

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

CULTURAL HERITAGE COMMISSION

RICHARD BARRON  
PRESIDENT  
ROELLA H. LOUIE  
VICE PRESIDENT

TARA J. HAMACHER  
GAIL M. KENNARD  
OZ SCOTT

FELY C. PINGOL  
COMMISSION EXECUTIVE ASSISTANT  
(213) 978-1294

CITY OF LOS ANGELES  
CALIFORNIA



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MAYOR

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FAX: (213) 978-1275

INFORMATION  
[www.planning.lacity.org](http://www.planning.lacity.org)

Date:

JUL 03 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-2012-959-HCM**  
**BROWN-GORSLINE HOUSE**  
**2626 PORTLAND STREET**

At the Cultural Heritage Commission meeting of **June 21, 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 Barron  
Seconded: Commissioner Kennard  
Ayes: Commissioners Louie and Scott  
Absent: Commissioner Hamacher

**Vote: 4-0**

  
\_\_\_\_\_  
Fely C. Pingol, Commission Executive Assistant  
Cultural Heritage Commission

Attachment: Application

c: Councilmember Bernard C. Parks, Eight Council District  
Donn Gorsline and Laura Meyers  
GIS

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INFORMATION  
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Date:

JUL 03 2012

Donn Gorsline and Laura Meyers  
2626 Portland Street  
Los Angeles, CA 90007

**CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**

CASE NUMBER: CHC-2012-959-HCM  
BROWN-GORSLINE HOUSE  
2626 PORTLAND STREET

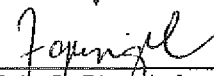
As you will note from the attached copy of our communication to the Los Angeles City Council, the Cultural Heritage Commission has moved to include the above-referenced property in the list of Historic-Cultural monuments, subject to adoption by the City Council.

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

Vote: 4-0

  
Fely C. Pingol, Commission Executive Assistant  
Cultural Heritage Commission

Attachment: Application

c: Councilmember Bernard C. Parks, Eight Council District  
GIS

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2012-959-HCM  
ENV-2012-960-CE

HEARING DATE: June 21, 2012  
TIME: 10:00 AM  
PLACE: City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 2626 Portland Street  
Council District: 8  
Community Plan Area: South Los Angeles  
Area Planning Commission: South Los Angeles  
Neighborhood Council: Empowerment Congress  
North Area  
Legal Description: Lot 19, Belgravia Tract

PROJECT: Historic-Cultural Monument Application for the  
BROWN-GORSLINE HOUSE


REQUEST: Declare the property a Historic-Cultural Monument


APPLICANT/  
OWNER: Donn Gorsline and Laura Meyers  
2626 Portland Street  
Los Angeles, CA 90007

**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

  
Ken Bernstein, AICP, Manager  
Office of Historic Resources

Prepared by:  
  
Edgar Garcia, Preservation Planner  
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

## FINDINGS

The property exemplifies "the broad cultural, economic, or social history of the nation, State or community" for its association with the late 19<sup>th</sup> century residential development of the Belgravia Tract and the University Park community.

## CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

The Commission hereby recommends that Council find the proposed designation of the Brown-Gorsline House 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 1878, this one story single family residence exhibits character-defining features of the Victorian Italianate style. Set back from the street, the subject building is roughly square in plan. The roof is a low-pitched hipped roof covered in composition tile and has a wooden cornice with denticulation. The double-door entrance is slightly off-center and recessed under a porch roof. Supported by square wooden posts, the porch covers two-thirds of the front façade. The corner of the subject building exhibits a projecting bay window. The exterior consists of wooden horizontal banding, wainscoting, wood trim, and decorative woodwork. Windows are double-hung sash windows with decorative surrounds. Significant interior spaces include 14-foot high ceilings, extensive wainscoting, built-ins, ornate plaster ceiling medallions, and cast-iron fireplace mantels.

Based on a recent submittal to the Office of Historic Resources, it has been suggested that the Brown-Gorsline House was designed by noted architect Ezra Kysor. While staff acknowledges that there are some visual similarities between Kysor's work and the subject building, no definitive evidence exists at the moment to verify this assumption.

The subject building was built for Thomas Bruen Brown, an attorney from a prominent Washington DC family. The home originally stood on an 11.7 acre property and was moved to its current location in 1890 when Brown began to subdivide the property for residential development as the Belgravia Tract. The home was later sold to the Gorsline family in 1934, which still owns the property.

Alterations to the Brown-Gorsline House include the removal and partial enclosure of most of the original wrap-around porch in 1935. The current owner has partially reconstructed the porch by reinstalling porch columns based on the original design.



## DISCUSSION

The Brown-Gorsline House property successfully meets one of the specified Historic-Cultural Monument criteria: exemplifies "the broad cultural, economic, or social history of the nation, State or community." For its association with the late 19<sup>th</sup> century residential development of the Belgravia Tract and the University Park community, the property qualifies for designation as a Historic-Cultural Monument based on this criterion.

Although the subject building has some integrity issues stemming from c. 1930s alterations and well-meaning attempts at restoration, the Brown-Gorsline House retains sufficient character-defining features both in the exterior and interior to reflect the original design of the home and its period of significance (1890).

## BACKGROUND

At its meeting of April 19, 2012, the Cultural Heritage Commission voted to take the application under consideration. On June 7, 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 Brown-Gorsline House 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

2626 Portland Street  
CHC-2012-959-HCM  
Page 4 of 4

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-2012-959-HCM  
ENV-2012-960-CE

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

Location: 2626 Portland Street  
Council District: 8  
Community Plan Area: South Los Angeles  
Area Planning Commission: South Los Angeles  
Neighborhood Council: Empowerment Congress  
North Area  
Legal Description: Lot 19, Belgravia Tract

PROJECT: Historic-Cultural Monument Application for the  
BROWN-GORSLINE HOUSE


REQUEST: Declare the property a Historic-Cultural Monument

APPLICANT/  
OWNER: Donn Gorsline and Laura Meyers  
2626 Portland Street  
Los Angeles, CA 90007

### 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

Prepared by:

  
Edgar Garcia, Preservation Planner  
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

### SUMMARY

Constructed in 1878, this one story single family residence exhibits character-defining features of the Victorian Italianate style. Set back from the street, the subject building is roughly square in plan. The roof is a low-pitched hipped roof covered in composition tile and has a wooden cornice with denticulation. The double-door entrance is slightly off-center and recessed under a porch roof. Supported by square wooden posts, the porch covers two-thirds of the front façade. The corner of the subject building exhibits a projecting bay window. The exterior consists of wooden horizontal banding, wainscoting, wood trim, and decorative woodwork. Windows are double-hung sash windows with decorative surrounds. Significant interior spaces include 14-foot high ceilings, extensive wainscoting, built-ins, ornate plaster ceiling medallions, and cast-iron fireplace mantels.

The Brown-Gorsline House was designed by an unknown architect.

The subject building was built for Thomas Bruen Brown, an attorney from a prominent Washington DC family. The home originally stood on an 11.7 acre property and was moved to its current location in 1890 when Brown began to subdivide the property for residential development as the Belgravia Tract. The home was later sold to the Gorsline family in 1934, which still owns the property.

Alterations to the Brown-Gorsline House include the removal and partial enclosure of most of the original wrap-around porch in 1935. The current owner has partially reconstructed the porch by reinstalling porch columns based on the original design.

### 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.

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 BROWN-GORSLINE HOUSE IS AN IMPORTANT EXAMPLE OF  
NAME OF PROPOSED MONUMENT

VICTORIAN ITALIANATE 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 BROWN-GORSLINE HOUSE WAS BUILT IN c.1875-1878  
NAME OF PROPOSED MONUMENT YEAR BUILT

THOMAS BRUEN BROWN WAS IMPORTANT TO THE  
NAME OF FIRST OR SIGNIFICANT OTHER

DEVELOPMENT OF LOS ANGELES BECAUSE HE, ALONG WITH HIS WIFE, ELEANOR ("NELLIE") THORNTON  
PATTON BROWN, WERE AMONG THE PIONEERING FAMILIES WHO ARRIVED HERE AFTER THE CIVIL WAR.  
THEIR FAMED ORANGE ORCHARD WAS ONE OF THE SUCCESSFUL FARMING EFFORTS THAT MARKED  
LOS ANGELES'S TRANSITION FROM THE RANCHOS TO AN AGRICULTURAL ECONOMY. LATER, DURING  
THE LAND BOOM OF THE LATE 1880s, BROWN SUBDIVIDED HIS 11.7 ACRE PROPERTY AND CREATED AN  
UPSCALE ADAMS ST. SUBDIVISION, THE BELGRAVIA TRACT. HE WAS ALSO L.A.'S DISTRICT ATTORNEY

**HISTORIC-CULTURAL MONUMENT  
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

**IDENTIFICATION**

1. NAME OF PROPOSED MONUMENT BROWN-GORSLINE HOUSE
2. STREET ADDRESS 2626 PORTLAND STREET
- CITY LOS ANGELES ZIP CODE 90007 COUNCIL DISTRICT 8
3. ASSESSOR'S PARCEL NO. 5123-002-405
4. COMPLETE LEGAL DESCRIPTION: TRACT BELGRAVIA
- BLOCK None LOT(S) 19 ARB. NO. None
5. RANGE OF ADDRESSES ON PROPERTY 2626 PORTLAND (current)
- 2622-2624-2626 PORTLAND (previous)
6. PRESENT OWNER DONN GORSLINE
- STREET ADDRESS 2626 PORTLAND STREET E-MAIL ADDRESS: gorsline@usc.edu
- CITY LOS ANGELES STATE CA ZIP CODE 90007 PHONE (213) 748-1661
- OWNERSHIP: PRIVATE ☒ PUBLIC ☐
7. PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE

**DESCRIPTION**

8. ARCHITECTURAL STYLE VICTORIAN ITALIANATE  
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET. 1 PAGE MAXIMUM)
- THE BROWN-GORSLINE HOUSE IS A RARE STILL-STANDING EXAMPLE OF VICTORIAN ITALIANATE  
ARCHITECTURE DATING FROM THE 1870s, A TIME WHEN LOS ANGELES WAS STILL PRIMARILY RURAL.  
TODAY IT IS SURROUNDED BY APARTMENT BUILDINGS AND A FEW REMAINING VICTORIAN-ERA  
STRUCTURES (SUCH AS A CARRIAGE HOUSE FOR A NO-LONGER STANDING MANSION ACROSS THE  
STREET). THESE RESIDENTIAL STRUCTURES PRIMARILY SERVE STUDENTS AND OTHER USC STAFF  
AND/OR FACULTY. THE HOUSE WAS ORIGINALLY THE LONE STRUCTURE IN AN 11.7-ACRE ORANGE  
GROVE; PORTLAND STREET BEING THE ORIGINAL CARRIAGE DRIVEWAY. IN THE EARLY 1890s THE  
BROWN-GORSLINE HOUSE WAS ROTATED AND MOVED TO ITS CURRENT LOCATION. (see attached)

**HISTORIC-CULTURAL MONUMENT  
APPLICATION**

NAME OF PROPOSED MONUMENT BROWN-GORSLINE HOUSE

10. CONSTRUCTION DATE: ~ 1875 1879 FACTUAL: ☒ ESTIMATED: ☐
11. ARCHITECT, DESIGNER, OR ENGINEER UNKNOWN
12. CONTRACTOR OR OTHER BUILDER UNKNOWN
13. DATES OF ENCLOSED PHOTOGRAPHS MARCH 2011 AND MARCH 2012  
(1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL HERITAGE COMMISSION@LACITY.ORG)
14. CONDITION: ☒ EXCELLENT ☐ GOOD ☐ FAIR ☐ DETERIORATED ☐ NO LONGER IN EXISTENCE
15. ALTERATIONS ORIGINAL WRAP-AROUND PORCH WAS ALTERED (FRONT REMOVED IN 1935; NORTH SIDE WAS ENCLOSED WTH ORIGINAL EXTERIOR "GERMAN" STYLE CLAPBOARD SIDING IN 1950s.)  
FRONT PORCH COLUMNS HAD BEEN ALTERED BY 1934; CURRENT OWNER REPLICATED ORIGINAL PORCH COLUMNS FOUND ON REAR PORCH OF RESIDENCE. SOUTH PORCH ENTRANCE ADDED.
16. THREATS TO SITE: ☒ NONE KNOWN ☐ PRIVATE DEVELOPMENT ☐ VANDALISM ☐ PUBLIC WORKS PROJECT  
☐ ZONING ☐ OTHER \_\_\_\_\_
17. IS THE STRUCTURE: ☒ ON ITS ORIGINAL SITE ☐ MOVED ☐ UNKNOWN

**SIGNIFICANCE**

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE. INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE. (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)
- THE BROWN-GORSLINE HOUSE IS ASSOCIATED WTH THE DEVELOPMENT OF LOS ANGELES IN ITS TRANSITION FROM A DUSTY PUEBLO TO AN AGRICULTURAL ECONOMY, AND IS LATER ASSOCIATED WITH UNIVERSITY PARK'S EMERGENCE AS A FASHIONABLE RESIDENTIAL SUBURB. T.B. BROWN WAS A PROMINENT ATTORNEY. THE PROPERTY IS IDENTIFIED WITH LEADING EARLY L.A. FAMILIES: THE GLASSELLS, PATTONS, AND BANNINGS. IT IS A RARE 1870s VICTORIAN. (see attached expanded essays.)
19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) BIBLIOGRAPHY ATTACHED (page 95)
20. DATE FORM PREPARED 4-2-2012 PREPARER'S NAME Donn Gorsline & Laura Meyers  
ORGANIZATION \_\_\_\_\_ STREET ADDRESS 2626 Portland Street  
CITY Los Angeles STATE CA ZIP CODE 90007 PHONE (213)748-1661  
E-MAIL ADDRESS: gorsline@usc.edu AND lauramink@aol.com

## DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE BROWN-GORSLINE HOUSE IS A ONE-STORY,  
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

VICTORIAN ITALIANATE

ARCHITECTURAL STYLE (SEE LINE 8 ABOVE)

ROUGHLY SQUARE

PLAN SHAPE (Click to See Chart)



PLAN

RESIDENCE

STRUCTURE USE (RESIDENCE, ETC.)

WITH A VICTORIAN "GERMAN" WOOD SIDING FINISH AND WOOD TRIM.  
MATERIAL (WOOD SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.) MATERIAL (WOOD, METAL, ETC.)

IT'S LOW-PITCHED HIPPED ROOF IS COMPOSITION TILE WOOD  
ROOF SHAPE (Click to See Chart) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

ELONGATED DOUBLE-HUNG SASH WINDOWS

WINDOW TYPE (DOUBLE-HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.)

WINDOWS ARE PART OF THE DESIGN.

THE ENTRY FEATURES A OFF-CENTER AND RECESSED UNDER ORIGINAL PORCH ROOF,  
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

DOUBLE DOOR WITH BEVELED GLASS PANELS

ENTRY DOOR STYLE (Click to See Chart)



DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS

OF THE STRUCTURE ARE SHALLOW BOXED EAVES, CLASSICAL CORNICE, CORNERBOARDS,  
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

ENTABLATURE WITH DENTILS, SASH WINDOWS WITH ORNATE SURROUNDS, SQUARED BAY,

NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

DECORATED ARCHITRAVES, WAINSCOT "SKIRT" OF VERTICAL TONGUE-AND-GROOVE REDWOOD.

ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

BREEZEWAY (ENCLOSED IN 1890s) SEPARATES KITCHEN WING FROM MAIN HOUSE.

VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A \_\_\_\_\_  
IDENTIFY GARAGE, GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE 14-FOOT CEILINGS, 3 ORIGINAL CAST IRON FIREPLACE MANTLES,  
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

RESTORED INTERIOR TRANSOM WINDOWS, ORNATE PLASTER DECORATIVE ELEMENTS INCLUDING

ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

CEILING MEDALLIONS, SOME ORIGINAL 1870s HARDWARE, BASEMENT WINE ROOM.

IMPORTANT LANDSCAPING INCLUDES \_\_\_\_\_  
IDENTIFY NOTABLE MATURE TREES AND SHRUBS



## **HISTORICAL-CULTURAL MONUMENT NOMINATION Emended Final Draft**

**Submitted by Donn S. Gorsline**

**Name:**

**Brown/Gorsline House.**

The Browns were the original owners until 1914, a period of 36 years. My family bought the house in 1934 and renovated and maintained it in its present good condition. Both families have loved the house and have taken pride in ownership. My family (Gorsline) has owned the house for almost 80 years. In the 1930's after buying the house, my parents met and talked with the Brown's daughter and one of their sons, who visited the house as well. Therefore, I have named it the Brown/Gorsline House in this application.

**Address:**

2626 Portland Street, Los Angeles, CA 90007

**Assessor's Parcel Number:**

5123-002-405

**Legal Description:**

(From Book 23, p.54, Belgravia Tract)

SW 10' of Lot 2 and all of Lot 19 and

NE 10' of Lot 20

**Range of Addresses:**

1878 to 1891: "Adams west of Figueroa" (no house numbers) in an 11.7-acre orange grove located between Adams (north side); Boundary Street (now

Hoover St.) to the west; Mattie (now 28th Street) as the south side, and an adjacent 10-acre orange grove purchased by the Severance family (1875) to the east.

Thomas B. Brown moved the house from its original position in the center of the orange grove in 1890, and extended Portland Street (basic survey in 1887) through the 11.7-acre tract in 1891 as the north-south access road for his Belgravia Tract. Portland Street is an extension of the original driveway from Adams Street to the house in its original position in the center of the orange grove. Sanborn maps published in 1900 show the house in its present location and at 2626 Portland St.

After Rhea Gorsline's death in 1950, Seymour Gorsline partitioned the house into 2 apartments, 2624 and 2626 Portland in 1954. In 1955 Seymour partitioned the house into 3 apartments, 2622, 2624 and 2626 Portland. In 2005, Donn Gorsline restored the house to a single private residence at 2626 Portland Street. That designation is now shown in the County Assessor's records.

## **Original Owner:**

### Introduction:

The important factor in the historic cultural value and significance of the house is that Thomas Bruen Brown, the original builder and owner, was a major figure in the social, political and professional development and growth of Los Angeles in the late 19<sup>th</sup> Century (Figure 1). Brown's active civic involvement is, in my view, a legacy of his family history, an important factor in his life. I have therefore included a brief review of this history. A more detailed review of Brown's life and contributions is given in the Significance Section near the end of this application.

### Thomas Bruen Brown and his family

Thomas Bruen Brown was born on October 23, 1847 in Washington D.C. His father Dr. William Van Horn Brown rose to be Chief Clerk of the Land Department in Washington D.C. and also did occasional work in the Patent Office in addition to his medical practice. William was born in Washington D.C. in about 1814. Thomas's mother, Adelaide Harrington, was born in Troy, New York in 1828. The Browns were a prominent Washington D.C. family, and Brown's grandfather, Obadiah Bruen Brown (Figure 2), was a highly regarded personage in the capitol from 1807 until his death in 1852. He was well known and respected by every president from Jefferson to Polk. Thomas Brown was named for an uncle who was a practicing doctor in Washington, D. C.

Obadiah Brown (Figure 2) was born in New Jersey in 1779 and raised as a Presbyterian (data from several authors, see references). He began attending the Baptist church when it was organized in Newark. At age 24, he joined this church and soon the elders of the congregation encouraged him to enter the ministry. He shortly went to Scotch Plains, New Jersey to study theology with the Reverend William Van Horn, the pastor of the most prominent Baptist church in the New Jersey-New York area. Thomas B. Brown's father, Dr. William Van Horn Brown, was named for his father's mentor.

In 1807 Obadiah Brown was invited to give several sermons in Washington D.C. as part of a search for a pastor for the new Baptist parish. He was successful and became the Pastor of the First Baptist Church in Washington, D.C. and held that religious post for over 40 years. As was typical of pastors at young start-up congregations, he needed additional income to support his growing family and became a clerk in the U.S. Post Office. He rose in that organization to become Chief of the Contract Division. This lead to connections with congressmen and senators, and to his appointment as Chaplain of the House from 1807-1809 and 1814-1815. He served as Chaplain of the Senate from 1809-1810. During Andrew Jackson's administration, Obadiah was appointed Post Master General.

Obadiah Brown joined several other leading citizens to found a college in the city to fulfill an early wish by George Washington to found a university in the new capitol. Washington gave a contribution from his estate to a fund for a future institution. Brown and several noted Baptist leaders founded Columbian College (now George Washington University) with the active encouragement of President James Monroe in 1822. Brown served in several important positions in the college administration and was a major factor in its survival from early financial problems. As a side note, Obadiah's Baptist Church's second meeting house ultimately became Ford's Theater.

Two of Obadiah's sons received their medical training in the Columbian School of Medicine in the 1830's and two of his grandsons, Thomas Bruen Brown (1873), and a younger brother, Harrington Brown (1878), received their LLB degrees from Columbian School of Law. Both Thomas (1871) and Harrington (1876) received their AB degrees from Princeton University. Thomas's youngest brother, Harrington, followed Thomas to Los Angeles in 1878 and became a lifelong resident. In addition to Harrington's interests in land, agriculture, horticulture and the early oil industry he served as Postmaster of Los Angeles in his later years during the Wilson administration. All of this is additional evidence of the family's dedication to public and professional service.

The Brown family's strong activity in civic service was a feature of every generation from Obadiah to the present. Most recently, Russell E. Train (Figure 4a), who served as Administrator of the Council on Environmental Quality during the Nixon administration, is a grandnephew of Thomas B. Brown. Train was born in Washington D.C. on June 4, 1920. His mother, Errol C. Train nee Brown was a niece of Thomas Bruen Brown.

## 19<sup>th</sup> Century Los Angeles:

To add perspective to the contemporary setting surrounding the time of construction of the Brown/Gorsline house, population data for Los Angeles illustrate an inflection point in 1880 after which the growth rate escalates. This is the time frame for Brown's major influence and life-time in Los Angeles. The decades from 1870-1890 defines a time of transition from pueblo to city. Brown was one of 15 freeholders who wrote the first city charter in 1888, which was approved by the State of California in 1889. Also see Figure 5a in Illustrations Section.

Year	Population
1790	131
1800	315
1810	365
1820	650
1830	1300
1840	2240
1850	1610
1860	4385
1870	5730
1880	11200
<b>1887</b>	<b>80000</b>
1890	50400
1900	102500
1910	319200
1920	576700

The data also shows the peak of the land speculation boom of the late 1880's and the subsequent crash (see Figure 5a in Illustrations Section). The U.S. also experienced a short recession in 1886-1887 but not as severe as the Los Angeles crash of that period.

An early and continuing feature of Los Angeles history and business activity has been speculation in land. The arrival of the Southern Pacific/Central Pacific railroad connection in 1876 gave relatively easy access for speculators and people from all over the U.S. eager to obtain land in a rapidly growing city with

an attractive climate and opportunities. Publicity generated by local property owners and agriculturists added fuel to the inrush.

A map of Los Angeles in 1871 (See Figure 5) shows the town concentrated in the area north of today's Olympic Boulevard and east of what became Figueroa Boulevard (Grasshopper Street). Some records show Figueroa as Pearl Street. Pearl began in the central area of the town and merged with Grasshopper later known as Figueroa.

In 1875, when T.B. Brown purchased this property, the population was about 9,000. The majority of residents were Californians and the Anglo fraction numbered a few thousand. The majority of the citizens lived rough in a classic wild-west frontier town. The social "elite" probably numbered a few hundred and there were many interfamily connections between the prominent families. Most built their homes in the country outside the town's center, but many were still within the Mexican town area of 4 square leagues. Harris Newmark's book, "60 Years in Southern California", attests to an active social life among the business and professional residents and also attests to the near lawlessness of the town, as for example the Chinatown massacre of 1871.

The prominent families lived in larger well-built houses outside the central pueblo area as noted. Many of these were built on 10-acre to 35-acre orange groves in what was then the farm and orange grove country and the main development centered on Adams Street (opened in 1855). A couple of sketches drawn in 1880 (Figures 6-9), selected from all parts of the county and published in Thompson and West's 1890 "History of Los Angeles County, California" show the Perry House built in east Los Angeles in 1876 (now in Heritage Square). Also included is a view of the Perry house at present, and a representative simple farm house from the Adams area. Another example is a modern photo of a farm house of the early 1870's on 31<sup>st</sup> Street east of Figueroa. The sketches give the aspect of

the land and houses outside of the central town, all surrounded by orange groves and vineyards.

More than 1,000 Angelenos gathered on September 4, 1880, to applaud the laying of the University of Southern California's cornerstone. The establishment of the university in turn became a catalyst for the development of the neighborhood. "West Los Angeles" (renamed "University Park" in 1883) had been laid out by land speculators in the late 1870s, but sales had not been forthcoming. Several of the landowners became convinced that if they donated parcels to create a college and its endowment, their remaining holdings would become more valuable, and therefore in July, 1879, a deed was executed transferring 308 lots to USC's trustees. Some of these lots would be used as the original campus; the remaining would be sold to raise funds to erect the buildings and create an endowment.

As recorded in articles on the 1887 land boom and crash, Los Angeles in the 1880's had no paved roads, poor schools and no adequate sewage disposal systems or utilities. Although it had a fire department it still did not have fire alarm bells.

As noted earlier, an early and continuing feature of Los Angeles business activity was speculation in land. The arrival of the Southern Pacific/Central Pacific railroad connection in 1876 gave cheap and easy access for the flood of speculators and people eager to obtain land in the rapidly growing city.

Just as the discovery of gold was a defining moment in the history of Northern California, the great real estate bubble/land boom and bust of 1887-1888 was a defining moment for Southern California. Many historians have written about the "paper towns" that were incorporated but literally had no residents (except the occasional caretaker) and which by 1888 "blew away." Los Angeles moved from being a dusty, still-rural town to the center of a population boom.

At the peak of the boom in 1887 Los Angeles had a transient population estimated at over 80,000 by one author and perhaps as many as 200,000 passed through during the 2-3 years of the land rush. Many were living in tents and other temporary structures as the boom years peaked and speculators increasingly poured into the area. In the space of a few months in 1887-88 the population dropped catastrophically to 40,000 or less. An author mentions people abandoning the city at the rate of thousands per day. An interesting observation of one author was that in spite of the money involved, no established bank went bankrupt, as banks increasingly tightened credit as the boom progressed. The first city charter approved by the State in 1889 (see Brown's involvement above) was the real beginning of the growth and economic importance of the city.

