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Basic History Sample One

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371 PATRICIAN WAY

PASADENA

Style: Spanish Colonial Revival

Year of Completion: 1927

Original Building Permit: #5696D, issued by the City of Pasadena on August 23, 1927 for a one-story, nine-room residence. The house, to measure approximately 64 by 70 feet with a maximum height of 19 feet, would have a concrete foundation, wood-frame walls, a tile roof, two chimneys with a total of five flues, and floors of concrete, tile, and wood. A total of 71 light fixtures were purchased from the Wilkinson-Scott Company.

A copy of this permit is attached on page 20.

Cost to Build: \$15,000—a typical cost for a house of this size at the time.

Architect: Webber, Staunton & Spaulding, Los Angeles. The house was designed as Mr. Staunton's personal residence. Please see the attached materials about this design partnership on pages 10 through 17.

Builder: Houghton & Anderson, Los Angeles.

First Owner: William F. Staunton, Jr., a partner in the architectural firm of Webber, Staunton & Spaulding, who shared the house with his wife Mary B. Staunton and their two children. Mr. Staunton had purchased the vacant parcel from the Title Guarantee & Trust Company.

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William Field Staunton, Jr., was born on August 25, 1893 in Tombstone, Arizona where his father was a well-known copper-mine manager. The younger Staunton earned a B.A. in architecture from Cornell in 1916. By 1917, he had relocated with his family to Los Angeles where they lived on South Harvard Blvd. During that time he found work as a draftsman with the well-known architect Arthur Kelly. He joined the firm of Webber and Spaulding in 1923.

Mrs. Staunton was born Mary Bates Martin on March 5, 1899 in Berlin, Germany to American nationals. Her brother worked in the American embassy. She was living in Berkeley, California and working as a secretary when she married her husband in February 1926. They would have two children: William F. III (1926-2000) and Mary (born ca. 1930). Mrs. Staunton was active in local groups, including the San Marino Women's Club.

William Staunton, Jr., was a member of the Allied Architects Association and the American Institute of Architects. Following the breakup of Webber, Staunton & Spaulding, he established a private practice at 816 West Fifth Street in downtown Los Angeles. He specialized in residential projects, including a home for Arthur T. MacDonald in Pasadena (1932), the residence of M. L. Gretchell at 1405 South Oakland in Pasadena (1937), and the Dr. C. G. Hartley house on Moraga Drive in Bel-Air (1939). Mr. Staunton was active in the Los Angeles University Club, the Newport Harbor Yacht Club, and the Pacific Beach Club of Santa Monica.

Mr. Staunton sold his Patrician Way home in 1940 and moved elsewhere in Pasadena. Directories identified him at that time as a "draftsman." During World War II, he worked for the Federal Housing Administration and, post-war, took on both design and contracting jobs in the private sector. His entry in *Who's Who in California* is attached on page 6.

William Staunton died in Yucca Valley on November 28, 1977 at age 84. No obituary could be found for him. His wife had pre-deceased him—Mary Staunton passed away in Pasadena on March 6, 1969, age 69. Her brief obituary from the *Pasadena Star-News* is attached on page 7.

Other Building Permits: Just before the permit for the house was issued, in July 1927, the construction of a 67-foot-long reinforced-concrete retaining wall was allowed, costing \$1,000.

In February 1965, fire damage to 400 square feet of the house was repaired at a cost of \$2,000. W. J. Escherich, Jr., of San Marino was the contractor.

Construction of a 3.5-foot-tall wall and gate along the street was permitted in March 1985. The owner would serve as his own contractor for this job, valued at \$1,000.

Electrical service was upgraded to 200 amps in February 2015.

Copies of some of these permits are attached on pages 21 through 23.

(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.)

Assessor's Records: The Pasadena City Assessor first visited the property on January 12, 1928 and recorded a newly-constructed single residence with a concrete foundation, walls of reinforced concrete, a gabled tiled roof, and plain trim. Heat was provided by three fireplaces and a gas furnace. There were thirteen plumbing fixtures. Interior finishes were described as "special."

The Assessor estimated the square footage at 4,971. The house contained two living rooms (one was probably a dining room), four bedrooms, three tiled bathrooms, a pantry, and a kitchen. There were also three basement areas: one at 6 by 44 feet, another at 14 by 20 feet, and a third at 16 by 22 feet. A central patio measured approximately 16 by 20 feet. A garage, measuring approximately 22 by 32 feet, was attached to the house.

The Los Angeles County Assessor currently estimates the square footage of the house at 3,846 with five bedrooms and three bathrooms.

Copies of the City Assessor's building records are attached on pages 24 and 25.

(Note: The Pasadena City Assessor's Office ceased operations in 1974. Their square footage totals often differed from those of the Los Angeles County Assessor's Office, since they frequently included garages, terraces, patios, etc. in their computation. It is advisable to rely on the County Assessor's square footage figures since they are more up-to-date and consistent.)

Other Owners and Residents: The next owners of the property in 1941 were James Horace Kindel and his wife Philippina B. Kindel who shared the house with their sons James H., Jr., and Wallace M. Kindel. The senior Mr. Kindel was the owner of a Dodge automobile dealership located at 294 West Colorado. Mrs. Kindel was recorded as the sole owner of the Patrician Way property after the death of her husband in 1955.

By 1956, Grant P. Holcomb, Jr., a radio and television newscaster, and his wife Jeanne P. Holcomb had become the owners. Living with them were Grant III, Lynne, and Susan, all students. Mr. Holcomb, a native of San Bernardino and a graduate of U.C., Berkeley, began his career in 1941 as a newsman for a radio station in Riverside. He later moved to CBS Radio in San Francisco. He became a newscaster for KNX Radio in Los Angeles in 1951, and the following year went to work for KNXT Television. He served as the station's news director from 1966 to 1971 and was appointed its Washington correspondent in 1973. Mr. Holcomb died at age 60 in 1977. An obituary and tribute published in the *Los Angeles Times* are attached on pages 8 and 9.

Marylou Ingram, a physician and scientist, gained title in April 1972. She was employed at the Huntington Medical Research Institute.

Notes: Catalogs of the Wilkinson-Scott Company, the vendors of the original electrical fixtures, can be found at the Pasadena Public Library.

The Staunton house was featured in the November 1931 issue of *California Arts & Architecture* magazine. The article considered the patio as being its "most interesting feature," as it formed the heart of the house: "brick-paved, bordered by trees and plants, it is ready for manifold uses."

Another feature was the “quaint corner fireplace in the owner’s bedroom.” A copy of the article can be found on pages 18 and 19.

Significance: The Staunton house is potentially eligible for listing on a local inventory of significant properties due to its association with a known architect as his own home, its good state of preservation, and its contribution to the architectural and historical context of the Patrician Way neighborhood.

Sources:

Los Angeles County Assessor
 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)

Gebhard, David and Robert Winter. *An Architectural Guidebook to Los Angeles*.
 Salt Lake City, Gibbs-Smith, 2003.

McAlester, Virginia and Lee. *A Field Guide to American Houses*.

New York, Knopf, 1984.

Who's Who in California, 1928-29.

City Directories: 1927-

California Arts & Architecture: November 1931

Los Angeles Times: December 27, 1977

Pasadena Star-News: March 7, 1969

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

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STAUNTON, William Field Jr., architect; b. Tombstone, Ariz., Aug. 25, 1893; s. William Field and Mary (Neal) S.; ed. Montclair (N.J.) Acad., 1908-12; B. Arch., Cornell U., 1916; m. Mary Bates Martin, of Berkeley, Calif., Feb. 25, 1926; 1 son, William Field III. Pvt. practice of archt., Los Angeles, 1916—. Served U.S.A., World War. Mem. A.I.A., Alpha Tau Omega. Republican. Episcopalian. Clubs: Univ. (L.A.), Newport Harbor Yacht (Balboa), Pacific Syndicate Beach (Santa Monica). Home: 371 Patrician Way, Pasadena. Office: 816 W. 5th St., Los Angeles.

Who's Who in California, 1928-29
p. 128

STAUNTON — Mary Bates Staunton passed away March 6, 1969. Wife of William F. Staunton Jr.; and mother of William F. Staunton III, and Mrs. Mary S. Cox. Services private. Friends who wish may contribute to the Foothill Guild, California Institute for Cancer Research, care of 1457 scenic Drive, Pasadena. Mountain View Mortuary, directors.

Pasadena Star-News March 7, 1969;
p. A-8

Obituary 2 -- No Title
Los Angeles Times (1923-Current File); Dec 17, 1977;
 ProQuest Historical Newspapers: Los Angeles Times
 pg. C10



Grant Holcomb

Grant Holcomb, Veteran TV Newsman, Dies

Veteran CBS radio and television newsman Grant Holcomb, 60, died of cancer Friday in St. Vincent's Hospital.

Holcomb served as news director of television station KNXT here from 1966 to 1971. He became KNXT's Washington correspondent in 1973.

A native of San Bernardino and a graduate of UC Berkeley, he began his career in 1941 as a newsman on radio station KPRO in Riverside. He joined CBS radio in San Francisco in 1942.

Holcomb replaced Chet Huntley as a news broadcaster at KNX radio in Los Angeles in 1951 and went over to KNXT as a reporter the following year. He had also served as political editor and assistant to the general manager at KNXT.

He leaves his wife, Jeanne; three children, Grant III, Lynn and Susan Hofmans; two brothers, William, mayor of San Bernardino, and Theodore, and a sister, Katherine Dole.

Funeral arrangements were pending.

but a Fitting Eulogy Enhances Memorial Rites
Los Angeles Times (1923-Current File); Dec 27, 1977;
 ProQuest Historical Newspapers: Los Angeles Times
 pg. D11

... but a Fitting Eulogy Enhances Memorial Rites

The following eulogy to Grant Holcomb, a veteran KNXT newsman who died Dec. 16, was delivered by his colleague Bill Stout at a memorial service held last week at All Saints Episcopal Church in Pasadena, the day after his ashes were strewn over Pasadena, where he had lived.

Grant Holcomb belonged much more to the news business than to this formal religious setting where we now honor him.

But regardless of the vast differences between the spiritual and the temporal, in the end we all must answer to the same management. It is in recognition of this simple truth that we have gathered here to say goodbye and share a few memories, rather than meeting in some more worldly place of the sort Grant would have been delighted to help us choose.

There is, of course, one great advantage in the choice of this setting: The basic literature, so familiar to everyone, is readily available, and it says just about everything there is to be said. Ecclesiastes, for instance, asks and answers so many questions.

How dieth the wise man? And it says, the same as the fool. That same book reminds us that to every thing there is a season, and a time to every purpose under the heaven. We all know how it goes from there: a time to be born and a time to die . . . a time to weep and a time to laugh . . . a time to mourn and a time to dance.

Grant would surely opt for the dancing. He might even point out that, like a good many other aphorisms in the Old Testament, that bit of wisdom from Ecclesiastes was cribbed from Homer, though he said it a bit differently in the *Odyssey*: *There is a time for many words, and there is also a time for sleep.*

Grant might well have pointed out that crib on the part of the compilers of the scriptures

because he was, though always using the mildest language, a man of consistent irreverence.

He saw them all without their clothes, in all their comic nakedness: from Earl Warren through the Kennedys, both John and Robert, from Bill Knowland to Nikita Khrushchev—he saw all these and so many more. And he loved every minute of every story, I think, because he was a good reporter. In our business, there can be no higher praise.

Grant was also, of course, a delightful friend. A lover of the rollick and the ribald. A man of courtliness, gentleness and charm. An enthusiast, perhaps, for very few things, but those few are among the most important: good food and good drink, old friends, old loyalties. A gentle man, in the truest sense. A man of honor in a field where gentleness has become a virtue nearly quaint in its rarity.

A dear friend, gone now, and while we may not in the loss of him feel at all like dancing, we must know that neither would he want us to weep.

