x127 feet, on the southeast corner of Ninth street and Central avenue, unimproved, for \$400. He has also, sold to Ellen Corday three lots of J. M. McTear's subdivision, 116x 25 feet, on the northwest corner of Ninth and McGarry streets, unimproved, for \$1750, and the purchaser will erect a business building upon the property. He also sells to B. M. Trapp lots 10 and 11 of Hampton's subdivision, 25x 15 feet each, on the east side of Hawthorne street a short distance south of Eighth street, for \$700, and the buyer will improve the property in the near future.



AN ARCHITECT'S HOME.

majority stand united in opposing such methods.

**Improvements for Hill Tract.**  
 Eugene Weston has purchased of James C. McKinstry, through R. E. Ibbetson, six lots of the Charles Victor Hill tract, 20x15 feet each, unimproved on the east side of Hillside avenue, between Twenty-ninth and Thirtieth streets, for \$2500, and will build six two-story frame dwellings on the property, which will represent an additional investment of between \$12,000 and \$15,000.

**Now on Record.**  
 Among the ocean paces on record during the past week was one from Mrs. Marlon E. Hanson as trustee of the estate of Theophilus N. Hanson, a minor, to M. L. Hinman, of an undivided one-third interest in part of lot 3, block 17, Ord's survey, for a guardian of the estate of Margaret Ida Hanson, minor, to M. J. Connelly, of a similar interest in the same property, for \$17,000, and one conveying the individual ownership of the property to the last-named grantee, for \$10,000. The interests of the minor children were sold, in open court the 10th of last month, and that of Mrs. Hanson at private sale a short time afterward. The property is 20x15 feet, on the west side of Spring street, between Sixth and Seventh streets, and the improvements consist of a frame dwelling, No. 631, which is not of great value. The increase in value of Spring street realty has certainly proved beneficial to the interests of the heirs of the Hanson estate, and property in that locality is still going up. The building lot, having an equal frontage, had more valuable improvements, was sold about the middle of April for \$55,000, and has since been disposed of for \$75,000.

**Good Profit on Small Investment.**  
 About the middle of last month C. Q. Stanton purchased of Mrs. Johanna Hill, through the agency of W. R. Deane, a lot 20x15 feet on the southeast corner of Tenth and Hill streets, unimproved, for \$1000. Last week he sold the property, through the same agency, to Anna Lee McChinnick for \$1000. Profitable speculative investments are not confined to the business sections of the city.

**On Hill, Below Fifth.**  
 Mrs. Marguerita Dockweiler has sold to H. W. Ayres, through the agency of R. A. Hovan and Robert Marsh & Co., a 10x145 feet lot on the east side of Hill street, between First and Second streets, and thirty feet north of the new opera house property, with a ten-room, two-story frame dwelling and a five-room cottage, for \$12,000. This is at the rate of \$250 per front foot, and the property is well worth the price.

**Main, Below Fifth.**  
 One of the purchases of Main street property that was made about the middle of the week and noted at the time exclusively in The Times, was that of A. G. Earle. He bought of

unimproved, for \$2200. For Mrs. Idalia West, to C. J. Tyler, 20x125 feet, south side Twelfth street between Key West and Figueroa streets, with handsome two-story dining room, for \$10,000. The property was bought for a home. These, with other recent sales by the firm named, some of which are noted elsewhere in this review, aggregate \$145,000.

**More Room for Factory.**  
 The W. G. Hutchison Company buys of Theo. Wiswanger, 60x100 feet on the west side of Santee street between Eighth and Ninth streets, with a three-story frame building, numbered 227, 229 and 231, for \$7000. The purchase is made to enlarge quarters for the gas and electric fixture factory of the company. The new place of business will remain as a factory, but its factory will be moved from the single-story building. It has heretofore occupied on Los Angeles street the building just purchased on Santee street.

**On Hill, Below Fifth.**  
 A deal in Hill-street property, which has progressed so far that it is reasonably certain to be closed within the next few days, is that for the purchase of the lot 10x15 feet, on the east side of Hill street, between Fifth and Sixth streets, improved, with a fifty-room, three-story frame building, known as the Hotel Lillie, and a four-room, two-story frame double dwelling numbered 541 and 543 South Hill street. The title will pass from Dr. J. H. Lillie to Dr. W. J. Davis of Arizona, and the price to be paid for the property is \$18,000.

**In Alvarado Terrace Tract.**  
 By Kenny, cashier of the Broadway Bank, has purchased of P. W. Poretz and associates a lot of the Alvarado Terrace tract, 60x145 feet fronting east on Alvarado Terrace street about three hundred feet south of Pico, for \$2250, and will build upon the property for himself and family. Another purchaser of a home site in this tract is Mrs. Martin E. Hanson. She has bought 50x125 feet, fronting east on Alvarado Terrace street, for \$2250, and will improve with a two-story residence. The splendid location and fine improvements that are being made by the present owners, together with the rigidly-enforced building restrictions, are attracting many well-to-do home builders.

**On Main and Elsewhere.**  
 C. T. Crowell has sold in ex-City Attorney Charles H. McEwan and associates, through Nolan & Smith, a lot 125x175 feet, on the southwest corner of Main and Ninth streets, with a two-story business building and a cottage fronting on Main street, and an old engine-house and cottage fronting on Ninth street, for a price that is reported to be about \$20,000. This is in the neighborhood of \$50 per front foot when the improvements are taken into consideration it is probably well worth the money. The improvements are worth about \$20,000 and being a rental of \$250 per month. The sixty-

principal entrance to the new building will be through an open court which has recently been completed, and will be set out in tropical plants. On either side of this court will be the wings of the completed hotel. The requisite money is said to have been raised, and the work of preparing the plans is well advanced. The plans are from the office of Architect A. B. Benton, of this city. They provide for a three-story building which will cover the entire block now occupied by the Glenwood Tavern. The

**Other Sales.**  
 Other sales made during the week, some of which have already been reported in The Times, include the following:

Stanley & Douglas to Rev. Warren P. and Rachel B. Day, through R. E. Ibbetson, two lots 20x125 feet each, on the east side of Union avenue, between Ninth and Tenth streets, with two two-story frame dwellings, numbered 205 and 207, respectively, for \$11,000. One of the residences will be occupied by the purchasers, the other by their son, the pastor of the First Congregational Church, and his son is assistant pastor.  
 James Marshall to John J. Shoy, through Glass & Rommel, 25x145 feet, on the east side of Main street, about fifty feet north of Commercial street and adjoining the Ducommun block, with a three-story brick business building, for \$10,000. This is good income-producing property, the lower floor being rented as stores and the upper floors as a rooming-house, and it is certainly a bargain at the price.  
 W. E. Ireland to Victor Ponez, 70x 250 feet, on the northwest corner of Seventh and Wall streets, with a fifteen-room two-story frame dwelling, for \$12,000.

M. V. Powers to Mrs. Mary A. Nash of Pasadena, 60x145 feet, with new nine-room residence, numbered 1258 Ninth street, for \$2000. The property will be occupied as a home by the purchaser.

**Quick Returns.**  
 One day last week Robert Alvan bought of Victor Aertker, a lot 35x125 feet, on the east side of Hill street, between First and Second streets, and just north of the new opera-house property, with a six-room cottage, for \$1250. This is at the rate of \$25 per front foot. The next day Mr. Marsh sold a half interest in the property to Mrs. Nora McCartney for \$4200, thus realizing the entire property as being worth \$20 per front foot.

**Real Estate Notes.**  
 Henry Lindley and John E. Coffin have sold to C. F. and C. E. Rookberry, through the agency of Williams & Saunders, 20x125 feet, on the northeast corner of Alvarado and Tenth streets, unimproved, for \$2500, and the purchaser will improve with two-story frame dwelling as an investment.  
 R. E. Ibbetson sells for Warren P. Day to Stanton & Deane, who buy as an investment, a lot 50x120 feet, on the west side of Hill street, 100 feet south

## THE CITY IN BRIEF.

### NEWS AND BUSINESS.

#### Fiesta Hoodlum Fined.

Bert Dawey, a negro, who celebrated the first day of Fiesta by hitting women in the face with a rubber ball, was fined \$10 in the Police Court yesterday.

#### Crowded Chamber.

One of the largest crowds ever in the exhibit hall of the Chamber of Commerce visited the place yesterday. In the afternoon one could move about the room only with the greatest difficulty, because of the jam, and at some moments the stairways were almost packed.

#### Lindley Hall Sold.

S. K. Lindley has sold to James A. Smith, 42x130 feet, on the southwest corner of Sixteenth and Main streets, with a two-story brick building, 72x70 feet, known as Lindley Hall, and a small frame store building fronting on Main street, and a ten-room dwelling fronting on Sixteenth street, for \$40,000.

#### Miss Addams Will Speak.

Miss Jane Addams, one of the distinguished club women now here, founder of the famous "Hull House" in Chicago, will address an open meeting in the Y.M.C.A. auditorium tomorrow afternoon at 3 o'clock. The regular Sunday-afternoon meeting is usually conducted for men only, but on this occasion everybody is invited. There will also be other women speakers.

#### Open-air Masquerade.

A carnival programme has been arranged for tonight at the Chutes, and an open-air masquerade will be the order of the evening. Special music will be rendered, the grounds will be illuminated with strings of incandescent lights in Fiesta colors, and there will be a ladies' department in charge of female attendants. Extra police officers will be provided to keep the gay masqueraders from overdoing the fun.

#### Embryo Orators.

At the last meeting of the Y.M.C.A. Debating Club the following question was discussed, and decided in the negative: "Resolved, that women who pay taxes should have the right to vote at municipal elections." Messrs. Stewart and Washburn argued the affirmative; Green and Bailey, the negative. New officers of the club were elected as follows: D. A. Schmetzer, president; A. O. Switzer, vice-president; J. C. Snell, secretary; C. H. Bally, treasurer; J. A. P. Green, reporter; A. B. Cass, sergeant-at-arms.

#### Brilliant Woman.

Mrs. Col. Charles F. Springer, daughter of the late Bishop Isbell, is the guest of long-time friends, Dr. and Mrs. Aldrich, No. 1924 Park Grove avenue. Although Mrs. Springer has made extended tours in Europe and Palestine and given seven months to home mission work on the Pacific Coast, this is her first visit to Los Angeles, with which she is greatly charmed. Mrs. Springer is one of the notable ladies of the nation, by reason of her brilliant scholarly mind and power as an educator, she having held professorships in leading colleges of the East. Her husband was a brave and gallant officer of the Civil War.

#### Sale of Hotel Lillie.

Dr. W. J. Davis of Arizona has a contract with Dr. J. H. Lillie, by which it is provided that the lot fronting 150 feet on the east side of Hill street, between Fifth and Sixth streets, and improved with a fifty-room three-story frame building, known as the Hotel Lillie, and a fourteen-room two-story frame double dwelling, numbered 542 and 544 South Hill street, shall be transferred to the former upon the payment of \$50,000. A partial payment upon the property has already been made, and the deal will probably be consummated within the next few days. Dr. Davis is a man of means. He recently sold to Boas Duncan a lot on the east side of Spring street, between Fourth and Fifth streets, for \$97,000, which he had bought only a little over four months previously for \$76,000.

#### Native Sons Elated.

I. H. Norton, delegate from the Los Angeles Parlor to the Native Sons' convention just held in Santa Cruz, has returned elated over the good showing made by the Native Sons of Southern California at the grand rally. Bert Barham of the Corona Parlor, this city, was elected Grand Inside Sentinel, and W. W. Wagner of the Redlands Parlor, Grand Trustee. The convention was largely attended from here, and the largest increase in membership during the year for the whole organization was shown from this vicinity. The greatest benefit derived from the meeting by the Native Sons of the South was the appointment of an organizer for this section. The delegates from this city to the convention were: Los Angeles Parlor, I. H. Norton, Charles Bennett; Corona Parlor, Dr. D. W. Edelman, William Craig; Bert Barham; Ramona Parlor, Calvert Wilson, Herman Lichtenberger, William Stevenson.

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## **W**EALTHY ARIZONAN INVESTS BIG MONEY.

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### **PUTS SEVENTY-FIVE THOUSAND IN SPRING-STREET PROPERTY.**

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**Will Build a Five-story Block and  
Erect a Twenty-thousand-dollar House  
on Chester Place—William J. Davis  
the Lucky Man.**

One of the most important purchases of real estate that has taken place in this city during the autumn is that just closed through the agency of W. I. Hollingsworth & Co., by which J. C. Salisbury parts with the ownership of the north half of lot 9 in block 9 of Ord's survey, for \$75,000 cash, and Dr. William J. Davis, a wealthy Arizona mining man, acquires the same. The lot is 60 feet front by 130 feet deep. It is located on the east side of Spring street, 120 feet south of Fourth, and nearly opposite the new eight-story Angelus Hotel building that is being erected on the southwest corner of Fourth and Spring streets.

The improvements upon the property consist of a three-story frame structure, which is not of modern design, and is of small value as compared with the worth of the frontage.

The first story of the building is now occupied by a restaurant, a hardware store and a saddlery establishment. The upper stories are used as a rooming-house. The building will be replaced by a five-story brick business block as soon as the plans of the same can be prepared. Dr. Davis has also purchased a building site on the southeast corner of Twenty-third street and Chester Place, just opposite the handsome residence of Count Von Schmidt, and will erect thereon a \$20,000 dwelling for the use of himself and his family, it being his intention to make his home in this city.

lant business improvements of the near future is still shown in the trades noted in prospective business properties. It is probable that these improvements will be made but, as previously remarked in these columns, nothing is absolutely certain until it is completed, and it is always well for owners to remember that in making tempting offers for real properties they run some risk of those shrinkages which sometimes come without apparent cause, and with no note of warning.

**No. 806-810 South Hill.**  
 A purchase of South Hill-street property that is the closing of an option secured some weeks ago was that previously noted in The Times, by which M. F. Stone buys of Bowen & Chamberlin, through the agency of Y. J. Hollingsworth & Co., 6215 feet, on the east side of Hill street, sixty feet south of Eighth street, with a thirty-room two-story frame apartment building, Nos. 806-810; consideration named, \$41,500. A desirable property that will probably be worth more money when the improvements known to be intended for this vicinity are made.

**No. 812 South Hill.**  
 Mrs. Mary Walsh has sold to R. O. Miller, through W. J. Hollingsworth & Co., 8215 feet, on the east side of Hill street, 125 feet south of Eighth, with a sixteen-room two-story brick bungalow house, No. 812; consideration named, \$22,000.

**All Buy for Homes.**  
 The following recent sales of lots in the Sylvanus White tract, each 62x135

feet, each improved with a five-room modern cottage, and located on the north side of Fifty-sixth street between Central and McKinley avenues, are reported as having been made by C. M. Graves for Lida J. Fountain; one each to Charles E. Clark, \$250; Dwight D. Mehl, \$245; Sumner Shaw, \$250; John G. Barnhard, \$250; Francis A. Nelson, \$250; Lloyd C. News, \$250; Charles E. Sawyer, \$250, and Charles F. Clark, \$250. All buy for homes.

**On Broadway Above Ninth.**  
 The lot 59x165 feet, with frame dwelling of small value compared with the frontage, on the west side of Broadway, one hundred and twenty feet north of Ninth street, which was acquired by Herbert Eschelle some weeks ago, was sold last week as noted at the time in The Times, to M. F. Stone, through the agency of W. J. Hollingsworth & Co. and Black Bros.; consideration named, \$6,000. Price is not excessive in comparison with prevailing rates in this locality, but such rate necessarily imply business improvements.

