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**THE  
JUDGE JULIAN L. HAZARD  
HOUSE**

**A History**



**10571 WYTON DRIVE**

**LOS ANGELES**



## THE OWNERS

In December 1931, Julian L. Hazard, a judge from Florida, purchased undeveloped Lot 13 of Block 1 of Tract 9835 in the Westwood Hills (now often referred to as “Little Holmby”) from Frank S. Porter who had owned it since 1928. Judge Hazard commissioned architect P. P. Lewis to design a house for himself and his wife Aristene and their daughter in the popular Spanish Colonial Revival style. The Westwood Mortgage Company was identified as the contractor.

Julian Leslie Hazard was born on June 11, 1896 in Chicago, Illinois. His father Henry was in the real estate business. By 1918, Julian was a law student at Stetson University in De Land, Florida, and living with his widowed mother Lucinda, a stenographer, and four siblings in Tampa. Soon after graduation, Julian made a name for himself when he was elected judge of one of the state’s county courts--the youngest judge then serving in the United States. He was re-elected and was later appointed to another court by the Governor before deciding to move to California. He established a private practice on Wilshire Blvd. in Beverly Hills. A onetime partner of Joseph L. Reina, Mr. Hazard represented a number of celebrities of his day in divorces and other personal matters, including actress Colleen Moore, nightclub-owner Earl Carroll, Morton Downey, George Jessel, director Raoul Walsh, and the Giannini family.

Aristene Hazard was a native of Albion Village, New York, born Aristene Jayne Luther on February 6, 1904. Her father was an automobile dealer. She married her husband in 1920 when she was only sixteen. Mr. and Mrs. Hazard’s daughter, also named Aristene Jayne, was born in Florida around 1922. A graduate of Beverly Hills High School, she was identified in the 1940 census as a “studio actress” who went by the name Jayne Hazard. She was selected as one of thirteen “Baby Stars of 1940” by a group of Hollywood directors. In the early 1940s, Miss Hazard appeared in several well-received plays in Hollywood small theaters, such as *Women at Work*, *Back to Eden*, and *Money Girls*. Her film career appears to have been brief: she acted in *Black Market Babies* in 1945 and in *The Racket* in 1951. She married theater owner Lowell Jasper Thompson in 1947 but they were divorced just two years later. She was married and divorced at least two additional times. Her name did not pop up again in newspapers until the 1970s when she led an anti-development effort in the San Fernando Valley. Earlier articles about Jayne Hazard are attached on pages 18 through 20.

Julian Hazard died on October 15, 1971 in San Clemente, California at the age of 75. No obituary could be found for him in the *Los Angeles Times*. Additional biographical materials are attached on pages 16 and 17. After her husband’s death, Mrs. Hazard re-married, becoming Mrs. William Wasson. She passed away in Orange County on May 14, 1976 at the age of 72.

Julian Hazard sold his Wyton Drive home in January 1935 to John A. Byerly, a retired lumberman. He shared his home with his wife Ethel and two live-in married servants. John Alphonsus Byerly was born into a farming family in East Hickory, Pennsylvania on

March 3, 1869. He was educated at the Edinboro Normal School and at Allegheny College in Meadville. In 1897, he married Missouri-born Lucretia Finley. They would have two sons: Oliver F. (born ca. 1899) and Lloyd A. (born ca. 1906). Mr. Byerly married for the second time around 1917. His new wife Ethel, born in 1879, was a native of Iowa.

By 1910, Mr. Byerly was living in Portland, Oregon where he was employed as a shingle manufacturer. By 1913, he had moved to Castle Rock, Washington, where he was president of the Castle Rock Bank and treasurer of the Silver Lake Railway and Lumber Company. He was also involved in the Columbia Agriculture Company and the Columbia River Log Sealing and Grading Bureau, Inc. He served as a director of the Ostrander Railway and Timber Company and the First National Bank of Kelso. Sometime before 1920, Mr. Byerly moved back to Portland where local directories identified him as a “lumber manufacturer.” He was a member of the Elks and the Masons and, in Los Angeles, belonged to the Los Angeles Country Club. Mr. Byerly was named Northwest Senior Golf Champion in 1933. He died on March 25, 1950 having just turned 81 three weeks earlier. His entry in *Who's Who on the Pacific Coast* and an obituary from the *Times* are attached on pages 21 and 22.

In November 1950, Edward Teller, often referred to as “the father of the H-bomb,” became the owner of 10571 Wyton Drive. He evidently purchased the property in advance of his anticipated acceptance of a professorship at U.C.L.A. However, it is highly unlikely he ever moved into the house. He found out that a number of U.C.L.A. faculty had refused to sign the then-required loyalty oath and had lost their jobs. Out of sympathy for them, he declined the professorship and accepted a position at the University of California, Berkeley. Biographical sources consulted for this report indicate Dr. Teller sold his longtime Chicago home and immediately bought a house in Berkeley, but no mention is made of the Wyton Drive property.

Dr. Teller (1908-2003) was born in Budapest, Hungary. He earned a doctorate in theoretical physics in 1930 from the University of Leipzig. His academic career threatened by the rise of the Nazis, he emigrated to Denmark and then to the United States in 1935 where he became a professor of physics at George Washington University. In 1941, Dr. Teller was recruited to join the Manhattan Project that was to create the atomic bomb. He left the Los Alamos Laboratory in 1946 for a teaching position at the University of Chicago. After moving to Northern California, he became the director of the Lawrence Livermore Laboratory, associated with U.C. Berkeley, which conducted thermonuclear research leading to the development of the hydrogen bomb. While at Livermore, Dr. Teller also taught physics from 1953 to 1975. After that, he became a senior research fellow at the Hoover Institution at Stanford. He became friends with Ronald Reagan and was said to have been the inspiration for the President's Strategic Defense Initiative (also known as “Star Wars”). Dr. Teller's lifetime staunch advocacy of nuclear energy and weapons and conservative political beliefs made him very unpopular with many in the intellectual community.

Additional biographical material on Dr. Teller can be found on pages 23 through 26.

Title to 10571 Wyton transferred to Eaton MacLeod MacKay, a physician, in August 1953. Living with him was his wife Lois MacKay. Dr. MacKay was born in Auburn, California on November 30, 1901. The family moved to Chico where Eaton's father worked as a high school principal. By 1920, they were living in Berkeley and the senior Mr. MacKay had returned to teaching high school. Eaton MacKay graduated from Stanford University after which he served on the medical faculty of the school. He later joined the staffs of U.S.C. and the Hospital of the Rockefeller Institute for Medical Research in New York. During World War II, he and another physician were hailed for developing a new powder drug for treating open wound infections. After the war, Dr. MacKay became a nationally known physician in the fields of endocrinology, nutrition, and internal medicine. He organized the Scripps Metabolic Clinic in La Jolla and for 21 years directed its research department. He was also a fellow of the American College of Physicians.

Dr. MacKay married Lois Lockhard of Nebraska in 1923. Her father had also been a physician. Mrs. MacKay (1898-1978) was active in the American Association of University Women and was the mother of Lois Anne (1928-1990) and Marilyn Joy (1931-1995). Dr. MacKay died in Orange County at the age of 72 on October 30, 1973. A copy of his obituary from the *Los Angeles Times* is attached on page 27.

Morris Colton Beckwitt, a psychiatrist, was recorded as the owner of the Wyton Drive property in January 1956. Born in Poland on December 7, 1906, he immigrated with his family to Detroit in 1920. (He became a naturalized citizen in 1931). After graduating from the University of Michigan in 1935, Dr. Beckwitt was on the staff of the County Hospital in Detroit. Subsequent to moving to Los Angeles, he first set up a private practice in Beverly Hills and later became a professor of psychiatry at U.C.L.A. Dr. Beckwitt married Ellen Gottesman, an immigrant from Hungary, born on November 30, 1911. Her family came to the United States in 1924 and settled in Youngstown, Ohio where her father was a rabbi. She worked as a public school teacher until her husband became an established physician. While living on Wyton Drive, Mrs. Gottesman hosted musicales at her home. She died on March 25, 1993 at age 83. Her husband survived her by several years, passing away at age 89 on August 15, 1996. No obituaries could be found for them in the *Los Angeles Times*.

After 22 years of Beckwitt family ownership, the property was sold in March 1978 to Michael M. and Cyndia S. Wheeler. Mr. Wheeler was a Realtor and served as a director on the Los Angeles Board of Realtors in the 1980s. Mr. and Mrs. Wheeler later moved to Pasadena.

In July 1980, well-known screenwriter Robert Towne purchased the property along with his then-wife Julie. Born Robert Bertram Schwartz in Los Angeles in 1934, Mr. Towne grew up in San Pedro where his father, who changed the family name to Towne, owned a dress shop. The senior Mr. Towne later entered the real estate field and moved his family

to Rolling Hills where Robert attended the Chadwick School. He would graduate from Pomona College. His first wife, actress Julie Payne, was the daughter of actor John Payne. They would divorce in 1981.

Mr. Towne was the author of many notable film scripts, including *The Godfather* (1972), *Chinatown* (1974), for which he received an Academy Award, *Reds* (1981), *The Two Jakes* (1990), and the first two *Mission Impossible* films. Besides *Chinatown* three other screenplays were nominated for Academy Awards: *The Last Detail* (1973), *Shampoo* (1975), and *The Legend of Tarzan, Lord of the Apes* (1984). Mr. Towne also served as writer-director on several films, including *Personal Best* (1982) and *Without Limits* (1988). His television credits include episodes of *The Lloyd Bridges Show*, *The Man from UNCLE*, and *Mad Men*. A summary article of Mr. Towne's career is attached on pages 28 through 30.

Richard B. and Valerie M. Aronsohn gained title in November 1983. Dr. Aronsohn (1926-2012) was a well-known cosmetic surgeon, or "beauty surgeon" as he preferred to call himself. A specialist in cosmetic surgery since the 1950s, he had many celebrity clients and was a frequent speaker at women's clubs and at international conferences. He also wrote several books on the subject. Dr. Aronsohn served as president of the Board of Cosmetic Surgery in the 1980s. His first wife Joyce won the "Mrs. California" pageant in 1959.

In January 2011 Jack D. Fine, an attorney, became the owner.

Wyton Drive LLC has been the owner since December 2013.

## THE ARCHITECT

Little is known about the early life of architect Percy Parke Lewis, or P. P. Lewis as he preferred to be known professionally. Born on August 12, 1885 in Pennsylvania, he was living in Waterbury, Connecticut with his widowed mother by 1900. By the age of 25, Mr. Lewis was back in Pennsylvania, working as an architectural draftsman in Wilkes-Barre. He married his wife, the former Ruth Hoffer, in 1909 when she was just nineteen. Mr. Lewis may not have had any formal academic architectural training. In those days, many designers gained their education by working in apprentice positions as draftsmen in prominent architectural firms.

Mr. Lewis first appeared in Los Angeles directories in the late 1920s, although he had been granted a certificate to practice architecture in California as early as May 1924. When in Los Angeles, he lived with his wife at 1024 Burnside Avenue, where he evidently maintained a private practice. In 1928, he was a charter member of the newly organized Certified Architects Association of Beverly Hills. He was a 32<sup>nd</sup> degree Mason and a member of the Beverly Hills Shrine Club. He also belonged to the Beverly Hills Kiwanis Club. By the early 1930s, Mr. Lewis had an office in Westwood at 1063

Westwood Boulevard. By 1938, he had moved to Room 208 of the Chapman Building at 10929 Weyburn Avenue in West Los Angeles.

Perhaps Mr. Lewis' most well-known designs are located in Westwood where, between 1929 and 1939, he produced plans for single-family and multiple-family residences, churches, and commercial structures. Belying the general depression that hit the construction industry in the 1930s, the Janss Investment Corporation and the Westwood Mortgage and Investment Company hired a number of architects, including Mr. Lewis, to contribute to the growing skyline of Westwood Village and environs during those years. Among Mr. Lewis' works at that time for these firms and for some private clients: the John L. Robertson residence in the Tudor style on Thayer Avenue and the sprawling Spanish Revival home at 474 North Faring Drive (both 1929); the Francisca Apartments on Tiverton Avenue, which "embraced the new central patio feature" (1930); an apartment house for Ella Brown with an Andalusian courtyard (1930); the massive Redman Storage Warehouse Company building at the corner of Gayley and Kinross Avenues (1930); the landmark Bullock's-Westwood store at Weyburn and Westwood Boulevard (1932); a medical building at 1618 Westwood Boulevard (1934); a planned three-story, fifty-room hotel at the northwest corner of Wilshire Boulevard and Gayley Avenue (1936); the Sears-Roebuck store at 1101-1100 Westwood Boulevard, its Mediterranean tower a visible landmark in the Village (1936; expanded 1939); the Pfeiffer apartment building in the French Colonial style on Wilshire Boulevard at Malcolm Avenue (1936); the Gerstad residence at 5051 Havenhurst Avenue (1936); and the Goff Building at 10991 Roebling Avenue (1937).

In the mid-1930s, Mr. Lewis designed at least five model residences for the Janss Company near the new U.C.L.A. campus. These included a French-Normandy on Thayer Avenue, supposedly inspired by ideas gathered from the firm's sales staff and women clients; an English-style on Tilden Avenue with sweeping gables, leaded-glass windows, and massive stone and brick effects; another English on Montana Avenue featuring a living room with a massive hammer-head beam ceiling and inglenook fireplace; a Spanish-style on Comstock Avenue built at a cost of \$23,000; and yet another English-style at 235 Brownwood Avenue, "artistically arranged" on its lot.

Undoubtedly, the greatest Lewis-designed landmark in Westwood is the 1,500-seat Fox Westwood Village Theatre, built at a cost of over \$300,000 at 961 Broxton Avenue in 1931. A Spanish Colonial Revival/Moderne mix, the theatre's tower, with its Art Deco metal patterns, is recognized today as an important part of the community's surviving architectural fabric.

Other documented Lewis-designed structures in the Los Angeles area include: the Janss Investment Company building at 508 North Western Avenue (1928)—in the Byzantine style; the N. G. Nelson residence at 1947 North Oxford Avenue (1933); a large apartment building in the French Chateau style on Wilshire Boulevard between Beverly Glen and the Los Angeles Country Club, built for \$75,000 (1935); a Colonial-inspired home for Lela Rogers, the mother of actress Ginger Rogers, at 1605 Gilcrest Drive in Beverly

Crest (1935)—the walls of each of its four wings faced with different materials: stone, shakes, board siding, and plaster; the Mediterranean-style Dorothy Kemp house at 2427 Chislehurst Drive in Los Feliz and the Albert Sweny residence at 780 Amalfi Drive, Pacific Palisades—a Tudor Revival (both 1936); the J. J. Baker residence at 243 Bronwood Avenue in Brentwood and the Eisenhower house at 1038 Manning Avenue (both 1937); an office building for Allan Jones at 238-244 North Canon Drive in Beverly Hills (1940); and Building #3 of the Corinne Griffiths complex at the southwest corner of Beverly Drive and Charleville Boulevard, also in Beverly Hills (1941).

Among the churches designed by Mr. Lewis: the Twenty-eighth Church of Christ Scientist in West Los Angeles at the corner of Hilgard and Lindbrook, “to embody hospitable charm and dignity” (1934); the 1,200-seat First Church of Christ Scientist at 142 South Rexford Drive in Beverly Hills (1937); St. Alban’s Episcopal Church at 580 South Hilgard Avenue in Westwood (1940)—a Romanesque structure described by architectural historians Gebhard and Winter as employing “a strong and vigorous traditional imagery;” and the New England-inspired First Church of Christ Scientist of Altadena at 942 East Altadena Drive in Altadena (1949).

According to a 1939 article in the *Los Angeles Times*, Mr. Lewis’ residential designs were known for their ease of circulation; plenty of windows for light, air, and views; generous storage areas; sufficient wall space allowing for flexible furniture placement; comfortable and cheery living rooms; and convenient kitchens.

Percy Parke Lewis retired around 1951. He died on February 9, 1962 at the age of 76. A brief obituary was published in the *Los Angeles Times* and is attached on page 33. He was survived by his wife and two sons, Paul and Carrington (who also became an architect and worked with his father until 1948.)

## THE ARCHITECTURAL STYLE

One of the greatest influences on American domestic architecture, particularly in the Pacific Southwest, has been the Spanish Revival. In the New World, Spanish colonists blended the adobe building traditions of the Native Americans with similar Spanish housing traditions originally brought to Spain from North Africa. Often, both the Spanish Colonial style and the Pueblo Revival style use real or pseudo-adobe construction techniques which show this mixing of Spanish and Native American precedents. Spanish Colonial ecclesiastical buildings of the American Southwest provided the inspiration for the Mission Style (1890-1920). This was followed by the Spanish Revival style (beginning about 1915), which broadened the precedents to include the entire spectrum of Spanish and Spanish-American architecture, thus making it an unusually varied style. Some Spanish Revival houses have elaborate decorative detailing patterned after formal Spanish Renaissance buildings. Others show Moorish and Islamic influences, while still others, such as those of the Andalusian and Majorcan sub-styles, are based upon rural Spanish folk houses. The most recent style to emerge in the Spanish

tradition is the Monterey Revival style (1925-1955), which is loosely based on certain houses of the American Southwest that show a mix of Spanish and English Colonial influences.

Spanish Revival houses are typically identified by low-pitched roofs, usually with little or no eave overhang, red-tile roof coverings, one or more prominent arches placed above a door or a principal window or beneath a porch roof, wall surfaces of stucco, and asymmetrical facades. The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspiration, an unusually rich and varied series of decorative precedents. The typical roof tiles are of two basic types: Mission tiles, which are shaped like half-cylinders, and Spanish tiles, which have an S-curve shape. Both types occur in many variations depending on the size of the tiles and the patterns in which they are applied. Dramatically carved doors are typical of Spanish architecture; these are more common on high-style Spanish Revival houses, but also occur on modest examples. Doors are usually emphasized by adjacent spiral columns, pilasters, carved stonework, or patterned tiles. Less elaborate entrance doors of heavy wood panels, sometimes arched above, are also common. Doors leading to exterior gardens, patios and balconies are usually paired and glazed with multiple panes of rectangular glass.

Many examples of Spanish Revival architecture have at least one large focal window. These are commonly of triple-arched or parabolic shape and may be filled with leaded and stained glass or may be dotted with stained-glass inserts of varying design. Decorative window grilles of wood or iron are common, as are similar balustrades on cantilevered balconies, which occur in a variety of shapes and sizes. Other typical details include tile-roofed (and otherwise decorated) chimney tops; brick or tile vents; fountains; arcaded tiled walkways (usually leading to a rear garden); and round or square towers.

Domestic buildings of Spanish precedent built before about 1920 are generally free adaptations in the Mission style. It was not until the Panama-California Exposition held in San Diego in 1915, that precise imitation of more elaborate Spanish prototypes received wide attention. The Exposition was designed by Bertram Grosvenor Goodhue, who had previously authored a detailed study of Spanish Colonial architecture. Goodhue wanted to go beyond the then prevalent Mission interpretations and emphasize the richness of Spanish precedents found throughout Latin America. Inspired by the wide publicity given the Exposition, other fashionable architects soon began to look directly to Spain for source material. There they found a still longer and richer sequence of architectural traditions which became melded into a style that they continued to call the Spanish Colonial Revival, or sometimes just Spanish Revival.

Southern California Mediterranean styles during the 1920s were also greatly influenced by the growing motion picture industry. Movie-goers became used to seeing texture, detail, and the interplay of light and shadows, which is so typical of Mediterranean houses. Audiences were also exposed to international styles through the movie sets,



which often used motifs to emblemize a given country or era. These motifs were later picked up by architects in period revival styles of all kinds.

The two most common sub-styles upon which truly Spanish-derived revival architecture was based were the Majorcan and Andalusian. Majorcan houses tend to be a bit more formal in their layout and landscaping. Wrought-iron in window grilles and hand-rails is preferred over turned wood. The dwelling is usually oriented to the street by entry patios that are often walled. There may be second-floor balconies or loggias along the front elevation, often supported by arches resting on low heavy columns. Andalusian houses, on the other hand, often literally turn their back on the street, the activity of the household directed toward an interior tiled patio, often with a fountain at its center. The front elevation may be mostly blank wall with window openings and masses of decoration placed here and there in a seemingly random arrangement. Other characteristics of Andalusian-influenced houses include a noticeable asymmetrical layout, a much greater use of wood trim and shutters, and informal, less obviously planned landscaping. The farm-house variant of the Andalusian sub-style is even more plain, resembling the look of California missions.

However, one should not spend a lot of time trying to define what sub-style a design best fits. According to architectural historian Merry Ovnick, these distinctions are very subjective and “most builders were just grabbing a good-sounding label with no concept of what it signified.” Although Spanish Colonial architecture in the early 1920s tended to be “textbook” (that is, based on the “authentic” styles that architects observed on their “grand tours” of Europe or on the photogravure images they studied at home), by the later 1920s, even the more “scholarly” architects, such as John Byers, George Washington Smith, and the Davis brothers “took great liberties” and often produced very eclectic designs. Just before the Depression killed the movement, pioneer architects such as Wallace Neff, Reginald Johnson, and Roland Coate were all looking for an indigenous California architecture that would consciously blend a number of Mediterranean ideas. If a sub-style label must be applied to a building, it is best to call it by whatever term the architect or real estate promoter used and leave it at that.

The Spanish Colonial Revival style reached its first apex during the 1920s and early 1930s and passed rapidly from favor during the 1940s. It emerged again during the 1970s, when the public’s fascination with the “California Ranch” style began to run its course. Spanish Revival was once again the style of choice for many subdivisions in the 1980s and 1990s.

Spanish Revival is most common in the southwestern states, particularly California, Arizona, and Texas, and in Florida, all regions where original Spanish Colonial building occurred and continued into the 19<sup>th</sup> century. Landmark houses in this style are rare outside of Florida and the Southwest but, as in the related Mission style which preceded it, scattered vernacular examples are found in suburban developments throughout the country. During the 1920s, many new communities in Florida and Southern California

were planned in the Spanish Revival style, and older towns (such as Santa Barbara) sought to affect a Spanish Colonial image.

Perhaps no single style has epitomized the romanticized heritage of Southern California so much as has the Spanish Revival. Especially during the 1920s, newcomers to the Golden State were enchanted by tales of the missions and the supposedly idealistic lifestyles of the early *Californios*. What made the architecture equally attractive was the fact it was ideally suited to the Mediterranean climate, with its thick, white reflective walls, tile roofs, small windows, and overhanging eaves.

Note: Some of the information above is based on material found in *A Field Guide to American Houses* by Virginia and Lee McAlester (New York, Knopf, 1984).

The Judge Julian Hazard house is a good example of the Spanish Colonial Revival style with its asymmetrical layout, white roughly plastered walls, gabled cut-up tile roof, multi-paned casement windows, wrought-iron grillwork and light fixtures, solid wood front door with steel bands and studs, cast-stone quoining, open-air loggias, and whimsical chimneys with cupola tops.

## **THE HOUSE AND PROPERTY IN THE PUBLIC RECORD**

On January 16, 1932, the City of Los Angeles issued building permit #935 for the construction of a two-story, ten-room residence and garage. The house, to measure approximately 31.5 by 99 feet with a maximum height of 24 feet, would have a concrete foundation, wood-frame walls covered in stucco, a tiled roof, and brick chimneys. The cost of construction was estimated at \$11,000—a substantial amount for a new house during the Great Depression.

A permit was issued in February 1947 to install a home elevator.

The house was sandblasted in July 1954.

A permit was issued in March 1962 to construct a 13.5-by-21-foot screened patio with a 6-by-6.75-foot sliding glass door. Lifetime Awning was the contractor. The cost was estimated at \$1,000.

A chimney was repaired in April 2014 for \$3,900. Fireplace Freddie, Inc., of Los Angeles was the contractor.

Permission was given in May 2014 to remodel the house and expand the first floor by 332 square feet and the second floor by 162 square feet at a cost of \$300,000. The owner was to act as his own contractor. This permit was supplemented the following September to increase the scope of work to include a closet and bathroom addition on the second floor. The added cost was \$20,000.

The house was to be seismically retrofitted for \$2,000, according to a permit issued in June 2014. Sill plate anchor bolts and a cripple wall were to be added. The contractor was EGX, Inc., of Los Angeles.

A permit to construct a swimming pool was issued in September 2014.

Copies of some of these permits can be found on pages 34 through 44.

(Note: Permits for very minor alterations, such as water heater replacement, are not included. Also not included are permits missing from the file or whose microfilmed or digital copies are indecipherable and not otherwise recorded or described in Assessor's records.)

The Los Angeles County Assessor first visited the property on October 3, 1932 and recorded a newly-constructed two-story residence with a concrete foundation, stucco walls, and a gabled tiled roof. Heat was provided by two fireplaces and a six-unit gas furnace. There were thirteen plumbing fixtures. Lighting fixtures were rated "special." Plaster, Sanitas paper, and plain woodwork were the primary interior finishes. The house had a total of seven hardwood floors. Overall construction quality of the house was rated "special"—the highest category available on the Assessor's form.

The Assessor estimated the square footage at 4,411. On the first floor were three living rooms (one was probably a dining room), one bedroom, one and two-thirds tiled bathrooms, a kitchen with tiled walls and a built-in electric refrigerator, and a breakfast room. The upstairs contained three bedrooms, two dressing rooms, two tiled bathrooms (one with a walk-in shower). There was also a basement that measured approximately nine by eleven feet. The attached garage measured approximately 21 by 26 feet. The property also contained 94 linear feet of brick walls and 79 linear feet of wire fencing.

The Assessor returned on August 23, 1950 to note the presence of a Shephard "home lift" with an estimated value of \$800.

Around 1963, the Assessor recorded the completion of a 264-square-foot patio with a concrete floor, screened sides, and a corrugated aluminum roof.

The Los Angeles County Assessor currently estimates the square footage of the house at 4,243 with four bedrooms and four bathrooms. Copies of the Assessor's building records are attached on pages 45 through 49.

## **THE WORLD AND COMMUNITY IN 1932**

The world and nation were not in a happy state during 1932. The Japanese invaded China in January, setting up a puppet state in Manchuria. Eamon De Valera assumed the position of prime minister in Ireland. Antonio de Oliveira Salazar became prime minister

of Portugal and would rule as a Fascist dictator for the next 36 years. Famine in the Soviet Union, caused largely by Stalin's collectivization program, took two to six million lives.