The area of the pueblo/city was defined by laws carried over from Mexican rule after California became a state in 1850. In 1856, Los Angeles City asked that the title be approved by the State as being an area enclosed within one league from each of the four geographic axes measured from the central plaza. The four square-leagues equaled 28 square-miles (ca. 17,000 acres). This was later confirmed by the State and the U. S. District Court. The city and surrounding area was surveyed by a contract with Henry Hancock and O. C. Ord and completed from 1856-58. Both men took much of their compensation in land. This formed the basis for the Hancock Family wealth.

The first City charter written in 1887-88 by a committee of 15 freeholders including Thomas B. Brown, was approved by the State of California in 1889. The city commenced its continuing expansion in area from 1896 to eventually reach its present size. Note the population graph (Figure 5a).

In 1869, the city established a sewer committee as part of the government to address the problem of using the zanjias and the Los Angeles River as the principle waste disposal system. A major system was planned and political action



began in 1887. This action eventually lead to initiation of a system that has had a long history of growing pains.

Thomas Brown was much involved during his life with such problems, and probably included an indoor bathroom in his house when he moved the house in 1890. He was also a booster of better schools and more church construction.

**Present Owner:**

Donn S. Gorsline (inherited upon Seymour Gorsline's death in 1995).

**Present Use:**

Single private residence.

**Architectural Style:**

Modified single-story Italianate style (all sides of house shown in Figures 10a, b, c, d; see City of Oakland, 1978). Main house has a roughly square footprint which has not changed since its construction although other alterations within that basic plan have been made over time, including changes by Brown himself. Original plan had a veranda extending from the front bay window (see Figure 11), past the entrance and around the north side and as a breezeway between the main core of the house and the kitchen and servants area.

The main floor is raised about 5' above ground level on a brick foundation with a full basement with 7' of headroom. This modification of the basic West Coast Italianate design of the 1860's to 1880's may have been Eleanor Brown's influence given her family roots in the coastal plain of Virginia where similar designs can be seen in old houses of that era.

The breezeway separating the kitchen and servant's quarters from the main house, was all under a common roof. One of the original pillars of the breezeway

is still preserved in the framing of the later enclosed portion of the veranda, and two original pillars are supporting the back porch roof. The exterior lap-siding redwood planks of the main house wall are still present behind the wallboard of the west side of the back hall.

With few exceptions all of the siding and skirting of the house is original. Exceptions are a few replaced near-ground pieces that had dry rot. In order to match the thickness and profile of the original "German siding" (a very historical 19<sup>th</sup> century clapboard siding) it was necessary to custom mill the modern redwood lumber.

Below the broad exterior molding marking the level of the main floor the skirting is vertical tongue-and-groove redwood with a vertical bead detail (see Figure 12). Above the broad molding, the exterior is sheathed by horizontal redwood lap-siding, 12" planks. The main frame of the house is fir and the interior floors and veranda floor are tongue-and-groove fir. This original lumber is all old- forest, straight-grain seasoned true-dimension wood. Dentals decorate the cornice and the architrave over the front parlor front and side windows, and the bay windows of the old dining room (see Figures 13 and 14).

Roof of the main house is mansard style. Roof over veranda and attached kitchen/servant's quarters slopes out from below the cornice of the mansard roof. The house is one-story; the attic does not have a load-bearing floor and was never used as living or storage space. It can be entered via a hatch and extension ladder from the back hall. The main house has 14' ceilings which also influence the exterior height of the house leading some past observers to assume that the house is two-stories.

Main entrance has double wood doors, 2 panels, with beveled glass upper panels, and fixed beveled glass transom above the doors (see Figure 15). Three doors opened on to the veranda from three bedrooms on the north side of the main

hall (see Figure 16; see pre-WWII pictures at the end of the list of illustrations); these were all 4-panel wood with beveled glass in upper panels and with beveled glass transoms above. The original doors opening to the veranda were "Dutch doors" as described to Seymour Gorsline by one of the Brown sons (see appended letters and notes). These apparently could be raised to provide access and also provide full air circulation. The dining room connected into the breezeway with access to the attached kitchen via a solid-wood swinging door. A stairway from the breezeway provided access to the basement and the basement wine cellar. An external basement entrance is located beside the back porch. As noted, the main rooms and main hall have 14' ceilings. The attached kitchen and servant room have 10' ceilings.

Interior doors opening into the main hall are wood, 4-panel with transoms above. These transoms rotate open on a horizontal axis utilizing pivot hinges, which design provides a maximum airflow." This design provides a maximum airflow cross-section (see Figure 17). Sometime in its post-Brown history the interior transoms were blocked with plywood, probably during the period of the Vandervoort ownership when the house was utilized as a rooming house. Those plywood panels have all now been replaced. In removing the wood panels the old pivot holes were found to be present. Reproductions of the original transoms following the original form described in my father's notes of recollections of discussions with two of Brown's children in the 1930's were installed and set in the original fenestration openings.

Windows are double-hung. In replacing broken ropes in the counter-weighted windows, all of the cast iron pulleys were cleaned and the sheaves freed where stuck by rust. Broken rope was removed and all rope replaced by chain. All the cast iron pulleys and weights were cast in 1875. In this period of Los Angeles history and until the 1880's, cast iron hardware came from the east. A "jobber foundry", Keystone Foundry, was founded in 1885 in Los Angeles to compete with the new San Francisco industries. The pulley dates add confirmation to the

date of construction of the house as circa 1875-1878 and also that the original house was moved in 1890 and not reconstructed at that time. Current Assessor records indicate a construction date of 1875. The latter date of 1878, however, comes from the daughter and one of the sons of Tom and Eleanor Brown in discussions with my Father in 1934-1936. (See Seymour Gorsline notes, and discussion in the Construction Date section below).

The main hall has wainscoting (see Figure 18) to emphasize its formal aspect. Other rooms have relatively simple basal and ceiling moldings (see Figure 19). Interior moldings on doors and windows were built up from basic simple elements of quarter and half-round stock and some flat stock (see Figure 20; see appended notes by Seymour Gorsline).

The interior room arrangement had three bedrooms opening off the main hall on the north side. Two parlors opened off the south side of the main hall. The parlors are separated by a double sliding door that could be opened to enlarge the space for larger social events (see Figure 21). Both parlors have circular medallions in the center of the high 14' ceilings (see Figure 22). Ornate plaster decorations highlight the supporting ends of the interior arches of the bay windows in the front parlor and the dining room. An open doorway accessed the dining room from the back parlor.

While replacing cracked plaster-lath walls in the parlors it was revealed that originally there were four wall sconces in each parlor. Two of these were still present in the front parlor in 1941 (See Figure 27). These were removed when the house was divided into 3 apartments in 1954. All four have been restored.

The master bedroom, one of the two smaller bedrooms, and the back parlor have fireplaces with cast iron mantles (see Figure 21). The fireplaces were built for coal fires. The main front parlor originally had a marble mantle of the same design as the cast iron mantles. The Browns were apparently not actually in

residence in some of the years between 1907 and 1914. At some time in this period a simpler mantle of very different style replaced the front parlor marble mantle. This apparently engendered some friction between the Browns and someone of the Banning family who may have been in residence and did the exchange. When I restored the house to a single residence I searched for a matching old cast iron mantle with no success and then removed the offending mantle and had a reproduction made in wood matching the cast iron mantles (see figures). All of the interior fireplaces have been closed off to use to eliminate fire hazards.

### **Construction Date:**

There is a possibility that the house was built as early as 1876 after Brown bought the acreage and built his permanent residence). Brown made Los Angeles his permanent residence in 1875 (he registered to vote here in July of that year), though he had first visited Southern California in 1872. There is a possibility that the house was built as early as 1875-1876, soon after Brown purchased the acreage. The 1875 map (Figure 41) shows that the area south of Adams and west of Figueroa was owned by John Oziah Wheeler, then the clerk of the Supreme Court and a former Los Angeles Common Council member (1851). The 1884 map (Figure 43) was compiled from an earlier 1876 map of ownership by H.J. Stevenson, a surveyor in Los Angeles, who upgraded the map in color in 1884 for use as a publicity publication to attract easterners to move to Los Angeles and buy land. T.B. Brown's 11.7 acre plot was therefore purchased from Wheeler by 1876. The date of 1878 comes from the daughter and one of the sons of Tom and Eleanor Brown in discussions with my Father in 1934-1936. It is a much more romantic story; they say their father built it in anticipation of his marriage to Eleanor Thornton Patton in June of 1879.

**Architect:**

Unknown.

Inspection of the Perry House (1876) designed by Ezra Kysor, and now in Heritage Square, reveal numerous interior details, designs and arches associated with the bay windows that are identical to those in the Brown/Gorsline House. In a very general way, the exterior plans of both houses are similar although the Perry House is a more ornate structure. In both, the main door is flanked by bay windows opening into the parlor, both have verandas that extend from the front entrances and around to the side of each house. The Perry House is larger (two stories) and has a larger footprint on the ground.

Given that the population of Los Angeles in 1875 was about 9000 and the leading families few in number and interrelated, it is not improbable that they would draw upon the services of the leading architect. Kysor's son was also an architect and practiced in Los Angeles from the turn of the century. Kysor's partner Morgan continued the firm into the 1920's.

**Contractor/Builder:**

Unknown.

**Visual Documentation:**

Pictures are generally from present house condition, but some older pictures date to the 1930's after Rhea and Seymour Gorsline bought the house. Figures 29-35 illustrate the interiors of several rooms in 1941 decorated by Rhea Gorsline and before post WWII alterations when the house was divided into 3 apartments. A distant aerial view circa 1910-1915 shows the roof, chimneys and front porch of the house (Figure 39).



**Thomas Bruen Brown**

Figure 1 – Thomas Bruen Brown from an obituary in the transactions of the Los Angeles Attorneys Association. The picture probably dates from shortly before his sudden death in 1893 at age 45.

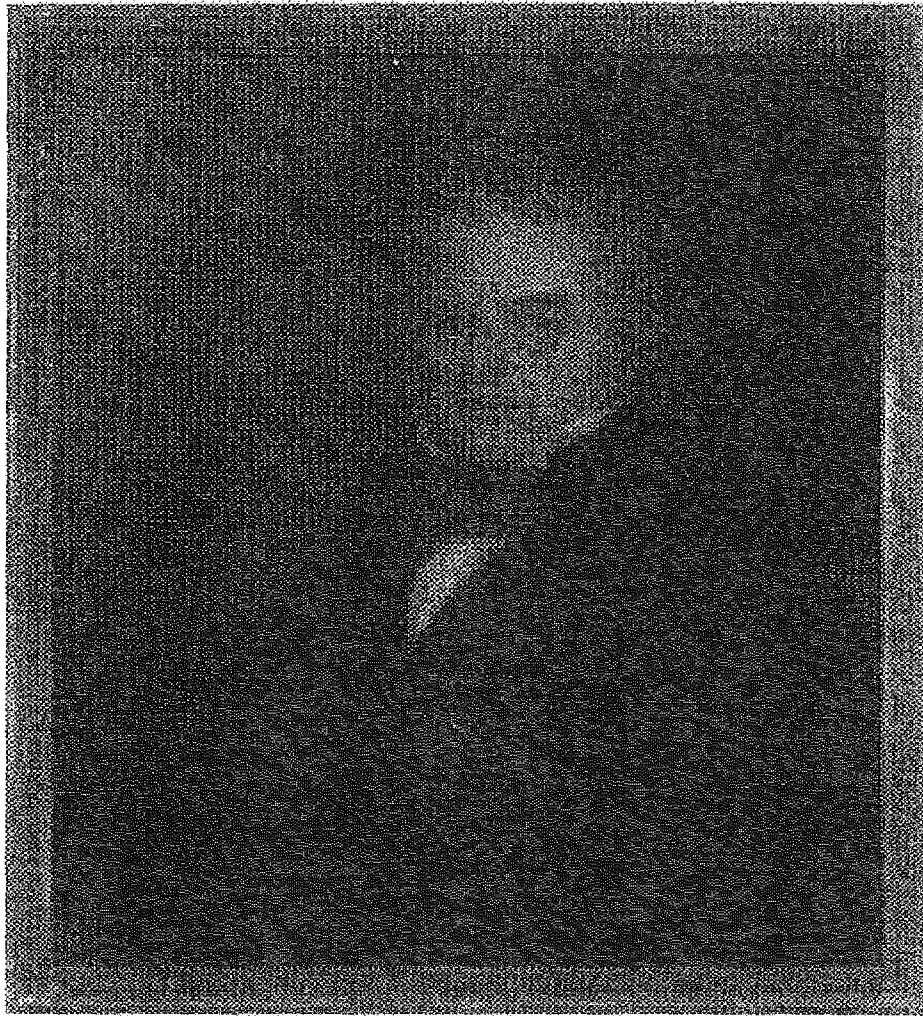


Figure 2 – Obadiah Brown, the patriarch of the Brown family. Picture from a painting reproduced in a biography by Hillhouse, 1993. Probably from his later years. Obadiah was born in 1779 in New Jersey, and died in 1852 in Washington D.C.



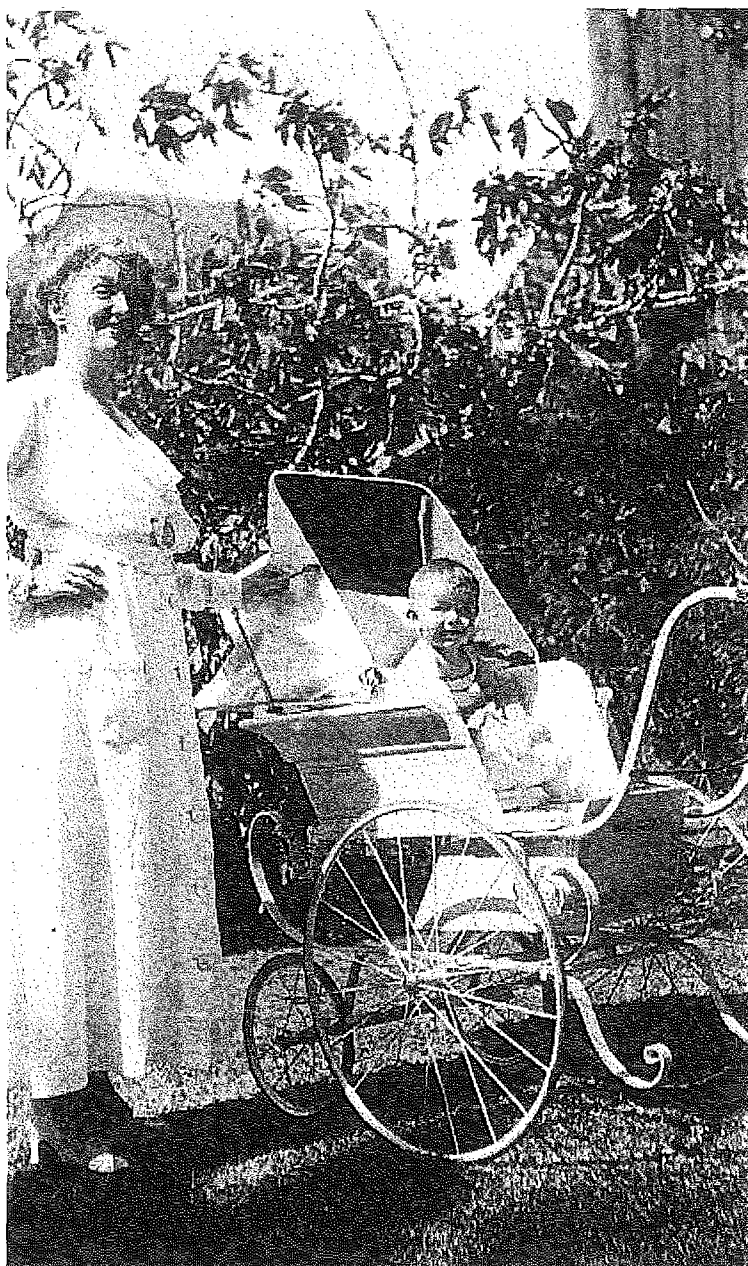


Figure 3 - Eleanor Thornton Brown nee Patton. Widow of Thomas Bruen Brown. Managed the sales of lots in the Belgravia Tract after Thomas's sudden death in 1893. Moved to join the Patton family in San Marino a few years after selling the Portland property in 1914. She was born in 1856 in Virginia and died in 1940 in Los Angeles.

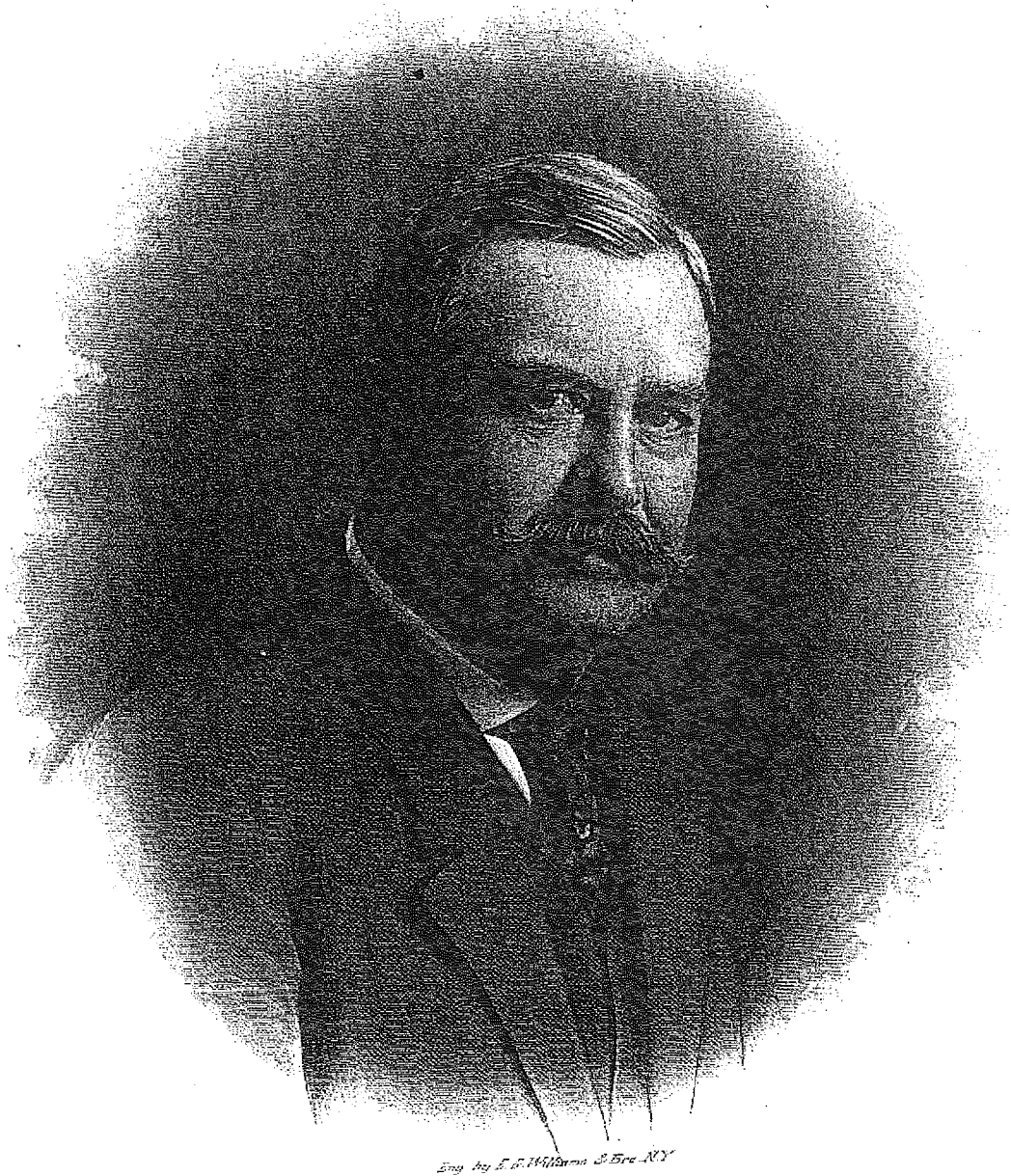


Figure 4 – Harrington Brown, Thomas's youngest brother, came to Los Angeles in 1878 and became a permanent resident. Harrington Brown lived with Tom and Eleanor in 1880 on their orange grove estate, according to the 1880 Census, but he had purchased 130 acres of land on Vermont Avenue. He soon built his own home at what is now the corner of Vermont and Martin Luther King Boulevard. Interests were in land, agriculture and oil. Was Postmaster of Los Angeles in the 1920's at the time of this picture from McGroarty, 1921. He was born in Washington D.C. in 1856 and died in Los Angeles in 1940.



Figure 4a - Russell Train, grandnephew of Thomas Bruen Brown being sworn in as Administrator of EPA, 1973. His wife Aileen in center witnessed the event. Train is a noted environmentalist, and served as Administrator until 1977. He was born in Washington D.C. on June 4, 1920. Son of Admiral Train and Errol C. Train nee Brown.



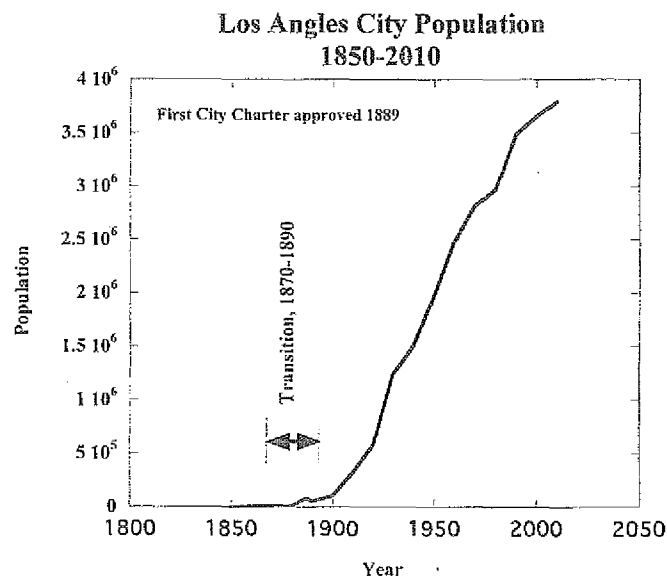


Figure 5a – Graph of population in Los Angeles from 1850-2010. Data from census records. Population in 1781 at founding of Los Angeles was 131. Note that Tom Brown's life in Los Angeles was in the transition period from 1870-1890, when the population was small enough so that one energetic civic leader could make major difference.

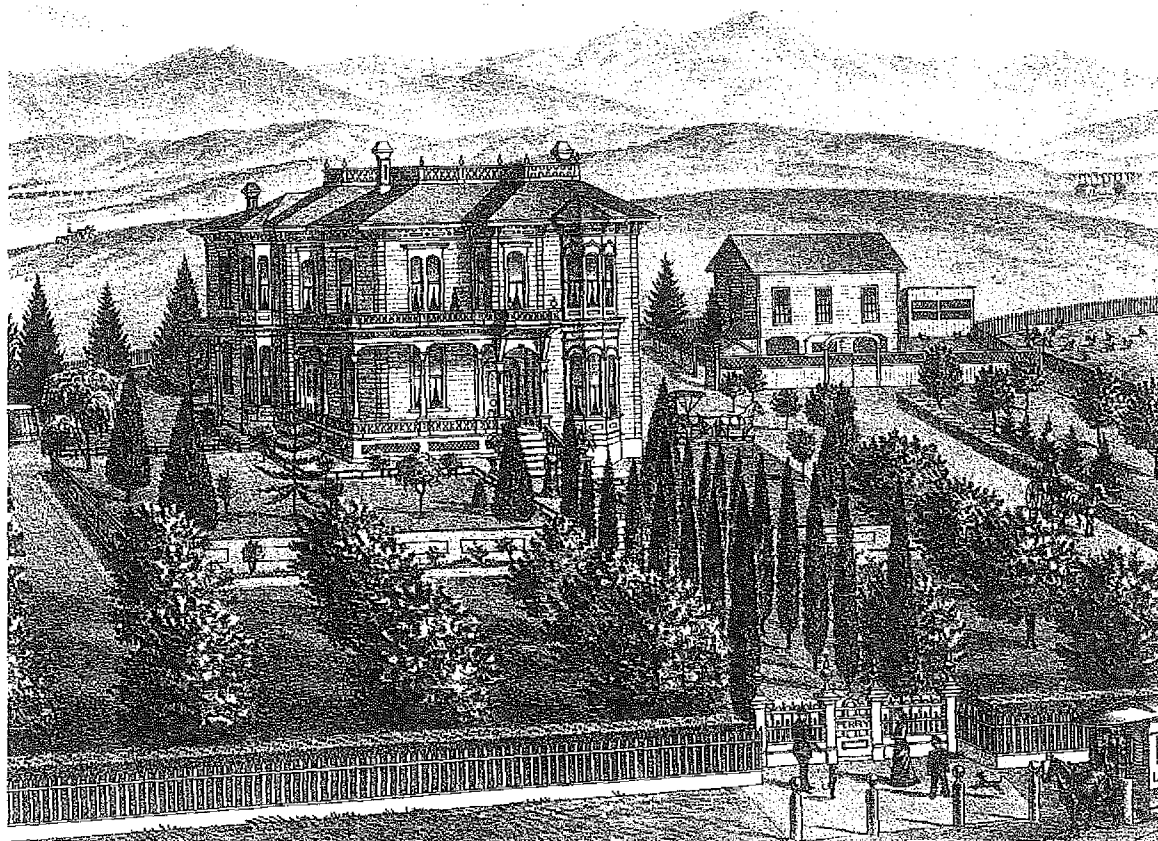


Figure 6 – Sketch made in 1880 showing the Perry House and land in east Los Angeles. Note large lot, orchards, and open country.





Figure 7 – Perry House today in Heritage Square. Note that 1880 sketch is an accurate reproduction of the house.