Robert Browning was just one of many who have talked of death and tried to figure out how to face it. He wrote of the fog in his throat and the mist in his face and said, *Let me taste the whole of it . . . bear the brunt (of it) . . . In a minute, pay glad life's arrears of pain, darkness, and cold.*

That's one way to see it. Most of us, I'd guess, would rather leave it to Grant, since he's gone on ahead of us, to make arrangements and clear a space and leave a bit of room at the rail. Because if there is any continuum in this grand game, if there is any thread of fairness between here and there, he'll have found a place that's fun and, with luck, we can share some of it with him, sometime. All over again.

WEBBER, STAUNTON & SPAULDING

An Architectural Partnership

The partnership of Walter Webber, Sumner Spaulding, and William F. Staunton during the 1920s in Los Angeles, produced a number of buildings that were diverse in both use and style.

There is very little documentation available about the early professional life of Walter I. Webber. Born in August 1864 in Massachusetts, he eventually settled in Pasadena with his wife Maudilee. Some of his independent design works include the Japanese-styled Bernheimer residence in Hollywood and 476 Bradford Street in Pasadena (both 1913), a house at 684 Norwood Drive, Pasadena (1915), and the Stanley Apartments and Livingstone Hotel, which still stand at 86-92 South Los Robles Avenue, Pasadena (1925-27). Webber evidently moved to Los Angeles shortly after 1920, forming a partnership with Sumner M. Spaulding the following year.

Sumner Maurice Spaulding was a native of Ionia, Michigan, born there in June 1892. After attending the University of Michigan for three years, he received a B. A. from M.I.T. in 1916. (Spaulding was to undertake further study in Europe between 1921 and 1926, and in Mexico during the early 1940s.) After military service during World War I, Spaulding became an architectural draftsman in 1920, and secured his license to practice architecture in 1921. Webber, his senior by about eighteen years, probably had a great impact on his first formative years as an architect. Older architects, such as Webber, were well-schooled in the decorative styles of the Beaux Arts philosophy, and the earliest work of this firm reflects that mind-set.

By 1923, Webber & Spaulding had taken on another partner, William Field Staunton, Jr., becoming known as Webber, Staunton & Spaulding. (The architect Everett Radcliffe Harmon also seems to have been associated with the partners around this time.) Staunton was born in August 1893 in Tombstone, Arizona where his father was a well-known copper-mine manager. By 1917, after graduating with a B.A. degree in architecture from Cornell, the younger Staunton had relocated to Los Angeles where he found work as a draftsman for the well-known architect Arthur Kelly before joining Webber & Spaulding.

Webber, Staunton & Spaulding proved to be adept at designing all types of buildings, from theaters to schools, and residences of all sizes. Perhaps one of their most well-known clients was silent-film star Harold Lloyd for whom they designed the massive Beverly Hills home known as "Greenacres." It cost an astounding \$500,000 to build in 1927! William Wrigley must have admired their work as well, for he commissioned the partners to design a number of buildings on Catalina Island which he then owned. Their most famous landmark on the Island is the Casino, designed, according to Gebhard and Winter, in a "strange mixture of Spanish, Moorish and Art Deco Moderne" in 1928.

Among the other documented works of Webber, Staunton & Spaulding:

- St. Lawrence Parish School, Los Angeles (1923)
- Leo Youngworth residence, Baldwin Hills--in a Tuscan style (1923)

Malaga Cove Plaza, Palos Verdes—in association with the Olmsted brothers—
 four such centers were planned, but this was the only one built (1924)
 E. W. Murphy residence, Los Angeles (1924)
 W. R. Hervey residence, Newport Beach (1924)
 Plans for a high school in Avalon, Catalina Island (1924)
 Reavis Hughes residence, 1122 Lagunita, Pasadena (1924)
 Theater and shop building in Avalon--thought to be the location of the current
 post office (1924)
 Lincoln High School, Los Angeles (1924)
 Aubrey Wardman residence, Whittier (ca. 1925)
 G. Bury residence, 2304 Hollyridge, Hollywood--winner of a local award from
 the American Institute of Architects (1925)
 P. G. White residence, 4th & June Streets, Los Angeles (1927)
 Residence for firm partner William F. Staunton, Jr., and his wife Mary,
 371 Patrician Way, Pasadena (1927)
 Sigma Tau Fraternity, U.S.C. (1928)
 Margaret C. Proctor residence, 526 South Hudson, Los Angeles (1928)
 Frary Hall, Pomona College, Claremont (1929)
 Y.W.C.A., 435 South Boyle, Los Angeles (1931)

In 1925, the *Pacific Coast Architect* magazine characterized the partnership's work as "restrained, thoughtful, and yet far from being commonplace or stereotyped." They were praised for avoiding the "picturesque and bizarre" that was all the rage in the age of the flapper. Webber and his associates carefully studied all the conditions and requirements of the site and the client and expressed them in a direct and simple structure. Emphasizing proportion, balance, and solidity, their houses still managed a good use of the texture and color of the building materials that were available. The sense of scale, in mass and detail, was consistent throughout. The firm's residential interiors were described as dignified and restful, but were criticized for being a bit lacking in domestic warmth.

Walter Webber appears to have retired in the early 1930s. Upon his death in June 1943, at the age of 78, only a brief burial notice was published in the *Los Angeles Times*.

Sumner Spaulding seems to have left a more lasting impression on his profession, especially when he became independent of the partnership. He became proficient in the design of many types of buildings, including country estates, housing projects, museums, hospitals, schools, and colleges. After World War II, Spaulding formed an association with another architect, John Rex, and a structural engineer C. Gordon De Swarte, both of Los Angeles. Spaulding was associated with John C. Austin in planning the Los Angeles Municipal Airport in 1940-41 and was also chairman of a committee of the American Institute of Architects (A.I.A.) that designed the Los Angeles Civic Center between 1937 and 1943. Other works include the design of the men's campus of Pomona College, a theater and shop building at Claremont (1939), the American National Red Cross Building in Los Angeles (1200 South Vermont, 1939), the school of medicine at the College of Medical Evangelists, and Westchester High School (1952). Spaulding is also remembered for his redevelopment plans for a number of American cities.

However, his interest in residential design continued throughout his career. Among the homes he designed:

Martin Pollard residence, North Hollywood (ca. 1935)
 Millea residence, Santa Monica (1939)
 H. S. Anderson residence, Bel-Air (1940)
 Behrendt residence, Los Angeles (1941)
 Case Study House #2 (1942)
 Neff residence, Los Angeles (1947)

Active in his profession, Spaulding was named a Fellow of the A.I.A., serving as president of its Southern California Chapter and chairing its Slum Clearance and Urban Redevelopment Committee. He lectured in architecture at the University of Southern California and at Scripps College and maintained memberships in the International Institute of Los Angeles, the Community Welfare Federation of Los Angeles, the American Society of Planning Officials, the National Housing Conference, and the California Housing and Planning Association (of which he was a board member). He also wrote many articles for professional publications dealing with such subjects as drafting skills and the design of apartment houses, schools, restaurants and other commercial and showroom spaces. He lived in Beverly Hills with his wife Pauline (Snyder) Spaulding (whom he had married in 1918) and their daughter Rosemary.

Obituaries published upon Sumner Spaulding's death in April 1952, at the age of 59, honored him as a "nationally known architect and city planner."

William Staunton, Jr. was a member of the Allied Architects Association and the A.I.A. Following the breakup of Webber, Staunton & Spaulding, he went on to design his own residential projects, including a home for Arthur T. MacDonald in Pasadena (1932), the residence of M. L. Gretchell at 1405 South Oakland in Pasadena (1937), and the Dr. C. G. Hartley house on Moraga Drive in Bel-Air (1939). During the 1940s, local directories identified him as a "draftsman." During World War II, he worked for the Federal Housing Administration and, post-war, took on both design and contracting jobs in the private sector. He died in Yucca Valley in November 1977 at age 84. No obituary could be found for him.

Sources:

Gebhard, David and Robert Winter. *An Architectural Guidebook to Los Angeles*.
 Salt Lake City, Gibbs-Smith, 2003.

Who Was Who in America, Vol. 3
Who's Who in California, 1928-29
Architectural Record: May 1952
Los Angeles Times: April 11, 1952
New York Times: April 11, 1952
Pacific Coast Architect: July 1925

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SPAULDING, Sumner, architect and town planner; b. Ionia, Mich., June 14, 1892; s. Lee Philo and Hannah (Harper) S.; student, U. of Mich., 1911-12; B.A., Mass. Inst. of Tech., 1916; m. Pauline Snyder, Apr. 20, 1918; 1 dau., Rosemary. Archtl. draughtsman, 1920; licensed architect, 1921; traveled and studied in Europe, 1921-26; in Mexico, 1942. Designer of country estates; Catalina Casino for William Wrigley, Jr.; Men's Campus, Pomona Coll.; Sch. of Medicine, Coll. of Med. Evangelists, Los Angeles; chmn. group Am. Inst. of Architects designer of country estates, housing projects, musea, hosps., schools, colleges etc. Mem. Nat. Housing Conf., Inc. Lectr. in architecture, U. of So. Calif. Scripps Coll., Claremont. Fellow A.I.A.; mem. Am. Soc. of Planning Ofcls., Capital Expenditures Com., Los Angeles Community Welfare Fedn. Office: Spaulding, Rex & DeSwart, Architects and Engineers, 3305 Wilshire Blvd., L.A. Died Apr. 10, 1952.

Civic Center Designer Sumner Spaulding Dies

Sumner Spaulding, 59, nationally known architect and city planner, died at California Hospital yesterday.

His physician, Dr. Kenneth Eikenberry, said death resulted from complications following surgery for a liver ailment from which the architect had been suffering for about three months. He had been in the hospital since March 13.

Helped Plan Airport

Mr. Spaulding was chairman of an American Institute of Architects group engaged in designing the Los Angeles Civic Center from 1937 to 1943 and was associated with J. C. Austin in planning the Los Angeles Municipal Airport.

He also designed the Santa Catalina Island Casino, the men's campus at Pomona College, the school of medicine at the College of Medical Evangelists and the estates of Harold Lloyd and Irene Dunne.

Worked on High School

A fellow of the AIA, he formerly headed a national AIA committee working on far-reaching plans for the redevelopment of obsolete portions of American cities. His last project was the Westchester High School.

Born in Ionia, Mich., he attended the University of Michigan from 1911 to 1913 and received his bachelor of arts degree from Massachusetts Institute of Technology in 1916. He became an architectural draftsman in 1920 and a licensed architect in 1921.

Mr. Spaulding's studies were continued in Europe from 1921 to 1926. Again in 1942 his studies took him outside the country, this time to Mexico.

Lecturer at SO

He had been a lecturer in architecture at the University of Southern California and at

Scripps College, Claremont. He was a member of the International Institute of Los Angeles and a board member of the California Housing and Planning Association.

He leaves his widow, Mrs. Pauline M. Spaulding of 1454 San Ysidro Drive, Beverly Hills. He also leaves a daughter Rosemary, living in Santa Barbara.

Funeral services will be private, with Pierce Bros. Mortuary in charge. Present plans call for burial at the Ft. Rosecrans Military Cemetery, San Diego. He was a veteran of World War I.

Los Angeles Times,
April 11, 1952; pt. I, p. 4

SUMNER SPAULDING

Special to The New York Times.

LOS ANGELES, April 10—Sumner Spaulding, nationally known architect and city planner, died in California Hospital here today. His age was 59.

Mr. Spaulding once headed an American Institute of Architects national committee working on far-reaching plans for the redevelopment of obsolete portions of American cities.

New York Times,
April 11, 1952; p. 23

SUMNER SPAULDING DIES AT 59; FELLOW OF A.I.A.

SUMNER SPAULDING, 59, a Fellow of the American Institute of Architects and former head of the A.I.A.'s Slum Clearance and Urban Redevelopment Committee, died April 10.

Mr. Spaulding, who was a practicing architect in California for 27 years, had been associated since World War II with the firm of Sumner Spaulding, John Rex, architects, C. C. De Swarte, structural engineer, of Los Angeles.

Mr. Spaulding received a B.A. degree at the Massachusetts Institute of Technology in 1916. He studied in Europe from 1921 to 1926.

Mr. Spaulding's early work was largely residential and his interest in house design continued throughout his career (see pages 115-121, this issue). He had done many college buildings, including the designs for the men's campus at Pomona College.