In March 1932, 20-month-old Charles A. Lindbergh, Jr., was kidnapped from his parents' New Jersey home and was later found dead. James J. Walker resigned as the Mayor of New York City, ending a corruption inquiry. In November, Franklin Delano Roosevelt was elected president, defeating incumbent Herbert Hoover, as the nation began to reel under the effects of the Great Depression. Earlier in the year, Hoover had ordered General Douglas MacArthur to use tanks and Army troops to violently disperse 5,000 World War I veteran Bonus Marchers in Washington, DC. Republican James Rolph, Jr., was Governor of California, but would later die in office during a pre-campaign tour.

Los Angeles, now comprising 441.23 square miles, was the site of the very successful 1932 Olympic Games, held in July. The Coliseum had been enlarged to accommodate 105,000 spectators. The city's citizens attempted to oust Mayor Porter from office, but he won a recall election in May.

The year 1932 was rich in literature and the arts. Among the literary works published that year: Aldous Huxley's *Brave New World*; *Light in August* by William Faulkner; Erskine Caldwell's *Tobacco Road*; Dashiell Hammett's mystery novel *The Thin Man*, which introduced Nick and Nora Charles; *Mutiny on the Bounty* by Charles Nordhoff and Norman Hall; and *In This Our Life*—Ellen Glasgow's Pulitzer Prize-winning novel. In 1932, John Galsworthy received the Nobel Prize for Literature (he would die the following year) and classic American poet Hart Crane passed away. Philip Johnson and Henry Russell Hitchcock published their seminal book *The International Style* that would help revolutionize architecture and interior design. Hollywood was especially productive in 1932, perhaps to counter-act the financial gloom slowly settling over the land. Audiences flocked to enjoy such films as: *I Am a Fugitive from a Chain Gang*, starring Paul Muni; the classic, star-filled *Grand Hotel*, which won the Best Picture Oscar that year; *Shanghai Express* with Marlene Dietrich; Rouben Mamoulian's *Dr. Jekyll and Mr. Hyde* with Fredric March; *Dracula*, with Bela Lugosi; *Rain*, starring Joan Crawford; *A Farewell to Arms*, with Gary Cooper and Helen Hayes; *Red Dust*, with Clark Gable and Jean Harlow; the Marx Brothers' *Horse Feathers*; George Cukor's *A Bill of Divorcement* with Katharine Hepburn and John Barrymore; and the latest Tarzan movie, starring Johnny Weissmuller. In 1932, Broadway audiences enjoyed George S. Kaufman and Edna Ferber's *Dinner at Eight*, Ben Hecht and Charles MacArthur's *Twentieth Century*, and Cole Porter's *Gay Divorce*, but they mourned the loss of Florenz Ziegfeld. On radio, Jack Benny and Burns and Allen both began their wildly popular shows, and *One Man's Family* began its 27-year run. Popular songs of the day included *Brother, Can You Spare a Dime?* popularized by Bing Crosby; Cole Porter's *Night and Day*; and *Isn't It Romantic?* by Rodgers and Hart. American composer and band-master John Philip Sousa died in 1932.

## NOTES

The *Los Angeles Times* announced that Judge Hazard was building a “Spanish-type home of ten rooms on Wyton Drive” on May 1, 1932. A copy of the larger article can be found on page 15.

The house has been advertised for sale in the *Times* over the years. On July 18, 1950 it was a “beautiful home” to be sold “to close an estate.” The property was described as having “old world charm” on November 3, 1977. On June 29, 1980 the ad called it a “most fabulous authentic Spanish hacienda. From the hand-hewn beams to the random planked oak floors, this house has everything! All public rooms open to arched galleria and inner courtyard with fountain. Mahogany paneled library with wet bar and fireplace; huge living room with oversized fireplace; formal dining room; den with tiled fireplace; two charming bedrooms plus master upstairs; maid’s and bath down; wonderful kitchen with breakfast room. Move-in perfection.” Copies of these ads are attached on page 31.

The Hazard house was featured as the *Times* Home of the Week on October 13, 2013. Entitled “Style in a World of Details,” the article stated that “old world architectural details take center stage at this Spanish Colonial-style house in the Little Holmby area of Westwood. Elaborate ironwork, carved and stenciled beams and colorful tile, as well as a Prohibition-era bar hidden behind panels, are among original features.” A copy of this article can be found on page 32.

## THE SIGNIFICANCE OF THE PROPERTY

The Judge Hazard house is potentially eligible for listing on a local inventory of significant properties due to its association with a known architect, its fine design, and its contribution to the architectural and historical context of the Little Holmby (Westwood Hills) neighborhood.

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 The Building Biographer  
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 Pasadena, CA 91106-3763  
 626-792-7465.  
[www.buildingbiographer.com](http://www.buildingbiographer.com)

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**WESTWOOD TREND BRISK: Fifteen New Residences, Costing \$165,000, Now Under Way**  
*Los Angeles Times (1923-Current File); May 1, 1932;*  
 ProQuest Historical Newspapers: Los Angeles Times  
 pg. D3

## WESTWOOD TREND BRISK

### *Fifteen New Residences, Costing \$165,000, Now Under Way North of Wilshire*

With building costs totaling more than \$165,000, exclusive of land values, fifteen new residences are under construction north of Wilshire Boulevard in Westwood Hills, five of which were started within the last nine days, with a value in excess of \$77,000. This building activity does not include new residences, with a cost value of \$500,000, at present under construction in Holmby Hills, previously reported; nor does it include an apartment building nearing completion adjacent to Westwood Village, carrying an investment of \$50,000.

Judge Charles W. Fricke of the Superior Court is building on Dalehurst avenue with an investment in



**HAROLD JANS**

excess of \$17,000. His home will be of Spanish design, of nine rooms.

Gordon S. Watkins, professor of Economics at the University of California at Los Angeles, Westwood Hills, is constructing an early California-type home of one

story on Lindbrook avenue.

Judge Julian L. Hazard, prominent attorney of Beverly Hills and formerly of Florida, is building a Spanish-type home of ten rooms on Wyton Drive.

"It has been practically two

years," said Harold Janss, vice-president of the Janss Investment Corporation, yesterday, "since we have seen any similar building activity north of Wilshire Boulevard in Westwood Hills. While there has never been a time when we could not count at least ten new residences under construction in that section of our property, the activity this spring has almost doubled what we figure as normal.

"Our reports show that there were eighteen new houses started in Westwood Hills in the thirty-day period March 15 to April 15," Janss continued, "eight of which were north of Wilshire Boulevard. It is to be expected that the less-expensive homes will continue to be erected rapidly south of Wilshire Boulevard, but we believe that this unusual home-building activity north of Wilshire can be taken as an indication that keen-thinking property owners have at last come to a realization that money can be saved if they build now and take advantage of low construction costs."



### Youngest Judge

Judge Julian L. Hazard, now living in Westwood, was for years the youngest judge in the United States. He was graduated from Stetson University at 22 and soon after was elected judge of the county court. That was in Florida, where he was born and reared. He was re-elected, resigned to accept appointment by the Governor to another judgeship, which he held until he resigned to move to California. This Floridan all his life had dreamed



of coming to California. Judge Hazard is only 35 years old now.

Los Angeles Times  
June 11, 1932; p. A4

**Article 5 -- No Title**

*Los Angeles Times* (1923-Current File); Dec 2, 1943;  
ProQuest Historical Newspapers: Los Angeles Times  
pg. A1



**AT HEARING**—The five show girls shown here joined in the protest against the waiters' strike at Earl Carroll's. Shown with Attorney Julian L. Hazard, left, and Earl

Carroll, are, left to right, Helene Simpson, Tamara Gene, Jean Richey, Tyra Vaughn and Doris Duane. The dispute ultimately may go to the War Labor Board. *Times photo*

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**Article 19 -- No Title**

*Los Angeles Times (1923-Current File)*; Apr 27, 1941;  
ProQuest Historical Newspapers: Los Angeles Times  
pg. D8



**THESE HATS ARE NOT NEW**—They had a show for ancient hats the other night at Somerset House and these bonnets are part of a collection of 300 purchased by Marie Weatherwax for \$10.30. Wearing them, left to right, Tanya Widrin and Jayne Hazard.

*Times photo*



**BEACH DAY INTERLUDE**—Jayne Hazard, daughter of Judge and Mrs. J. L. Hazard of Beverly Hills, watched the waves while the photographer failed to resist watching her. The setting was the Swimming Club on the sands at Santa Monica during sunny moment.

Los Angeles Times  
July 3, 1941; pt. 2, p. A5

Actress Given Divorce From Theater Man  
*Los Angeles Times (1923-Current File): Jun 21, 1949;*  
 ProQuest Historical Newspapers: Los Angeles Times  
 Pg. 24



**SINGLE AGAIN** — Actress Jayne Hazard divorces her theater-owner husband.

*Times photo*

## Actress Given Divorce From Theater Man

Actress Jayne Hazard, 26, yesterday divorced Lowell Jasper Thompson, 33, theater owner, on complaint "he showed no concern or sympathy" when his airplane propeller struck and seriously injured her father.

The accident occurred in June, 1947, a month after their marriage, she told Superior Judge Caryl M. Sheldon, who granted the decree. For several weeks when her father, Julian L. Hazard, Beverly Hills attorney, "lay very, very ill and paralyzed," she said, "Thompson did not visit the hospital.

"Then I became ill," Miss Hazard recalled. "And while I was in the hospital, my husband went to a party. He told me about the girls there, and it hurt me very much because I was ill, and my father was still very, very sick."

Thompson threatened to go to Idaho and obtain "a three-day divorce," she told the court—and last March he went, leaving her "penniless and with unpaid bills." She said she was served with Idaho divorce papers, but that her complaint for divorce here had then been filed.

Her mother corroborated.

**BYERLY, J. A.**, Lumberman: *born.* Pa., Mar. 3, 1869; *son*, Oliver and Margaret (Smith) B. *Edu.*: Allegheny College, Meadville, Pa.; Edinboro Normal School, Edinboro, Pa. Married. Lucretia Finley Byerly, Jan. 13, 1897, at Vancouver, Wash. Pres., Castle Rock Bank; Treas., Silver Lake Railway and Lumber Co., Columbia Agriculture Co., Columbia River Log Sealing and Grading Bureau, Inc.; Dir., Ostrander Ry. and Timber Co.; Stockholder, Kelso State Bank, Kelso, Wash.; Dir., First Natl. Bank, Kelso; Columbia and Cowlitz River Trans. Co. Member; B. P. O. E., Masons. *Address*: Castle Rock, Wash.



**Last Rites Set for John A. Byerly**  
*Los Angeles Times (1923-Current File):* Mar 28, 1950;  
ProQuest Historical Newspapers: Los Angeles Times  
pg. 24

## **Last Rites Set for John A. Byerly**

**Private funeral services for John A. Byerly, 81, retired lumberman, will be conducted today in Pierce Bros. Beverly Hills Chapel, followed by inurnment in the Chapel of the Pines. A native of Tionesta, Pa., he had lived here for 20 years. He died Saturday at his home, 10571 Wyton Drive. He was a Mason, a member of Al Kadar Shrine Temple, Los Angeles Country Club, and was Northwest senior golf champion in 1933. He leaves his widow Ethel, two sons, Lloyd W. and Oliver F. Byerly, and three sisters, Mrs. Vera Pettigrew, Mrs. Margaret Jensen and Mrs. Bertie Walters.**

Who Was Who in America, Vol. 7  
p. 251



**TELLER, EDWARD**, physicist; b. Budapest, Hungary, Jan. 15, 1908; naturalized, 1941, s. Max and Ilona (Deutch) Teller; m. Augusta Harkanyi Teller, Feb. 26, 1934 (dec. 2000); children: Paul, Susan Wendy. Student, Inst. Tech., Karlsruhe, Germany, 1926—28, U. Munich, 1928; PhD, U. Leipzig, Germany, 1930; DSc (hon.), Yale U., 1954, U. Alaska, 1959, Fordham U., 1960, George Washington U., 1960, U. So. Calif., 1960, St. Louis U., 1960, Rochester Inst. Tech., 1962, PMC Colls., 1963, U. Detroit, 1964, Clemson U., 1966, Clarkson Coll., 1969, LLD (hon.), Boston Coll., 1961, Seattle U., 1961, U. Cin., 1962, U. Pitts., 1963, Pepperdine U., 1974, U. Md. at Heidelberg, 1977; DSc, LHD (hon.), Mt. Mary Coll., 1964; PhD (hon.), Tel Aviv U., 1972; D Natural Sci. (hon.), DeLaSalle U., Manila, 1981; D Med. Sci. (hon.), Med. U. S.C., 1983. Research assoc., Leipzig, 1929—31, Goettingen, Germany, 1931—33, Rockefeller fellow, Copenhagen, 1934; lectr. U. London, 1934—35; prof. physics George Washington U., Washington, 1935—41, Columbia, 1941—42; physicist U. Chgo., 1942—43, Manhattan Engr. Dist., 1942—46, Los Alamos Sci. Lab., 1943—46; prof. physics U. Chgo., 1946—52, U. Calif., 1953—60, prof. physics-at-large, 1960—70, Univ. prof., 1970—75, Univ. prof. emeritus, chmn. dept. applied sci., 1963—66; asst. dir. Los Alamos Sci. Lab., 1949—52; cons. Livermore br. U. Calif. Radiation Lab., 1952—53; assoc. dir. Lawrence Livermore Lab., U. Calif., 1954—58, 1960—75; dir. Lawrence Livermore Radiation Lab., U. Calif., 1958—60; now dir. emeritus, cons. Lawrence Livermore Nat. Lab., U. Calif., Manhattan Dist. of Columbia, 1942—46; also Metall. and Lab. of Argonne Nat. Lab., U. Chgo., 1942—43, 1946—52, 1943—46, Radiation Lab., Livermore, Calif., 1952—75; sr. research fellow Hoover Insin. War, Revolution and Peace, Stanford U., from 1975. Mem. sci. adv. bd. USAF, bd. dirs. Assn. to the Unite the Democracies; past mem. gen. adv. com. AEC; former mem. Pres.'s Fgn. Intelligence Adv. Nat. Space Coun. Bd. Author (with Francis Owen Rice): *The Structure of Matter*, 1949; author (with A.L. Latter): *Our Nuclear Future*, 1958; author (with Allen Brown): *The Legacy of Hiroshima*, 1962; author: *The Reluctant Revolutionary*, 1964; author (with G.W. Johnson, W.K. Talley, G.H. Higgins): *The Constructive Uses of Nuclear Explosives*, 1968; author (with Segre, Kaplan and Schiff): *Great Men of Physics*, 1969; author: *The Miracle of Freedom*, 1972, *Energy: A Plan for Action*, 1975, *Nuclear Energy in the Developing World*, 1977, *Energy from Heaven and The Earth*, 1979, *The Pursuit of Simplicity*, 1980, *Better a Shield than a Sword*, 1987, *Conversations on the Dark Secrets of Physics*, 1991. Sponsor Atlantic Union, Atlantic Council U.S., Univ. Ctrs. for Rational Alternatives; mem. Com. to Unite Am., Inc.; bd. govs. Am. Acad. Achievement; bd. dirs. Def. Intelligence Sch., Naval War Coll., Fed. Union, Hertz Found., Am. Friends of Tel Aviv U. Named ARCS Man of Yr., 1980, Disting. Scientist, Nat. Sci. Devel. Bd., 1981; recipient Harrison medal, Am. Ordnance Assn., 1955, Joseph Priestley Meml. award, Dickinson Coll., 1957, Albert Einstein award, 1958, General Donovan Meml. award, 1959, Midwest Rsch. Inst. award, 1960, Rsch. Inst. Am. Living History award, 1960, Golden Plate award, Am. Acad. Achievement, 1961, Gold medal, 1982, Thomas E. White and Enrico Fermi awards, 1962, Robins award of Am., 1963, Leslie R. Groves Gold medal, 1974, Harvey prize in sci. and tech., Technion Inst., 1975, Albert Einstein award, 1977, Semmelweis medal, 1977, Henry T. Heald award, Ill. Inst. Tech., 1978, Gold medal, Am. Coll. Nuc. Medicine, 1980, A.C. Eringen award, 1980, Paul Harris award, Rotary Found., 1980, Disting. Scientist, Phil-Am. Acad. Sci. and Engring., 1981, Lloyd Freeman Hunt Citizenship award, 1982, Nat. medal of Sci., 1983, Joseph Handelman prize, 1983, Sylvanus Thayer medal, 1986, Shelby Cullom Davis award, Ethics & Pub. Policy Assn., 1988, Presidl. Citizen medal, Pres. Reagan, 1989, Majorana Erice Scienza Per La Pace award, 1990, Order of Banner with Rubies of the Republic of Hungary, 1990, Middle Cross with the star of the Order of Merit, Republic Hungary, 1994, Gold award, Dept. Energy, 2002, Presidl. Medal of Freedom, George W. Bush, 2003, Fellow: Am. Acad. Arts and Scis., Am. Phys. Soc., Hungarian Acad. Scis. (hon.), Am. Nuc. Soc.; mem.: NAS, Internat. Platform Assn., Soc. Engring. Scis., Am. Geophys. Union. Achievements include research in on chemical, molecular and nuclear physics, quantum mechanics, thermonuclear reactions, applications of nuclear energy, astrophysics, spectroscopy of polyatomic molecules, theory of atomic nuclei. Died Sept. 9, 2003.

EDWARD TELLER | 1908-2003

## Force Behind H-Bomb, 'Star Wars'

By MYRNA OLIVER  
Times Staff Writer

Edward Teller, the brilliant, bushy-browed physicist who came to deplore his designation as the father of both the hydrogen bomb and the controversial "Star Wars" nuclear defense system, died Tuesday of complications from a stroke at his home on the campus of Stanford University. He was 95.

Teller died on the day he was scheduled to appear at a dedication ceremony for the University of California's new Edward Teller Education Center, near Livermore National Laboratory.

In a remarkable career that stretched from Europe to the heart of the U.S. nuclear program, Teller deeply influenced America's security and energy policies. A vigorous advocate of a strong national defense known (to his irritation) as "the father of the H-bomb," he became a friend and admirer of President Reagan. But his criticism of fellow nuclear pioneer



Associated Press

**ADVOCATE:** Edward Teller testified in 1957 before senators on weaponry. One reviewer of a Teller book said his views "on weapons are not apt to please everyone."

J. Robert Oppenheimer alienated many scientists. Teller himself later wrote that his criticism of Oppenheimer, in 1954, caused a permanent split in the scientific community which he felt impeded weapons research and damaged national security.

Teller's very visible public profile also provoked criticism and satire. He was regarded by many as the model for "Dr. Strangelove," the caricatured nuclear warmonger made famous in Stanley Kubrick's movie. During the

[See Teller, Page A10]

Los Angeles Times  
September 10, 2003; p. A1+

[Teller, from Page A1]

Vietnam era, radical anti-war demonstrators called him a "war criminal." In 1980, an anti-nuclear protester at UCLA shoved a cream pie in his face.

His admirers were equally passionate.

"The loss of Dr. Edward Teller is a great loss for this laboratory and for the nation," said Michael Anastasio, director of the laboratory. "He was a passionate advocate for science and the development of Lawrence Livermore National Lab. He put his heart and soul into this laboratory and into ensuring the security of this nation, and his dedication never faltered."

Less than two months ago, Teller was awarded the prestigious Presidential Medal of Freedom, the nation's highest civilian honor.

"In my long life I had to face some difficult decisions and found myself often in doubt whether I acted the right way," he said after receiving the award. "Thus, the medal is a great blessing for me."

Associate director emeritus of Lawrence Livermore and senior research fellow at the Hoover Institution at Stanford until his death, Teller despised the "father" sobriquets. He once refused to proceed with a debate at California State Polytechnic Institute until he was assured that he would not be introduced as the "father of anything."

In a rare interview in 1988, Teller called the labels "ridiculous" and spluttered: "For heaven's sakes, I am not! I am the father of two children. Will you please avoid this father thing?"

That may have been his longest public statement about this private man's family: he is survived by a son, Paul and a daughter, Wendy. His wife of 66 years, Augusta Maria Harkanyi, known as Mici, died in 2000. He had four grandchildren and one great-grandchild.

If his personal life was quiet, publicly he was the most political of scientists.

He was openly obsessed with nuclear power as the source of good for energy and defensive weapons, and those unbending positions alienated many of his fellow scientists.

His presence commanded attention whether he was speaking, teaching, persuading a politician or granting a rare interview.



AT THE WHITE HOUSE: Edward Teller, with his wife, Mici, who died in 2000, is honored by President Kennedy in 1962, when he won the Enrico Fermi Award. Teller's other honors included the Albert Einstein Award in 1977.

Writer Michael Kernan described a typical encounter in the Washington Post in 1989: "The famous brows beetled, the melancholy gray eyes bored in, the doom-laden voice set out the words one by one, like great marble blocks."

Teller was born Jan. 15, 1908, in Budapest, Hungary, to a Jewish family. He was the son of a prosperous attorney, Max Teller, and Ilona Deutsch Teller. He studied at the private Mellinger School and the Minta Gymnasium in Budapest, and then enrolled in the Karlsruhe Technische Hochschule in Germany, where his father insisted he study something practical — chemical engineering.

He also studied mathematics and became intrigued by the emerging field of quantum mechanics.

While continuing his studies at the University of Munich, Teller lost his right foot in a streetcar accident. He soon learned to walk with an artificial foot, and the handicap was almost never mentioned by Teller or anyone else.

Earning his doctorate in theoretical physics in 1930, at the age

of 22, from the University of Leipzig, Teller wrote his thesis on the theory of the hydrogen molecular ion. That formed the basis for his work on the theory of the molecule, still the most commonly accepted description.

He spent the next two years as a research consultant at the University of Göttingen, but became alarmed about his career and his safety as the Nazis gained power in Germany.

"The hope of making an academic career in Germany for a Jew existed before Hitler came — and vanished the day he arrived. . . . It was obvious I had to leave Germany," Teller told biographers 45 years later.

His ticket out was a Rockefeller Foundation fellowship for a year at the University of Copenhagen. There he began to focus on nuclear physics and met Russian expatriate George Gamow, who invited him to join him as a professor of physics at George Washington University in Washington, D.C.

After a short teaching stint in 1934-35 at the University of London, Teller accepted Gamow's invitation, teaching at George Washington from 1935 to 1941.

In 1941, the year he became a U.S. citizen, Teller was recruited to work on the Manhattan Project that created the atomic bomb. He began at Columbia University and the University of Chicago, and in 1942 joined Oppenheimer at UC Berkeley, and in 1943 moved with him to the new Los Alamos Laboratory in New Mexico.

More interested in fusion than fission, Teller was nevertheless credited with important contributions. Among them were his calculations that stymied fears that an atomic blast could actually set the oceans on fire, creating a world holocaust.

He became unhappy with Oppenheimer's lack of interest in a "superbomb" after World War II was ended by atomic bombs on Hiroshima and Nagasaki. He left Los Alamos to teach at the University of Chicago (1946-49) but returned in 1949 as assistant director, his vision soon bolstered by President Harry S. Truman's decision in 1950 to develop a hydrogen bomb.

One declassified account of the project, by Hans Bethe, wartime Los Alamos director of the theoretical division, has said

*'He put his heart and soul into this laboratory and into ensuring the security of this nation, and his dedication never foundered.'*

Michael Anastasio, director of Lawrence Livermore National Lab.

Quonset huts and low-rise office buildings east of San Francisco has frequently been referred to as "the house that Teller built."

Always considered a jovial and intellectually stimulating teacher, Teller taught physics at Berkeley from 1953 to 1975 while he conducted his research at nearby Livermore.

Unlike many of his Los Alamos colleagues who came to rue their creation, Teller remained a staunch advocate of nuclear energy and weapons. Still, he campaigned for safe, professionally maintained nuclear power plants and argued that the reason for powerful weapons and defense mechanisms was to make war unnecessary.

But what critics forgot was that Teller was one of those who advocated warning Japan before dropping the atomic bomb.

The man who dissuaded me from supporting it [that view] was Robert Oppenheimer," Teller said many years later, "and one of the things for which I reproach myself was that, at that time, I let myself be persuaded by Oppenheimer."

At a 1954 Atomic Energy Commission hearing, Teller said he considered Oppenheimer a loyal American but added, "I feel I would prefer to see the vital interests of this country in hands that I understand better and therefore trust more."

Oppenheimer was denied a security clearance, and many scientists blamed Teller.

He remained a prolific speaker and author, writing alone or with co-authors a dozen books espousing his views as well as his research. A Library Journal review of his 1987 book, "Better a Shield Than a Sword," noted: "The author's viewpoints on weapons are not apt to please everyone, yet he has written in forceful terms of his views on the need for a strong defense policy as a way to prevent another war.... A controversial work that deserves reading as a stimulant for further action by an informed citizenry."

Even after the nuclear reactor accident at Pennsylvania's Three Mile Island in 1979, when much of the country was questioning a commitment to nuclear power, Teller continued to stress his undiminished support for nuclear energy in full-page advertisements in the Wall Street Journal, the Los Angeles Times and other newspapers, sponsored by Dresser Industries Inc. and other pro-nuclear companies.

Referring to a heart attack he had suffered after Three Mile Island, after working 20-hour days in Washington refuting anti-nuclear spokesmen, Teller stated in the advertisement:

"You might say that I was the

only one whose health was affected by that reactor near Harrisburg. No, that would be wrong. It was not the reactor. It was Jane Fonda [the actress whose anti-nuclear film "China Syndrome" was in circulation at the time]. Reactors are not dangerous."

In the late 1970s, Teller toyed with the idea of challenging California Democrat Alan Cranston for his Senate seat.

As it turned out, Teller never needed a Senate seat to wield political influence. He had broadened his political power base in 1975 when he became a senior research fellow at Stanford's conservative Hoover Institution on War, Revolution and Peace.

And when the man he referred to as "my president," Ronald Reagan, was elected in 1980, he had ready access to the White House.

Teller was believed to have inspired parts of Reagan's landmark "Star Wars" speech in March 1983, calling for the expensive and controversial Strategic Defense Initiative and to have swung allocation of most of the research funds to Livermore.

Teller first got to know Reagan when he invited the new governor of California to tour Livermore in 1967, and the two men remained mutual admirers.

"He listened carefully," Teller recalled many years later, "and he asked a number of highly intelligent questions which showed he can clearly comprehend the technology."

Two months after the "Star Wars" speech, Reagan presented the National Medal of Science, the nation's highest scientific honor, to Teller in a White House ceremony.

Teller was honored for his "contribution to molecular physics, understanding the origin of stellar energy, the theory and application of fusion reaction, the field of nuclear safety."