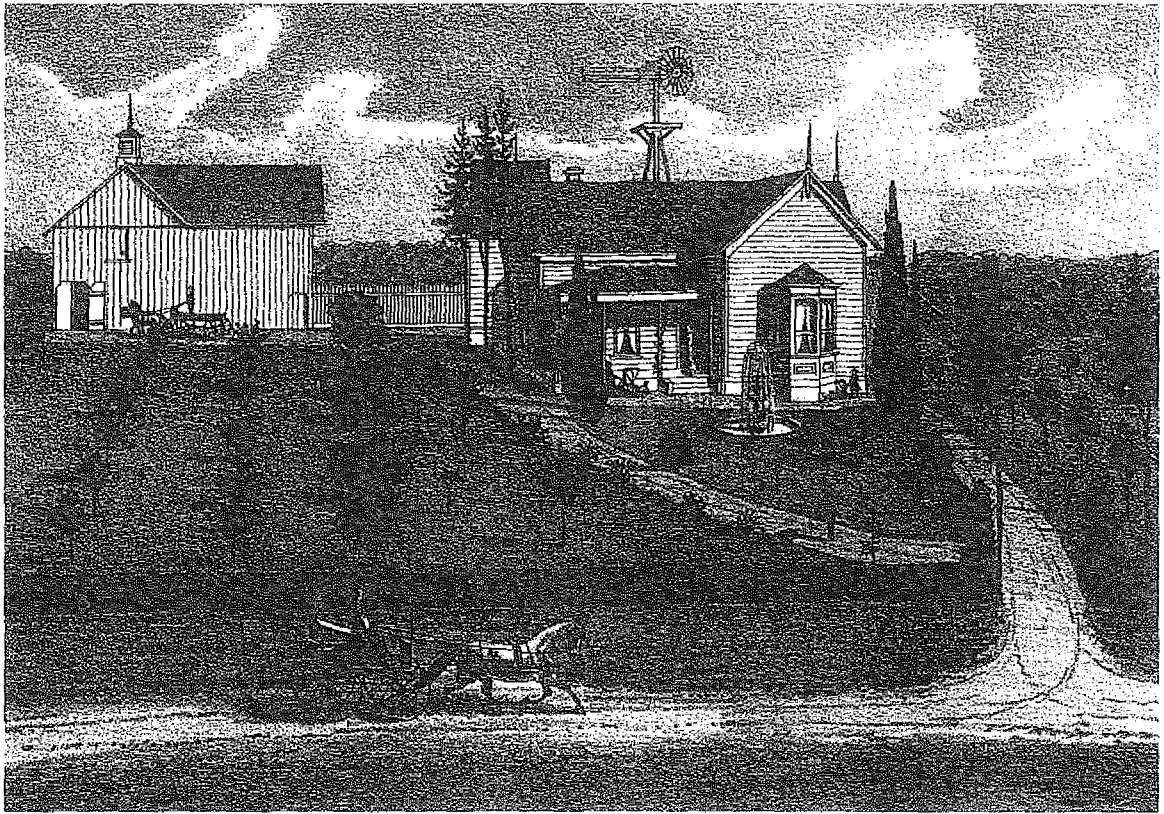


Figure 8 – Grove House on Adams in 1880 sketch from Thompson and West, 1890. Typical farm house of the era in the orange groves south of the city of Los Angeles at that time.





Figure 9 – Small farmhouse on 31<sup>st</sup> Street east of Figueroa. House was built in the early 1870's and was the dwelling of a dairyman. The dairy is long gone but the house is still in its original location although there are plans to move and renovate it.



Figure 10a - View of the front of the house as of 2011. Note that pillars are fluted square posts identical to remaining posts of the back porch (see Figure 24, and text; also compare with front pillars of 1934 view in Figure 11).



Figure 10b – South side of Brown/Gorsline House in 2011 as seen from south front of house. Rear porch and entry was added in 1990.

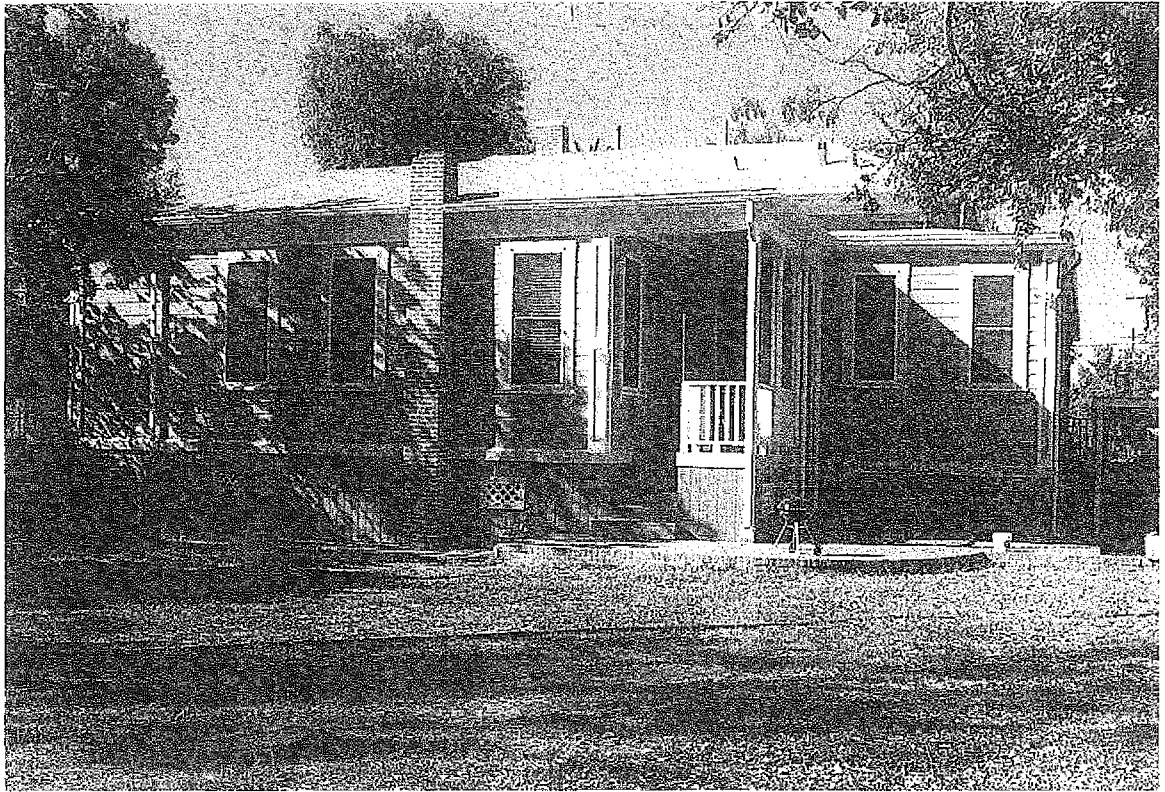


Figure 10c – Back of house in 2011. Note that outer pillars of the porch and enclosed old breezeway are original from 1878 house (see Figure 24).





Figure 10d – North side porch. Original veranda extended from front entrance around north side and along back of main house as a breezeway between kitchen and servant's quarters and main house, all under a common roof. Breezeway was enclosed by Brown probably when the house was moved in 1890 to provide an interior bathroom and laundry.

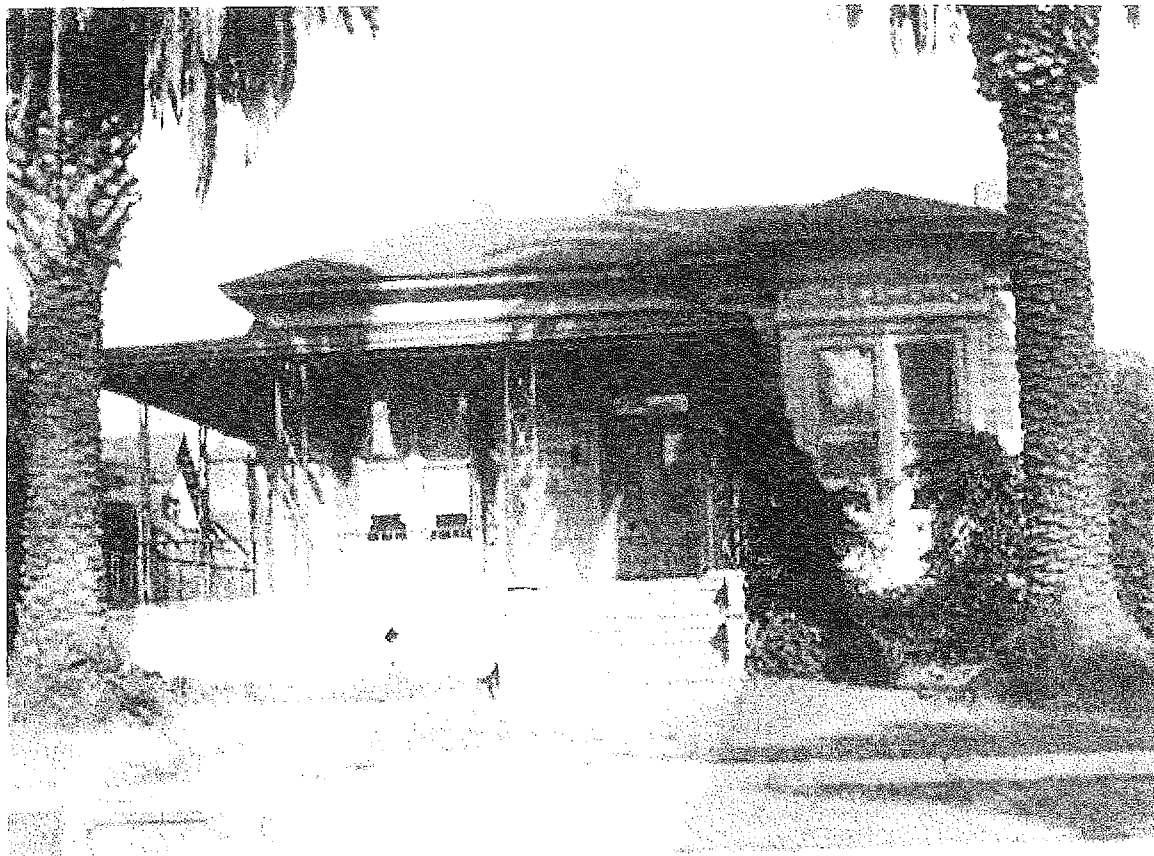


Figure 11 – 2626 Portland St as of 1934 when purchased by Rhea and Seymour Gorsline. Note style of pillars  
And see text regarding later replacements in 1999. Note concrete carriage step on Portland street curb.

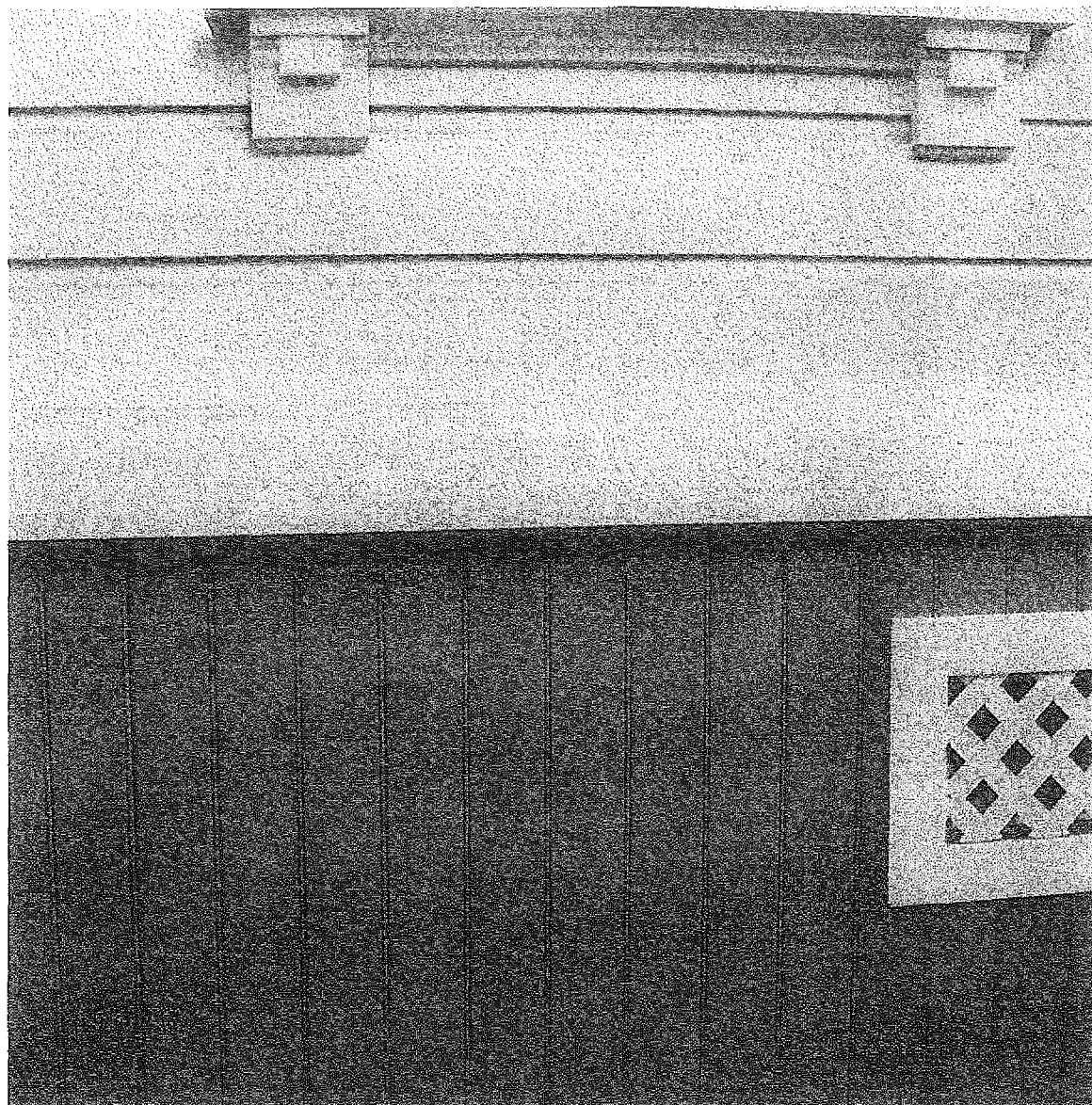


Figure 12 – Detail of skirting and siding. Moldings have reddish overtone in this picture, which is not true color.

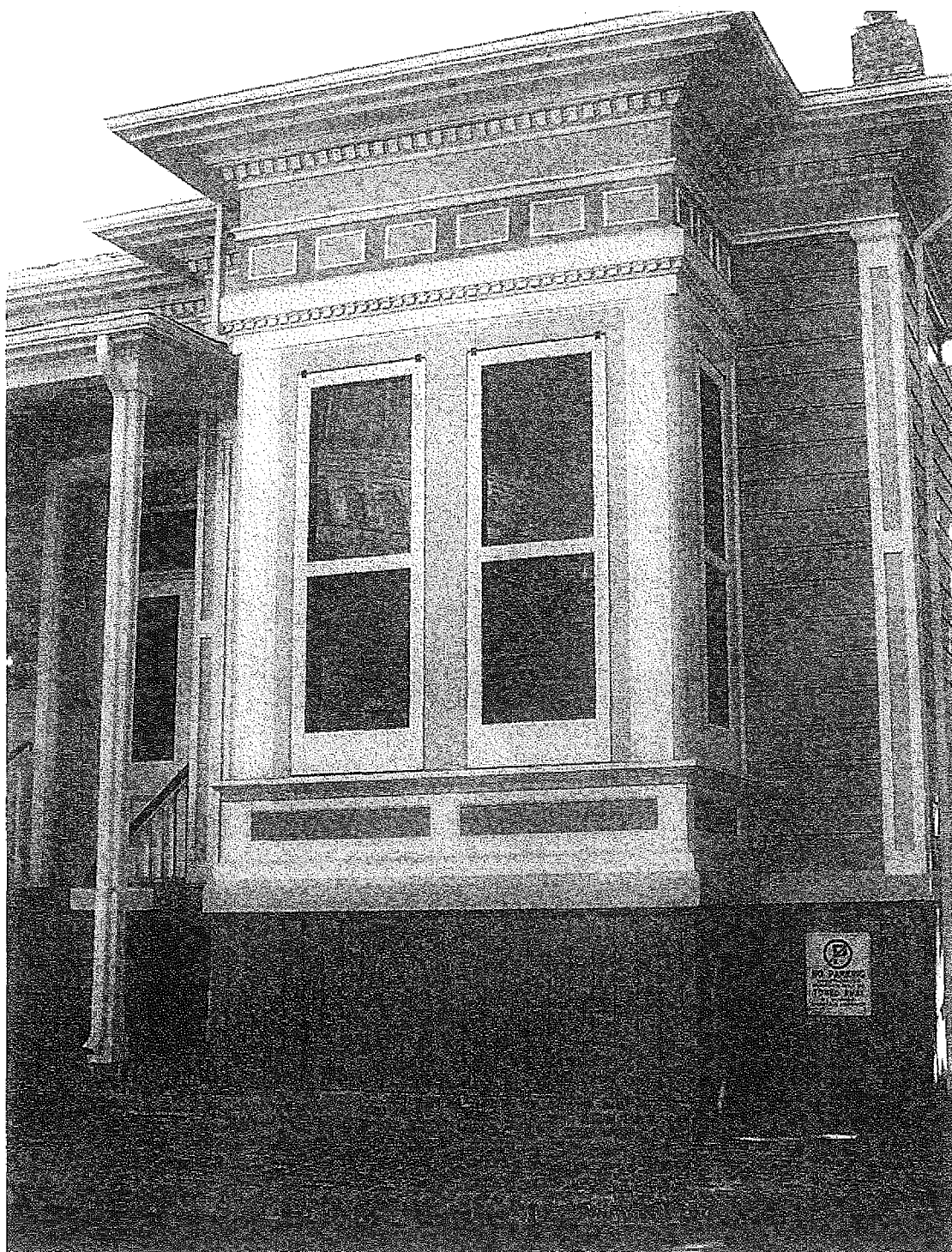


Figure 13 – Front showing bay windows of front parlor;  
note dentils and decoration of architraves.



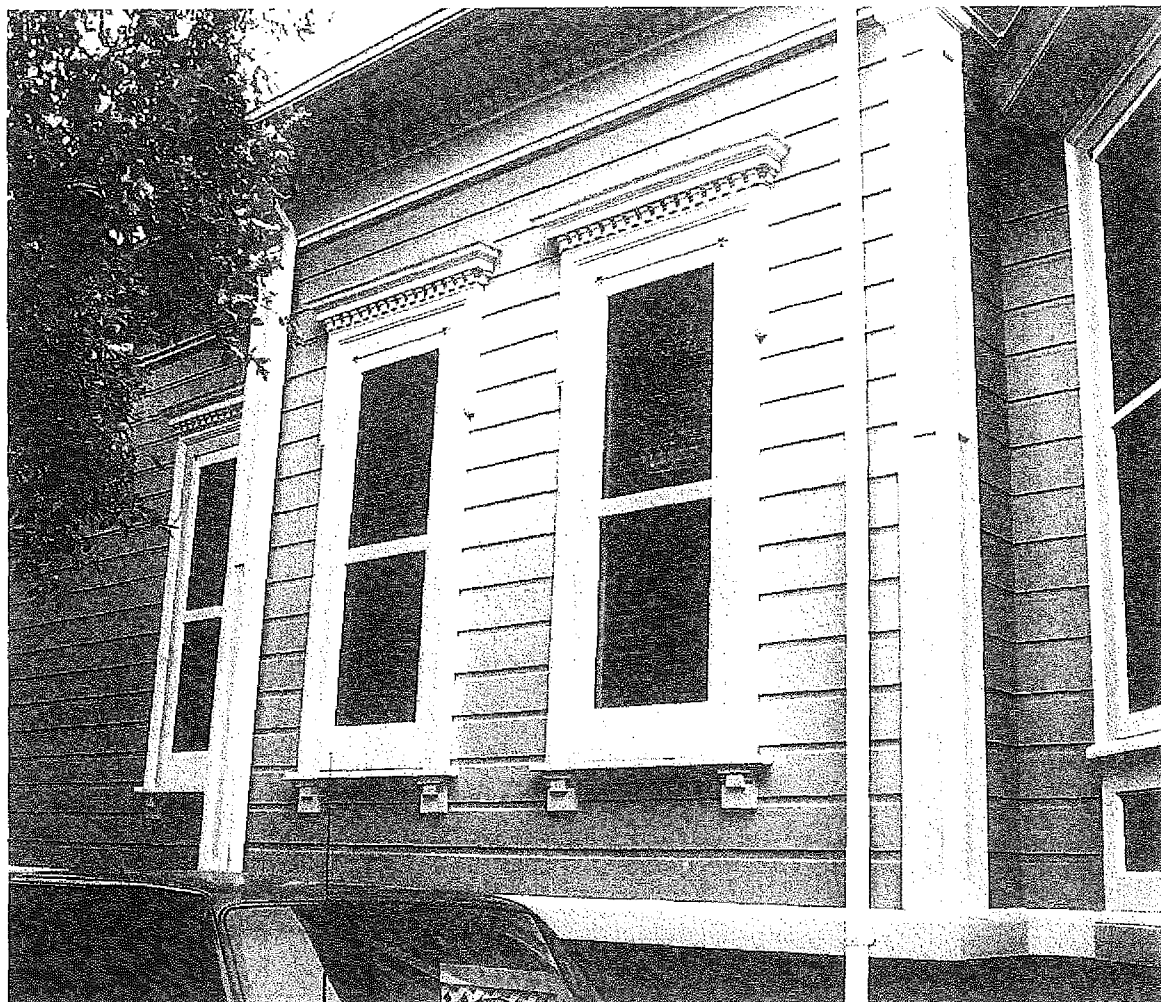


Figure 14 - Side windows and dining room bay windows. Note decoration on architraves as compared to Figure 10b.

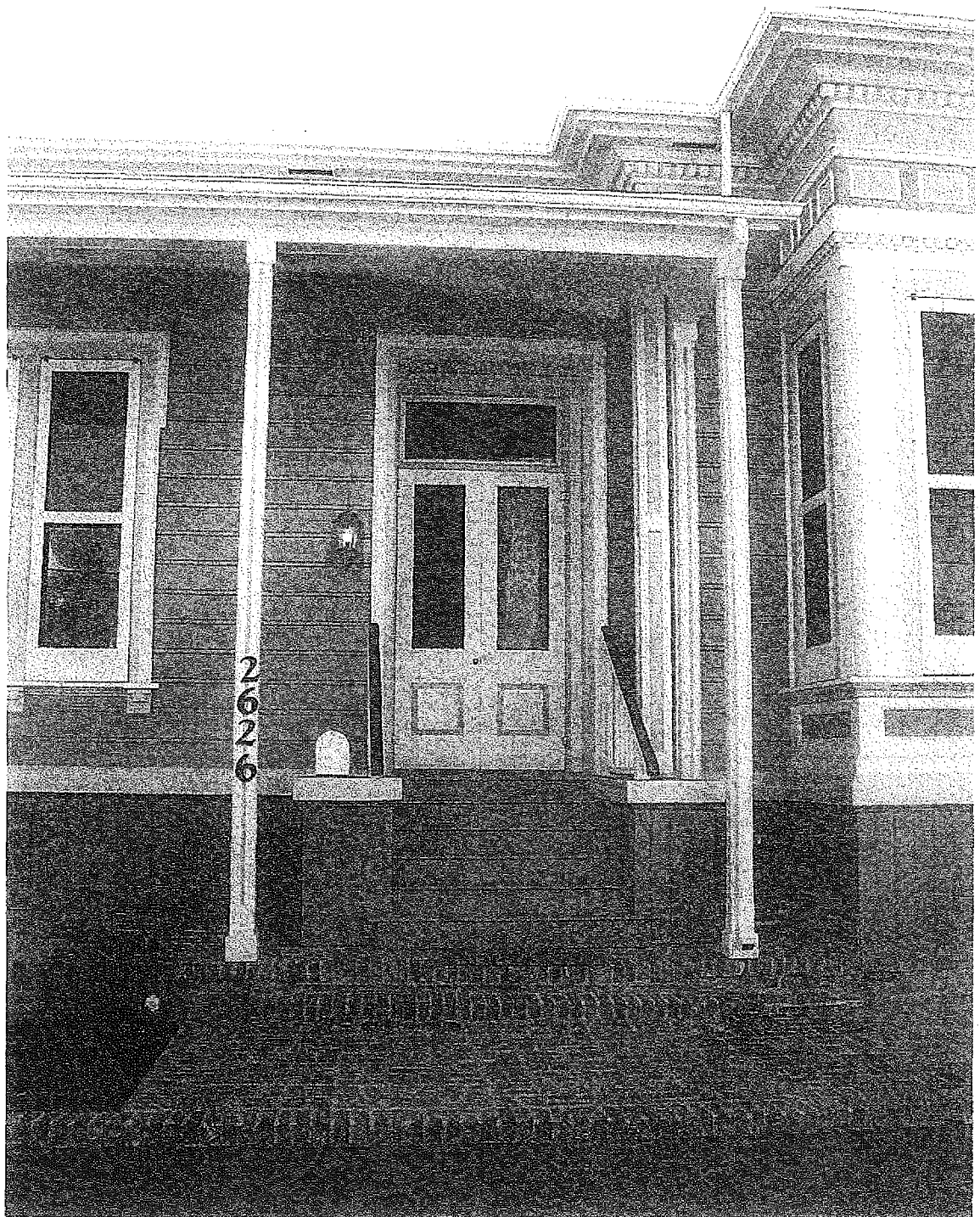


Figure 15 – Front entrance

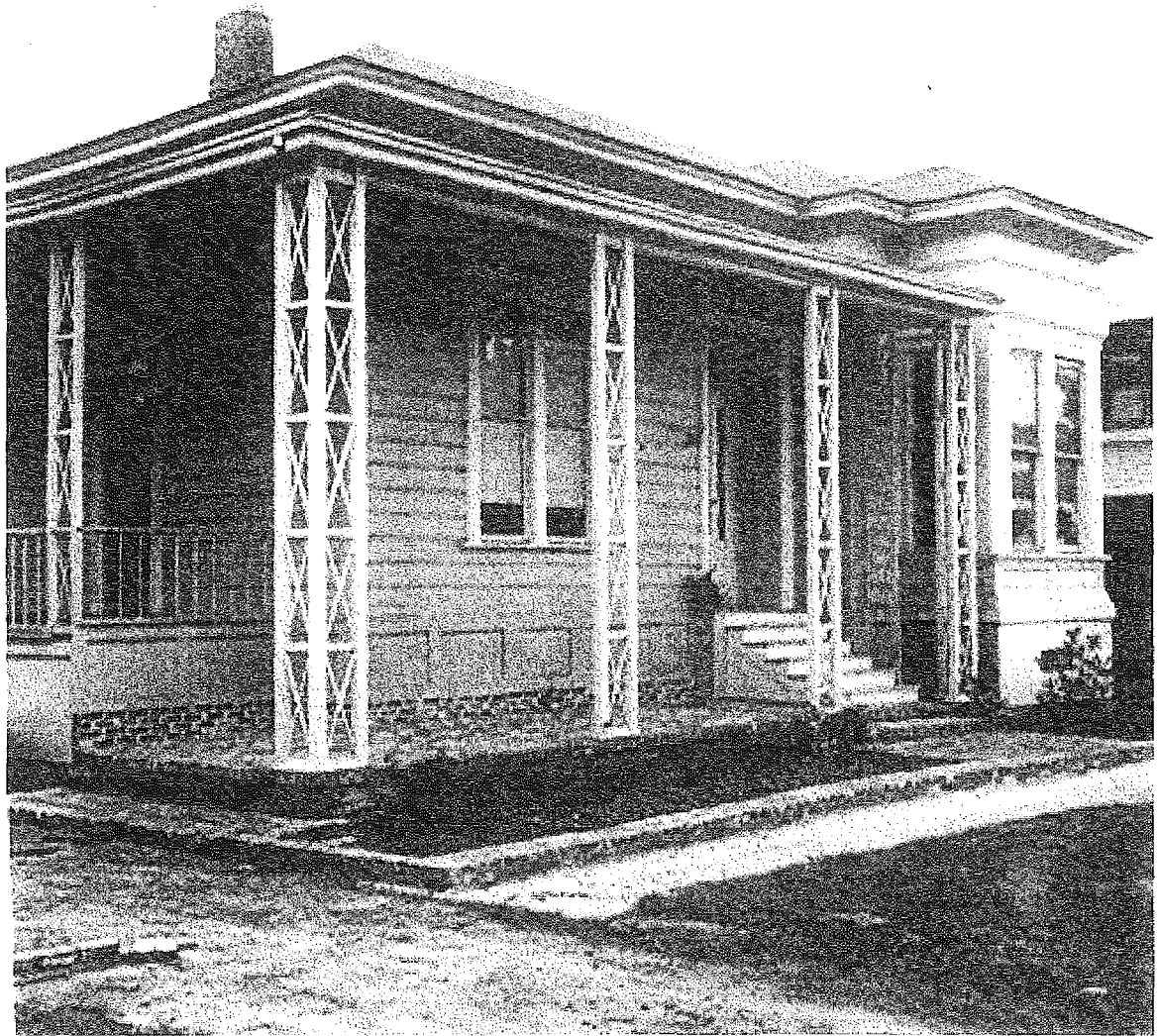


Figure 16 – House in 1940's showing side veranda and front terrace. Note veranda door to master bedroom. Front portion of veranda was removed and terrace built in 1935



Figure 17 - Interior hall door and transom. Also note simple basal  
Molding.