For the last ten years, Mr. Spaulding devoted much time to the field of slum clearance, urban rehabilitation and community planning. He served as chairman of the committee of the Southern California Chapter of the A.I.A. which from 1937 to 1943 was engaged in designing the Los Angeles Civic Center.

Mr. Spaulding's work included the Los Angeles Municipal Airport, with J. C. Austin, the Santa Catalina Island Casino, the School of Medicine at the College of Medical Evangelists, Los Angeles, and the new State Exposition Building, also at Los Angeles.

Mr. Spaulding was a past president of Southern California A.I.A. Chapter.

PACIFIC · COAST · ARCHITECT

WITH WHICH · IS · INCORPORATED · THE · BUILDING · REVIEW

VOLUME XXVIII · SAN FRANCISCO AND LOS ANGELES · JULY, 1925 · NUMBER ONE



BREAKFAST ROOM, RESIDENCE OF AUSTIN MCFADDEN

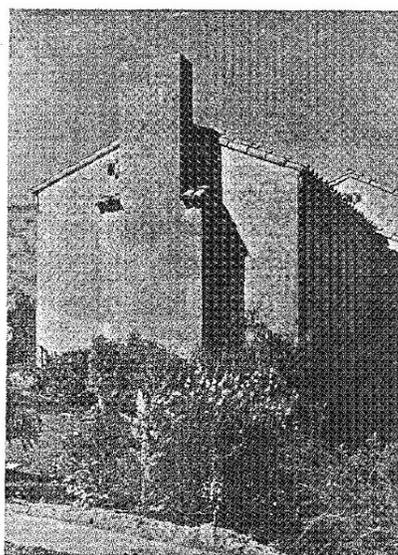
THE WORK OF WEBBER, STAUNTON AND SPAULDING

BY HARRIS ALLEN, A. I. A.



IN THESE days of jazz and jumble, when the hysteria which is an inevitable aftermath of a great war has not yet subsided, when the natural exuberance of youth runs wild in every direction, it is noteworthy—and refreshing—to find young men doing work that is restrained, thoughtful, and yet far from being commonplace or stereotyped. Webber, Staunton and Spaulding are three quite young men who appear to be proceeding consistently and harmoniously along the straight and narrow path of architecture, avoiding the temptations which must frequently occur. For clients today are eager for novelty, and the glittering butterfly of the picturesque and bizarre flutters enticingly across the way. It is not always easy to resist succumbing to this fascination, even for some of us who are old and weatherworn travellers.

So far, however, the work of this firm displays a sobriety and a firmness of judgment which is surprising and significant. It is not that a picturesque ensemble is not achieved. That is far from being the case. But it is quite



RESIDENCE OF GEO. R. BURY

Continued...

evidently not deliberately attempted. What happens is, that conditions, requirements, relationships, proportions, are all carefully studied and valued, and their structural expression worked out in terms of the utmost directness and simplicity—I had almost said, sternness.

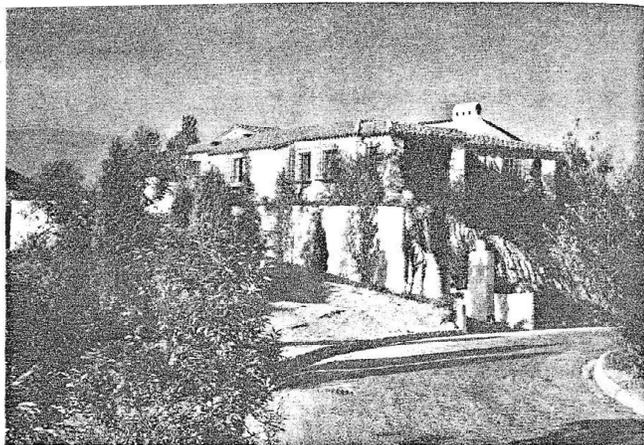
They have not hesitated to avail themselves of the recent re-discoveries of the beauty of texture and color, in stucco, tile, accessories; but the main impression their buildings make is one of substance, of suitability and strength. There is no frivolity in their designs, albeit an excellent sense of proportion and balance.

Both the McFadden and the Bury houses, illustrated in this issue, are all but massive in their structural solidity, but are so logical in development that they do not seem clumsy, small as they are. It is interesting to note that the sense of scale is unbroken, in mass or detail.

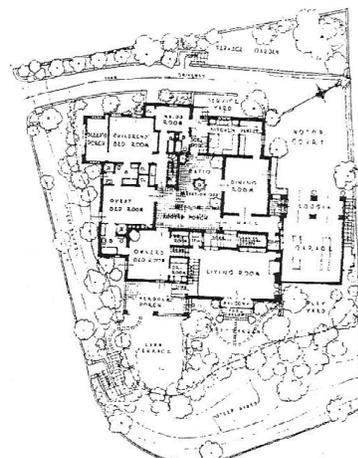
The San Marino School preserves the same salient features, although the detail of its main entrance is somewhat incoherent and could have had more study profitably. As the drawings for the Plaza at Palos Verdes evidently were intended for presenting the scheme and not for final plans, it need only be said that they show a breadth of treatment that should result in a very successful group of buildings.

The interior views here shown have similar qualities to the exterior facades. This results in dignity and restfulness, but also in some lack of the domestic feeling that should be present. In fact, there is the suggestion of a country club at its best. It often happens that an architect "arrives" first with his exterior compositions. As this firm grows in experience, their work is sure to become more mellow and rounded—they have the basic essentials.

The family life is well protected from the main entrance and motor court.

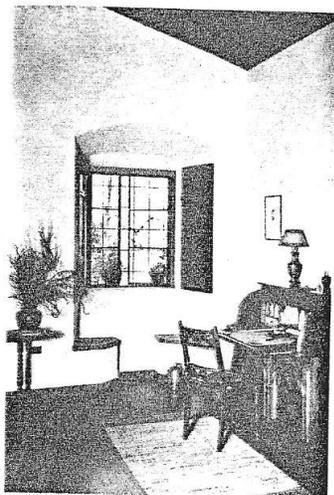


THE RESIDENCE OF WILLIAM FIELD STAUNTON, JR., A. I. A.
At Annandale Estate, Pasadena

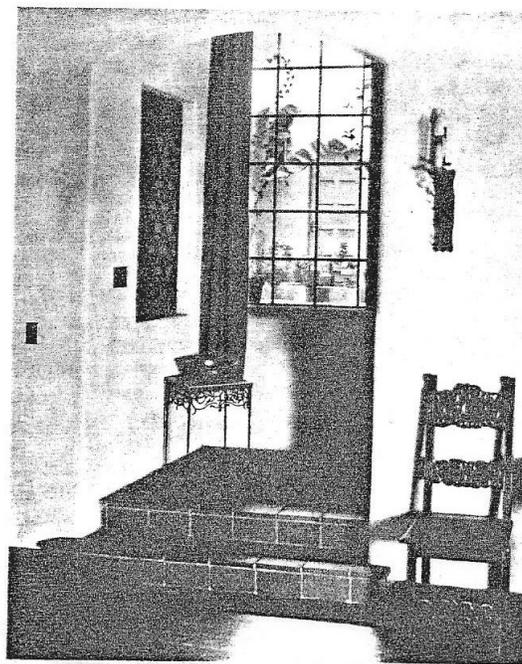
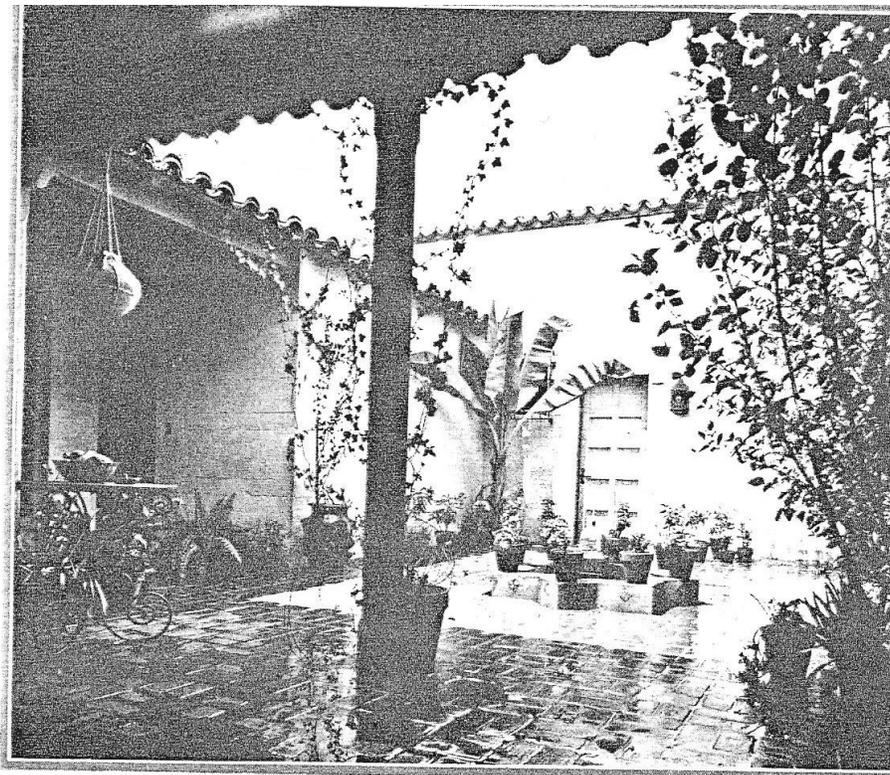


Photographs by Miles Berné

In the home which Mr. Staunton has designed for himself, the most interesting feature is certainly the patio which forms the heart of the house. Brick-paved, bordered by trees and plants, it is ready for manifold uses.



Above—a corner of the ground floor study; right—another view of the patio, showing door for direct service of refreshments.



Above—a short flight of steps leads up from living room to patio level, seen through a "picture window." Left—the quaint corner fireplace in the owner's bedroom.

All Applications Must Be Filled Out by Applicant

(USE DOUBLE LINE PENCIL)

2 APPLICATION FOR THE ERECTION OF FRAME BUILDING

CLASS "D" ZONE E

Application is hereby made for a permit to construct the building hereafter described at the point hereinafter specified.

(SIGN HERE) Hamilton & Anderson
211 S. Broadway (Applicant)

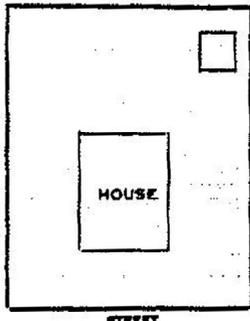
Lot No. 57 Block 1009
tract 8009

Map No. 1477
371 Paterson Way STREET AVENUE

1. PURPOSE OF BUILDING Residence Number of Rooms 4
2. OWNER'S NAME W.F. Hamilton, Jr.
3. Owner's Address 627 So. Broadway St
4. Architect's Name William J. Hamilton
5. CONTRACTOR'S NAME Hamilton & Anderson
6. Contractor's Address 143 West St. P. O.
7. ENTIRE COST OF PROPOSED BUILDING, \$ 12,500
8. Size of Lot 110 x 170 Size of Building 14 x 70
9. Will Building be erected on front or rear of lot? front
10. NUMBER OF STORIES IN HEIGHT 1 Height to highest point of roof 12
11. Of what material will FOUNDATION and cellar walls be built? concrete
12. GIVE depth of FOUNDATION below surface of ground 1 1/2 ft
13. Give dimensions of FOUNDATION and cellar wall FOOTINGS 12" x 12"
14. GIVE width of FOUNDATION and cellar wall at top 12" x 8" - see plans
15. NUMBER and KIND of chimneys 2 Number of flues 3 + 2
16. Number of inlets to each flue 2 Interior size of flues 13 x 13
17. Give sizes of following materials: MUDSILLS 2 x 6 Girders and stringers 4 x 6
 EXTERIOR STUDS 2 x 4 BEARING STUDS 2 x 6 Interior Studs 2 x 4
 Ceiling joist 2 x 4 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 6
 SECOND FLOOR JOIST 2 x 4 Third floor joist 2 x 4 Fourth floor joist 2 x 4
18. Specify material of roofing Tile Material for floors Cement Tile & W.