Among Teller's other honors over the years were the Enrico Fermi award in 1962, Israel's Technion Institute's Harvey Prize in 1975 and the Albert Einstein Award in 1977. He was elected to the National Academy of Sciences in 1948 and to the American Academy of Arts and Sciences in 1954. He also held a number of honorary degrees in science, law and humane letters.

In theoretical physics, Teller was recognized for contributions to the fields of molecular structure, nuclear reactions, cosmology, solid state and cosmic rays.

Then there were the critics.

Nobel Prize-winning physicist I.I. Rabi once called Teller "a danger to all that's important" and added, "I do really feel it would have been a better world without Teller."

Conversely, Nobel laureate Eugene Wigner referred to him as "the most imaginative person I ever met," adding "and this means a great deal when you consider that I knew Einstein."

And in the political arena, where Teller sought financial and moral support for his life work, the late Nelson A. Rockefeller once described him as "an individual of energy, dedication, and genius so extraordinary as to mark him indelibly on my memory and leave me eternally in his debt for the services he has rendered mankind."

that work proceeded on a fission-type or hydrogen bomb in the postwar period but had been hampered by Teller's "very incomplete" or faulty calculations.

By 1951, however, Teller had overcome a major research problem by determining that X-rays could be used to ignite the bomb's thermonuclear fuel. The first hydrogen bomb was exploded at Eniwetok on Nov. 1, 1952.

About that time, Teller's dream of a "second Los Alamos" was realized when the Atomic Energy Commission established Lawrence Livermore Laboratory, associated with UC Berkeley, to conduct thermonuclear research and develop nuclear weapons.

Teller was a key start-up scientist, serving as associate director (1954-58 and 1960-75) and director (1958-60). The complex of

**Dr. E. MacKay Memorial Set**

*Los Angeles Times (1923-Current File); Nov 4, 1973;  
ProQuest Historical Newspapers: Los Angeles Times  
pg. 23*

## Dr. E. MacKay Memorial Set

A memorial service for Dr. Eaton MacLeod MacKay, nationally known physician in the fields of endocrinology, nutrition and internal medicine, will be held Nov. 10 at 3 p.m. in the Smith and Tuthill Mortuary Chapel, Santa Ana.

Dr. McKay, who organized and for 21 years directed the research department of the Scripps Metabolic Clinic in La Jolla, died Tuesday after a lengthy illness. He was 72.

During World War II he and another research physician were hailed for developing a new "miracle" powder drug for open wound infections (a mixture of urea and sulfa drugs).

He served on the medical faculty of Stanford University, his alma mater; on the staffs of USC and the Hospital of the Rockefeller Institute for Medical Research in New York. He was a diplomate of the American Board of Internal Medicine, and a fellow of the American College of Physicians.

He leaves his wife, Lois, of Santa Ana, daughters Mrs. Charles E. Scripps of Cincinnati and Mrs. Marilyn Weston of San Diego, and five grandchildren.



**TOWNE, Robert 1934–**  
(P. H. Vazak, Edward Wain)

#### PERSONAL

Full name, Robert Burton Towne; born November 23, 1934, in Los Angeles, CA; son of Lou (a real estate developer) and Helen Towne; married Julie Payne (an actress), November 1977 (divorced, c. 1981); married Luisa Gaule, c. 1985; children: (first marriage) Katharine Payne; (second marriage) Chiara Gaule. *Education*: Studied philosophy and literature at Pomona State College; studied acting with Jeff Corey.

**Addresses:** *Agent*—Creative Artists Agency, 9830 Wilshire Blvd., Beverly Hills, CA 90212.

**Career:** Screenwriter, director, producer, and actor. Also worked as a real estate agent and commercial fisherman. *Military service*: U.S. Army.

**Awards, Honors:** Academy Award nomination, best screenplay based on material from another medium, 1973, Writers Guild of American Award (screen) nomination, best drama adapted from another medium, 194, Film Award, best screenplay, British Academy of Film and Television Arts, 1975, all for *The Last Detail*; Academy Award, best original screenplay, 1974, Golden Globe Award, best screenplay—motion picture, Film Award, best screenplay, British Academy of Film and Television Arts, Edgar Allan Poe Award, best movie, Writer Guild of America Award (screen), best drama written directly for the screen, 1975, all for *Chinatown*; Academy Award nomination (with Warren Beatty), best original screenplay, National Society of Film Critics Award (with Beatty), best screenplay, 1975, Writers Guild of America Award (screen)(with Beatty), best comedy written directly for the screen, 1976, all for *Shampoo*; Academy Award nomination (with Michael Austin), best screenplay based on material from another medium, 1984, Writers Guild of America Award (screen) nomination (with Austin), best screenplay based on material from another medium, both for *Greystoke: The Legend of Tarzan, Lord of the Apes*; Laurel Award for Screenwriting Achievement, Writers Guild of America, 1997; Film Excellence Award, Boston Film Festival, 1998; Hollywood Discovery Awards, outstanding achievement in cinematography and outstanding achievement in screenwriting, Hollywood Film Festival, 2002.

#### CREDITS

##### **Film Work:**

Second assistant director, *The Young Racers*, 1963.

producer and director, *Personal Best*, Warner Bros., 1982.

Executive producer, *The Bedroom Window*, De Laurentis Entertainment Group, 1987.

Director, *Tequila Sunrise*, Warner Bros., 1988.

Story consultant, *Little Nemo: Adventures in Slumberland*, 1990.

Director and producer, *Without Limits*, Warner Bros., 1998.

Director, *Ask the Dust*, Paramount, 2005.

Director, *The 39 Steps*, 2005.

Script consultant, *Mission: Impossible III* (also known as *M:I-3*), Paramount, 2006.

#### Film Appearances:

(As Edward Wain) Martin Joyce, *The Last Woman on Earth*, Filmgroup, 1960.

(As Edward Wain) Sparks Moran, Agent XK150, and narrator, *The Creature from the Haunted Sea*, Filmgroup, 1961.

Third man in bar, *The Zodiac Killer*, 1971.

Richard, *Drive, He Said*, Columbia, 1971.

(Uncredited) Party guest, *Shampoo*, 1975.

Stan, *The Pick-Up Artist*, Twentieth Century-Fox, 1987.

Himself, *Chinatown Revisited with Roman Polanski, Robert Evans and Robert Towne* (documentary short film), Paramount Home Video, 1999.

Himself, *Behind the Mission: The Making of "M:I-2"* (documentary short film; also known as *Behind the Mission: The Making of "Mission: Impossible II"*), Paramount Home Video, 2000.

Himself, *A Decade under the Influence* (documentary), IFC Films, 2003.

(Uncredited) Professor Dates, *Suspect Zero*, Paramount, 2004.

#### Television Appearances; Miniseries:

*Cadillac Desert* (documentary), PBS, 1997.

#### Television Appearances; Specials:

*The 47th Annual Academy Awards*, NBC, 1975.

*AFI's 100 Years ... 100 Movies*, CBS, 1998.

*Billy Wilder: The Human Comedy*, PBS, 1998.

Himself, *Playing the Field: Sports and Sex in America* (documentary), HBO, 2000.

Himself, *Reel Radicals: The Sixties Revolution in Film* (documentary), AMC, 2002.

Himself, *Rescued from the Closet* (documentary), AMC, 2002.

Himself, *AFI's 100 Years ... 100 Heroes & Villains* (also known as *AFI's 100 Years, 100 Heroes & Villains: America's Greatest Screen Characters*), CBS, 2003.

#### Television Appearances; Episodic:

*American Cinema*, PBS, 1995.

## WRITINGS

#### Screenplays:

(As Edward Wain) *The Last Woman on Earth*, Filmgroup, 1960.

*My Daddy Can Lick Your Daddy*, 1962.

*The Tomb of Ligeia* (also known as *Tomb of the Cat, Ligeia*, Edgar Allan Poe's "The Tomb of Ligeia," and *Last Tomb of Ligeia*), American International, 1965.

(With Sam Peckinpah) *Villa Rides*, Paramount, 1968.

*The Last Detail*, Columbia, 1973.

*Chinatown*, Paramount, 1974.

(With Warren Beatty) *Shampoo*, Columbia, 1975.

(With Paul Schrader) *The Yakuza* (also known as *Brotherhood of Yakuza*), Warner Bros./Toei, 1975.

*Personal Best*, Warner Bros., 1982.

(As P. H. Vazak; with Michael Austin) *Greystoke: The Legend of Tarzan, Lord of the Apes*, Warner Bros., 1984.

*The Bedroom Window*, De Laurentis Entertainment Group, 1987.

*Tequila Sunrise*, Warner Bros., 1988.

*The Two Jakes*, Paramount, 1990.

*Days of Thunder* (based on a story by Towne and Tom Cruise), Paramount, 1990.

(With David Rabe and David Rayfiel) *The Firm*, Paramount, 1993.

(With Beatty) *Love Affair*, Warner Bros., 1994.

(With David Koepp) *Mission Impossible* (also known as *Mission: Impossible*), Paramount, 1996.

(With Kenneth Moore) *Without Limits*, Warner Bros., 1998.

*Mission: Impossible 2* (also known as *M:I-2* and *Mission: Impossible II*), Paramount, 2000.

*Ask the Dust*, 2005.

*The 39 Steps*, Paramount, 2005.

#### Script Doctor; Uncredited:

*The Creature from the Haunted Sea*, Filmgroup, 1961.

*A Time for Killing*, Columbia, 1967.

(Credited as "special consultant") *Bonnie and Clyde*, Warner Bros., 1967.

*Cisco Pike*, Columbia, 1971.

*Drive, He Said*, 1971.

*Mario Puzo's The Godfather*, Paramount, 1972.

*Cisco Pike*, 1972.

*The New Centurions* (also known as *Precinct 45: Los Angeles Police*), 1972.

*The Parallax View*, 1974.

*Missouri Breaks*, 1976.

*Marathon Man*, Paramount, 1977.

*Orca* (also known as *The Killer Whale* and *Orca: The Killer Whale*), 1977.

*Heaven Can Wait*, 1978.

*Reds*, 1981.

*Swing Shift*, Warner Bros., 1984.

*Eight Million Ways to Die*, TriStar, 1986.

*Tough Guys Don't Dance*, 1987.

*Frantic*, Warner Bros., 1988.

*Armageddon*, Buena Vista, 1998.



**Television Episodes:**

*The Lloyd Bridges Show* (four episodes), CBS, 1962–63.  
 "The Chameleon," *The Outer Limits*, ABC, 1964.  
 "The Dove Affair," *The Man from U.N.C.L.E.*, NBC, 1964.  
 "So Many Pretty Girls, So Little Time," *Breaking Point*, ABC, 1964.  
*The Richard Boone Show*, NBC, 1964.

**Other Writings:**

"A Screenwriter on Screenwriting," *Anatomy of the Movies*, Macmillan, 1981.

**OTHER SOURCES****Books:**

*International Dictionary of Films and Filmmakers*,  
 Volume 4: *Writers and Production Artists*, 4th edition, St. James Press, 2000.

**Periodicals:**

*American Film*, January/February, 1989.  
*Entertainment Weekly*, September 18, 1998, p. 21.  
*Esquire*, July, 1991, p. 86.

### TO CLOSE AN ESTATE

BEAUT. HOME. 10571 WYTON DR.  
1 BLOCK EAST UCLA CAMPUS.  
2 story—3 master bdrms—3 baths—  
living rm.—dining rm.—den—bar—  
3 fireplaces—maid's rm. & bath.  
OPEN 2-5. Co-operation to brokers.  
To be sold to highest bidder for  
cash—subject to court approval.  
CR-36141. A. L. CLARK. BR-21141.

Los Angeles Times  
July 18, 1950; p. B10

### 10571 WYTON

Old World amenities. Beams, tiles,  
typical. 10 cth cell. 3 br. mss.  
den, study & garden rm. \$150,500.  
Denise Wenderman/Norma Young  
45-6531

Los Angeles Times  
Novembr 3, 1977; p. WS A2

### 10571 WYTON

MOST FABULOUS AUTHENTIC SPANISH HACIENDA. FROM  
THE HAND Hewn BEAMS TO THE RANDOM PLANKED  
OAK FLOORS, THIS MAGNIFICENT HOME HAS EVERY-  
THING! ALL PUBLIC ROOMS OPEN TO ARCHED GALLERY  
AND INNER COURTYARD WITH FOUNTAIN. MANICANY  
PANELED LIBRARY WITH WET BAR AND FIREPLACE.  
HUGE LIVING ROOM WITH OVERSIZED FIREPLACE. FOR-  
MAL DINING ROOM, DEN WITH TILED FIREPLACE. TWO  
CHARMING BEDROOMS PLUS MASTER UPSTAIRS. MAIDS  
AND BATH DOWN. WONDERFUL KITCHEN WITH BREAK-  
FAST ROOM. MOVE IN PERFECTION.  
\$775,000 MIMI STYNE/JOEY LEACH

Los Angeles Times  
June 29, 1980; p. Q18

## HOME OF THE WEEK

# Style in a world of details

By LAUREN BEALE

Old World architectural details take center stage at this Spanish Colonial Revival-style house in the Little Hollywood area of Westwood. Elaborate ironwork, carved and stenciled beams and colorful tile, as well as a Prohibition-era bar hidden behind panels, are among original features.

### Details

Location: 10571 Wyton Drive, Los Angeles 90024

Asking price: \$2.895 million

Year built: 1932

House size: Four bedrooms, 3.5 bathrooms, 4,243 square feet

Lot size: 10,649 square feet

Features: Rotunda entry, French doors, wood-paneled library, breakfast room, vaulted ceilings, balcony, outdoor dining loggia

About the area: In the first half of the year, 42 single-family homes sold in the 90024 ZIP Code at a median price of \$1.82 million, according to DataQuick. That was a 21.3% price increase from the first half last year.

Agents: Laurence Young, (310) 777-2879, Berkshire Hathaway HomeServices, and Bret Parsons, (310) 497-5832, John Aaroe Group

To submit a candidate for Home of the Week, send high-resolution color photos via Dropbox.com, permission and a description of the house to [homeoftheweek@latimes.com](mailto:homeoftheweek@latimes.com).



Photographs by MICHAEL McTAMARA Shooting LA

**CARVED AND STENCILED** beams are among the Old World touches in this Spanish Colonial Revival home in Westwood. Asking price is \$2.895 million.



**COLORFUL TILES AROUND** in the kitchen and elsewhere. A breakfast room, a rotunda entry, a balcony and a sleeping porch add to the home's character.

## Percy Parke Lewis

Funeral services for Percy Parke Lewis, 78, Los Angeles architect, will be conducted at 2 p.m. Wednesday in H. S. & Bros. Tapley & Galger Mortuary. Mr. Lewis, who before his retirement 17 years ago designed such structures as the Fox West Coast Village Theater and St. Alban's Episcopal Church in Westwood, died Friday at his home, 1024 S. Burnside Ave. He was a 32nd degree Mason and a member of Al Malakah, the Beverly Hills Shrine Club and the Beverly Hills Kiwanis. Mr. Lewis leaves his widow, Ruth; two sons, Paul of Los Angeles and Carrington of Palms Verdes Estates, and two grandchildren. Interment will be in Forest Lawn Memorial Park Hollywood Hills.

Los Angeles Times  
February 12, 1962  
Pt. III, p. 8

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

Bldg. Form 1

2

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION WEST L. A. DISTRICT

## Application for the Erection of Frame Buildings

CLASS "D"

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

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

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

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

TAKE TO  
ROOM No. 248  
(2ND FLOOR)CITY CLERK  
PLEASE  
VERIFYTAKE TO  
ROOM No. 6  
(MAIN ST.  
FLOOR)ENGINEER  
PLEASE  
VERIFY

Lot No. 13 Block 1  
(Description of Property)  
9835  
District No. M. B. Page F. B. Page  
No. 10571 Winton Drive Street  
Noncript - Hilgard  
(Location of Job)  
(USE INK OR INDELEBIL PENCIL)

By [Signature]  
O. M. City Engineer  
Deputy

- Purpose of Building Residence & Garage No. of Rooms 10 No. of Families 1
- Owner's name Judge Haggard Phone 74827
- Owner's address 1081 West Winton Blvd STATE Calif. LICENSE NO. 74827
- Architect's name W. H. Haggard Phone 74827
- Contractor's name W. H. Haggard Phone 74827
- Contractor's address 1081 West Winton Blvd STATE Calif. LICENSE NO. 74827
- VALUATION OF PROPOSED WORK (Including all Materials, Labor, Finishing, Equipment and Appliances in Completed Building) \$17,000
- Is there any existing building or permit for a building on lot? No How used? —
- Size of proposed building 31.5 x 9.9 Height to highest point 24 ft. Size of Lot 68 x 128
- Number of stories in height 2 Character of ground Clay
- Material of foundation Concrete Size of footings 18 Size of wall 9 Depth below ground 8
- Material of chimneys Brick Number of Inlets to flue 2 Interior size of flues 8 x 17
- Material of exterior walls Stucco
- Give sizes of following materials: REDWOOD MUDSILLS 3 x 6 Girders 4 x 6  
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing Studs 2 x 4  
Ceiling joists 2 x 6 Roof Rafters 2 x 6 FIRST FLOOR JOISTS 2 x 8  
Second floor joists 2 x 10 Specify material of roof 30 lb. Asphalt Tiles
- Will all provisions of State Housing Act be Complied with? Yes
- Will all lathing and plastering Comply with Ordinance? Yes
- What Zone is property in? R-1

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

OVER

(Sign Here)

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

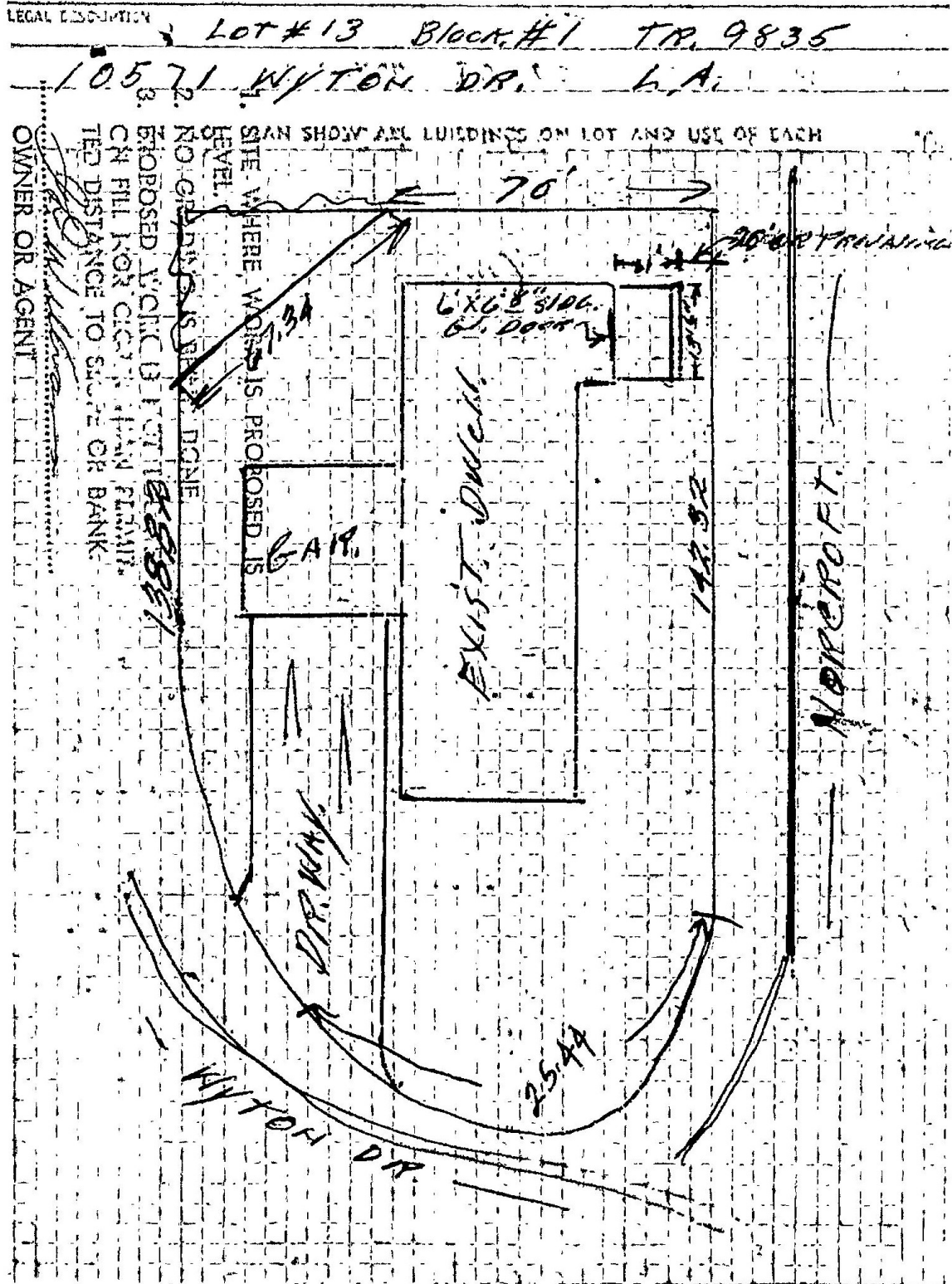
PERMIT NO. <b>935</b>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>Given</u> Plan Examiner	Application checked and found correct. <u>1/12 R-1</u> or <u>Ray</u> Clerk	Stamp here when ready to issue <b>RECEIVED</b> JAN 18 1932 TODD L. L.
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PLANS PLANS DESTROYED

23

3		APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY				Form B-3	
CITY OF LOS ANGELES				DEPT. OF BUILDING AND SAFETY			
<b>INSTRUCTIONS:</b> 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.							
1. LEGAL DESCR.	LOT 13	BLK. 1	TRACT 9835	ADDRESS APPROVED <i>May</i>			
2. BUILDING ADDRESS	10571 Wyton Dr			DIST. MAP 7157			
3. BETWEEN CROSS-STREETS	Hilgard, Norcroft Av AND Delahurst Av			ZONE R-1-1			
4. PRESENT USE OF BUILDING	dwelling			FIRE DIST.			
5. OWNER'S NAME	M.C. Beckwitt			INSIDE KEY <i>TH</i>			
6. OWNER'S ADDRESS	10571 Wyton Dr			COR. LOT <i>TH</i>			
7. CERT. ARCH.	L.A.			REV. COR. LOT SIZE			
8. LIC. ENGR.	Geo J. Fosdyke			STATE LICENSE PHONE			
9. CONTRACTOR	Lifetime Lawning			STATE LICENSE PHONE 166391 RE 1 8767			
10. CONTRACTOR'S ADDRESS	3921 W. Jefferson			P.O. ZONE 16			
11. SIZE OF EXISTING BLDG.	STORIES 2	HEIGHT 24	NO. OF EXISTING BUILDINGS ON LOT AND USE 1 dwelling-attached gar				
3				DISTRICT OFFICE <i>W.C.A.</i>			
12. MATERIAL	<input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> ROOF <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> ROOFING EXT. WALLS: <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE <input type="checkbox"/> CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER			SPRINKLERS REQ'D. SPECIFIED			
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 1000.00			VALUATION APPROVED <i>Manuel</i>			
14. SIZE OF ADDITION	STORIES HEIGHT 13'6" x 21' 283 sq ft			APPLICATION CHECKED <i>Valencia</i>			
15. NEW WORK: (Describe)	EXT. WALLS ROOFING			PLANS CHECKED <i>W.C.A.</i>			
scr alum patio std plan # 97; sldg gl door 6'x 6'8"				CORRECTIONS VERIFIED			
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.				PLANS APPROVED			
Signed <i>J.D. Williams (M)</i>				APPLICATION APPROVED			
This Form When Properly Validated is a Permit to Do the Work Described.				INSPECTOR			
TYPE <i>E</i>	GROUP <i>R</i>	MAX. OCC. <i>3.00</i>	S.P.C.	G.P.I.	B.F. <i>2.00</i>	I.F.	O.S.
CASHIER'S USE ONLY							
IA 4158		MAR--262 16022		ML - 2 CS		3.00	
		MAR--262 16023		ML - 1 CS		6.00	
P.C. No.		GRADING <i>Yes</i>		CRIT. SOIL <i>X</i>		CONS. <i>X</i>	





10571 W Wyton Dr


 Permit #:  
 Plan Check #: B14WL00858  
 Event Code:

14014 - 30000 - 00854

Printed: 05/20/14 01:07 PM

Bldg-Addition GREEN - MANDATORY 1 or 2 Family Dwelling Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Issued on: 05/20/2014 Last Status: Issued Status Date: 05/20/2014
---	--	---

1. TRACT	BLOCK	LOT	ARR	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 9835	1	13		M B 138-65/66	138B153 - 212	4359 - 003 - 014

<b>3. PARCEL INFORMATION</b>		
Area Planning Commission - West Los Angeles LADBS Branch Office - WLA Baseline Mansionization Ordinance - Yes Council District - 5 Certified Neighborhood Council - Westwood	Community Plan Area - Westwood Census Tract - 2651.00 District Map - 138B153 Energy Zone - 9 Hillside Grading Area - YES	Lot Size - IRR Lot Type - Reverse Corner Near Source Zone Distance - 0 Thomas Brothers Map Grid - 632-B1

ZONES(S): R1-I

**4. DOCUMENTS**SPA - West LA Transportation Improvement a  
BMO - Yes**5. CHECKLIST ITEMS**

Special Inspect - Anchor Bolts	Special Inspect - Structural Wood (continuous)	Sid. Work Descr - Seismic Gas Shut Off Valve
Special Inspect - Epoxy Bolts	Storm Water - NOI/SWPPP-Not Req'd	Combine HVAC - Wrk. per 91.107.2.1.1.1
Special Inspect - Structural Observation	Storm Water - SUSMP-Not Req'd	Combine Elec - Wrk. per 91.107.2.1.1.1

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**
 Owner(s):  
 WYTON DRIVE LLC  
 1900 AVENUE OF THE STARS NO 2475, LOS ANGELES CA 90067 --  
 Tenant:

 Applicant: (Relationship: Owner-Bldr)  
 - OWNER-BUILDER  
 - -- (310) 282-0778

For Cashier's Use Only

W/O #: 41400854

**7. EXISTING USE**(01) Dwelling - Single Family  
(07) Garage - Private**PROPOSED USE**(01) Dwelling - Single Family  
(07) Garage - Private**8. DESCRIPTION OF WORK**

First and second story addition and remodel to existing two story single family dwelling

**9. # Ridge on Site & Use: SINGLE FAMILY DWELLING WITH ATTACHED GARAGE****10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Christine Maalouf	DAS PC By:
OK for Cashier: Christine Maalouf	Coord. OK:
Signature:	Date: 05/20/2014

**11. PROJECT VALUATION**

Permit Valuation:	\$300,000	Final Fee Period
PC Valuation:		

Sewer Cap ID: Total Bond(s) Due:

**12. ATTACHMENTS**Owner-Builder Declaration  
Plot Plan
 For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call  
 (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call  
 311. Outside LA County, call (213) 473-3231.