Figure 18 - Wainscoting in main hall. Front entrance doors, and transoms.

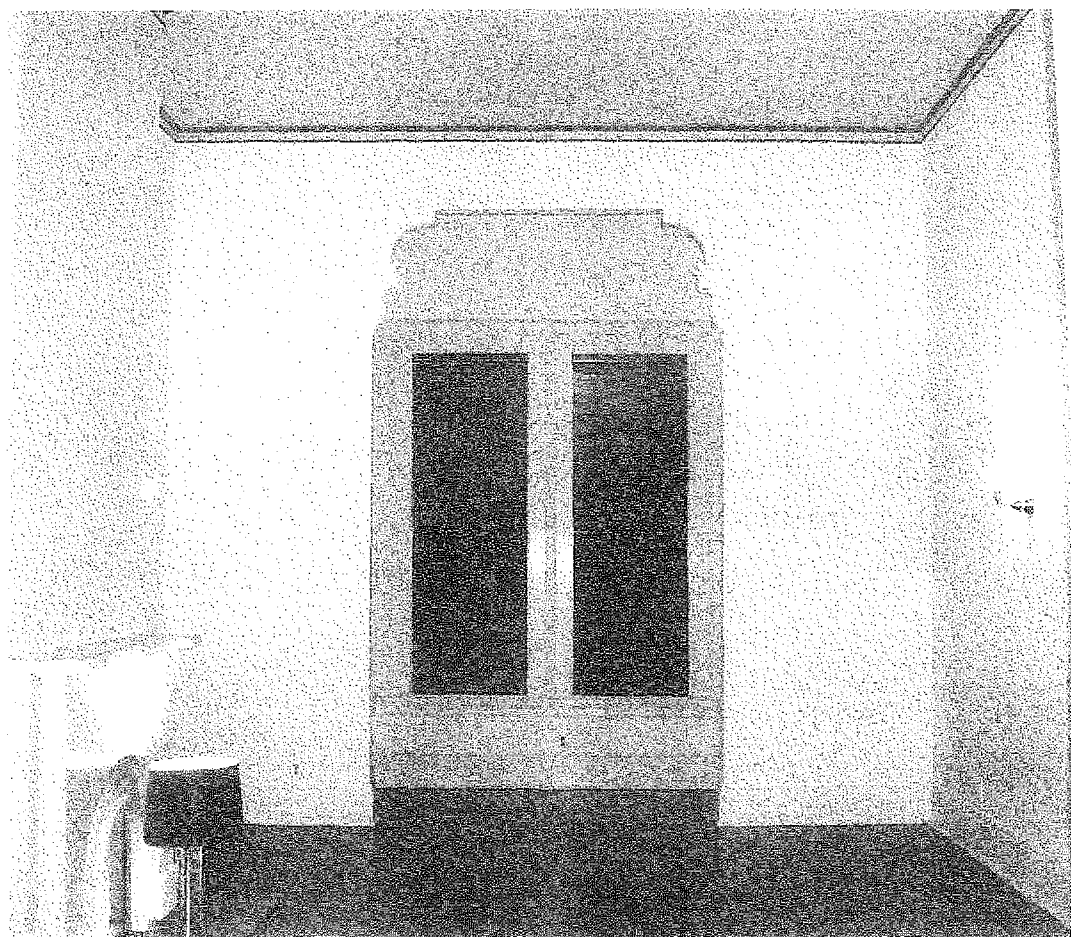


Figure 19 – Ceiling and floor trim. Front parlor bay window arch and detail; sconces.

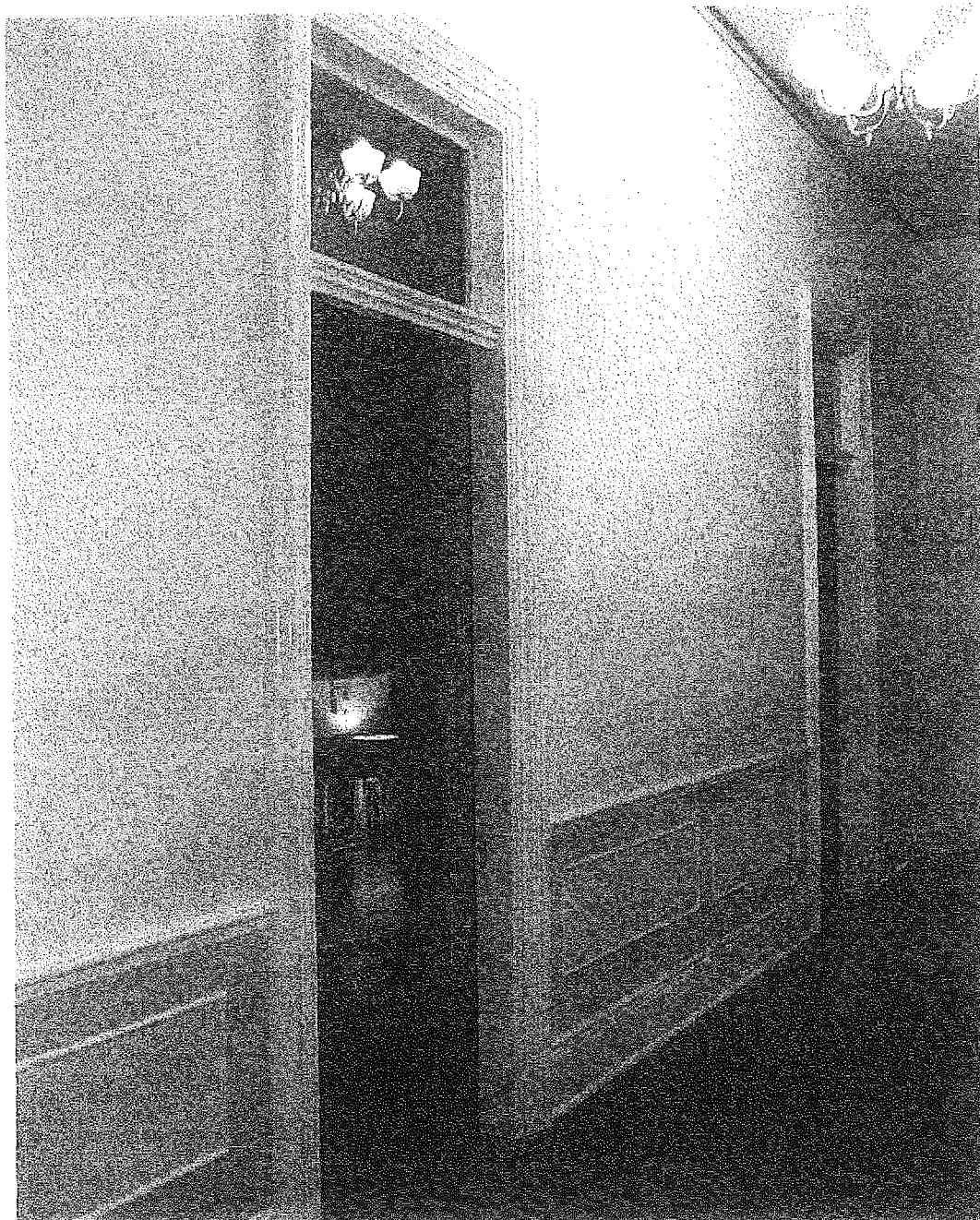


Figure 20 – Moldings of hall interior doors. As noted in text these were built up from simple forms and are not single pieces.

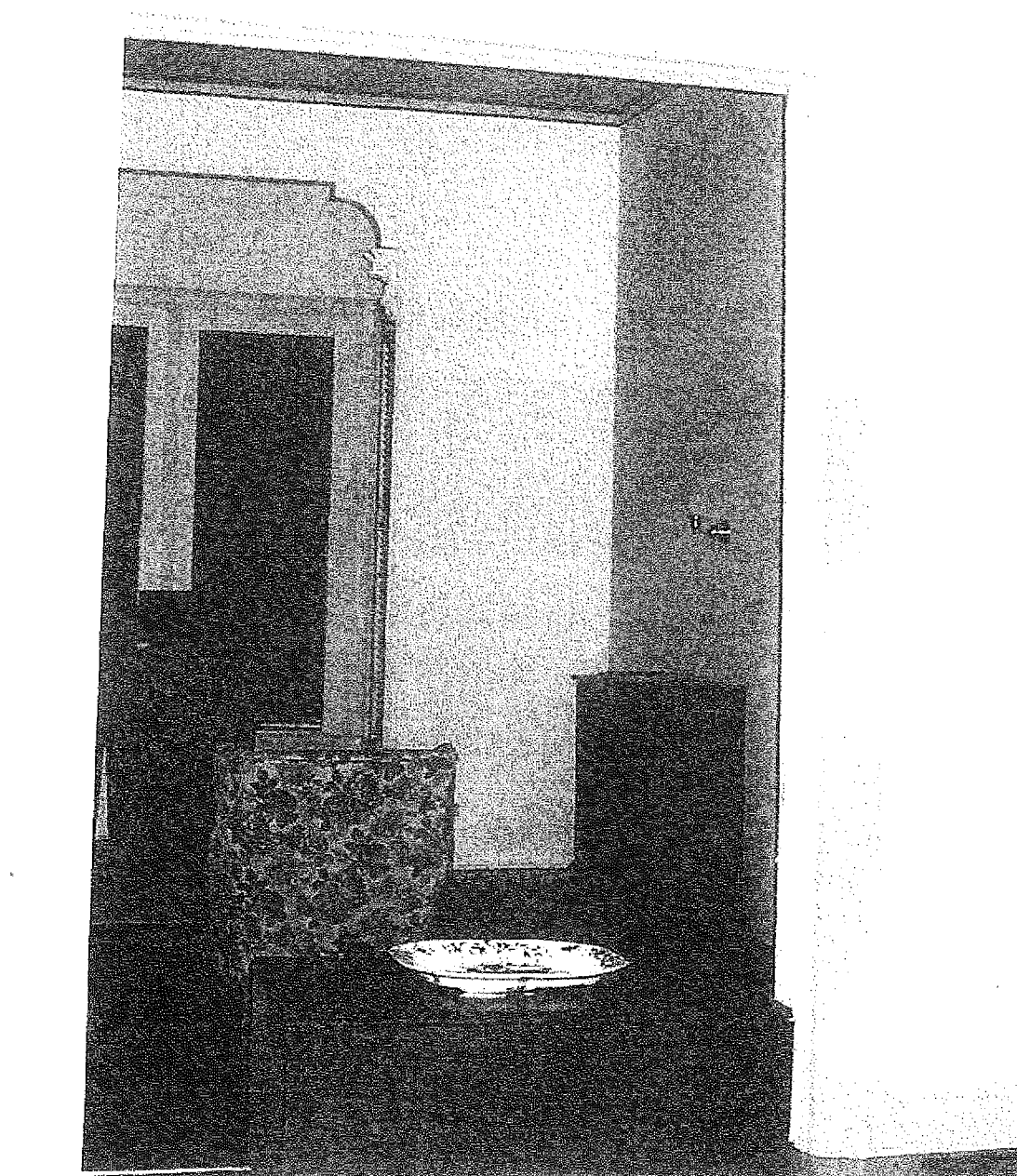


Figure 21 – Front parlor seen through dividing double door.



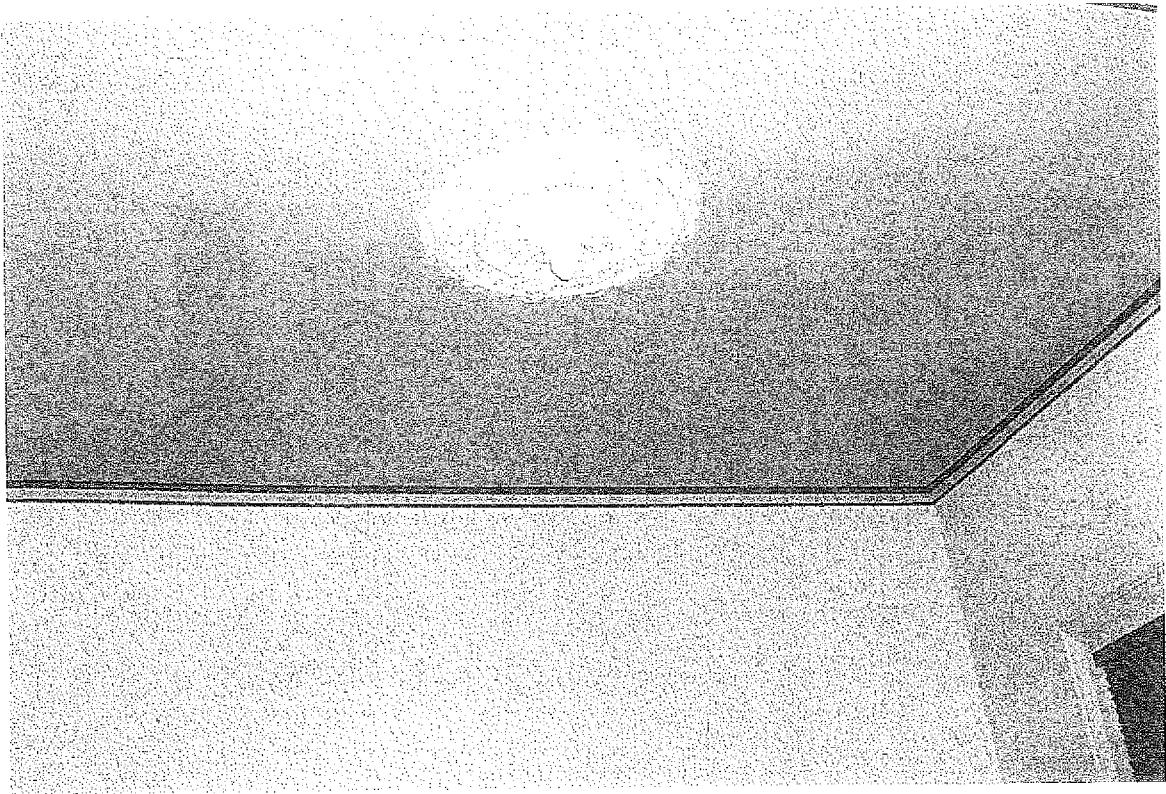


Figure 22 – Ceiling medallions are present in both parlors. These are original.

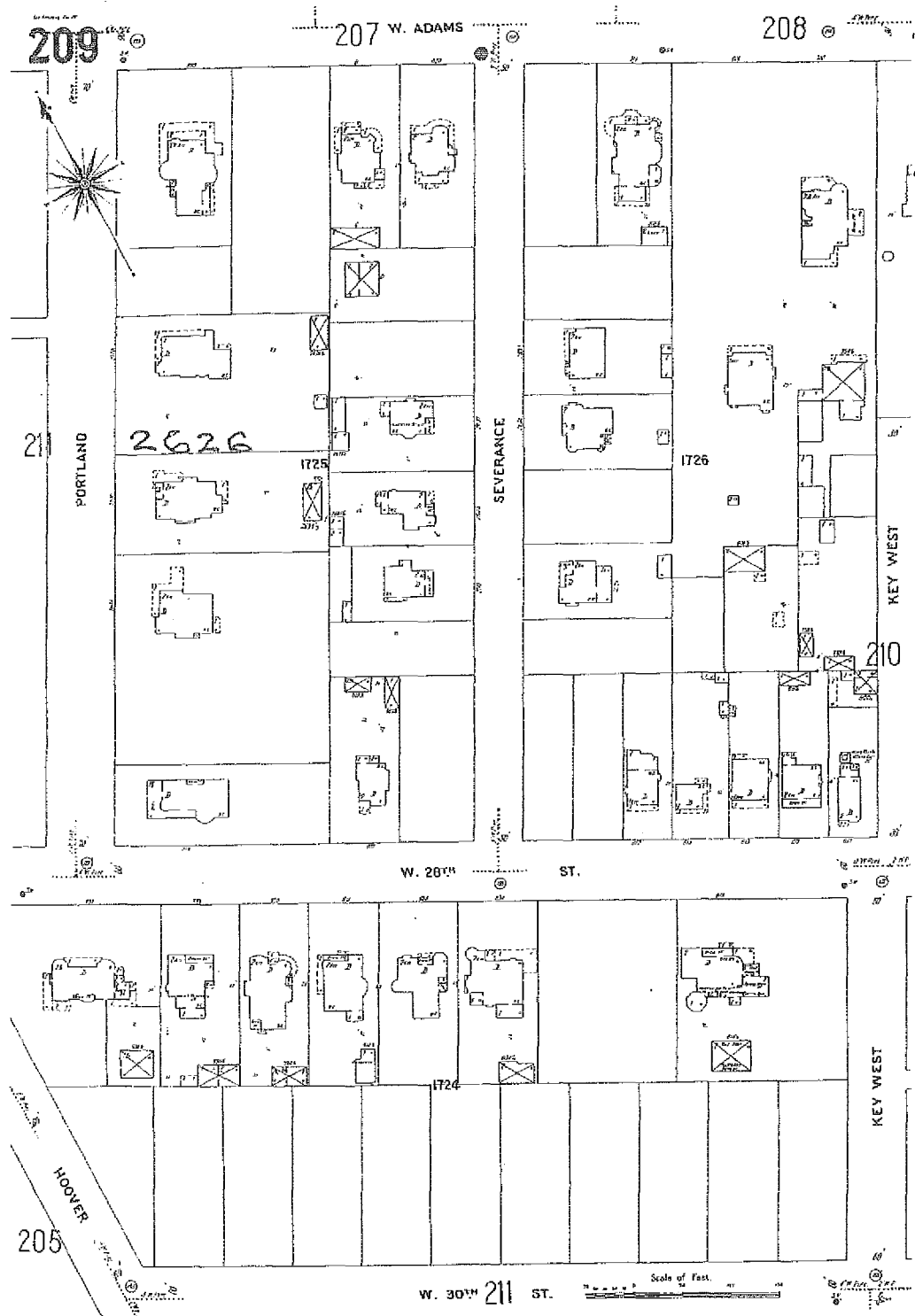


Figure 23 – Sanborn map of 1900. Note footprint indicates that back veranda was enclosed at or before this time. Tract extends west to Hoover Street (Boundary Street in 1887).



Figure 24 – View of back of house, as of 1935 (also see Figure 10c). The pillars are original and were the ones copied in 1999 when front and side veranda pillars were replaced. See in text for details

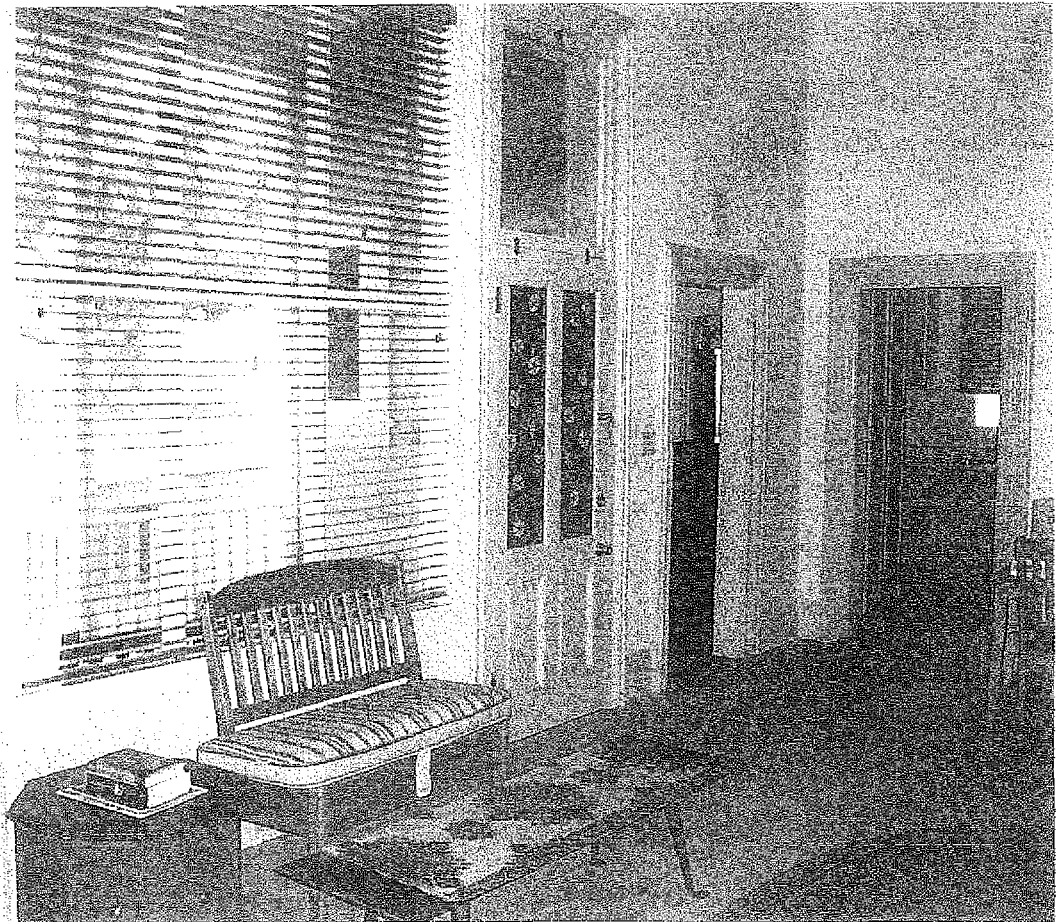


Figure 25 – Side bedroom and picture window. Veranda door is replacement of older door, which had beveled glass panes. First doors after construction were “dutch doors” as noted in text. Original two small bedrooms with doors to veranda were enlarged to one large bedroom in 1939. Moldings are original.

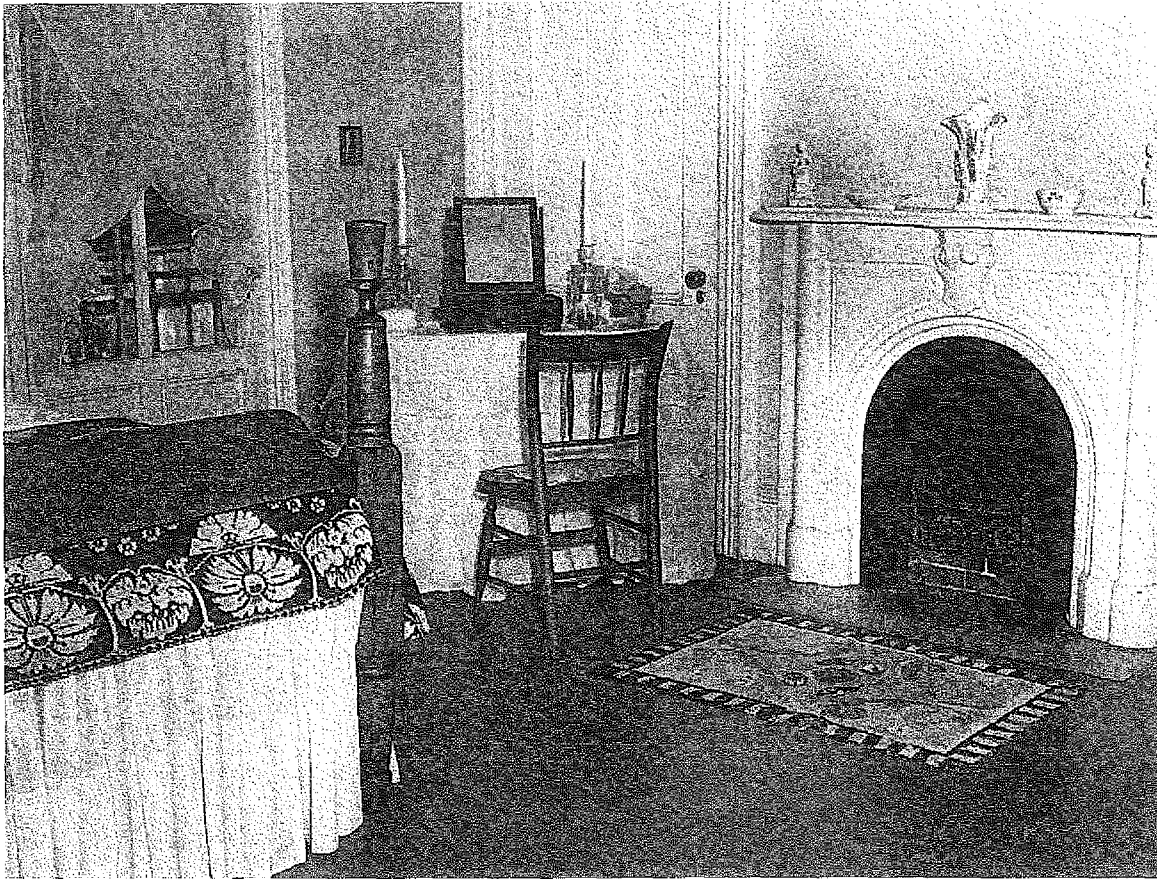


Figure 26 – Master bedroom in 1941. Note veranda door, which was the style for all three veranda doors. In 1955 door became entry to small dressing room and bathroom when house was split into three apartments.