THE FIGURES ON THIS CHART SHOW YOUR SET BACK LINES.

In Zones C, D and E, or Third, Second and First Residence Districts, respectively, no buildings or structures other than fences not exceeding eight (8) feet in height, shall be constructed nearer than four (4) feet to the side line of any lot within one hundred (100) feet of the street to which such side line runs. As used herein, the term "side line" shall mean all boundaries of any lot except the street frontage thereof and the rear line thereof. In the case of lots, the rear line of which abut on the side lines of any other lot, such rear line shall also be considered a side line for the purpose of this section.



No building or portion thereof of other structure above the mean ground level of the lot upon which it is erected shall be built nearer to the street line of the street on which the lot abuts than the distance from such street to the building line hereby established for the lot on which it stands in the zone or district in permitted; provided, however, that fences not exceeding three feet in height shall not be deemed a violation hereof. Building lines are hereby established as follows: steps, cornice or any part of the building above the mean ground level.

There must be a clear air space of at least twelve inches under the first floor joist of all buildings. (State Housing Law of California.)

PERMIT NO. 57-96 Date issued 7/19/27 1927

All Applications Must Be Filled Out by Applicant

(Use Ink or Indelible Penail)

Fire District _____

PLANS AND SPECIFICATIONS and
Other Data Must Also Be Filed

DEPARTMENT OF BUILDING

Application for the Erection of Building

CLASS "A" "B" "C"

Application is hereby made to the Supt. of Building of the City of Pasadena for the approval of this detailed statement of specifications herewith submitted for the erection of the building herein described. All provisions of the building ordinances and state laws shall be complied with in the erection of said building, whether herein specified or not. It is also understood that the granting of a permit on this application does not grant any right or privilege to erect the building or structure herein described, or any portion thereof on any public street or alley or on any land or portion thereof, the title or right of possession to which is in litigation by, or is disputed by the City, County or State; or as giving or granting any right or privilege to use the said structure or building for any purpose which is, or may hereafter be prohibited by ordinance of the City of Pasadena. It is further agreed that the City of Pasadena shall not be held liable for accidents resulting from faulty engineering or design. The approval of the plans or engineering drawings by the Department of Building shall be considered only as approval of the interpretation of the various requirements of the ordinance.

(SIGN HERE)

W. J. Hamilton
Applicant

✓

TAKE TO
ROOM NO. 103
FIRST FLOOR
ASSESSOR
PLEASE
VERIFY

Lot No. 57 Block _____

8009

District No. _____ N. B. page 471 F. B. page _____

O.K. City Assessor
Per _____
Deputy

TAKE TO
ROOM NO. 209
SECOND FLOOR
ENGINEER
PLEASE
VERIFY

No. 371 Patricia Way

O.K. City Engineer
Per _____

- PURPOSE OF BUILDING: Retaining wall for driveway
- OWNER'S NAME: W. J. Hamilton Address: 627 Coronado St. Los Angeles
- ARCHITECT'S NAME: W. J. Hamilton Address: 627 Coronado St. Los Angeles
- CONTRACTOR'S NAME: W. J. Hamilton Address: 123 Pine St. Los Angeles
- ENTIRE COST OF PROPOSED BUILDING: 1000.00
- Size of lot: 123 x 175 (containing) Size of building: Retaining wall 67'-0" long
- Will building be erected on front or rear of lot? rear
- NUMBER OF STORIES IN HEIGHT: _____ Height to highest point of roof _____
- Height of first floor joint above curb level, or surface _____
- Character of ground: rock, clay, sand, filled, etc. _____
- Of what material will FOUNDATION and cellar walls be built? _____
- GIVE depth of FOUNDATION below the surface of ground _____
- GIVE dimensions of FOUNDATION and cellar wall FOOTINGS _____
- GIVE width of FOUNDATION and cellar walls at top _____
- NUMBER and kind of chimneys _____ Number of flues _____
- Number of inlets to each flue _____ Interior size of flues _____
- Of what material will masonry walls be constructed? Reinforced concrete
- Are there any buildings within 30 feet of the proposed structure? _____

PERMIT NO. 57659D

(OVER)

ZONE 8

Date issued _____ 192 _____

JOB ADDRESS 371 PATRIKIAN WAY	
NUMBER	STREET
APPLICATION FOR A GCL BUILDING PERMIT	
DEPARTMENT OF BUILDING, PASADENA, CALIF.	
CONTRACTOR A. J. ESCHERICH, JR	STATE LIC. NO. 211704
MAILING ADDRESS 2000 MISSION ST. SAN MARINO CA 91081	TEL. NO.
<input type="checkbox"/> ARCH. <input type="checkbox"/> ENGR.	STATE LIC. NO.
MAILING ADDRESS	TEL. NO.
OWNER GRANT HOLCOMB	TEL. NO.
MAILING ADDRESS 371 PATRIKIAN WAY	
NEW <input type="checkbox"/> ADD'N <input type="checkbox"/> ALTER <input type="checkbox"/> REPAIR <input checked="" type="checkbox"/> DEMOLISH <input type="checkbox"/>	
FLOOR AREA (SQ. FT.) 400	NO. OF STORES 2
	NO. OF DWELLING UNITS 1
PRESENT BLDG. USE RES	PROPOSED BLDG. USE RES
DESCRIBE WORK TO BE DONE REPAIR FIRE DAMAGE	
EXTERIOR WALL MATERIAL CONC	ROOF FRAMING MATERIAL WOOD
PARTITIONING MATERIAL WOOD	ROOF COVERING MATERIAL TILE
LOT WIDTH	LOT DEPTH
	NO. OF EXISTING BLDGS. ON LOT 1
VALUATION NOTE: INCLUDE LABOR, MAT. WIRING, PLUMB., HEAT., ETC. \$2000.00	
INFORMATION PROVIDED BY ENGR. - ST. DEPT.	
LEGAL DESCRIPTION Lot 57 Tract No. 2009	
INFORMATION PROVIDED BY BLDG. SECTION	
USE ZONE R-1	FIRE ZONE
OCCUPANCY	TYPE
REQ'D SET BACKS	FRONT
	RIGHT SIDE
	LEFT SIDE
	REAR
APPEAL NO.	USE PERMIT OR VARIANCE NO.
	PARK SPACES REQ'D
PLAN CHECK FEE	PERM. PLAN <input type="checkbox"/>
PERMIT FEE 9.00	APPROVED W/O PLAN <input checked="" type="checkbox"/>
APPROVED BY A	
I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building until the permit is issued and until final building inspection has been received.	
SIGNATURE OF OWNER OR AUTHORIZED AGENT	
PERMANENT	

1

CK. CASH M.O. PLAN CHECK VALIDATION

900 4" FEB 11 65 BP 908601
NOTE: WHAT PROPERTY VALIDATED IN THIS SPACE, THIS FORM CONSTITUTES A BUILDING PERMIT TO DO THE WORK PRESCRIBED HEREIN.

WORKERS' 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 city 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 12 March 85 Applicant M. Ingram M.D.

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 _____ Lic. Class _____

Contractor _____ Date _____

I am exempt from the licensing requirements as I am a licensed architect or a registered professional engineer acting in my professional capacity (Section 7051, Business and Professions Code).

Lic. or Reg. No. _____ Date _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code):

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 that the above information is correct, I agree to comply with all city 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.

Signature M. Ingram M.D. Date 12 March 85

JOB ADDRESS
371 Patricia Way
NUMBER _____ STREET _____

APPLICATION FOR A BUILDING PERMIT
HOUSING AND CODE ENFORCEMENT DIVISION
PASADENA, CALIF 91109

CONTRACTOR Sell STATE LIC. NO. _____

MAILING ADDRESS 371 Patricia Way TEL. NO. 479-3057
CITY BUS. LIC. NO. _____

ARCH. ENGR. STATE LIC. NO. _____

MAILING ADDRESS _____ TEL. NO. _____

OWNER M. Ingram, M.D. MAILING ADDRESS 371 Patricia Way

CONSTRUCTION LENDER AND BRANCH _____

ADDRESS _____

NEW ADD'N ALTER REPAIR DEMOLISH

FLOOR AREA (SQ. FT.) NA NO. OF STORES _____ NO. OF DWELLING UNITS _____

PRESENT BLDG. USE _____ PROPOSED BLDG. USE _____

DESCRIBE WORK TO BE DONE Low wall with gate

along street, lot 56,

Patricia Way (3'6" max. height)

using City SPECS.

VALUATION NOTE: INCLUDE LABOR, MAT
WORKING, PLUMB., HEAT, ETC \$/1000.00

LEGAL DESCRIPTION Lot 56

INFORMATION PROVIDED BY BLDG. SECTION

USE ZONE R-1 OCCUPANCY _____ TYPE _____

REG'D SET BACKS FRONT 25' RIGHT SIDE 5' LEFT SIDE 5' REAR 25'

APPEAL NO. _____ USE PERMIT OR VARIANCE NO. _____ PARK SPACE REQ'D. _____

PLAN CHECK FEE _____ APPROVED _____

PERMIT FEE 95.37 PLAN _____

CONST. TAX 9.20 APPROVED W/O PLAN

S.M.I.P. TAX _____ SIGNATURE OF OWNER OR AUTHORIZED AGENT M. Ingram M.D.

PERMANENT

1

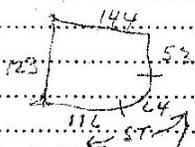
CK, CASH M.O. PLAN CHECK VALIDATION

5100000047138 8128

NOTE: WORK PROPERLY VALIDATED IN THIS SPACE THIS PERMIT IS VALID FOR 180 DAYS FROM DATE OF ISSUANCE. A BUILDING PERMIT TO DO THE WORK PRESCRIBED HEREIN.

92021
PERMIT APPLICATION BLANK
 No. 571 Garrison Ave. Map No. 471
 Tract J.

8009



Lot No. 57 Block No. 116 Date 1/22/28
 Examined by _____

PERMIT No. 5694 Cost \$ 15000 H.A.C.O.M.P.
 OWNER J. F. Garrison

Basement	Bsmt.	1	2	3	4	5	Allie
Living Room		2					
Bed		4					
Bath		3					
Kitchen							
Storage		1					
Offices							
Store							
Tile Floor							
Hardwood Floor							
Hardwood Fin.							
Cement Floor							
Unfinished							

