

DEPARTMENT OF
CITY PLANNING
OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 620
LOS ANGELES, CA 90012-4801
(213) 978-1200

CITY OF LOS ANGELES 5
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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www.planning.lacity.org

CULTURAL HERITAGE COMMISSION

RICHARD BARRON
PRESIDENT
ROELLA H. LOUIE
VICE-PRESIDENT

GAIL KENNARD
TARA J. HAMACHER
OZ SCOTT

FELY C. PINGOL
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

Date: **MAR 09 2012**

Los Angeles City Council
Room 395, City Hall
200 North Spring Street, Room 410
Los Angeles, California 90012

Attention: Sharon Gin, Legislative Assistant
Planning and Land Use Management Committee

CASE NUMBER: **CHC-2012-50-HCM
YOUNG-GRIBLING RESIDENCE
3320 N. GRIFFIN AVENUE**

At the Cultural Heritage Commission meeting of **March 1, 2012**, the Commission moved to include the above property in the list of Historic-Cultural Monument, subject to adoption by the City Council.

As required under the provisions of Section 22.171.10 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the city whose operations may be affected by the designation of such site as a Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

The City Council, according to the guidelines set forth in Section 22.171 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause for an additional 15 days.

The Cultural Heritage Commission would appreciate your inclusion of the subject modification to the list of Historic-Cultural Monuments upon adoption by the City Council.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Kennard
Seconded: Commissioner Hamacher
Ayes: Commissioners Louie and Barron
Absent: Commissioner Scott

Vote: **4-0**



Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application

c: Councilmember Ed Reyes, First Council District
Paul B. Greestein and Dydia Y. Delysier
Charles J. Fisher
GIS

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CITY PLANNING
OFFICE OF HISTORIC RESOURCES
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INFORMATION
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Date: **MAR 09 2012**

Paul B. Greestein and Dydia Y. Delysier
3320 S. Avenue 57
Los Angeles, CA 90031

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NUMBER: **CHC-2012-50-HCM**
YOUNG-GRIBLING RESIDENCE
3320 N. GRIFFIN AVENUE

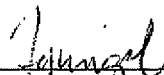
As you will note from the attached copy of our communication to the Los Angeles City Council, the Cultural Heritage Commission has moved to include the above-referenced property in the list of Historic-Cultural monuments, subject to adoption by the City Council.

In due course, our transmittal will be given a council file number and will be referred to the Council's Planning and Land Use Management Committee for review and recommendation. If you are interested in attending the Council Committee meeting, you should call Sharon Gin at (213) 978-1074 for information as to the time and place of the Committee and City Council meetings regarding this matter. Please give Ms. Gin at least one week from the date of this letter to schedule this item on the Committee Agenda before you call her.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Kennard
Seconded: Commissioner Hamacher
Ayes: Commissioners Louie and Barron
Absent: Commissioner Scott

Vote: **4-0**




Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application

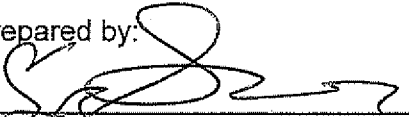
c: Councilmember Ed Reyes, First Council District
GIS

**Los Angeles Department of City Planning
RECOMMENDATION REPORT****CULTURAL HERITAGE COMMISSION****CASE NO.: CHC-2012-50-HCM
ENV-2012-51-CE****HEARING DATE:** March 1, 2012
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012Location: 3320 N. Griffin Avenue
Council District: 1
Community Plan Area: Northeast Los Angeles
Area Planning Commission: East Los Angeles
Neighborhood Council: Lincoln Heights
Legal Description: Lot 11, Foot Hill Tract**PROJECT:** Historic-Cultural Monument Application for the
YOUNG-GRIBLING RESIDENCE**REQUEST:** Declare the property a Historic-Cultural Monument**APPLICANT:** Charles J. Fisher
140 S. Avenue 57
Los Angeles, CA 90042**OWNER:** Paul B. Greestein and Dydia Y. Delysier
3320 N. Griffin Avenue
Los Angeles, CA 90031**RECOMMENDATION** That the Cultural Heritage Commission:

1. **Declare** the property a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7
2. **Adopt** the report findings.

MICHAEL J. LOGRANDE
Director of Planning
Kerl Bernstein, AICP, Manager
Office of Historic ResourcesLambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:


Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

The property "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" as a noteworthy example of Queen Anne style architecture.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

The Commission hereby recommends that Council find the proposed designation of the Young-Gribbling Residence as a Historic-Cultural Monument to be exempt from further analysis under the California Environmental Quality Act pursuant to Title 14 of the California Code of Regulations, Sections 15308 (Class 8) and 15331 (Class 31).

CRITERIA

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

SUMMARY

Constructed in 1885, this one and a half story single family residence exhibits character-defining features of the Queen Anne Style. The exterior is made up of a tall, rusticated stone foundation, horizontal wood siding, wood trim and decorative horizontal and vertical banding. The main roof is a high-pitched hipped roof, flat at the top and covered in composition shingles. Two gables extend at 45 degree angles from the main roof, framing the square tower at the southwest (front) corner of the residence. The tower has double hung windows on three sides and a pyramidal roof. Portions of the roof on the southwest gable have extended, flared eaves while the southwest gable is less ornamented. Underneath the southwest gable is a boxed window bay with four tall double hung windows; the southeast façade does not have a bay, but does have two double hung windows. A small casement window is in each pediment under the front-facing gables. On the rear façade, there is a small dormer on the second level with a multi-light door that opens onto the first-level roof. The decorative wooden entry door is accessed by wooden stairs leading to a partial wraparound porch with square pillars. There are two secondary entrances with craftsman style wood and glass doors not part of the original construction.

Significant interior spaces include extensive wainscoting, built-ins, box beam ceilings and decorative mantles in the living room and dining room, crown moldings in the parlor. Other interior details are picture rails, early lighting fixtures and pocket doors.

The Young-Gribbling Residence was designed by the architect Robert Brown Young for his brother A.J. Young and his wife, Jennie. Robert Brown Young was one of the early architects in Los Angeles, also known for his designs for prominent area hotels of the time period including the Hotel Lankershim, The Occidental and the Hollenbeck. Two HCMs (#317 and #728, the

Young Apartments and the upper two stories of the San Fernando Building, respectively) were designed by Young. A.J. Young sold the house in 1893, possibly due to his wife's illness, which led to her death in 1895. The house was sold to The Los Angeles Storage Commission and Lumber Company which converted the house into a triplex as a rental property. By 1902, the house had been sold to contractor Arthur Gribling, who made many improvements to the house, including converting it to a duplex and adding Arts and Crafts elements to the interior. It changed hands several times after the deaths of the Gribblings until its current owners bought the house in 1993.

Alterations to the Young-Gribling Residence include its conversion to a triplex in the 1890s, reduction to a duplex in 1902, rear additions to the kitchen in 1917 and 1938, an additional screened porch and interior remodeling in the early 1900s—all completed by Gribling—removal of a chimney from the front roof slope at an unknown date, and finally, the conversion back to a single-family residence around 1954.

DISCUSSION

The Young-Gribling Residence property successfully meets one of the specified Historic-Cultural Monument criteria: "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction." As a noteworthy example of Queen Anne style architecture, the property qualifies for designation as a Historic-Cultural Monument based on this criterion.

BACKGROUND

At its meeting of January 19, 2012, the Cultural Heritage Commission voted to take the application under consideration. On February 16, 2012, the Cultural Heritage Commission toured the subject property.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") REVIEW

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 "*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*"

State of California CEQA Guidelines Article 19, Section 15331, Class 31 "*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*"

The designation of the Young-Gribling Residence property as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior's Standards of Rehabilitation are expressly incorporated into the LAAC

and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of Historic buildings in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving Rehabilitating, Restoring, and Reconstructing Historic Buildings.

Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2012-50-HCM
ENV-2012-51-CE

HEARING DATE: January 19, 2012
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 3320 N. Griffin Avenue
Council District: 1
Community Plan Area: Northeast Los Angeles
Area Planning Commission: East Los Angeles
Neighborhood Council: Lincoln Heights
Legal Description: Lot 11, Foot Hill Tract

PROJECT: Historic-Cultural Monument Application for the
YOUNG-GRIBLING RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

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

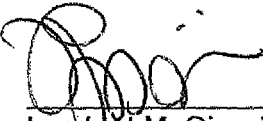
OWNER: Paul B. Greestein and Dydia Y. Delysier
3320 N. Griffin Avenue
Los Angeles, CA 90031

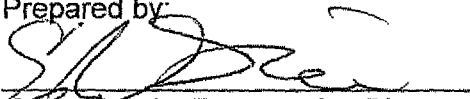
RECOMMENDATION That the Cultural Heritage Commission:

1. Take the property under consideration as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10(c)4 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.
2. Adopt the report findings.

MICHAEL J. LOGRANDE
Director of Planning


Ken Bernstein, AICP, Manager
Office of Historic Resources


Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

SUMMARY

Constructed in 1885, this one and a half story single family residence exhibits character-defining features of the Victorian Queen Anne Style. The exterior is made up of a tall, rusticated stone foundation, horizontal wood siding, wood trim and decorative horizontal and vertical banding. The main roof is a high-pitched hipped roof, flat at the top and covered in composition shingles. Two gables extend at 45 degree angles from the main roof, framing the square tower at the southwest (front) corner of the residence. The tower has double hung windows on three sides and a pyramidal roof. Portions of the roof on the southwest gable have extended, flared eaves while the southwest gable is less ornamented. Underneath the southwest gable is a boxed window bay with four tall double hung windows; the southeast façade does not have a bay, but does have two double hung windows. A small casement window is in each pediment under the front-facing gables. On the rear façade, there is a small dormer on the second level with a multi-light door that opens onto the first-level roof. The decorative wooden entry door is accessed by wooden stairs leading to a partial wraparound porch with square pillars. There are two secondary entrances with craftsman style wood and glass doors not part of the original construction.

Significant interior spaces include extensive wainscoting, built-ins, box beam ceilings and decorative mantles in the living room and dining room, crown moldings in the parlor. Other interior details are picture rails, early lighting fixtures and pocket doors.

The Young-Gribling Residence was designed by the architect Robert Brown Young for his brother A.J. Young and his wife, Jennie. Robert Brown Young was one of the early architects in Los Angeles, also known for his designs for prominent area hotels of the time period including the Hotel Lankershim, The Occidental and the Hollenbeck. Two HCMs (#317 and #728, the Young Apartments and the upper two stories of the San Fernando Building, respectively) were designed by Young. A.J. Young sold the house in 1893, possibly due to his wife's illness, which led to her death in 1895. The house was sold to The Los Angeles Storage Commission and Lumber Company which converted the house into a triplex as a rental property. By 1902, the house had been sold to contractor Arthur Gribling, who made many improvements to the house, including converting it to a duplex and adding Arts and Crafts elements to the interior. It changed hands several times after the deaths of the Gribblings until its current owners bought the house in 1993.

Alterations to the Young-Gribling Residence include its conversion to a triplex in the 1890s, reduction to a duplex in 1902, rear additions to the kitchen in 1917 and 1938, an additional screened porch and interior remodeling in the early 1900s—all completed by Gribling—removal of a chimney from the front roof slope at an unknown date, and finally, the conversion back to a single-family residence around 1954.

CRITERIA

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

FINDINGS

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

DESCRIPTION WORK SHEET

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

THE YOUNG-GRIBLING RESIDENCE IS A 1 1/2 STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

STICK STYLE, IRREGULAR PLAN SINGLE FAMILY RESIDENCE
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (SEE CHART) STRUCTURE USE (RESIDENCE, ETC)

WITH A WOODEN SHIP LATH SIDING FINISH AND WOOD TRIM.
MATERIAL (WOOD SIDING, WOOD SHINGLES, BRICK, STUCCO, ETC) MATERIAL (WOOD, METAL, ETC.)

ITS HIGH HIPPED ROOF IS COVERED WITH COMPOSITION SHINGLES GLASS AND WOOD
ROOF SHAPE (SEE CHART) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES) WINDOW MATERIAL

DOUBLE HUNG, AND SOME LEADED GLASS FIXED PANE WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE [DOUBLE HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC]

THE ENTRY FEATURES A WOODEN PARTIAL WRAP AROUND PORCH WITH SQUARE PILLARS AND WOODEN STEPS
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

WITH A DECORATIVE WOODEN WITH SMALL WINDOW AND SURROUND DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (SEE CHART)

OF THE STRUCTURE ARE A SQUARED TOWER ANGLED AT THE SOUTH WEST CORNER OF THE STRUCTURE IS THE MOST
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (SEE CHART);

NOTICEABLE FEATURE OF THE RESIDENCE. THE TOWER IS TOPPED WITH A TALL PYRAMIDAL ROOF EXTENDING UP
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

FROM A BOXED ENCLOSED EAVE. SECOND STORY DOUBLE HUNG WINDOWS FACE THREE DIRECTIONS AND ARE EACH
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FREEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALITY.

TOPPED BY A BOXED FREEZE BELOW THE EAVES. TWO GABLES EXTEND AT 45° ANGLES TO THE TOWER, WITH ONE
VERTICALITY, FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

FACING THE FRONT AND THE OTHER FACING TOWARD THE SOUTHEAST SIDE. THE UPPER PORTION OF THE SOUTHWEST
ADDITIONAL DEFINING ELEMENTS

(FRONT) FACING GABLE HAS EXTENDED BOXED EAVES WITH FLARED EAVES AT THE BANDED BASE OF THE PEDIMENT. A
ADDITIONAL DEFINING ELEMENTS

BOXED BAY WITH FOUR TALL DOUBLE HUNG WINDOWS IS AT THE FIRST FLOOR LEVEL OF THAT GABLE. THE SIDE FACING GABLE IS
ADDITIONAL DEFINING ELEMENTS

LESS DETAILED AND DOES NOT HAVE THE EXTRA TOP EXTENSION AND HAS NO BAY WITH TWO DOUBLE HUNG WINDOWS
ADDITIONAL DEFINING ELEMENTS

IN THE LOWER FACE. THERE IS A SQUARE CASEMENT WINDOW AT THE CENTER OF EACH PEDIMENT. THE MAIN ROOF IS FLAT
ADDITIONAL DEFINING ELEMENTS

AT THE TOP. THE FACADE HAS VERTICAL AND HORIZONTAL BANDING. THE ORIGINAL SECONDARY ENTRIES BOTH HAVE
ADDITIONAL DEFINING ELEMENTS

CRAFTSMAN STYLE WOOD AND GLASS DOORS (PROBABLY INSTALLED BY GRIBLING IN THE EARLY 20TH CENTURY. THE
ADDITIONAL DEFINING ELEMENTS

DOOR TO THE LEFT OF THE MAIN ENTRY STILL HAS THE NUMBERS "3322" ABOVE IT. IN REFERENCE TO THAT ORIGINALLY
ADDITIONAL DEFINING ELEMENTS

BEING A SEPARATE UNIT FOR THE HISTORIC 3-UNIT GUESTHOUSE. THE HOUSE SETS UPON A TALL STONE FOUNDATION. A SLOPPED
ADDITIONAL DEFINING ELEMENTS

BAND IS LOCATED AT THE TOP OF THE FOUNDATION. A SMALL DORMER WITH A MULTI-LIGHT DOOR IS IN THE REAR FACADE.
ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF THERE ARE NO EXTANT SECONDARY BUILDING ON THE LOT.
IDENTIFY GARAGE, GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE EXTENSIVE WAINSCOTING AND BUILT-INS IN LIVING ROOM AND DINING ROOM.
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM, SPECIAL GLASS WINDOWS.