**Buy Home.**  
 Charles E. Anthony, formerly of Peoria, Ill., has purchased of R. D. Richards a fifteen-room frame dwelling, just finished, with lot 76x160 feet, on the west side of Xenia avenue about three hundred feet south of Adams street; consideration named, \$12,500. A desirable home.

**On Adams Near Figueroa.**  
 One of the purchases in the southwest that is indicative of a stiffening of values in that direction is the deal noted in the latter part of the week, by which N. J. Carole secured of

George W. Hollingsworth 75x120 feet on the south side of Adams street, 200 feet west of Figueroa, with a two-story frame dwelling; consideration named, \$12,500. Mr. Hollingsworth purchased the property of the Benson Investment Company some weeks ago; consideration then named, \$12,000.

**Second and Olive.**  
 A sale noted in the early part of the week, which tends to indicate that values in property in the northwestern part of the city in the northwestern looked, is that from George H. Bellinger to Mrs. Carrie Cohen of a lot 62x120 feet, on the northwest corner of Second and Olive streets, with two frame dwellings; consideration named, something under \$12,000. The full price quoted would not be excessive.

**On Boyle Avenue.**  
 Among the purchases of residence properties noted during the week was that by which Warren Wilson secured of Mrs. Julia Mancho, through the agency of L. J. Bowen, a handsome nine-room two-story frame dwelling, with highly-improved grounds, 200 x400 feet, on the east side of Boyle avenue about three hundred feet south of Fifth street and adjoining the Holbrook Home; consideration named, \$16,000. This is one of the very fine residence properties on Boyle Heights, and one that commands a magnificent view of the city. The former owner is a wealthy Cuban lady, who sells at a figure named that must be a fair bargain for the buyer.

**Sixth and Flower.**  
 A sale, noted last week, from Mrs. Clara A. Butler to Dr. W. J. Davis, through Robert Albert & Co., of a lot 47x80 feet, with frame cottage of small value, on the northern corner of Sixth and Flower streets; consideration named, \$14,000, may be cited as an instance of stiffening values. The rate is a little over \$200 per front foot, based on the six-hundred frontage, and the lot is only sixty feet deep. The location is a good one for business purposes, and the buyer is said to intend improving with a four-story brick building.

**On Carondelet Above Eighth.**  
 A purchase which tends to show that well-located residence properties are to be had at reasonable rates is that by which C. A. Parnelle, a local merchant, secured from George W. Bilmann, through Albhouse Bros., a ten-room two-story frame dwelling, recently erected by the grantor, on the east side of Carondelet street, 115 feet north of Eighth, with lot 62x150 feet; consideration named, \$7,000. The price is noted for a modern residence of this kind, with a full-size lot in a desirable locality, is certainly reasonable.

**The Ramesur Tract.**  
 C. M. Graves is preparing to subdivide and place upon the market 260 acres known as the F. E. Ramesur tract. It lies between the Long Beach line of the Pacific Electric Railway and Central avenue, about two miles south of the city limits and just north of the Giroux & Dickerson tract. It is to be divided into lots 100x150 feet and into half-acre, one-acre, two-acre and five-acre tracts. Water will be piped to the tract for domestic use and for irrigation, and the streets will be graded.

**Will Subdivide.**  
 Bowen & Chamberlin have purchased of E. E. Ryan an 11. Three-acre tract, unimproved, lying between Forty-first and Forty-third streets, Main avenue and Figueroa street; con-

sideration named, \$20,000, is now said to have been made partly for future improvement with a handsome residence and partly as an investment. A portion of the land is set out in orange trees and it has some frame buildings upon it, but is chiefly valuable for its fruits, its location and its water rights. It is considered a bargain at the price quoted.

**Desirable Acreage.**  
 The purchase of about seventy acres on the west side of Vermont avenue, between Los Feliz and Franklin avenues, followed by Arthur Latta from Griffith J. Griffith, noted in The Times in the latter part of the week, considera-

tion named, \$20,000, is now said to have been made partly for future improvement with a handsome residence and partly as an investment. A portion of the land is set out in orange trees and it has some frame buildings upon it, but is chiefly valuable for its fruits, its location and its water rights. It is considered a bargain at the price quoted.

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## AMONG REAL ESTATE OWNERS.

### THE RECENT RAINS CAUSE ALL TO SMILE.

Trading in Residence Properties of All Kinds Continues brisk. Prices Noted in Sales of Prospective Business Properties Show an Advance.

While the market may not be quite so active as it was during the greater portion of December and January, it is still as active as could reasonably be expected or desired. The recent copious rains that have fallen throughout Southern California will prove, moreover, to be highly beneficial to many ranchers, and will tend to revive the spirits of those who were inclined to be a little pessimistic in their views. The purchases of building sites for improvement, while most pronounced, perhaps, in the new tracts of the southwest and of the southeast, are by no means confined to those localities, but are general throughout the city. Many improved residence properties are also finding buyers; and the tendency to discount the reasonably certain impor-

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# HOUSE AND LOT.

(CONTINUED FROM FIRST PAGE.)

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consideration named, \$26,000. Buyers will divide into 120 lots averaging 40x135 feet each, put in first-class street improvements, and place lots on the market at from \$600 upward. The proposed street-car extension on Moneta avenue, or Main street, will give this tract ample street-car facilities. It is to be known as Bowen & Chamberlin's Main and Figueroa-street tract.

## On Los Angeles Street.

Eugene Germain buys of C. J. Coules, through John D. Foster & Co., a lot 53x190 feet, on the east side of Los Angeles street, between Fifth and Sixth, without valuable improvements; consideration named, \$20,000.

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**AMONG REAL ESTATE OWNERS AND DEALERS.**

**MUCH BUSINESS DONE DURING THE PAST WEEK.**

Some Deals Postponed Because of Refusals of Tempting Offers by Owners—Attention of Investors Turning to Close-in Parallel Streets.

Notwithstanding the fact that the city has been in the midst of the festivities incidental to the fiesta, and to the presence of the many distinguished strangers that have been gathered here to attend the conventions now and recently in session, the amount of real estate business done during the past week has been quite heavy. While the old thoroughfares of trade have not been neglected, and the closing of several large deals thereon has been delayed, and perhaps indefinitely postponed, simply because owners would not accept prices that a few months before would have been considered top notch, the tendency of buyers to seek investments in close-in properties on Hill streets and other parallel streets, is becoming more and more pronounced. Purchases of unimproved properties in new tracts for investment with dwellings as an investment continue brisk, and the amount of buying for use as homes shows no abatement. Home demerits occasionally seem to inject a little water into reports of sales, but the

J. H. Woodlact and H. H. Howell, through George D. Ruidy and Edward D. Silent & Co., a lot 62x140 feet on the east side of Main street, between Fifth and Sixth streets, with a two-story frame building, numbered 528, for \$20,000. This property was bought by the present owners at the close of last month for \$15,000. The rate of interest at the last sale was \$150 per front foot.

**Main and Sixteenth.**

James A. Smith has purchased of S. K. Lindley 128x150 feet on the southwest corner of Main and Sixteenth streets, with a two-story brick building, known as Lindley Hall, and a small frame store fronting on Main street, and a ten-room dwelling fronting on Sixteenth street, for \$20,000. The valuable improvements preclude the possibility of estimating the rate per front foot. There are several other business houses in this portion of Main street, and it is reasonably safe to predict that many more will be built there in the future.

**Seventh, Near San Julian.**

William West has purchased of J. S. Clay, through John D. Foster & Co., 62x130 feet on the south side of Seventh street between San Julian and Wall streets and near the corner of San Julian street with a large two-story frame lodging-house, for about \$12,000. The property was bought as an investment and should be a good one at the rate.

**Some Recent Sales.**

Mr. Mary F. Mansfield has sold to J. H. Miller, through the agency of Edward D. Silent & Co., a lot 190x100 feet with a handsome two-story frame dwelling, for \$21,000. The purchaser is a recent arrival from the East and buys the place for a home. The same firm reports the following recent sales: For Mr. Christian Bennett, to Mrs. E. Montgomery, as an investment, 62x130 feet on the south side of Jefferson street about one block east of Hill, with substantial dwelling, for \$2100. For H. B. Rollins, to a number of lots 1 and 2, in block 97, Ord's survey, on the southeast corner of Twelfth and Figueroa streets, unimproved, for \$1,600, and purchaser will improve with flats for six savers to West Coast way, 20x150 feet, east side Grand avenue, between Fifth and Sixth streets,

foot lot on Spring and Ninth streets sold a short time ago for \$10,000. The same firm has sold for John Woodlact to E. A. Cook, 62x140 feet on the east side of Main, forty-seven feet and five feet wide, unimproved, for \$12,500. For J. B. Nichols and C. M. Gordon to George K. Hart, 62x115 feet on the east side of Main, forty-five feet front of Twelfth street, with flats, for \$11,500. For Strong & Frame to a local investor, 62x115 feet on the east side of Main, 20 feet front of Eleventh street, unimproved, for \$12,000.

**Will Subdivide.**

The Carlson Investment Company has secured from Francisco Pico, J. O. Beaudette and M. A. Foster, 221 acres of land lying just northeast of this city and bounded on the north by Highland and Lincoln parks, on the east by South Pasadena, and on the south by the projected short line from this city to Pasadena. The consideration to pass for the property is placed at \$100,000. The company proposes to divide the land into villa tracts, and make extensive improvements upon the same.

**From Riverside.**

Two important deals in real estate have recently been consummated in Riverside county which will mean the planting in citrus fruit of about 400 acres of land. The first is the sale by Mathew Gage to J. A. Bohn of 120 acres just east of the city limits of Riverside, with forty inches of water from the Gage Canal, for \$50,000. The second is the sale by the Bohn to the Chase Nursey Company of 201 acres on Arlington Heights, extending on both sides of Victoria avenue from Washington to Madison streets, Riverside, with forty inches of water from the Gage Canal, for \$55,000. Both sales were made through the agency of Robert L. Nettler. It seems from other reports from the section that the long delayed tourist hotel at this place will soon be an accomplished fact. The requisite loans is said to have been raised, and the work of erecting the building has begun today. The plans are from the office of Architect A. B. Benton, of this city. They provide for a three-story building which will cover the entire block now occupied by the Glenwood Tavern. The

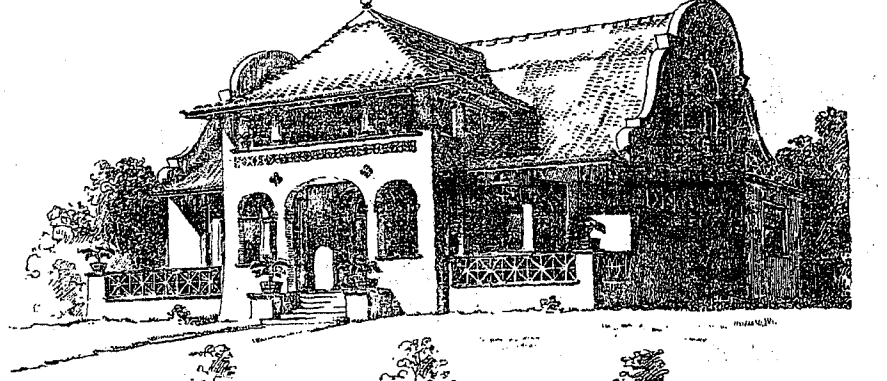
of 15th street, with a six-room cottage, for \$5000. Mrs. Sophie Wyrtek buys of Irwin Miller, through Merril & Huntberger, 27x115 feet, on the west side of First View between Ninth and Tenth streets, unimproved, for \$1500, and will improve property with a home for herself and family. Mrs. Adelaide Hesse conveys to Stella Wever, through P. W. Cronke, 62x115 feet, to an alley, on the east side of Maple avenue, between Ninth and Tenth streets, with a seven-room two-story frame dwelling, for \$1500. The property was bought as an investment, and at a price which shows that this portion of the city is experiencing a fair share of the general increase in values.

Marshall D. Flucas has bought of Miss Nettie Baldwin, through J. F. Jones, three unimproved lots, each 48x 24 feet, on the west side of Ohio street, between First and Coulton streets, for \$1000, and will build three modern cottages on the property as an investment.

Lloyd L. Elliott, an attorney and politician of Chicago, buys of Emma Zuber, through A. G. Schlessler, a lot of the Bunkle Elm tract, 52x115 feet, on the west side of Burlington avenue, ninety-eight feet south of Eighth street, unimproved for \$2000, and will build a home for himself on the property that will cost between \$12,000 and \$15,000.

Dr. C. H. Lewis buys of J. W. Chalmers, a lot 62x115 feet, on the north side of San Martin street, 300 feet east of Vermont avenue, unimproved, for \$700, as an investment and for future improvement with one of the modern cottages that are being so numerous erected in this portion of the city.

Marshall D. Flucas has sold to E. A. Garetson, 140x127 feet, on the southeast corner of Ninth street and Central avenue, unimproved, for \$1000. He has also sold to Eliza Cordy three lots of D. M. McFarley's subdivision, 115x 100 feet, on the northwest corner of Ninth and McGarry streets, unimproved, for \$1750, and the purchaser will erect a business building upon the property. He also sells to B. M. Trapp lots 10 and 11 of Hampton's subdivision, 32x 15 feet each, on the east side of Hawthorne street a short distance south of Eighth street, for \$700, and the buyer will improve the property in the near future.



AN ARCHITECT'S HOME.

majority stand united in opposing such methods.

**Improvements for Hill Tract.**

Eugene Weston has purchased of James E. McNeely, through E. N. Ibbotson, six lots of the Charles Victor Hill tract, 24x15 feet each, unimproved on the east side of Hallidale avenue, between Twentieth and Thirtieth streets, for \$2500, and will build six two-story frame dwellings on the property, which will require an additional investment of between \$12,000 and \$15,000.

**New on Record.**

Among the ocean paces on record during the past week was one from Mrs. Marton E. Hanson, of the estate of Theophilus N. Hanson, a minor, to M. L. Bitman, of an undivided one-third interest in part of lot 4, block 17, Ord's survey, for \$1000. Mrs. Hanson is the guardian of the estate of Margaret Ida Hanson, minor, to M. J. Connelley, of a similar interest in the same property, for \$1700, and one conveying her individual interest in the property to the interests of the minors of the minor children were sold, in open court the 15th of last month, at the sale of Mrs. Hanson, at private sale in short time afterward. The property is 24x15 feet, on the west side of Spring street, between Sixth and Seventh streets, and the improvements consist of a frame dwelling, No. 621, which is not of great value. The interest in value of Spring street arose in the estate of Mrs. Hanson, and she certainly proved beneficial to the interests of the heirs of the Hanson estate, and property in that locality is still going up. The adjoining lot, having an equal frontage, but more valuable improvements, was sold about the middle of April for \$55,000, and has since been disposed of for \$75,000.

**Good Profit on Small Investment.**

About the middle of last month C. Q. Benton purchased of Mrs. Johanna Hill, through the agency of W. H. O'Brien, a lot 24x15 feet, on the southeast corner of Tenth and Hill streets, unimproved, for \$1000. Last week he sold the property, through the same agency, to Anna Lee McChesney for \$1000. Profitable speculative investments are not confined to the business sections of the city.

**On Hill, Below First.**

Mrs. Margaret Dockwetter has sold to H. W. Ayers, through the agency of H. A. Husan and Robert Marsh & Co., a lot 24x15 feet, on the east side of Hill street, between First and Second streets, and thirty feet front on Hill street, for \$1250. This is at the rate of 1500 per front foot, and the property is well worth the money.