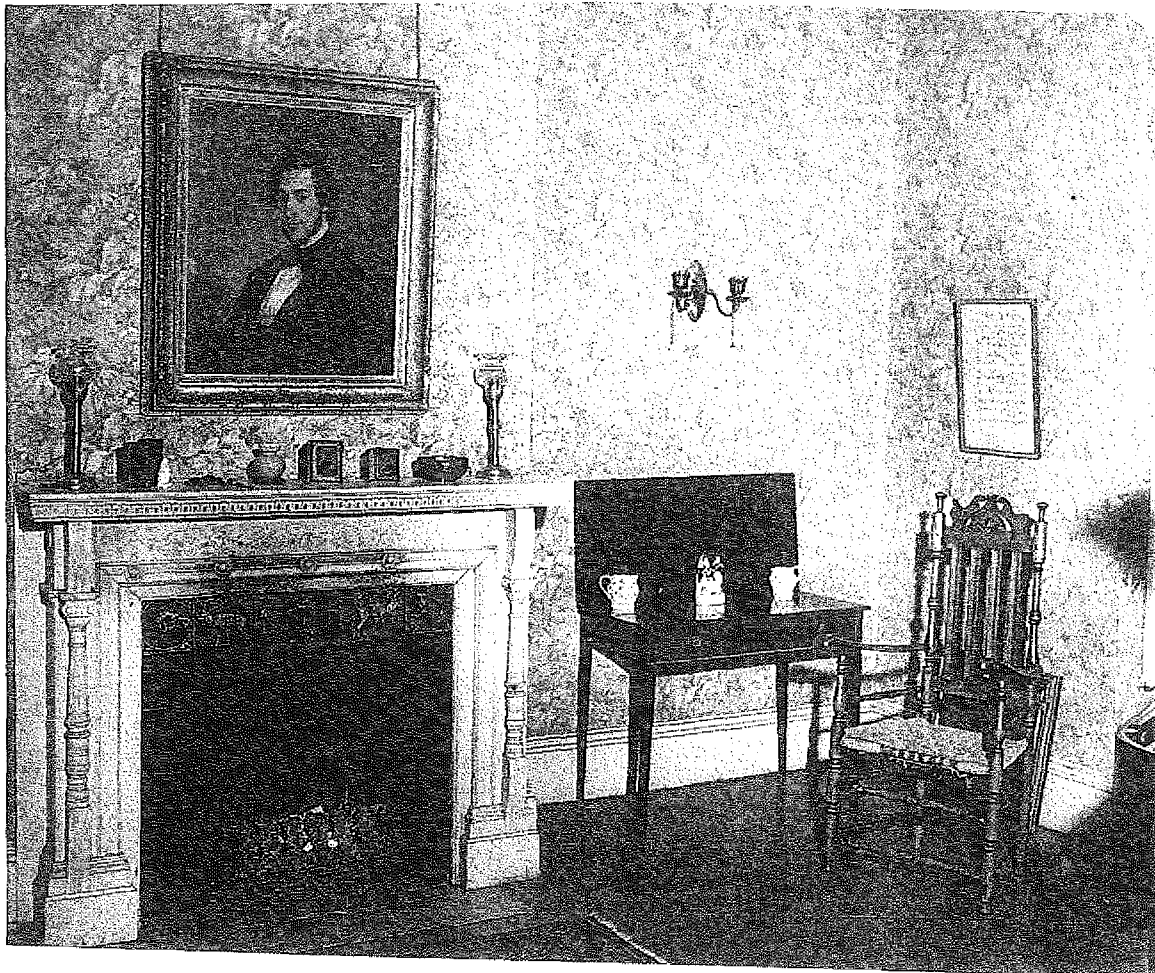


Figure 27 – Front parlor in 1941. Note mantle substituted for original marble mantle some time between 1907 and 1914, and also note position of an original scone. Interior decoration by Rhea Gorsline.



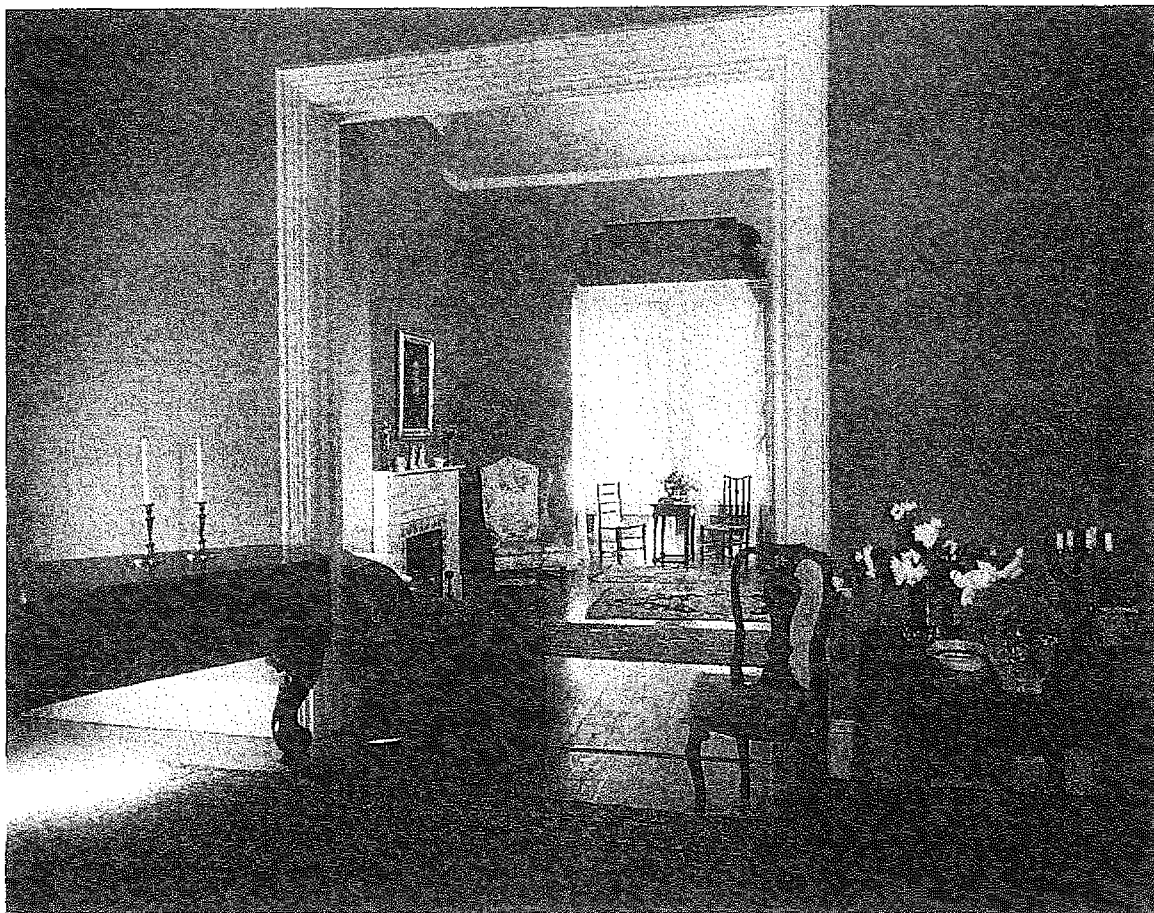


Figure 28 – Back parlor looking into front parlor through double connecting door in 1941.

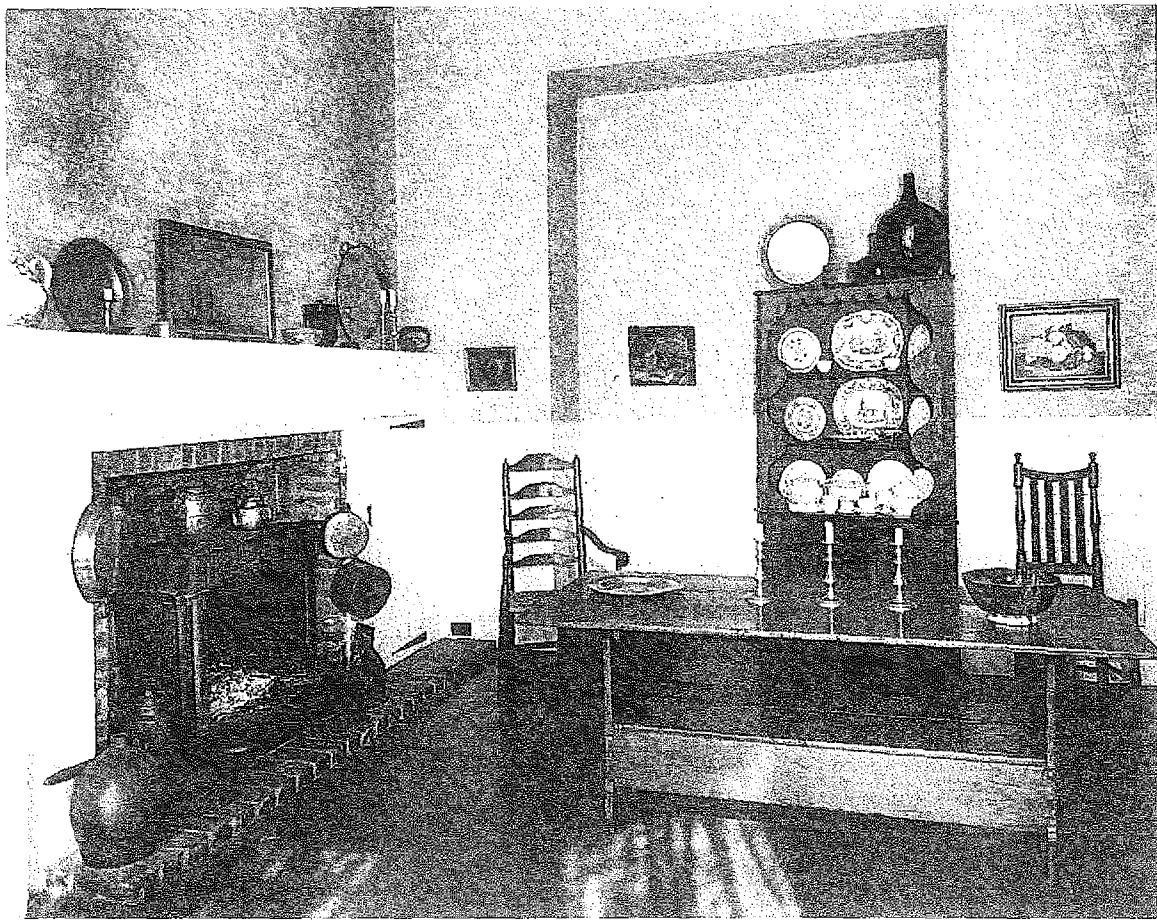


Figure 29 – Dining room in 1941. Alcove has since been opened to give more light to stairs to basement and wine cellar.





Figure 30 – Kitchen in 1941. Before combining with adjacent servant's room to form large keeping room.



Figure 31 – Detail of kitchen sink in 1941. All interior decoration was by Rhea Cowan Gorsline. House interiors were the subject of an L.A. Times article in 1941.

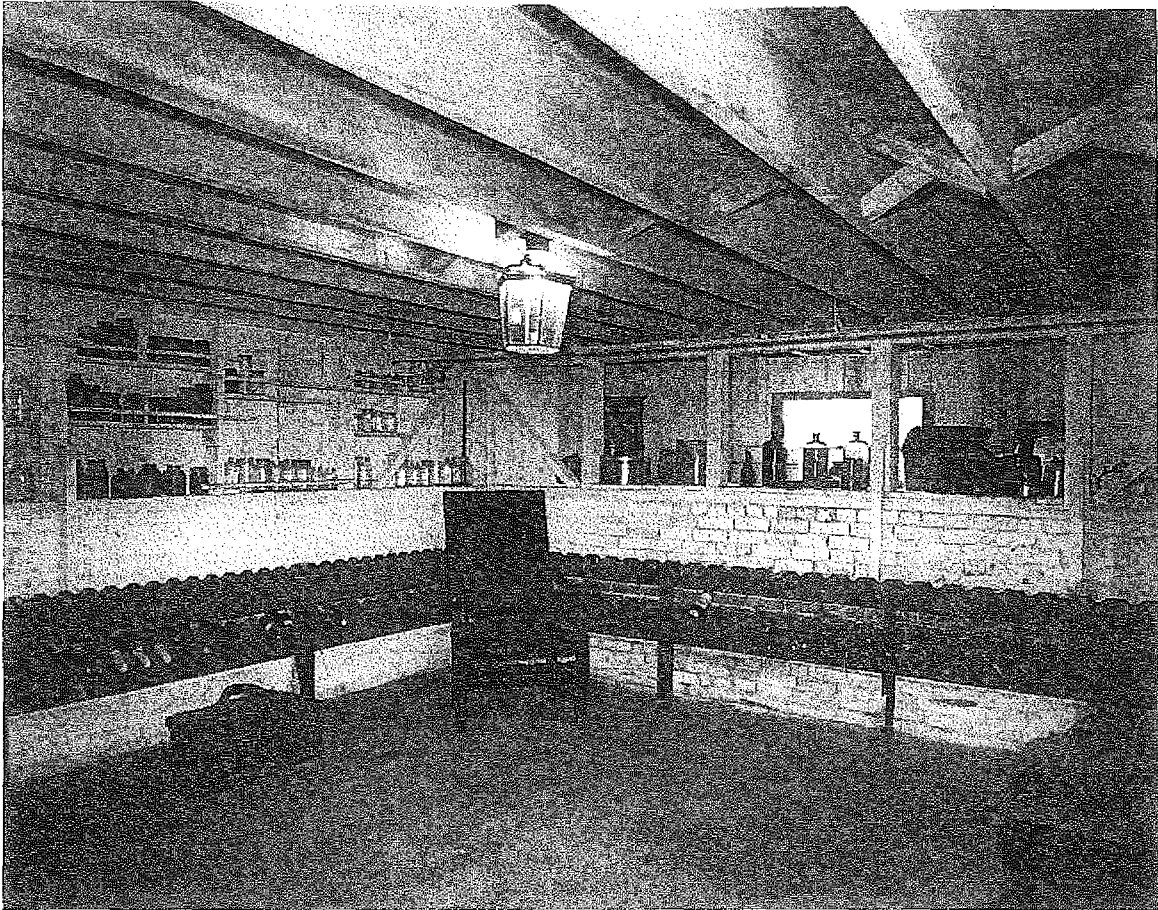


Figure 32 – Wine room in 1941. Bottle racks are original. Note brick foundation and cement floor. Full basement also was cement floored.

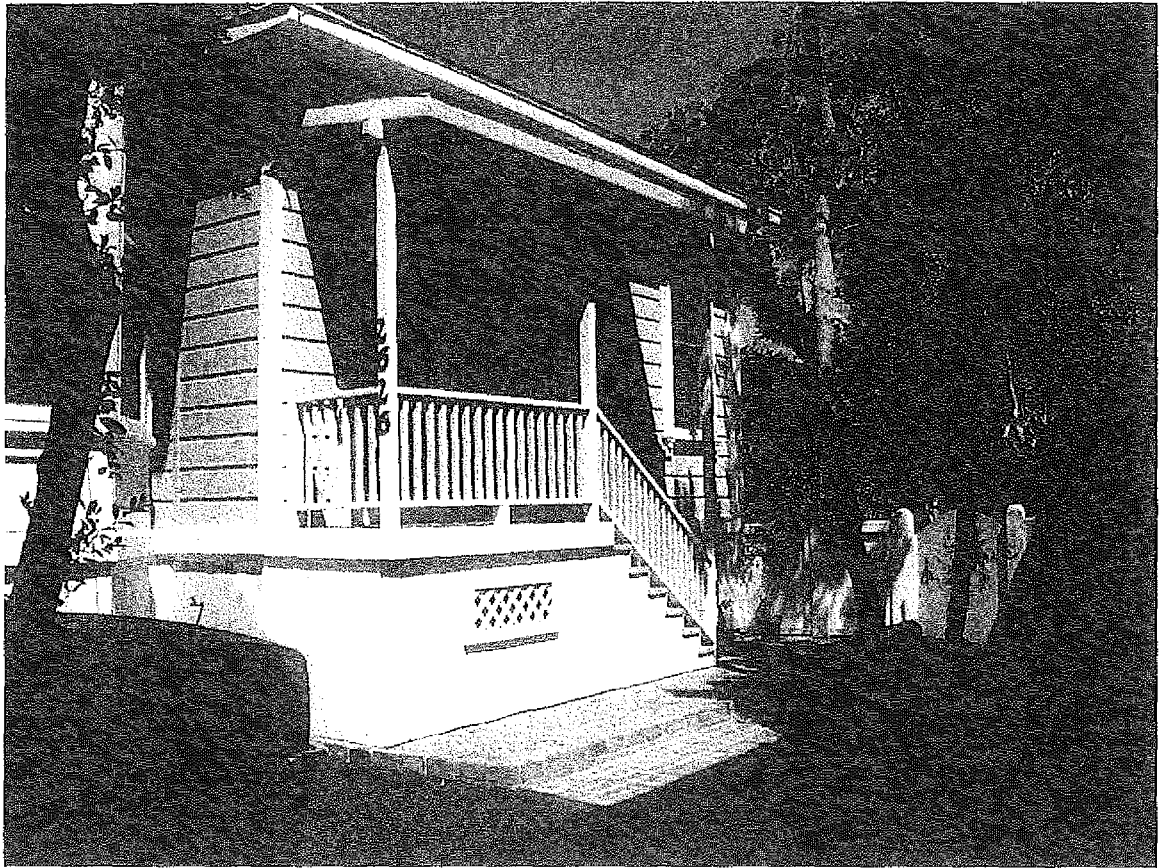


Figure 33 – South side porch and steps. Original house may not have had a south side entrance (see text). This was built in 1989-91 when rear apartment was renovated to provide a rear entrance for what was then the back apartment.



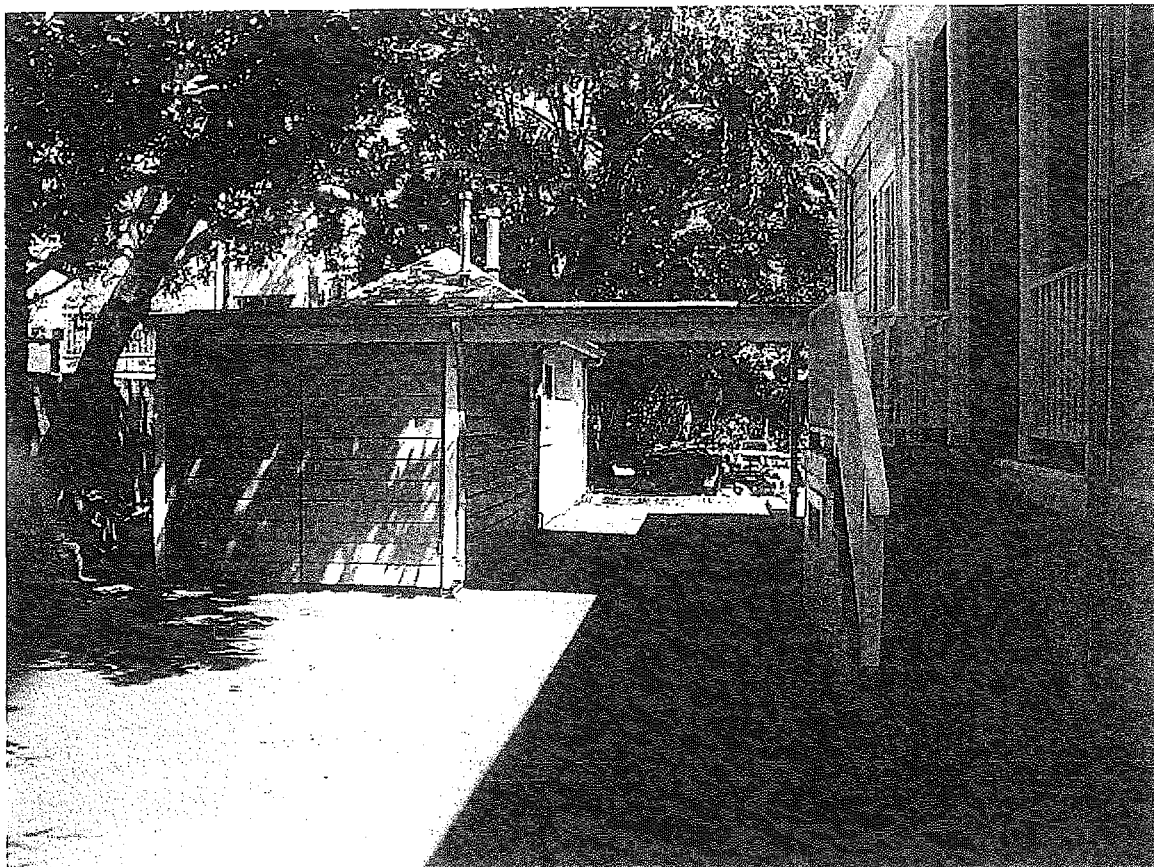


Figure 34 - Separate laundry/garage building. This was built as part of 1989-91 renovation of the back apartment. At this time all water heaters, washing machines and dryers were moved out of the main house to the new laundry/garage.



Mrs. John Raymond Powers,

Figure 35 – Virginia Day Powers from the Los Angeles Times of January 1937. Richard Vincent Day family was a prominent Los Angeles family with a mansion in St. James Park.



Figure 36 – Seymour Gorsline in about 1960 a couple of years before his retirement from the Los Angeles Times. He was State Editor at the time of his retirement in 1963. Gorsline family were descendants of Huguenots who arrived in America in New York area in 1690's. Seymour was born in St. Louis, MI in 1898 and died in Los Angeles in 1995.



Figure 37 – Rhea Constance Cowan in Santa Barbara in 1924

Before she married Seymour Gorsline in 1925. Her mother was Amy Pinkham, of an early pioneer family in Seattle. Rhea Gorsline did interior decoration prior to her marriage and then after my brother and I were in Jr. High and High School. She was born in Seattle in 1898 and died in Los Angeles in 1950. Rhea and Seymour were married in San Francisco in 1925 and moved to Los Angeles in early 1926





Figure 38 - Barn in about 1937. Seymour Gorsline first considered refurbishing it as work area and storage but wood rot and general decay made that untenable and barn was torn down in 1938 or 1939. Also see Sanborn map of 1900 (Figure 23

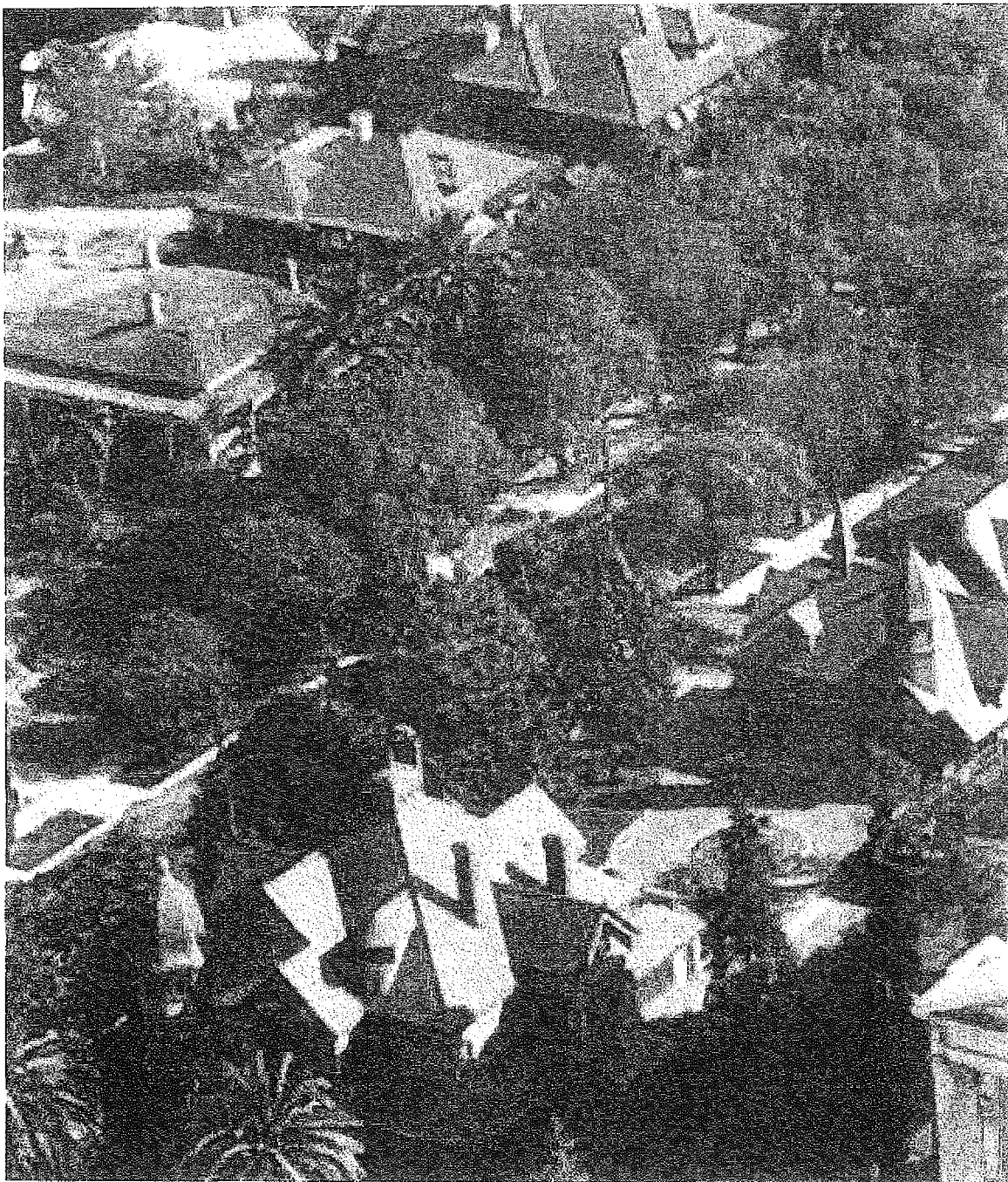


Figure 39 – Enlarged section of a photograph from the top of the Christian Science Church on Adams ca. 1910-15. Shows Portland Street and House can be seen in middle distance on upper left with three chimneys. Note single pillars. Footprint of the house is as of today. With the exceptions of the carriage house in the lower right hand side and our house none of the rest remain.