\* P 1 4 0 1 4 3 0 0 0 0 8 5 4 F N \*

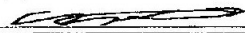
 WL 0033 302017447 5/20/2014 1:07:32 PM  

BLDG PERMIT RES	\$1,734.00
ELECT PERMIT RES	\$450.84
HTG/REF PERMIT RES	\$225.42
PLBG PERMIT RES	\$450.84
BLDG PLAN CHECK	\$0.00
BLDG PLAN CHECK	\$0.00
EI RESIDENTIAL	\$30.00
ONE STOP SURCH	\$57.82
SYSTEMS DEV FEE	\$173.47
CITY PLANNING SURCH	\$104.04
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$86.70
SCHOOL DEV RES	\$1,664.00
CA BLDG STD COMMISSION SURCHARGE	\$12.00
BLDG PLAN CHECK	\$0.00

Sub Total: \$4,999.13

 Permit #: 140143000000854  
 Building Card #: 2014WL58033  
 Receipt #: 0302025315



<b>13. STRUCTURE INVENTORY</b> (Notes: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")		14014 - 30000 - 00854
(P) Floor Area (ZC): +494 Sqft / 4319 Sqft (P) Height (ZC): 0 Feet / 20.25 Feet (P) Length: 0 Feet / 93 Feet (P) Residential Floor Area: +494 Sqft / 4229 Sqft (P) Stories: 0 Stories / 2 Stories (P) Width: 0 Feet / 80 Feet (P) Dwelling Unit: 0 Units / 1 Units (P) Wood (Plywood, OSB, etc.) Shearwall (P) R3 Occ. Group: +494 Sqft / 4128 Sqft (P) U Occ. Group: 0 Sqft / 501 Sqft	(P) Parking Req'd for Bldg (Auto+ Bicycle): 0 Stalls / 2 Stal (P) Provided Standard for Bldg: 0 Stalls / 2 Stalls (P) Type V-B Construction (P) Floor Construction - Concrete Slab on Grade (P) Foundation - Continuous Footing (P) Roof Construction - Wood Frame/Sheathing (P) Wall Construction - Wood Stud	In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.
<b>14. APPLICATION COMMENTS:</b> ** Approved Seismic Gas Shut-Off Valve may be required. ** Baseline Mansionization Ordinance RFA calculation: Maximum allowable RFA: 10649 s.f. (lot area) X 45% = 4792 s.f. (maximum allowable) Proposed RFA: 2152 s.f. (existing first floor) + 332 s.f. (first floor addition) + 1482 s.f. (existing second floor) + 162 s.f. (second floor addition) + 501 s.f. (existing garage) - 400 s.f. (garage exemption) + 191 s.f. (covered patios) - 250 s.f. (covered patio exemption) = 4229 s.f.		
<b>15. BUILDING RELOCATED FROM:</b>		
<b>16. CONTRACTOR, ARCHITECT &amp; ENGINEER NAME</b> (E) KESSLER, DALE EDWARD (O) OWNER-BUILDER	<b>ADDRESS</b> 16043 HART ST, VAN NUYS, CA 91406	<b>CLASS</b>  <b>LICENSE #</b> C58524 0 <b>PHONE #</b> (310) 282-0778
<b>PERMIT EXPIRATION/REFUNDS:</b> This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HIS 17951).		
<b>17. OWNER-BUILDER DECLARATION</b> I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7011.3, Business and Professions Code. Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 1 of the Business and Professions Code), or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7011.3 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500)). <input type="checkbox"/> I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale). OR <input checked="" type="checkbox"/> I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors' License Law.)		
<b>18. WORKERS' COMPENSATION DECLARATION</b> I hereby affirm, under penalty of perjury, one of the following declarations: <input checked="" type="checkbox"/> I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. <input type="checkbox"/> I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: _____ Policy Number: _____ <input type="checkbox"/> I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions. <b>WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.</b>		
<b>19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING</b> I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at <a href="http://www.aqmd.gov">www.aqmd.gov</a> . Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5523 or <a href="http://www.dhs.ca.gov/childlead">www.dhs.ca.gov/childlead</a> .		
<b>20. FINAL DECLARATION</b> I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).		
<b>By signing below, I certify that:</b> (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, and Final Declaration; and (2) This permit is being obtained with the consent of the legal owner of the property.		
Print Name: <b>BRAN VON THUN</b>	Sign: 	Date: <b>05/20/2014</b> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent

10571 W Wyton Dr

Permit Application #: 14014 - 30000 - 00854

**Bldg-Addition**  
1 or 2 Family Dwelling  
Plan Check

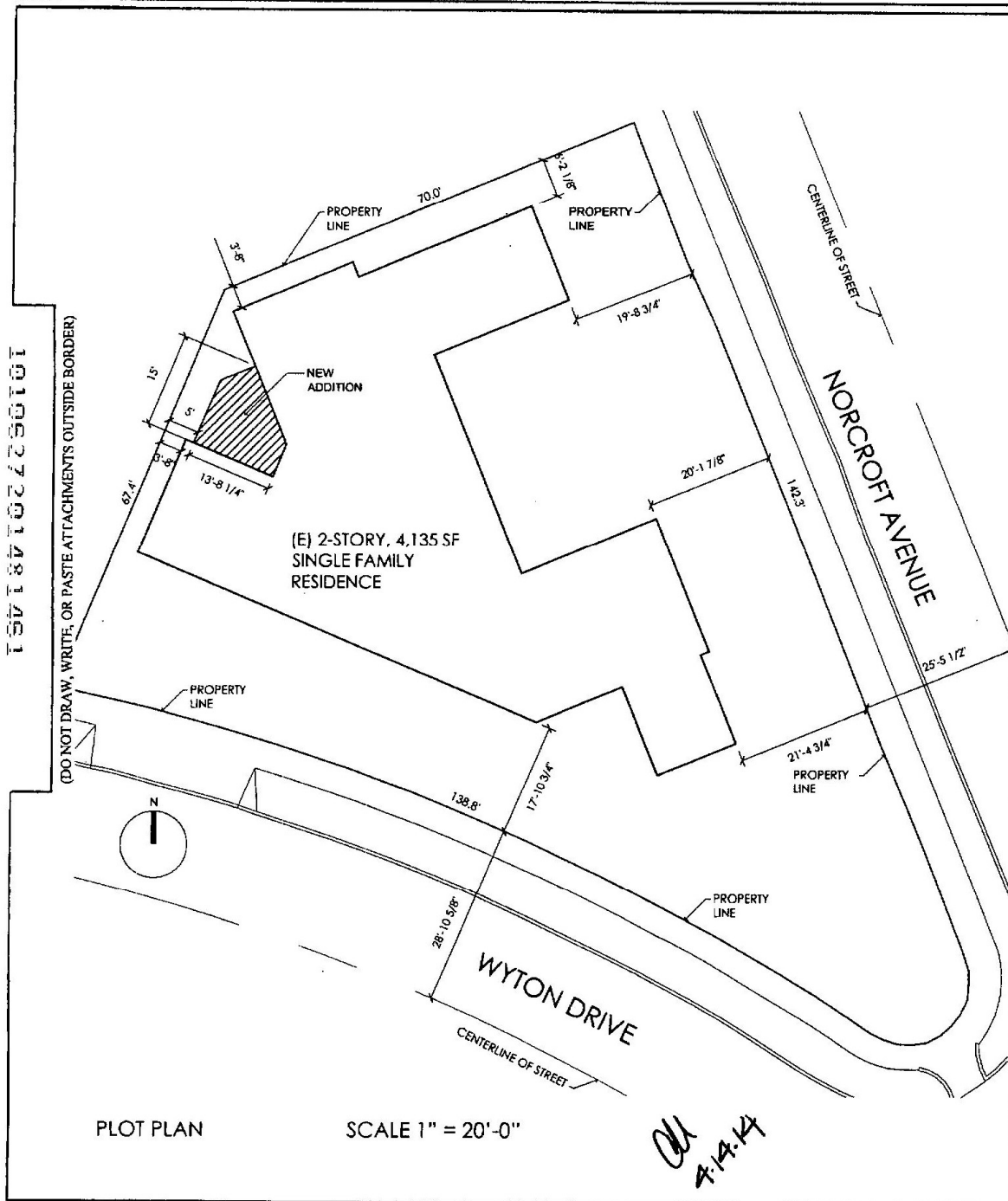
City of Los Angeles - Department of Building and Safety

Plan Check #: B14WL00858FO

Initiating Office: WEST LA

Printed on: 03/10/14 08:06:45

## PLOT PLAN ATTACHMENT



CONTRACT DISTRICT 5

INSPECTION DISTRICT: DECEA

DI OT DI AN ATTACHMENT

10571 W Wyton Dr


 Permit #:  
 Plan Check #:  
 Event Code:

14016 - 90000 - 10594

Printed: 06/02/14 03:11 PM

Bldg-Alter/Repair 1 or 2 Family Dwelling Express Permit No Plan Check		City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT          AND CERTIFICATE OF OCCUPANCY</b>			Issued On: 06/02/2014 Last Status: Issued Status Date: 06/02/2014																											
1. TRACT TR 9835	BLOCK 1	LOT(s) 13	ABB	COUNTY MAP REF # M B 138-65/66	PARCEL ID # (PIN #) 138B153 212	2. ASSESSOR PARCEL # 4359 - 003 - 014																										
3. PARCEL INFORMATION Area Planning Commission - West Los Angeles LADBS Branch Office - WLA Baseline Mansuization Ordinance - Yes Council District - 5 Certified Neighborhood Council - Westwood Community Plan Area - Westwood Census Tract - 2651.00 District Map - 138B153 Energy Zone - 9 Hillside Grading Area - YLS Near Source Zone Distance - 0 Thomas Brothers Map Grid - 632-B1																																
ZONING: R1-1																																
4. DOCUMENTS SPA - West LA Transportation Improvement BMO - Yes																																
5. CHECKLIST ITEMS																																
6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): WYTON DRIVE LLC 1900 AVENUE OF THE STARS NO 2475 LOS ANGELES CA 90067 Tenant: Applicant: (Relationship: Not Applicant) RUSSELL HEATH 743 N LA BREA AVE LOS ANGELES, CA 90038 (818) 400-1485																																
7. EXISTING USE (01) Dwelling - Single Family			8. DESCRIPTION OF WORK Add sill plate anchors bolts and cripple wall plywood per L.A. City Std. Plan #1; no foundation replacement (EQ hazard reduction per Chapter 92).																													
9. # Bldgs on Site & Use:																																
10. APPLICATION PROCESSING INFORMATION BLDG. PC By: _____ OK for Cashier: _____ Signature: _____					For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via <a href="http://www.ladbs.org">www.ladbs.org</a> . To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.																											
11. PROJECT VALUATION & FEE INFORMATION <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 80%;">Permit Valuation:</th> <th style="width: 20%;">Final Fee Period</th> </tr> </thead> <tbody> <tr> <td>Permit Valuation: \$2,000.00</td> <td>PC Valuation:</td> </tr> <tr> <td>FINAL TOTAL Bldg-Alter/Repair</td> <td>121.02</td> </tr> <tr> <td>Permit Fee Subtotal Bldg-Alter/Repair</td> <td>65.00</td> </tr> <tr> <td>E.Q. Instrumentation</td> <td>0.50</td> </tr> <tr> <td>O.S. Surcharge</td> <td>1.85</td> </tr> <tr> <td>Sys. Surcharge</td> <td>5.55</td> </tr> <tr> <td>Planning Surcharge</td> <td>5.52</td> </tr> <tr> <td>Planning Surcharge Misc Fee</td> <td>10.00</td> </tr> <tr> <td>Planning Gen Plan Maint Surcharge</td> <td>4.60</td> </tr> <tr> <td>CA Bldg Std Commission Surcharge</td> <td>1.00</td> </tr> <tr> <td>Permit Issuing Fee</td> <td>27.00</td> </tr> <tr> <td>Permit Fee-Single Inspection Flag</td> <td></td> </tr> </tbody> </table>					Permit Valuation:	Final Fee Period	Permit Valuation: \$2,000.00	PC Valuation:	FINAL TOTAL Bldg-Alter/Repair	121.02	Permit Fee Subtotal Bldg-Alter/Repair	65.00	E.Q. Instrumentation	0.50	O.S. Surcharge	1.85	Sys. Surcharge	5.55	Planning Surcharge	5.52	Planning Surcharge Misc Fee	10.00	Planning Gen Plan Maint Surcharge	4.60	CA Bldg Std Commission Surcharge	1.00	Permit Issuing Fee	27.00	Permit Fee-Single Inspection Flag		For Cashier's Use Only W/O #: 41610594	
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Permit Fee-Single Inspection Flag																																
12. ATTACHMENTS					Payment Date: 06/02/14 Receipt No: ON55209 Amount: \$121.02  <b>2014OL52704</b>																											

<b>13. STRUCTURE INVENTORY</b> <small>(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")</small>	<b>14016 - 90000 - 10594</b>										
<b>14. APPLICATION COMMENTS:</b> E-Permit paid by credit card, fax number-> (818)753-9008. Toilet and shower water conservation devices required. Installation of smoke and carbon monoxide detectors may be required as per 91.5R314.6 and 91.5R315.2 of the LARC and the Health and Safety Code Section 13113.7.	In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.										
<b>15. BUILDING RELOCATED FROM:</b>											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><b>16. CONTRACTOR, ARCHITECT, &amp; ENGINEER NAME</b></td> <td style="width: 30%;"><b>ADDRESS</b></td> <td style="width: 10%;"><b>CLASS</b></td> <td style="width: 10%;"><b>LICENSE#</b></td> <td style="width: 10%;"><b>PHONE#</b></td> </tr> <tr> <td>(C) E G X INC</td> <td>10560 BUTTERFIELD LOS ANGELES, CA 90064</td> <td>B</td> <td>697197</td> <td>(818) 400-1485</td> </tr> </table>		<b>16. CONTRACTOR, ARCHITECT, &amp; ENGINEER NAME</b>	<b>ADDRESS</b>	<b>CLASS</b>	<b>LICENSE#</b>	<b>PHONE#</b>	(C) E G X INC	10560 BUTTERFIELD LOS ANGELES, CA 90064	B	697197	(818) 400-1485
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(C) E G X INC	10560 BUTTERFIELD LOS ANGELES, CA 90064	B	697197	(818) 400-1485							
<b>PERMIT EXPIRATION/REFUNDS :</b> This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (See 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADHS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).											
<b>17. LICENSED CONTRACTOR'S DECLARATION</b> I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professions Code related to my ability to take prime contracts or subcontracts involving specialty trades. License Class: <u>B</u> License No.: <u>697197</u> Contractor: <u>E G X INC</u>											
<b>18. WORKERS' COMPENSATION DECLARATION</b> I hereby affirm, under penalty of perjury, one of the following declarations: <input type="checkbox"/> I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. <input checked="" type="checkbox"/> I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: <u>STATE COMP. INS. FUND</u> Policy Number: <u>586506730</u> <input type="checkbox"/> I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with these provisions. <b>WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.</b>											
<b>19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING</b> I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead <a href="http://www.aqmd.gov">www.aqmd.gov</a> (909) 396-2336 and the notification form at per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or <a href="http://www.dhs.ca.gov/childlead">www.dhs.ca.gov/childlead</a>											
<b>20. CONSTRUCTION LENDING AGENCY DECLARATION</b> I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code). Lender's Name (If Any): _____ Lender's Address: _____											
<b>21. FINAL DECLARATION</b> I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).											
<b>By signing below, I certify that:</b> (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and (2) This permit is being obtained with the consent of the legal owner of the property.											
Print Name: <u>RUSSELL HEATH</u> Sign: <u>Internet e-Permit System Declaration</u> Date: <u>06/02/2014</u> <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Authorized Agent											

10571 W Wyton Dr



Permit #:

14014 - 30001 - 00854

Plan Check #: B14WL04056

Printed: 09/24/14 12:43 PM

Event Code:

Bldg-Addition GREEN - MANDATORY  
1 or 2 Family Dwelling  
Plan Check at Counter  
Plan Check

City of Los Angeles - Department of Building and Safety  
**APPLICATION FOR BUILDING PERMIT  
AND CERTIFICATE OF OCCUPANCY**

Issued on: 09/24/2014

Last Status: Issued

Status Date: 09/24/2014

1. TRACT	BLOCK	LOT#	ARB	COUNTY MAP REF#	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL#
TR 9835	1	13		M B 138-65/66	138B153 212	4359 - 003 - 014

**3. PARCEL INFORMATION**

Area Planning Commission - West Los Angeles  
LADBS Branch Office - WLA  
Baseline Mansions Ordinance - Yes  
Council District - 5  
Certified Neighborhood Council - Westwood

Community Plan Area - Westwood  
Census Tract - 2651.00  
District Map - 138B153  
Energy Zone - 9  
Hillside Grading Area - YES

Lot Size - IRR  
Lot Type - Reverse Corner  
Near Source Zone Distance - 0  
Thomas Brothers Map Grid - 632-B1

ZONES(S): RI-1

**4. DOCUMENTS**

SPA - West LA Transportation Improvement a  
BMO - Yes

**5. CHECKLIST ITEMS**

Std. Work Descr - Seismic Gas Shut Off Valve

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):  
WYTON DRIVE LLC  
1900 AVENUE OF THE STARS NO 2475, LOS ANGELES CA 90067 --  
Tenant:

Applicant: (Relationship: Owner-Bldr)  
- OWNER-BUILDER  
-- (310) 282-0778

For Cashier's Use Only

W/O #: 41400854

**7. EXISTING USE**

(01) Dwelling - Single Family  
(07) Garage - Private

**PROPOSED USE**

(01) Dwelling - Single Family  
(07) Garage - Private

**8. DESCRIPTION OF WORK**

Supplemental permit to #14014-30000-00854 to increase scope of work to include closet and bathroom addition on second floor.

2. # Bldg on Site & Use: SINGLE FAMILY DWELLING WITH ATTACHED GARAGE

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Christine Maalouf  
OK for Cashier: Christine Maalouf

DAS PC By:  
Coord. OK:

Signature: Date: 09/24/2014

**11. PROJECT VALUATION**

Final Fee Period

Permit Valuation: \$20,000

PC Valuation:

Sewer Cap ID:

Total Bond(s) Due:

**12. ATTACHMENTS**

Owner-Builder Declaration  
Plot Plan

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via [www.ladbs.org](http://www.ladbs.org). To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.



\* P 1 4 0 1 4 3 0 0 0 1 0 0 8 5 4 F N \*

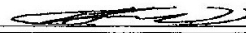
WL 0008 302021685 9/24/2014 12:43:45 PM  
BLDG PERMIT RES \$348.00  
ELECT PERMIT RES \$90.48  
HTG/REF PERMIT RES \$45.24  
PLBG PERMIT RES \$90.48  
BLDG PLAN CHECK \$0.00  
EI RESIDENTIAL \$2.60  
ONE STOP SURCH \$11.54  
SYSTEMS DEV FEE \$34.61  
CITY PLANNING SURCH \$20.88  
MISCELLANEOUS \$10.00  
PLANNING GEN PLAN MAINT SURCH \$17.40  
CA BLDG STD COMMISSION SURCHARGE \$1.00  
BLDG PLAN CHECK \$0.00

Sub Total: \$672.23

Permit #: 140143000100854

Building Card #: 2014WL60252

Receipt #: 0302032520

<b>12. STRUCTURE INVENTORY</b> (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")		<b>14014 - 30001 - 00854</b>															
(P) Floor Area (ZC): +334 Sqft / Sqft (P) Type V-B Construction (P) Height (ZC): 0 Feet / Feet (P) Length: 0 Feet / Feet (P) Residential Floor Area: +334 Sqft / 4563 Sqft (P) Stories: 0 Stories / 2 Stories (P) Width: 0 Feet / Feet (P) Dwelling Unit: 0 Units / Units (P) Wood (Plywood, OSB, etc.) Shearwall (P) R3 Occ. Group: +334 Sqft / Sqft (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Stall																	
<b>14. APPLICATION COMMENTS:</b> ** Approved Seismic Gas Shut-Off Valve may be required. ** Baseline Mansionization Ordinance RFA calculation: Maximum allowable RFA: 10649 s.f. (lot area) X 45% = 4792 s.f. (maximum allowable) Proposed RFA: 2152 s.f. (existing first floor) + 332 s.f. (first floor addition on original permit) + 1482 s.f. (existing second floor) + 496 s.f. (second floor addition on original permit and supplemental) + 501 s.f. (existing garage) - 400 s.f. (garage exemption) + 191 s.f. (covered patios) - 250 s.f. (covered patio exemption) = 4563 s.f.		In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.															
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(O) OWNER-BUILDER			0	(310) 282-0778													
<b>PERMIT EXPIRATION/REFUNDS:</b> This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).																	
<b>17. OWNER-BUILDER DECLARATION</b> I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7011.5, Business and Professions Code. Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7011.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500)). <input checked="" type="checkbox"/> I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code. The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale). OR <input type="checkbox"/> I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code. The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors' License Law.)																	
<b>18. WORKERS' COMPENSATION DECLARATION</b> I hereby affirm, under penalty of perjury, one of the following declarations: <input checked="" type="checkbox"/> I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. <input type="checkbox"/> I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: _____ Policy Number: _____ <input type="checkbox"/> I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions. <b>WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.</b>																	
<b>19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING</b> I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at <a href="http://www.aqmd.gov">www.aqmd.gov</a> . Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or <a href="http://www.dhs.ca.gov/chld/lead">www.dhs.ca.gov/chld/lead</a> .																	
<b>20. FINAL DECLARATION</b> I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).																	
By signing below, I certify that: (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, and Final Declaration; and (2) This permit is being obtained with the consent of the legal owner of the property.																	
Print Name: <u>BRYAN VON TYUN</u> Sign:  Date: <u>09/24/2014</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent																	

10571 W Wyton Dr

Permit Application # : 14014 - 30001 - 00854

Bldg-Addition  
1 or 2 Family Dwelling  
Plan Check

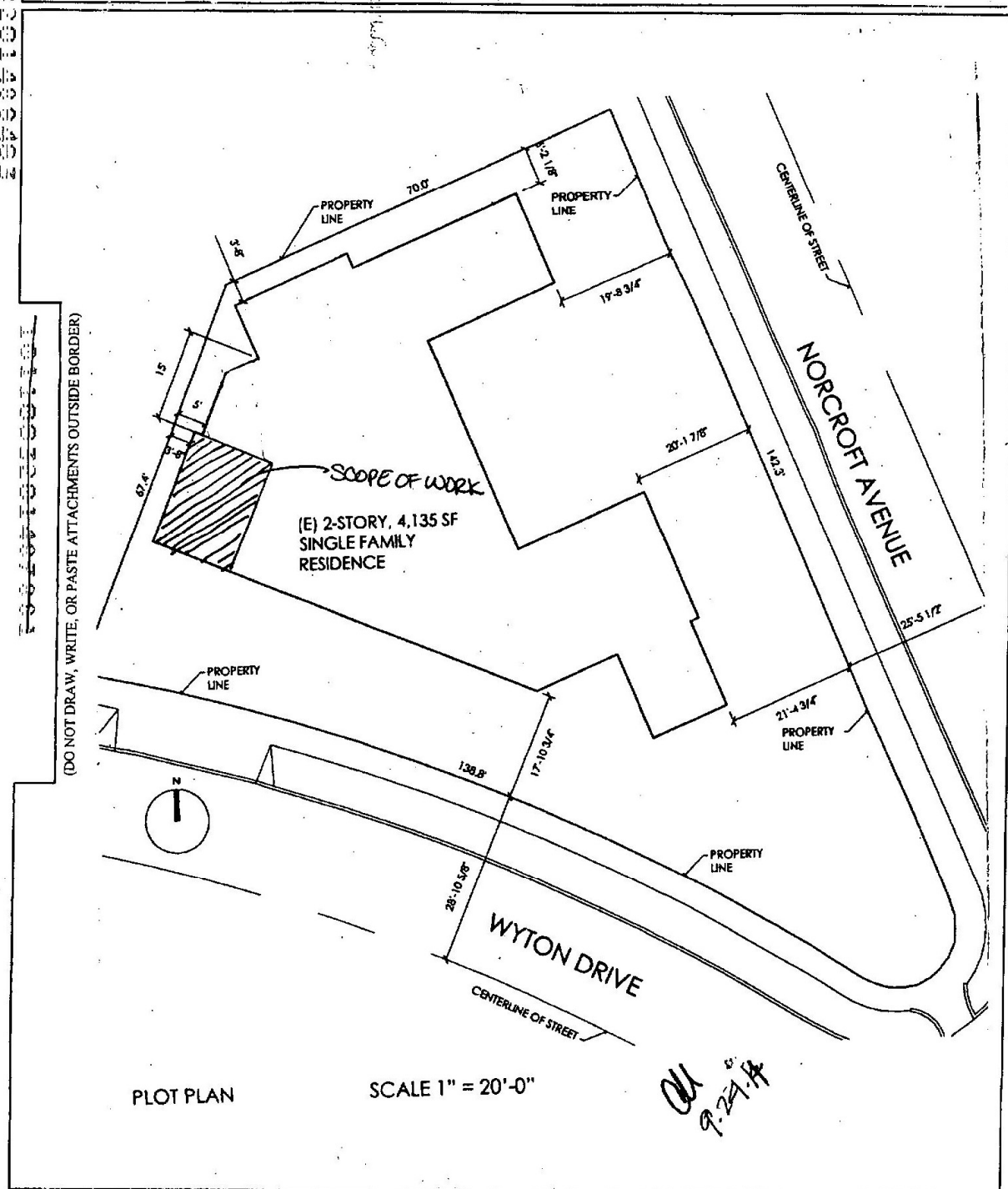
City of Los Angeles - Department of Building and Safety