**Main, Below Fifth.**

One of the purchases of Main street property that was made about the middle of the week, and noted at the time previously in The Times, was that of A. O. Barrett. He bought of

unimproved, for \$3200. For Mrs. Idalia West, to C. J. Hyler, 50x115 feet, south side Twelfth street, between West and Figueroa streets, with handsome two-story frame dwelling, for \$12,000. The property was bought for a home. Those, with other recent sales by the firm named, some of which are noted elsewhere in this review, aggregate \$145,000.

**More Room for Factory.**

The W. C. Hatcher company buys of Theo. Wisemaninger, 62x100 feet on the west side of Santee street between Eighth and Ninth streets, with a three-story frame building, numbered 25, 25 and 261, for \$7000. The purchase is made to allow room quarters for the gas and electric fixtures, but the factory will be moved from the three-story frame building it has heretofore occupied on Los Angeles street to the building just purchased on Santee street.

**On Hill, Below Fifth.**

A deal in Hill-street property, which has progressed so far that it is difficult to believe to be closed when the next few days, is that for the purchase of the lot fronting 120 feet on the east side of Hill street, between Fifth and Sixth streets, improved, with a fifty-room, three-story frame building, known as the Hotel Lillie, and a four-room, two-story frame double dwelling numbered 545 and 545 South Hill street. The title will pass from Dr. J. H. Lillie to Dr. W. J. Davis of Arizona, and the price to be paid for the property is \$20,000.

**In Alvarado Terrace Tract.**

W. W. Kenny, cashier of the Broadway Bank, has purchased of P. W. Drexler an associate lot of the Alvarado Terrace tract, 62x115 feet, fronting that on Alvarado Terrace street about three hundred feet south of Pico, for \$2350, and will build a handsome home upon the property for himself and family. Another purchase of a home site in this tract is Mrs. Marion E. Hanson. She has bought 50x115 feet, fronting east on Alvarado Terrace street, for \$2500, and will improve the same with a residence. The splendid location and fine improvements that are being made by the present owners, together with the rigidly-enforced building restrictions, are attracting many of the best home builders.

**On Main and Elsewhere.**

C. T. Crowell has sold to ex-city Attorney Charles H. McFarland and associates, through Nolan & Smith, a lot 122x115 feet, on the southwest corner of Ninth and Ninth streets, with a two-story business building and a two-story frame building on Main street, and an old one-story house and cottage fronting on Ninth street, for a price that is reported to be about \$25,000. This is in the neighborhood of \$500 per front foot, and when the location of location are considered it is probably well worth the money. The improvements are worth about \$50,000 and bring a rental of \$250 per month. The sixty-

principal entrance to the new building will be through an open court which will be through the main street and be set out in tropical plants. On either side of this court will be the wings of the new hotel. The main building will extend east and west from Orange to Sixth streets, and the entire block will cost about \$250,000, and it is hoped by the management that the building will be completed and opened for business by the last of next January.

**Other Sales.**

Other sales made during the week, some of which have already been reported in The Times, include the following: Munson & Douglas to Rev. Warren F. and Rachel D. Day through R. Ibbotson, two lots 62x115 feet each, on the east side of Hill street, between Ninth and Tenth streets, with two two-story frame dwellings, numbered 25 and 261, respectively, for \$11,000. One of the residences will be occupied by the purchasers, the other by their son as a student pastor. Mrs. Mattie to John J. Shuy, through Claus & Hommel, 33x146 feet, on the east side of the street about fifty feet north of Commercial street and adjoining the Ducommun block, with a three-story brick business building, for \$18,000. This is good income-producing property, the lower floor being rented as stores, and the upper floors as a rooming-house, and it is certainly a bargain at the price. W. R. Ireland to Victor Ponce, 70x 250 feet, on the northwest corner of Seventh and Wall streets, with a fifteen-room two-story frame dwelling, for \$17,000.

W. W. Powers to Mrs. Mary A. Nash of Pasadena, 62x140 feet, with new nine-room residence numbered 1529 Elm street, for \$5000. The property will be occupied as a home by the purchaser.

**Quick Returns.**

One day last week Robert Moran bought of Victor Artker, a lot 32x115 feet, on the east side of Hill street, between First and Second streets, and just north of the new opera-house property, with a two-story frame cottage, for \$1250. This is at the rate of 375 per front foot. The next day Mr. Moran sold a half interest in the property to Mrs. Nora McCortney for \$4000, thus realizing a profit of \$2750, or a return worth 220 per front foot.

**Real Estate Notes.**

Henry Lindley and John E. Coffin, of the east side of Hill street, through the agency of Williams & Saunders, 220x115 feet, on the northeast corner of Alvarado and Tenth streets, unimproved, for \$2500, and the purchaser will improve with two two-story frame dwellings as an investment.

J. E. Ibbotson sells for Warren F. Day to Hansman & Douglas, who buy as an investment, a lot 62x115 feet, on the west side of Hill street, 100 feet south

## DARING DEED BY THIEVES.

*Famous Mare Stolen from  
Livery Stable.*

*Hostlers Were Sleeping Only Few  
Feet from Stall.*

*"Cora H." Was One of the  
Black Beauties in the Fiesta  
Parade.*

Running desperate risk of being detected, thieves entered the Marlborough livery stables at Twenty-third and Thomson streets Friday night and stole a \$500 mare, a \$200 buggy and two sets of harness valued at \$50, and led them out within whispering distance of six sleeping men.

Cora H. was the blooded animal stolen so mysteriously. Descriptive circulars of the horse have been scattered through the towns of the countryside, and deputy sheriffs are keeping keen eyes peeled for her and the thieves who are driving her.

Cora H. was obliged to participate in her own abduction. When she left the stables she drew the rig and wore one of the sets of harness.

Cora H. is the property of Dr. W. J. Davis of No. 2 Chester place. This mare and Helen C., owned by O. C. Carle, proprietor of the Marlborough Stables, made a \$1000 team. Each is easily worth \$500.

The manner in which the horse was stolen makes the crime one of the most daring of the season. It may appear later that it was one of the most fool-hardy.

Just after dark Friday evening Mr. Carle made a tour of inspection of the stables, and found everything as usual. The next morning the black mare, the buggy and two sets of single harness were gone.

Mr. Carle slept in the stables next to the room in which the rigs were kept, and five men were in quarters adjoining the stables.

The thieves gained entrance to the stables where the horses are stalled by opening a window in the rear of the barn through which manure is thrown. To reach Cora H. they were obliged to pass thirty horses in their stalls. The room where the harness is kept is even farther forward. Intimate knowledge of the inside of the stables was shown in their every movement.

Occupying stalls near the pair of blacks were some fine animals which are boarded at the stables. The most valuable of these is Gold Coin, and a team owned by Walter Newhall. These were not molested.

The horse was led through the back door of the stables, which had no lock and was easily opened. The buggy was drawn by the thieves through the front door, not twenty feet from where Mr. Carle was sleeping. This door also had no lock, but could be opened only from the inside. It runs on rollers, but so thoroughly oiled are they that there is no sound when the door is being opened.

In selecting their sets of harness the thieves overlooked the one belonging to Cora H., much finer than that which they took, and another beside it, also more valuable. This is the only consolation that Mr. Carle and Mr. Davis have.

The horse was hitched to the buggy in an alley, at a point directly in the rear of the stables, and was driven south on Thomson street to Adams. Farther than that the wheel tracks were not traced.

Mr. Carle stated yesterday that he was not surprised that the men in the room next to the stables had not heard the sound of the horse being led forth, as there is a constant noise of tramping and shuffling at night, when the horses are all in.

"The way the theft was executed," said he, "makes it appear that the perpetrators had a close knowledge of the inside of the stables and carriage barn. It may have been men who have worked for me. In the last eight years I have employed a large number, and a man who stayed for only a short length of time.

"I also feel quite certain that there was more than one man implicated. The theft of the two sets of harness would seem to indicate this, and the very boldness with which the thieves must have worked—being constantly in danger of detection—would make it appear that one man led out the horse and buggy, while the other stood guard."

Saturday Sheriff White sent out circulars to all the outside towns of the county, and also notified sheriffs of the southern counties, giving a description of the mare. Cora H. is described as being a black mare, weighing 1050 pounds, sleek and well rounded, with a white mark on her forehead and another on her nose, and a dash of white on the quarter of her near hind leg.

The team of blacks was one of the most noticeable in the city. Mr. Carle could not drive the pair of fancy sleepers into town without exciting attention. They were among the headed entries at the horse show Thursday afternoon. Owing to the striking appearance of the stolen horse, it is not believed that it will remain in the possession of the thieves very long.



## **OVERLOOKS THOUSANDS.: Porch Climber Enters Chester Place Residence ...**

*Los Angeles Times* (1886-1922); Oct 13, 1902;

ProQuest Historical Newspapers: Los Angeles Times (1881-1989)

pg. 14

### **OVERLOOKS THOUSANDS.**

**Porch Climber Enters Chester Place Residence and Steals Few Dollars— Might Have Taken Valuable Jewelry.**

Chester Place, that aristocratic park avenue which extends south from Twenty-third street to west of Figueroa street, and is bordered by some of the finest residences in the city, was visited by a burglar Saturday night, and from the manner in which his work was done, it is believed that he was a professional. He entered only one house, the mansion of Dr. W. J. Davis.

The family had not retired and the thief scaled the front porch and entered Mrs. Davis's sleeping apartments through a window. He did not turn on the electric lights, but struck matches and began a hurried search through the dresser. On the top of the dresser and in several of the drawers were diamonds and other jewelry worth several thousand dollars, but these valuables the thief overlooked. He found only a small purse containing about \$7, and this he took.

A little son of Dr. Davis started upstairs, and at his approach the thief fled and jumped off the porch. No one saw him. The case was reported to the police, who made an investigation, but there was nothing by which they could secure a clew to the identity of the robber.

## Two Realty Deals in Chester Place.

Los Angeles Times (1886-1922); Apr 24, 1906;

ProQuest Historical Newspapers: Los Angeles Times (1881-1989)

pg. III0

# Two Realty Deals in Chester Place.



Dr. W. J. Davis's residence, Chester Place, sold yesterday for \$45,000.

Two deals in real estate, which were completed yesterday, were the sale by Dr. W. J. Davis of his Chester Place home, and his purchase of a frontage of 240 feet on Westchester Place, where he will build a fine residence, to cost in the neighborhood of \$30,000.

The sale of No. 2 Chester Place, the fourteen-room home of Dr. Davis, was made through Robert Marsh & Co. to Carl Leonardt, the contractor; price \$45,000. The purchase of the frontage in Westchester Place was made through the same people. This frontage of 240 x 150 feet is between Twelfth and Pico streets, and the price was \$24,000. Dr. Davis will commence to build immediately.

### MUCH ACTIVITY

The records of the title and abstract

companies show great activity in the real estate business here. The companies say they are rushed.

### CAR HITS PATROLMAN.

Mojonnier of the Auto Squad Has Narrow Escape Crossing the Long Beach Line.

Motorcycle Patrolman Edward Mojonnier of the auto squad was struck yesterday afternoon by a Long Beach car and had a very narrow escape. With his team mate, Berchtold, Mojonnier was chasing a scorching motorist down San Pedro street.

Mojonnier was in the lead. At the intersection of Ninth street, was going twenty-five miles an hour. Intent on capturing the law-breaking autoist, Mo-

jonnier dashed at full speed across Ninth street and there a Long Beach car, outward bound, going at a high rate of speed, came upon him. He was hurled to the pavement, the force of the impact sending him sliding between the rails for fifteen feet. He retained his senses and with great presence of mind, managed to roll over so that when the car again caught him the fender push him along.

Mojonnier and his motorcycle were so tangled up that he could not get clear of the machine and the car shoved the wreck and its rider down the track about twenty-five feet before the motorman could bring the heavy coach to a standstill.

Mojonnier and Berchtold declare the trolley car was making twenty-five miles or more an hour. Mojonnier was taken to his home at No. 5601 South Figueroa street, but later was able to be about.

### Kentuckians Will Aid.

The picnic and barbecue of the Kentucky Society at Verdugo cañon will be held on May 5, and the proceeds will be turned over to the relief committee for the San Francisco sufferers. Preparations are being made to seat 5000 people at tables for dinner. Ex-United States Senator Cole will be one of the speakers. The teachers and children are especially invited.

## "THE VERY CREAM OF IT"

Beautiful Country Club Terrace and Westchester Place occupy strategic positions in the growth and development of the finest residential section of Los Angeles.

Ten years ago the Westlake District was said to be "out of town." It has only taken two years to demonstrate that the trend of the best "residence thought" has been West and South. During the last three years the finest residential section of Los Angeles has developed west and south of Westlake Park.

*Both subdivisions adjoin on the west the Country Club Park—the extensive improvements of which will enhance values strongly in the Westchester Country Club Terrace District.*

### COUNTRY CLUB TERRACE

### Westchester Place

West of the Country Club Grounds on Pico Street

These charming subdivisions are "in the very cream of it." The extensive improvements include majestic gateways, broad avenues paved with asphalt, (those in the Terrace are oiled,) wide cement walks, high-grade cement curbing, a three-foot stone wall 1800-feet long extending in front of both subdivisions, ornamental electric lamps, etc., etc. Over \$50,000 worth of building improvements are under way at Westchester Place, and about \$30,000 worth are being established at Country Club Terrace. Robert Marsh and A. F. Rosenheim are building \$25,000 houses at Westchester. With unsurpassed valley and mountain vista, a healthful elevation, a wealth of magnificent improvements, and only 18 minutes via trolley from Fourth and Broadway, these peerless subdivisions combine all that is most desirable in residential life.

The character of the surrounding improvements guarantees the exclusiveness of this section for many years to come. Go out today. Take Pico car to end of line. Agents on the property.

**Robt. Marsh & Company**

Owners

302-03 H. W. Hellman  
 Bldg.  
 Both Phones 2363

LONG BEACH    LONG BEACH    LONG BEACH

## Burnett Villa Tract

ON SIGNAL HILL SLOPE, with grand view of the ocean and city. Villa lots 100 feet front only \$800; easy terms. Lots covered with bearing fruit trees of all kinds, together with strawberries, violets and blackberries. One-half block from electric cars; Burnett Station of Salt Lake Line on our corner. Post Office and store on the Tract. Let us show you.

**Morris H. Wilson & Co.**

Phone Home 7303

686 Pacific Electric Building

**FREE  
 EXCURSION**

ME FOR  
**EL CARMEL**

**FREE  
 EXCURSION**

5 ACRES AND UP

We are offering the best on the market for the money.

### THINK OF THIS

Land 4 miles from the city, 10 cents car fare, 15 minutes ride, for \$250 per acre and up. Terms 1, 2 and 3 years at 6 per cent.

Why live in the city on a small lot when you can have 5 acres for the same money and raise all you eat and have some to sell. Have all the conveniences of city life. Good view of the City, Whittier and the snow capped mountains for background.

Telephone and electricity in your home. Don't delay, for this is a chance of a life-time.

**FREE  
 EXCURSION**

**F. H. Brooks Company**  
 215-16 Currier Bldg.  
 212 W. 3rd St.

**FREE  
 EXCURSION**

the remodeling of the first church, corner Eleventh and Hope streets, Rev. A. C. Smither, pastor. The Sunday school room will be enlarged and new features added, making it modern in every way. Under the Sunday school room a basement will be excavated, which will be fitted up for social purposes.

Theodore A. Eisen has prepared plans for a large residence of eighteen rooms, to be constructed on Westchester place for Dr. W. J. Davis. It will be of Spanish mission style.

The same architect has also prepared plans for a six-room residence to be built in Pico Heights for Mrs. Betts. It will have Chatsworth stone front porch piers, stone mantels, hardwood floors and slashed grain pine trim.