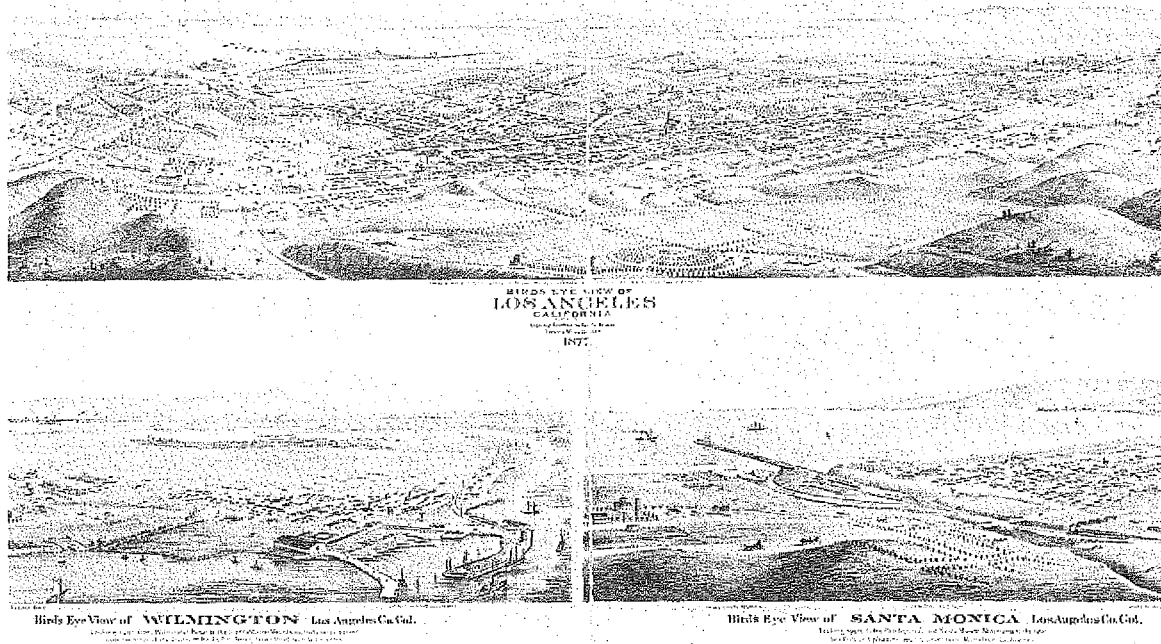


Figure 40. - Bird's eye view of Los Angeles as drawn in 1877. Town center in foreground. On right is open agricultural land with widely spaced houses. Adams and Figueroa would be at the far right on open basin floor. Coast in distance.





Figure 42 - Enlargement of map in Figure 41 showing detail in lower left hand corner. Note intersection of Adams and Figueroa Streets. Land that Brown bought is in the sections to west owned by J. O. Wheeler.



Figure 42a – Colonel John O. Wheeler, owner of the land whom Thomas B. Brown bought his 11.7 acre plot, probably in 1875. Wheeler had numerous investment interests in Los Angeles in the 1860's and 1870's. His wife held the ownership of his remaining lands after his death



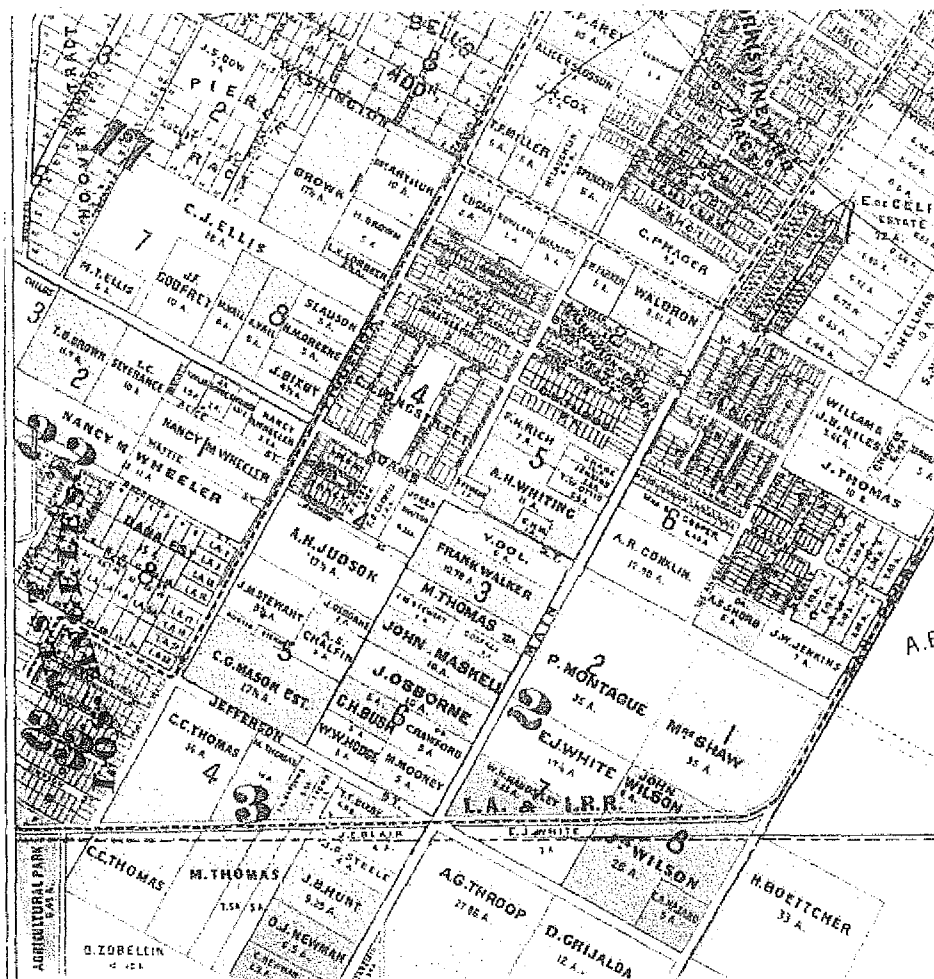


Figure 43 - Enlargement of an 1884 map showing area of land ownership at that time. Note T.B. Brown plot west of intersection of Adams and Figueroa. Map was compiled in 1876 in simpler black and white and upgraded in 1884 by the same surveyor for advertising use in the east coast and Midwest.



### Condition:

Excellent, well maintained. The house was constructed using the best straight-grained true-dimension seasoned old-forest wood connected with square-cut nails. The mainframe and floors are fir and the exterior siding and skirting are redwood. Over the years, a few damaged, rotted or split planks and skirting have been replaced and repaired. Where needed, brickwork has been repointed.

### Alterations:

Dates of alterations are from the records of the Los Angeles City Planning Department. There are no records earlier than 1905 in Los Angeles, and for the house, the earliest permit since the Gorsline family purchased the house is from 1935. The city records show that no permits were issued between 1905 and 1935.

As the land market recovered following the 1887 crash, Brown moved the house in 1890 from its original location facing Adams as noted earlier, and moved it east and north and turned it 90° to front on Portland, facing west. This brought the house into line with the lots surveyed in 1887 when Brown subdivided the 11.7-acre orange grove to form the Belgravia Tract (see Figure 23, 1900 Sanborn map). The house originally occupied two lots (see 1900 Sanborn map) but sometime after 1900 and prior to 1921(?) the southern lot was sold. Present lot is approximately a half-acre. There have been no changes in the footprint of the house since it was built (e.g., House in 1910-1915, Figure 39).

At some time after the move in 1890 but prior to 1900 the 1900 Sanborn map shows a closed rear veranda. Brown probably enclosed the breezeway portion of the veranda to form a back hall separating kitchen and servants' quarters from the main house. An indoor bathroom and a laundry were located in this space but the 1900 Sanborn map outline shows that an outdoor privy was still in place. Sewers were extended from Figueroa in 1890 as part of a larger plan for

a sewer system first proposed in 1887 but only slowly developed, but it is likely that the indoor bathroom dates from that time.

There was a question whether the structure before its move had a brick foundation and full basement (?) or was established on fieldstone, as was often the case. If the interior stairway to the basement and wine room were in place in the original house prior to the move, then there was a cement-floored main basement in the original plan. Chimney bases moved with the house and their sub-ground depth also agrees with the presence of a full basement at the original location.

The above comes in part from recollections written in 1960, 1977 and 1980 by Seymour Gorsline about discussions he had with a son and daughter of Brown in 1935 or 1936. These have been reproduced in the Appendix later in this application. The son gave Seymour Gorsline a photo of the house taken about 1885 when it still faced Adams. Regrettably, this photo has been lost in the intervening years. My brother last saw it about 20 years ago and recalled the general aspect of the veranda, pillars and general form of the house. He encouraged me to follow those designs when the double pillars required replacement in 1999 (see text earlier).

In 1935 Seymour and Rhea Gorsline lowered the front section of the veranda to a brick terrace a couple feet above ground level; moved the entry stairs under the veranda roof, and replaced the existing badly rotted supporting pillars following the style as of the purchase date in 1934 (see Figure 16). This change emphasized the basic Italianate style and made a more formal front and entrance. As noted above, when I replaced the dry rotted pillars in the front and north side, I used the style of the remaining original pillars as seen in a 1935 photo (Figure 24) of the back porch taken while the house was being renovated by my parents. A photograph recently obtained from Laura Meyers of Portland Street taken from the top of the Christian Science Church on Adams in ca. 1910-15 also shows the pillars to have been the single style (see Figure 39).

Rhea and Seymour repaired and repainted and repaired the exterior and redecorated the interiors over the next several years. In 1939, my parents removed the separating wall between the two small bedrooms, and opened a wide picture window looking into the side garden (see Figure 25). Rhea Gorsline used the enlarged room for work area and as a relaxing area for reading. Thus the two smaller bedrooms originally had doors opening onto the Veranda but had no windows. The door frames remain as well as the wide picture window. The two small bedrooms were connected by an open arched doorway. Both bedrooms opened into the main hall.

The original kitchen continued to be used as the kitchen of the house and my brother and I had our bedroom in the old servant quarters adjacent to the kitchen. Figures 30 and 31 show the original kitchen but as redecorated by Rhea Gorsline.

Before her marriage and after her sons were in high school, Rhea Gorsline was a professional interior decorator. In the section showing pictures of the house, I have included several that were part of an article in the Los Angeles times in 1941 describing the interiors. They give details of principal rooms at that time and supplement the current aspect of the interiors. Her work is obviously far more professional than my redecorations of the past several years and probably more in keeping with the style of the original house.

Rhea Gorsline passed away in 1950 and in 1954 Seymour Gorsline partitioned off the rooms on the north side of the main hall and installed a small kitchen and a bathroom in the old laundry space to form a separate apartment leaving the larger area as a second apartment. At that time the three doors opening to the veranda were all in use.

In 1955 Seymour Gorsline partitioned off part of the large apartment to form a back apartment and closed in the front part of the side veranda for a bathroom and dressing room for the master bedroom. The old veranda door framework into the master bedroom remained the access door to the bathroom and small dressing room, but the door was changed to match the other interior doors. He built an interior stair in the back room to a ground level entrance for the back apartment, the old servants room, giving a second entry in addition to the existing original back door and small porch of the original kitchen area. He removed the wall separating the old kitchen from the servant's room to form a large "keeping room" as combined kitchen, dining, and living-room area.

Seymour Gorsline and his second wife moved to one of his other properties in about 1958. I returned to Los Angeles in 1962 and have lived in the house since that time.

In about 1988 the back apartment became vacant and required extensive repair and rebuilding (1989-1991). This involved closing the south-side ground level entrance which had extensive dry rot, restoration of the floor and moving the south side entrance to the end of the back hall on the main floor level (see Figure 33). I also suggested to my father that the contractor add a laundry/garage/carport as a separate structure (1989-1991; see Figure 34). I moved all water heaters and laundry machines from the main house, and at that time I blocked the various fireplaces to remove common fire hazards. We also reopened the original stairs that had lead from the back hall/kitchen area down to the basement and refurbished the original wine room. The contractor also added additional expansion bolts holding the mud sill to the foundation.

After inheriting the property in 1995 I began a series of repairs and repainting of the exterior, and in 2005 progressively closed out the rentals and removed the partitions separating the house into apartments, and returned the

house to a single private residence. Exterior painting of the house and redecoration of the interior dates from that time.

In 1999 the supporting frames of the veranda roof were in bad condition with dry rot as noted earlier and I replaced them, but at my brother's suggestion followed the style of the two pillars of the original veranda preserved in the rear of the house (Figure 24, Figure 39), which were likely the style of the original veranda pillars and followed the original style of the architecture. I also replaced the clear glass panels of the veranda door of the expanded north bedroom and the south door of the back living room/kitchen, with stained glass.

Careful removal of the outside paint during the preparation for the most recent exterior painting indicated that the original house color was dark green with white trim. During the period from about 1939 until 2000, the house was gray with white trim. The most recent painting used the palette of colors found in eucalyptus trees including gray green siding, darker gray green skirting, off white trim and buff window trim, and with teak color highlights. The colors are taken from those characteristic of eucalyptus trees. According to advice from Dr. Douglas Noble of the USC School of Architecture those were suggested by an early Los Angeles architect as being appropriate to the southern California setting. The steps, porch floors and most of the interior floors are painted a teak shade. Over the history of the house, painted wood floors were most common format and ranged in color from ochre to the present teak shade.

### **Basement/Foundation:**

In the full basement, chimneys and brick foundations were repointed and shear panels and additional expansion bolts and metal "T" straps and angles added over the years to provide added strength to the supporting posts in the basement. The mudsill is securely bolted to the brick foundation (1989-1991). The space under the old veranda and the attached kitchen/servants' room is dirt floor with approximately 4 ft. of headroom between the inner and outer brick foundation

walls. The main basement under the main house is cement floored with 7 ft. headroom. I hired an engineering firm to recommend a formal full earthquake strengthened alteration for the house but the expense of such construction was far more than I could afford. Also, frame buildings that are well bolted to the mud sill and foundation are quite resistant to shaking if built on hard ground.

### **Original Site:**

As noted above, the house was shifted and turned in 1890 to bring it into line with the surveyed lots of the Belgravia tract. At that time Brown cut Portland Street as the north/south access street for the tract and began to sell lots as the economy improved. The oldest houses in the subdivision dated from the early 1890's (see notes and letters by Seymour Gorsline). Portland Street followed the line of the original short road connecting the house with Adams Boulevard. The present address, 2626 Portland St, was established after the move and opening of Portland St in 1891. Prior to that date the address was simply Adams west of Figueroa. As noted earlier, the footprint of the house has remained unchanged since it was built. Also see Figure 39.

### **Threats to Site:**

The house is built on the Los Angeles flood plain and the city and riverine areas prior to the 1930's were subject to frequent flooding from the Los Angeles River as noted in various historical sources (see reference list). Extensive flood control construction in the 1930's and continuing has eliminated much of this natural threat. However, the raised first floor of this house and others of that era attest to flood incursions as a recurring problem (see historical references). A colleague at USC who is a native of the East Coast Carolina Coastal Plain on first sight of the house exclaimed that it followed the common style of that area which is also subject to periodic flooding.

The West Coast is a seismically active area and that threat is always present but the house is well constructed and well fixed to the foundation. Over its history of about 130+ years, some minor quake damage has been experienced. As a result of the San Fernando quake, two chimneys were cracked and some plaster walls were cracked. FEMA funds were provided to repair and repoint the brick chimneys and repair the cracked walls. The main chimneys are built into the structure of the house and also provide strength.

In addition to natural hazards, older houses in Los Angeles are much more likely to be demolished due to development pressure and changing economic conditions. Figure 39 shows a view of Portland Street prior to World War I. None of the houses shown other than our house and the carriage house across the street exist today.

### **Other Buildings:**

As noted above in the section on alterations, a separate combined laundry and small garage were built in 1989-1991 during the reconstruction of the back apartment. The original property included an outdoor privy, and a barn with hayloft behind the house as was typical for all the upscale houses in the area. The old barn (Figure 38) was still present when my parents bought the house in 1934. Seymour Gorsline contemplated redoing the barn and hayloft as workspace and storage but it soon became evident that the structure was badly dry-rotted and termite-infested and he tore it down ca. 1937 or 1938. My brother and I and our primary school friends were sad to lose a marvelous playground.

### **Ownership History:**

Eleanor T. Brown sold the property in 1914 to the Powers family. The biographic information on the Browns has been reviewed in an earlier section of this application. Brown probably bought his 11.7 acre plot from Colonel John O. Wheeler (Figure 42a) in 1875 shortly after Brown arrived in Los Angeles.



1878-1914 Thomas B. and Eleanor T. P. Brown

1914-1920 John R. and Virginia D. Powers

1920-1921 Kathryn D. Gray

1921-1923 John R. and Virginia D. Powers

1923-1934 Myrtle I. Vandervoort

1934-1995 Seymour and Rhea C. Gorsline

1995-       Donn S. Gorsline

John Raymond Powers was a speculator and investor/broker in real estate (J. R. Powers Investment Company, 1913. Information on the Powers is from James Childs of the West Adams Heritage Association. John's wife, Virginia Day Powers, (Figure 35) was a member of the wealthy Richard Vincent Day family, whose family home, the Richard Vincent Day House, was at 12 St. James Park. This large house of 10 rooms was designed by Frederick Heinlin and built in the 1890's but regrettably was demolished to make room for WWII development. John R. Powers built three apartment buildings as a development at 2310, 2326 and 2327 Scarff Street north of Adams. These were designed by George Wyman, the architect who designed the Bradbury Building (1893). The three houses, Powers 1, 2 and 3, are still present and are historic monuments.

According to the Brown siblings who spoke with my father in the mid-1930's, John Powers apparently met with some financial reverses and sold the Brown/Gorsline House to Kathryn Day Gray, a sister of Virginia. It is possible that the sale was the Day family's means of helping the Powers through a rough spot. Powers bought back the property after a year. During that year his home address listed in the 1921 Los Angeles City Directory was at the Day family home at 1233 St. James Park. The Powers returned to 2626 Portland in 1921.

Powers lost the house to Myrtle Vandervoort in 1923 as a result of mortgage debt. The Vandervoorts had a mortgage and loan business at that time. The Vandervoorts first rented the house to a USC fraternity and then during the

depression years rented it as a rooming house. They never lived in the house but managed it as part of their property holdings. This was the low point in the house's history. The house went on the market with other estate properties in 1934 when my parents bought it from Myrtle Vandervoort. They had first offered to buy it in 1932.

Rhea Cowan Gorsline and Seymour Gorsline came to Los Angeles from San Francisco in late 1925. After initially working as manager for the Associated Press office in Los Angeles, Seymour accepted the job of Managing Editor of the City News Service in 1926. He moved to the Los Angeles Times in 1937 as Assistant City Editor and remained with the Times until he retired in 1962 as State Editor (see Figure 36).

Seymour was born in St. Louis, Michigan, the youngest of 6 children. The Gorslines were descendants of Huguenots who were expelled from France in the mid 1640's and moved from France to the Netherlands and then to London and finally to the New World at the end of the 17<sup>th</sup> Century (1690's), settling in what is now upstate New York and moved progressively to the Michigan Territory in the early 19<sup>th</sup> century after the War of 1812.

When my father was about 9 years old, after his father's death, his mother and one of his sisters homesteaded in Roundup, Montana. He and his youngest sister remained with the oldest sister's family in Michigan and later with relatives in North Dakota and joined their mother and sisters a year later. He received elementary and secondary education Roundup. He entered the School of Journalism at the University of Montana in Missoula in 1915 or 1916. He spent 10 months in a Navy training program at the end of WWI in 1919 and then returned to U of M. After graduation he worked in Great Falls MT for one or two years and in Spokane WA. He and two college friends then drove to San Francisco in about 1923 where he was a desk man for the Associated Press.

He married Rhea Constance Cowan (Figure 37) in 1925. She was from Seattle and her grandfather, Albert Pinkham, was one of the early pioneers in Seattle. Albert came across the country from Maine in 1857. The Pinkhams settled in northern Massachusetts Bay colony in the early 1700's. That area became the state of Maine. His wife, Ida May Barlow, was from an old New York and Connecticut family. One of her ancestors was Joel Barlow, who served as Representative of the U.S. in Moscow in 1812 and died during Napoleon's retreat from Moscow. Ida May came around the Horn by ship in 1866 to teach in the Seattle schools and shortly thereafter married Albert Pinkham.

Rhea and her parents and an older sister moved to California and to Santa Barbara in 1923 or 1924. Her youngest sister had married a classmate of Seymour's in 1923 and lived in San Francisco where Rhea met Seymour on a visit to her sister.

Rhea and Seymour shared a life-long interest in old houses and antiques and first saw the Portland house in 1932 and were interested in acquiring it. They bought it from Vandervoort's sister after the elder Vandervoorts' death in 1934. They renovated and redecorated the house over the next several years. During the decade of the Vandervoort's ownership the house was managed as income property with low maintenance so that when Seymour and Rhea bought the house it needed tender loving care. The Browns and Powers obviously cared for the house and the daughter and son that my father talked with in the 1930's remarked on that strong feeling.

I was born in Los Angeles in 1926 and my brother was born in Pasadena in 1930. Rhea passed away in 1950, and Seymour passed away in 1995. As noted earlier I inherited the property in 1995. My brother was also fond of the house but his interests had shifted to Oregon a couple of decades earlier. He was the major encourager pushing me to apply for historic recognition for the house. He passed away in 2009.

**Significance Statement:**

The historic cultural significance of the house rests on two factors. First, the house was built by Thomas Bruen Brown, a leading figure in the Los Angeles political and social scene in the transition period from pueblo to city in the 1870's to 1890's. It was the residence of Brown and his family until his sudden death in 1893.

Second, the house is representative of the 1870's period of transition in Los Angeles history. The period from statehood in 1850 to the 1880's saw the slow growth of a small turbulent and violent frontier town to a small city with large ambitions. In 1878 the population was about 10,000 and following years saw rapid growth with large fluctuations as in 1887 when land booms ended in crashes. The Italianate style was a common design for houses of that period. It is probably the sole upscale survivor of that style and period in the immediate Adams Boulevard area.

**Thomas Bruen Brown**

Thomas Bruen Brown was the right man in the right place at the right time to make a major impact on the changes in Los Angeles from the pueblo period to modern Los Angeles. He came to Los Angeles at a time when the population was small, the establishment families were a socially close group and he brought an excellent education and a family tradition of civic and political activism. As noted earlier, the review of his family's history and the setting in Los Angeles in the 1870's testifies to this favorable personal background.

Thomas Bruen Brown was born in October, 1847 in Washington D.C. As has been described above, His family's history of civic engagement in the Nation's capitol must have been a major factor in his upbringing. It must also have been a major element in the evolution of his attitudes and enthusiasm for

public service. He was the oldest of 4 sons of William Van Horn Brown and Adelaide Brown.

He received his primary and secondary education in Washington, D.C. His undergraduate college education was at Princeton (BA in Classics in 1871). His professional education was at Columbian School of Law (now George Washington University School of Law) in Washington D.C. (LLB in 1873).

Brown, his mother and one brother apparently spent some of the Civil War years in London. He visited London and other continental cities with college friends for a year after graduation from law school. Information obtained from one of the sons by Seymour Gorsline, and from various sources noted in the references section note his lifelong love of London as attested much later when he subdivided his property and named it the Belgravia Tract. Also note local names, e.g. Saint James Park, Portland Street drawn from London sites..

During his attendance at Columbian School of Law Thomas made a short visit to Los Angeles in 1872. Records show that he registered as a voter during that short visit. After completing his law degree (1873), he traveled in Europe for a year and a half and then briefly practiced law in Washington D.C. in 1875. He moved to Los Angeles in 1875 and established a law practice with an office in the Temple Block. He registered again as a voter in July, 1875. He remained in Los Angeles for the remainder of his life.

Thomas bought a 11.7-acre orange grove in the Adams area west of Figueroa probably in 1876 as noted earlier, or perhaps early 1878 in anticipation of his marriage to Eleanor Thornton Patton (Figure 3) in 1879. Rev. J. B. Gray at St. Athanasius Episcopal Church married them in June of 1879. Brown was not a member of any established church and was not initially a member of the Episcopal Church but followed his wife's life-long attachment and became a leading member of the committee that founded St. John's Episcopal Church in

1890. He was a charter member of that congregation and served as a member of the vestry of that church until his death. He was also a leader in the Masonic lodge of Los Angeles. Brown was an advocate for more churches and better schools throughout his life in Life Angeles.