Plan Check #: B14WL04056

Initiating Office: WEST LA

Printed on: 09/16/14 15:10:46

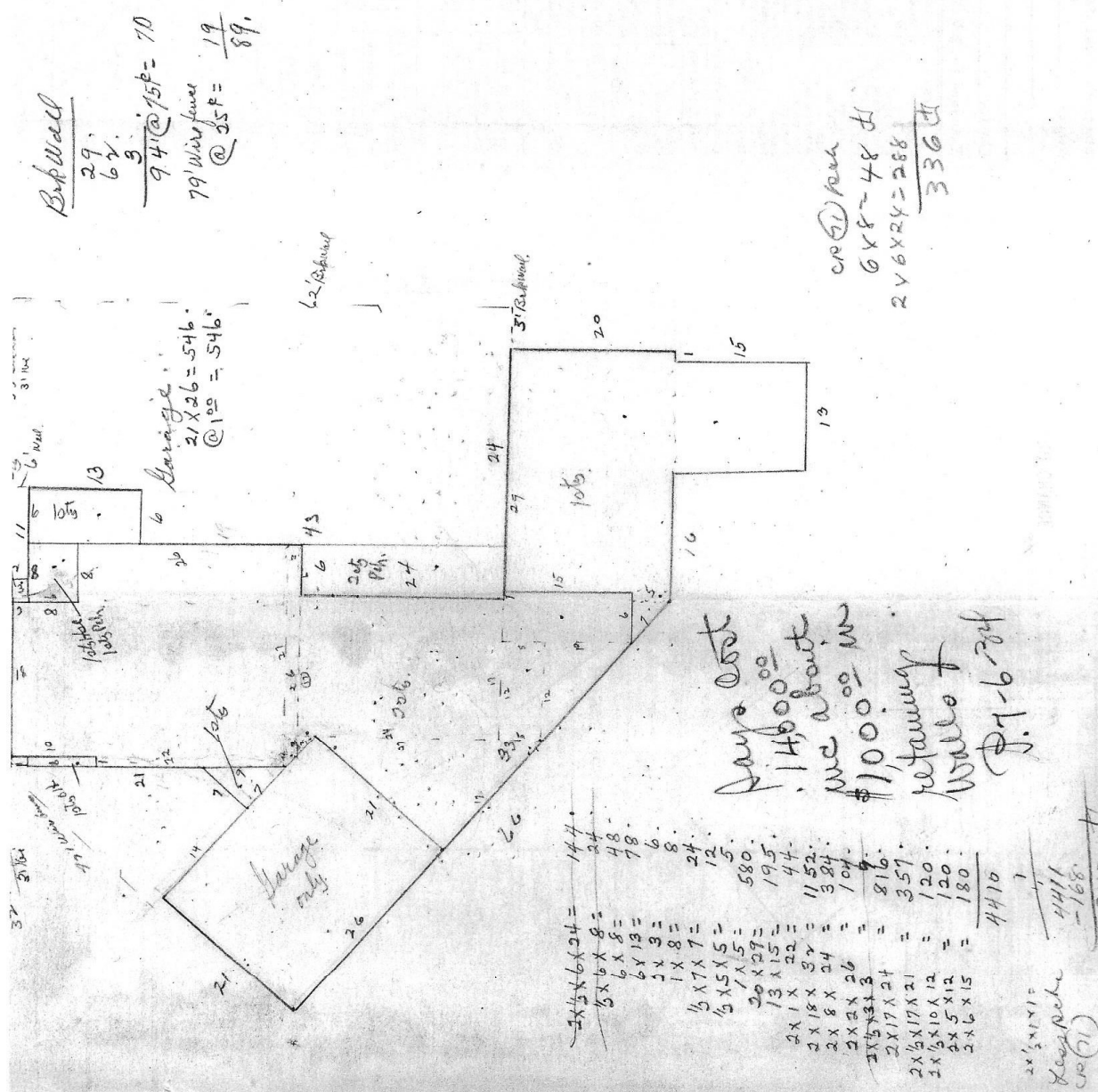
## PLOT PLAN ATTACHMENT











[illegible]

40

LOCATION IF CUT

BY

DATE

E. ON M. B. ON

BY

DATE

EXAMINED BY

DATE

CLASS

REMARKS

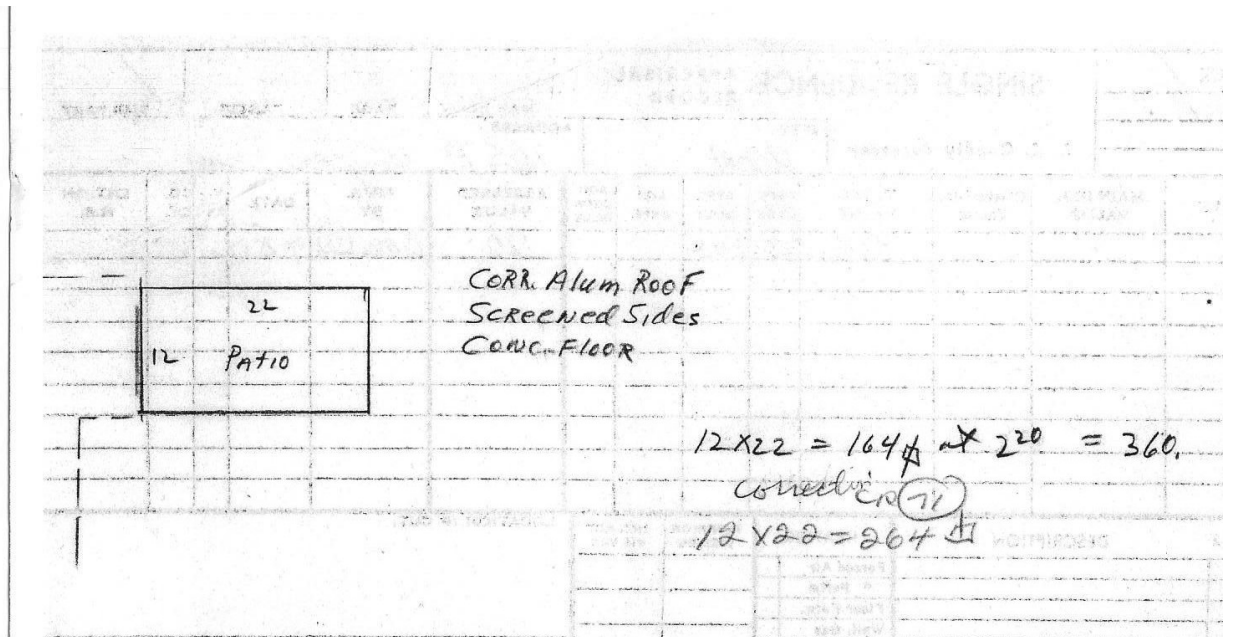
SHEPARD HOMELIFT

2ST VAL #800

UNABLE TO GET CAPACITY  
AS BLOC HOOKED +  
FOR SALL-

NO ONE HOME (2CALLS) Harrison ①  
5-26-50.  
Install one. Homelift

OWNER'S NAME	V. F. CHECKED	PERMIT NO.	DATE	AMOUNT
Mrs. John Ryerly		15310	7/1/57	
COMPT. CHECKED				
E. ON				
M. B.				
DATE				
COMPARED				





**THE BUILDING  
BIOGRAPHER  
TIM GREGORY**

- ❖ Building Histories
- ❖ Archival Consulting
- ❖ Cultural Resource Studies
- ❖ Historic Resources Surveys
- ❖ Local, State and National Landmarking

# Deluxe History Sample Two

400 E. California Blvd. #3 ❖ Pasadena, CA 91106-3763  
(626) 792-7465 ❖ [timgregory@sbcglobal.net](mailto:timgregory@sbcglobal.net)  
[www.buildingbiographer.com](http://www.buildingbiographer.com)

**THE  
WILLIAM AND JOSEPHINE  
GRIFFITH HOUSE**

**A History**



**1824 NORTH MAR VISTA AVENUE  
PASADENA**



## THE OWNERS

In 1909, Josephine M. Griffith purchased the westerly two-thirds, more or less, of Lot 4 of Block 15 of the Pasadena Highland Tract in an area of unincorporated Los Angeles County. The original property ran 380 feet north along Mar Vista beginning at the northeast corner of Woodbury Road and just over 200 feet east-west. Early in 1910, Mrs. Griffith commissioned local architect George J. Webster to design a winter home for her and her family in the then-popular Craftsman style. Henry McKeen of Pasadena was to be the contractor. The reported cost was \$6,630—a typical amount for a house of this size at the time. Mrs. Griffith shared her new home with her husband Col. William M. Griffith and their teen-age son William, Jr. Their property was given the address 1864 North Mar Vista Avenue. (It did not receive its current address of 1824 until most of the properties in the neighborhood were re-numbered in 1941.)

William Morton Griffith was born on October 31, 1859 in Racine, Wisconsin, but moved as a child to Utica, New York. His father worked as a store clerk; his mother was born in Wales. After attending the public schools, William graduated from Hamilton College and began a career in journalism. His first job was with *The Utica Herald*. Later he became managing editor of the *Utica Daily Press*. After gaining experience, Col. Griffith started his own news service from the state capital and gained a reputation for his reporting of political and legislative matters. After transferring his news-gathering to Washington, DC, Col. Griffith was hired as private secretary by James S. Sherman who would become Vice-President under William Howard Taft. He later accepted a job as secretary to the newly-elected Governor of New York, Frank S. Black. The position brought with it status as a colonel of artillery on the governor's military staff, through which he saw service in the Spanish-American War. After his stint in politics and government, Col. Griffith went to New York City where he founded a banking and real estate trust business known as the Queen County Trust Company.

Mrs. Griffith was born Josephine Maynard in Utica, New York on May 11, 1859. Her parents were English, her father Thomas employed as a merchant. Thomas had died by 1870 but Josephine continued to live in Utica with her widowed mother Georgiana until her own marriage to Col. Griffith in 1884. Their son William Morrison Griffith was born on December 18, 1897 in Brazil, Indiana.

Col. and Mrs. Griffith considered Altadena their winter home until 1921, when they moved there permanently. Col. Griffith continued his interest in Republican politics and ran several local campaigns. In 1929, he was the major investor and president of the Commercial Aircraft Corporation established by a group of Pasadena residents. Both he and his wife were members of the Westminster Presbyterian Church where Col. Griffith served on the finance committee. Mrs. Griffith was remembered for her religious and charitable work.

In 1913 Josephine Griffith purchased from Thomas M. Livingston a 60-foot-wide parcel along Mar Vista to extend the northerly boundary of her property. According to the County Assessor, a small improvement had appeared on the property by 1917. But in 1924, they commissioned the construction of what is now 1844 North Mar Vista (then 1880 North Mar Vista), perhaps as a home for their son when he became an adult or as caretakers'/servants' quarters or possibly just

as an investment. The architect is unknown, but the house bears a striking resemblance in stylistic features and materials to the Griffiths' original home, so may also have been designed by George Webster.

The Griffiths sold off a 125-by-140.75-foot lot at the northeast corner of Woodbury and Mar Vista and a house was built on it in 1920. However, by 1925 they had expanded their holdings and now owned both sides of the cul-de-sac that extended north from Woodbury on the east side of their home. Most of these parcels, all with East Woodbury addresses, had already been developed: 1157 (1923), 1167 (1900), 1169 (1925), and 1175 (1925).

Despite having a different middle name, the Griffiths' son was known as William M., Jr. He would become a vaudeville entertainer and a freelance stage and screen actor, sometimes billed as "Billy Griffith." He acted in small roles in many movies from the 1920s to the 1950s, including *The Devil Bat*, *Whirlwind Horseman*, *A Famous Male Impersonator*, *The Great Ziegfeld*, *Time Out for Romance*, *Everybody Does It*, and *Devil Goddess*. During the 1930s he appeared in musical revues at the Pasadena Playhouse and in the 1950s had guest roles in such television series as *The Life of Riley*, *Highway Patrol*, *Cheyenne*, *The Adventures of Rin Tin Tin*, and *The Adventures of Wild Bill Hickok*.

Josephine Griffith died on December 13, 1937 at the age of 78. After becoming a widower, Col. Griffith moved to Pasadena where he passed away on January 21, 1945 at the age of 85. An article on Col. Griffith from a 1926 issue of the *Morning Sun* and copies of their obituaries from the *Pasadena Star-News* are attached on pages 18 through 20.

Title to his mother's Mar Vista and Woodbury properties had been transferred to William M. Griffith, Jr. By 1940, he had sold off the parcels on the east side of the cul-de-sac. In November 1941, he sold 1844 and 1824 Mar Vista as separate properties, severing the ownership tie that had existed since 1913. The northerly 20 feet of the grounds of 1824 were added to the grounds of 1844 at that time, leaving 1824 with its current configuration along Mar Vista.

The next owners of 1824 were Howell M. Watson, a commercial printer, and his wife Lena Mae Watson. They shared the house with three of their children. Mr. Watson was a native of Texas, born in December 1889. He grew up in San Antonio. One of his first jobs was as a clerk for the Western Weighing Company, but by 1910 he was working as a printer in Greenfield. Around 1917, he married his wife, the former Lena Pruitt who had also been born in Texas in October 1893. They would have four children: Marvin C. (born 1920), Mildred (born 1922), Lloyd (born 1924), and Donald (born 1927). By 1930, Mr. Watson had moved to Pasadena where he and his son Marvin were in business together as carpenters. However, just two years later, Mr. Watson returned to the commercial printing field. He was later associated with The Mission Press, also known as Little Bibles, Inc.

Mrs. Watson became sole owner of the property in November 1945. She sold off the westerly 63 feet in May 1947 and a new house was built on it that year with the address of 1165 East Woodbury. Mr. Watson died in December 1967 at the age of 77. Mrs. Watson survived him by many years, passing away in January 1988, having reached the age of 103.



Interestingly, William M. Griffith, Jr., retained ownership of what is now 1171 East Woodbury until 1960. It contained a 1921 structure that probably had served as the garage on his parents' estate. "Billy" Griffith died of a heart attack at the Motion Picture Country House on July 21, 1960 at the age of 62. His short obituary from the *Los Angeles Times* is attached on page 21.

Mary Anna Stanakis (1899-1982), the widow of Frank Stanakis, and her daughter Dorothy June Smith were recorded as co-owners of the property in July 1954. Mrs. Stanakis, the daughter of German parents, was born in Wisconsin. Her late husband, who was of Lithuanian descent, was born in Pennsylvania. He worked as a hospital nurse in Leyden, Illinois before his death in 1934. They had two children, both born in Illinois: Francis R. (1921-1970) and Dorothy June (1925-1987). While living on Mar Vista, Mrs. Stanakis became well-known for her annual elaborate Christmas displays.

In March 1971, Paul Clayton Smith, Jr., and his wife Shirley M. Smith became the owners. Mr. Smith, born around 1924 in Indiana, was an employee of Aero Supply. He married his wife, the former Shirley M. Nesbitt, who was twenty years his junior, in 1965. Mr. Smith was interested in politics. In 1964, the people of Altadena and unincorporated Pasadena went to the polls to decide if the City of Altadena should be incorporated. On the same ballot, Mr. Smith was a candidate for a potential city council position. However, incorporation was rejected and Mr. Smith never served. He died in 1979 at age 54.

Title passed to Michael Gerard Culross, a nationally-known poet, and his wife Betty A. Culross in October 1976. Mr. Culross (1942-2010) received a B.A. from the University of Iowa and an M.A. from Syracuse University. He taught creative writing at the University of Wisconsin at Green Bay and at Antioch College in West Los Angeles, gave many poetry readings nationwide, and contributed pieces to more than twenty magazines. Two of his published poetry books were *The Bushleaguers* (1970) and *The Lost Heroes* (1974). He was also a film-maker and a jazz music arranger. He married the former Betty Ann Henderson, a singer and teacher, in 1965. They had six children: Kathy, Tom, Patti, Peter, Michael, Jr., and Melissa. Michael, Jr., a teacher in the Pasadena schools and also a musician, was fairly prominent. Michael and Betty Culross eventually parted company. Michael Culross, Sr., was living in San Carlos by 1996 and died in Washington State. Betty Culross moved to Redding where she worked in the medical field.

In August 1978, John Charles Kulli and Cynthia Virginia Cable took possession. Dr. Kulli, born in 1942, grew up in Pasadena where he attended Polytechnic School. He earned a degree from Harvard and an M.D. from the Keck School of Medicine at U.S.C. After completing his residency at U.C.L.A., he became a practicing anesthesiologist. He and a partner were granted patents for the development of a new type of syringe. Ms. Cable, born in 1944, was an artist. She and Dr. Kulli later moved to Rochester, New York.

Mark Lynn Nelson and his wife Cathlynn Elisabeth Nelson were recorded as owners in January 1984. Cathlynn Nelson was a chiropractor. She later moved to Englewood, Colorado and re-married.

In August 1993, Charles Gregory Schultz, an attorney, and Julia E. Liss became the owners. Born in 1946, Mr. Schultz was a native of Minnesota. He earned an undergraduate degree from the University of California, Berkeley and a law degree from the Hastings College of Law in San Francisco. He was admitted to the California State Bar in 1990. Ms. Liss was a professor of history at Scripps College and chair of its History Department. She has published books in the field of cultural anthropology. She earned her B.A. at Wesleyan University and a Ph.D. at the University of California, Berkeley. She and Mr. Schultz moved to Claremont after selling their Mar Vista Avenue home.

Richard Webster and his wife Kimberly Kenne have been the owners since July 1996.

## THE ARCHITECT

George J. Webster was a fairly prolific Craftsman architect during a span of a little over ten years just before World War I. Lack of details about his life before and after he entered the architectural field have made him somewhat of a “mystery man.” Although Altadena has claimed him as its “own” architect because some of his best work was done in that community (which he also called home for several years), his designs can be found throughout the Los Angeles area.

George James Webster was born of British parents in Uruguay on April 28, 1868, but remained a citizen of the United Kingdom all his life. Interestingly, the census indicates that Spanish was the primary language spoken in the home while he was a child. Around 1898, he married the former Annie Macpherson Southerland (1872-1954), a native of Scotland. Mr. and Mrs. Webster were living in the Long Beach area by 1902. Los Angeles directories of 1903 showed him working as a draftsman for architect M. Paul Martin. The 1904 Pasadena directory listed him as a “rancher” residing in Altadena on the east side of Lincoln Avenue just south of Figueroa Drive. However, he and his wife seemed to move quite often within Pasadena and Altadena, sometimes living in houses of his own design.

After setting up an architectural practice around 1905, Webster designed his first documented house for Mabel Farris of Pasadena which still stands at 619 South Los Robles Avenue. For the rest of his career, he specialized in rustic bungalows, some quite modest in size, primarily in Altadena and Pasadena, but in the greater Los Angeles area as well. The *Builder and Contractor* journal always identified Webster as a “building designer” rather than as an “architect” which probably means he was never licensed as a professional by the State of California. Nevertheless, some of his designs were featured in magazines, such as the *Ladies Home Journal* and *House Beautiful*, and in bungalow design books.

In late 1906, Webster temporarily gave up his practice and moved to Sonora, Mexico, but returned in mid-1907. In 1908 he formed a brief partnership with Neal Dow Barker (1856-1925), an Altadena resident and, like Webster, a native of England and a former employee of M. Paul Martin. From their office in downtown Los Angeles, Barker and Webster designed around fifteen houses, the majority of them outside Pasadena. Because Webster’s name was not listed separately in directories as an architect during this time, it had been thought that he may

have also worked for another firm during this period. Some have speculated he was employed as a draftsman for the famed designing team of Charles and Henry Greene, but no documentation has been found for this.

By mid-1909, Webster had resumed his solo career: many of the residences he began designing in that year were on a grander, more elaborate scale than those he had designed in the 1906-07 period, although still very much in the Craftsman style. By 1911 Mr. and Mrs. Webster had moved to Garfield Avenue—a block-long neighborhood straddling the Pasadena/Altadena border for which Webster designed many of the houses (see below). By 1917, his directory listing had dropped the “architect” occupation, although he continued to live in Altadena. In late 1919, he and his wife moved to Laguna Beach where he again identified himself as an architect. Mrs. Webster became a well-known amateur horticulturist in the area.

Webster appears to have had an interest in photography as well as architecture. Los Angeles directories of 1915 indicate he was serving as secretary and treasurer of the West Coast Art Company, photographers, in addition to his designing work. He also had several poems published in local newspapers.

George J. Webster died at the age of 76 on February 5, 1945 at a home in San Clemente to which he had moved just a month previously. He was interred at the Mountain View Mausoleum in Altadena. Webster was survived by his wife. They evidently had no children. His brief obituary is attached on page 16.

A selected list of Webster’s works in Pasadena and Altadena is appended below. Many of them feature his trademark “Webster windows” which first appeared in 1905: a sash design featuring a row of three nearly square lights in the upper 20%, set over two long vertical lights arranged side by side. Other architectural details associated with Webster include: knee braces with blended integral feet, board-on-board gable venting, cut-out porches, and beam-on-bracket eave supports.

#### In Pasadena:

- 147 and 155 Millard (designed for himself)—1905 (demolished)
- Farris residence, 619 South Los Robles Avenue—1905 (Webster’s oldest extant house, designed in a transitional turn-of-the-century style, now altered with the addition of a second story.)
- O’Reilly residence, 1682 North Fair Oaks Avenue—1906 (demolished)
- Mountain View Land Company speculative houses, 855 Chapman and 1003 Glen—1906
- Leavitt residence, 490 Maylin Street—1909 (altered)
- Christie residence, 1230 North Marengo Avenue—1911 (altered)
- Stone residence, 397 Summit Avenue—1911
- Williams residence, 906 East Orange Grove Blvd.—1912 (demolished)

#### In Altadena:

- Lindsay residence, 416 East Altadena Drive—1905
- White residence, 382 Buena Loma Court—1906 (altered; interestingly, done for the sister-in-law of Charles Greene)

J. S. Paul residence, 1163 Rubio Street–1909  
 P. J. McNally residences, 357 East Altadena Drive–1905 and  
 323 East Altadena Drive–1909  
 Clarence Valentine residence, 600 Alameda Street–1910  
 Jane Griffith residences, 945 New York Drive–1910 and 938 and  
 958 Morada Place–1911  
 Welles residence (known as “Rosewall”), 180 East Mendocino Street–1911 (Webster’s  
 most costly commission)  
 Whiting residence, 1158 New York Drive–1912  
 Walter Valentine residences, 2800 Holliston Avenue and 1419 East Palm Street–  
 both 1912 (including entrance portals at the northeast corner of Holliston and  
 Palm–also 1912)

Along North Garfield below Woodbury Road at the Altadena/Pasadena border, Webster designed at least nine Craftsman residences over a seven-year period. Eight of these dwellings are still standing, several of which Mr. and Mrs. Webster lived in. Those that have been either fully documented or strongly attributed to him are: 2053/55 (1911); 2056 (1911); 2073 (1914–altered; probably the last house he designed in the Pasadena area); 2080 (1909); 2085 (1909); 2101 (1917–moved from North Wilson Avenue in Pasadena); 2108 (1913); 2121 (1911); and 2151 (demolished).

Webster was the owner/developer of 2053/55, 2056, 2101, and 2121. He lived at 2056 from 1911 to 1913 and again in 1916; at 2121 from 1913 to 1915 and again in 1917; and at 2101 in 1918 and 1919.

Note: Much of this report was based on the research of John G. Ripley.

## THE BUILDER

Henry McKeen was born Mathew Henry McKeen (he preferred the use of his middle name) in Mabou, Inverness County, Nova Scotia, Canada on September 1, 1864. He moved to Pasadena in 1895 and began advertising his services as a carpenter. By 1915, he had “promoted” himself to building contractor. However, in his later years, he again identified himself as a carpenter. His first residence was at 666 North Raymond Avenue. He later moved to 171 South Oakland Avenue. By 1915, he was living with his wife Louise F. McKeen and their two daughters Grace and Edith at 275 Center Street (now known as East Del Mar Blvd.). McKeen probably constructed all the houses he lived in.

Having built at least 37 single-family homes in Pasadena during the Craftsman era (1904-1918), McKeen developed a reputation as an authority on design, materials, and construction. His houses were recognized for their “signature detailing.” He is credited with designing most of his early houses himself. Later in his career, that lasted well into his older years, McKeen served as builder for a number of well-known architects such as Charles W. Buchanan, Lester S. Moore, Frederick L. Roehrig, Harold Bissner, and Sylvanus Marston.

McKeen died on March 28, 1958, having reached the age of 93. His short obituary from the *Pasadena Star-News* is attached on page 17.

Some of the still-extant houses that McKeen is credited with having designed and built:

465 North El Molino Avenue (1907)  
 1545 North Los Robles Avenue (1908)  
 700 South Los Robles Avenue (1909)  
 651, 694, and 726 South Oakland Avenue (all 1909)  
 951 North Hudson Avenue (1909)  
 1029 North Garfield Avenue (1909)  
 797 and 831 North Mentor Avenue (both 1909)  
 1074 North Los Robles (1910)  
 397 and 1875 Summit Avenue (both 1911)  
 1029 North Raymond Avenue (1911)  
 764 and 810 North Chester Avenue (both 1911)  
 1211 North Los Robles Avenue (1911)  
 1071 North Marengo Avenue (1911)  
 1090 North Marengo Avenue (1914)  
 753 North Garfield Avenue (1914)  
 1095 North Marengo Avenue (1915)

## THE ARCHITECTURAL STYLE

The popularity of the bungalow coincided with the rise of the Arts and Crafts movement in the United States. Gustav Stickley has been credited with the wide popularity of the Arts and Crafts movement in America. Seen as rebels against both the complicated style of the Victorian age and impersonal products of the new machine age, Craftsman proponents created a new appreciation for hand craftsmanship. Stickley's *Craftsman* magazine, published from 1901 to 1916, brought his ideals and the theory of a new style of architecture to the nation. *Craftsman Homes*, a bungalow design book published by Stickley, allowed inexperienced owners and small contractors to build bungalows which were inexpensive and simple in design and construction, yet comfortable and in tune with their natural surroundings.

But the chief "brick and mortar" inspiration for the Craftsman style came from two brothers living in Pasadena--Charles Sumner Greene and Henry Mather Greene who practiced between 1893 and 1914. About 1903 they began to design simple Craftsman-type bungalows; by 1909 they had designed and executed several exceptional landmark examples that have been called the "ultimate bungalows." The two most well-known of these in Pasadena are the Gamble House at 4 Westmoreland Place and the Blacker House at 1177 Hillcrest Avenue, for both of which the Greenes created a total "look," including furniture, fabrics, and landscaping. Several influences--the English Arts and Crafts movement, an interest in oriental wooden architecture, an appreciation of the Swiss chalet tradition, and their early training in the manual arts--appear to have led the Greenes to design and construct these intricately detailed buildings.