Basement
 10 ft. x 4 ft.
 14 x 20
 16 x 22 ft. deep
 116 ft. @

Res
 64 x 70

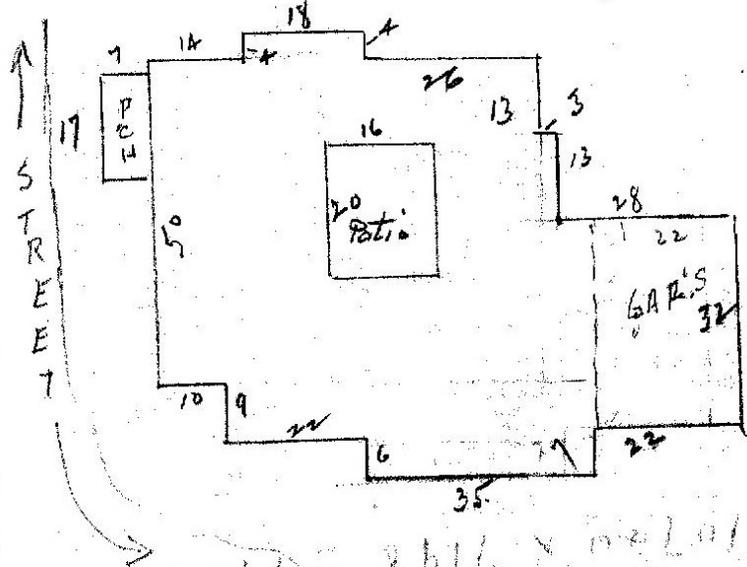
CLASS	ROOF	TRIMMINGS	BUILT IN FEATURES
Single, Double California Bungalow	Flat Hip Gables, Dormers	Tile, Marble Cobblestone	Desk, Buffet Patent Beds
Residence	Cut up, Ordinary Plain, Gravel	Brick, Plaster Stone, Wood	Refrigerator Bookcases
Flat, Apartment	Tile, Shingle	Plaster, Concrete	Plain
Factory	Corr. Iron, Tin Composition Slate, Concrete	Ornamental Terra, Cotta	Ornamental
Garage	CONSTRUCTION	INSIDE FINISH	CONDITION
Shed, Barn	Good, Medium Cheap	Plain, Ornmtl. Stock, Special Plaster	Good Medium Poor
Church	HEATING	Plaster Board B. & B., T. & G.	Built 27
School, Office	Fire-Place Wood, Coal, Oil Gas Furnace	BLDG. VALUES	2900
Store, Storage	Steam Stove	NO. CU. FT.	
FOUNDATION	False Mantel Floor Furnace Gas Radiators	No. SQ. FT. 4971	
Stone, Brick Concrete, Wood	PLUMBING	AT \$ 200	
EXTERIOR	No. of Fixtures 12	BLDG. COST \$ 9942	
Bay Windows	Automatic Storage	BSMT COST \$ 448	
1 sty 2 sty 3 sty	Good, Medium Cheap, Sewer Cesspool	HEAT COST \$ 330	
Number	LIGHTING	Out-Buildings	Free
Wall Covering:	Electric Good, Medium Cheap	Drives, Walks, etc.	
Plaster, Met Lath		TOTAL COST \$ 10720	
Hollow Tile		ASSESSED VALUE \$ 10720	
Concrete Brick		" " \$	
Reinforced Concrete		" " \$ 8	
Shakes, T. & G.			
Siding, B & B			
Brick, P or C			
Corr. Iron			
Steel			

3m 7-13-27
 46158 x 10720 = 49599 | 88% x 10720 = 9433

10730
 10730
 10730

- 58 $9433 \times 85893 = 8100$
- 57 $9433 \times 82700 = 7800$
- 55 $9433 \times 81141 = 7650$
- 53 $9433 \times 84919 = 8010$
- 51 $9433 \times 84919 = 8010$
- 49 $9433 \times 88 = 8300$
- 47 $9433 \times 941875 = 8880$
- $9010 \times 125 = 11260$
- 46 $11597 \times 77835 = 9010$
- 44 $9433 \times 71775 = 6770$
- 42 $10720 \times 7175 = 7690$
- ~~42 $10730 \times 7175 = 7690$~~
- 40 $10730 \times 6863 = 7360$

← DRIVEWAY →



- $10730 \times 7175 = 7690$
- $10730 \times 7533 = 8080$
- 7867
- $10730 \times 8107 = 8430$
- $10730 \times 7175 = 7690$



**THE BUILDING
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TIM GREGORY**

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- ❖ Cultural Resource Studies
- ❖ Historic Resources Surveys
- ❖ Local, State and National Landmarking

Basic History Sample Two

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464 NORTH JUNE STREET

LOS ANGELES

Original Style: Italian Revival (altered)

Year of Completion: 1928

Original Building Permit: #9522, issued by the City of Los Angeles on April 2, 1928 for a two-story, twelve-room residence and garage. The house, to measure approximately 46 by 126 feet with a maximum height of 26 feet, would have a concrete foundation, wood-frame walls covered in plaster, a tiled roof, and a brick chimney.

A copy of this permit is attached on pages 17 and 18.

Cost to Build: \$20,000—a larger-than-average cost for a new house at the time.

Designer and Builder: Chisholm, Fortine & Meikle, Los Angeles. Additional information on this talented but short-lived firm is attached on pages 6 through 10.

First Owner: Marvel W. Chessman, who shared the house with her husband Frank N. Chessman, a physician, their daughter, and a live-in maid. Mrs. Chessman had purchased the vacant parcel from Archibald W. Edes.

Mrs. Chessman was born Marvel DeWitt White in Lyons, Kansas on October 20, 1886. Her father was a fireman. After attending St. Mary's boarding school in Knox, Illinois, she lived with a cousin in French Lick, Indiana. She married her husband in Seattle in June 1909. They would have one child: Jane Newhall Chessman (1920-2000).

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www.buildingbiographer.com

Dr. Frank Newhall Chessman was born in Helena, Montana on May 5, 1877. His father William was a miner who had participated in the California Gold Rush and relocated to Montana in 1864. Dr. Chessman attended St. Paul's School in Concord, New Hampshire and graduated from Harvard in 1900. He earned his M.D. degree from the College of Physicians and Surgeons in New York City in 1904, specializing in gynecology and obstetrics. He first worked at that city's St. Luke's Hospital, leaving to become associated with the Sloane Hospital for Women in 1907. By 1913 he had established a private practice in Seattle. Around 1925, he and his family moved to Los Angeles where Dr. Chessman was appointed to the governing committee of the Gorgas Memorial Institute, an organization dedicated to prolonging life and preventing illness.

Dr. and Mrs. Chessman had parted company by 1933. Dr. Chessman and his daughter went to live with his sister elsewhere in Los Angeles while his ex-wife remained at the June Street house. In 1934, she announced her engagement to Marshall Rusk (1882-1963), a well-known singer and voice teacher who had trained and worked in Paris for the past thirteen years. He moved into the house and set up a vocal studio there. Name on the property's title changed to Marvel W. Rusk in 1935.

Evidently the Rusk marriage did not last very long. Later in 1935, the June Street house was sold, and by 1940 Mr. and Mrs. Rusk were no longer living together. At some point thereafter, known once again as Marvel Chessman, she moved to New York City where she died at the age of 90 on April 20, 1977. She was interred at Forest Lawn in Glendale. Dr. Chessman had passed away on January 18, 1971 at the age of 93 and was interred in Helena. Biographical materials on Dr. and Mrs. Chessman and Mr. Rusk are attached on pages 11 through 13.

Other Building Permits: A permit was issued in October 1957 for a 14-by-32-foot addition to a lanai. The owner was to act as his own contractor for this job, valued at \$1,200.

In June 1965, permission was given to build a 684-square-foot gunite swimming pool at a cost of \$4,200. R. B. Perry & Associates was the contractor.

A new 4-by-16-foot passageway was to be built and an existing patio porch converted into a family room, according to a permit issued in January 1968. The cost was estimated at \$7,500. The H & P Construction Company was the contractor.

In May 1971, an existing bathroom was to be remodeled for \$1,200. No structural changes were to be made. H & P Construction was again the contractor.

A new air-conditioning system was installed in July 1972.

H & P Construction was called back in June 1973 to remodel another existing bathroom at a cost of \$1,800.

Copies of these permits are attached on pages 19 through 26.

(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.)

Assessor's Records: The Los Angeles County Assessor first visited the property on October 22, 1928 and recorded a two-story residence with a concrete foundation, stucco walls, a hipped and gabled tile roof, and plaster and tile trim. Heat was provided by two fireplaces and an electrically-controlled gas furnace with ten openings. There were eighteen (later upgraded to nineteen) "good"-quality plumbing fixtures. Lighting fixtures were rated "special." Interior finishes consisted of plaster, Sanitas wall coverings, and plain woodwork. The house had a total of nine hardwood floors.

The Assessor estimated the square footage at 4,654. On the first floor were an entry hall with a tile floor, four living rooms (one was probably a dining room), two bedrooms, one bathroom, a pass pantry, a kitchen, and a breakfast room. The second floor contained three bedrooms and three bathrooms, one with a walk-in tiled shower. There was also a plastered basement that measured approximately sixteen by twenty feet. The attached garage, measuring approximately twenty by thirty feet, had a cement floor, stucco walls, a tiled gabled roof, and a plastered interior.

The Assessor added an 18-by-38-foot swimming pool in 1965. It included a filter and a heater.

The Assessor later recorded a 474-square-foot L-shaped addition to the side of the house. It had a shed-like tile roof and steel sash. The interior contained tongue-in-groove detailing, exposed rafters, one wall paneled in ash, an 18-foot sliding glass door, a parquet floor, and a bar sink.

The Los Angeles County Assessor currently estimates the square footage of the house at 5,128 with five bedrooms and four bathrooms.

Copies of the Assessor's building records are attached on pages 27 through 30.

Other Owners and Residents: In July 1935, Edmond Gage Soule, a horse-breeder from New York, became the owner. In 1953, Gladys Soule was recorded as the executor-owner.

Richard F. McWhorter gained title in April 1956. Mr. McWhorter was a production manager at Universal Studios. Loreine McWhorter joined her husband as co-owner in 1957. She was active in the National Charity League.

In June 1960, Robert C. and Elizabeth F. Hill gained possession.

Title was transferred to Karen L. Van Sant in June 1989.

Robert F. Hill became a co-trustee owner in July 1991.

Dante Di Loreto has been the owner since March 2013.

Notes: On July 28, 1935 the *Los Angeles Times* reported that Mrs. Marvel Rusk had sold the property to E. J. Soule. A photograph accompanying the article (attached on page 14) shows how the original front door has been altered. At some unknown date, a French style canopy was placed over the entry porch, obscuring the original cast-stone quoining that had surrounded an arched opening.

The house was advertised for sale in the *Times* in November 1954, described as having “gunitite construction” with a “lovely living room and library, spacious bedrooms, excellent-sized dining room, and nice garden.” Another ad in June 1955 described the house as having the “finest construction.” Copies of both ads can be found on page 15.

Significance: The City of Los Angeles has determined that the Chessman house is a contributor to the Hancock Park Historic Preservation Overlay Zone. The City’s recording form is attached on page 16.

Sources:

City of Los Angeles, Building & Safety Department
Los Angeles County Assessor (Culver City district office and Los Angeles archives)
Los Angeles Public Library

Gebhard, David and Robert Winter. *An Architectural Guidebook to Los Angeles*.
Salt Lake City, Gibbs-Smith, 2003.

McAlester, Virginia and Lee. *A Field Guide to American Houses*.
New York, Knopf, 1984.

Who's Who on the Pacific Coast, 1913.

City Directories: 1928-

Los Angeles Times: January 27, 1935; July 28, 1935; November 14, 1954; June 13, 1955

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

Tim Gregory
The Building Biographer
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Pasadena, CA 91106-3763
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timgregory@sbcglobal.net
www.buildingbiographer.com

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by Tim Gregory

CHISHOLM, FORTINE & MEIKLE

Designer/Builders

The firm of Chisholm, Fortine & Meikle, although it flourished for a relatively short time, produced a number of fine residences in a variety of European styles in the Hancock Park and Windsor Square areas of Los Angeles. The principal, Alexander David Chisholm, was born in Canada in 1884 and immigrated to the United States in 1919 with his wife Margaret Meikle Chisholm. They settled first in Montana, but by the early 1920s had relocated to Los Angeles and were living at 4311 Beverly Boulevard. From that address around 1923, Mr. Chisholm began operating a building contracting business, known as Chisholm & Meikle, a partnership between himself and his wife's brother Evan (or Eban) Lorenzo Meikle. Mr. Meikle (1890-1959) was also a native of Canada who had emigrated from Nova Scotia around 1916. He lived with Mr. and Mrs. Chisholm for a number of years, eventually moving with them to a new home at 580 North Arden Boulevard.

Around 1925, Mr. Chisholm took on another partner, William Herschul Fortine (1888-1941) who had already found success in the oil industry and also lived in Hancock Park. Chisholm, Fortine & Meikle became well-known for not just their construction activities but also for their ventures in real estate development. At that time, the firm was located at 509 South Western Avenue.

Perhaps due to the onset of the Great Depression, the partnership disbanded around 1930, Mr. Chisholm forming his own construction business known as the A. D. Chisholm Company, Inc., operating from 3981 West 6th Street. Another brother-in-law, John J. Meikle, who had emigrated from Canada in 1924 and had his own house-painting business, served as vice-president and Mrs. Chisholm was secretary of the firm. They appear not to have been involved in real estate. Mr. and Mrs. Chisholm later moved to North Hollywood where Mr. Chisholm died in 1946 at the age of 62 as a result of injuries sustained from being hit by a car as he walked across Magnolia Avenue. A copy of Mr. Chisholm's entry in the 1927/28 edition of *Who's Who in Los Angeles County* is attached.