He is also drawing plans for two bungalows of seven rooms and five rooms each to be built on Santa Monica avenue for C. P. Dandy. They will have rustic siding, leaded glass windows, polished floors, etc.

### New Residences

A. B. Benton is preparing plans of a one and one-half story frame residence to be built at Hollywood for Dr. A. Davidson. It will contain eight rooms on the main floor; large inglenook with stone and brick fireplace, beam ceilings, etc. The exterior will have stone and shingle treatment. The extreme dimensions of the building are 70x39 feet.

The same architect has also made plans of a nine-room modern residence to be built at Riverside, Cal., for C. L. McFarland.

There will be erected at Riverside, in the suburbs of Chicago, from plans prepared by the same architect, a handsome large residence of the English type, the roof of which has been designed with the view of securing as many gables as possible. It will be of brick and half timbered construction.

feet. It lies in about equal proportions in Los Angeles county and in Orange county. On this point there is to be erected a bath house to cost at least \$30,000. On one side the bather will find still water.

### Dredger a Huge Affair

Capt. A. Daska for many years has been in charge of the transportation of the Atlantic, Gulf and Pacific company's dredgers. There are twenty of them, operating on both sides of the United States. With all his years of experience, the captain hesitated over the Alamitos bay job. Said he yesterday:

"I think if this dredger was again lying outside in the open ocean, and some one would lay down a \$500 check for me if I would bring her in through that narrow channel again--well, that check would still be untouched. I tell you, I never expected to get her safely through, and I never breathed easy until she was safely inside the bay.

"Up at Cape Flattery the waves dashed over the deck, and we had some mighty rough weather. This is the biggest dredger on the Pacific coast, and the journey it undertook is a remarkable one for this kind of transportation."

There were thirteen men and one woman on the big dredger during this long trip. They refused to be transferred to the tug, preferring the more commodious quarters on the big float, despite its tendency to roll.

### LOTS SOLD AT LAWDALE

New Tract to Be Placed on the Market--New Hotel at Bay City

About Finished

Facilitate the information caused by

## COMES AND BUYS MANSION.: Denver Society Woman Decides to Make Her ...

*Los Angeles Times* (1886-1922); Mar 28, 1913;

ProQuest Historical Newspapers: Los Angeles Times (1881-1989)

pg. 112

### COMES AND BUYS MANSION.

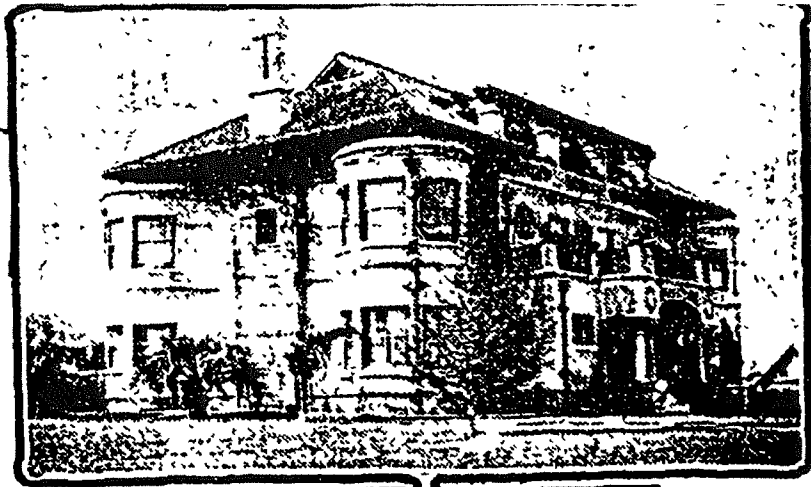
#### Denver Society Woman Decides to Make Her Home Here and Acquires Westchester Place Residence.

The final papers in the purchase of the Westchester mansion of Mrs. Jennie M. Davis were signed yesterday by Mrs. C. B. Wight, a Denver society woman who has decided to make her home here. Located at No. 1255 Westchester place, the Davis home, built less than two years ago, commands a stately site and brought a reported figure of \$75,000, one of the highest purchase prices paid in this city for a residence in some time.

Two years ago the property was in the cow pastures beyond the old Los Angeles Country Club, and when subdivided was given no great consideration. The high sloping land was transformed into an exclusive park and here Mrs. Davis was one of the first purchasers of a lot, and also one of the first builders.

She put up a twenty-room home in English style of a modified character, which became at once a show place. While on a tour of the city, sightseeing, Mrs. Wight saw the residence, fell in love with its fine location and surroundings and decided, if possible, to acquire it. Mrs. Davis, who was in New York visiting friends when apprised of the coming of a buyer, through her agent, Roy King, of W. W. Mines & Co., hurried home and the deal was closed.

Prior to building in Westchester place, Dr. and Mrs. Davis owned a beautiful home in the original Chester place and sold this to go into the new one. They now plan a smaller home in one of the new subdivisions.



Westchester mansion, built by Mrs. Jennie M. Davis, which was sold yesterday to Mrs. C. B. Wight of Denver for a reported consideration of seventy-five thousand dollars.

### TALKS OF ANCIENT THINGS.

#### Authority on Hieroglyphics Explains to Small Crowd Pictographs of the Ancients.

Prof. Charles Hill-Tout, the foremost living Canadian philologist, and one of the authorities of the day on the deciphering of ancient hieroglyphics, delivered a lecture at the Arrow Theater, in the Hamburger building, last night, on the pictographic scripts of the ancients and their relation to our own phonetic symbols.

The audience he addressed did not exceed 200 and was made up mostly of members of the Los Angeles Society of the Archaeological Institute of America. The lecture, to those interested in archaeology, was full of interest, being wonderfully illustrated with charts of the symbolic letters from the ancient Egyptian writings.

He also showed some remarkable writings found by himself on the Island of Crete, on one of his tours of exploration, and showed the evolution of these pictographs to our present alphabet, a very intricate matter to the casual observer, but one easily understood after the professor's explanations had been given. After the lecture, he was given a hearty reception by those present.

HISTORY  
*of*  
LOS ANGELES

CITY and COUNTY  
CALIFORNIA

*By* WILLIAM A. SPALDING

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BIOGRAPHICAL

VOLUME III

LOS ANGELES FAMILY HISTORY CENTER

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## THEODORE AUGUSTUS EISEN.

Theodore Augustus Eisen was one of the most noted architects of Los Angeles, who did much for her upbuilding, and designed and erected many of the most artistic and substantial buildings in the city.

Mr. Eisen was born in Cincinnati, Ohio, July 10, 1852, and died in this city March 14, 1924. He was the son of August Ferdinand and Babette Eisen. The father was born in Sweden, leaving there in 1853 and locating in San Francisco. He was also a successful architect and followed his profession in that city until his death.

Theodore Augustus Eisen was educated in San Francisco, graduating from the High School of that city. Going to St. Louis he entered an architect's office, remaining until 21 years of age, when he returned to San Francisco and entered the office of his father, studying with him until the latter passed away in about 1870. He continued in the work of architecture, and built up a very representative clientele, designing and constructing many business blocks and home edifices there. In 1887, while Los Angeles was still a very small place, Mr. Eisen decided to locate here and opened offices in the old Downey block. He had the contract, before coming to Los Angeles, to design and erect the old Court House, which upon completion was considered a most handsome and substantial building for those times. His next extensive contract was to build the Los Angeles Orphanage Asylum, which was another monument to his architectural skill. At this time Mr. Eisen went into partnership with William Curlett, under the firm name of Curlett & Eisen and later on was associated with Sumner P. Hunt. Mr. Eisen built so many edifices and homes that it would be impossible to enumerate them all, but among them were the First Good Samaritan Hospital on Seventh street, which has since been razed; the beautiful church now known as the Trinity Methodist Church; and the old home residence built in 1890 which his widow is still occupying. He had the true artistic, creative mind, placing beauty wherever possible. In 1890 he started building residences, some of them very pretentious and costing small fortunes. One of them was the E. L. Doheny residence which is now a landmark. In one year Mr. Eisen built so extensively that he started a new residence every week, fifty two in number for the twelve months, which is a record for any architect. He was the first building superintendent under Wm. H. Workman, and remained in this position for four years. In 1906 his son Percy became identified with him, under the firm name of Eisen & Son. They worked together and did much toward the development of Los Angeles, the partnership terminating in 1917, when Percy entered the World War and Mr. Eisen retired from all business activity.

Mr. Eisen was a charter member of the Sunset club, a life member of the American Institute of Architects and the Society of Architects and Engineers.

In religion he was an Episcopalian and was one of the organizers of St. John's Episcopal church, corner of West Adams and South Figueroa.

Mr. Eisen was married February 21, 1882, to Annie Bennett, daughter of Charles Augustus and Elizabeth Bennett. She was born in Australia, coming with her parents to California and locating in San Francisco in 1879. Mr. and Mrs. Eisen were the parents of two sons, Percy Augustus, born in San Francisco, December 17, 1885, and married to Ruth Fairbanks; he is now a member of the firm of Walker & Eisen; Edward George Eisen, born August 19, 1890, in Los Angeles. He is now a practicing physician here. He was married to Genevieve Isham, of New London, Connecticut.

Mrs. Theodore Augustus Eisen, widow of the subject of this sketch, is well known in club and social circles and is prominent in church work. Bishop Johnson, when he came to Los Angeles in 1897 appointed Mrs. Eisen Diocesan President of the Woman's Auxiliary of the Episcopal Church and she held that office for six years. For the past 20 years she has been president of the Los Angeles Orphans Home Society. She is wrapped up in the work of this society to which she has devoted much of her efforts. She deems it a great privilege to have worked with the splendid women of this organization in the making and development of the unfortunate boys and girls into useful and valuable citizens of the community. In 1930 the semi-centennial of the society will be celebrated in fitting manner. Mrs. Eisen was a member of the Ebell club for eight years and secretary of the Needlework Guild of America for 25 years.



BLESSED TO GIVE

# FACULTY OF CHARITY FIRST STEP TOWARD A GREAT ORGANIZATION.

## Ultimate Combination of All Philanthropic Associations of Los Angeles Is Planned by Leaders—Good Work Under Way.

WITH the organization of the Conference Committee by the Associated Charities, the first step has been taken for the urgently needed centralization of charitable organizations in Los Angeles. The dispensing of charity has become a business, with the problem of rents and salaries a consideration of great importance. The amalgamation of the many and varied branches of organized philanthropy, with but one institution caring for orphans, one for the aged, etc., is the plan toward which the many scattered organizations are tending.

Approximately \$100,000 is subscribed annually in Los Angeles toward charity, and the directors at San Francisco and Messina called \$500,000 from the purses of the liberal citizens.

Nearly \$100,000 worth of improvements have been planned for this year. The Karpore Cohn Hospital will have a new \$25,000 building outside the city limits, and the Los Angeles Orphan's Home will expend the same amount in cottages for children at Colegrove. Nearly all other institutions have been forced by the increase in population to enlarge their facilities.

The woodyard has proved its efficiency as an emergency medium of self-help.

The art of giving has become a science; the faculty of the University of Charity an actual fact. In less metaphorical terms, this latter is known as the Conference Committee, instituted by the Associated Charities and formed of the presidents and secretaries of the charitable organizations of Los Angeles.

It was conceived December last at a meeting of the Associated Charities and will hold its fifth meeting on Tuesday of this week. In its bylaws the purpose set forth is as follows: For the coordination and unification, as far as practicable of all efforts designed to benefit the afflicted, the poor and the needy.

In many respects the movement was made necessary by the numerous deceptions practiced upon metropolitan charity institutions by the wily, a business worker to a decidedly same point. The Associated Charities discover the most of these frauds as they always investigate their cases, but the other institutions, lacking their records, are often "stung."

An example of the value of investigation the following case is interesting. A young man with a wife and 23-month-old baby, without food or shelter, was brought to the office of the Associated Charities by a reputable citizen, and had good recommendations. The case was so well presented that he was given \$4 to pay for rent and food. A month later he was given more on request, and this time an investigator was put on the case. It was discovered that he was not known at the address he gave; when one old residence was found, his former landlady said that she had received an allowance from his foster-mother, had once been in jail for cooking his wife, "beat" his foster-mother's agent out of money, and eventually by his unpopularity, caused his benefactor to leave the city. The Conference Committee will make it hard for this game to be repeated.

**CO-OPERATIVE CHARITY.**  
The organizations at present enrolled on the committee are the Barlow Sanatorium, the Civic Association of Los Angeles, the Y.M.C.A., the Hebrew Institute, Hebrew Benevolent Association, Los Angeles Settlement Association, German Ladies' Benevolent Association, California Association for the Study and Prevention of Tuberculosis, Ladies' Benevolent Society, Women's Alliance, Mission Cottages, Legal Aid Society, Volunteers of America, Hebrew Ladies' Benevolent Association, Holbrook Home for the Aged, Los Angeles Humane Society, Free Dispensary of U.S.C. College of Medicine, Children's Home Society of California, Working Boys Club, Kings Daughters Day Nursery, Los Angeles Branch International Sunbath Society, Brewster Home, Settlement Association, Los Angeles Branch of Mendocino Guild Boys' and Girls' Aid Society, St. Vincent de Paul Society, Y.W.C.A., Episcopal City Mission Society, Union Club, No. 12, Ladies' Home, G.A.R., Moses Mennelsohn Home, Settlement and many others. Some members of the Associated Charities have not yet enrolled on the committee.

These institutions are scattered in and about the metropolis from the underworld, some holding back those persons whom despair is driving there, some helping out those who have reached the utmost depths. Charity is the "open sesame" to the doors of the homes in all cases, and they constitute a world ordered by the laws of light and darkness both.

The standing committees of the conference are already appointed. Rev. T. C. Marshall is chairman of the committee that he "wants up" new members and introduces them to the others. Orphan, abandoned children, foundlings and illegitimate children, are to be reported by Julius Brown, Mrs. G. A. Bork and Herbert W. Lewis, the chairman of the three respective committees. The committee on outdoor and indoor relief, reporting the efforts made and methods adopted in caring for charity cases, are chartered by C. C. Desmond and Mrs. Dana W. Curtis, respectively. The chairman of the committee on the care of sick children, consumptives and general sick, are Drs. Donald P. Wick, W. Jarvis Barlow and L. M. Powers. They also constitute a com-



Saying Nothing, but—Working for One of Those Meal Tickets supplied by the Associated Charities to manipulators of the buck-saw at the charity woodyard, one of the most novel institutions here.

tee on legislation, resolutions, endorsements and publicity are headed by Fred W. Wheeler and H. W. Frank.

**FURTHER ORGANIZATION.**  
The secretary of the Associated Charities, Spencer K. Sewall, is, by constitution, the secretary of the Conference Committee. Dr. George H. Kress is chairman of the conference, and the first, second and third vice-chairmen, respectively, are W. Frank, Mrs. J. B. Sillard and Mrs. W. T. Barnett. The Executive Committee is composed of Mrs. Julius A. Brown, John Norton, G. C. Desmond, Dr. Jarvis Barlow and the officers mentioned above.

The organization of the Conference Committee may act as a step toward a condition which many of our philanthropists in Los Angeles wish to see exist. This is a centralization of charity work, of the caring for all orphans in one institution, of the incorporation of rescue homes, etc. Those who advocate this movement contend that by so doing rents will be decreased and all expenses of maintenance will be lessened in proportion, the money so saved to be used in the further expansion of the good cause.

**ASSOCIATED CHARITIES.**  
**KEYNOTE OF THE WORK.**  
Practical charity is the keynote of the work of the Associated Charities. Those in charge of the work believe firmly in the statement made at the Conference of Charity and Correction at Oakland last year: "Not to place an asylum or prison at the end of the road, but to place guide boards along the way. In other words, they endeavor to do what humans might call a hopeless case, but which the hopeful believe is a possibility, to remove the obstacle of poverty beside leaving it."