These and similar residences were given extensive publicity in such magazines as the *Western Architect*, *The Architect*, *House Beautiful*, *Good Housekeeping*, *Architectural Record*, *Country Life in America*, and *Ladies' Home Journal*, thus familiarizing the rest of the nation with their style. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows; some even offered completely pre-cut packages of lumber and detailing to be assembled by local labor. Through these vehicles, the one-story Craftsman house quickly became the most popular and fashionable smaller house in the country. (Architectural historians David Gebhard and Robert Winter have characterized this architecture as the closest thing to a democratic art that has ever been produced.) High-style interpretations are rare except in California, where they have been called the Western Stick style. One-story vernacular examples are often called simply "California bungalows."

As early as 1904, Pasadena and the newer neighborhoods of Los Angeles were widely known for their Craftsman homes which differed from their Eastern and Midwestern counterparts. It is no surprise that those living near the arroyos and foothills favored the Craftsman style which fit so superbly in such picturesque, rustic settings. The defining elements of the style were the use, and in fact the glorification, of natural materials; a horizontal orientation; low-pitched gable roofs; wood detailing, including dark stained heavy beams and timbers, sometimes attached together by metal banding; exposed rafters; wide roof overhangs with unenclosed eaves, supported by brackets; wide porches; horizontal bands of casement windows (often with Tiffany-type stained glass accents in the more costly homes); massive brick, block, or stone foundations, porch supports, and walls; and visible guttering and drainage systems that were often incorporated into the design by means of metal bracketing. Interior built-in features such as bookcases and dining-room buffets were popular. Lighting fixtures were often copper with tinted glass. A few Craftsman architects also incorporated elements from other popular styles, such as Eastern Shingle and English Tudor or skewed the architectural elements into a Japanese or Swiss look. Although the emphasis was on simplicity of design, a break from the ornamented cluttered style of the Victorian period, some of the larger architectural creations were "bungalows" in name only.

The popularity of Craftsman homes for the wealthy ended rather suddenly around 1912, but the middle class continued to build in the style through World War I. The war drastically slowed down building and development in general in the Los Angeles area. For example, in Pasadena before 1917, houses were being built at a rate of approximately 500 per year, dropping to about 140 in 1917 and 40 in 1918. After the war, some modest Craftsman homes were built in working class neighborhoods through the early 1920s. Materials changed after the war, giving the Craftsman homes of this period a different look. The size of timber had changed from 2 x 4" to 1 1/2 x 3 1/2" and formerly rough wood surfaces had given way to smooth surfaces. As a result, late Craftsman homes were stylistically more restrained and refined and the characteristic elements were on a reduced scale.

A number of reasons have been offered as to why the popularity of Craftsman architecture ended so quickly after World War I. Probably all are valid in their own way. Soldiers returning from the horrors of trench warfare were ready to start new lives in new surroundings, while the Craftsman philosophy of the perfectibility of mankind through arts and crafts probably rang

hollow in a new age of cynicism after the war. Stickley's studio and the *Craftsman* magazine had gone bankrupt during the 1910s, the concept of individually hand-crafted homes giving away to the more manufactured look of Craftsman tracts, often mass-produced or based on commercially available bungalow kits and floorplans. The growing popularity of motion pictures may also have played a part in turning homeowners' fascination to more exotic settings, paving the way for the almost all-consuming interest in period revival architecture that was to follow in the 1920s.

The Griffith house is a good example of the Craftsman style with its combed-shingle wall covering, cut-in porch, rolled roof with copper gutters, deep eaves, prominent "outrigger" beam ends (a design motif which shows up again at the ends of the upper window casings, board-on-board venting, and three-over-two windows--some arranged in bands.

## **THE HOUSE AND PROPERTY IN THE PUBLIC RECORD**

There is no original building permit on file for this property. Los Angeles County did not begin issuing permits for its unincorporated areas until 1927.

The earliest permit on file at the County's Building Division was dated April 25, 1952 and called for a connection of the property to the public sewer.

A new electrical service panel was to be installed in April 1979.

A permit was issued on May 10, 1983 for a re-shingling of the exterior walls and the remodeling of an upstairs porch. The owner identified himself as both designer and contractor. The cost was estimated at \$6,000.

A permit was issued on August 24, 1993 for a seismic retrofit to anchor the house to its foundation. Cal-Seismic of Pasadena was the contractor for this job, valued at \$5,500.

On February 7, 1994, permission was given to remodel the kitchen, a laundry area, a breakfast room, and a half-bathroom. Michelle Lanane of El Segundo was the architect. The owner was to act as his own contractor. The cost was estimated at \$30,000.

The demolition of the old garage and the construction of a new 552-square-foot detached garage were permitted on October 20, 1997. James E. Sullivan of La Cañada was the architect and Randy Gulick Building and Remodeling of West Covina was the contractor. The cost was to be \$13,800.

A new HVAC system was to be installed in July 2000.

On April 17, 2001 approval was given to build a pergola and to do restoration work on the lower roof and porch at a cost of \$35,000. Tim Andersen of Seattle, Washington was the architect and

Thomas Lake Builder, Inc., of Pasadena was the contractor. A total of 929 square feet were to be involved.

The house was to be re-roofed in July 2004 for \$13,000.

Copies of some of these permits can be found on pages 31 through 37.

(Note: Permits for very minor alterations, such as water heater replacement, are not included. Also not included are permits missing from the file or whose microfilmed or digital copies are indecipherable and not otherwise recorded or described in Assessor's records.)

The Los Angeles County Assessor first visited the property on February 28, 1917 and recorded a two-story residence with a cobblestone foundation, walls covered in shakes, and a composition roof with four gables. Heat was provided by two fireplaces and a gas furnace with eleven openings. There were fourteen plumbing fixtures connected to a cesspool. Lighting fixtures were rated of "good" quality. The house had a total of nine hardwood floors.

The Assessor estimated the square footage at 4,412. On the first floor were five living rooms (one was probably a dining room), one bedroom, one bathroom, and a kitchen. The second floor contained hallways, four bedrooms, and a sleeping porch. There was also a cement-lined basement that was twelve by eighteen feet and six feet deep. The garage, measuring 16 by 22 feet, had a cement floor, walls covered in shakes, and a composition roof.

In 1969, the Assessor noted a 186-square-foot one-story addition to the southwest corner of the house.

In 1998, the Assessor added to the building record a new 26-by-30-foot garage. It had a concrete-slab floor, wood exterior, a roof covered in shakes, an overhead door, and an unfinished interior.

The Los Angeles County Assessor currently estimates the square footage of the house at 4,082 with five bedrooms and two bathrooms. Copies of the Assessor's building records are attached on pages 38 through 41.

## **THE WORLD AND COMMUNITY IN 1910**

The Western world was still basking in the glow of the Edwardian era, unaware it was soon to come to an end in the trenches of World War I. There was at least one major disturbance in 1910—the beginning of the Mexican Revolution and civil war which was to last for a decade and claim an estimated one million lives. Also on the international scene, the Union of South Africa was formed. General H. Curtis won the \$10,000 New York World prize for the first continuous flight from Albany to New York City—137 miles in 152 minutes. The Boy Scouts of America was also formed in 1910. In science, Thomas Hunt Morgan discovered a link between genes and heredity.



In 1910, the population of the state of California reached over 2.3 million. Republican James N. Gillett remained Governor, although his term was to come to an end the following January, as Republican Progressives swept the state elections. Making news around the country on October 1 was the bombing of the *Los Angeles Times* building which killed 21 people. Labor leaders J. B. and J. J. McNamara were later convicted of this sabotage but avoided the death penalty thanks to their defense by Clarence Darrow.

By this time, the City of Pasadena was 24 years old and had become known throughout the country as a destination resort, offering fine hotels and shops to wealthy visitors from the East and Midwest. Many of these visitors would stay to establish winter or year-round homes. In 1910, Pasadena opened the first Hill Avenue Branch Library, then called the "East Pasadena Branch" on East Colorado Street. Also to open that year was the city's first privately owned emergency hospital. Caltech, then still known as Throop Polytechnic Institute, moved to its current campus in 1910. Both the Pasadena Nazarene College and the Andrew Jackson Elementary School opened that year. Famed artisan Ernest Batchelder organized the Batchelder Tile Company in 1910, and Arnold's Jewelry store (still in existence) opened on Colorado Street. Ahead of its time, the Pasadena Day Nursery opened at 318 East Colorado for children between the ages of two and twelve of working mothers.

In 1910, Altadena was a rural, unincorporated retreat for retired Easterners and for businessmen who worked in the bustling cities of Pasadena and Los Angeles--easily reachable by the street cars that ran directly down Lake and Fair Oaks Avenues. Small orchards, poultry farms, and vineyards dominated the west end of town, while open ranchlands still occupied the eastern side. (The Porter Ranch, just east of Lake Avenue would not be subdivided until 1912, prompted by the creation of the Altadena Golf Course the year before.) The rustic surroundings of Altadena attracted a number of artists and writers. The foothills of the San Gabriels were largely undeveloped, beckoning outdoorsmen as the "great age of hiking" dawned. The Mt. Lowe Railway was also a very popular attraction in the local mountains. Although several small Craftsman-style neighborhoods came into being in Altadena during the first two decades of the century, development did not start to boom until the 1920s with the creation of the Altadena Country Club Park subdivision--a prestigious large-lot development across Allen Avenue from the golf course. Boosters of the time described Altadena as "the paradise of the foothills". For more information on Altadena and its history, consult the book *Altadena: Between Wilderness and City* by Michele Zack, published by the Altadena Historical Society in 2004.

Among the major literary works written in 1910 were *Howards End* by E. M. Forster and *The Love Song of J. Alfred Prufrock*--T. S. Eliot's seminal poem that did not see publication until 1915. A number of famous authors died in 1910; among them: Mark Twain, William James, Julia Ward Howe, O. Henry, and Leo Tolstoy. Artists Pablo Picasso, Marcel Duchamp, Marc Chagall, Edvard Munch, and Henri Matisse were all active in 1910. American artist Winslow Homer died in that year. *Krazy Kat*, the comic strip created by George Herriman, debuted in 1910, as did Victor Herbert's operetta *Naughty Marietta*; the theatrical version of *Rebecca of Sunnybrook Farm*; Eddie Foy and his *Seven Little Foys*; Giacomo Puccini's opera *The Girl of the Golden West*; and Shelton Brooks' song *Some of These Days*, which would become the signature song of Sophie Tucker.

## NOTES

In December 1910, the *Southwest Builder and Contractor*, a weekly journal of the construction trade, announced that a contract had been recorded for the construction of the Griffith house. It was described as a “two-story, ten-room frame and plaster residence.” A copy of the announcement is attached on page 15.

The Griffith house has been featured on a number of home tours. Scripts from Altadena Heritage, Guiding Eyes, Historic Highlands, and Pasadena Heritage are attached on pages 22 through 30. These scripts give a good summary of the work recent owners have done to restore both the exterior and interior of the house.

## THE SIGNIFICANCE OF THE PROPERTY

In its historical and architectural resources survey of Altadena and the adjacent unincorporated areas conducted in the early 1990s, Altadena Heritage determined that the Griffith house was potentially eligible for listing on a local inventory of significant sites due to its association with a noted local architect, its good state of preservation, and its contribution to the architectural and historical context of the North Mar Vista Avenue neighborhood. It may also be eligible for listing on the California Register of Historical Resources and the National Register of Historic Places.

## SOURCES CONSULTED

Altadena Heritage  
 Altadena Historical Society  
 Los Angeles County, Building Division  
 Los Angeles County Assessor (South El Monte district office and Los Angeles archives)  
 Los Angeles Public Library  
 City of Pasadena, Planning and Development Department (Design & Historic Preservation Section)  
 Pasadena Public Library  
 Pasadena Museum of History (Research Library and Archives)

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City Directories: 1910-

*Los Angeles Times*: July 25, 1960  
*Pasadena Morning Sun*: October 16, 1926  
*Pasadena Star-News*: December 14, 1937; January 22, 1945; February 6, 1945; March 31, 1958  
*Southwest Builder and Contractor*: December 21, 1911

Internet Resources, including California Index, California Death Index, Gale Biography Master Index, Ancestry.com and Historic *Los Angeles Times* Database.

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 The Building Biographer  
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[www.buildingbiographer.com](http://www.buildingbiographer.com)

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 by Tim Gregory

Residence—Josephine M. Griffith, own, Pas-  
 adena; G. J. Webster, des, 415 Slavin bldg.  
 Pasadena; Henry McKeen, contr, 171 Oakland  
 ave, Pasadena; on or before Aug 15, all labor  
 and material (except painting and heating)  
 for 2-sto 10-rm fr and plaster res, W  $\frac{1}{2}$  lot 4,  
 blk 15, Highlands tr (New York ave near  
 Mar Vista), Pasadena; \$6,630, payable \$500  
 found and cellar complete; \$1,000 fr and roof  
 timbers complete; \$750 ready for plaster; \$500  
 sash and standing finish in \$2,230 completed;  
 \$1,660 35 days after. No bond. Filed April 16

Southwest Builder and Contractor  
 December 21, 1910

**WEBSTER**—George J. Webster, San Clemente, Cal., passed away Feb. 5, 1945, at his residence, 316 Cabrillo Avenue, San Clemente. He was born in Uruguay, South America, and had lived in Pasadena for 42 years, having spent the past month in San Clemente. He is survived by his wife, Anne M. Webster. Private memorial services will be held Thursday, Feb. 8, at 4 p. m. at Lamb Funeral Home, 415 East Orange Grove Avenue.

Pasadena Star-News  
February 6, 1945; p. 17

**McKEEN**—Henry McKeen, passed away March 28, 1958 at his home 275 E. Del Mar Street. A native of Mabou, Inverness County, Nova Scotia, Canada. He had been a resident of Pasadena 63 years and was a member of Christian & Missionary Alliance Church. He is survived by two daughters, Mrs. Grace Dunning, and Miss Edith McKeen, and one son Frank McKeen all of Pasadena; also three grandchildren and one great grandchild. Services 2:30 p.m. Tuesday at the chapel of Turner & Stevens Co., 95 North Marengo Ave. Reverend James Ernest Davey, officiating. Private Interment Mountain View Cemetery. In lieu of flowers contributions may be made to the Christian & Missionary Alliance Church. (30-I-SN 31-SN)

Pasadena Star-News  
March 31, 1958; p. 20

## Men Who Are Making Pasadena

By GLENN BAKER

**F**EW men in Pasadena have had more varied or interesting careers than William Morton Griffith, who resides at ~~4008-4010 North~~

Mr. Griffith is a native of Racine, Wis. When very young he moved with his parents to Utica, N. Y. There he was reared and educated, graduating from Hamilton college, one of the select schools of the East. His teacher of mathematics in that institution was the father of the late Elihu Root, former United States senator, secretary of state, and secretary of war.

First vocational work of Mr. Griffith was done for The Utica Herald, then owned by Ellis H. Roberts, former United States treasurer. When the Utica Daily Press was organized and established, Mr. Griffith, then in his early twenties, became its managing editor. Pursuant to his newspaper duties, he went to Albany, capital of New York state, as legislative correspondent. Several New York City newspapers eventually were added to his list of clients, and his state-capital news service was expanded to general coverage. After several years he was sent to Washington, D. C., the national capital, as news correspondent. During his years of service there he "covered" several national conventions. During the summer seasons, when the national legislatures was adjourned and political leaders had assembled at Saratoga Springs, N. Y., then the popular political rendezvous, Mr. Griffith transferred his correspondence headquarters to that regal resort, and continued reporting politics.

While in Washington the legislative correspondent became directly interested in and identified with Republican party policies with the result that he was chosen private secretary by Representative James S. Sherman, who for 10 years was chairman of the Indian Affairs committee of the house, and who later became vice-president, serving during the William Howard Taft administration.

"Once a newspaper-man, always a newspaper-man," is the dire prophecy, and Colonel Griffith's progression endorses the dictum to a marked degree. Though a participant in politics, as well as an observer, Mr. Griffith remained a newspaper writer and correspondent.

ent for the Troy (N. Y.) Times, and other publications. When Congressman Frank S. Black was elected governor of New York state, he persuaded Mr. Griffith to serve as his secretary. The position automatically made the state executive's personal manager a colonel of artillery on the governor's military staff, a title under which the holder participated in the Spanish-American war.

At expiration of the term-in-office of Governor Black, his secretary went to New York City and organized, with associates, the Queens County Trust company, of which he was made president. The concern conducted a banking and real estate business but, true to prophecy, its chief executive found time to serve as chairman of the Queens County Republican committee and political writer, as well.

Colonel William Morton Griffith was the official representative of New York state at the Paris, France, world exposition in 1900, serving in that capacity under four New York state executives: Governors Taft, Black, Roosevelt and O'Dell.

Mr. and Mrs. Griffith became regular Pasadena winter guests many years ago and 16 years ago, built a winter home in this city. They became permanent year-round residents here in 1921.

They have one son, William Morton Griffith, Jr., who is an actor. Mr. Griffith, Jr., fortunately secured much of his early vocational training with the Theatre Guild of New York City, one of the most exemplary and proficient dramatic organizations in America. Like his father, he is a graduate of Hamilton college, and now is a member of a New York dramatic company playing a Chicago engagement.

A similarly varied and inclusive record of Colonel Griffith's constructive activities with Pasadena civic and political affairs might be compiled in duplication of his earliest career. He was local campaign manager for United States Senator Samuel M. Shortridge during his recent and successful primary canvass, and has served and is serving on almost every Republican activity of the district. He is an ardent Pasadenaan, and no name has more or better prestige with forces tending to the "making of Pasadena" than that of Colonel William Morton Griffith.

**GRIFFITH**—Mrs. Josephine M. Griffith passed away Dec. 13, at her home, 1864 Mar Vista Avenue, Altadena. She was a native of Utica, N. Y., and had lived in California since 1921 and was a winter visitor for many years before becoming a permanent resident of Pasadena. Surviving her are her husband, Col. M. Griffith, and son, William M. Griffith, Jr., Altadena. Services will be held Thursday, Dec. 16, the place to be announced later by the C. F. Lamb Funeral Home.

Pasadena Star-News  
December 14, 1937; p. 2

## MRS. W. M. GRIFFITH SUMMONED BY DEATH

### Prominent In Church and Charity Work

ALTADENA, Dec. 14.—Josephine Maynard Griffith, wife of Col. W. M. Griffith, 1864 Mar Vista Avenue, died yesterday evening at the family home following a lingering illness. Funeral rites to be held at the chapel of Lamb Funeral Home will be announced later.

Mrs. Griffith was born in Utica, N. Y., May 11, 1859. She visited California in the winter for years before becoming a resident of Altadena.

She was a member of Westminster Presbyterian Church for many years. Until ill health forced her to retire, she was active in religious and charitable work.

She and Colonel Griffith were married in 1884. Beside him, she leaves surviving a son, William M. Griffith, Jr., Altadena. Other relatives in Southern California are Maj. Leslie R. Groves and daughter, Miss Gwen Groves, Altadena.

Pasadena Star-News  
December 14, 1937; p. 12



**GRIFFITH**—Col. William M. Griffith, 158 South Euclid Avenue, passed away Jan. 21, at a local hospital. A native of Racine, Wis., he had resided in California and this vicinity the past 24 years.—He was a member of the Delta Upsilon fraternity and also a member of the Westminster Presbyterian Church. He is survived by a son, William M. Griffith, Jr., Pasadena; a niece, Mrs. Spencer D. Brown, Altadena; two nephews, Owen G. Groves, New York, and Maj. Gen. Leslie R. Groves, Washington, D. C. Funeral services will be held Thursday, Jan. 25, at 11 a. m., at Westminster Presbyterian Church Chapel, conducted by Dr. Max M. Morrison. Interment, San Gabriel Cemetery. Lamb Funeral Home, directors in charge.

Pasadena Star-News  
January 22, 1945; p. 15

## **William M. Griffith**

**Funeral services for William Morrison Griffith, 62, free lance stage and screen actor, will be conducted today at 3 p.m. in Pierce Bros. Hollywood Chapel, followed by inurnment in the Chapel of the Pines. Mr. Griffith lived at 1139½ N Vista St. and died in the Motion Picture Country House Thursday.**

Los Angeles Times  
July 25, 1960; p. B8



## OPEN 1824 NORTH MAR VISTA AVENUE THE GRIFFITH HOUSE

**A**LTADENA'S OWN CRAFTSMAN architect, George J. Webster, designed this exceptionally spacious two-story Craftsman home set on three lots on the Altadena-Pasadena border.

The builder in 1910 was Henry McKeen, for the original owners, Colonel William Morton Griffith and his wife Josephine. He was a newspaperman and long-time political aide to New York State governors Taft, Black, Roosevelt and O'Dell. Colonel Griffith served in the Spanish-American War, and came here to retire; but like most active people, went on to join civic and political leaders in "the making of Pasadena," as the *Pasadena Morning Sun* phrased it in 1926.

Various owners over the years made changes, including an unfortunate texture-coating which a subsequent owner could only remedy by stripping the house of its original shingles and reshingling, and refinishing exterior wood which had also been coated.

The present owners have continued the restoration process, most particularly by embarking on a continuing project of refinishing the interiors. They engaged Eric Duhoux of Partnership Painters to refinish the lovely cross-cut fir woodwork and box beams, and to paint the sand-finished plaster in soft Craftsman hues.

Even more importantly for the house, they asked architect Michelle Lanane to design a kitchen for their growing family. A clutter of small rooms was reconfigured into a really large kitchen, adjacent service porch and half-bath, and sunny breakfast room. Lanane's inspired design uses maple, stained and rubbed to a lustrous finish, for cabinetry, and polished granite in rich tones of brown, sienna and black for countertops and the central island. This state-of-the-art gourmet kitchen perfectly complements the scale and feeling of the house – a rare triumph!

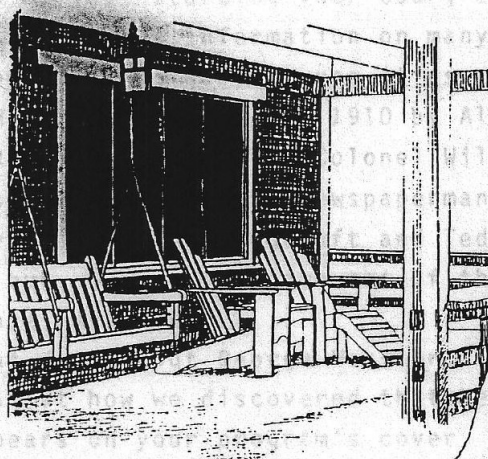
The big bright entry hall presages the rest of the public rooms, with its high ceilings, and wide panels of glowing refinished crosscut fir. In the living room, box beams are laid in the classic criss-cross pattern, while richly colored fireplace tiles are set off by the warm white plastered walls. Wide, deep picture windows are a special pleasure of this

home, and tall casements and pairs of French doors open the house to the outdoors in the best tradition of California living.

The large formal dining room's burnished wainscoting and brick-faced fireplace lend warmth on cool evenings, and the nearby wet bar simplifies entertaining. Pocket doors close off the living and dining rooms from the entry. Or, with all the French doors flung open, a hundred or more guests can wander freely about the terrace, broad verandah, and gardens.

A den, a family room and bath lie behind the stairway. Upstairs, there are four large bedrooms, two sleeping porches, and two baths, currently under restoration.

Architect George J. Webster's work is described elsewhere in this program.



**1824 N. Mar Vista Avenue**

**OUTSIDE/FRONT DOCENT:**

Welcome! My name is \_\_\_\_\_, and I'm a volunteer with ALTADENA HERITAGE. If you're just starting your tour, let me tell you that your PROGRAM contains information on many of the homes you'll be walking past today, so be sure to use it as your guide!

This is THE GRIFFITH HOUSE, designed in 1910 by Altadena's own Craftsman architect, GEORGE J. WEBSTER, for Colonel William Morton Griffith and his wife Josephine. He was a newspaperman and aide to four New York governors, including Taft and Teddy Roosevelt. He came here to "retire" but, instead, became one of the civic leaders who helped to shape Pasadena.

We don't know a great deal about George Webster. There's an article in your program about how we discovered that he designed our "Logo House" that appears on your program's cover. We DO know that he maintained an office here from 1906 to 1916 -- at which time he simply DISAPPEARS. He designed two homes around the corner -- 1070 and 1158 East New York - and a list of others is in your program.

His builder for this house was Henry McKeen. As you will see, Webster's houses were spacious, light and airy, in contrast to many Craftsman homes built in the early 1900's.

As you know, Pasadena's Arroyo Seco was the center of Southern California's Arts & Crafts Movement, and scores of fine builders and architects constructed literally thousands of bungalows in Altadena and Pasadena - some large, many small, but all with wide, sheltering rooflines, overhanging eaves, broad verandahs, and brick or stone pillars, foundations and chimneys. The idea was to get away from the machine and the Industrial Revolution, and get back to nature and the use of wood, carefully crafted by loving hands. Of course, machine tools were almost always used to BUILD these wonderful houses!

Please come into the house now, and don't forget to visit our displays at our Headquarters House at the corner of New York! And please stop at our Membership Table there and join ALTADENA HERITAGE -- we need your support!!

**1824 N. Mar Vista Avenue**

**ENTRY DOCENT:**

Hello, my name is \_\_\_\_\_. Welcome to The Griffith House!

Please look around as I talk, and feel free to move around the entry. Architect George Webster is one of our favorites here in Altadena, and you can easily see why. This house is built on THREE LOTS--the top two in Altadena, the lower one in Pasadena.

Various owners through the years have made changes, including an unfortunate texture-coating of the outside, which a subsequent owner had to remedy by stripping the house of its original shingles, reshingling, and refinishing exterior wood which had also been texture-coated.

This is a real PRAIRIE-STYLE CRAFTSMAN, like "Rosewall", the estate Webster designed at Mendocino and Raymond, in Altadena's central historic area. Look at the big wide picture windows, which ARE original, for big sheets of manufactured glass had become available by 1910. Webster loved to design deep, tall casement windows and pairs of French doors which opened to surrounding verandahs and patios, and this huge lot was perfectly suited to California's indoor-outdoor living.

Upstairs, there are two sleeping porches, four large bedrooms, and two baths. The floors upstairs are maple, and downstairs they are quarter-sawn oak. The wood in these rooms is all cross-cut fir.