STAINED WOODEN CROWN MOLDING IN PARLOR, BOX BEAM CEILINGS IN LIVING AND DINING ROOMS, WITH BUILT IN LIGHTING, DARK
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

TILE MANTLE IN LIVING ROOM & BRICK MANTLE IN DINING ROOM, PICTURE RAILS, EARLY LIGHTING FIXTURES, POCKET DOORS, ETC.
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

HISTORIC-CULTURAL MONUMENT APPLICATION

HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT YOUNG-GRIBLING RESIDENCE

10. CONSTRUCTION DATE: FACTUAL 1885 ESTIMATED _____
11. ARCHITECT, DESIGNER, OR ENGINEER: ROBERT BROWN YOUNG
12. CONTRACTOR OR OTHER BUILDER: A. J. YOUNG, FRANK C. YOUNG AND ROBERT BROWN YOUNG
13. DATES OF ENCLOSED PHOTOGRAPHS MARCH 17, 2011
14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE
ALTERATIONS: HISTORIC CONVERSION TO THREE UNITS IN 1890S AND THEN TO A DUPLEX IN 1902 WITH PARTIAL INTERIOR REMODEL BY ARTHUR GRIBLING. A PORCH ADDITION CONNECTING TWO SEPARATE FRONT PORCHES AND A KITCHEN REMODEL WITHIN A VERY EARLY REAR KITCHEN ADDITION. A CHIMNEY HAS BEEN REMOVED FROM THE FRONT ROOF SLOPE. ADDITIONAL SCREEN PORCH AT REAR IN 1938. LATER CONVERTED BACK TO A SINGLE FAMILY RESIDENCE.
15. THREATS TO SITE NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
16. IS THE STRUCTURE ON ITS ORIGINAL SITE MOVED UNKNOWN
17. SIGNIFICANCE
BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET) BUILT IN 1885, THE GRIBLING HOUSE WAS ORIGINALLY CONSTRUCTED FOR A. J. YOUNG, A BROTHER OF THE ARCHITECT ROBERT BROWN YOUNG. YOUNG WAS ONE OF THE PIONEER ARCHITECTS IN LOS ANGELES. YOUNG SOLD THE HOUSE IN 1893 TO THE LOS ANGELES STORAGE COMMISSION AND LUMBER YARD. THE SECOND OWNER CONVERTED IT TO THREE UNITS. EVENTUALLY, IN 1902, THE HOUSE WAS SOLD TO THE CONTRACTOR ARTHUR L. GRIBLING AND HIS WIFE, MABEL. GRIBLING CONVERTED IT BACK TO A SINGLE FAMILY HOUSE. AUGMENTING THE INTERIOR WITH ADDITIONAL WOOD WORK IN THE ARTS AND CRAFTS STYLE AND MOVING INTO THE HOUSE, WHICH WAS TO REMAIN THE FAMILY HOME UNTIL MABEL'S DEATH IN 1954. THE GRIBLING RESIDENCE REMAINS A VISIBLE LANDMARK HIGH ON THE HILL ABOVE GRIFFIN AVENUE, WHERE IS REPRESENTS AN EXCELLENT EXAMPLE OF THE VICTORIAN ARCHITECTURE KNOWN AS "QUEEN ANNE", WITH ITS TALL TOWER AFFORDING A PANORAMIC VIEW OF DOWNTOWN LOS ANGELES AND THE ARROYO SECO.
18. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES CITY BUILDING PERMITS PER ATTACHED, LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS, CENSUS RECORDS, LOS ANGELES COUNTY SUBDIVISION MAPS, LOS ANGELES TIMES ARTICLES.
- DATE FORM PREPARED NOVEMBER 22, 2011 PREPARER'S NAME CHARLES J. FISHER
- ORGANIZATION OWNER'S REPRESENTATIVE STREET ADDRESS 140 S. AVENUE 57
- CITY HIGHLAND PARK STATE CA ZIP CODE 90042 PHONE (323) 256-3593
- E-MAIL ADDRESS: ARROYOSECO@HOTMAIL.COM

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT YOUNG-GRIEBLING RESIDENCE
2. STREET ADDRESS 3320 N. GRIFFIN AVENUE
CITY LINCOLN HEIGHTS ZIP CODE 90031 COUNCIL DISTRICT 1
ASSESSOR'S PARCEL NO. 5207-023-003
3. COMPLETE LEGAL DESCRIPTION: TRACT FOOT HILL TRACT, AS PER MAP IN BOOK 5, PAGES 432 THROUGH 433 OF MISCELLANEOUS RECORDS FILED, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER.
BLOCK 7 LOT(S) 11 ARB. NO. N/A
RANGE OF ADDRESSES 3312-3322 N. GRIFFIN AVENUE AND 200-214 E. IDYLVILD AVENUE
4. PRESENT OWNER PAUL B. GREESTEIN AND DYDIA Y. DELYSER
STREET ADDRESS 3320 GRIFFIN AVENUE
CITY LOS ANGELES STATE CA ZIP CODE 90031 PHONE (213) 793-1937 EMAIL: BUMVIVANT@HOTMAIL.COM
OWNER IS: PRIVATE X PUBLIC _____
5. PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE

DESCRIPTION

6. ARCHITECTURAL STYLE VICTORIAN QUEEN ANNE
7. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)
(SEE DESCRIPTION WORKSHEET)

**CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

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

ARCHITECTURAL SIGNIFICANCE

THE YOUNG-GRIBLING RESIDENCE IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT
VICTORIAN QUEEN ANNE ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE 8)

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

AND/OR

HISTORICAL SIGNIFICANCE

THE YOUNG-GRIBLING RESIDENCE WAS BUILT IN 1885
NAME OF PROPOSED MONUMENT YEAR BUILT
ROBERT BROWN YOUNG AND VICTORIAN QUEEN ANNE WAS IMPORTANT TO THE
NAME OF FIRST OR OTHER SIGNIFICANT OWNER

DEVELOPMENT OF LOS ANGELES BECAUSE YOUNG WAS ONE OF THE PREMIER EARLY ARCHITECTS IN LOS ANGELES, ARRIVING IN 1883 AFTER GOING TO ARCHITECTURAL SCHOOL AND WORKING FOR TWO YEARS IN DENVER, COLORADO. AFTER A SHORT STAY IN SAN FRANCISCO, HE MADE LOS ANGELES HIS HOME AND OPENED A DESIGN-BUILD CONTRACTING OFFICE JUST AS THE TINY PUEBLO WAS STARTING TO GROW. THIS ENABLED BROWN TO BE WELL POSITIONED WHEN THE GREAT BUILDING BOOM BEGAN TWO YEARS LATER. BROWN'S EARLY COMMISSIONS WERE A COMBINATION OF COMMERCIAL AND RESIDENTIAL PROJECTS. HE WAS SOON JOINED BY HIS TWO BROTHERS, A. J. AND FRANK C. YOUNG, THE LATTER OF WHOM WAS TO EVENTUALLY BECOME A WELL RESPECTED LOCAL CONTRACTOR AS PARTNER IN THE FIRM OF MACKAY AND YOUNG. THE HOUSE ON GRIFFIN AVENUE WAS DESIGNED AND BUILT FOR A. J. AND HIS WIFE JENNIE IN 1885. THE QUEEN ANNE DESIGN INCORPORATED A SLENDER TOWER TURNED TOWARD THE GROWING CITY CENTER. THE HOUSE WAS BUILT IN THE FOOT HILL TRACT, WHICH HAD BEEN SUBDIVIDED BY DEVELOPERS H. A. BARCLAY, R. N. C. WILSON AND JOHN F GRAHAM IN 1883-84. THE ARTIST JOHN A VON KEITH PURCHASED A LARGE GROUPING OF ADJACENT LOTS IN JANUARY OF 1887 AND BUILT A POLYTECHNIC INSTITUTE ON THE HILLTOP ABOVE YOUNG'S HOUSE, DURING THAT YEAR. A PHOTOGRAPH SHOWING THE NEWLY COMPLETED INSTITUTE BUILDING IN 1887 CLEARLY SHOWS THE R. B. YOUNG DESIGNED HOUSE IN THE FOREGROUND. VON KEITH ALSO MADE THE BUILDING HIS FAMILY HOME AFTER HIS INSTITUTE QUICKLY FAILED. VON KEITH AND HIS PARTNERS ENDED UP

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET
CONTINUED

CONVERTING THE INSTITUTE TO A HOTEL UNDER THE NAME OF "IDYLWILD TERRACE", BUT IT FAILED TO TURN A PROFIT AND WAS LOST IN FORECLOSURE IN 1890. SHORTLY AFTER IT WAS TURNED OVER TO THE MORTGAGE HOLDER, THE HOTEL BUILDING CAUGHT FIRE AND WAS COMPLETELY DESTROYED. THE FIREFIGHTERS WERE UNABLE TO PUT WATER ON THE FIRE UNTIL IT WAS TOO LATE FOR THE BUILDING. FLYING DEBRIS STARTED SEVERAL SMALL FIRES ON THE YOUNG HOUSE, BUT A BUCKET BRIGADE OF FIREFIGHTERS AND BYSTANDERS WAS ABLE TO DOUSE THOSE FLAMES AND THE HOUSE WAS SAVED. YOUNG SOLD HIS HOUSE THREE YEARS LATER, POSSIBLY DUE TO HIS WIFE'S ILLNESS. JENNIE DIED TWO YEARS LATER AT THE AGE OF 38. A. J. YOUNG MADE THE NEWS A LITTLE OVER A MONTH AFTER HIS WIFE'S DEATH, WHEN HE WAS ARRESTED ALONG WITH TWO OTHER MEN FOR OBSTRUCTING THE SIDEWALK AT FIRST AND MAIN STREETS WHILE USING IT AS A PLATFORM TO DISCUSS VARIOUS RELIGIOUS AND POLITICAL ISSUES OF THE DAY. A. J. YOUNG EVENTUALLY REMARRIED AND BECAME A RANCHER NEAR HUNTINGTON BEACH. IN 1922 HE AGAIN MADE THE PAPERS FOR ASSAULTING A DELIVERYMAN WHO HE CLAIMED WAS TRYING TO SEDUCE HIS WIFE. HIS BROTHER, ROBERT BROWN YOUNG HAD PASSED AWAY IN 1914 AFTER A DISTINGUISHED ARCHITECTURAL CAREER WHICH SAW THE CONSTRUCTION OF MANY OF THE EARLY DOWNTOWN LANDMARK BUILDINGS THAT DEFINED LOS ANGELES AT THE TURN OF THE 20TH CENTURY. MUCH OF HIS WORK WAS LOST PRIOR TO THE FORMATION OF THE CULTURAL HERITAGE COMMISSION IN 1962, WITH ONLY TWO OF HIS LATER DESIGNS, THE YOUNG APARTMENTS AND THE UPPER TWO STORIES OF THE SAN FERNANDO BUILDING, BOTH DATING FROM 1911, WHICH ARE DESIGNATED HCMs 317 AND 728, RESPECTIVELY. PRECIOUS LITTLE OF BROWN'S EARLY WORK, ESPECIALLY IN THE DOMESTIC AREA, HAS SURVIVED. THE GRIBLING RESIDENCE MAY POSSIBLY BE THE EARLIEST EXTANT WORK BY THE ARCHITECT TO REMAIN STANDING. A. J. BROWN HAD SOLD THE HOUSE TO THE LOS ANGELES STORAGE COMMISSION AND LUMBER COMPANY, WHICH HAD BEEN IN BUSINESS IN LOS ANGELES AS EARLY AS 1882, UNDER THE AUSPICES OF ITS PRESIDENT, H. HILLER AND ITS SECRETARY, J. J. WOODWORTH. THE COMPANY OWNED A NUMBER OF RENTAL PROPERTIES AND CONVERTED THE SUBJECT HOUSE TO A TRIPLEX. THEY SOLD IT TO NELLIE DUNCAN IN SEPTEMBER OF 1901 AND IT WAS FLIPPED TO ARTHUR L. AND MABEL GRIBLING ON MARCH 28, 1902. ARTHUR GRIBLING WAS A CONTRACTOR BY PROFESSION AND CONVERTED THE HOUSE TO A DUPLEX. HE ALSO AUGMENTED THE HOME INTERIOR WITH ARTS AND CRAFTS ELEMENTS, SUCH AS WAINSCOTING AND A BOX BEAM CEILING. GRIBLING ADDED TWO REAR ADDITIONS TO THE KITCHEN AND AN ADDITIONAL SCREEN PORCH IN 1917 AND 1938. HE PASSED AWAY IN 1944. MABEL DIED TEN YEARS LATER AND THEIR SONS, ARTHUR JR. AND EZRA L., SOLD THE HOUSE, NOW CONVERTED BACK TO A SINGLE FAMILY RESIDENCE, TO MANUEL R. AND JOSEFINA SANCHEZ IN 1958. IT WAS SOLD TO ROGER AND