Mr. Meikle also continued in the construction business until his own death at the age of 68. He had lived on Chisholm Avenue in Van Nuys which had perhaps been named at the time his earlier firm had been involved in real estate development. Mr. Fortine, a native of Illinois, evidently returned to the oil business in California and Mexico. At the time of his death at the age of 53 he was living in Porterville where he was a well-known landowner.

None of the principals of Chisholm, Fortine & Meikle appear to have had architectural training. The fact they took credit for the design of many of the residences they built indicates they probably had experienced architects on their staff. They also on occasion used the architectural services of the well-known firms of Webber, Staunton & Spaulding and Clarence J. Smale. At least eleven of Chisholm, Fortine & Meikle's homes were featured in the *Architectural Digest* between 1925 and 1930. Three documented addresses are: a residence at 543 Muirfield Road in the Italian style that the firm built on speculation; the White residence at 366 South June Street;

the Chessman residence at 464 North June Street; and the Ridgway residence at 355 Rimpau Boulevard. Both of the latter houses were done in the French Revival style.

Sources:

Los Angeles Times: January 18, 1931; March 23, 1941; March 20, 1946; August 31, 1959
Who's Who in Los Angeles County, 1927/28.

Tim Gregory
The Building Biographer
400 East California Blvd., #3
Pasadena, CA 91106-3763
626-792-7465
timgregory@sbcglobal.net
www.buildingbiographer.com

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July 2008



A. D. CHISHOLM

Owner of the A. D. Chisholm Company, Architects and Builders, 509 South Western avenue, Los Angeles; born New Glasgow, Canada, February 6, 1884, the son of James and Mary (Ross) Chisholm; educated in the public schools of his native community; married in 1912 to Miss Margaret Meikle at New Glasgow; they have four children. Came to Los Angeles from Seattle, Washington, in 1920, and has been engaged in the building business here continuously ever since, having built some of the finest homes in the city. Treasurer and Director of the California Properties Incorporated. Member of the Optimist and the Deauville Clubs; resides at 580 North Arden Blvd., Los Angeles.

HEART ILLS END LIFE OF F.F. FORTINE

Los Angeles Times (1886-Current File); Jan 18, 1931; ProQuest Historical Newspapers Los Angeles Times (1881 - 1986)
pg. A5

HEART ILLS END LIFE OF F.F. FORTINE

*Unexpected Attack at His
Home Terminates Career
of Veteran Oil Man*

An unexpected heart attack closed the career yesterday of Fred A. Fortine, 52-year-old vice-president and



**FRED A.
FORTINE**

manager of operations for the Barnsdall Oil Company. Death occurred at his home, 136 South Lucerne Boulevard. Funeral services will be conducted at 3 p.m. tomorrow at Pierce Brothers mortuary, with interment in Forest Lawn Memorial Park.

Besides his widow, Mrs. Lina Langstaff

Fortine, Mr. Fortine leaves his brother, William H. Fortine of the oil industry; five sisters, Emma Bergen of Alberhill, Mrs. E. H. Smith of Riverside, Mrs. C.-E. Wayne of Fillmore, Mrs. C. S. Hirt and Mrs. Dora Dresser of Oxnard, and three sons. Wayne and Douglas are connected with Barnsdall, and Dwight is with the Shell Oil Company in Venezuela.

Mr. Fortine was born in Kankakee, Ill., in 1879. While still a young man, and shortly after his arrival in California, he obtained employment in the old Kern River oil fields near Bakersfield, and there worked up through the various branches of the industry. After gaining wide experience and a thorough knowledge of the oil industry, Mr. Fortine joined the K.T.O. Oil Company, a subsidiary of the Southern Pacific. He later joined the Republic Petroleum Company.

Evan L. Meikle

Funeral services for Evan L. Meikle, 68, building contractor, will be conducted by Pierce Bros. Van Nuys Mortuary today at noon in the Church of the Recessional, followed by interment in Forest Lawn Memorial-Park. Born in Canada, Mr. Meikle had been a California resident for 36 years. He lived at 6932 Chisholm Ave., Van Nuys, and died in Valley Hospital on Thursday. Mr. Meikle leaves his widow, Mrs. Evelyn Meikle; a daughter, Margaret; son, John; two sisters, Margaret Chisholm and Mrs. William Milligan, and two brothers, John J. and W. Carr Meikle.

CHESSMAN, Frank Newhall, Physician; born, Helena, Mont., May 5, 1877; son, William Allen and Penelope Virginia (Newhall) C.; his father, Wm. A. Chessman, went around Horn to Cal. in sailing ship "Boston," arriving at San Francisco, Dec., 1849; left Cal. for Mont. in 1864. *Edu.*: St. Paul's School, Concord, N. H., 1893-6; Harvard, 1896-1900; M. D., College of Phys. & Surg., N. Y. City, 1900-4; St. Luke's Hosp., N. Y. City, 1905-7; Sloane Hosp. for Women, 1907-8. Married, Marvel White, June 16, 1909, at Seattle, Wash. Specialty: gynecology and obstetrics. *Clubs*: University, Seattle Tennis. *Res.*: 909 Boylston ave., North; *Office*: 1010 Cobb bldg., Seattle, Wash.

Who's Who on the Pacific Coast, 1913.
p. 105



Frank and Marvel Chessman
Passport Photo, 1921

MARSHALL RUSK

"BUILDER OF VOICES"

464 N. JUNE

OR. 2860.

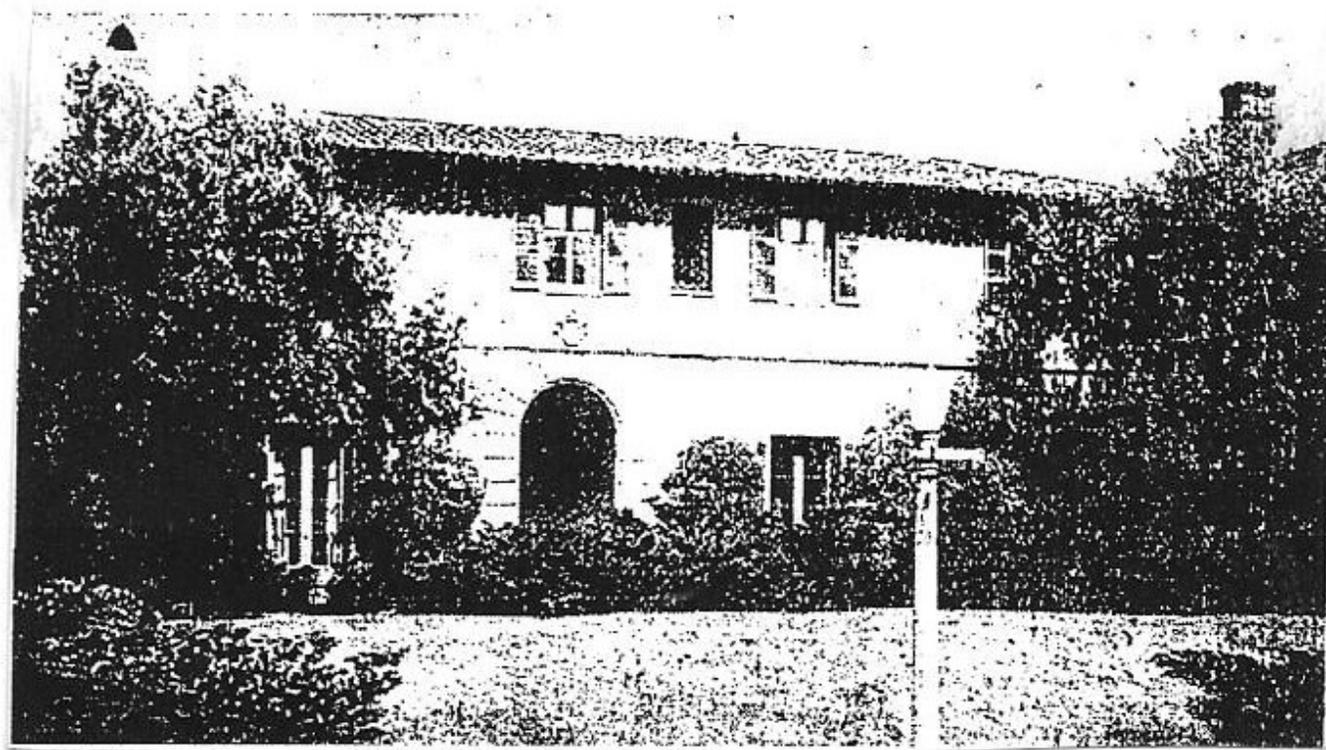
Associate and Successor of Adolphe
Trabadelo. Paris. France. Special-
ist in Phonetic English and French
Diction.

Trabadelo's Aide Opens Studio in Los Angeles

Marshall Rusk, well-known in Paris for thirteen years as the associate of Trabadelo, teacher of such internationally famous singers as Edyth Anderson, Emma Eames, Melba, Caruso, David Stephens, Geraldine Farrar and Mary Garden, has just opened a studio in Los Angeles.

Chosen by Trabadelo himself to be his successor, Mr. Rusk for five years had daily lessons from the great maestro on how to "place" voices. This highly specialized training has earned for him a European reputation as a "builder of voices." Trabadelo said of him, "He has a rare talent; he is a born teacher of singing."

Los Angeles Times
January 27, 1935; p. B6



The immediately above view is of the Mediterranean-type residence, at 404 North June street, adjoining the Wilshire Country Club, in the Hancock Park area, just bought by E. J. Soule of New York, from Mrs. Marvel Rusk for approximately \$30,000, it was announced. The transaction was handled by George Schneiders of Kells and Grant.

Los Angeles Times
July 28, 1935; p. 9

Coldwell, Banker & Co.

**OPEN SUNDAY 2-5
464 NORTH JUNE STREET**

2-story, granite construction. Lovely liv. rm. & library with P.P., 3 spacious bedrooms with baths. 2 mds. rms. with bath, powder room, excellent size dining rm. & break. rm. Nice garden with room for pool overlooking Wilshire Country Club. Owner anxious to sell. Come in. **CALL JOHN JACKSON FOR APPT.**

Los Angeles Times
November 14, 1954; p. J17

FINEST CONSTRUCTION

Large enough for gracious living yet easy to maintain. Living, dining & breakfast rooms open onto terraces which border golf course. 3 bedrooms, each with bath. 3-car garage. Close to fine private & public schools. **464 N. June St. WE-8867.**

Los Angeles Times
June 13, 1955; p. A22

Historical Preservation Overlay Zone 464 N JUNE ST

HPOZ Name:

Hancock Park

Historic Designation:

Contributing Feature

Historic Name:

Residence for Mrs. Fon Chessman

Common Name:

None

Year Built:

1928

Architecture:

Mediterranean Revival

Architect:

Not Available

Builder:

Chisholm, Fortine & Meikle

Survey Notes:

Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Structural Alterations:

Awning and metal support columns added to front entry

Landscaping:

Replica streetlight and sycamore in parkway; raised yard; mature trees in yard; hedge

Survey Date:

October 2001

Mills Act:

Contract Number: None

Case Number: None

**Facade Visibility:**

IMAGE NOT AVAILABLE

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Blg. Form 2

DEPARTMENT OF BUILDING AND SAFETY

2

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. 6 REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY

Lot No. 283 Block T. 8330.
 (Description of Property)

TAKE TO FIRST FLOOR 242 SO. BROADWAY ENGINEER PLEASE VERIFY

District No. 29th M. B. Page 1 F. B. Page 401
 No. 464 No June st. Street
 (Location of Job)
SE Cor Rossmore