Brown's enthusiasm for his orange grove and family was noted in several of the published articles on his life, and it became the home of the couple's large family of six children; one daughter, Adelaide, and five sons, George, Thomas, Arvin, Eltinge and Hobart born between 1880 and 1893. The 1880 census notes the young Brown family living at Adams west of Figueroa and includes Thomas (32), Eleanor (22), a new baby daughter (2 months) and Brown's brother Harrington (24) plus a resident Irish cook and Mexican laborer. Harrington Brown lived in the house from 1878 to 1881. The Los Angeles City directory of 1879-80 lists Brown's office in the Temple block and his residence on Adams west of Figueroa. Directories for 1876-1882 indicate only his office address in the Temple Block.

Harrington Brown, Thomas' youngest brother, arrived in Los Angeles in 1878 and also became a lifelong resident. He married Minnie Glassell in 1882 and they lived in a new house on acreage that Harrington bought west of today's Vermont. In addition to Harrington's interests in land, agriculture, horticulture and the early oil industry he served as Postmaster of Los Angeles in his later years during the Wilson administration. He and Minnie had 5 children, 2 sons and 3 daughters.

Thomas Brown's marriage to Eleanor Thornton Patton in 1879, and connections between the Newmarks, Pattons, Wilsons, Smiths, Bannings, Glassells and other leading families also testifies to his acceptance as a central and important figure in the period. He was a leader in the Democratic Party, and active in civic work while maintaining an active law practice and managing his 11.7-acre orange grove. Brown served as District Attorney of Los Angeles

County from 1879-1882. He was a member of the board of 15 freeholders that wrote the first city charter in 1888. The charter was approved by the State in 1889. Brown was often asked in later years by Democrat colleagues to run for public office as Judge of the Superior Court, Council member, Mayor and other elected posts but preferred to concentrate on his law practice, family and land, while working through his volunteer activities to better the community.

In spite of his enthusiasm for his orange grove, Brown was caught up in the fever of the land boom of 1887 and had his land surveyed by Charles E. Miles, and recorded as the Belgravia Tract by county recorder Frank A. Gibson in September 1887 at about the time the crash occurred. While the local economy recovered Brown had sufficient resources and wealth to continue to hold and manage his property. He completed the work on the subdivision by cutting Portland Street as the n-s axial road through the tract in 1890-91, and moved his house to conform to the surveyed lots as noted earlier.

Brown actively managed the properties until his sudden death in February, 1893, at age 45 years after which time his wife Eleanor, the heroine of our story, raised the family of 6 children and managed the sales of lots, and later disposition of the family house and property (see details of transfer of ownership in a later section). She, together with Harrington Brown administered Thomas' estate.

Thomas was much admired and at his death, the various law offices and businesses closed for two days before and after his funeral in honor of his memory. His masonic colleagues arranged the ceremony in memorial and bore his body to its resting place in Rosedale Cemetery following the well-attended funeral at St. John's Episcopal Church of which he had been one of the founders and life-long member of the vestry. The reverend Mr. Judd presided at the funeral. Harris Newmark's book of recollections of 60 years in southern California makes a number of references to Brown.... typically in a very complementary way.



The Los Angeles City Directories of 1895 through 1907 show Eleanor Brown (Widow of Thomas B.) living in the house on Portland St. She managed the sale of lots in the Belgravia Tract in addition to raising her 6 children who ranged in age from 1 to 13 years. After 1907 according to Los Angeles City Directories of those and later years, she had moved to 1653 W. 25th Street, which suggests that she was renting the Portland house to tenants during that time, or that other family members were residing there. In the 1910 census, Eleanor was living with Anne and Hancock Banning (Anne was Eleanor's half-sister) at the Bannings' mansion on Adams Boulevard. The Census taker enumerated her and some of the children (listed as "Drowns" rather than "Browns") as residing in the Banning house, along with Mr. Smith, Anne's father.

In 1914 Eleanor Patton Brown sold the property, probably after her children had married or begun careers, and one or two years after that sale moved to join the Patton family in San Marino. She died in 1940 and is buried in Rosedale Cemetery. Thomas, Eleanor and Thomas Brown Jr. are all buried in Rosedale Cemetery as are Harrington Brown, his wife Minnie Glassell Brown and two of their daughters.

Some family records for Eleanor and her children from 1926 to 1962 show that her three of her sons continued to be much involved in land acquisition both in southern and northern California and in Canada, but no additional information of the Portland property was preserved. Shortly before his death, Thomas B. Brown and some associates had bought acreage in Tulare County, which was later sold by his sons and associates. One son and his family moved to Tulare and made their home there.

### **The House:**

The Brown/Gorsline House is an upscale farmhouse of basic Italianate design, characteristic of the 1860's and 1870's and dates from the transition from

the end of pueblo Los Angeles and the beginning of the City of Los Angeles. The leading families progressively moved out to the edges of the pueblo lands as the city grew, and west Adams was a prime location. A map of Los Angeles in 1871 (Figure 5) shows that the main south boundary of the town at that time was at about Sixth Street and the Adams area was in farmland and orange groves.

The Brown/Gorsline House typifies the more substantial homes of that era. All were architect-designed, well built and with amenities of space, servants and capacity for formal social affairs. Several of these homes were located in the existing orange groves. The general aspect of this area is shown in numerous sketches in the book compiled by Thompson and West and published in 1890. The sketches were drawn in 1880 and show selected houses across Los Angeles County. Examples are shown in Figures 6 and 8. Figure 7 shows the Perry House as of today in its present location in Heritage Square, and Figure 9 shows a typical small farmhouse similar to the one sketched in Figure 8.

The Brown/Gorsline House was built and designed for comfortable upscale living in this new milieu. The historic value of the house is as a vanishing representative of the era and as one of the very few remaining well-built and designed homes of the 1870's. Brown built the house and he and his family lived in the house until his death in 1893, and after his death until 1907. Eleanor Brown sold the property in 1914. My family bought the house in 1934 and we have owned it since that time.

### **Acknowledgements:**

Information and advice came from a number of people including Jim Childs, Laura Meyers, and Jim Robinson of West Adams Heritage Association; Erin Chase, Bill Frank and Kadin Henningsen of the Huntington Library; John Q. Lee of John Q Public Affairs; Janet Fireman, Tom Sitton and Diana Tittle of the California Historical Society; Marchello Vavala, Los Angeles Conservancy. David and Sarah Bottjer provided old West Adams pix. My brother, the late

Anthony Lee Gorsline, provided the driving force to push me to initiate the application process. Dr. Jessica Dutton and her mother, the late Dr. Rosanne Dutton, also urged and encouraged me to prepare the application. Tom Temple has done much of the maintenance and repair work on the house reflecting his deep interest in old houses and their construction. His advice on practices and styles of older Los Angeles houses has been particularly valuable. Dr. Douglas Noble, Associate Dean of the USC School of Architecture rented one of the apartments for several years and gave advice regarding appropriate colors for the house.

## List of Permits (Also first page of each permit):



## Research Request Form

DATE: <u>4/7/2011</u>		Q-MATIC TICKET # <u>368</u> (office use only)	
NAME: <u>Donn Gorsline</u>		COMPANY NAME: _____	
TELEPHONE #: <u>213-748-1661</u>		FAX #: <u>213-740-8801</u>	
REFERRED BY: _____		PHONE #: _____	
FAXING OPTIONS: Records Counter, LADBS Fax to one of the numbers below (check one):			
<input checked="" type="checkbox"/> (213) 482-6862 Metro Office 201 N. Figueroa St., 1 <sup>st</sup> Fl. Rm 110 Los Angeles, CA 90012		<input type="checkbox"/> (818) 374-5013 Van Nuys Office 6262 Van Nuys Bl. Van Nuys, CA 91401	
PROPERTY ADDRESS(ES): Please research the following addresses (IN PERSON: One Address submitted at a time) (FAXING: Up to 3 addresses per request) <u>2626 Portland St.</u>			
Use of Existing Building: <u>Private residence</u>			
COMMENTS: Reason for Records Request: <u>need list of permits &amp; subject of them for application for historic recognition</u>			
Information Requested: Copies of Documents range from \$0.10 to \$1.50 per page (excluding blueprint copies) Select from the following by checking the box next to it - for further clarification of request, use comments box			
<input checked="" type="checkbox"/> BUILDING PERMITS <input type="checkbox"/> PLUMBING PERMITS <input checked="" type="checkbox"/> MECHANICAL PERMITS <input type="checkbox"/> ELECTRICAL PERMITS 1985 - 1990 and 1997 - Present	<input type="checkbox"/> CERTIFICATES OF OCCUPANCY <input type="checkbox"/> VIOLATIONS	<input type="checkbox"/> GRADING DOCUMENTS <input type="checkbox"/> MODIFICATIONS/BOARD FILES	For Office Use Only: <input type="checkbox"/> PCIS <input type="checkbox"/> IDIS <input checked="" type="checkbox"/> Microfilm <input checked="" type="checkbox"/> Manual Search
AFFIDAVITS/Z.I. NO. _____			
<input type="checkbox"/> BLUEPRINTS (\$8.00 Service Fee, plus a SD Surcharge Fee (Section 98.0416 of the LAMC) and \$1.00 per page. No plans available for Single Family Dwellings and Commercial buildings 3 stories and under, prior to 1978.			
To obtain copies of blueprints on file, all of the following requirements must be submitted: 1. A release letter from the current owner. 2. A copy of the current owner's Grant Deed. 3. A release letter from the architect and engineer whose stamp is on the plans. Letters must be on Letterhead and have engineer/architect's stamp and signature.			



There are two ways to request a copy of the document image.

1) By fax using the request form. Click on the following link

[http://www.ladbs.org/permits/permit\\_related\\_forms/Research\\_Request\\_form.pdf](http://www.ladbs.org/permits/permit_related_forms/Research_Request_form.pdf) to download the request form.

2) In person. Bring the following summary to one of the following Record counters.

### COUNTER HOURS

MONDAY, TUESDAY, THURSDAY, FRIDAY: 7:30 AM to 4:30 PM  
WEDNESDAY: 9:00 AM to 4:30 PM

Metro	Van Nuys
201, N. Figueroa St. 1st Floor, Room 110 Record Counter Los Angeles, CA 90012	6262 Van Nuys Blvd Record Counter Van Nuys, CA 91401

Address: 2626 PORTLAND

Document Type	Sub Type	Document Date	Document Number	Reel Batch Frame	
BUILDING PERMIT	BLDG-ALTER/REPAIR	9/5/1935	1935LA15624	HIST: P1251 002 0289	✓
BUILDING PERMIT	BLDG-ALTER/REPAIR	10/17/1939	1939LA40796	HIST: P1313 002 2443	✓
BUILDING PERMIT	BLDG-ALTER/REPAIR	12/7/1954	1954LA02962	HIST: P1512 002 0031	✓
BUILDING PERMIT	BLDG-ALTER/REPAIR	12/28/1954	1954LA04749	HIST: P1513 001 0497	✓
BUILDING PERMIT	BLDG-ALTER/REPAIR	3/3/1955	1955 09711	HIST: P1642 001 0931	✓
BUILDING PERMIT	NEW CONSTRUCTION	3/13/1989	1989LA26340	HIST: P0228 004 0310	✓
BUILDING PERMIT	ALTERATION	7/19/1991	1991LA78177	HIST: P0333 006 0395	✓
CERTIFICATE OF OCCUPANCY		12/8/1955	1955LA09711	IDIS: O0714 02819 0000 HIST: O498 HIST: O220 2 1756	✗
CERTIFICATE OF OCCUPANCY		4/28/1996	1989LA26340	IDIS: O0593 02334 0000 HIST: M0955 009 0032	✗
ELECTRICAL PERMIT		7/3/1989	0789F2323	HIST: T0179 004 0169	
MECHANICAL PERMIT	PLUMBING	7/3/1989	0789F2322	HIST: T0179 004 0088	

WAS Form 2

USE INK OR  
INDELIBLE PENCIL

3

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

### Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:  
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Bureau 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 governing into the execution 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 to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereinafter be prohibited by ordinance of the City of Los Angeles.

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

REMOVED FROM

REMOVED TO

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

Lot...

Tract	Tract
-------	-------

### Track

Present location of building	2626 Portland street
------------------------------	----------------------

(House Number and Street)

New location of building

(House Number and Street)

**Between what**

Approved by  
City Engineer

## Deputy

1. Purpose of PRESENT building residential Families or Rooms same  
(Store, Business, Apartment House, Hotel, or any other purpose)
2. Use of building AFTER alteration or moving same Families same Rooms same
3. Owner (Prior Name) S.E. Gorsline Phone RI 9135
4. Owner's Address 2525 Portland street
5. Certificated Architect Own architect State License No. None Phone None
6. Licensed Engineer " engineer None State License No. None Phone None
7. Contractor None State License No. None Phone None
8. Contractor's Address None
9. VALUATION OF PROPOSED WORK {including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire equipment, electrical wiring and/or elevator equipment therein or thereon} 100
10. State how many buildings NOW } House barred used as garage  
on lot and give use of each. } (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing buildings 60 x 70 Number of stories one Height to highest point 26 ft
12. Class of building Material of existing walls frams Exterior framework wood  
(Wood or Steel)

Replacement of posts and rail on porch-- consisting of double 5X3s, cross-braced one foot apart at 9-foot intervals. Top support to be same as has stood without deterioration or sag of roof for life of building, with additional bracing to give even wider margin of support, no change in porch base.

A ~~number~~ of odd-jobs about the house which it would be a greater waste of the city's time and mine to list than the above construction.

Signature of Applicant in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY			For
PERMIT NO.	Planned Specifications checked	Zone	Stamp here when Permit is issued
15004	Corrections noted	Eng. Line	
PLAN	Inspector's Initials	Inspector's Name and Date	SEP - 5 1935

Form 3

3

**CITY OF LOS ANGELES**  
**DEPARTMENT OF BUILDING AND SAFETY**  
**BUILDING DIVISION**

**Application to Alter, Repair, Move or Demolish**

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Supervisor 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 granting 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 protection in, the property described in such permit.

REMOVED FROM

REMOVED TO

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

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

X Present location of building } 2626 Portland  
 (House Number and Street)  
 New location of building }  
 (House Number and Street)  
 Between what cross streets } Adams & 28th  
 (House Number and Street)

Approved by  
City Engineer.

Deputy.

1. Purpose of PRESENT building. residence Families 1 Rooms 7  
 (Store, Residence, Apartment House, Hotel, or any other purpose)

2. Use of building AFTER alteration or moving. same Families 1 Rooms 7

3. Owner (Print Name) Seymour Gosline Phone.....

4. Owner's Address 2626 Portland

5. Certificated Architect..... State License No. .... Phone.....

6. Licensed Engineer..... State License No. .... Phone.....

7. Contractor..... State License No. .... Phone.....

8. Contractor's Address.....

9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, elevators, electrical wiring and/or elevator equipment, electric or otherwise) \$ 100.00

10. State how many buildings NOW on lot and give use of each. 1 residence  
 (Residence, Hotel, Apartment House, or any other purpose)

11. Size of existing building..... x..... Number of stories high..... Height to highest point 25

12. Class of building D Material of existing walls frame Exterior framework wood  
 (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Adding new stairs, brick terracing and Rte  
mass masonry  
repaint front porch  
chairs

FBI in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY			
PERMIT NO.	Place and specifications checked	Date	File Number
411 36	Specifications verified	10/10/34	152
PLANS	Construction approved	10/10/34	
Notes	Remarks		



3

# APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

Form B-2  
CITY OF LOS ANGELES  
DEPARTMENT  
OF  
BUILDING AND SAFETY  
BUILDING DIVISION

Lot No. 48-242-2-19  
Tract Belapavia  
Location of Building 2626 PORTLAND ST  
Between what cross streets? 28th St  
Approved by  
City Engineer  
Deputy

## USE INK OR INDELIBLE PENCIL

1. Present use of building Two Families 12 Rooms  
2. State how long building has been used for present occupancy 29 years  
3. Use of building AFTER alteration or moving Two Families 13 Rooms  
4. Owner SEYMOUR GORSLINE Phone RL 1039  
5. Owner's Address 2626 Portland St. P. O. L.A. 7  
6. Certificated Architect \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_  
7. Licensed Engineer \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_  
8. Contractor OWNER State License No. \_\_\_\_\_ Phone \_\_\_\_\_  
9. Contractor's Address \_\_\_\_\_

10. VALUATION OF PROPOSED WORK \$1000  
11. State how many buildings NOW one on lot and give use of each dwelling  
12. Size of existing building 40 x 75 Number of stories high one Height to highest point 23 ft.  
13. Material Exterior Walls wood siding Exterior framework wood

14. Describe briefly all proposed construction and work:  
enclosing existing porch to create bath and dressing room

## NEW CONSTRUCTION

15. Size of Addition 7 x 18 Size of Lot 90 x 217 Number of Stories when complete one  
16. Footing: Width 5" Depth in Ground 3' Width of Wall \_\_\_\_\_ Size of Floor Joists 2 x 6  
17. Size of Studs 2 x 4 Material of Floor wood Size of Rafters 2 x 4 Type of Roofing flat

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Seymour Gorsline  
Owner or Authorized Agent

DISTRICT  
OFFICE

By

## FOR DEPARTMENT USE ONLY

PLAN CHECKING		OCCUPANCY SURVEY	
Valuation \$ <u>1000.-</u>	Area of Bldg. _____ Sq. Ft. _____	Investigation Fee \$ <u>10.00</u>	Cert. of Occupancy Fee \$ _____
Fee \$ <u>2.-</u>	Fee \$ _____	Bldg. Permit Fee \$ <u>6.00</u>	Total \$ <u>16.00</u>
Group <u>2</u>	Plans and Specifications checked _____	Fire District <u>10-1000</u>	City <u>Los Angeles</u>
For Plans <u>See</u>	Corner Lot _____	No. _____	District Map No. <u>5525</u>
Filed with _____	Continuous Inspection _____	Inspector _____	Application checked and approved _____

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	PER PAID
Plan Checking	DEC 7 1954		1A61316		
Supplemental Plan Checking					
Building Permit	DEC 7 1954		1A 2002		

**APPLICATION TO  
ALTER, REPAIR, or DEMOLISH  
AND FOR A  
Certificate of Occupancy**

CITY OF LOS ANGELES  
DEPARTMENT  
OF  
BUILDING AND SAFETY  
BUILDING DIVISION

Lot No. 19 1st 10' 20' E 10' of 1 E 2

Tract Belgravia

Location of Building 2626 Portland St  
(House Number and Street)

Between what cross streets? Adams & 28th

Approved by  
City Engineer \_\_\_\_\_  
Deputy \_\_\_\_\_

**USE INK OR INDELIBLE PENCIL**

1. Present use of building duplex Families 2 Rooms 12  
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. State how long building has been used for present occupancy more than 25 years

3. Use of building AFTER alteration or moving same Families same Rooms same

4. Owner SEYMOUR GARSLINE Phone RI 1037

5. Owner's Address 2626 Portland P. O. LA

6. Certificated Architect \_\_\_\_\_ State \_\_\_\_\_ License No. \_\_\_\_\_ Phone \_\_\_\_\_

7. Licensed Engineer \_\_\_\_\_ State \_\_\_\_\_ License No. \_\_\_\_\_ Phone \_\_\_\_\_

8. Contractor \_\_\_\_\_ State \_\_\_\_\_ License No. \_\_\_\_\_ Phone \_\_\_\_\_

9. Contractor's Address \_\_\_\_\_

10. VALUATION OF PROPOSED WORK \$100  
(including all labor and material and all permanent  
signing, heating, ventilating, water supply, plumbing,  
fire sprinkler, electrical wiring and elevator  
equipment therein or thereon)

11. State how many buildings NOW on lot and give use of each. one  
(Store, Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building 44 x 65 Number of stories high 1 Height to highest point 30'

13. Material Exterior Walls wood Exterior framework wood  
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:  
To demolish existing 7x32' hallway

**NEW CONSTRUCTION**

15. Size of Addition x Size of Lot x Number of Stories when complete x

16. Footing: Width \_\_\_\_\_ Depth in Ground \_\_\_\_\_ Size of Floor Joists x

17. Size of Studs x Material of Floor \_\_\_\_\_ Size of Rafters x Type of Roofing \_\_\_\_\_

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Seymour Garsline  
(Owner or Authorized Agent)

DISTRICT OFFICE \_\_\_\_\_

**FOR DEPARTMENT USE ONLY**

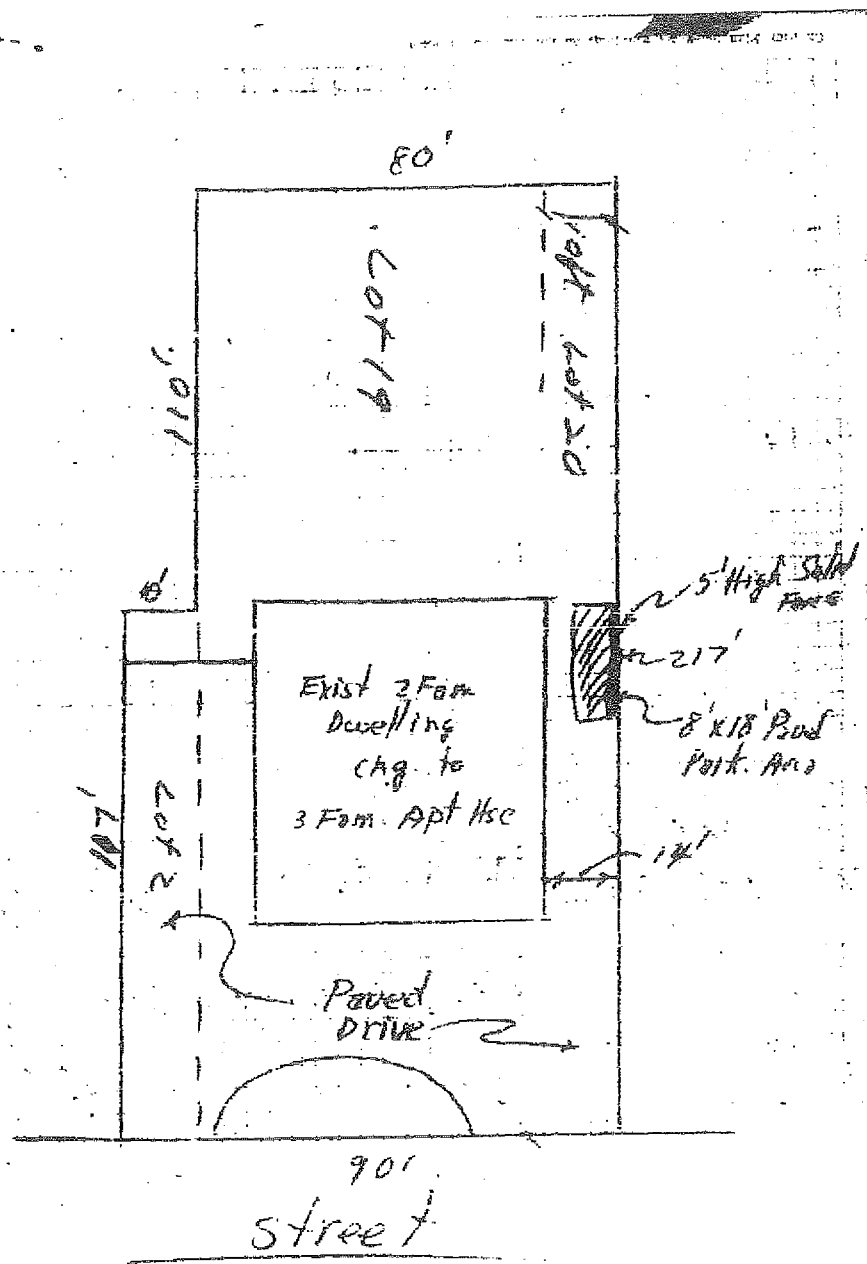
PLAN CHECKING				OCCUPANCY SURVEY			
Valuation \$ <u>100</u>	Area of Bldg. _____ Sq. Ft.	Investigation Fee \$ _____					
Fee \$ <u>1</u>		Cert. of Occupancy Fee \$ _____					
		Bldg. Permit Fee \$ <u>100</u>					
		Total					
TYPE _____	Maximum No. Occupants _____	Inside Lot _____	Key Lot _____	Lot Size _____	St. rear alley _____	St. side alley _____	Yard _____
PLAN _____	Plans and Specifications checked _____	Corner Lot _____	Corner Lot Keyed _____	File District _____			
For Plans Fee _____	Correction Verified _____	Zone _____	Bldg. Line _____	No. _____	District Map No. <u>552</u>	Application checked and approved _____	
FOOTING _____	Plans, Specifications and Application rechecked and approved _____	Continuous Inspection _____	Fl. _____	Fl. _____	Inspector _____		
		Special Inspection _____	Special Inspection Included _____				

**DO NOT WRITE BELOW THIS LINE**

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	DEC 28 1954				584.00
Supplemental Plan Checking	DEC 28 1954				
Building Permit			LA 4740		

3 APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY			
CITY OF LOS ANGELES		DEPT. OF BUILDING AND SAFETY	
DIST. MAP 5523	1. LOT 2, 19 and 20	BLK. Belgravia	TRACT
ZONE R-4	2. BLDG. ADDRESS 2626 Portland St.	APPROVED	
FIRE DIST.	3. BETWEEN CROSS STS. Adams AND 28th		
INSIDE KEY X	4. PRESENT USE OF BLDG. Dwelling	NEW USE OF BLDG. Apt. House	
COR. LOT	5. OWNER S. Gorsline		
REV. COR. LOT SIZE 17x8	6. OWNER'S ADDRESS 2626 Portland St.		
REAR ALLEY	7. CERT. ARCH. none	STATE LIC. NO.	
SIDE ALLEY	8. LIC. NO. none	STATE LIC. NO.	
BLOG. LINE	9. CONTRACTOR OWNER	STATE LIC. NO.	
AFFIDAVITS	10. SIZE OF EX. BLDG. 45 x 67	STORIES 1	HEIGHT 20'
SPRINKLERS REQ'D. SPECIFIED	11. MATERIAL EXT. WALLS: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE	ROOF CORST: <input type="checkbox"/> WOOD <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER	
3 2626 Portland St.			
VALIDATION			
TYPE 1	GROUP #2	MAX. OCC. 3 Fam	DATE MAR 3 1955
DIST. OFFICE LA		Case 153 & 6512	
C. OF D. ISSUED		P.C. 100 B.P. 2,50	
DWELL. UNITS 3	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. \$ 300	VALUATION APPROVED J. E. B. B.	
PARKING SPACES 1	13. SIZE OF ADDITION Convert dwelling to apt house x STORIES	APPLICATION CHECKED J. E. B. B.	
GUEST ROOMS	14. NEW WORK: MATERIAL EXT. WALLS MATERIAL ROOF	PLANS CHECKED J. E. B. B.	
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. Seymour Gorsline SIGNED		PLANS APPROVED J. E. B. B.
CONT. INSP.	This form when properly validated is a permit to do the work described.		PERMITS APPROVED J. E. B. B.
CASE # 15396512			

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.  
2. Flat Fee Required on Back of Original.