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET
CONTINUED

MARY C. PEREZ IN 1990 AND THEN BOUGHT BY RONALD G. RUTIZ IN 1993. FOUR MONTHS LATER THE HOUSE WAS BOUGHT BY PAUL B. GREENSTEIN AND DYDIA Y. DELYSER WHO HAVE CALLED IT THEIR HOME EVER SINCE THEN. THE YOUNG-GRIBLING RESIDENCE IS SIGNIFICANT AS BOTH AN INTACT EXAMPLE OF VICTORIAN STICK-STYLE ARCHITECTURE AND AS A SIGNIFICANT EARLY DESIGN BY PIONEER LOS ANGELES ARCHITECT ROBERT BROWN YOUNG, POSSIBLY BEING THE EARLIEST EXTANT EXAMPLE OF BROWN'S WORK LEFT STANDING. THE HOUSE WAS BUILT AT THE BEGINNING OF WHAT BECAME THE FIRST MAJOR LOS ANGELES BUILDING BOOM THAT RAN FROM 1885-1888. YOUNG WAS THERE FOR THE BOOM AND HIS BUILDINGS BECAME A PART OF THE DOWNTOWN. BROWN DESIGN SEVERAL OF THE CITY'S PREMIERE HOTELS, INCLUDING THE HOLLENBECK, THE WESTMINSTER, THE OCCIDENTAL (ALSO KNOWN AS THE WILSON BLOCK, WHERE HE MAINTAINED HI OFFICE DURING THE 1890S) AND THE LANKERSHIM. ONE BUILDING, WHICH WAS ORIGINALLY DESIGNED FOR A COLLEGE THAT SOON FAILED, WAS ACQUIRED BY ABBOTT KINNEY (WHO LATER DEVELOPED VENICE) AND REOPENED AS THE ABBOTSFORD INN, WAS A THREE STORY WOODEN STRUCTURE DESIGNED IN THE QUEEN ANNE STYLE WAS SIMILAR TO HIS BROTHERS HOUSE, INCLUDING A SIMILAR BUT MORE ELABORATE CORNER TOWER. BROWN'S WORK WAS OF SUCH QUALITY AND SO MONUMENTAL THAT THE LOS ANGELES TIMES HEADLINED HIS OBITUARY AS: "BUILDINGS ARE HIS MONUMENT"

HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT YOUNG-GRIBLING RESIDENCE

10. CONSTRUCTION DATE: FACTUAL 1885 ESTIMATED _____

11. ARCHITECT, DESIGNER, OR ENGINEER: ROBERT BROWN YOUNG

12. CONTRACTOR OR OTHER BUILDER: A. J. YOUNG, FRANK C. YOUNG AND ROBERT BROWN YOUNG

13. DATES OF ENCLOSED PHOTOGRAPHS MARCH 17, 2011

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

ALTERATIONS: HISTORIC CONVERSION TO THREE UNITS IN 1890S AND THEN TO A DUPLEX IN 1902 WITH PARTIAL INTERIOR REMODEL BY ARTHUR GRIBLING, A PORCH ADDITION CONNECTING TWO SEPARATE FRONT PORCHES AND A KITCHEN REMODEL WITHIN A VERY EARLY REAR KITCHEN ADDITION. A CHIMNEY HAS BEEN REMOVED FROM THE FRONT ROOF SLOPE. ADDITIONAL SCREEN PORCH AT REAR IN 1938. LATER CONVERTED BACK TO A SINGLE FAMILY RESIDENCE.

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

16. IS THE STRUCTURE ON ITS ORIGINAL SITE MOVED UNKNOWN

17. SIGNIFICANCE

BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET) BUILT IN 1885, THE GRIBLING HOUSE WAS ORIGINALLY CONSTRUCTED FOR A. J. YOUNG, A BROTHER OF THE ARCHITECT ROBERT BROWN YOUNG. YOUNG WAS ONE OF THE PIONEER ARCHITECTS IN LOS ANGELES. YOUNG SOLD THE HOUSE IN 1893 TO THE LOS ANGELES STORAGE COMMISSION AND LUMBER YARD. THE SECOND OWNER CONVERTED IT TO THREE UNITS. EVENTUALLY, IN 1902, THE HOUSE WAS SOLD TO THE CONTRACTOR ARTHUR L. GRIBLING AND HIS WIFE, MABEL. GRIBLING CONVERTED IT BACK TO A SINGLE FAMILY HOUSE, AUGMENTING THE INTERIOR WITH ADDITIONAL WOOD WORK IN THE ARTS AND CRAFTS STYLE AND MOVING INTO THE HOUSE, WHICH WAS TO REMAIN THE FAMILY HOME UNTIL MABEL'S DEATH IN 1954. THE GRIBLING RESIDENCE REMAINS A VISIBLE LANDMARK HIGH ON THE HILL ABOVE GRIFFIN AVENUE, WHERE IS REPRESENTS AN EXCELLENT EXAMPLE OF THE VICTORIAN ARCHITECTURE KNOWN AS "STICK STYLE", WITH ITS TALL TOWER AFFORDING A PANORAMIC VIEW OF DOWNTOWN LOS ANGELES AND THE ARROYO SECO.

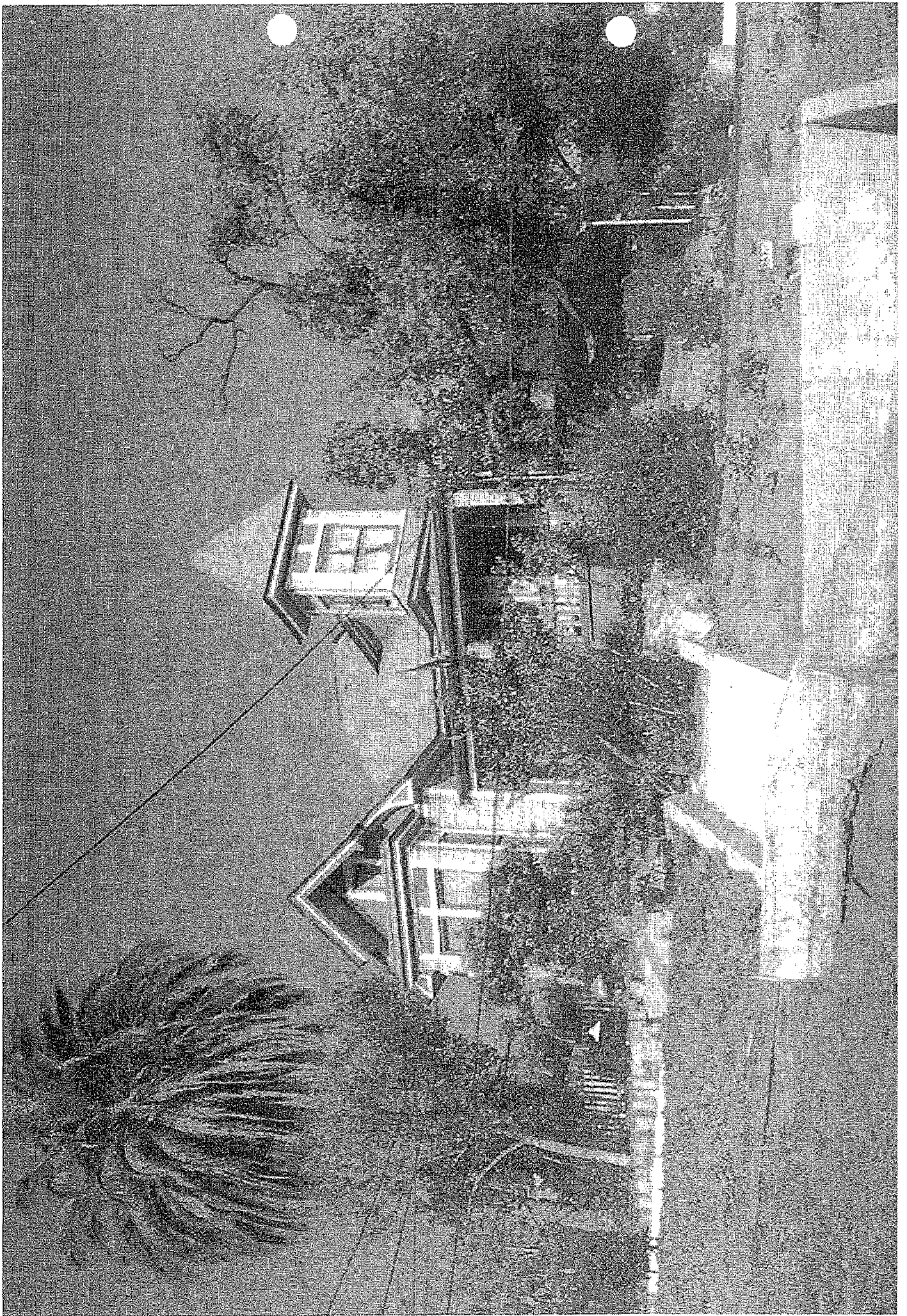
18. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES CITY BUILDING PERMITS PER ATTACHED, LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS, CENSUS RECORDS, LOS ANGELES COUNTY SUBDIVISION MAPS, LOS ANGELES TIMES ARTICLES.

DATE FORM PREPARED NOVEMBER 22, 2011 PREPARER'S NAME CHARLES J. FISHER

ORGANIZATION OWNER'S REPRESENTATIVE STREET ADDRESS 140 S. AVENUE 57

CITY HIGHLAND PARK STATE CA ZIP CODE 90042 PHONE (323) 256-3593

E-MAIL ADDRESS: ARROYOSECO@HOTMAIL.COM



5207 | 23
SCALE 1" = 60'

2000

MOUNT OLYMPUS TRACT
M.B. 32 - II

RE-SUBDIVISION
OF LOTS 1, 2, 3, 4, 5, 6, 7, 11 1/2, 2 1/2,
3 1/2, 4 1/2, 5 1/2, 6 1/2, 12, 13 AND 14
BLOCK 7, FOOT HILL TRACT
M. R. 29 - 91

FOOT HILL TRACT
M. R. 5 - 432-433

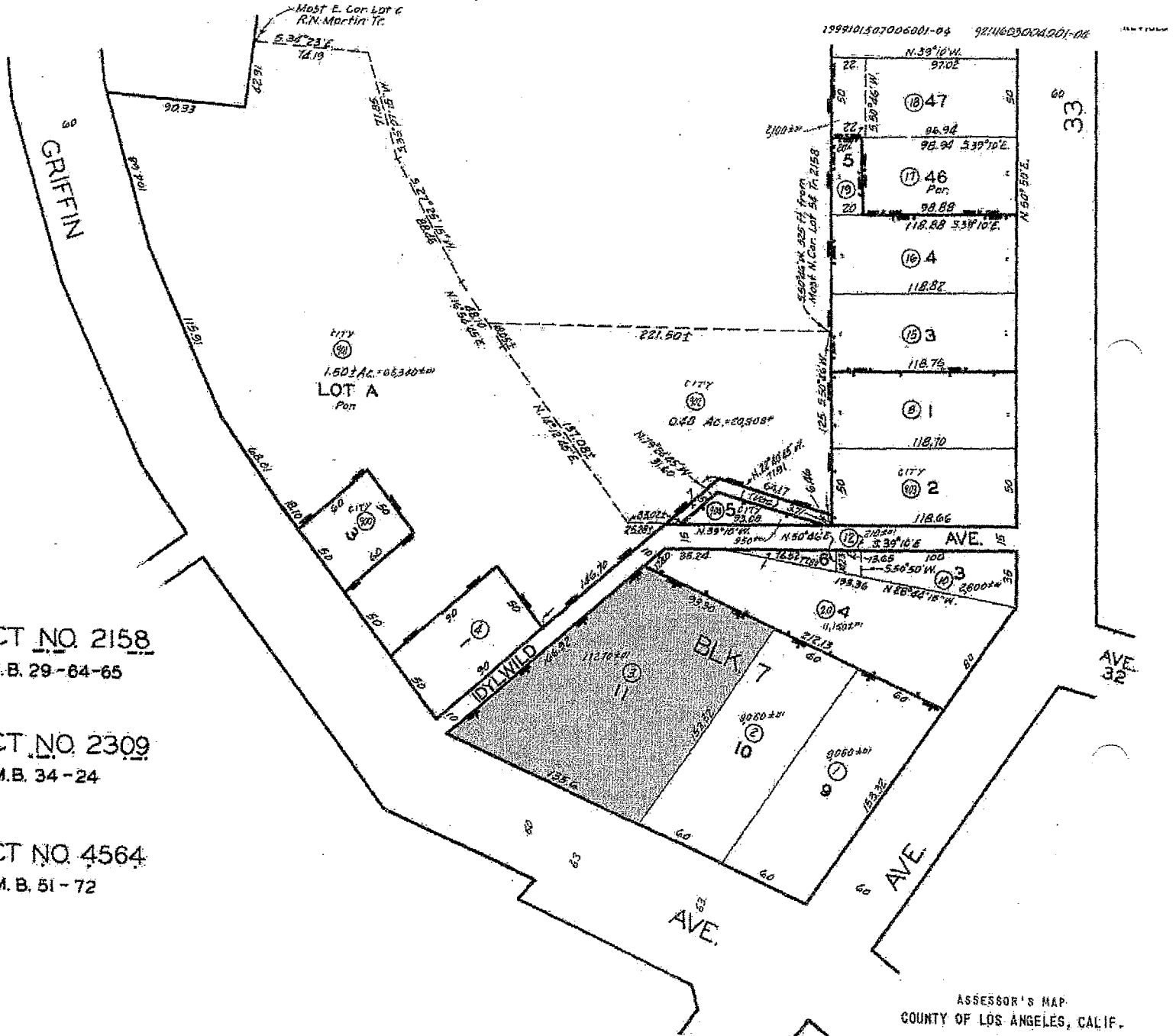
TRACT NO. 2158
M.B. 29-64-65

TRACT NO. 2309
M.B. 34-24

TRACT NO. 4564
M.B. 51-72

CODE
4

FOR PREV. ASSM'T, SEE: 910-7 & 8



Robert Brown Young, Architect (1852-1914)

By Charles J. Fisher

Robert Brown Young was a native of Huntingdon County, Quebec, where he was born on April 1, 1852 to Alexander and Mary Ann (Dowler) Young. After receiving his early education in Canada, he emigrated to Denver, Colorado in 1878, where he attended architectural school, graduating in 1881. It was there that he met and married Mary C. Wilson, the Tennessee-born daughter of Henry and Eliza Wilson, whom he married in early 1880. Their first son, Salva P. Young was born in Missouri the following November, and their daughter, Mary Elizabeth Young (Moore) was born in Los Angeles two years later. Their last child, Francis Wilson Young, was born in June of 1887.

After operating an architectural office in Denver for two years, Young relocated to San Francisco in 1883 where he established a contracting office, but then relocated his business to Los Angeles two months later, where he was soon joined by his brothers A. J. and Frank C. Young. As there were only a handful of architectural firms in Los Angeles at that time, Brown decided to follow that direction, while his brother, Frank, continued as a builder.

His first large commission in Los Angeles was the Clifton Hotel, at the corner of Broadway and Temple Street. He then went on to design a number of large Downtown buildings, including the Hollenbeck Hotel, the Westminster Hotel and the Wilson Block, where his office was located during the 1890s.