To remove the cause of the bent can be only an ultimate aim. The present needs are imperative and the records in the statement made at the Conference of Charity and Correction are the cause which must be contended with. The Associated Charities is the hub of the philanthropic world in Los Angeles. It is in communication with all similar organizations, representative many parts of the committee that he "wants up" new members and introduces them to the others. Orphan, abandoned children, foundlings and illegitimate children, are to be reported by Julius Brown, Mrs. G. A. Bork and Herbert W. Lewis, the chairman of the three respective committees. The committee on outdoor and indoor relief, reporting the efforts made and methods adopted in caring for charity cases, are chartered by C. C. Desmond and Mrs. Dana W. Curtis, respectively. The chairman of the committee on the care of sick children, consumptives and general sick, are Drs. Donald P. Wick, W. Jarvis Barlow and L. M. Powers. They also constitute a com-

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mitted Charities spent, during the last financial year, about \$100 to investigate the cases that were called to its attention. Secretary Sewall estimates a larger amount than this saved by the impositions that were discovered. Absolutely no charity was allowed supported while their cases are investigated, and in the event of their status turning out to be fraudulent, that money enters the list of unaccounted expenses.

Among its efforts to place its charity work upon a practical a footing as possible is the Los Angeles Wood Yard and Labor Bureau at No. 212 1/2 East Ninth street. It employs a labor of 600, wood yard and lodging-room accommodating twelve men, and was launched the first of the present year. It was started to care for the Army, but it has since been found that the public will patronize the wood yard in business form.

Upon application car fare is given to the men to take them to the yard, and they are given orders for lodging, which they work out. During six weeks of the organization of this institution, 317 men have been presented with tickets and out of this number, 167 of them disposed of them in other ways than conference to the job that was offered to them. Sixty-five men were working full time and the balance worked part time. During this time, sixty-nine cords of wood were cut and the experience has proved that the institution will be a success if the public will patronize the wood yard in business form.

**HUMAN INTEREST CASES.**  
Many cases of human interest appear, and every phase of humanity is represented in the stream that flows through the Associated Charities of Los Angeles. Because he chopped wood in spirit better than with his arms, one young man in an army of good standing of the Los Angeles Railway Company. He is a Romanian, and lacking the address sufficient to obtain a job after coming here from San Francisco, with a good recommendation from the United Railway, applied for food and shelter in the city. The excellence of the recommendation made his case look questionable. He has since given a job in the suburbs, cutting down a few orange trees. He was any-thing but an army of good standing, "quitting" figured in his work. However, the case was taken up by the Associated Charities with a recommendation and some money.

On the strength of his former San Francisco recommendation a "berth" was then secured for him as a motor man, and in his service he was highly recommended by his superior, Mr. Demore. But his relatives are presently in evidence in the office. The majority of the cases are similar in one to which attention was called.

(Continued on Eighth Page.)





**SUPERINTENDENT OF BUILDINGS.**

**The Incumbent Thinks He Has Too Much Authority.**

T. A. Eisen, Superintendent of Buildings, expresses himself in favor of what is recommended in the communication presented last Friday evening to the committee on charter revision. The communication, it will be remembered, recommends that the duties now performed by the Superintendent of Buildings be transferred to a board of building directors or commissioners appointed by the Mayor, which board shall elect and have control over a superintendent of buildings.

Too much power, Mr. Eisen says, is now conferred upon his office. Under the present city charter the Superintendent of Buildings may, in a particular instance, say that in a building a certain detail in a certain manner shall not be allowed, and he may say so arbitrarily. Should he choose to do so, it would be only after a great deal of time and trouble that his orders could be overridden. In the construction of a large building he might cause a delay, which would result in a great deal of trouble and unnecessary expense.

By having a board of directors or commissioners, such as is proposed in the communication, the principal work of the superintendent's office could be done the same as it is now, and in case of any unnecessary arbitrary decision on the part of the Superintendent of Buildings or examination of intricate construction the question could be appealed to such board for final decision.

As it is now there is virtually no appeal from the decision of the superintendent in the matter of dictating certain modes of construction, except to take the question into the courts, which would, of course, cause a vexatious delay.

The board, Mr. Eisen says, should be composed of architects of approved qualifications. There would undoubtedly be no need of meeting more than perhaps once per month, except in rare cases. Such a board could, without doubt, be elected to serve without pay, the same as do the members of boards of fire or police, park and health commissioners under the existing charter.

During the organization of the chamber J. V. Wachtel acted as secretary. He was succeeded by Thomas A. Lewis, who served for three months. M. R. Higgins was elected at the beginning of 1897 and he served one year, to be succeeded in 1898 by H. W. Patton. Mr. Patton served six months and H. J. Hanchette, who succeeded him, served nine months. In April of 1891 C. D. Willard took the position and, has occupied it up to the present time, three years and a half. Frank Wiggins was elected superintendent of the exhibit in April of 1890 and has occupied the position to the present time, although he spent a year and a half of that period at the fairs in Chicago and San Francisco.

On the first day of September, 1891, the chamber moved from the Mott building to its new quarters on the corner of Fourth and Broadway, which were thrown open to the public for the first time last night.

The present board of directors of the Chamber of Commerce is as follows: President, D. Freeman; first vice-president, J. D. Lankershim; second vice-president, T. D. Simmon; treasurer, L. N. Breed.

Chairman of standing committees: Commerce, H. Jarvis; Manufactures, K. Cohn; Immigration, T. A. Egan; Labor and Irrigation, M. E. Sawyer; Mines and Mining, George W. Parsons; Ways and Means, Robert McFarlan; Legislation, W. C. Patterson; Law and Legislation, M. L. Griffin; Membership and Grievances, W. D. Cline; Hotels, A. Mullen; Parks, Boulevards, etc., F. W. King. Special Committees: Charles Forman, E. W. Jones, E. F. C. Klokke, A. W. Francisco, H. T. Hazard.

## CHAMBER OF COMMERCE.

### A BRIEF HISTORY OF THE ORGANIZATION.

#### Its Beginning in an Informal Meeting Held in October, Eighteen Hundred and Eighty-eight—Its Growth.

The Chamber of Commerce had its beginning in an informal meeting, which was called by W. E. Hughes, Maj. E. W. Jones, S. B. Lewis and one or two others, who suggested that the business men of the city should get together and discuss ways and means for advancing the general public interests, and, if it should be found advisable, start an organization, having some such purpose permanently in view.

About twenty-five gentlemen met in response to this call at the rooms of the Board of Trade, Thursday, October 11, 1888. After some general discussion it was decided to adjourn to Monday, October 15, and endeavor to secure a larger meeting.

At the adjourned meeting about one hundred were present. Maj. E. W. Jones presided, J. V. Wachtel acting as secretary. Col. H. G. Oils offered a resolution setting forth the purpose of the proposed organization in much the same shape as they now appear on the by-laws—"To induce immigration, stimulate industries, help to establish manufacturing," etc. A committee was appointed, of which Col. Oils was made chairman, to prepare a constitution and by-laws for the organization. The rolls were then opened for members and ninety-six names were at once entered, and the initiation fee of \$5 paid. Of those who then signed forty-two are still members of the chamber.

The chamber opened an office on the ground floor of the Board of Trade building on First street, using the meeting-room of the Board of Trade for the meetings of the members, which were at that time held monthly. The chamber continued to hold monthly meetings during the first three years of its existence, but when the membership passed 400 it was found impracticable to have its business affairs transacted by so large a body, and the plan was adopted of leaving the details of work in the hands of the board of directors.

In February of 1893 the chamber moved into the rooms of the Union League Club at No. 225 West First street, occupying these quarters until April 1, 1899, when the permanent exhibit was established in the Mott building on Main street.

Maj. R. W. Jones, who was called upon to preside at the first meeting, served the chamber for two years and a half as president, retiring in 1891 to be succeeded by C. M. Wells. Mr. Wells was succeeded in January, 1893, by D. Freeman, who is the president of the chamber and is now completing his second term.

MUNICIPAL REFERENCE LIBRARY  
300 CITY HALL

CITY OFFICIALS

NAME Eisen, Theodore Augustus (deceased March 14, 1924)

PUBLIC OFFICES HELD

(DATE)

CITY:

Superintendent of Building ... 1893-1895

Inspector of Street Sprinkling. ... 1894

COUNTY:

STATE:

FEDERAL:

CIVIC ACTIVITIES:

Current civic development activities

One of the founders of the annual Fiesta

One of the organizers of St. John's

Episcopal Church

Mr. Eisen's wife devoted over forty years  
to religious, charitable, and welfare  
work in Los Angeles.

**BUSINESS OR PROFESSIONAL EXPERIENCE:**

**Architect  
Designer and builder of private  
and public structures  
City official**

**PORTRAIT:**

**ATTACHED OR ENCLOSED IN ENVELOPE: NONE**

**PORTRAITS APPEARING ELSEWHERE (DATES)**

## **ANECDOTES AND PERSONAL IMPRESSIONS:**



**SOURCES OF INFORMATION:**

**BOOKS:** Newmark's Sixty years in Southern California p 606  
Spalding's History and Reminiscences of Los Angeles  
City and County, Vol III, p 213.

**NEWSPAPERS AND PERIODICALS:**

**PERSONAL INTERVIEW:** With son, Dr. Edward Eisen

**INTERVIEWED BY:** Luella Sawyer

**DATE OF INTERVIEW:** May 14, 1935

**REWRITTEN BY:** Clare Wallace

December 30, 1936

The Los Angeles Public Library  
Local History Collection

Biography

NAME Eisen, Theodore Augustus (deceased March 14,  
1924)

Occupation Architect

Address \_\_\_\_\_

Birth (Date and Place) July 10, 1852, Cincinnati, Ohio

FATHER August Ferdinand Eisen

Birth (Date and Place) Sweden

If Deceased, When 1870, San Francisco

MOTHER Babette

Birth (Date and Place) \_\_\_\_\_

If Deceased, When \_\_\_\_\_

IF MARRIED, TO WHOM Annie Bennett

Birth of Same (Date and Place) Australia

If Deceased, When January 1932, Los Angeles, Calif

When Married February 1, 1882, San Francisco, Calif

CHILDREN (Married Names of Daughters)

Percy Augustus

Dr. Edward George



## ANCESTORS OF DISTINCTION OR LOCAL INTEREST

(Please include names of local interest as "forty-niners," or any one connected with the affairs or development of the state or city, as officials, professional men, merchants, etc.)

Father, August Ferdinand Eisen,

born in Sweden, was a pioneer architect

of San Francisco.

EDUCATION (Schools, Colleges, Degrees, Etc.) San Francisco public  
and high schools; private study of architecture in  
St. Louis and office of father in San Francisco.

CLUBS, LEARNED SOCIETIES, ETC.

Sunset Club; American Institute of Architects;  
Society of Architects and Engineers.

RELIGIOUS DENOMINATION Episcopalian

POLITICAL AFFILIATIONS Republican

RESIDENCE IN CALIFORNIA SINCE 1853, Los Angeles, 1887

## SKETCH

(Please make this as full as possible, giving business affiliations, positions of honor or trust with dates if possible.)

Theodore Augustus Eisen was born July 10, 1852, in Cincinnati, Ohio, and was brought to San Francisco, California, the following year by his parents. He was educated in the public schools of San Francisco.

After graduating from high school young Eisen studied architecture in the office of a private concern in St. Louis until twenty-one years of age. when he returned to San Francisco and entered the office of his father for further study.

In association with his father Mr. Eisen designed and constructed business and residence edifices in San Francisco until the latter's death. Removing to Los Angeles in 1887 he opened offices in the old Downey Block and continued the practice of his profession, during which he erected some of the notable structures of the times. Some of them were: the old Court House, razed in 1936; the E.L. Doheny residence; the first Good Samaritan Hospital; the Los Angeles Orphanage Asylum; and the beautiful Trinity Methodist Church.

In one year it is said Mr. Eisen build so extensively that he started a new residence every week fifty-two in number for the twelve months.

At one time he was in partnership with William Curlett, under the firm name of Curlett & Eisen, and at another time, associated with Sumner P. Hunt.

In 1893-95 Mr. Eisen was appointed Superintendent of Buildings, an office created under the Charter of 1889, during the midst of the boom. Though active in civic affairs this was Mr. Eisen's only public office aside from Inspector of Street Sprinkling in 1894.

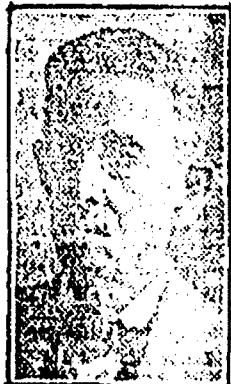
The remainder of Mr. Eisen's career was devoted to architecture. He designed and erected many of the most artistic and substantial landmarks of the city. In 1906 his son Percy joined him in partnership, under the firm name of Eisen & Son. The firm continued until 1917 when the son entered the World War, and Mr. Eisen retired.

March 14, 1924, Mr. Eisen died at his home in Los Angeles.

# ARCHITECT PIONEER IS DEAD HERE

*Theodore A. Eisen, Dean of  
Builders, Victim of Heart  
Attack at Home*

Yesterday marked the passing of one of the pioneer architects of Los Angeles and a dean of the



*Theodore  
A. Eisen.*

architectural profession in the State. He is Theodore A. Eisen, 72 years of age, father of P. A. Eisen of the Walker and Eisen architectural firm of this city. He died yesterday at noon of heart disease at his residence at Twenty-seventh and Figueroa

streets.

Mr. Eisen was born in Cincinnati, O., on July 10, 1852, and came to California two years later with his parents, passing through the Panama Isthmus. He located in San Francisco, where he remained until 1885, when he came to this city to aid in the design of the Los Angeles County Courthouse and the Los Angeles Orphan Asylum in Boyle Heights.

From that time until a few years ago, Mr. Eisen was active in the design and construction of many prominent local buildings, having also participated in the erection of many West Adams district homes in the early days. During his active days of practice he made a marked impression upon the city's building development, being responsible for a great portion of the older business and commercial structures.

Besides serving as a past president of the American Institute of Architects for many terms, he was prominent in the social activities of the Sunset Club. He is survived by a widow, Annie B. Eisen, and two sons, P. A. Eisen and Dr. E. G. Eisen of this city. Funeral arrangements will be completed within the next few days.

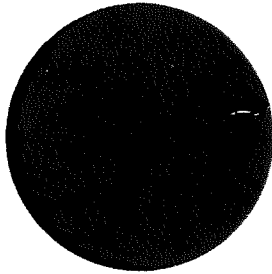
# COUNTRY CLUB

LOS ANGELES--COUNTRY CLUB PARK DISTRICT

# Park

N  
V. F

## NEIGHBORHOOD TOUR



S. St. Andrews Place



**F**rom 1899 through 1905, this 250-acre site was the home of the Los Angeles Country Club, now located on Wilshire Boulevard west of Beverly Hills. Purchased in 1905 by Country Club Park, a real estate corporation headed by Isaac Milbank (see #1 in brochure), the land was subdivided between 1906 and 1912. During this time, Henry Huntington's Pacific Electric streetcar system continued expanding while the automobile became ever more popular, competing with horse-drawn carriages and creating—by early 1900's standards—mammoth traffic jams. By 1915, the city's 55,000 motor vehicles were subject to a 6 mph speed limit downtown, with a 30 mph speed limit elsewhere.