Notice especially here (TURN AND GESTURE BEHIND YOU) the stair-step windows -- another Webster design trademark that he used here, on 1158 New York, and on "Rosewall".

After you go into the living room, you'll circle around behind me (GESTURE) and go into the dining room...as you do, be sure to notice the pocket doors that can close off both the living and dining rooms, the lovely wainscoting and brick fireplace in the dining room.....and then you'll go on through the breakfast room to the new kitchen!(POINT FOR THEM)^

1824 N. Mar Vista Avenue

LIVING ROOM:

Hello, I'm \_\_\_\_\_! Isn't this a wonderful room? Architect Webster liked to give his clients spacious rooms with high ceilings, lots of windows, and big verandahs and patios. He enjoyed using common woods in uncommon ways, and staining cross-cut fir to a burnished mahogany was one of his favorite things. Notice the criss-cross box beams with lanterns, and the beautiful tiled fireplace surround. Incidentally, that is NOT Batchelder tile...does anyone know WHAT it is????

The wood downstairs was recently refinished for the new owners by Eric Duhoux (**Doo-HOE**) of Partnership Painters. The owners wanted a soft Craftsman palette of light but reflective colors, and as you go through the house be sure to notice the various lovely colors they used.

This is a really great house for entertaining, and the floor plan is perfect for family living. You'll go now through the study (GESTURE), through a bath -- be sure to notice the William Morris design wallcoverings!-- through the TV room, and BACK into the entry. Please cross into the dining room and circle on to the kitchen!

**1824 N. Mar Vista Avenue**

**KITCHEN:**

Hello, my name is \_\_\_\_\_. As you have heard, this house has had a number of owners, and the last few have been engaged in the never-ending process of restoration. The present owners asked architect Michelle Lanane (**1a-NANE**) to redesign this whole end of the house and to create a real Craftsman-style kitchen. A clutter of small rooms was re-organized into this wonderful big kitchen, breakfast room, service porch and bath. They opened up the wall to the breakfast room, creating two overlapping rectangles to make a modern space with an old-fashioned feeling. They made the service porch smaller, and re-did the half-bath. They kept the original woodwork wherever they could.

The architect used MAPLE for the kitchen, stained and rubbed to this wonderful, lustrous, finish; and used polished granite for the countertops and island. It's a real gourmet kitchen with every modern appliance and feature you could ever want!

From here, you'll exit through the service porch.....  
WATCH YOUR STEP GOING OUT! Please leave your BOOTIES in the basket. Feel free to walk up the path, and look back through the house, where you'll get a great view of the three-dimensional quality of this house. Then you'll leave by way of the drive to the south.

Thank you for coming today! Enjoy the rest of your day -- and please join ALTADENA HERITAGE. We need your support AND your membership, to help us complete our architectural survey and continue our other programs!!

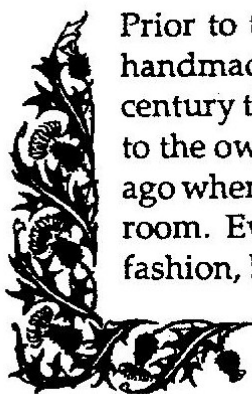


According to Altadena Heritage, the home was designed by local architect, George J. Webster. Mr. Webster had an office in Pasadena between 1906 and 1916, though he lived in Altadena. Thus far, eight houses in Altadena have been identified that were designed by Mr. Webster. Two of these are on the tour: The Griffith House and Rubio Redwoods at 2800 Holliston.

In comparison these two houses are quite different, this house being more formal and symmetrical. Also very different than the other Webster residence, the Griffith house enters to a formal hallway with two large rooms on either side, pocket doors providing privacy. Interestingly, all the other rooms on the lower floor are entered from each other without the use of a central hallway. Both front rooms have fireplaces.

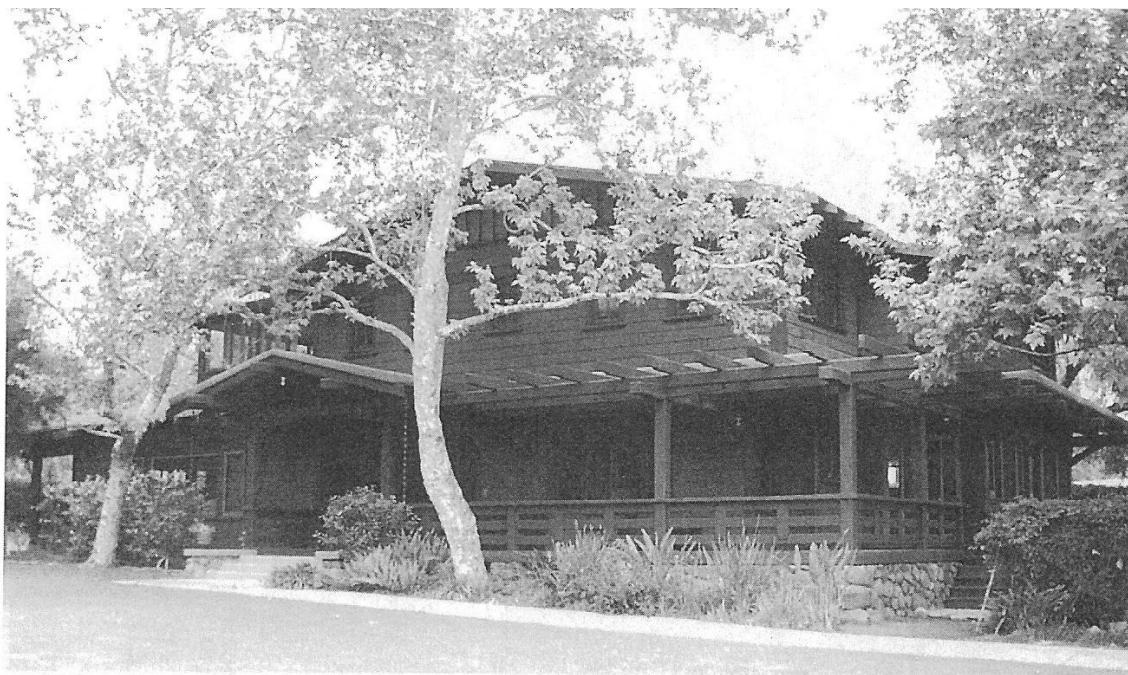
Typical of the craftsman style bungalow is the ample porch, wide and deep, and encompassing a portion of the perimeter of the house (Both the Keyes Bungalow and Rubio Redwoods boast porches that are almost used as outdoor rooms.) Here, the craftsman garden pergola is incorporated into the design of the house.

Although no photos have been discovered of the house in its original condition, the owners explain that at some point an upstairs sleeping porch was enclosed. Much of the wood inside has been stripped of paint and refinished, as have the floors. Plans include replacing the porch decking.



Prior to this architectural period, window panes were smaller and glass was handmade with flaws and unique irregularities. Finally, after the turn of the century the builder could install large machine made pieces of glass. According to the owners, the picture window in the livingroom was replaced many years ago when a motorist ran the stop sign at Woodbury and careened into their living room. Every home on this tour has original picture windows, in true craftsman fashion, bringing nature indoors.





## 1824 Mar Vista

**THIS 10 ROOM HOME WAS DESIGNED BY GEORGE J.**

**WEBSTER**, a local architect responsible for many of the area's most impressive craftsman homes. It was built in 1910 for less than \$5000 as a winter home for Col. William Morton Griffith and his wife Josephine. A veteran of the Spanish-American War, the colonel was a newspaper man and long-time political aide to several New York State Governors. In 1921, he moved permanently to Pasadena to retire, but was active in local civic affairs. The Griffiths lived in the home until 1940.

The two-story home was restored by a recent owner who stripped and refinished the extensive interior woodwork. A completely modernized kitchen contrasts with a classic living room, featuring quarter sawn oak floors and box beam

ceilings in a classic crisscross pattern. Large picture windows, tall casements and French doors merge indoors with outdoors in a manner typical of Craftsman homes. Lush planting on the extensive grounds of the three-lot parcel create a park-like setting.

Wainscoting in the formal dining room is topped by a plate rail. The brick fireplace has a secret panel above it. Several small rooms were reconfigured to create a large kitchen and breakfast room, service porch and butler's pantry.

The present owners, who have owned the home since 1996, built a new garage in 1997. They also did extensive work last year, replacing the redwood front porch deck and rebuilding the porch trellis.



**1824 Mar Vista**, Apr 1910, Josephine Griffith house, G J Webster archt, Henry McKeenbldr, \$6630, 2-10  
Col. William M. Griffith and his wife Josephine M. Griffith.

- The Griffiths lived in New York and used this as their winter home before moving permanently to Altadena in 1921.
- Col. Griffith (the title was honorary) was editor of the *Utica Daily Press*. He also served as secretary to James S. Sherman who would become Vice-President under President Taft and to Frank S. Black, the Governor of New York. He was a banker and real estate mogul at the time he had this house built.
- The property once included the house to the north, built in 1924, perhaps as servants' quarters.

Exterior:

- Walls covered in combed shingles that are mostly new.
- Second floor originally had a full-length balcony; it rotted off; current owner partly replaced it with the front gable built over an existing pergola.
- Porch railings are new but replicate the original
- Rolled roof with copper gutters
- The wood under the eaves and the rafters is new
- "Outrigger" beam-ends (same design in ends of window upper casings)
- Double head casings over windows
- Typical Webster features:
  - Board-on-board venting
  - 3-over-2 windows
  - Extra support beams
  - Wrap-around steps
  - Cut-in porch (on northwest corner)
  - Window-sills extended into adjacent door frames

Entry Hall:

- Windows on east wall stepped to match staircase.

Living Room:

- Vertical-grain fir (had eight coats of paint)
- All doors in the house match the front door, but some have glass panels
- Fireplace area demonstrates Webster's skill in manipulating spaces (moves in and out; horizontality)

- East-west ceiling beams are larger than north-south ones
- Unusually large plate-glass window
- Casement screens on west wall

#### Study and Downstairs Bedroom:

- “Proscenium” alcove in study
- Camouflaged closet door in hall between bedroom and entry hall

#### Dining Room:

- Molded wainscoting
- Tops of baseboards are beveled
- Built-ins
- Long mantel extends along top of cabinets
- Pocket doors
- Beamed ceiling
- Secret compartment on east wall (marked with an “X”)

#### Breakfast Room and Butler’s Pantry:

- Extension of outside porch to the south is new
- Side room a later addition?

#### Rear of House:

- Roof was extended at southeast corner
- Stepped windows visible
- Two sleeping porches
- Beams crossed over foundation at corners
- Garage is new—Jim Sullivan, architect (original garage was on parcel north of house)

[illegible]

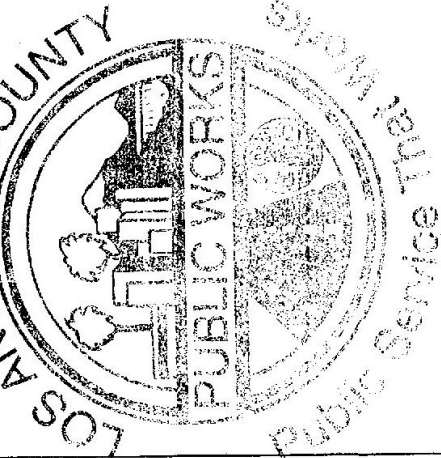
1824 Mar Vista

BUILDING PERMIT  
NEW RESIDENTIAL  
BL 0500 9707210024

SAN GABRIEL VALLEY # 0500  
125 BALDWIN  
ARCADIA CA  
PHONE: (818) 574-0941 EXT:

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
BUILDING AND SAFETY / LAND DEVELOPMENT

LEGAL ID: ON FILE	ASSessor INFORMATION NUMBER: 5849-017-019	TEENANT:	BLDG. NOW ON LOT: VALUATION: 13,800	USE ZONE: R-1	STRUCTURE: SQ. FT. 0 GARAGE: 552 OTHER:	NO. OF STORIES 1	CONST TYPE VN	NEW OCCUP GROUP R3	BUILDING ADDRESS: 1824 MAR VISTA AV N PASO CA 91104-1326 NEAREST CROSS STREET: NEW YORK THOMAS PAGE: 536 GRID: B7 LOCALITY: PASADENA, CA 9																	
OWNER: WEBSTER, RICH 1824 MAR VISTA AV PASO 91104-1326	TEL. NO: (818) 794-3675-	APPLICANT: RANDY GULICK 1822 CORTEZ WEST COVINA	TEL. NO: (626) 966-6179-	FEES PAID	AA BLDG PERMIT ISSUANCE AC STRONG MOTION RESID D1 PLANCHER W/O-EN-INC D2 PERMIT W/O-EN-INC TOTAL FEES	QUANTITY: LUM:	AMOUNT:	ISSUED ON: 10/20/97	PROCESSED BY: JS	EXPIRES ON: 10/20/98	CODE:															
CONTRACTOR: RANDY GULICK BUILDING AND REMODELIN 1822 E. CORTEZ ST. WEST COVINA, CA 91790	TEL. NO: (818) 966-6179- LIC. NO: 6591328	ARCHITECT OR ENGINEER: JAMES E. SULLIVAN, ARCHITECT 1135 FAIRVIEW DR. LA CANADA, CA	TEL. NO: (818) 790-4160- LIC. NO: NONE	DESCRIPTION OF WORK: NEW DETACHED GARAGE	SPECIAL CONDITIONS:	APPROVALS	DATE	INSPECTOR SIGNATURE	LOCATION AND SETBACKS	SOTIS ENGINEER APPROVAL	FOUNDATION/TRENCH FORMS	SLAB AND FLOOR	RAISED FLOOR FRAMING	UNDER FLOOR INSULATION	1ST LEVEL FLOOR SHEATH	2ND LEVEL FLOOR SHEATH	ROOF SHEATHING	FIRE DEPT. FRAME INSPECT	BLDG DEPT. FRAME INSPECT	STRAK PANELS	INSULATION/WEATHER STRIP	INTERIOR LATH/DRYWALL	EXTERIOR LATH	LOT DRAINAGE	SNOKE DETECTION DEVICES	FIRE DEPARTMENT APPROVAL
MAP NO: SEWER MAP BOOK: PAGE: 92 2250	FIRE ZONE: 3 01	NO. OF FAMILIES: DWELLING UNITS: APT/COND: STAT CLASS: 12	HAZARDOUS MATERIALS: NO	SCHOOL WITHIN 1000 FEET: NO	REQUIRED SETBACK FROM EXIST: 20 SET BACK YARD: 20 FRONT PL- 20 SIDE PL- 5	HAZARDOUS MATERIALS: NO	NO. OF FAMILIES: DWELLING UNITS: APT/COND: STAT CLASS: 12	NO. OF FAMILIES: DWELLING UNITS: APT/COND: STAT CLASS: 12	NO. OF FAMILIES: DWELLING UNITS: APT/COND: STAT CLASS: 12	NO. OF FAMILIES: DWELLING UNITS: APT/COND: STAT CLASS: 12	NO. OF FAMILIES: DWELLING UNITS: APT/COND: STAT CLASS: 12	NO. OF FAMILIES: DWELLING UNITS: APT/COND: STAT CLASS: 12	NO. OF FAMILIES: DWELLING UNITS: APT/COND: STAT CLASS: 12	NO. OF FAMILIES: DWELLING UNITS: APT/COND: STAT CLASS: 12	NO. OF FAMILIES: DWELLING UNITS: APT/COND: STAT CLASS: 12	NO. OF FAMILIES: DWELLING UNITS: APT/COND: STAT CLASS: 12	NO. OF FAMILIES: DWELLING UNITS: APT/COND: STAT CLASS: 12	NO. OF FAMILIES: DWELLING UNITS: APT/COND: STAT CLASS: 12	NO. OF FAMILIES: DWELLING UNITS: APT/COND: STAT CLASS: 12	NO. OF FAMILIES: DWELLING UNITS: APT/COND: STAT CLASS: 12	NO. OF FAMILIES: DWELLING UNITS: APT/COND: STAT CLASS: 12	NO. OF FAMILIES: DWELLING UNITS: APT/COND: STAT CLASS: 12	NO. OF FAMILIES: DWELLING UNITS: APT/COND: STAT CLASS: 12	NO. OF FAMILIES: DWELLING UNITS: APT/COND: STAT CLASS: 12	NO. OF FAMILIES: DWELLING UNITS: APT/COND: STAT CLASS: 12	NO. OF FAMILIES: DWELLING UNITS: APT/COND: STAT CLASS: 12



8.8.8

REPORT ID: DPR261 ROUTE TO: BS0500

1824 MAR VISTA

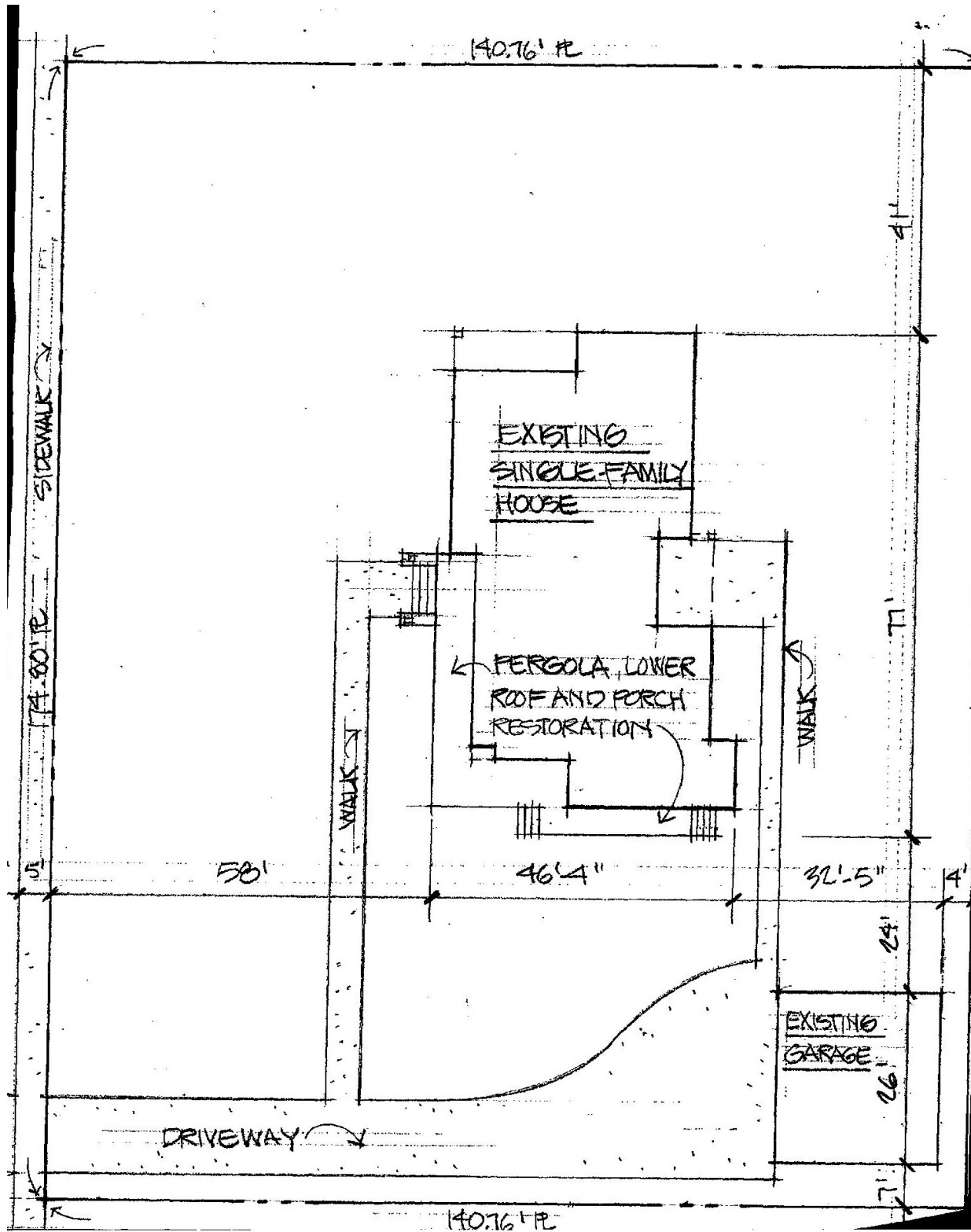
SAN GABRIEL VALLEY  
125 BALDWIN  
ARCADIA CA 91007  
PHONE: (626) 574-0941 EXT:

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
BUILDING AND SAFETY / LAND DEVELOPMENT