He also designed a number of fine residences in the city, including a hilltop house for his brother, A. J., located above Griffin Avenue in 1885. The corner tower of the Stick Style Victorian, which still looks out over the city, is similar in placement to the towers of several of his early commercial buildings.

Brown's early experience in Los Angeles was to serve him well when the great building boom began in Los Angeles in 1885. He designed a number of large commercial buildings as well as some for schools. Brown designed Hanna College in 1887, but the school failed and the three story stick-style building was acquired by Abbot Kinney (who later built the town of Venice) and made into a hotel named the Abbotsford Inn. The Breed Block and the Lankershim Block on Spring Street were both designed and built in 1887.

The Vickrey-Brunswig Building on North Main Street, opposite the Plaza, was built in 1888 and was, at the time, the tallest building in the city. It has, in recent years, become the home of the Mexican American Museum.

Young helped to redefine the Downtown of Los Angeles from the sleepy pueblo to the beginnings of the metropolitan city center that we see today. During the 1890s, he also did work outside of the area, such as several commercial buildings as well as the first

County Courthouse in Yuma, Arizona. He also designed a number of churches, including the 1898 St. Andrews Catholic Church in Pasadena, California (1898) and St. Cecelia's Catholic Church (1910).

In later years, Young was joined in partnership by his son, Frank Wilson Young. In 1911 they designed and built an apartment building for their own use. The Young Apartments are today listed as Los Angeles Historic Cultural Monument No. 317. Another later project was adding the two top stories of the San Fernando Building in the same year, which is LA HCM No. 728.

By 1913, Young health had begun to deteriorate and his son took over the active work in the business. The pioneer architect passed away at his home on January 29, 1914, leaving an architectural legacy that inspired the Los Angeles Times to title his obituary as "Buildings are His Monument". A few months before he passed away, Young had been elected president of the Southern California Chapter of the American Institute of Architects.



R. B. Young.

One of the leading architects of Southern California, who died yesterday.

Work Ended.

BUILDINGS ARE HIS MONUMENT.

NOTED ARCHITECT DIES AFTER
ILLNESS OF MONTHS.

Came to This City Thirty-five
Years Ago and Many of the Structures
Now Regarded as Landmarks
Are of His Design—Was Born in
Canada.

Following closely upon the passing of William C. Curlett, who died at Menlo Park on January 21, death has claimed another distinguished Los Angeles architect in the person of Robert Brown Young, senior member of the firm of R. B. Young & Son, and one of the pioneer designers of buildings in this city. Young died at 12:20 yesterday morning at the family home, No. 1001 South Hoover street, failing to respond longer to the administrations of oxygen given

(Continued on Fifth Page.)

His Monument.

(Continued from First Page.)

him at short intervals during several days. He had been ill for a number of months.

Young was the architect of some of the most important structures in Los Angeles and the Southwest. Notable among the buildings he planned in this city are the Lankershim, Occidental, Westminster, Lexington and Hollenbeck hotels, the Lankershim office building, the Barker Brothers' Block, the California Furniture Company's building, the Seminole Apartments and the Westonia apartment hotel.

Throughout Southern California are scattered notable structures of which he was the designer, among these being the Whittier Reform School, the Reynolds department store in Riverside, the Masonic Temple at Corona, and St. Andrew's Church at Pasadena. He was the architect of the Yuma county Courthouse and other noteworthy buildings in Arizona. He was resident architect for the Orpheum Theater in this city, and was also the designer of many of the churches and schools of the Roman Catholic diocese of Los Angeles and Monterey.

Young was born in Huntington county, Canada, April 1, 1855, the son of Alexander Young and Mary Ann (Dowler) Young. While a young man he studied architecture and construction in Denver, but learned most of all in the great school of experience. He first opened an office for himself in San Francisco, but left the Bay City two months afterward for Los Angeles, where he found himself in the midst of the first real building boom this city experienced.

When he arrived here in 1873, Young had for his competitors in the thriving little city of 10,000 inhabitants, Charles Davis and the firm of Kysor & Morgan (now Morgan, Wallis & Morgan.) The town extended only as far south as Fourth street, and boasted but few buildings of consequence. The new architect secured in short order a commission to prepare plans for the old Clifton Hotel at the corner of Broadway and Temple street. Later he planned the Hollenbeck Hotel and the Wilson Block, both in their day architectural marvels of the city. A large number of the old-time structures that are today looked upon as landmarks in the city's growth, were planned by the young Canadian in the early '80s.

Young was married in 1880 to Mary C. Wilson of Denver. He leaves, besides his widow, two children, Frank Wilson Young and Mary Elizabeth Young Moore. His son, who was taken into partnership a number of years ago, will probably continue the architectural business under the firm name, having been in sole charge of the work of the office during his father's illness.

Young was a member of the Chamber of Commerce, of the Merchants' and Manufacturers' Association, the Engineers' and Architects' Association, the Jonathan Club, the Elks' Lodge, the Los Angeles Athletic Club and the Union League and Highland

Park clubs. He had been a member of the Southern-California chapter of the American Institute of Architects for many years, and only a few months before his death was elected president of that organization.

MR 5-432

447

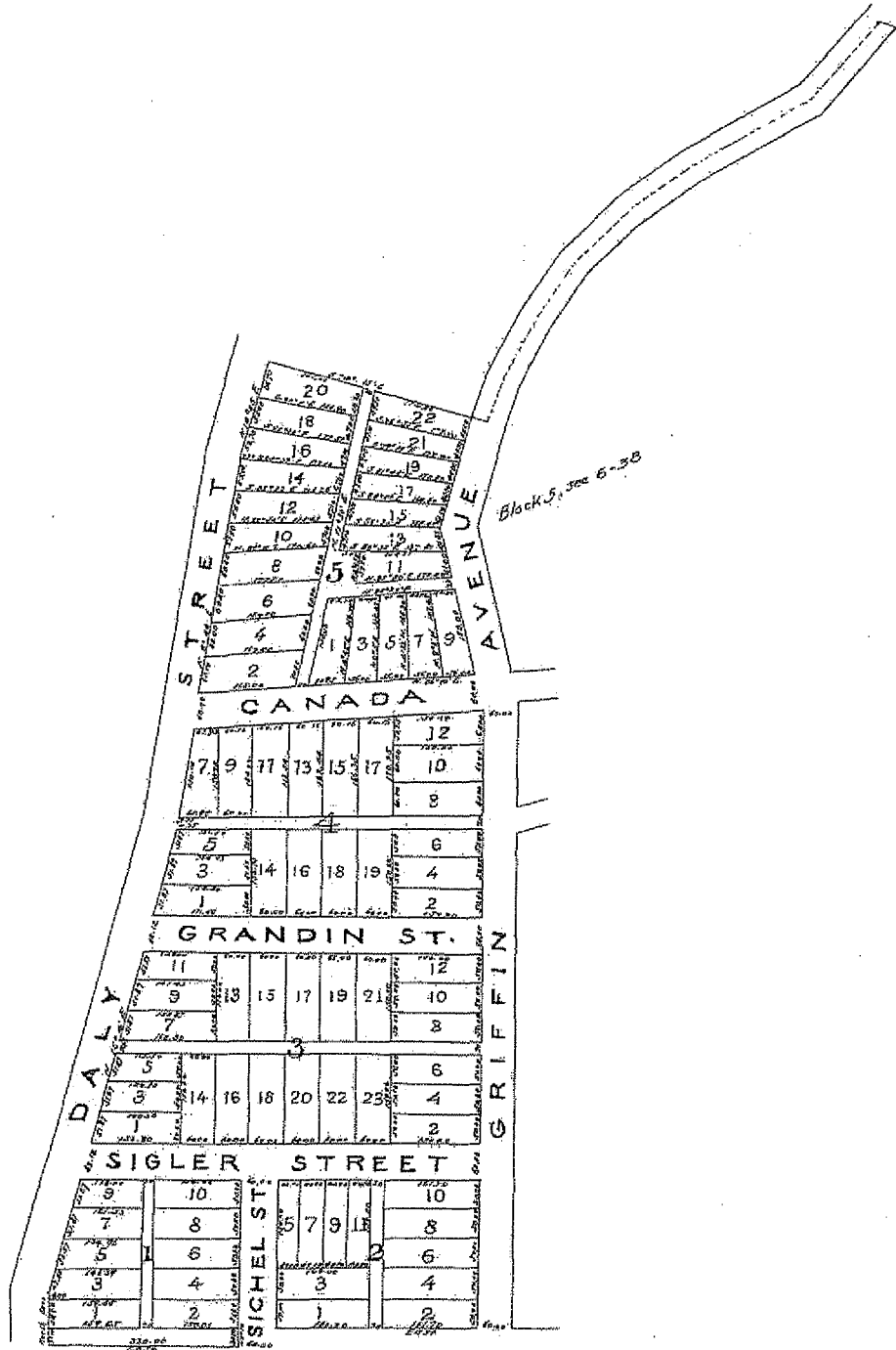
MAP OF THE FOOT HILL TRACT

EAST LOS ANGELES, CAL.

SURVEYED IN NOVEMBER 1883

by E.T. WRIGHT

SCALE 100 FT. PER INCH.

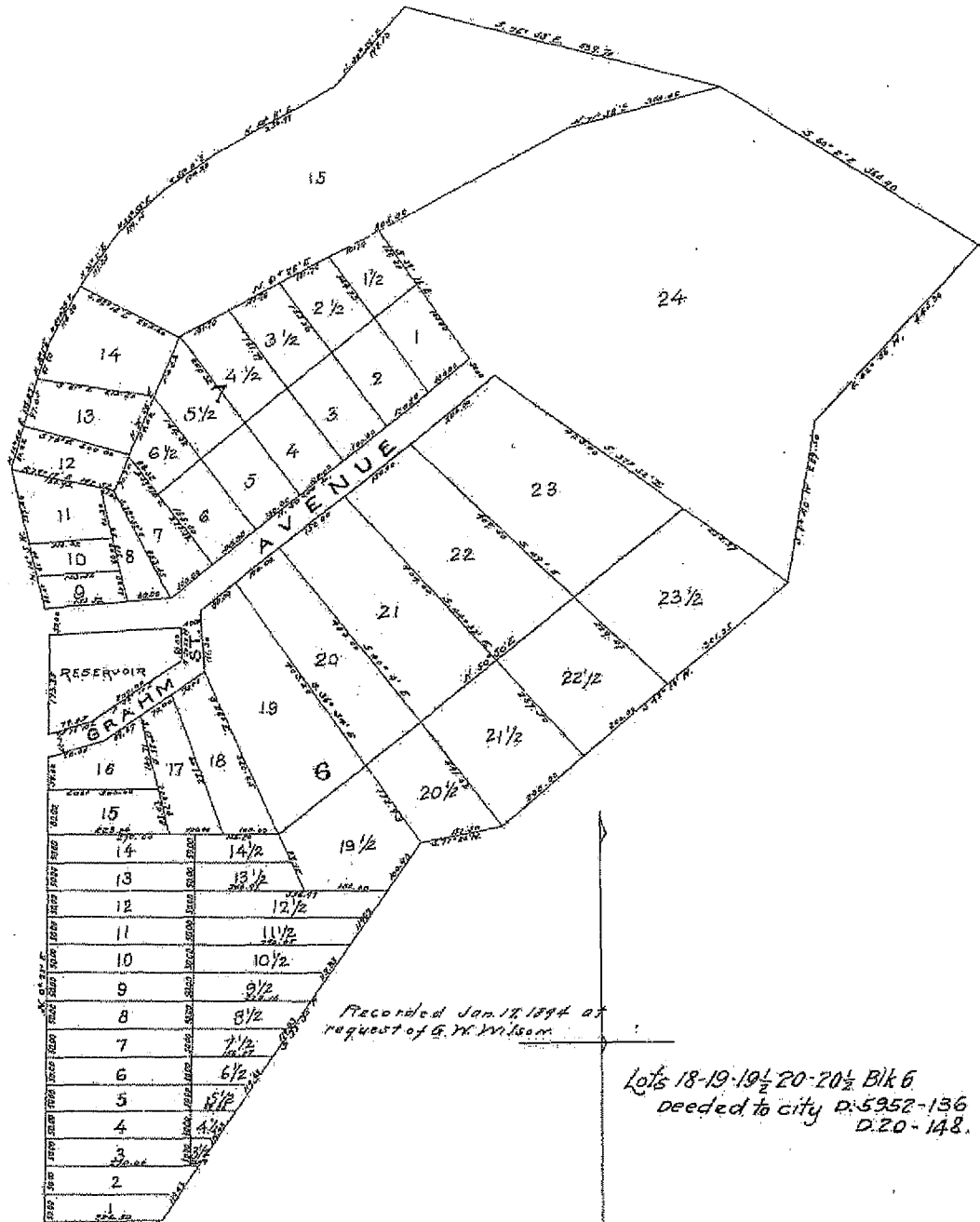


Scale reduced one half

Por. lot 2, Blk. 2, for Griffin Ave. D. 40-230 O.R. 838-274

+5+43

MR. 5-433



Recorded Jan. 18, 1894 at
 request of G. W. Wilson

Lots 18-19-19½-20-20½ Blk 6
 deeded to city D. 5952-136
 D. 20-148.

Sample 189-2

THE EAST SIDE.

The Villa Hotel Totally Destroyed by Fire.

The Villa Hotel, known as Idlewild Terrace, on the high hill at the Dally-street bridge, built by Prof. Von Keith and furnished about two years since, was totally destroyed by fire yesterday morning. The fire was first seen by parties in the arroyo bottom about 9 o'clock, near the center of the building, and before they could reach the spot it seemed to have been well distributed through the building, thus preventing any entrance therein. A messenger was immediately sent to turn in the fire alarm, which was at least half a mile from the place of the fire, and before the arrival of the engines the structure was ready to fall. The department made no effort to throw water for some twenty or thirty minutes after their arrival, until the engines from the West Side had put in an appearance, as the hose of the East Side engine was insufficient to reach the burning building. When the first stream of water was thrown the building was a heap of burning debris. Mr. Young's house near by caught fire in several places from flying shingles, which filled the air, but by the aid of bystanders and buckets it was soon extinguished; other buildings two blocks away were found on fire, caused by the fire brands flying in the air. The burned building was recently turned over by Prof. Von Keith to the parties holding a mortgage of \$5000 on the property. The building had been vacant for several months until quite recently, when it was occupied. It is reported that the building was partially insured. The people of the East Side regret the loss of the Idlewild very much, not because of the costliness of the structure, or its usefulness, but the location was so prominent that it caught the gaze of more people than almost any other building of many more times its value. The building was originally designed for a polytechnic institute.