Prior to World War I, Pico Boulevard, the southern boundary of Country Club Park, was already an established commercial strip due mainly to the J-car line that ran from Huntington Park to Rimpou. In an expanding city, whose population ballooned from 102,000 in 1901 to 350,000 in 1910, Country Club Park offered spacious lots and a serene atmosphere, with magnificent views of the hills five miles north.

The hilltop land known as Westchester Gardens, bordered by Westchester, Arlington and Country Club Drive, was subdivided in 1912 by Robert Marsh, Secretary of Country Club Park. On this land stood four of the grandest mansions in the City of Los Angeles: the Isaac Milbank (1913-14, #1 in brochure); the Marsh (1913, demolished)—was at northwest corner of Westchester and 12th; the Reeves (1913) and the Rosenheim (1915, #2 in brochure).

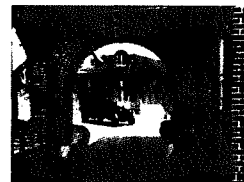
These grand estates overlooked the burgeoning community of Country Club Park and afforded Isaac Milbank a clear view of his real estate development.

The spaciousness and serenity of Country Club Park is even more astonishing today, considering the intense development visible all around it. The neighborhood encompasses over 30 continuous residential blocks, bordered by Olympic, Pico, Western and Crenshaw. Besides the grand mansions, most of the homes in the area were built in the teens and twenties. Rows of intact and well-maintained Mediterranean "villas," Tudor castles, Craftsman bungalows and late Victorian Queen Annes harmoniously line the streets, nurtured by the residents' pride in and care for their neighborhood.

A stroll through Country Club Park will reveal many noteworthy houses besides those discussed in this brochure. Those listed here were selected as representative of the area. Further exploration will result in a deeper understanding and rich appreciation for Country Club Park, one of Los Angeles' older suburbs which remains an area of charm and architectural value.

The Los Angeles Conservancy thanks the Country Club Park Neighborhood Association and local residents for their enthusiastic cooperation in sharing their homes with an appreciative audience.

Photos: Milbank Mansion (above), Reeves Mansion (right).



1 Milbank Mansion 1913-14  
3340 Country Club Drive  
G. Lawrence Stimson Co., architect/  
builder

This estate appears to be the most substantial residential estate in the City of Los Angeles designed at a single time for a single family and surviving intact from a period before World War I. The principal residence was built as the home of Isaac Milbank, where he lived until his death in 1922; his wife residing there until her death in 1953. Mr. Milbank was an executive of the New York Condensed Milk Company (the predecessor of the Borden Company) before coming to California. In Los Angeles, he was a director of the Pacific Mutual Life Insurance Company. He was president of Union Oil Associates and vice president of the Pacific Finance Corporation. As president of Country Club Park, a corporation which acquired this site and surrounding acreage from the Los Angeles Country Club, he oversaw its subdivision.

His commanding mansion today is the centerpiece of the neighborhood. Mr. Milbank commissioned architect Stimson, designer of the Wrigley Mansion in Pasadena, who produced a similarly impressive structure. Today the Wrigley Mansion is the headquarters of the Tournament of Roses. The Mediterranean-Beaux Arts facade and hilltop siting of Milbank create the illusion of a residence even larger than its 27 rooms. A sweeping metal and glass entry canopy commands attention. Mediterranean styling—a green tiled hipped roof, ornate brackets, open porches, a sweeping entry canopy, and smooth stucco surfaces—was popular prior to World War I. Country Club Park contains a high concentration of Mediterranean styled houses, from the modest to the grand.

On the same grounds, Stimson design second home in the American Colonial Rev style (1915) for the Milbanks' daughter an in-law (photo for #1).

The Milbank heirs sold the estate in and today it is leased to a nonprofit educational corporation.

2 Reeves Mansion  
Sisters of Social Service 1913  
1130 Westchester Place  
Alfred F. Rosenheim

The Reeves Mansion is an ext survivor of an early period of lux building, in virtually intact conditi and the one next door at 1120 w distinguished local architect, Alf. The construction cost of the Ree was \$57,670, at a time when ir \$8,000-\$10,000, and both the cost \$50,000.

The Reeves Munson is a red brick and recessed mart giving it a rich texture. The repeating arches add a Mr while circular decorative n springs of the arches. The foyer is a rainbow of color marble.

Elaborate decorati rior, including gold-leaf coordinated pocket-dc individualized fireplac grand staircase has fl and fluted post desig case is placed a geo dow. Original light individually disting round breakfast r completely encompass Mr. and Mrs. Ree by a three-room

Architect R next door in 19 lavished on the reted tower of stained glass, Tiny gargoyl first floor.

The Sir the Rosenh Reeves Mc excellent Rose whose w downto Popular Theatre Church Adair the A Cho

3

4 1229  
Front

This metrical low bric upper-ceiling wood touch motif glass pos  
nr  
nr  
F  
F

## NEIGHBORHOOD TOUR

- 1 Milbank Mansion  
3340 Country Club Drive
- 2 Reeves Mansion  
Sisters of Social Service  
1130 Westchester Place
- 3 West side of 3rd Avenue South  
from 1133 to 1271
- 4 1229 3rd Avenue
- 5 1248 3rd Avenue
- 6 1255 Westchester Place
- 7 1215 Westchester Place
- 8 1230 S. Arlington Avenue
- 9 1245 S. Arlington Avenue



1



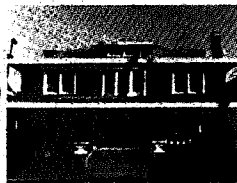
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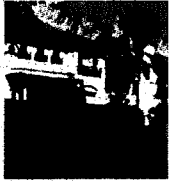
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5



6



8



9



10



11



12

4th Avenue

3rd Avenue

Country Club Drive

Westchester Place

S. Arlington Avenue

S. Van Ness Avenue



- 10 Pico-Arlington Christian Church  
3405 Pico Boulevard (corner Arlington)
- 11 S. Van Ness Avenue
- 12 1219 S. Van Ness Avenue
- 13 1219 S. Gramercy Place
- 14 1237 S. Gramercy Place
- 15 1231 S. St. Andrews Place
- 16 1215 S. St. Andrews Place
- 17 The Church of Jesus Christ of Latter-Day Saints  
1209 S. Manhattan Place
- 18 1041 S. Gramercy Drive
- 19 1035 S. Gramercy Drive
- 20 1028 S. Gramercy Place  
1034 S. Gramercy Place  
1040 S. Gramercy Place
- 21 Hebron Church  
(originally Forum Theatre)  
4050 Pico Boulevard (corner Norton)



S. Gramercy Place



S. Wilton Place



Country Club Drive



S. Gramercy Drive



S. St. Andrews Place

S. Manhattan Place



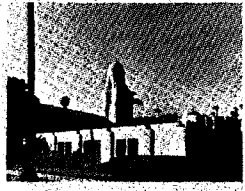
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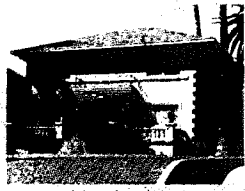
13



15



17



16



11

115 Avenue



14

Place

14 Place



16 Place

17 Place

- 1 Milbank Mansion 1913-14  
3340 Country Club Drive  
G. Lawrence Stimson Co., architect/  
builder

This estate appears to be the most substantial residential estate in the City of Los Angeles designed at a single time for a single family and surviving intact from a period before World War I. The principal residence was built as the home of Isaac Milbank, where he lived until his death in 1922; his wife residing there until her death in 1953. Mr. Milbank was an executive of the New York Condensed Milk Company (the predecessor of the Borden Company) before coming to California. In Los Angeles, he was a director of the Pacific Mutual Life Insurance Company. He was president of Union Oil Associates and vice president of the Pacific Finance Corporation. As president of Country Club Park, a corporation which acquired this site and surrounding acreage from the Los Angeles Country Club, he oversaw its subdivision.

His commanding mansion today is the centerpiece of the neighborhood. Mr. Milbank commissioned architect Stimson, designer of the Wrigley Mansion in Pasadena, who produced a similarly impressive structure. Today the Wrigley Mansion is the headquarters of the Tournament of Roses. The Mediterranean-Bauhaus Arts facade and hilltop siting of Milbank creates the illusion of a residence even larger than its 27 rooms. A sweeping metal and glass entry canopy commands attention. Mediterranean styling—a green tiled hipped roof, ornate brackets, open porches, a sweeping entry canopy, and smooth stucco surfaces—was popular prior to World War I. Country Club Park contains a high concentration of Mediterranean styled houses, from the modest to the grand.

On the same grounds, Stimson designed a second home in the American Colonial Revival style (1915) for the Milbanks' daughter and son-in-law (photo for #1).  
The Milbank heirs sold the estate in 1976, and today it is leased to a nonprofit educational corporation.

- 2 Reeves Mansion  
Sisters of Social Service 1913  
1130 Westchester Place  
Alfred F. Rosenheim

The Reeves Mansion is an extraordinary survivor of an early period of luxury home-building, in virtually intact condition. This home and the one next door at 1120 were built by a distinguished local architect, Alfred Rosenheim. The construction cost of the Reeves Mansion was \$57,670, at a time when most homes cost \$8,000-\$10,000, and both the Milbank houses cost \$50,000.

The Reeves Mansion is distinguished by its red brick and recessed mortar construction, giving it a rich texture. The red tile roof and repeating arches add a Mediterranean flavor, while circular decorative motifs in the tile adorn the springs of the arches. The exterior entrance foyer is a rainbow of colored and veined marble.

Elaborate decorative details fill the interior, including gold-leaf scrollwork, cast plaster, coordinated pocket-door hardware and four individualized fireplaces. The finely detailed grand staircase has three alternating spindled and fluted post designs. At the top of the staircase is placed a geometric stained-glass window. Original light fixtures complement the individually distinguished rooms. An unusual round breakfast room (now a chapel) is completely encompassed by a lush garden mural. Mr. and Mrs. Reeves' bedrooms are connected by a three-room marble and ceramic bath.

Architect Rosenheim built his own house next door in 1915. The care and thought he lavished on these houses is evident. The turreted tower of 1120 contains nine panels of stained glass, each one a different design. Tiny gargoyles guard the drainpipes above the first floor.

The Sisters of Social Service moved into the Rosenheim Mansion in 1930 and into the Reeves Mansion in 1946. They have taken excellent care of these superb buildings.

Rosenheim was an eminent architect whose works include the May Company (1908) downtown; the Hellman Building, now Banco Popular (1903) at 4th and Spring; the Cameo Theater (1910) on Broadway and the Second Church of Christ Scientist (1908) on West Adams. He was elected the first President of the American Institute of Architects, California Chapter.

- 3 West side of 3rd Avenue, south  
from 1133 to 1271  
1908-1912

This row forms a continuous streetscape of richly detailed houses spanning the transition from Queen Anne Victorian to Craftsman architecture, in shingle, wood and stone. The houses have a strong presence on the street, with their deeply recessed porches and prominent roof gable forms. A careful look reveals a summary of features prevalent throughout Country Club Park: Tudor Revival, Mediterranean, and Colonial Revival-Foursquare construction. Note the matching garages.

- 4 1229 3rd Avenue 1912  
Frank E. Hartigan, architect/builder

This Italianate design is a nine-room symmetrical wood frame house with insulating hollow brick, all faced in stucco; a solid, pragmatic upper-middle class house of 1912. The porch ceiling is finely crafted tongue-in-groove red-wood. Lionhead hipjoints add a whimsical touch to the clay tile roof. The triumphal arch motif of the porch recurs in the piers, beveled glass oak entry doors and sidelights, newel post insets and fireplace pilasters.

The interior is characterized by stained maple throughout. The finely crafted coordinated hardware is all original. Innovations from the 1900's include light fixtures fitted for both gas and electricity (in case electricity proved merely a fad) and gas fireplaces, including one upstairs of blue tile, delicately spindled and carved mantel, and beveled glass.

Hartigan, the builder, was responsible for numerous structures on South Gramercy Place (see #23).

- 5 1248 3rd Avenue 1910

Built during the heyday of the Prairie School, this house bears a striking resemblance to designs of Frank Lloyd Wright. Although few Prairie Houses were built in the West, 1248 proudly expounds elements of this short-lived style: a strong horizontal emphasis in the roof, dormers and porch, and a relatively unadorned symmetrical massing with enormous flat planters framing a conspicuous entrance. Stained glass above the front and rear left windows provide a delicate interplay with the boldness of the structure's massing, sometimes called the Prairie Box or American Foursquare.

The centerpiece of the interior, a stone bracketed fireplace with oak mantel, repeats the horizontal emphasis of the exterior. Symmetrical stained glass borders the fireplace, more of which is found atop the grand staircase whose newel posts are illuminated by built-in frosted glass lamps. This antique glass journey culminates at the second landing with geometrically patterned pocket doors.

Note: Compare the Weber House (1921) at 3923 West 9th Street, Lloyd Wright's first Los Angeles building and clearly influenced by his father's Prairie School architecture. The house is just a few blocks north of Olympic Boulevard off 4th Avenue.

- 6 1255 Westchester Place 1907

The oldest house in the neighborhood, this gigantic turreted Mediterranean-influenced castle is almost completely engulfed by voluminous weeping willow trees. The sparkling green tile roof is similar to the Milbank Mansion, but the grouped Byzantine-style porch columns are unique. Intricate floral bracketing and fresco panels surround the roofline. A glass conservatory visible beside the porte-cochère dates from 1914.

Once inside the solid oak entrance and foyer, the visitor is greeted by an awe-inspiring delight: an expansive three-dimensional stained glass scene of a country road with three houses. Enhancing the effect is a stained glass segmented half-dome, a very unusual lighting fixture intermingling with the owner's collection of 26 wind-up photographs, dating from 1892 through the 1920's, all in working order. Imagine sitting in front of the dark-green tile and mahogany fireplace, listening to music of the same period!

- 7 1215 Westchester Place 1914  
C. A. Fellows, owner/builder

This Tudor Revival house is flavored with elements of Craftsman construction: upturned eaves, prominent rafters, notched rafters over the carport and tapered wooden piers on the porches and corners. Elaborately latticed leaded windows adorn the ground floor. A singular feature is the undulating brickwork in the front yard, paralleling the slope of the front gable.

- 8 1230 S. Arlington Avenue c. 1925

This is an elaborate Tudor Revival house with extensive half-timbering, long sloping rooflines and a vertically segmented brick chimney. Elements of the Craftsman style appear in the massive notched roof rafters, notched bargeboards and simplified brackets. Note that the free-standing garage/servants quarters match the design of the main house, a common feature of the period.

- 9 1245 S. Arlington Avenue 1915  
Butler Brothers Construction Co.

The sleek horizontal massing of this Colonial Revival house is accentuated by the three-quarter length porch extending to a porte-cochère, and low-pitched roof. Paired and tripled Tuscan columns support the porch with its spindled ground-floor and balcony balustrades. The upper porch supports are modern replacements of the originals. The rounded side bay with balcony constitutes an interior piano nook in the living room. Built two years after the Reeves Mansion, the massing is quite similar, with two hipped roof sections and extended second-story balcony above the porch. Leaded beveled glass windows adorn the sidelights and front window.

The interior is an extraordinary expanse of mahogany, including pocket doors, moldings, fireplace and a dramatic elliptical stair-

- 10 Pico-Arlington Christian Church 1927  
3405 Pico Boulevard (corner Arlington)  
Harold Cross, architect

The Spanish Colonial design with Churrigueresque ornamentation and 75 foot ball-tower recalls the Early California Missions. The elaborate entrance includes rich Baroque decoration and spiraling Corinthian columns—all in cast concrete. An Art Deco zigzag pattern above the door hints at the church's late 20's construction.