# 0500  
BUILDING PERMIT  
RESIDENTIAL ADD  
BL 0500 0010270036

LEGAL ID: ON FILE		NEW OCCUP GROUP XX	
ASSESSOR INFORMATION NUMBER: 5849-017-019		STRUCTURE: 929 GARAGE: VN OTHER: 1	
TENANT:		EXIST BLDG USE: EXIST OCC GRP: R-1	
OWNER: KRENE, KIM; WEBSTER, RICH 1824 MAR VISTA AVE PASADENA 911041326		BLDGS. NOW ON LOT: VALUATION: 35,000	
APPLICANT: THOMAS LAKE BUILDER, INC. 263 S. FAIR OAKS AVE PASADENA, CA		FEE DESCRIPTION: QUANTITY: UOM: AMOUNT: D1 PLANCHER W/O EN-RC 35000.00 VAL 367.11 A1 BLDG PERMIT ISSUANCE 20.00 AC STRONG MOTION-RESIST 3.50 D2 PERMIT W/BLDG PERMIT 431.90 TOTAL FEES 822.51	
CONTRACTOR: THOMAS LAKE BUILDER, INC. 203-A S. PATRICKS AVE. PASADENA, CA 91105		FEE PAID	
ARCHITECT OR ENGINEER: ANDERSEN, TIM 7726 - 33RD AVE NE SEATTLE, WASHINGTON 98115-4708		FEE DESCRIPTION: QUANTITY: UOM: AMOUNT: D1 PLANCHER W/O EN-RC 35000.00 VAL 367.11 A1 BLDG PERMIT ISSUANCE 20.00 AC STRONG MOTION-RESIST 3.50 D2 PERMIT W/BLDG PERMIT 431.90 TOTAL FEES 822.51	
MAP NO: 2250 SEWER MAP BOOK: PAGE: 3 FIRE ZONE: 21 NO. OF FAMILIES: DWELLING UNITS: APT/COND: STAT CLASS: 21		FEE DESCRIPTION: QUANTITY: UOM: AMOUNT: D1 PLANCHER W/O EN-RC 35000.00 VAL 367.11 A1 BLDG PERMIT ISSUANCE 20.00 AC STRONG MOTION-RESIST 3.50 D2 PERMIT W/BLDG PERMIT 431.90 TOTAL FEES 822.51	
AIR QUALITY: NO SCHOOL WITHIN 1000 FEET NO HAZARDOUS MATERIALS NO		FEE DESCRIPTION: QUANTITY: UOM: AMOUNT: D1 PLANCHER W/O EN-RC 35000.00 VAL 367.11 A1 BLDG PERMIT ISSUANCE 20.00 AC STRONG MOTION-RESIST 3.50 D2 PERMIT W/BLDG PERMIT 431.90 TOTAL FEES 822.51	
REQUIRED YARD: HWY: 0 SET BACK: 20 FRONT FL- 5 SIDE FL- 5		FEE DESCRIPTION: QUANTITY: UOM: AMOUNT: D1 PLANCHER W/O EN-RC 35000.00 VAL 367.11 A1 BLDG PERMIT ISSUANCE 20.00 AC STRONG MOTION-RESIST 3.50 D2 PERMIT W/BLDG PERMIT 431.90 TOTAL FEES 822.51	
TOTAL SETBACK FROM EXIST: 60 PROP LINE: 20 WIDTH: 60		FEE DESCRIPTION: QUANTITY: UOM: AMOUNT: D1 PLANCHER W/O EN-RC 35000.00 VAL 367.11 A1 BLDG PERMIT ISSUANCE 20.00 AC STRONG MOTION-RESIST 3.50 D2 PERMIT W/BLDG PERMIT 431.90 TOTAL FEES 822.51	
BUILDING ADDRESS: 1824 MAR VISTA AV N PASD CA 911041326 NEAREST CROSS STREET: NEW YORK LOCALITY: ALTADENA THOMAS PAGE: 536 GRID: B7		FEE DESCRIPTION: QUANTITY: UOM: AMOUNT: D1 PLANCHER W/O EN-RC 35000.00 VAL 367.11 A1 BLDG PERMIT ISSUANCE 20.00 AC STRONG MOTION-RESIST 3.50 D2 PERMIT W/BLDG PERMIT 431.90 TOTAL FEES 822.51	
ISSUED ON: 04/11/01 PROCESSED BY: DS EXPIRES ON: 10/14/01		FEE DESCRIPTION: QUANTITY: UOM: AMOUNT: D1 PLANCHER W/O EN-RC 35000.00 VAL 367.11 A1 BLDG PERMIT ISSUANCE 20.00 AC STRONG MOTION-RESIST 3.50 D2 PERMIT W/BLDG PERMIT 431.90 TOTAL FEES 822.51	
FINAL DATE: 12-18-2001 CIRCUIT: 12-18-2001		FEE DESCRIPTION: QUANTITY: UOM: AMOUNT: D1 PLANCHER W/O EN-RC 35000.00 VAL 367.11 A1 BLDG PERMIT ISSUANCE 20.00 AC STRONG MOTION-RESIST 3.50 D2 PERMIT W/BLDG PERMIT 431.90 TOTAL FEES 822.51	
DESCRIPTION OF WORK: PERGOLA - LOWER ROOF & PORCH RESTORATION		FEE DESCRIPTION: QUANTITY: UOM: AMOUNT: D1 PLANCHER W/O EN-RC 35000.00 VAL 367.11 A1 BLDG PERMIT ISSUANCE 20.00 AC STRONG MOTION-RESIST 3.50 D2 PERMIT W/BLDG PERMIT 431.90 TOTAL FEES 822.51	
SPECIAL CONDITIONS:		FEE DESCRIPTION: QUANTITY: UOM: AMOUNT: D1 PLANCHER W/O EN-RC 35000.00 VAL 367.11 A1 BLDG PERMIT ISSUANCE 20.00 AC STRONG MOTION-RESIST 3.50 D2 PERMIT W/BLDG PERMIT 431.90 TOTAL FEES 822.51	
APPROVALS		FEE DESCRIPTION: QUANTITY: UOM: AMOUNT: D1 PLANCHER W/O EN-RC 35000.00 VAL 367.11 A1 BLDG PERMIT ISSUANCE 20.00 AC STRONG MOTION-RESIST 3.50 D2 PERMIT W/BLDG PERMIT 431.90 TOTAL FEES 822.51	
LOCATION AND SETBACKS		FEE DESCRIPTION: QUANTITY: UOM: AMOUNT: D1 PLANCHER W/O EN-RC 35000.00 VAL 367.11 A1 BLDG PERMIT ISSUANCE 20.00 AC STRONG MOTION-RESIST 3.50 D2 PERMIT W/BLDG PERMIT 431.90 TOTAL FEES 822.51	
SOILS ENGINEER APPROVAL		FEE DESCRIPTION: QUANTITY: UOM: AMOUNT: D1 PLANCHER W/O EN-RC 35000.00 VAL 367.11 A1 BLDG PERMIT ISSUANCE 20.00 AC STRONG MOTION-RESIST 3.50 D2 PERMIT W/BLDG PERMIT 431.90 TOTAL FEES 822.51	
FOUNDATION/TRENCH FORMS		FEE DESCRIPTION: QUANTITY: UOM: AMOUNT: D1 PLANCHER W/O EN-RC 35000.00 VAL 367.11 A1 BLDG PERMIT ISSUANCE 20.00 AC STRONG MOTION-RESIST 3.50 D2 PERMIT W/BLDG PERMIT 431.90 TOTAL FEES 822.51	
SLAB/UNDER FLOOR		FEE DESCRIPTION: QUANTITY: UOM: AMOUNT: D1 PLANCHER W/O EN-RC 35000.00 VAL 367.11 A1 BLDG PERMIT ISSUANCE 20.00 AC STRONG MOTION-RESIST 3.50 D2 PERMIT W/BLDG PERMIT 431.90 TOTAL FEES 822.51	
RAISED FLOOR FRAMING		FEE DESCRIPTION: QUANTITY: UOM: AMOUNT: D1 PLANCHER W/O EN-RC 35000.00 VAL 367.11 A1 BLDG PERMIT ISSUANCE 20.00 AC STRONG MOTION-RESIST 3.50 D2 PERMIT W/BLDG PERMIT 431.90 TOTAL FEES 822.51	
UNDERFLOOR INSULATION		FEE DESCRIPTION: QUANTITY: UOM: AMOUNT: D1 PLANCHER W/O EN-RC 35000.00 VAL 367.11 A1 BLDG PERMIT ISSUANCE 20.00 AC STRONG MOTION-RESIST 3.50 D2 PERMIT W/BLDG PERMIT 431.90 TOTAL FEES 822.51	
1ST LEVEL FLOOR SHEATH		FEE DESCRIPTION: QUANTITY: UOM: AMOUNT: D1 PLANCHER W/O EN-RC 35000.00 VAL 367.11 A1 BLDG PERMIT ISSUANCE 20.00 AC STRONG MOTION-RESIST 3.50 D2 PERMIT W/BLDG PERMIT 431.90 TOTAL FEES 822.51	
2ND LEVEL FLOOR SHEATH		FEE DESCRIPTION: QUANTITY: UOM: AMOUNT: D1 PLANCHER W/O EN-RC 35000.00 VAL 367.11 A1 BLDG PERMIT ISSUANCE 20.00 AC STRONG MOTION-RESIST 3.50 D2 PERMIT W/BLDG PERMIT 431.90 TOTAL FEES 822.51	
ROOF SHEATHING		FEE DESCRIPTION: QUANTITY: UOM: AMOUNT: D1 PLANCHER W/O EN-RC 35000.00 VAL 367.11 A1 BLDG PERMIT ISSUANCE 20.00 AC STRONG MOTION-RESIST 3.50 D2 PERMIT W/BLDG PERMIT 431.90 TOTAL FEES 822.51	
FIRE DEPT. FRAME INSPECT		FEE DESCRIPTION: QUANTITY: UOM: AMOUNT: D1 PLANCHER W/O EN-RC 35000.00 VAL 367.11 A1 BLDG PERMIT ISSUANCE 20.00 AC STRONG MOTION-RESIST 3.50 D2 PERMIT W/BLDG PERMIT 431.90 TOTAL FEES 822.51	
BLDG DEPT. FRAME INSPECT		FEE DESCRIPTION: QUANTITY: UOM: AMOUNT: D1 PLANCHER W/O EN-RC 35000.00 VAL 367.11 A1 BLDG PERMIT ISSUANCE 20.00 AC STRONG MOTION-RESIST 3.50 D2 PERMIT W/BLDG PERMIT 431.90 TOTAL FEES 822.51	
SHEAR PANELS		FEE DESCRIPTION: QUANTITY: UOM: AMOUNT: D1 PLANCHER W/O EN-RC 35000.00 VAL 367.11 A1 BLDG PERMIT ISSUANCE 20.00 AC STRONG MOTION-RESIST 3.50 D2 PERMIT W/BLDG PERMIT 431.90 TOTAL FEES 822.51	
INSULATION/WEATHER STRIP		FEE DESCRIPTION: QUANTITY: UOM: AMOUNT: D1 PLANCHER W/O EN-RC 35000.00 VAL 367.11 A1 BLDG PERMIT ISSUANCE 20.00 AC STRONG MOTION-RESIST 3.50 D2 PERMIT W/BLDG PERMIT 431.90 TOTAL FEES 822.51	
INTERIOR LATH/DRYWALL		FEE DESCRIPTION: QUANTITY: UOM: AMOUNT: D1 PLANCHER W/O EN-RC 35000.00 VAL 367.11 A1 BLDG PERMIT ISSUANCE 20.00 AC STRONG MOTION-RESIST 3.50 D2 PERMIT W/BLDG PERMIT 431.90 TOTAL FEES 822.51	
EXTERIOR LATH		FEE DESCRIPTION: QUANTITY: UOM: AMOUNT: D1 PLANCHER W/O EN-RC 35000.00 VAL 367.11 A1 BLDG PERMIT ISSUANCE 20.00 AC STRONG MOTION-RESIST 3.50 D2 PERMIT W/BLDG PERMIT 431.90 TOTAL FEES 822.51	
LOT DRAINAGE		FEE DESCRIPTION: QUANTITY: UOM: AMOUNT: D1 PLANCHER W/O EN-RC 35000.00 VAL 367.11 A1 BLDG PERMIT ISSUANCE 20.00 AC STRONG MOTION-RESIST 3.50 D2 PERMIT W/BLDG PERMIT 431.90 TOTAL FEES 822.51	
SMOKE DETECTION DEVICES		FEE DESCRIPTION: QUANTITY: UOM: AMOUNT: D1 PLANCHER W/O EN-RC 35000.00 VAL 367.11 A1 BLDG PERMIT ISSUANCE 20.00 AC STRONG MOTION-RESIST 3.50 D2 PERMIT W/BLDG PERMIT 431.90 TOTAL FEES 822.51	
FIRE DEPARTMENT APPROVAL		FEE DESCRIPTION: QUANTITY: UOM: AMOUNT: D1 PLANCHER W/O EN-RC 35000.00 VAL 367.11 A1 BLDG PERMIT ISSUANCE 20.00 AC STRONG MOTION-RESIST 3.50 D2 PERMIT W/BLDG PERMIT 431.90 TOTAL FEES 822.51	

REPORT ID: DPR261 ROUTE TO: BS0500





APPLICATION FOR BUILDING PERMIT  
COUNTY OF LOS ANGELES  
BUILDING AND SAFETY

BUILDING ADDRESS 1824 N. MAR VISTA		BUILDING ADDRESS 1824 N. MAR VISTA	
CITY PASADENA		CITY PASADENA	
ZIP 91104		ZIP 91104	
NO. OF BLDGS. NOW ON LOT		NO. OF BLDGS. NOW ON LOT	
TRACT		TRACT	
BLOCK		BLOCK	
PAGE		PAGE	
ASSESSOR MAP BOOK		ASSESSOR MAP BOOK	
OWNER GREG SCHULTZ : JILLIE USS		OWNER GREG SCHULTZ : JILLIE USS	
ADDRESS 1824 N. MAR VISTA		ADDRESS 1824 N. MAR VISTA	
CITY PASADENA		CITY PASADENA	
ARCHITECT OR ENGINEER MICHELLE LAMANE		ARCHITECT OR ENGINEER MICHELLE LAMANE	
ADDRESS 331 PENN ST #3 EL SEGUNDO		ADDRESS 331 PENN ST #3 EL SEGUNDO	
CITY EL SEGUNDO		CITY EL SEGUNDO	
CONTRACTOR OWNER/BUILDER		CONTRACTOR OWNER/BUILDER	
ADDRESS		ADDRESS	
CITY		CITY	
SQ. FT. SIZE 0		SQ. FT. SIZE 0	
NO. OF STORIES 1		NO. OF STORIES 1	
NO. OF FAMILIES 1		NO. OF FAMILIES 1	
DESCRIPTION OF WORK RENDER INTERIOR KITCHEN		DESCRIPTION OF WORK RENDER INTERIOR KITCHEN	
LAUNDRY, BREAKFAST ROOM		LAUNDRY, BREAKFAST ROOM	
1/2 BATH		1/2 BATH	
USE OF EXISTING BLDG.		USE OF EXISTING BLDG.	
APPLICANT (PRINT) MICHELLE LAMANE		APPLICANT (PRINT) MICHELLE LAMANE	
ADDRESS 331 PENN ST #3 EL SEGUNDO		ADDRESS 331 PENN ST #3 EL SEGUNDO	
CITY EL SEGUNDO		CITY EL SEGUNDO	
TEL NO.		TEL NO.	
LIC. NO.		LIC. NO.	
LIC. CLASS		LIC. CLASS	
NEW <input type="checkbox"/>		NEW <input type="checkbox"/>	
ADD <input type="checkbox"/>		ADD <input type="checkbox"/>	
ALTER <input checked="" type="checkbox"/>		ALTER <input checked="" type="checkbox"/>	
REPAIR <input type="checkbox"/>		REPAIR <input type="checkbox"/>	
DEMOL <input type="checkbox"/>		DEMOL <input type="checkbox"/>	
URM <input type="checkbox"/>		URM <input type="checkbox"/>	
WILL THE APPLICANT OR FUTURE BUILDING OCCUPANT HANDLE A HAZARDOUS MATERIAL OF A NATURE CONTAINED IN THE BUILDING OR ON THE SITE IN A MANNER OTHER THAN THE AMOUNTS SPECIFIED ON THE HAZARDOUS MATERIALS INFORMATION GUIDE?		WILL THE APPLICANT OR FUTURE BUILDING OCCUPANT HANDLE A HAZARDOUS MATERIAL OF A NATURE CONTAINED IN THE BUILDING OR ON THE SITE IN A MANNER OTHER THAN THE AMOUNTS SPECIFIED ON THE HAZARDOUS MATERIALS INFORMATION GUIDE?	
YES <input type="checkbox"/> NO <input type="checkbox"/>		YES <input type="checkbox"/> NO <input type="checkbox"/>	
WILL THE APPLICANT OR FUTURE BUILDING OCCUPANT HANDLE A HAZARDOUS MATERIAL OF A NATURE CONTAINED IN THE BUILDING OR ON THE SITE IN A MANNER OTHER THAN THE AMOUNTS SPECIFIED ON THE HAZARDOUS MATERIALS INFORMATION GUIDE?		WILL THE APPLICANT OR FUTURE BUILDING OCCUPANT HANDLE A HAZARDOUS MATERIAL OF A NATURE CONTAINED IN THE BUILDING OR ON THE SITE IN A MANNER OTHER THAN THE AMOUNTS SPECIFIED ON THE HAZARDOUS MATERIALS INFORMATION GUIDE?	
YES <input type="checkbox"/> NO <input type="checkbox"/>		YES <input type="checkbox"/> NO <input type="checkbox"/>	
P.C. FEE 52.00		P.C. FEE 52.00	
PERMIT FEE 377.00		PERMIT FEE 377.00	
ISSUANCE FEE 17.60		ISSUANCE FEE 17.60	
INVESTIGATION FEE		INVESTIGATION FEE	
TOTAL FEE 394.60		TOTAL FEE 394.60	

**WORKER'S COMPENSATION DECLARATION**  
I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)  
Policy No. \_\_\_\_\_ Company \_\_\_\_\_  
☐ Certified copy is hereby furnished.  
☐ Certified copy is filed with the county building inspection department.  
Date \_\_\_\_\_ Applicant \_\_\_\_\_

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**  
(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)  
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws.  
Date 1-20-94 Applicant MICHELLE LAMANE  
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**LICENSED CONTRACTORS DECLARATION**  
I hereby affirm that I am licensed underprovisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.  
License Number \_\_\_\_\_ Lic. Class \_\_\_\_\_  
Contractor \_\_\_\_\_ Date \_\_\_\_\_  
☐ I am exempt under Sec. \_\_\_\_\_  
B&P.C. for this reason \_\_\_\_\_  
Signature \_\_\_\_\_ Date: \_\_\_\_\_  
☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code.)  
☒ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code.)

**CONSTRUCTION LENDING AGENCY**  
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)  
Lender's Name \_\_\_\_\_  
Lender's Address \_\_\_\_\_  
I certify that I have read this application and state under penalty of perjury that the above information is correct. I agree to comply with all county ordinances and State laws relating to building construction, and hereby authorize representatives of this County to enter upon the above-mentioned property for inspection purposes.  
Date 1-4-94

INSPECTOR COPY



COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
BUILDING AND SAFETY / LAND DEVELOPMENT

SAN GABRIEL VALLEY # 0500  
125 BALDWIN  
ARCADIA CA 91007  
PHONE: (626) 574-0941 EXT:

BUILDING PERMIT  
ALTERATION/REPAIR  
BL 0500 0207220014  
DUPLICATE

ASSESSOR INFORMATION NUMBER: 5842-017-019 TEL. NO.: 1824 MAR VISTA AVE PASADENA 911041326		BUILDING ADDRESS: 1824 MAR VISTA AV N PASD CA 911041326 NEAREST CROSS STREET: NEW YORK THOMAS PAGE: 536 GRID: B7 LOCALITY: PASADENA	
OWNER: KEENAN, RICHARD 1824 MAR VISTA AVE PASADENA 911041326		ISSUED ON: 07/22/02 PROCESSED BY: DLS EXPIRES ON: 01/18/03	
APPLICANT: KIRCHHOFF TEL. NO.: (909) 506-5460		FINAL DATE: 11-12-02 FINAL BY: [Signature] CODE:	
CONTRACTOR: KIRCHHOFF, GUNAR 29886 VIA PUERTO DEL SOL TEMECULA CA 92591 TEL. NO.: (909) 506-5460 LIC. NO.: 761652C39		DESCRIPTION OF WORK: REROOF, T/O EXISTING & INSTALL MODIFIED TORCH DOWN B.U.R. SPECIAL CONDITIONS:	
ARCHITECT OR ENGINEER: TEL. NO.: LIC. NO.:		APPROVALS: DATE INSPECTOR SIGNATURE	
MAP NO: SEWER MAP BOOK: PAGE: FIRE ZONE: 3 2250		LOCATION AND SETBACKS	
NO. OF FAMILIES: DWELLING UNITS: APT/COND: STAT CLASS: 21		SOILS ENGINEER APPROVAL	
AIR QUALITY: 1000 FEET HAZARDOUS MATERIALS NO		FOUNDATION/TRENCH FORMS	
REQUIRED SET BACK YARD: HWY: TOTAL SETBACK FROM EXIST FRONT PL- SIDE PL-		SLAB/UNDER FLOOR	
SET BACK YARD: HWY: TOTAL SETBACK FROM EXIST FRONT PL- SIDE PL-		RAISED FLOOR FRAMING	
SET BACK YARD: HWY: TOTAL SETBACK FROM EXIST FRONT PL- SIDE PL-		UNDERFLOOR INSULATION	
SET BACK YARD: HWY: TOTAL SETBACK FROM EXIST FRONT PL- SIDE PL-		FLOOR SHEATHING	
SET BACK YARD: HWY: TOTAL SETBACK FROM EXIST FRONT PL- SIDE PL-		ROOF SHEATHING	
SET BACK YARD: HWY: TOTAL SETBACK FROM EXIST FRONT PL- SIDE PL-		SHEAR PANELS	
SET BACK YARD: HWY: TOTAL SETBACK FROM EXIST FRONT PL- SIDE PL-		FRAME INSPECTION	
SET BACK YARD: HWY: TOTAL SETBACK FROM EXIST FRONT PL- SIDE PL-		FIRE SPRINKLER HANGERS	
SET BACK YARD: HWY: TOTAL SETBACK FROM EXIST FRONT PL- SIDE PL-		INSULATION/WEATHER STRIP	
SET BACK YARD: HWY: TOTAL SETBACK FROM EXIST FRONT PL- SIDE PL-		INTERIOR LATH/DRYWALL	
SET BACK YARD: HWY: TOTAL SETBACK FROM EXIST FRONT PL- SIDE PL-		EXTERIOR LATH	
SET BACK YARD: HWY: TOTAL SETBACK FROM EXIST FRONT PL- SIDE PL-		RATED FLOOR/CEIL ASSEM.	
SET BACK YARD: HWY: TOTAL SETBACK FROM EXIST FRONT PL- SIDE PL-		RATED WALL ASSEMBLIES	
SET BACK YARD: HWY: TOTAL SETBACK FROM EXIST FRONT PL- SIDE PL-		RATED SHAFTS/OPENINGS	
SET BACK YARD: HWY: TOTAL SETBACK FROM EXIST FRONT PL- SIDE PL-		T-BAR CEILINGS	
SET BACK YARD: HWY: TOTAL SETBACK FROM EXIST FRONT PL- SIDE PL-		LOT DRAINAGE	

REPORT ID: DFR261 ROUTE TO: BS0500

# APPLICATION FOR BUILDING PERMIT

COUNTY OF LOS ANGELES

BUILDING ADDRESS <b>1824 N. Mar Vista</b>		BUILDING ADDRESS <b>1824 N. Mar Vista</b>	
CITY <b>Altadena</b>	ZIP <b>91001</b>	LOCALITY <b>Altadena</b>	NEAREST CROSS ST. <b>New York</b>
TRACT <b>229-53</b>	NO. OF BLDGS. NOW ON LOT <b>1</b>	USE ZONE <b>R-1</b>	MAP NO. <b>2250</b>
ASSESSOR MAP BOOK <b>229-53</b>	PAGE <b>1</b>	SPECIAL CONDITIONS <b>7-500</b>	
OWNER <b>L. V. S.</b>	TEL NO. <b>229-53</b>	DISTRICT <b>5</b>	GROUP <b>R-3</b>
ADDRESS <b>1824 N. Mar Vista</b>	CITY <b>Altadena</b>	TYPE CONST. <b>2</b>	FIRE ZONE <b>3</b>
ARCHITECT <b>P. A. P. Inc.</b>	TEL NO. <b>229-53</b>	STATISTICAL CLASSIFICATION <b>2</b>	DWELL UNITS <b>2</b>
ADDRESS <b>4529 Argyle Court</b>	CITY <b>Altadena</b>	REQUIRE SET BACK <b>20</b>	FRONT <b>20</b>
CONTRACTOR <b>CAL-Sol</b>	TEL NO. <b>229-53</b>	REAR <b>20</b>	SIDE <b>20</b>
ADDRESS <b>1824 N. Mar Vista</b>	CITY <b>Altadena</b>	SEWER MAP <b>20</b>	EXIST. WIDTH <b>20</b>
DATE <b>8/27/93</b>	APPLICANT <b>Residence</b>	VALIDATION <b>20</b>	EXIST. DEPTH <b>20</b>
SQUARE FOOTAGE <b>1824</b>		TOTAL SETBACK FROM PROPERTY <b>20</b>	
NO. OF STORIES <b>1</b>		NO. OF DWELLING UNITS <b>2</b>	
NO. OF FAMILIES <b>1</b>		NO. OF APARTMENTS <b>2</b>	
DESCRIPTION OF WORK <b>Retro fit anchor</b>		REPAIR <b>20</b>	
USE OF EXISTING BLDG. <b>Residence</b>		DEMOL <b>20</b>	
APPLICANT (PRINT) <b>Residence</b>		URM <b>20</b>	
ADDRESS <b>1824 N. Mar Vista</b>		TEL NO. <b>229-53</b>	
WILL THE APPLICANT OR FUTURE BUILDING OCCUPANT HANDLE A HAZARDOUS MATERIAL OR A MIXTURE CONTAINING A HAZARDOUS MATERIAL EQUAL TO OR GREATER THAN THE AMOUNTS SPECIFIED ON THE HAZARDOUS MATERIALS INFORMATION GUIDE?			
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
WILL THE INTENDED USE OF THE BUILDING BY THE APPLICANT OR FUTURE BUILDING OCCUPANT REQUIRE A PERMIT FOR CONSTRUCTION OR MODIFICATION FROM THE SOUTH DISTRICT QUALITY MANAGEMENT DISTRICT (SQMD)? SEE PERMITTING CHECKLIST FOR GUIDELINES.			
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
I HAVE READ THE HAZARDOUS MATERIALS INFORMATION GUIDE AND THE SQMD PERMITTING CHECKLIST. I UNDERSTAND THE REQUIREMENTS UNDER THE LOS ANGELES COUNTY CODE RULES 21. CHAPTER 21. I HAVE READ THE HAZARDOUS MATERIALS INFORMATION GUIDE AND THE SQMD PERMITTING CHECKLIST. I UNDERSTAND THE REQUIREMENTS UNDER THE LOS ANGELES COUNTY CODE RULES 21. CHAPTER 21. I HAVE READ THE HAZARDOUS MATERIALS INFORMATION GUIDE AND THE SQMD PERMITTING CHECKLIST. I UNDERSTAND THE REQUIREMENTS UNDER THE LOS ANGELES COUNTY CODE RULES 21. CHAPTER 21.			
OWNER OR AGENT <b>Signature</b>			
P.C. FEE <b>52.00</b>		PERMIT FEE <b>95.50</b>	
INVESTIGATION FEE <b>17.60</b>		ISSUANCE FEE <b>17.60</b>	
TOTAL FEE <b>113.10</b>			

**WORKER'S COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of insurance to sell insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Civ. C.) Company **State Farm**

Policy No. **229-53**

☐ Certified copy is hereby furnished.

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws.

Date **8/27/93** Applicant **Residence**

**NOTICE TO APPLICANT:** If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**LICENSED CONTRACTORS DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number **552059** Lic. Class **13-1**

Contractor **CAL-Sol** Date **8/27/93**

☐ I am exempt under Sec. **552059**

B.&P.C. for this reason **552059**

Signature **CAL-Sol** Date **8/27/93**

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Section 7044, Business and Professions Code.)

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)

Lender's Name **State Farm**

Lender's Address **State Farm**

I certify that I have read this application and state under penalty of perjury that the above information is correct. I agree to comply with all county ordinances, State laws relating to building construction and hereby authorize representatives of this County to enter upon the above described property for inspection purposes.

Signature of Applicant or Agent **State Farm** Date **8/27/93**

INSPECTOR COPY

VALIDATION  
#1  
2d 1 \*\*\*E  
86.95g  
08-24-93  
2d 1 \*\*\*E  
86.96g  
08-24-93

FINAL DATE  
**9-15-93**  
FINAL BY  
**H. Smith**  
**Signature**  
**Demarcus 1333**  
**Demarcus 1333**

388  
BUILDING DESCRIPTION BLANK  
THE JOINT BUREAU OF APPRAISAL - LOS ANGELES, CITY & COUNTY

1824  
No. 1824 Mar Vista Ave 5849  
Tract Pasadena Highlands N-318  
Lot No. 4 Block No. 15 (OVER)  
N 1945 FIDF W 1405 FT  
Examined by R. J. J. J. Date 2/28/17

CLASS	EXTERIOR	HEATING	TRIMMINGS
Single	Bay Windows	Fire place <u>2</u>	Cobblestone
Double	1 sty 2 sty 3 sty	Wood, Coal, Oil	Brick, Plaster
California	Number	and <u>Gas</u> <u>Form</u>	Stone, Wood
Bungalow	Wall Covering:	Steam <u>11</u>	Plain
Residence <u>254</u>	Plaster, Met. Lath	Stove	Ornamental
Flat	Wood Lath		
Apartment	Shakes, Rustic		INSIDE FINISH
Out Building	Siding, Board	PLUMBING	Plain
Garage	and Batten	No. of Fixtures	Ornamental
Shed	Corr. Iron	<u>14</u> <u>Rund</u>	Stool
Barn	ROOF	Good, Medium	Special
Church	Flat, Hip	Cheap	BUILT-IN FEATURES
School	Gables, Dormers	Sewer	Butter
Shop	Cut up, Ordinary	Cesspool	Patent Beds
Storage	Plain		Refrigerator
	Tile, Shingle	LIGHTING	Book
	Tin, Gravel	Gas Electric	Plum
	Composition	Cheap	Ornamental
FOUNDATION	CONSTRUCTION		CONDITION
Stone <u>Cottle</u>	Good		Good
Concrete	Medium		Medium
Brick	Cheap		Poor <u>1911</u>
Wood			

OCCUPANCY		BMT					
		1	2	3	4	5	ATTN
Owner, Rented, Vacant	Living Room						
Rent Paid \$ Per Mo.	Bed						
Basement <u>C. M.</u>	Bath						
<u>12</u> ft. x <u>18</u> ft. = <u>216</u>	Kitchen						
<u>6</u> ft. deep	Storage						
<u>1796</u> cu. ft. @ <u>8</u>	Hardwood Floor						
Cost factor Checked	Hardwood Fin.						
Lot Grade	Carpet Floor						
Computations Checked	Unfinished						

Remodeled Book X  
OWNER: M. J. J. J.

EACH SQUARE EQUALS 10 FEET		BLDG. VALUES	
231	1710	CLASS	
Garage	1.10	No. SQ. FT. <u>4412</u>	
Carport	1.880	AT \$ <u>22</u> <u>160</u>	
Shakes, 22.25		BLDG. COST \$ <u>8844</u>	
Carport 22.25		Bar <u>140</u> <u>176</u>	
16 X 22 = 56		HEMT. COST \$ <u>80160</u>	
		HEAT COST \$ <u>123160</u>	
		TOTAL COST \$ <u>9260</u>	
		PER CENT DEP. <u>43</u> <u>1861</u>	
		DEP. VALUE \$ <u>14590</u>	
		PER CENT UTILITY DEP. <u>78</u>	
		DEP. UTILITY VALUE \$ <u>7590</u>	

PACIFIC COAST SALESBOOK CO., LOS ANGELES, CAL.  
1140 1770 3770 3040