Andrew Bibber and wife are visiting Southern California with a view of locating. They are the guests of Mr. and Mrs. M. J. Washburn, who have taken special pains to show them about the city and surrounding country.

G. W. Randall of Pasadena avenue was the recipient of an eight-pound girl yesterday morning.

Mr. Blong of Toronto, Canada, is a guest of the Glenwood. He is here for the winter.

J. C. Robinson, brother-in-law of Dr. J. K. Carson, arrived yesterday from Spring-
field, Mo., to say that the gentleman is well pleased with the climate thus far, as all misanthropes can appreciate a good thing when they find it.

D. Summers is making some improvements on his residence, which will improve the looks of it very materially.

Mrs. Fetterman of Azusa is spending a few days with Mrs. Langworthy.

Obituary 4 -- No Title

Los Angeles Times (1886-1922); May 31, 1895;
ProQuest Historical Newspapers: Los Angeles Times (1881-1987)
pg. 12

DIED.

YOUNG—Near Hollywood, Mrs. Jennie Young,
wife of A. J. Young, and sister-in-law of R.
B. and Frank C. Young, aged 38 years.
Funeral services Saturday, June 1, at 10
a.m., in the funeral parlors of Kregel & Ar-
see, Sixth and Broadway.

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WOULDN'T MOVE ON.: A Prominent Citizen Arrested for Obstructing the Sidewalk.

Los Angeles Times (1886-1922); Jul 12, 1895;

ProQuest Historical Newspapers: Los Angeles Times (1881-1987)

pg. 9

WOULDN'T MOVE ON.

A Prominent Citizen Arrested for Obstructing the Sidewalk.

For some nights past a crowd of men has been obstructing the streets at the corner of First and Main, where they would congregated and engage in animated discussions on various social, religious and political topics. Each night the crowd seemed to grow larger, and at last became such a nuisance that Chief of Police Glass gave instructions to his men to disperse the assemblage. Sergt. Jeffries went to the spot yesterday evening and ordered everybody to move on, and partially succeeded in clearing the street. Most of the men, however, simply fell back to the sidewalk, which was soon in a state of blockade. Officer Reynolds came to the sergeant's assistance, and every man who refused to move on when so ordered he placed under arrest.

The first victim was G. A. Frederick, who was taken to the station, but released on depositing \$5 bail. Reynolds then went back and arrested A. J. Young, of the well-known contracting firm of Mackay & Young. Mr. Young did not take his arrest kindly; in fact, he was highly indignant at being so treated. He, also, was released on bail. The officer then went out and brought in a third victim named J. A. Oliver. By this time the crowd had thinned out, and there was no further trouble.

SIDEWALK OBSTRUCTORS.

Thursday Night's Meeting Adjourned to the Police Court.

The three men arrested by Officer Reynolds Thursday evening for obstructing the sidewalk, were arraigned in the Police Court yesterday afternoon and stoutly resisted the charge. It seemed as though the entire crowd of men in the habit of congregating at Main and First streets, where the obstruction is alleged to have occurred, had adjourned to the courtroom, for it was packed with interested spectators, a number of whom volunteered their services as witnesses for the defendants.

G. A. Frederick filed a demurrer to the complaint, argument on which will be heard today at 2 p.m. The cases of A. J. Young and A. J. Oliver were taken under advisement.

A. J. Young is not a member of the firm of Mackay & Young, his brother, Frank C. Young, being Capt. Mackay's partner.

RANCHER HELD FOR ASSAULT

*Asks Arrest of Laundry
Wagon Driver, is Himself
Taken Into Custody*

While A. J. Young, said to be a wealthy vegetable rancher of near Huntington Beach, was in the office of the District Attorney at Santa Ana yesterday seeking a warrant for the arrest of a laundry driver, who he asserted had kidnaped his wife, she was on the Huntington Beach end of a telephone, requesting an attache of the official's office to issue a complaint charging her husband with attempting assault with a deadly weapon.

Storm clouds are reported to have gathered over the Young ranch early yesterday morning when the laundry driver called to collect the soiled clothes.

According to reports, Mrs. Young who is described as being quite elderly, handed the laundryman a newspaper, remarking that he could find "some funny stories in it to read."

According to Young, his wife had inclosed a love note in the newspaper. He intercepted the message, he said, and ordered the laundryman to depart.

Mrs. Young's version to the District Attorney was that she, too, departed hurriedly and as she did her husband fired several shots from a revolver at her. This Mr. Young denied.

The Santa Ana officials issued a warrant for Mr. Young's arrest and he was later released on bonds in the sum of \$1000. No date has been set for his arraignment.

The officials declined to reveal the identity of the laundryman.

OBITUARY

Gustave G. Risse

Requiem Mass for Gustave G. Risse, 92, retired, will be celebrated at 9:30 a.m. today in Mother of Sorrows Church, with Cunningham & O'Connor Mortuary, 850 W Washington Blvd., in charge of arrangements. Interment will follow in Holy Cross Cemetery. Mr. Risse, who died Sunday, was a native of Germany and had resided here 58 years. He had lived at 234½ W 7th St. and leaves three daughters, Mrs. Minnie Berton, Mrs. Elizabeth Whaling and Mrs. Helen Lauer, and six sons, Gustave, Henry E., Charles J., Frank M., A. H. and Joseph A.

Joyce Kjell

Rosary for Joyce Elaine Kjell, 16, who died Saturday, was recited yesterday at Utter-McKinley's Huntington Park Chapel. Requiem Mass will be celebrated today at 10 a.m. at St. Emydius Church. Interment will follow at Calvary Cemetery, with Utter-McKinley's Huntington Park Mortuary in charge of arrangements. Born in Illinois, Miss Kjell lived at 2620 E 169th St., Lynwood. She leaves her mother, Mrs. Lucille Agnew; father, Clifford G. Kjell; sisters, Grsta and Hilde Kjell, and Janice Agnew; brother, Bradley Kjell.

Morris O. Beaty

Funeral services for Morris Omer Beaty, 68, who died Sunday at his home, 217 W 118th St., will be conducted today at 1 p.m. at Utter-McKinley's Southwest Chapel. Interment will follow at Inglewood Park Cemetery. Born in Illinois, Mr. Beaty had resided here for 43 years. He was a member of the Wilmington Masonic Lodge 98 and the Boilermakers' Union Local 92. He leaves his widow, Pearl; sisters, Mamie Thompson, Mattie Ellis, Mabel Dehwell, Helen Myers, Norma Burkenfield and Cora Smybe, and a brother, William T. Beaty.

Mrs. Mabel Gribling

Funeral services for Mrs. Mabel Gribling, 79, will be conducted today at 2:30 p.m. in Pierce Bros. Lincoln Heights Mortuary, followed by interment in Forest Lawn Memorial-Park. Born in Alhambra, Ariz., Mrs. Gribling had been a California resident for 50 years. She died Sunday in her home, 3320 Griffin Ave., leaving two sons, Arthur and Ezra L. Gribling; two grandchildren, two great-grandchildren, two sisters and one brother.

Fred Knepp

Funeral services for Fred Knepp, 60, retired police officer who died Sunday, will be conducted Friday at 11 a.m. at the Veterans Administration Cemetery at Sawtelle. Mr. Knepp retired from the Los Angeles Police Department last year after 31 years of service as a motor officer. A veteran of World War I, he leaves his widow, Mrs. Elizabeth B. Knepp of 637 N Dillon St.; a son, Fred Knepp, Jr.; a brother, William, of Los Angeles, and two brothers and two sisters in Pennsylvania.

Joseph G. Holzgang

Funeral services will be conducted at 2 p.m. tomorrow at St. Paul's Presbyterian Church for Joseph G. Holzgang, 51, of 4530 W 63rd St., who died yesterday following a long illness. The owner of a wholesale lighting equipment company and a deacon in his church, he erected a building resembling a church chapel to house his firm at 3016 W Pico Blvd. He was a native of Napa. Services will be under the direction of Edwards Bros. Colonial Mortuary. He leaves his widow Sigrid; two sons, Darryl and Donald; mother, Mrs. Frances Holzgang, and five sisters and eight brothers.

William B. Ogden

Funeral services for William B. Ogden, 76, Past Grand Master of the Grand Masonic Lodge of California, will be conducted today at 2 p.m. in Scottish Rite Cathedral, Pierce Bros. Hollywood Mortuary in charge of arrangements. Interment will follow in Glen Haven Cemetery. Born in Picton, Ontario, Can., Mr. Ogden had been a California resident 45 years and died in his home, 1301 N Flores St., Sunday. He was a 33rd degree Scottish Rite Mason. He leaves his widow, Mrs. Alta M. Swarouth Ogden, and a son, Robert Ogden.

Miss Edith Hinds

Funeral services for Miss Edith Bessie Hinds, 72, who died Friday will be conducted today at 3 p.m. at Utter-McKinley's Beaver Inglewood Chapel. Interment will follow at Inglewood Park Cemetery. Born in Michigan, Miss Hinds had resided here for 33 years. Her home was at 5018 W 98th St. She retired in 1942 after 20 years with the General Hospital and leaves her stepfather, Charles F. Clark; four brothers and two sisters.

Mrs. Maude Hancock

Funeral services for Mrs. Maude Hancock, 78, resident here for 34 years, who died Sunday, will be conducted today at 3 p.m. at Utter-McKinley's Eagle Rock Chapel. Interment will follow at Grandview Cemetery. Mrs. Hancock was born in Illinois. She lived at 6150 S Sepulveda Ave., Culver City. She leaves two daughters, Vera Wilson and Fae Cooper, and a son, Adrian J. Hancock.

Building Permit History
3320 Griffin Avenue
Lincoln Heights

- 1885: Construction of a 1½ story, 24' X 30'4-room frame dwelling on Lot 11, Block 7 of the Foot Hill Tract. (No permit issued)
Owner: A. J. and Jennie Young
Architect: Robert Brown Young
Contractor: A. J., Frank C. and R. B. Young
Cost: \$4,500.00 (Based on 1900 assessment)
- December 6, 1893: Building Permit No. Unknown to convert residence from single family to a triplex. (Date of sale listed.)
Owner: Los Angeles Storage Commission and Lumber Co.
Architect: None
Contractor: Unknown
Cost: Unknown
- February 16, 1917: Building Permit No. 999 for new plumbing, plastering, wiring and exterior finishing. Build to present building kitchen, bath & screen porch 1-story of frame construction of 2"x 3" studs & rustic exterior 9' high flat roof, composition. 10' X 25' addition.
Owner: A. L. Gribling
Architect: None
Contractor: A. L. Gribling
Cost: \$600.00
- April 1, 1919: Building Permit No. 2250 for this is additional cost to permit issued before, #999 (Increased valuation)
Owner: A. L. Gribling
Architect: None
Contractor: A. L. Gribling
Cost: \$600.00

July 15, 1938:

Building Permit No. 20467 to build kitchen 8' X 10' and screen porch.

Owner: A. L. Gribling

Architect: None

Engineer: None

Contractor: A. L. Gribling

Cost: \$250.00

All applications must be filled out by applicant

WARD _____

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

3

Application to Alter, Repair or Demolish

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

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the 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 public thoroughfare.
- Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be, prohibited by ordinance of the City of Los Angeles.
- Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM		REMOVED TO	
Lot _____	Block _____	Lot <u>11</u>	Block <u>7</u>
Tract _____		Tract <u>First Hill</u>	
Book _____	Page _____ F. B. Page _____	Book _____	Page _____ F. B. Page _____

TAKE TO ROOM No. 6 FIRST FLOOR ASSESSOR PLEASE VERIFY

TAKE TO ROOM No. 403 SOUTH ANNEX ENGINEER PLEASE VERIFY

From No. 3320 No. Griffin Ave Street _____
 To No. _____ Street _____
 (USE INK OR INDELIBILE PENCIL)

1. What Purpose is the present Building used for? Residence
2. Owner's name A. D. Gribbling Phone East 2617
3. Owner's address 3320 No. Griffin Ave
4. Architect's name None Phone _____
5. Contractor's name A. D. Gribbling Phone _____
6. Contractor's address 3320 No. Griffin Ave
7. ENTIRE COST OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Gaspipes, Elevators, Painting, Finishing, etc.) \$ 600.00
8. Class of Present Building Frame No. of Rooms at present 4
9. No. of stories in height 1 1/2 Size of present building 34 x 30
10. State how many Buildings are on this lot One
11. State purpose Buildings on lot are used for _____ (Tenement House, Hotel, Residence, or any other purpose)

STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO.

New Plumbing, Plastering, Wiring, and extensive finishing. Build to present building kitchen, Bath & Screen Porch. 1 story of frame construction of 2 x 3 studs & Plaster exterior 9' high flat roof composition.

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) A. D. Gribbling
 Owner or Authorized Agent

FOR DEPARTMENT USE ONLY		
PERMIT NO. <u>999</u>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink)	Application checked and found O. K. (Use Rubber Stamp)
Plan Examiner _____	FEB 16 1917 R.E. Clerk	Stamp: RECEIVED FEB 16 1917

All applications must be filled out by applicant.

BOARD OF PUBLIC WORKS

PLANS AND SPECIFICATIONS and other data must also be filed

3

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles. Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the 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 ordinances of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Form with fields for Lot, Block, Tract, Book, Page, F. B. Page, From No., To No., and Street. Includes handwritten entries: Lot 11, Block 17, Tract Fort Hill, From No. 3320 No. Griffin Ave., To No. Street.

TAKE TO ROOM No. 6 FIRST FLOOR CITY CLERK PLEASE VERIFY TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

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

(USE INK OR INDELIBLE PENCIL)

- 1. What Purpose is the present Building used for? Residence
2. Owner's name: C. L. Gubbling
3. Owner's address: 3320 No. Griffin Ave.
4. Architect's name: Moran
5. Contractor's name: C. L. Gubbling
6. Contractor's address: 3320 No. Griffin Ave.
7. ENTIRE COST OF PROPOSED WORK: \$600.00
8. Class of Present Building: Frame No. of Rooms at present: 4
9. No. of stories in height: 1 1/2 Size of present building: 234.30
10. State how many buildings are on this lot: one
11. State purpose Buildings on lot are used for: (Tenant House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

This is additional cost covered before #999 (Increased valuation)

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) C. L. Gubbling (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY. Includes fields for PERMIT NO. 2250, Plans and specifications checked, Application checked and found O. K., APR 1 1919, and a stamp dated APR 1 1919.