Extensive use of Malibu tile, stenciling and stained glass add colorful visual interest to the massive beamed interior. Huge iron ceiling fixtures introduce a scroll pattern that is evident throughout the church. The detailed framing of the Baptistry continues the visual axis begun at the Churrigueresque entrance while the Baptistry itself is awash with colorful Malibu tile.

- 11 1236 S. Van Ness Avenue 1925  
G. J. Lord, architect

This Tudor Revival Cottage is a whimsical and delightful achievement, portraying features found on the larger Tudor houses in Country Club Park. With the extraordinary clinker brick walls is a patterned shingled roof with overhanging eaves, a gabled entrance and a side wing with a long sloping roofline. Adding more texture, the half-timbering has a hand-hewn finish.

- 12 1219 S. Van Ness Avenue 1915  
Erick Lund, architect and original owner  
1225 S. Van Ness Avenue 1921  
J. H. Hillock and Son, builders

These two houses exemplify the Mediterranean architecture in Country Club Park: Spanish tile roof, bracketed eaves (more elaborate on 1225), and rectangular building forms. The differences in roof shape and porch treatment are characteristic of Mediterranean style houses built several years apart.

- 13 1219 S. Gramercy Place 1922  
R. D. Jones, architect

Another variation of Colonial Revival-American Foursquare, this house features several curvilinear accents. An elliptical porch has pairs of graceful fluted Ionic columns, crowned by a balustrade with delicate spindle-work. The ground floor windows are emphasized by strong curvilinear brackets supporting a lintel, which is surmounted by decorative plasterwork inside a half-circle. The horizontal roofline lifts in a curve to accent the central doorway.

- 14 1237 S. Gramercy Place 1909  
H. R. Dodd, owner/builder

This house displays Mediterranean massing and features such as a hipped tile roof, a symmetrical facade and a breezy front porch. The pointed arches of the porch are unusual and echo the pitch of the roof. A close look at the bracketing reveals the simplified upturned rafters typical of the Craftsman style. The narrow porte-cochère could accommodate both horse-drawn and horseless carriages; the bottom step is raised to meet the carriage.

Inside the solid oak entrance is a house resplendent with original hand-laid tile: a zig-zag pattern in the foyer, soft colors in the kitchen and butler's pantry, a tan-brown-black motif in one bathroom and a pink-green blend in the other. A spectacular mahogany and Italian marble fireplace commands the living room. At the top of the narrow staircase off the kitchen, an unexpected delight is the stained glass country castle scene, similar to the one in #6.

- 15 1231 S. St. Andrews Place 1923  
H. C. Fugel, architect

Under the triple-bracketed Spanish tile roof of this elegant and formal Mediterranean Foursquare is a perfectly symmetrical facade. Elaborate scrollwork crowns the ground-floor windows and doors. The upper windows are accented with arched hood moldings and rectangular surrounds, adding architectural form which is functional as well, shedding the rain that occasionally intrudes on Southern California's sunny skies.

- 16 1215 S. St. Andrews Place 1924  
William F. Parath, architect/builder

The raised elevation of this house, plus its projecting entry bay and balustrade, lend grandeur to the entryway. The central arched window and rusticated quoining are the major details of this solid, symmetrical, square construction. The central upper window has an unusual, somewhat Moorish, profile.

Inside, the living room features a Batchelder tile fireplace with finely detailed floral patterns. Original leaded-glass pocket doors lead into the dining room and its built-in china cabinet with original milk glass. The house is filled with unusual antiques, including an English factory time clock, a tropically carved Chinese chest and a 1920's Zenith phono-radio.

- 17 The Church of Jesus Christ  
of Latter-Day Saints 1928  
1209 S. Manhattan Place  
Pope and Burton, architects

This rare example of an Art Deco inspired church was designed by Pope and Burton of Salt Lake City, official architects for the Mormon Church. The 83-foot-high domed tower with finial dominates the skyline. The tower displays Moorish caps at its setbacks and a circular grill motif. Setbacks also accent the wall corners and abstract pilasters, while the circular ornament is repeated in the doors leading to the California Mission style courtyard. The arched interior arcade and arched window pairs integrate the various details, the most striking of which is the Art Deco geometric stained glass.

- 18 1041 S. Gramercy Drive c. 1911

This classic Craftsman bungalow features a deep asymmetrical porch and asymmetrical massing. It is clad with wood shingles and the windows are accented with strongly defined frames. The hardwood entrance door with diamond-leaded sidelights and the rounded stone aggregate porch and chimney are typical Bungalow features. Note the arched openings near the porch floor: these are for water drainage and sweeping (also on #7 in brochure).

- 19 1035 S. Gramercy Drive 1909

A large rectangular house framed by a single overhanging gable, this Shingle style house displays elements of the Craftsman style: overextended roof eaves, exposed rafter ends, simple brackets and tapered plain-post entry pilasters. The red stone porch provides contrasting texture. An unusual touch is the proportioned groups of vertical attic ventilation slots. The original porch has been altered; the iron balcony is an addition.

- 20 1028 S. Gramercy Place 1913  
1034 S. Gramercy Place 1910  
1040 S. Gramercy Place 1914

This group of three fine vintage homes is typical of the Craftsman and Mediterranean houses found in Country Club Park. 1028 was designed and built by Frank Hartigan, who also built numbers 1016, 1022, 1033, 1039, 1045, 1210 South Gramercy Place and #4 in brochure. Strong architectural elements are the piers, brackets and projecting roof forms.

- 21 Hebron Church (originally Forum Theater)  
1921-24  
4050 Pico Boulevard (corner Norton)  
Edward J. Borgmeyer, architect

One of the first large theaters outside downtown, the 2,000-seat Warner Brothers Forum Theater was considered "the most beautiful movie house in the world" as recently as 1972 (L.A. Times). Above the elaborate Roman Revival facade of full and broken pediments, gigantic Corinthian columns and a Roman warrior frieze, a rooftop restaurant used to cater to moviegoers.

The auditorium interior was termed "modified atmospheric." A series of Ionic columns along its entire length framed murals, creating the effect of being surrounded by Italian gardens.

Note the architectural nameplate near the left front entrance.

#### Credits

Written by Roy Pendro  
Grateful acknowledgments for the assistance of Alma Carlisle, David Cameron and the Country Club Park Neighborhood Association. Photographs by Bill Doggett  
Design by Valencia Design  
Typesetting by Mondo Typo

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Golden State Mutual Life Insurance Company  
Midtown Shopping Center Associates

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The Los Angeles Conservancy is a private, nonprofit organization dedicated to the preservation and revitalization of our architectural heritage.

BOARD OF  
BUILDING AND SAFETY  
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CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.  
SUPERINTENDENT OF BUILDING  
INTERIM GENERAL MANAGER

DATE: JULY 12, 2013

RE: 1245 - 1255 WESTCHESTER PL

After a thorough search of our files, we are **unable** to locate the following information:

\_\_\_ Certificate(s) of Occupancy - \_\_\_\_\_

✓ Building permit(s) - ORIGINAL \_\_\_\_\_

\_\_\_ Other - \_\_\_\_\_

The City does not certify, guarantee or warrant that the property in question necessarily satisfies all present or future requirements of L.A.M.C. nor does the City assume any liability for errors or omission in the furnishing of any information.

For further assistance, you may call (213)482-6899

Sincerely,

A handwritten signature in black ink, appearing to be "K. M. J.", written over a horizontal line.

Department of Building & Safety  
Records Section.  
201 N. Figueroa St.,  
1<sup>st</sup> Floor, Room 110  
Los Angeles CA 90012

# All applications must be filled out by applicant

## BOARD OF PUBLIC WORKS DEPARTMENT OF BUILDINGS

Clerk will stamp number here, as follows:

4.- If for Plumbing, Sewer or Cesspool.

5.- If for Piping or Inspection.

6.- If for Plumbing, Sewer or Cesspool and Gas Fitting.

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

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

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

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

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

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

(USE INK OR INDELIBLE PENCIL)

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

No. 1255 Westchester Place Street

- Owner's Name M. A. Wright
- Contractor's Name Peter J. Francis  
(Plumber, Gas Fitter, Sewer or Cesspool Contractor)
- Contractor's Address 311 58 Hill St
- Specify number of Plumbing Fixtures to be installed. none
- Specify if there is a Sewer or Cesspool to be constructed on the premises. sewer work  
(No cesspools allowed where there is a street sewer)
- Specify number of Gas Outlets to be installed. none
- Is it a new or old building? old
- If on old building, are there any alterations or repairs being made to same; and if so, what is your estimate of the cost of same? none

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

(Sign here) M. A. Wright  
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY		
PERMIT NO. <u>✓ 2722</u>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink) _____ Plan Examiner.	Application checked and found O. K. (Use Rubber Stamp) <u>FEB 9 - 1914 C.W.</u> _____ Clerk.
		This permit is valid for <u>100178</u> <u>FEB 9 1914</u> <u>100178</u> L.A. City Dept.

75



All applications must be filled out by applicant

PLAN AND SPECIFICATIONS and other data must also be filed

WARD

BOARD OF PUBLIC WORKS DEPARTMENT OF BUILDINGS

3

Application to Alter, Repair or Demolish

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 contract of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein or thereon, 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 hereinafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim or title, or right of possession in, the property described in such permit.

Form with columns: REMOVED FROM (Lot, Block, Tract) and REMOVED TO (Lot, Block, Tract). Includes fields for TAKE TO ROOM No. 1st and 3rd floor, ASSESSOR PLEASE VERIFY, and ENGINEER PLEASE VERIFY. Includes handwritten address: 1255 West Chester Place.

- 1. What Purpose is the present Building used for? Conservatory
2. Owner's name Mrs. Mary A. Wright
3. Owner's address 1255 West Chester Place
4. Architect's name Purgin Hamilton Co. Inc.
5. Contractor's name Purgin Hamilton Co.
6. Contractor's address 137. Ross St.
7. ENTIRE COST OF PROPOSED WORK \$400.00
8. Class of Present Building Elevator (114) Size of present building Two Stories

This conservatory is to be built on cement balcony emerging from dining room of the present building. Floor and ornamental railing as shown on drawings, are already in place. Outside dimensions of the conservatory 5'-11 x 10'-11 x 11' over all.

The side walls and roof will be comprised of one inch tee iron placed vertically and secured at the bottom, middle and top, by one inch angle iron, all securely riveted together; the corner to have two inch angle iron. All to be covered with copper.

The side lights are to be glazed with plate glass, and the roof to be glazed with a green tinted art glass.

Administrative stamps: PERMIT NO. 2045, Plans and specifications checked and found to conform to Ord.ances, State Laws, etc. (with signature), Application checked and found O. K. (with date OCT 13 1914 G.K.), and a large 'REQUIRED' stamp dated OCT 16 1914.

Handwritten signature and number 6 at the bottom of the page.

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building } 1255 Westchester Pl (House Number and Street)

New location of building } (House Number and Street)

Between what cross streets } (House Number and Street)

Approved by City Engineer.

Deputy.

- 1. Purpose of PRESENT building: residence Families..... Rooms.....
2. Use of building AFTER alteration or moving..... Families..... Rooms.....
3. Owner (Print Name): Russell A. Wyatt Phone.....
4. Owner's Address: 1255 Westchester Pl S.A.
5. Certificated Architect..... State License No..... Phone.....
6. Licensed Engineer..... State License No..... Phone.....
7. Contractor..... State License No..... Phone.....
8. Contractor's Address.....
9. VALUATION OF PROPOSED WORK: \$400.00 (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)
10. State how many buildings NOW on lot and give use of each: house & garage (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building: Number of stories high..... Height to highest point.....
12. Class of building: Material of existing walls: stucco Exterior framework: wood (Wood or Steel)

Describe briefly and fully all proposed construction and work: Plastering and general repair and repapering

Fill in Application on other Side and Sign Statement

300 (OVER)

FOR DEPARTMENT USE ONLY. PERMIT NO. 19099. Plans and Specifications checked. Zone. Fire District. No. Corrections verified. Bldg. Line. Street Widening. Ft. Ft. Plans, Specifications and Applications reviewed and approved. Application checked and approved. Price 8/27/41. Regular Validation Included. Specified Yes-No. Inspector 11- [Signature]

3

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT 15,16	BLK.	TRACT Westchester Pl. Robert Marsh & Co's	DIST. MAP 4589
2. BUILDING ADDRESS 1255 Westchester Pl.	APPROVED BS		ZONE R-1
3. BETWEEN ADJ. STREETS W. Pico Blvd.	12th St.		FIRE DIST.
4. PRESENT USE OF BUILDING Dwelling	NEW USE OF BUILDING Same		INSIDE X KEY
5. OWNER Willie Evans	PHONE		COR. LOT REV. COR.
6. HEIGHT ADDRESS Above	P. D.	ZONE	LOT SIZE 120 X 150
7. CERT. ARCH.	STATE LICENSE	PHONE	
8. LIC. ENGR.	STATE LICENSE	PHONE	REAR ALLEY SIDE ALLEY BLDG. LINE
9. CONTRACTOR Angel Tile Co.	STATE LICENSE 165423	PHONE	AFFIDAVITS
10. CONTRACTOR'S ADDRESS 1642 W. Adams	P. D.	ZONE L. A. 7	
11. SIZE OF EXISTING BLDG. 40 X 30	STORIES 2	HEIGHT 20	NO. OF EXISTING BUILDINGS ON LOT AND USE W Dwelling & Apt. Gar. N.C.
12. MATERIAL EXT. WALLS: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE	ROOF CONST. <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER		SPRINKLERS REQ'D. SPECIFIED

3 1255 Westchester Pl.

DISTRICT OFFICE: L. A.

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 1300.		DWELL UNITS
14. SIZE OF ADDITION	STORIES	HEIGHT
15. NEW WORK: EXT. WALLS REMODEL KITCHEN REPLACING CABINETS. NO CHANGE IN FLR AREA. C. OF D. AND TILE ISSUED	ROOFING	VALUATION APPROVED Pace
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.  SIGNED: Edward J. Kerner	APPLICATION CHECKED Johnson	PARKING SPACES
	PLANS CHECKED	GUEST ROOMS
	CORRECTIONS VERIFIED	FILE WITH
	PLANS APPROVED	CONT. INSP.

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

INS.	GROUP	MAX. OCC.	P. CHARGE	S.P.C.	B.P.	I.P.	O.S.	C/O
✓	2	-	None		6.00			

VALIDATION CASHIER'S USE ONLY

LARR772 00000 0-10K 000





**City of Los Angeles  
Department of Building and Safety**

**“NORTHRIDGE EARTHQUAKE” FILE  
(EQ1-94)**

**ADDRESS: 1255 WESTCHESTER PL**

**RECORD NO.: 41565 \*POSTING: GREEN**

The document(s) contained in this file are related to the inspection(s) and/or permits issued for buildings surveyed and/or damaged from the January 17, 1994 earthquake or related aftershocks. Many of the damage estimates were made under emergency conditions and should not be used to make bids for repair, demolition, or rebuilding. These records were created for use by the Department of Building and Safety only. The City of Los Angeles and the Department of Building and Safety are not responsible for any use of this data. Check the retrieval index for all available earthquake documents as other documents may have become available for viewing after this file was prepared for viewing (filmed and scanned).

“RECORD NO.” refers to a unique computer-generated number assigned by the Damage Assessment database to uniquely identify a structure or, in cases of a vacant lot, the site. Each separate building was assigned a unique Record No. For example, a site with a dwelling and detached garage was assigned two Record Nos. (one for the dwelling and one for the garage).