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Residence & Private Garage No. of Rooms 12 No. of Families One
- Owner's name MRS. F. N. Chass. m. a. n. Phone Wg 6714
- Owner's address 509 So. Western Ave.
- Architect's name _____ Phone Wg 65
- Contractor's name Chisholm - Fortine & Meikle Phone Wg 6714
- Contractor's address 509 So. Western Ave.
- VALUATION OF PROPOSED WORK (including Plumbing, Gas Fitting, Sowers, Casagosa, Elevators, Painting, Finishing, all Labor, etc.) \$ 20,000.00
- Is there any existing building or permit for a building on lot? No. How used?
- Size of proposed building 56 x 126 Height to highest point 26' feet
- Number of Stories in height Two Character of ground Adobe
- Material of foundation Cons. Size of footings 1-4 Size of wall 8" Depth below ground 4'
- Material of Chimneys Brick Number of inlets to flue One Interior size of flues 12 x 17
- Material of exterior walls Studs & Plaster
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 8 Girders 4 x 8
 EXTERIOR studs 2 x 8 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 10
 Second floor joists 2 x 14 Specify material of roof Tile 8
- Will all provisions of State Housing Act be complied with? Yes
 Is Zone Is Property In? A
 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 745 (Sign here) Chisholm - Fortine & Meikle
 (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>9522</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued.
	<u>[Signature]</u> Plan Examiner	<u>[Signature]</u> Clerk	RECEIVED APR 2 1928 CITY OF LOS ANGELES

[Signature]
 PLANS
 44

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

All points of contact between garage and
livery quarters to be fireproof and no opening
between
W. H. Lutze

Lathing and Plastering ~~Ordinance~~
will be complied with
W. H. Lutze
Owner or Authorized Agent

3 APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY
CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT 282		BLK.	TRACT 8320		DIST. MAP 4694
2. BUILDING ADDRESS 464 N. June St.				APPROVED RB	ZONE R-1
3. BETWEEN CROSS STREETS Rosewood AND Oakwood					FIRE DIST
4. PRESENT USE OF BUILDING Dwelling			NEW USE OF BUILDING Same		INSIDE KEY
5. OWNER R. F. Mc Whorter		PHONE WE 64762		COR. LOT X	
6. OWNER'S ADDRESS Above			P. O.	ZONE	REV. COR. LOT SIZE
7. CERT. ARCH.		STATE LICENSE		PHONE	
8. LIC. ENGR.		STATE LICENSE		PHONE	
9. CONTRACTOR Owner		STATE LICENSE		PHONE	
10. CONTRACTOR'S ADDRESS 40x50 L-Shape.			P. O.	ZONE	AFFIDAVITS
11. SIZE OF EXISTING BLDG 5000 sq ft.		STORIES 2	HEIGHT 20'	NO. OF EXISTING BUILDINGS ON LOT AND USE 1 - Dwelling	
12. MATERIAL EXT. WALLS: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> ROOF CONST. <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> ROOFING <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE <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. \$ 1200.00					DISTRICT OFFICE L. A.
14. SIZE OF ADDITION 14 X 32		STORIES 1	HEIGHT 10'	VALUATION APPROVED <i>[Signature]</i>	
15. NEW WORK: EXT. WALLS Lanai Addition		ROOFING: Rock		APPLICATION CHECKED Hunio *	
C. OF D. ISSUED		PLANS CHECKED		FILE WITH	
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.		CORRECTIONS VERIFIED		CONT. INSP	
SIGNED: <i>R. F. Mc Whorter</i>		PLANS APPROVED <i>[Signature]</i>		INSPECTOR	
This Form When Properly Validated is a Permit to Do the Work Described.					
TYPE IR	GROUP R2	MAX. OCC. -	P.C. \$3.00	S.P.C.	B.P. 60 I.F.
O.S.		C/O			

VALIDATION	CASHIER'S USE ONLY				
LA85166	OCT-18-57	60160	B - 2 CS	3.00	
	OCT-18-57	60161	B - 1 CS	6.60	

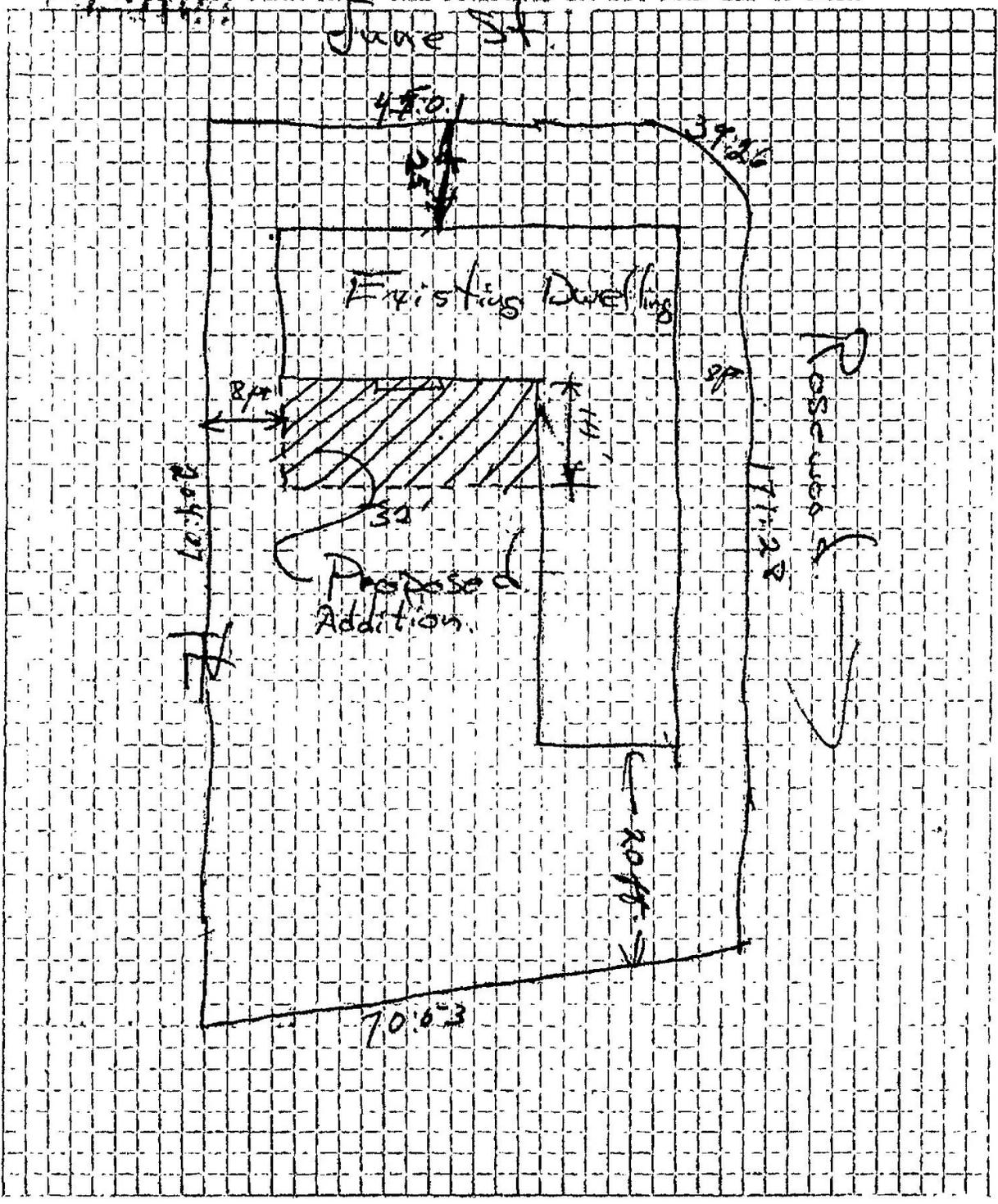
NO NEW DRIVEWAYS TO BE BUILT

Form B-3 INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

PUBLIC TO SEVEN AVAILABLE

LOCAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



1 APPLICATION FOR INSPECTION OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY										S&S B-1-Rev. 3-64		
CITY OF LOS ANGELES										DEPT. OF BUILDING AND SAFETY		
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.										CENSUS TRACT		
1. LEGAL DESCR.	LOT	BLK.	TRACT							DIST. MAP		
	282		8320							4694		
2. PURPOSE OF BUILDING (20)		Pvt. Swim Pool w/HTB.								ZONE	R-1-1	
3. JOB ADDRESS		464 N. June St.								FIRE DIST.	60/60	
4. BETWEEN CROSS STREETS		Oakwood Ave AND Rosewood Ave.								INSIDE COR. LOT KEY	REV. COR.	
5. OWNER'S NAME		Robert Hill								LOT SIZE	see att.	
6. OWNER'S ADDRESS		Above LA								map		
7. ARCHITECT OR DESIGNER		None								REAR ALLEY		
8. ENGINEER		R. B. Perry, Jr.								SIDE ALLEY	/	
9. CONTRACTOR		R. B. Perry & Assoc.								BLDG. LINE	/	
10. SIZE OF NEW BLDG.		STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE						AFFIDAVITS	/	
11. MATERIAL OF CONSTRUCTION		EXT. WALLS	ROOF	FLOOR								
12. JOB ADDRESS		464 N. June St.								DISTRICT OFFICE	L.A.	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.		\$ 3000 4700.00								GRADING	/	
1. PURPOSE OF BUILDING (20)		Pvt. Swim Pool								VALUATION APPROVED	/	
TYPE		GROUP	STORIES	PLANS APPROVED						FLOOD	/	
BLDG. AREA		MAX. OCC.	TOTAL	PLANS APPROVED						CONS.	Sh	
DWELL. UNITS		GUEST ROOMS	SPACES PARKING	REQ'D PROVIDED	APPLICATION APPROVED						ZONED BY	Shukla
SPRINKLERS REQ'D SPECIFIED		GUNITITE								FILE WITH	/	
P.C. No.		LL 5583								INSPECTOR		
P.C.	12 22	S.P.C.	G.P.I.	B.P.	18 80	I.F.	D.S.	C/O	TYPIST	jk		

CASHIERS USE ONLY

JUN 7 1965

MAY 25 65 44333 E - 2 CK 12.22
 289465 •96777 X - 1 CK 18.80

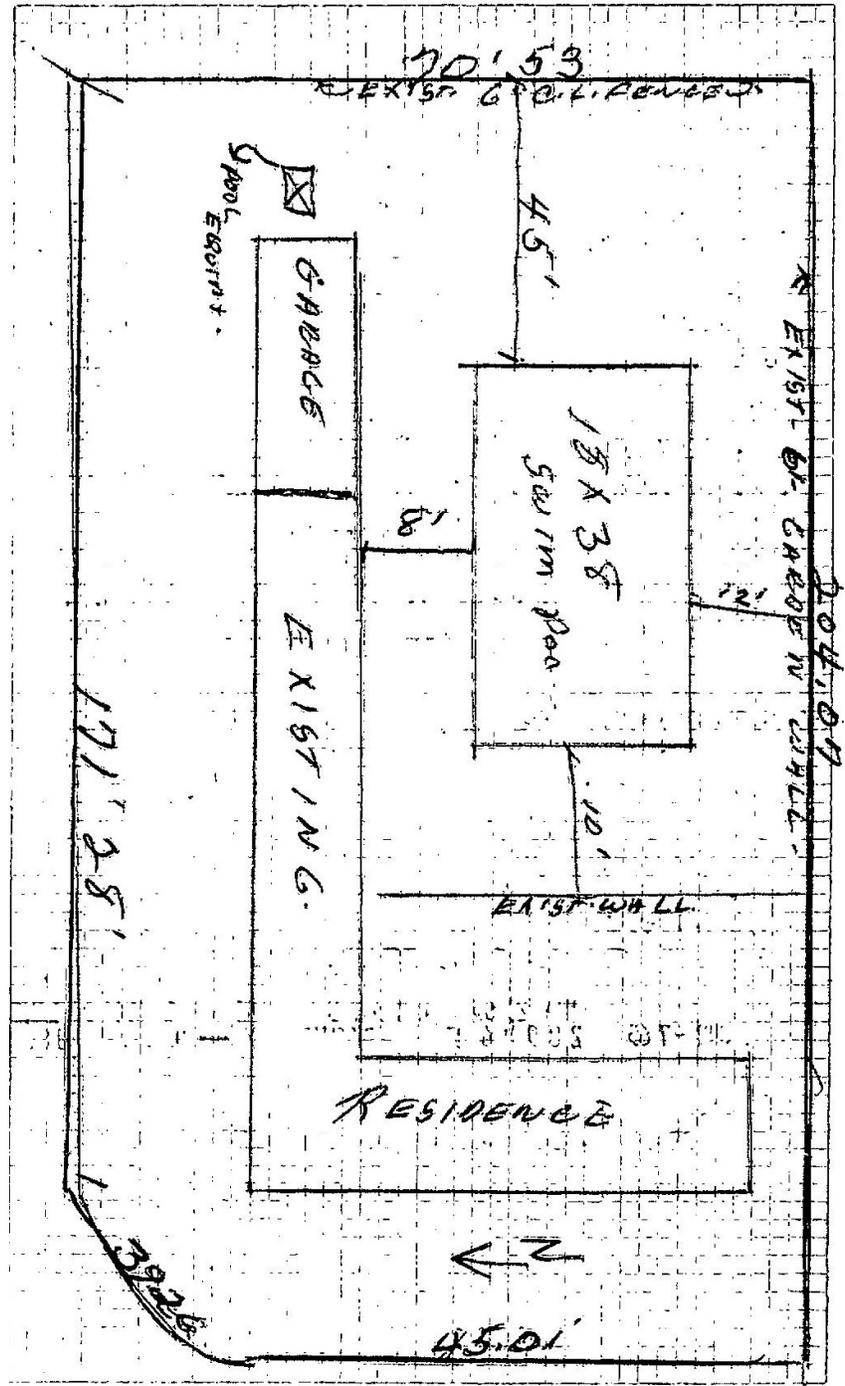
STATEMENT OF RESPONSIBILITY

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.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law." Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed R.B. Perry & Assoc. R. B. Perry (Owner or Agent)