3

THE CITY OF LOS ANGELES

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles
Application is hereby made in the name of Building and Safety Commissioners of the City of Los Angeles, through the office of the Department of Building and Safety, for a permit to alter, repair, move or demolish the building or buildings described in the following conditions. Where the Board's approval is by the prescribed application and other conditions specified in the conditions of the permit.
That the applicant does not grant any right or privilege to erect any building or other structure therein described or any portion thereof, nor any other right or other order of building.
That the permit does not grant any right or privilege to erect any building or other structure therein described or any portion thereof, for any purpose that is or may hereafter be prohibited by ordinance of the City of Los Angeles.
That the granting of the permit does not affect or interfere with any claim of title or right of possession in the property described in such permit.

REMOVED FROM: _____ REMOVED TO: _____

Lot 11-Block 7
Tract First Hill Tract

Lot _____
Tract _____

Present location of building: 3220 N. 1st St. (House Number and Street)
New location of building: 3320-22 N. Griffith Ave. (House Number and Street)
Between what cross streets: W. 5 33 and 35

Approved by
City Engineer
[Signature]
Deputy

- Purpose of PRESENT building: Residential Families 1 Rooms 2
- Use of building AFTER alteration or moving: Residential Families 2 Rooms 9
- Owner (print name): A.L. Goring & Co Phone CA 12486
- Owner's Address: 3320 N. Griffith Ave
- Certificated Architect: None State License No. _____ Phone _____
- Licensed Engineer: None State License No. _____ Phone _____
- Contractor: B.L. Snelling State License No. 18209 Phone CA 12486
- Contractor's Address: 3320 N. Griffith Ave
- VALUATION OF PROPOSED WORK: \$250.00 (including all labor and material and all permanent lighting, heating, venting, water supply, plumbing, fire apparatus, electrical wiring and/or elevator equipment therein or thereon)
- State how many buildings NOW on lot and give use of each: 1 Residential - 3 car garage
- Size of existing building: 33 x 47 Number of stories high: 1 1/2 Height to highest point: 25.8
- Class of building: D Material of existing walls: frame Exterior framework: Wood Describe briefly and fully all proposed construction and work: Build Kitchen 8' x 10' Screen Porch 5' x 6'5"

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY			
PERMIT NO. 2067	Plans and Specifications checked	_____	_____
	Contractor notified	_____	_____
	Plans, Specifications and Applications rechecked or approved	_____	_____
PLANS	_____	_____	_____

41

FILL IN ALL BLANKS THAT APPLY TO WORK PROPOSED TO BE DONE,
OR TO ASCERTAIN IF SAME CAN BE DONE.

12. Size of new addition *10 x 25* No. of Stories in height *one*
13. Material of foundation *Concrete* Size footing *12"* Size wall *6"* Depth below ground *12"*
14. Size of Redwood Studs *2 x 6* Size of exterior studs *2 x 3*
15. Size of interior bearing studs ~~2 x 6~~ Size of interior non-bearing studs *2 x 3*
16. Size of first floor joist *2 x 6* Second floor joist *2 x 6 Roof Joist*

I have carefully examined and read the above blank 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.

(Sign here)

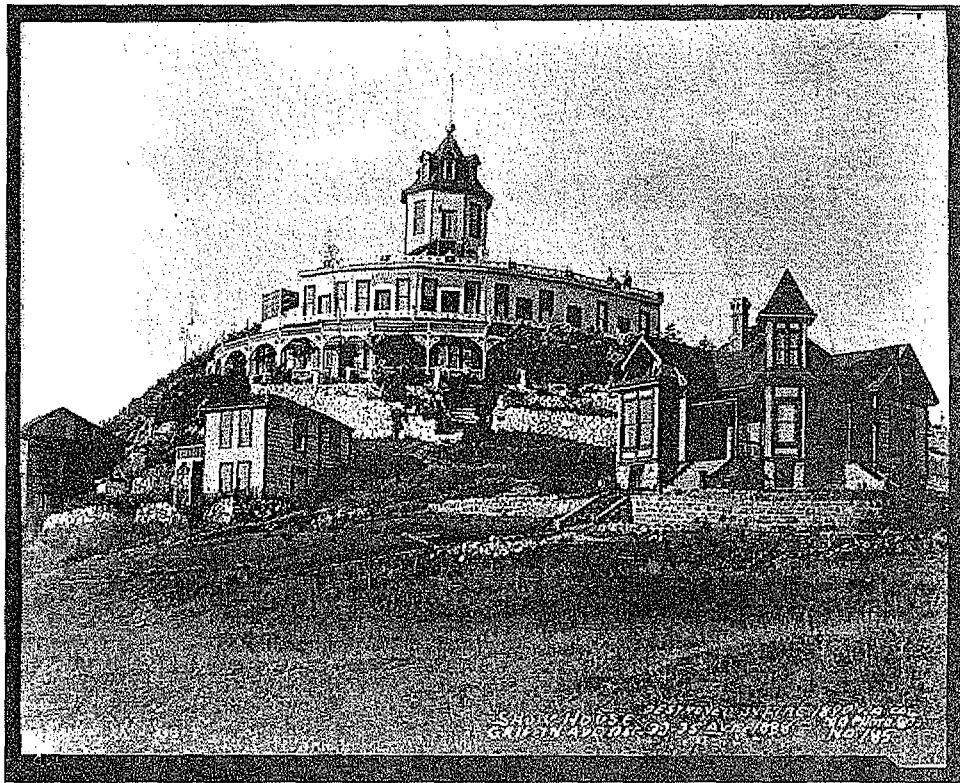
W. L. Gilling
(Owner or authorized agent)

Remarks

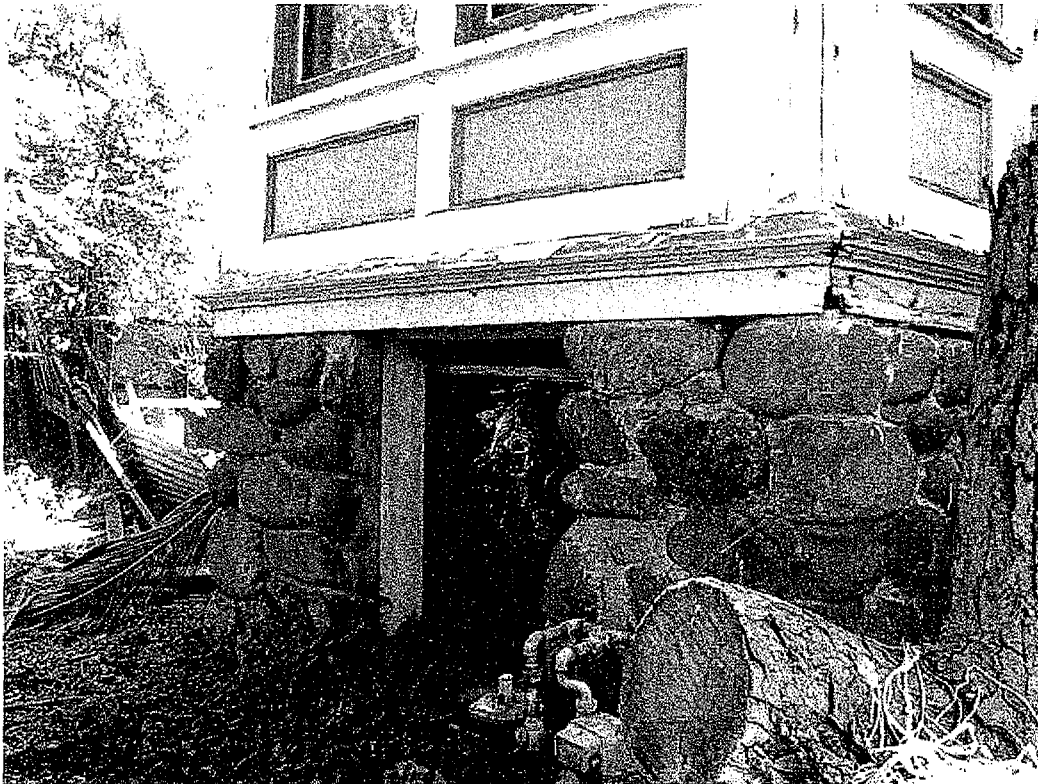
Young-Gribling Residence Photographs



Young-Gribling Residence, 3320 Griffin Avenue, September 2, 1991 (Photograph by Charles J. Fisher)



Young-Gribling Residence in front of Idylwild Terrace in 1887



Young-Gribbling Residence, stone foundation, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)



Young-Gribbling Residence, bay window, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)



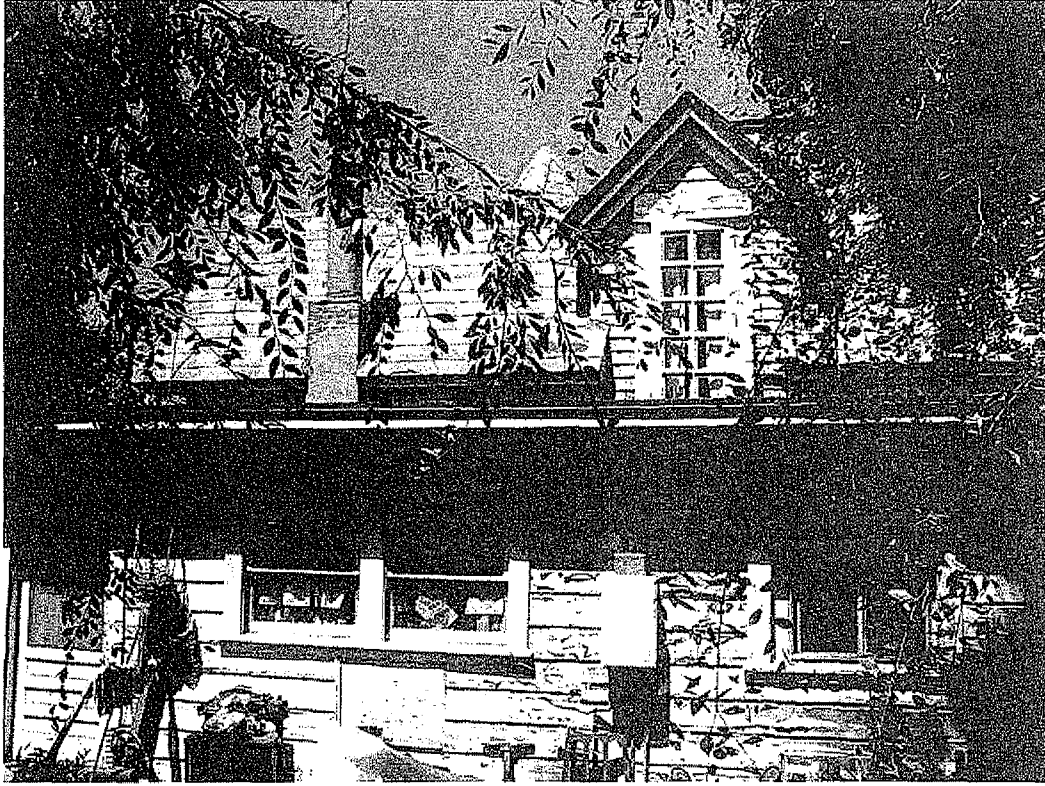
Young-Gribling Residence, window bay, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)



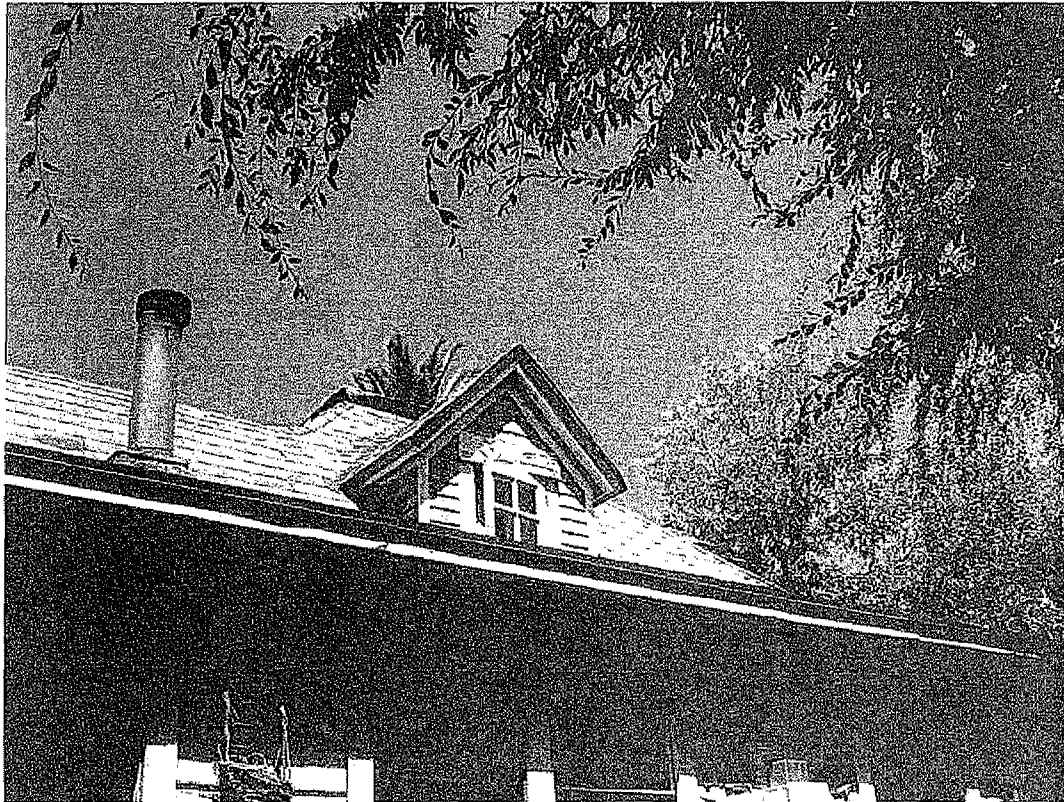
Young-Gribbling Residence, front tower, 3320 Griffin Avenue, September 21, 1991 (Photograph by Charles J. Fisher)



Young-Gribbling Residence, side porch, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)



Young-Gribbling Residence, rear façade with 1917 addition, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)