\*“POSTING” is based on the last inspection report in the earthquake files at the time it was prepared for viewing. It refers to the type of placard affixed to the structure (or site when the lot is vacant) by a Building and Safety Inspector during an inspection for earthquake damage or repair. The official placards are commonly referred to by their color as follows: “RED” is unsafe to occupy; “YELLOW” is limited entry; and “GREEN” is safe to occupy. Other designations were used in the Posting field, but are not postings. They are “CERT” and “PERMIT” and are described as follows:

“CERT” refers to cases where a Certified License Contractor repaired either an earthquake damaged roof, garden wall or chimney (chimney only until 12/94), and certified that the work was completed via a Certificate of Completion. No posting is available as a Building and Safety Inspector did not make an inspection for earthquake damage or repair. WHEN THE POSTING IS “CERT”, IT IS EXPECTED THAT ONLY A CERTIFICATE OF COMPLETION WILL FOLLOW THE COVER SHEET.

“PERMIT” is used when no inspection was made by Building and Safety for earthquake damage prior to issuing a permit to repair damage and our records do not indicate that the work was completed for all outstanding earthquake repair permits for this structure at the time the file was prepared for viewing. WHEN THE POSTING IS “PERMIT”, IT IS EXPECTED THAT NO DOCUMENTS, EXCEPT POSSIBLY A COPY OF THE PERMIT WITH HAND-WRITTEN ADDRESS CORRECTIONS, WILL FOLLOW THE COVER SHEET.

EQ1-94  
OBS 41565  
PART

**A. TYPE OF DISASTER:**  
 Fire  Earthquake  
 Flood  Other \_\_\_\_\_

**CITY OF LOS ANGELES**  
**DEPARTMENT OF BUILDING AND SAFETY**  
**RAPID SCREENING INSPECTION FORM**

**B. BUILDING USE:**  
 Residential  
 Commercial

**C. INCLUSIVE ADDRESS:** 1255 WESTCHESTER PL. **COUNCIL DISTRICT:** 10

**D. OWNER:** \_\_\_\_\_ **PHONE NO.:** \_\_\_\_\_

**MANAGER:** \_\_\_\_\_ **PHONE NO.:** \_\_\_\_\_

**E. No of Stories:** 3 **No. of Living Units:** 1 **Basement:**  YES  NO  UNKNOWN

**TYPE CONSTRUCTION:** URM I II III IV  V **APPROX. SIZE** 96 ft. X 87 ft.

**PRIMARY OCCUPANCY: (Check one, only)**

<input checked="" type="checkbox"/> 01 DWELLING	<input type="checkbox"/> 04 AMUSEMENT	<input type="checkbox"/> 07 PVT. GARAGE	<input type="checkbox"/> 10 HOSPITAL	<input type="checkbox"/> 13 OFFICE	<input type="checkbox"/> 16 RET. STORE:	<input type="checkbox"/> 21 THEATRE
<input type="checkbox"/> 02 DUPLEX	<input type="checkbox"/> 05 APARTMENT	<input type="checkbox"/> 08 PUB. GARAGE	<input type="checkbox"/> 11 HOTEL	<input type="checkbox"/> 14 PUB. ADMIN.	<input type="checkbox"/> 17 RESTAURANT	<input type="checkbox"/> 22 WAREHOUSE
<input type="checkbox"/> 03 AIRPORT	<input type="checkbox"/> 06 CHURCH	<input type="checkbox"/> 09 GAS STATION	<input type="checkbox"/> 12 MFG.	<input type="checkbox"/> 15 PUB. UTIL.	<input type="checkbox"/> 18 SCHOOL	<input type="checkbox"/> 35 CONDO
						<input type="checkbox"/> 99 OTHER

**F. INSTRUCTIONS:** Examine the building to determine if any hazardous conditions exist. A "YES" answer in Categories 1, 2, or 4 is grounds for posting building UNSAFE. If condition is suspected to be unsafe and more review is needed, check appropriate Unknown box(es) and post LIMITED ENTRY. A "YES" answer in Category 3 requires posting and/or barricading to indicate AREA UNSAFE. Explain "YES", "UNKNOWN" findings and extent of damage under "Comments."

**EXISTING HAZARDOUS CONDITIONS**

Condition	YES	NO	UNK	Condition	YES	NO	UNK
1. Structure Hazardous Overall	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Nonstructural Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Collapse/partial collapse	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parapets/ornamentation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building or story leaning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cladding/glazing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ceiling/light fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
				Interior Walls/partitions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Hazardous Structural Elements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Elevators	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Foundations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stairs/Exits	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof/Floors (vertical loads)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electric/Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Columns/pilasters/corbels	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Chimney	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Diaphragms/horizontal bracing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Walls/vertical bracing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Geotechnical Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Moments Frames	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Slope failure/debris	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Precast connections	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ground Movement, fissures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**COMMENTS:** CHIMNEY REMOVED TO ROOF LINE.

**G. Vacate Bldg.?**  YES  NO **Partially Vacate Bldg.?**  YES  NO **No. of Living Units Vacated:** 0  
**EST. DAMAGE:** 2 **% EST. DAMAGE:** \$ 12,000 **PERMIT REQUIRED?**  YES  NO

**H. OVERALL RATING:**

Existing	Recommended
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

**INSPECTED (Green)**  
 Exterior Only  
 Exterior and Interior

**LIMITED ENTRY (yellow)**   
**UNSAFE (Red)**   
 Building  
 Area (See Section I-3)

**I. RECOMMENDATIONS:** (Circle Number / Fill in data)

1. No Further Action required.  
 2. Detailed Evaluation required.  
 \_\_\_\_\_ Structural \_\_\_\_\_ Geotechnical

3. Barricades needed in the following areas:  
 \_\_\_\_\_

4. Disconnect utilities:  
 \_\_\_\_\_ Electric \_\_\_\_\_ Gas \_\_\_\_\_ Water

**J. INSPECTOR:**  
 Name/I.D.: GONZALEZ/JOHNSON  
 Phone: 237 1479

**K. INSPECTED:**  
 Date: 1-28-94  
 Time: 1110  a.m.  p.m.

Dr. W. J. Davis Residence: 1255 Westchester Place, Los Angeles, CA 90019 ~ Built: 1907.  
Architect: Theodore Augustus Eisen ~ Contractor: Unknown ~ Photos: ©Anna Marie Brooks 2013.



Residence and garage: View southwest. Source: Bing Maps.



Residence and garage: View north. Source: Big Maps.

Dr. W. J. Davis Residence: 1255 Westchester Place, Los Angeles, CA 90019 ~ Built: 1907.  
Architect: Theodore Augustus Eisen ~ Contractor: Unknown ~ Photos: ©Anna Marie Brooks 2013.



Residence and garage: View northeast. Source: Bing Maps.



Residence and garage: View southeast. Source: Bing Maps.

Dr. W. J. Davis Residence: 1255 Westchester Place, Los Angeles, CA 90019 ~ Built: 1907.  
Architect: Theodore Augustus Eisen ~ Contractor: Unknown ~ Photos: ©Anna Marie Brooks 2013.



Entry: Pillars with capitals at rear. Glass in entry door and sidelights has been changed out. View west.



Third floor: Original roof tiles, pergola, brackets and piers remain, as do windows.  
Second floor: Added awning and supports and some window changeouts. Original half-height piers with original metal trim, original copper gutters, now painted, view west.

Dr. W. J. Davis Residence: 1255 Westchester Place, Los Angeles, CA 90019 ~ Built: 1907.  
Architect: Theodore Augustus Eisen ~ Contractor: Unknown ~ Photos: ©Anna Marie Brooks 2013.



Details: Gutter brackets, eaves with decorative brackets with decorative plaques between them. Decorative member on banding. Decorative members on downspout headers.



Partial view of porte-cochere on north of residence.

Dr. W. J. Davis Residence: 1255 Westchester Place, Los Angeles, CA 90019 ~ Built: 1907.  
Architect: Theodore Augustus Eisen ~ Contractor: Unknown ~ Photos: ©Anna Marie Brooks 2013.



Slight view, garage at southwest of residence, behind greenery.



Turret at northeast corner of residence, beneath eaves.

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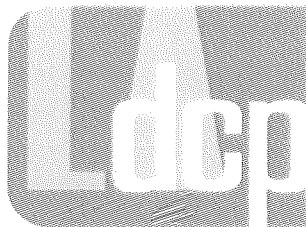
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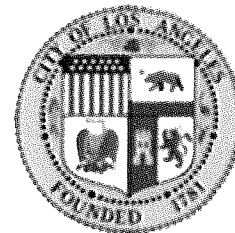
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# City of Los Angeles Department of City Planning



## 7/6/2014 PARCEL PROFILE REPORT (modified version)

### PROPERTY ADDRESSES

1255 S WESTCHESTER PL

### ZIP CODES

90019

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-2010-994-HPOZ-MS

CPC-2009-2594-ICO

CPC-2007-2707-ICO

CPC-16921

ORD-181372

ORD-179285

ORD-128037

ENV-2010-995-CE

ENV-2009-2595-CE

PRIOR-06/01/1946

Baseline Mansionization Ordinance	Yes
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	Country Club Park
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

### Assessor Information

Assessor Parcel No. (APN)	5081020020
APN Area (Co. Public Works)*	0.482 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$154,529
Assessed Improvement Val.	\$241,228
Last Owner Change	02/25/81
Last Sale Amount	\$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	205585 147657-58

### Building 1

Year Built	1907
Building Class	D85C
Number of Units	1
Number of Bedrooms	8
Number of Bathrooms	4
Building Square Footage	7,613.0 (sq ft)

Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

### Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.80212028341308
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000

Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Tsunami Inundation Zone	No

### Economic Development Areas

Business Improvement District	None
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	None
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	None

### Public Safety

Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	759
Fire Information	

### Address/Legal Information

PIN Number	129B189 889
Lot/Parcel Area (Calculated)	3,001.1 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID G4
Assessor Parcel No. (APN)	5081020020
Tract	ROBERT MARSH AND CO'S WESTCHESTER PLACE
Map Reference	M B 7-101
Block	None
Lot	16
Arb (Lot Cut Reference)	2
Map Sheet	129B189

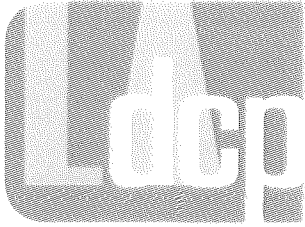
### Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Olympic Park
Council District	CD 10 - Herb J. Wesson, Jr.
Census Tract #	2129.00
LADBS District Office	Los Angeles Metro

### Planning and Zoning Information

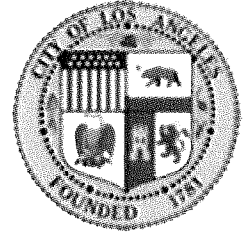
Special Notes	None
Zoning	R1-1-O-HPOZ
Zoning Information (ZI)	None
General Plan Land Use	Low II Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No

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



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

**7/6/2014  
PARCEL PROFILE REPORT  
(modified version)**



Division	1
Battalion	11
District / Fire	29
Station	
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-2010-994-HPOZ-MS

**Required Action(s):** HPOZ-HISTORIC PRESERVATION OVERLAY ZONE  
MSC-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)

**Project Descriptions(s):** HISTORIC PRESERVATION OVERLAY ZONE AND PRESERVATION PLAN

**Case Number:** CPC-2009-2594-ICO

**Required Action(s):** ICO-INTERIM CONTROL ORDINANCE

**Project Descriptions(s):** COUNTRY CLUB PARK INTERIM CONTROL ORDINANCE EXTENSION

**Case Number:** CPC-2007-2707-ICO

**Required Action(s):** ICO-INTERIM CONTROL ORDINANCE

**Project Descriptions(s):** TEMPORARY MORATORIUM IN COUNTRY CLUB PARK UNTIL THE HPOZ CAN BE ADOPTED.

**Case Number:** ENV-2010-995-CE

**Required Action(s):** CE-CATEGORICAL EXEMPTION

**Project Descriptions(s):** HISTORIC PRESERVATION OVERLAY ZONE AND PRESERVATION PLAN

**Case Number:** ENV-2009-2595-CE

**Required Action(s):** CE-CATEGORICAL EXEMPTION

**Project Descriptions(s):** COUNTRY CLUB PARK INTERIM CONTROL ORDINANCE EXTENSION

## DATA NOT AVAILABLE

CPC-16921

ORD-181372

ORD-179285

ORD-128037

PRIOR-06/01/1946



Address: 1255 S WESTCHESTER PL

Tract: ROBERT MARSH AND CO'S  
WESTCHESTER PLACE

Zoning: R1-1-O-HPOZ

APN: 5081020020

Block: None

General Plan: Low II Residential

PIN #: 129B189 889

Lot: 16

Arb: 2



# LEGEND

## GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5
- CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC, PVSP
- CM, MR, WC, CCS, UV, UI, UC, M1, M2, LAX, M3, SL
- P, PB
- PF
- HILLSIDE

## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

#### COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial - Mixed High Residential
- Regional Center Commercial

### FRAMEWORK

#### COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

#### INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

#### PARKING

- Parking Buffer

#### PORT OF LOS ANGELES

- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- General / Bulk Cargo - Hazard
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

#### LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside
- Airport Airside
- Airport Northside

#### OPEN SPACE / PUBLIC FACILITIES
















- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities

















#### INDUSTRIAL

- Limited Industrial
- Light Industrial





# CIRCULATION

## STREET



































-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

## FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off-Ramp
-  Railroad
-  Scenic Freeway Highway

## MISC. LINES




-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor



## POINTS OF INTEREST





























 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	<b>HW</b> House of Worship	 Public Golf Course (Proposed)
 Bridge	<b>e</b> Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
<b>HW</b> Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	<b>MWD</b> MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	 Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	<b>RPD</b> Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
<b>DMV</b> DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
<b>DWP</b> DWP	 Police Training site	 Skill Center
 DWP Pumping Station	<b>PO</b> Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	<b>C</b> Private College	 Steam Plant
 Fire Supply & Maintenance	<b>E</b> Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	<b>JH</b> Private Junior High School	<b>UTL</b> Utility Yard
 Helistop	<b>PS</b> Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	<b>SH</b> Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	<b>SF</b> Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

## SCHOOLS/PARKS WITH 500 FT. BUFFER

-  Existing School/Park Site
-  Planned School/Park Site
-  Inside 500 Ft. Buffer

- |  |  |
|--|--|
|  Aquatic Facilities   |  Opportunity School               |
|  Beaches              |  Other Facilities                 |
|  Charter School       |  Park / Recreation Centers        |
|  Child Care Centers   |  Parks                            |
|  Elementary School    |  Performing / Visual Arts Centers |
|  Golf Course          |  Recreation Centers               |
|  High School          |  Span School                      |
|  Historic Sites       |  Special Education School         |
|  Horticulture/Gardens |  Senior Citizen Centers           |
|  Middle School        |  Skate Parks                      |

## OTHER SYMBOLS

- |  |   |  |
|--|---|--|
|  Lot Line           |  Airport Hazard Zone   |  Flood Zone                          |
|  Tract Line         |  Census Tract          |  Hazardous Waste                     |
|  Lot Cut            |  Coastal Zone          |  High Wind Zone                      |
|  Easement           |  Council District      |  Hillside Grading                    |
|  Zone Boundary      |  LADBS District Office |  Historic Preservation Overlay Zone  |
|  Building Line      |  Downtown Parking      |  Specific Plan Area                  |
|  Lot Split          |  Fault Zone            |  Very High Fire Hazard Severity Zone |
|  Community Driveway |  Fire District No. 1   |  Oil Wells                            |
|  Tract Map          |   |  |
|  Parcel Map         |   |  |
|  Lot Ties           |   |  |
|  Building Outlines  |   |  |