	Name	Date
Bureau of Engineering	R. Byler	5-25-65
SEWERS AVAILABLE	per Hollywood Swart	"
DRIVEWAY APPROVED		
HIGHWAY DEDICATION REQUIRED		
FLOOD CLEARANCE APPROVED		
Conservation		
Plumbing		
Planning		
Fire		
Traffic		



LOT 2.82 TRACT 8320

5. OWNER'S NAME Mrs. & Mrs. Robert Hill		PHONE WE 32118		LOT SIZE 70x190	
6. OWNER'S ADDRESS Same		P.O. BOX 190984 PO 55112		ZIP 70x204	
7. ARCHITECT OR DESIGNER		STATE LICENSE NO. PHONE		REAR ALLEY	
8. ENGINEER		STATE LICENSE NO. PHONE		SIDE ALLEY	
9. CONTRACTOR H & P Const. Co.		STATE LICENSE NO. PHONE 190984 PO 55112		BLDG. LINE	
10. SIZE OF EXISTING BLDG. STORIES HEIGHT		NO. OF EXISTING BUILDINGS ON LOT AND USE		AFFIDAVITS	
55x35 & 95x20 2 21		1-dwelling, att. garages		/	
11. MATERIALS OF CONSTRUCTION		EXT. WALLS		ROOF	
		stucco		tile	
				wood	
12. JOB ADDRESS 464 N. Tuna St.		DISTRICT OFFICE 1A		GRADING	
13. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING 7500		CRIT. CON.		HIGHWAY DED.	
14. NEW WORK: (Describe) add new passage way & convert exist. patio porch into new family room		NEW USE OF BUILDING SAME		SIZE OF ADDITION 16' x 4'	
TYPE I		GROUP R-1		STORIES 1	
BLDG. APPA 6 P		MAX OCC.		HEIGHT 10'	
DWELL UNITS		GUEST ROOMS		FLOOR	
P.C. No.		CONT. INSP.		VALUATION APPROVED Stephens	
				PLANS CHECKED Stephens	
				PLANS APPROVED Stephens	
				APPLICATION APPROVED Stephens	
P.C. 20 00		S.P.C.		INSPECTOR	
		G.P.I.		CS	
		S.P. 32 00		TYPIST ks	
		I.P. 1			
		O.S.			

Plan check expires six months after fee is paid. Permit expires one year after fee is paid or six months after fee is paid if construction is not commenced.

JAN 29 68	04609 E	•60194	Z-2 CK	20.80
JAN 29 68	04610 E	•60194	Z-1 CK	32.00

STATEMENT OF RESPONSIBILITY

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.

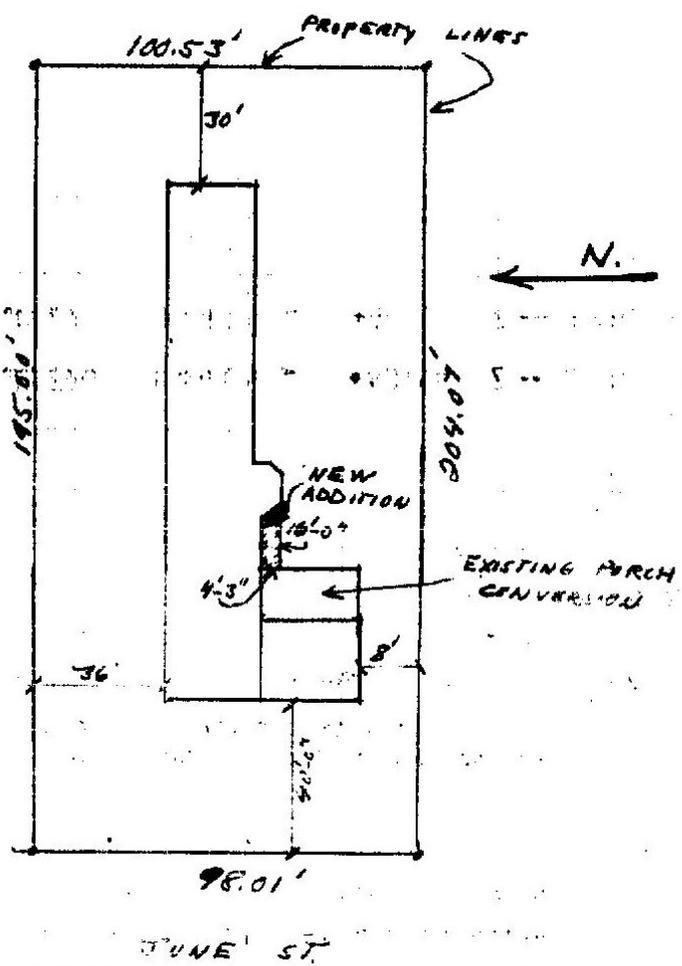
"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed **Eugene D. Parkinson**
(Owner or Agent)

	Address Approved	Name	Date
Bureau of Engineering	SEWERS AVAILABLE NOT AVAILABLE DRIVEWAY APPROVED HIGHWAY DEDICATION REQUIRED COMPLETED FLOOD CLEARANCE APPROVED	SB	1/29
Conservation	APPROVED FOR ISSUE FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APPROVED (TITLE 19) (L.A.M.C.-§700)		
Traffic	APPROVED FOR		

LEGAL DESCRIPTION

LOT 282
TRACT 8320
464 N. JUNE ST.



2. PRESENT USE OF BUILDING 01 dwelling		NEW USE OF BUILDING 01, same		1923 DIST. MAP
3. JOB ADDRESS 464 N. June St.				4694 ZONE
4. BETWEEN CROSS STREETS Rosewood Ave. AND Oakwood Ave.				R1-1 FREE DIST.
5. OWNER'S NAME Robt. Hill		PHONE WE 3-2148		LOT (TYPE)
6. OWNER'S ADDRESS same		CITY ZIP		000 LOT SIZE
7. ARCHITECT OR DESIGNER		STATE LICENSE No. PHONE		irreg
8. ENGINEER		STATE LICENSE No. PHONE		ALLEY
9. CONTRACTOR H & P const. Co.		STATE LICENSE No. PHONE 190984 765-5112		BLDG. LINE
10. LENDER		BRANCH ADDRESS		AFFIDAVITS
11. SIZE OF EXISTING BLDG.		STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE
LENGTH 78 WIDTH 50		2	1	1 dwell w/att gar
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.		EXT. WALLS	ROOF	FLOOR
3 13. JOB ADDRESS 464 N. June St.		studio wd		DISTRICT OFFICE LA
14. VALUATION TO INCLUDE ALL EXISTING EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING		\$ 1200		GRADING
15. NEW WORK (Describe) remodel exist bath/no structural				CONT. SOIL
NEW USE OF BUILDING 01 Dwelling		SIZE OF ADDITION	STORIES	HEIGHT
TYPE V GROUP R-1		none		
BLDG. AREA n/c MAX. OCC. n/c		SPRINKLERS REQ'D SPECIFIED TOTAL	INSPECTION ACTIVITY	CONS
DWELL. UNITS 1 GUEST ROOMS /		PARKING REQ'D PROVIDED	PLANS CHECKED	ZONED BY Iyle
P.C. No. none		APPLICATION APPROVED	INSPECTOR	FILE WITH
P.C. S.P.C. G.P.I. 12.50 I.P. 0.5 C/O		TYPIST kg		
PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.				
OWNER'S USE ONLY MM-207E 38166 E 029291 U-20K 12.50				
STATEMENT OF RESPONSIBILITY				
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.				
"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)				
Signed: <i>Thomas W. Nagal</i> (Owner or Agent)		Name		Date
Bureau of Engineering SFC nt appl'd Egan 5-21-71		ADDRESS APPROVED SEWERS AVAILABLE NOT AVAILABLE DRIVEWAY APPROVED HIGHWAY DEDICATION REQUIRED COMPLETED FLOOD CLEARANCE APPROVED		Nagal 5-21-71
Conservation		APPROVED FOR ISSUE FILE #		
Plumbing		PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning		APPROVED UNDER S.A. #		
Fire		APPROVED (TITLE 19) U.A.M.C.-5140		
Traffic		APPROVED FOR		

COMBINED INSPECTION

404 N. June St.		H1-1	
4. BETWEEN CROSS STREETS Rosewood Avenue AND Oakwood Ave		FIRE DIST.	
5. OWNER'S NAME Robt. Hill WE32148		LOT (TYPE) corner	
6. OWNER'S ADDRESS 404 N. June St. LA 90004		LOT SIZE irreg	
7. ARCHITECT OR DESIGNER		STATE LICENSE No. PHONE	
8. ENGINEER		STATE LICENSE No. PHONE	
9. CONTRACTOR H & F Const. Co. 190984		STATE LICENSE No. PHONE 7655112	
10. LENDER		ADDRESS	
11. SIZE OF EXISTING BLDG. LENGTH 7 WIDTH 50		STORIES HEIGHT 20 NO. OF EXISTING BUILDINGS ON LOT AND USE 1 dwlg/w/att gar	
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG. EXT. WALLS Succo ROOF tile FLOOR wood			
3 13. JOB ADDRESS 404 N. June St.		DISTRICT OFFICE T.A.	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 300		GRADING	
15. NEW WORK (OPTION) Reel existing bath - no structural changes		CRIT. SOIL	
NEW USE OF BUILDING 01 dwelling		SIZE OF ADDITION none	
TYPE V GROUP R1		SPRINKLERS REQ'D SPECIFIED	
BLDG. AREA 112		MAX. OCC. TOTAL	
DRYIT UNITS 4K		GUEST ROOMS	
P.C. No.		CONT. INSP.	
P.C. 1550		S.P.C. G.P.I. I.P. O.S. C/O	
PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.			
CASHIER'S USE ONLY 03097 E • 72172 V - 20K 155			
STATEMENT OF RESPONSIBILITY			
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.			
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Signed <u>C.D. Rodriguez</u> (Owner or Agent)		Name	
Bureau of Engineering		Date	
ADDRESS APPROVED		Rodriguez 6-4-73	
SEWERS AVAILABLE			
NOT AVAILABLE			
DRIVEWAY APPROVED			
HIGHWAY DEDICATION DENIED			
PLUM & ELECTRICAL APPROVED			
APPROVED FOR MEASUREMENT			
Conservation			
Plumbing			
Planning			