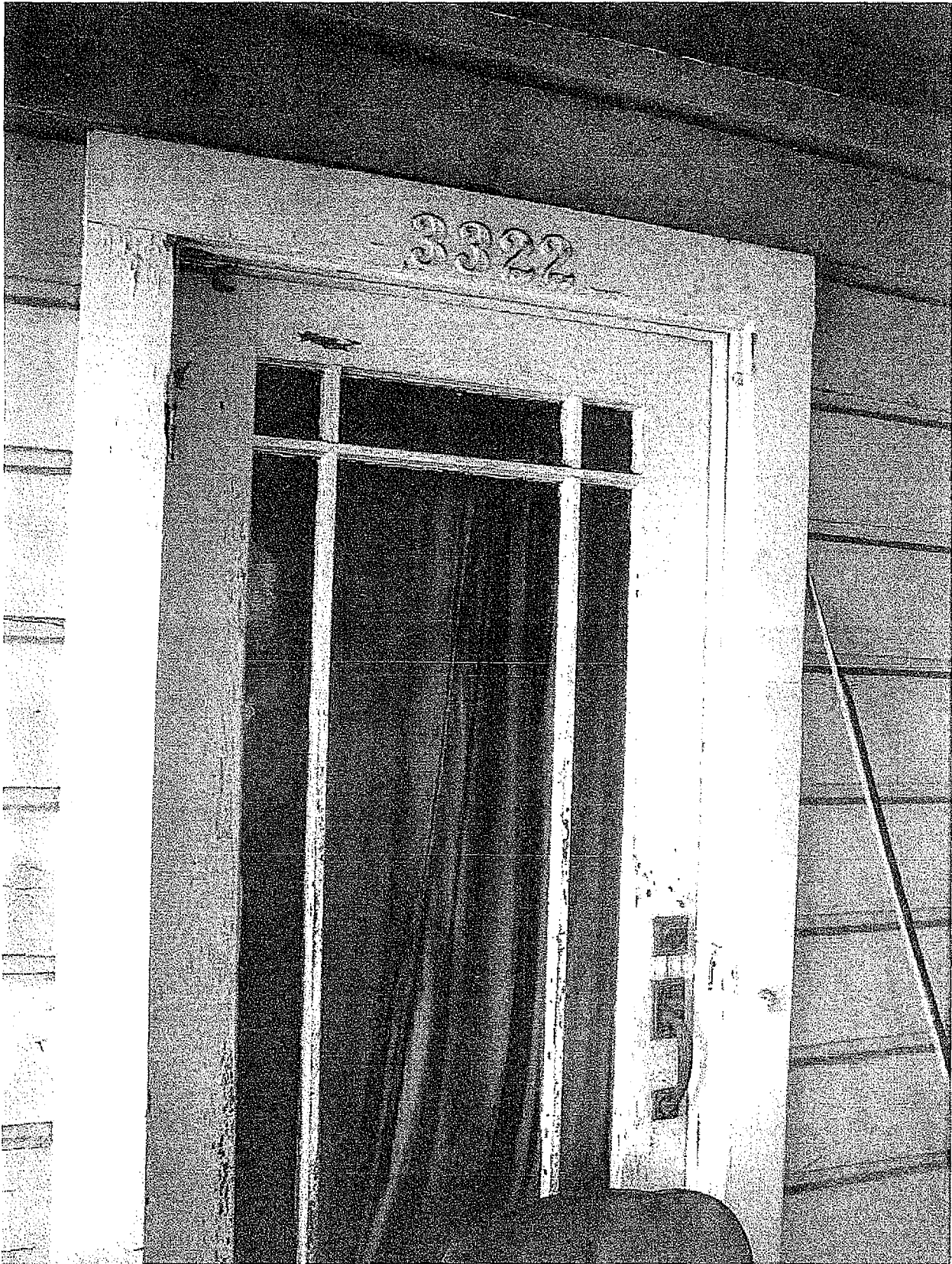
Young-Gribbling Residence, rear dormer, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)



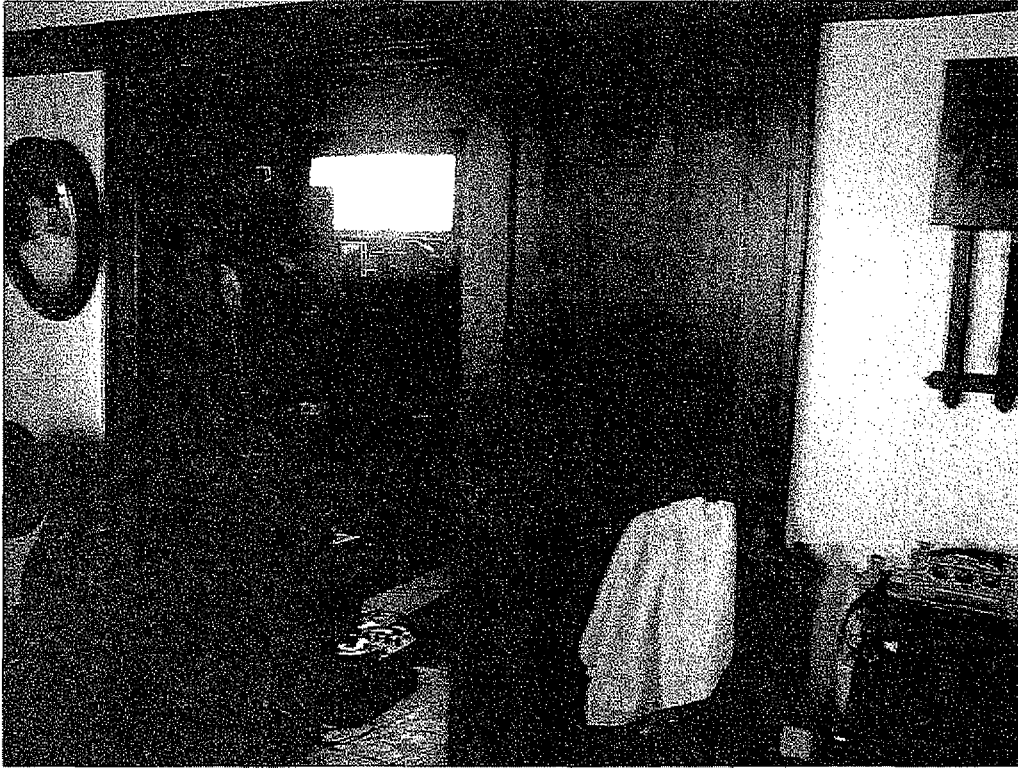
Young-Gribbling Residence, steps to front porch, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)



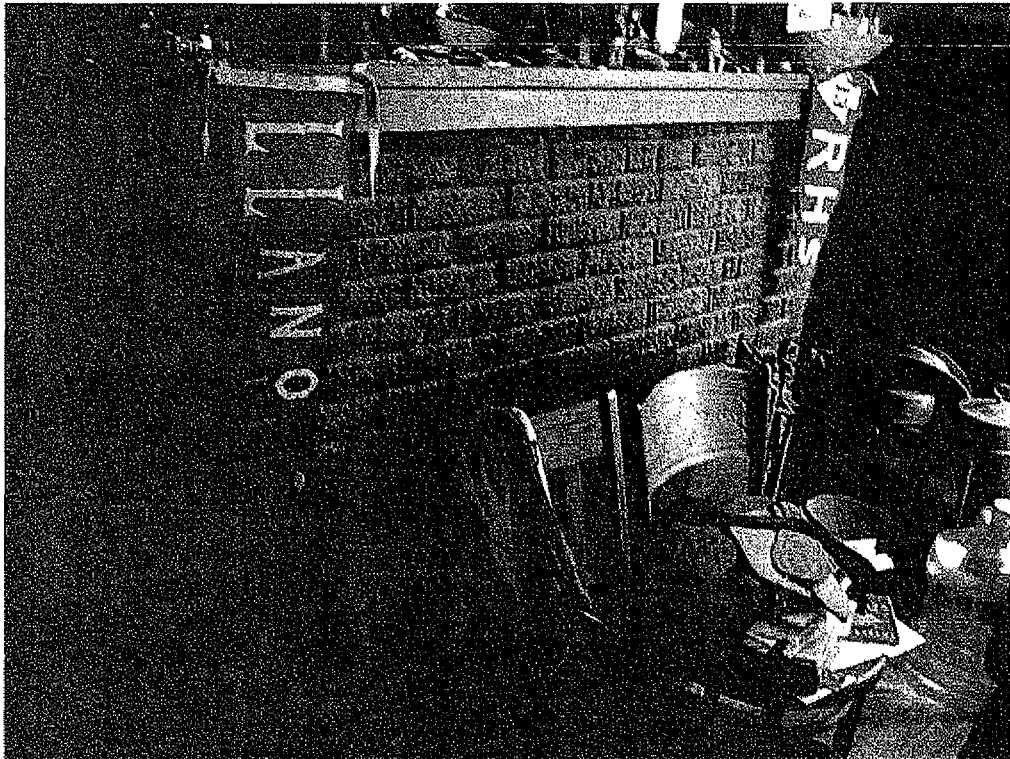
Young-Gribbling Residence, front door, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)



Young-Gribling Residence, door to former 2nd unit at 3322 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)



Young-Gribling Residence, living room and pocket doors, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)



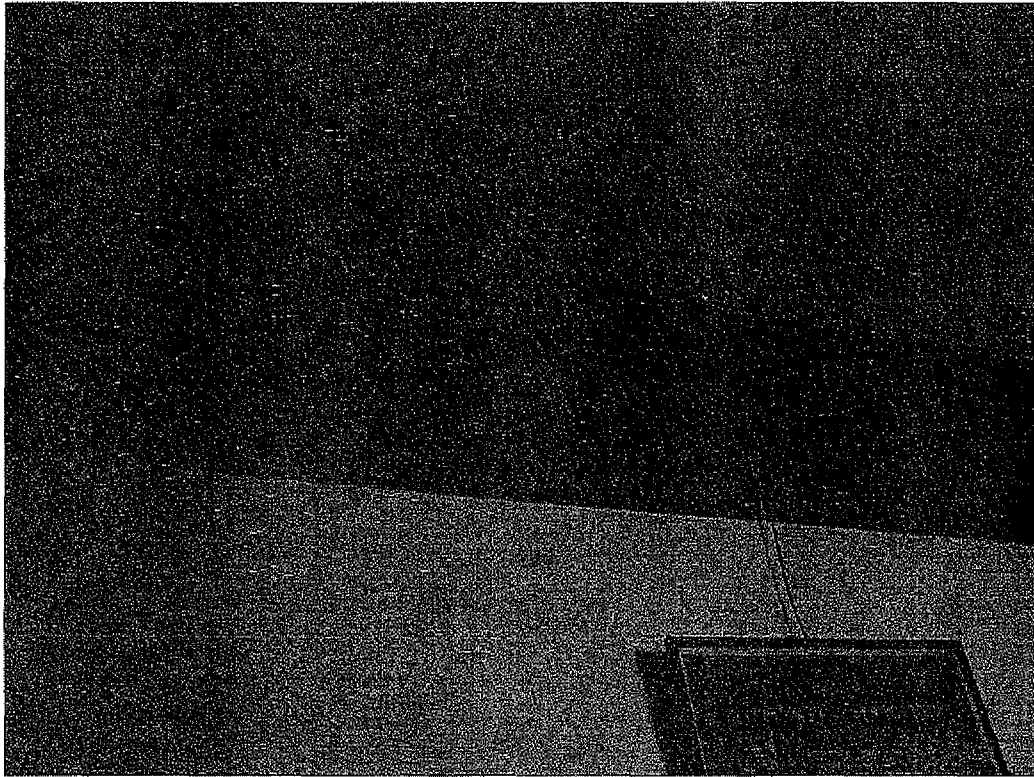
Young-Gribling Residence, living room fireplace, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)



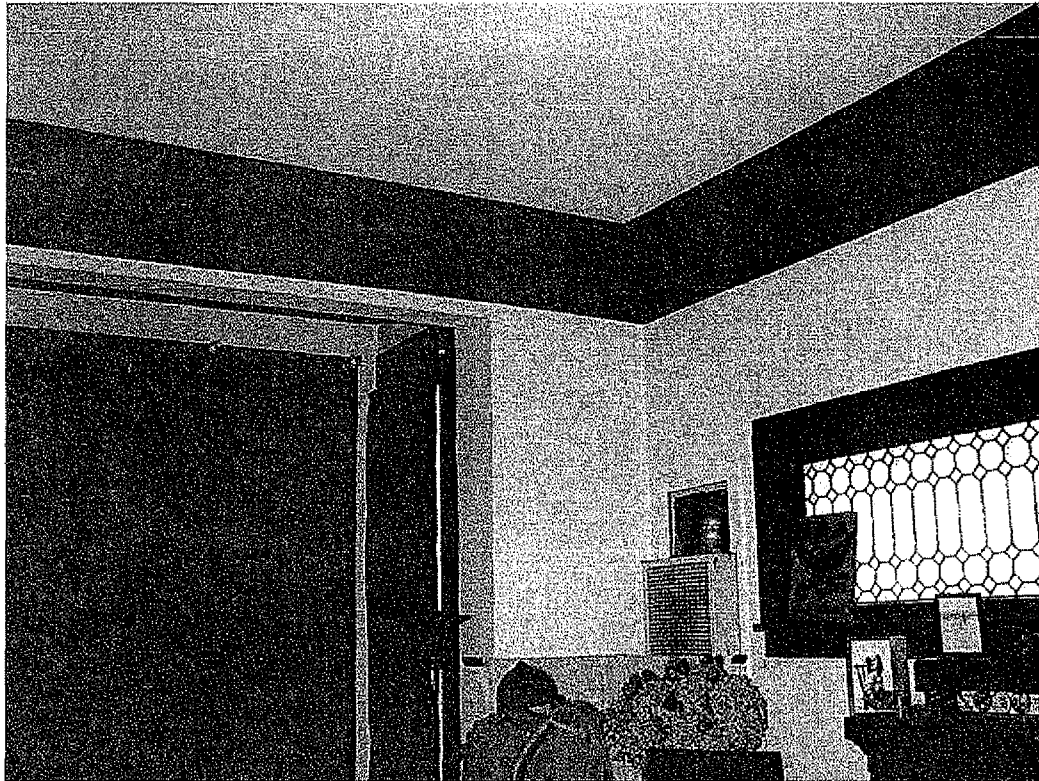
Young-Gribbling Residence, dining room ceiling, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)



Young-Gribbling Residence, dining room built-in, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)



Young-Gribbling Residence, crown molding in parlor, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)



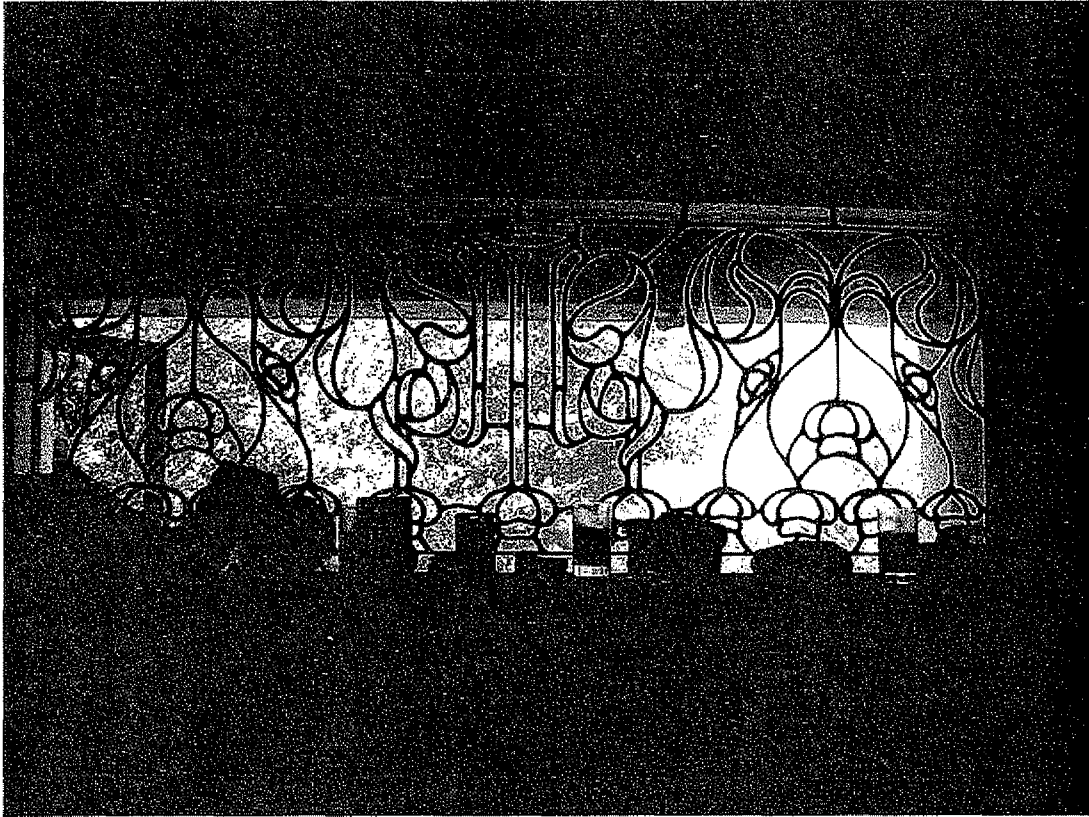
Young-Gribbling Residence, crown molding in parlor, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)



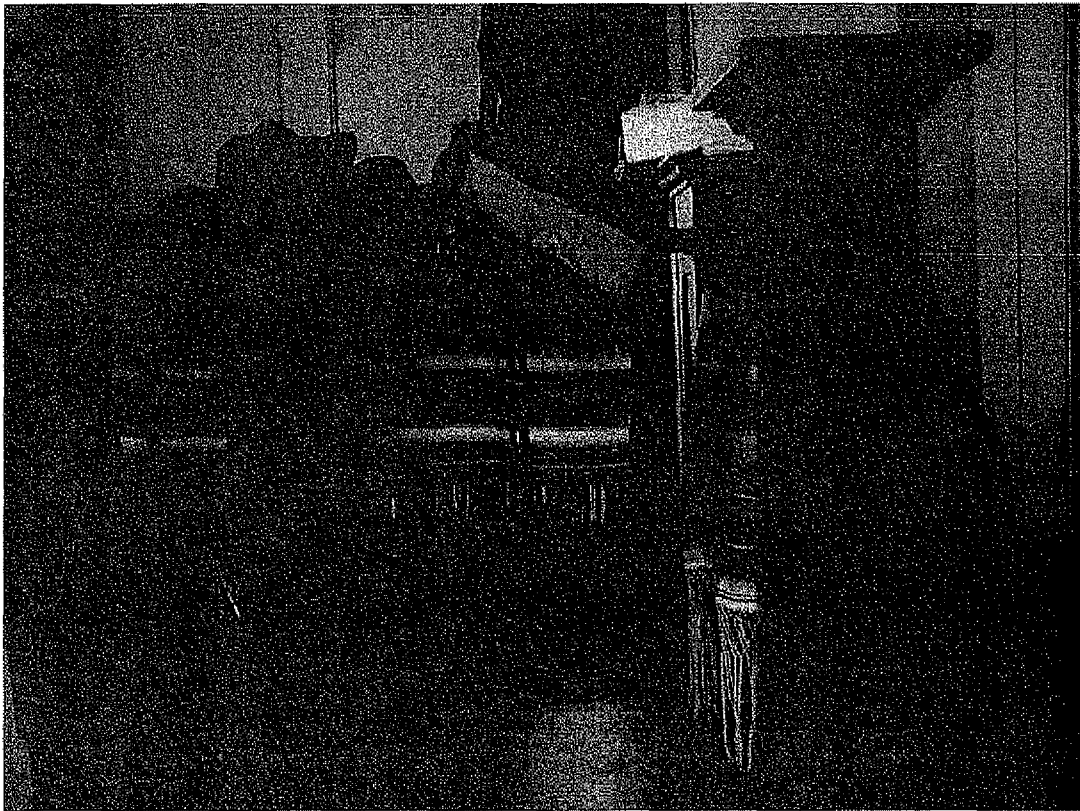
Young-Gribling Residence, fireplace in parlor, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)



Young-Gribling Residence, light fixture installed by Gribling, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)



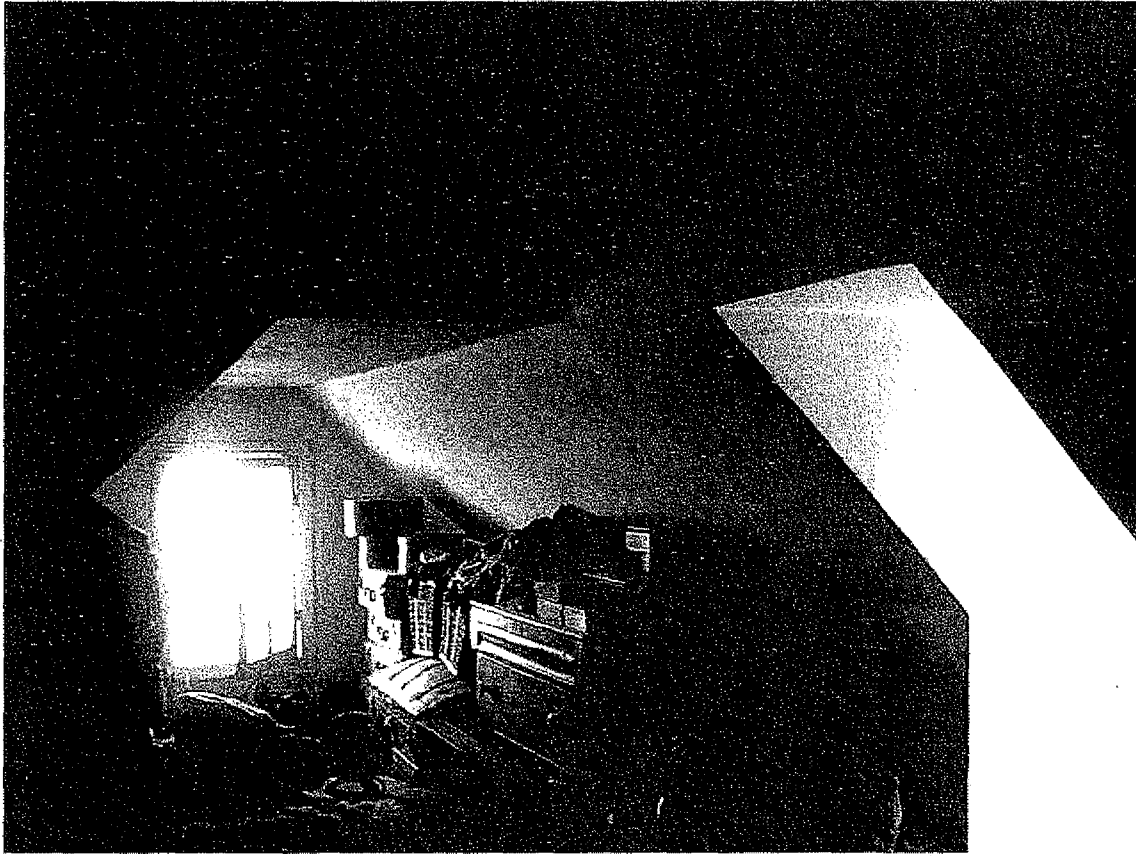
Young-Gribling Residence, leaded glass window, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)



Young-Gribling Residence, staircase landing, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)



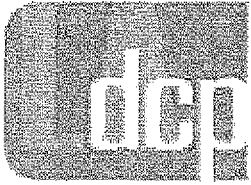
Young-Gribling Residence, staircase, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)



Young-Gribling Residence, upstairs room, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)



Young-Gribling Residence, before current paint job, 3320 Griffin Avenue, March 30, 1989 (Photograph by Charles J. Fisher)



City of Los Angeles Department of City Planning

12/7/2011

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

3322 N GRIFFIN AVE
3320 N GRIFFIN AVE

ZIP CODES

90031

RECENT ACTIVITY

[Q]R1-1D, ORD-180403

CASE NUMBERS

CPC-2008-1182-ZC
CPC-1989-177-IPRO
CPC-1986-826-GPC
ORD-180403
ORD-172316
ORD-166216-SA2934
ENV-2008-1183-MND

Address/Legal Information

PIN Number	142-5A223 250
Lot/Parcel Area (Calculated)	17,082.5 (sq ft)
Thomas Brothers Grid	PAGE 595 - GRID A6
Assessor Parcel No. (APN)	5207023003
Tract	FOOT HILL TRACT
Map Reference	M R 5-432/433
Block	7
Lot	11
Arb (Lot Cut Reference)	None
Map Sheet	142-5A223

Jurisdictional Information

Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles
Neighborhood Council	Lincoln Heights
Council District	CD 1 - Ed P. Reyes
Census Tract #	1993.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	[Q]R1-1D
Zoning information (ZI)	ZI-2399 Northeast Los Angeles Hillside ZI-2129 East Los Angeles State Enterprise Zone
General Plan Land Use	Low Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	Yes
Baseline Hillside Ordinance	Yes
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Los Angeles Leadership Academy High School (1st Site) Active: Hillside Elementary School

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

500 Ft Park	No
Assessor Information	
Assessor Parcel No. (APN)	5207023003
APN Area (Co. Public Works)*	0.401 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$271,907
Assessed Improvement Val.	\$1,371
Last Owner Change	06/08/93
Last Sale Amount	\$198,001
Tax Rate Area	4
Deed Ref No. (City Clerk)	287588
	1390574
	1180340
	1092647-48

Building 1	
Year Built	1985
Building Class	D65D
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	2
Building Square Footage	1,334.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None
Alquist-Priolo Fault Zone	No
Distance to Nearest Fault	1.42816 (km)
Landslide	No
Liquefaction	No

Economic Development Areas	
Business Improvement District	None
Federal Empowerment Zone	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	East Los Angeles State Enterprise Zone
Targeted Neighborhood Initiative	None

Public Safety	
Police Information	
Bureau	Central
Division / Station	Hollenbeck
Reporting District	414

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Fire Information	
Division	2
Batallion	2
District / Fire Station	1
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number: CPC-2006-1182-ZC

Required Action(s): ZC-ZONE CHANGE

Project Descriptions(s): THE PROPOSED PROJECT INVOLVES A ZONE CHANGE OF APPROXIMATELY 1,100 PARCELS WITHIN THE MT. OLYMPUS, PARADISE HILL, ROSE HILL, EL SERENO, MONTEREY HILLS, FLAT TOP AND ELEPHANT HILL NEIGHBORHOODS ("PROPOSED REZONING AREA") FOR THE ADDITION OF D AND Q CONDITIONS, WHILE MAINTAINING THE SAME GENERAL PLAN/COMMUNITY PLAN LAND USE DESIGNATIONS OF OPEN SPACE, PUBLIC FACILITIES, MINIMUM RESIDENTIAL, VERY LOW RESIDENTIAL, LOW RESIDENTIAL, AND LOW MEDIUM I & II RESIDENTIAL.

Case Number: CPC-1989-177-IPRO

Required Action(s): IPRO-INTERIM PLAN REVISION ORDINANCE

Project Descriptions(s): Data Not Available

Case Number: CPC-1986-826-GPC

Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

Project Descriptions(s): GENERAL PLAN/ZONING CONSISTENCY - ZONE CHANGES - HEIGHT DISTRICT CHANGES AND PLAN AMENDMENTS - VARIOUS LOCATIONS

Case Number: ENV-2008-1183-MND

Required Action(s): MND-MITIGATED NEGATIVE DECLARATION

Project Descriptions(s): THE PROPOSED PROJECT INVOLVES A ZONE CHANGE OF APPROXIMATELY 1,100 PARCELS WITHIN THE MT. OLYMPUS, PARADISE HILL, ROSE HILL, EL SERENO, MONTEREY HILLS, FLAT TOP AND ELEPHANT HILL NEIGHBORHOODS ("PROPOSED REZONING AREA") FOR THE ADDITION OF D AND Q CONDITIONS, WHILE MAINTAINING THE SAME GENERAL PLAN/COMMUNITY PLAN LAND USE DESIGNATIONS OF OPEN SPACE, PUBLIC FACILITIES, MINIMUM RESIDENTIAL, VERY LOW RESIDENTIAL, LOW RESIDENTIAL, AND LOW MEDIUM I & II RESIDENTIAL.

DATA NOT AVAILABLE

ORD-180403

ORD-172316

ORD-166216-SA2934



Address: 3322 N GRIFFIN AVE
 APN: 5207023003
 PIN #: 142-5A223 250

Tract: FOOT HILL TRACT
 Block: 7
 Lot: 11
 Arb: None

Zoning: [Q]R1-1D
 General Plan: Low Residential



Easy Peel® Labels
Use Avery® Template 5160®

▲  Bend along line to
Feed Paper  expose Pop-Up Edge™

 **AVERY® 5160®** ▲

CHC-2012-50-HCM
Declaration Letter Mailing
MAILING DATE: **Mar 09, 2012**

Paul B. Greestein &
Dydia Y. Delysier
3320 S. Ave 57
Los Angeles, CA 90031

Charles J. Fisher
140 S. Avenue 57
Los Angeles, CA 90042