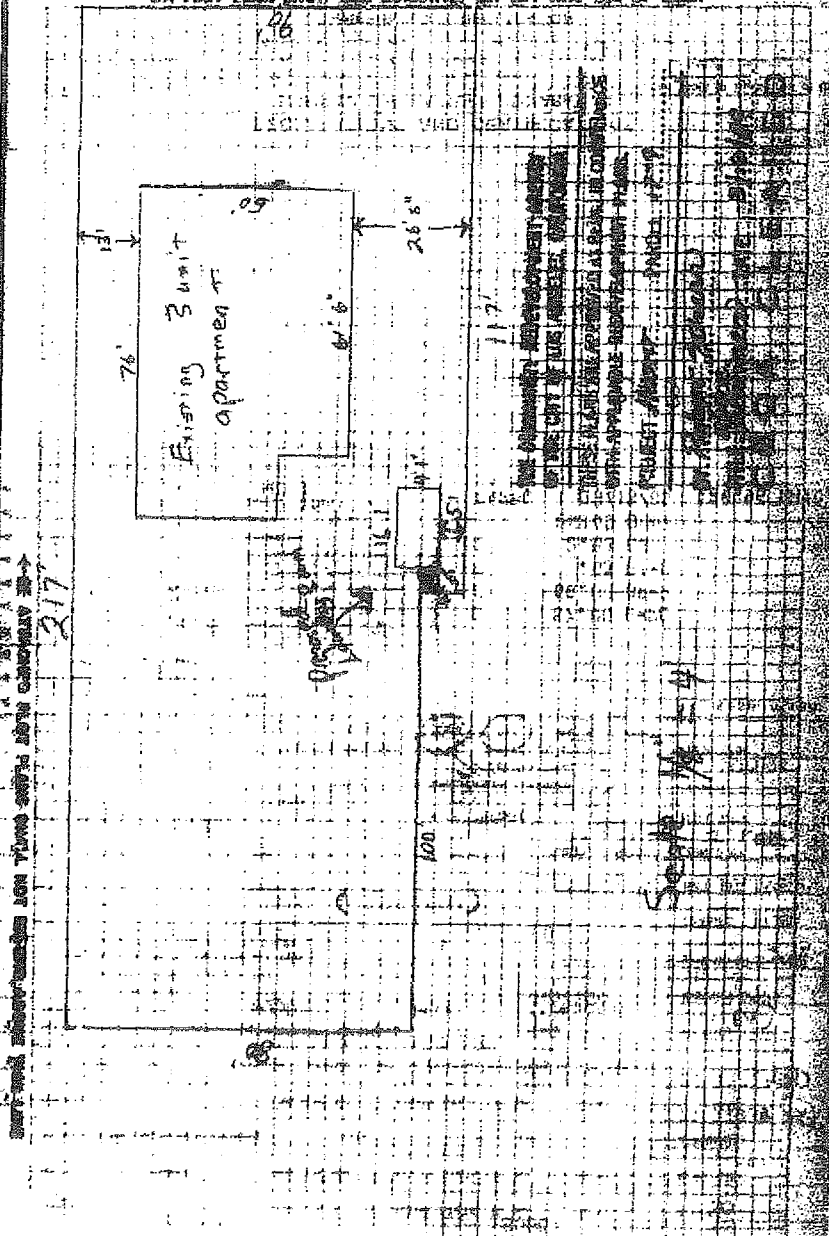


CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY									
FOR 2 2 8 0 0 4 0 0 3 1 0									
INSPECTION									
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original									
1. LOT	2. BLOCK	3. TRACT	4. COUNCIL DISTRICT NO.	5. DIST. MAP					
19 POR OF 2 & 20		BEIGRAVIA	8	123A201					
2. PURPOSE OF BUILDING				3. ZONE					
(23) ACCESSORY BLDG. LAUNDRY ROOM				BA-1-G					
3. JOB ADDRESS				4. FIRE DIST.					
2626 PORTLAND STREET									
4. BETWEEN CROSS STREETS				5. LOT TYPE					
ADAMS & 28th				R.C.					
6. OWNER'S NAME				7. LOT SIZE					
SEYMOUR GORSLINE				11993					
8. OWNER'S ADDRESS				9. CITY					
2626 PORTLAND ST				LA					
10. ENGINEER				11. BUS. LIC. NO.					
				12. ACTIVE STATE LIC. NO.					
13. ARCHITECT OR DESIGNER				14. BUS. LIC. NO.					
				15. ACTIVE STATE LIC. NO.					
16. ARCHITECT OR ENGINEER'S ADDRESS				17. CITY					
				18. ZIP					
19. CONTRACTOR				20. BUS. LIC. NO.					
CRAIG A. COWIE				21. ACTIVE STATE LIC. NO.					
				22. PHONE					
23. SPEC. OF NEW BLDG.				24. NO. OF EXISTING BUILDINGS ON LOT AND USE					
WIDTH 9'11" LENGTH 16'6"				25. 3 UNIT APT.					
26. MATERIAL OF CONSTRUCTION				27. FLOOR					
WOOD				28. CONCRETE					
29. JOB ADDRESS				30. STREET OUTLINE					
2626 PORTLAND ST				31. DISTRICT OFFICE					
32. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING				33. \$ 9,000.00					
34. NEW ACCESSORY BLDG. (LAUNDRY ROOM)				35. GRADING					
				36. FLOOD					
37. PURPOSE OF BUILDING				38. ZONED BY					
LAUNDRY ROOM				39. 3. L.A.					
40. TYPE				41. PLANS CHECKED					
VN				42. MOON					
43. GROUP				44. APPLICANT APPROVED					
0				45. TYPIST					
46. UNITS				47. SOPHIA					
0				48. INSPECTOR					
49. PARKING				50. CONSTRUCTION ACTIVITY					
0				51. INSPECTION					
52. PC				53. COM. INSP.					
54. 57.80				55. N/A					
56. 60.00				57. 6.3					
58. 60.00				59. 2.53					
60. 0.0				61. 5.055					
62. N/A				63. 0.0					
64. LA				65. 0.0					
66. CC				67. 0.0					
68. 0.0				69. 0.0					
70. 0.0				71. 0.0					
72. 0.0				73. 0.0					
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118. 0.0				119. 0.0					
120. 0.0				121. 0.0					
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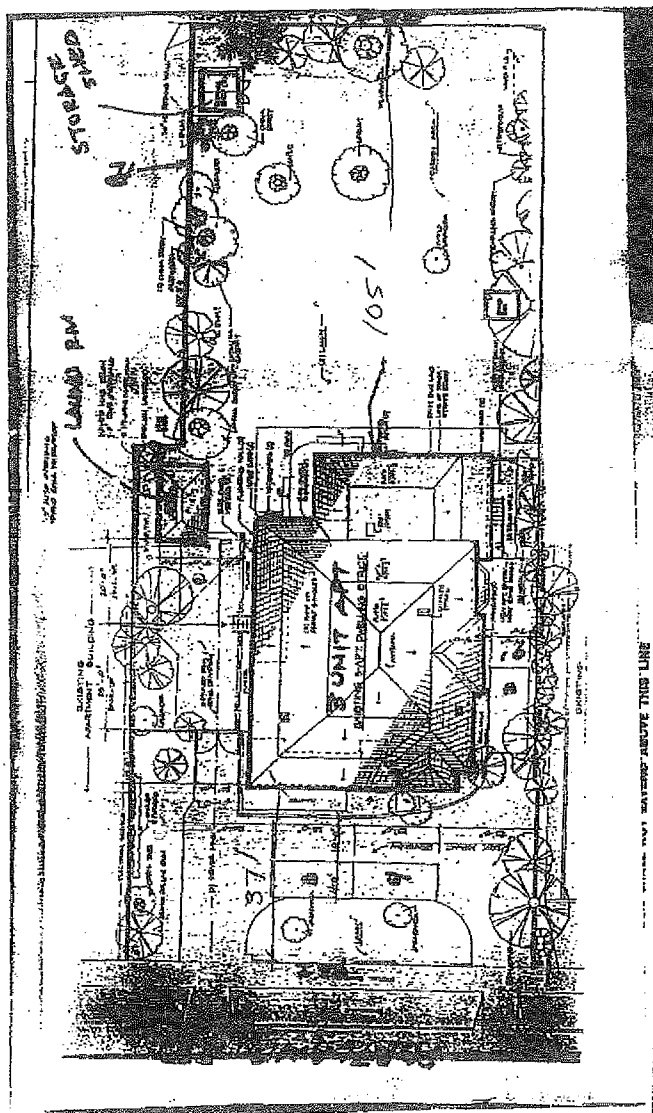
## LEGAL DESCRIPTION

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



3 APPLICATION FOR INSPECTION		CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY		TO ADD, ALTER, REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY	
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.					
1. LOT 2 & arb 2 lot 19,20 arb	BLOCK TRACT Belgravia	COUNTY REF. NO. MR 23-54	DIST. MAP 123B201 CENSUS TRACT 2247		
2. PRESENT USE OF BUILDING (5) 3411 Residential APT		NEW USE OF BUILDING (5) SAME		ZONE R4-1-0	
3. JOB ADDRESS 2626 Portland St		4. BETWEEN CROSS STREETS Adams AND Jefferson Blvd		FIRE DIST. COMM. DIST. 8	
5. OWNER'S NAME Dr. Donald Gorsline		6. OWNER'S ADDRESS 2622 Portland St		LOT TYPE int	
7. ENGINEER Antoinette Culpepper		8. ARCHITECT OR DESIGNER Antoinette Culpepper		LOT SIZE intreg	
9. CONTRACTOR Mr. & Mrs. Cowie		10. ARCHITECT OR ENGINEER'S ADDRESS 5106 W El Segundo Blvd #3 Hawthorne 90250		AFFIDAVITS ZI 1231	
11. SET OF EXISTING SIZE 17		12. SET OF EXISTING HEIGHT 25		ZI 1726	
13. FRAMING MATERIAL W1		14. ROOF asph singles		ZI 1193	
15. JOB ADDRESS 2626 Portland St		16. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 25,000		DIST. OFF. LA	
17. NEW WORK (Describe) interior remodel, replace interior stair		18. NEW USE OF BUILDING TYPE IN GROUP R-1 FLOOR AREA NC		P.C. REQ. Not	
19. TYPE IN GROUP R-1 FLOOR AREA NC		20. PLANS CHECKED B. Kanegawa		GRADING SEISMIC	
21. MAX OCC. NL		22. PARKING REQ'D 3		HWY. DED. FLGD	
23. G.P.I. + NP		24. CONT. INSP.		FILE WITH	
25. P.M.		26. F.H.		ZONING Elsa	
27. E.I.		28. F.H.		INSPECTOR	
29. O.S.S.		30. SPRINKLERS REQ'D SPEC.		INSPECTION ACTIVITY	
31. S.O.S.S.		32. ENERGY		CS. GEN. MAJ. B. EQ.	
33. C/O		34. DAS		B & S 3 (1.7/28)	
35. P.C. NO.		36. C/O		CASHIERS USE ONLY	
37. P.C. NO.		38. C/O		07/19/91 03:28:15PM LAB6 T-3112 C 05	
39. P.C. NO.		40. C/O		BUILD PLAN CHG 165.75	
41. P.C. NO.		42. C/O		BLD PER CONNER 195.00	
43. P.C. NO.		44. C/O		ET RESIDENTIAL 2.50	
45. P.C. NO.		46. C/O		TOTAL 370.52	
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49. P.C. NO.		50. C/O		91LA 78177	
51. P.C. NO.		52. C/O		91LA 78177	
DECLARATIONS AND CERTIFICATIONS					
LICENSED CONTRACTORS DECLARATION					
1. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.					
2. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to the issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).					
3. I, as owner of the property, or my employee with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).					
4. I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor licensed pursuant to the Contractor's License Law).					
5. I am exempt under Sec. B. & P. C. for this reason.					
Date _____ Owner's Signature _____					





THE COMMUNITY REDEVELOPMENT AGENCY  
OF THE CITY OF LOS ANGELES, CALIFORNIA

THESE PLANS ARE APPROVED AS BEING IN COMPLIANCE  
WITH APPLICABLE REDEVELOPMENT PLANS.

PROJECT Haven Ego PARCEL 5123-2-3

BY Steven J. Smith

TITLE CRA Plan DATE May 28, 1991

CEQA CLEARED

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Los Angeles Herald, August 28, 1892, "Another handsome Adams-street residence is to be built by R.J. Waters of Redlands, who purchased yesterday of Mr. Thos. Brown, the fine lot on the southwest corner of Adams and Portland streets, 100X250 feet...the price paid was \$12,500 cash, and that Mr. Waters will build a home in keeping with the surroundings."

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## APPENDIX

### Notes and Letters by Seymour Gorsline of 1930's talks with old West

#### Adams Residents:

Letters and notes recording information about general area and house by Seymour Gorsline: (transcribed by Donn Gorsline on June 26, 2005). In the 1930's Seymour and Rhea visited many of the old families' homes, and their residents, although most were second generation by that time.

(Notes from about 1960 by Seymour Gorsline

Transcribed by Donn Gorsline from his father's draft typescript)

A hundred years ago a part of West Adams Boulevard, Saint James Park and Figueroa was seen as a small island of elegance in a city where, not too long before, dirt floors were commonplace. Here, men whose fortunes had been born of the 1850's and multiplied with the growth of the city built their late Victorian mansions. In 1934 when we [Seymour and Rhea Gorsline] bought an old house in this already skidding area you could mark the boundary of the original West Adams by carriage houses. Of course the horses were gone and automobiles, many of them bearing name plates which had already vanished from the market, stood in the spaces once allotted to carriages. Some of the second-story haylofts had been converted into apartments for the chauffeurs and in our time had become rentals. But much of the original West Adams Island was still intact. Most of the mansions were still there, occupied by an aging second generation of the original owners.

At Figueroa there were those two splendid churches; one for the Catholics (St. Vincent's) and one for the protestants (St. John's Episcopal). Scenes of the weddings, the christenings and the funerals of the first generation families of Los Angeles County. Lately there seemed to be more funerals than christenings.



It wasn't accidental that the headquarters of the Auto Club of Southern California was located at Figueroa and Adams. The West Adams families had enthusiastically entered the age of the combustion engine. There appeared to have been little regret for the departure of the horse. After all, maintaining a stable was a messy and an expensive business.... stable boys, coachmen, veterinarians and blacksmiths.

Chester Place was well maintained and the houses the Doheny's had built were occupied by the friends and associates of the family including Dr. Rufus B. von Kleinschmidt, president of the University of Southern California and the shaper of the destinies of the institution. Mrs. Doheny still made her home here and saw that all of the residents lived very well indeed. On the 23rd St side of the estate there were the cutting beds, rows of flowering plants the year round to [assure] that there were flower arrangements for all the houses. There were no individual carriage houses so it would be assumed that residents could call at any time for transportation from the big carriage house and stable on the north side of the estate. Nearby was the towering glass conservatory, tall enough to accommodate tropical trees.

The mansions in Chester Place had their own police chief; a retired police reporter, with an easy security job [so that it was said], and a staff of patrolmen. If so they kept a low profile; the iron gates were never closed so far as we knew and the walk or ride through Chester Place was a delight, especially when the Japanese magnolias were in bloom.

A low stonewall fronted the Kerckhoff estate on the south side of the boulevard across from Chester Place. The family still lived there but there were no satellite residences if you except Jane (Cary) Seymour's Queen Anne cottage in the western corner of the Kerckhoff property. Miss Seymour still lived there. Although well into her 90's she was intellectually sprightly as she apparently was in the days when she and her aunt founded the Friday Morning Club. She was

eccentric. Her cottage was furnished with obviously family pieces and in our two visits there we never asked about the stacks of magazines, newspapers and clippings which banked the walls. The postman said there were two large cans of coal oil in the basement. They had been stored there when there was a rumor of a shortage and Miss Seymour wanted to make sure there would be oil for her lamps.

Next to the Seymour cottage there lived an attorney, who was not part of the original West Adams community, occupying a house of sharp gothic rooflines; nor we could guess, was the house.

To the west, was the original Severance house on the site of one and a quarter acres that fronted West Adams and cornered on the dead-end of 27th Street. If you drove into the long driveway, you bumped over a culvert spanning a concrete-lined ditch. It was the last remaining piece of the old zanja, which once supplied water to the farmlands that preceded the mansions and estates. The driveway circled a giant magnolia at about the center of the tract and at the back of the circle was the Severance House, still in usable shape but dull and nondescript architecturally. No carriage house here. There was an old barn back at the 27th St corner.

The property no longer was owned by a Severance. A newer stuccoed house on Severance Street was pointed out as the later Severance House.... definitely not a Victorian. A federal agency had a for sale sign on the West Adams property. You could buy the house and its one and one quarter acres for \$650 down and \$65 a month.... \$6500 total price. Dr. von Klein Schmidt bought it and later sold it to a couple that lived there for a time and then sold it to the John Tracey Clinic for the hard of hearing. The grounds became parking space, which eventually spread to include the site of the house next door...the only true Victorian in all its Valentine's glory, porch, balcony, steeple and overall lacy trimmings by an unrestrained jigsaw worker.

It was a joy. It was a pity that it was torn down and not moved to a site where it could be preserved. We know of only one other truly Victorian house in all Los Angeles. In our infrequent visits to Los Angeles we make an effort to drive by this house on Kensington Avenue. A couple of blocks from Carroll Avenue.

April 19, 1977

Charles Gregory Walsh  
Chairman, Heritage Committee  
Southern California Section, A.I.A.  
Santa Monica, California 90404

Dear Sir:

For forty-five years I have owned a house which was the first home of a branch of the Patton Family. At the close of the Civil War, Mrs. [Susan Glassell] Patton, a widow, brought her family from Virginia to Los Angeles where a brother [Andrew Glassell] was an attorney, and owner of the horse-drawn streetcar system and was socially active.

Her son, [George Smith Patton] was General George Patton's father, married to a daughter of the land-holding Wilson family. A daughter married into the Banning family and the other daughter married a young attorney named Brown. A year before their marriage the latter couple built this house on one of the 10-acre tracts which constituted the West Adams section pre-dating the University of Southern California, Doheny's Chester Place, the Silents and other better known items of the area's history.

I am not as concerned with the history of this old house as I am with its architectural values and its structural integrity. The young couple represented a nice merging of congenial cultural tastes, which made this house possible.

Miss Patton's view of a home was a plantation house of the pre-Civil War South, the 1840's and 50's, functional and restrained but with a warm family feeling. Her fiancé had spent much of his younger years with his mother as a resident of the Belgravia section of London and a background of Georgian homes.

American Los Angeles was scarcely 20 years old but your committee may have available a record of who was the architect of this building. But the house itself leaves no doubt of the talent of the architect and builder. In 105 years no one has ever had to make a structural repair to this house. Today everything is square, plumb and level. Even the lath is fastened with square-cut nails and it has the original plaster in good condition. Heat and sound insulation was achieved superior to modern residences prior to the comparatively recent use of fiberglass blankets in walls and ceilings. There was floor insulation as well and in the summer there was air conditioning in that the house became an open pavilion.

Today's public thinks only of the Victorian houses as representative of early Los Angeles. Fifty years ago when I, already an admirer of old houses, came to Los Angeles, I was impressed that most if not all the Victorian building came with the subdivision of larger holdings in the later 1880's and early 1890's. Mine must be one of the few of the original houses remaining. My house is on a 90 X 220 foot lot surrounded by trees and has enough isolation to co-exist with area development. I am taking steps, which I hope will assure that it will be treated with respect for the next 15 years. It can take care of itself financially.

However, every old house is an endangered species and always needs friends. I would hope that, through your committee, members of the profession most concerned could be made aware of it and recognize what I believe is its part in Los Angeles residential architecture.

It is easier for me to show the house at this time than it might be in the future and I would be pleased to make an early appointment if you or any members of your committee desire to view it. I have no knowledge of what your heritage standards are or what your program is but I would be glad to cooperate.

Sincerely,

Seymour Gorsline  
4048 Massachusetts Street  
Long Beach, California 90814  
(213) 439-5830

Added note: (D. S. Gorsline, 2008) lot is 0.46 acre in area

October 30, 1980

The Los Angeles Conservancy  
Suite 1225  
849 South Broadway  
Los Angeles, California 90014

Dear Sirs:

For nearly 50 years I have owned a house in the West Adams area, which shares 100 years of history with Los Angeles. It is self-supporting and unusual in that it is built on a 90 by 220 ft. site (0.46 acres) enclosed on three sides to the street by trees and shrubs, which permit it to adjust to the changed area.

We have no desire to make an historical monument or sightseeing object, but we feel that groups concerned with civic preservation should be aware that it exists.

We read that Mrs. George Patton came to Los Angeles in 1867 with her children and father three years after the death of her husband, a colonel in the army of the south at Winchester.

Her brother, Andrew Glassell, already was established here as an attorney. When the Los Angeles County Bar Association observed its centennial in 1978 it issued a bulletin the frontispiece of which was the letter sent by Andrew Glassell, in 1878 to attorneys inviting them to a dinner at the Bella Union to organize the association of which he became the founding president.

One of Mrs. Patton's sons married a daughter of the Wilson family of San Marino and became the father of General George S. Patton.

In the year before their marriage in June 1879, Mrs. Patton's daughter Eleanor and Thomas B. Brown, a Los Angeles attorney, built the house, now mine, in the center of a tract of land facing Adams on the north, Seymour Avenue (now Hoover) on the west, Mattie Street (now 28th Street) on the south and a line lying between the present Severance and Portland Streets on the east.

A year after the marriage Brown became district attorney and a few years later (I think 1888) was one of the 15 members of a board of freeholders who wrote the first city charter of Los Angeles. I don't doubt that he was active in many other and equally important civic and political assignments of which I have no knowledge.

Eleanor's image of a home was a modest version of a southern plantation house. She achieved it with central, spacious rooms, high ceilings, a breezeway around the kitchen and an amazing demonstration of a completely functional house. This house in 1878 had a better heat and sound insulation than any ordinary house up to the recent time of fiberglass. It had a natural air conditioning

system in the multiple 12 ft. doorways with four ft. transoms, which were pivoted, not hinged, to give 100% opening. In hot weather, the house became a pavilion, to catch breezes from all directions and circulate them through the house. Each of the bedrooms had ingenious exterior doors. "Dutch doors", the Brown family and their early friends called them. Actually they had no likeness to the split hinged doors we now call Dutch doors. They were called Dutch doors because they were imported from Holland. They were double hung 6 ft. sash. Dropped part way from the top and lifted partway from the bottom they provided ideal ventilation for the bedrooms.

I think Tom Brown contributed the basic sense of design for the house. He lived his earlier years with his mother and one brother in the Belgravia section of London, an area of fine Georgian homes. In a scene in "Upstairs Downstairs" laid in the time of the first World War, the elder Bellamy, on a question of proper civic conduct, refers to the code of "the great families of Belgravia" - It's still a fine area, the site of the principal embassies including that of the United States.

Eleanor and Tom, plus a builder of sensitivity and integrity, produced a house not typical of the times in a still primitive land. The house would be called Italianate but this architectural style of the 1860's and 1870's was honed to the experienced sense of taste, design and function of the house's owners. There were no heavy brackets and the detail of the cornice was a closer relative to a Chippendale fret than to the coming jigsaw of the Victorian era. There is a simple dignity to the window trip and panels of the bay window and the recess of the double entrance doors.

The importation of the Dutch doors would indicate a probable shortage of lumber milling facilities in early Los Angeles. This is also indicated in the limited variety of moldings. The wide interior trim of door and window frames, for instance, was not molded in one piece. They were built up by varying strips of wood. The only molding involved was a simple quarter-round.

There is a bare bones simplicity to this house; always a nice taste and fundamental design without a shred of ostentation. It's modest but never humble.

All construction, even the lath, is done with square-cut nails, much superior to wire-cut nails of today. That is one reason why the house could be moved a couple of hundred feet and survives the moving and any Los Angeles earthquake and keeps its original plaster walls and ceilings in good condition.

When the Browns built their house in the center of their acreage they obviously had no vision of future city growth. But in 1887, Brown had the land surveyed and charted as lots by Charles Miles and recorded---as the Belgravia Tract, of course.

The house was originally built at the end of a palm-lined drive way and faced Adams on the north. A photograph taken in those days and given me by a member of the Brown family shows the original location and the age of one of the young Browns on a tricycle indicates that the picture was taken in 1885, give or take a year or two. Because some of palms survived, two of them in my front yard, it is evident that the house was moved about 50 ft. east and 100 ft. north and turned to face the new Portland Street to the west. The original street number was 2626 Portland Street.

The moving appears to have been subsequent to 1890 and other than that I know of no evidence of building or development on the tract prior to 1895. The Eagle and Newmark houses would appear to have been built about that time. The John Mott house was built in 1907 and the other houses appear to have been built within the decade prior to that time.

The Browns retained title to their house until 1914 when it became the property of John and Virginia Day Powers. I'm told that Powers was active in Los



Angeles politics, served on the city council and at one time owned or had an interest in the Los Angeles baseball club of Coast League days. When I purchased the house in the early 1930's it was known generally as the Powers house although the Powers lost it on a mortgage to a Dutch moneylender in 1923.

The Browns apparently did not live in the home all of the years before 1914 as a frequently heard story was that after it was occupied by "one of the Banning girls" she left it and took with her the marble mantle piece in the front living room. The story was told so frequently that it indicated there had been some resentment.

It should be noted that with the probable exception of the 10 years that it was held by the money lender, when it was for a time a fraternity house, then a rooming house with "light housekeeping" rooms, it never was occupied by any persons who didn't fully appreciate its basic simple quality. I think every tenant I ever had envied me its ownership and a number would have liked to purchase it had it been available.

The house had some prototypes in this area and perhaps in other sections of Los Angeles. One lesser house still stands on Scarff Street facing the entrance to St. James Park. A better version stood on 27th Street a short distance west of Figueroa until several years ago when it was torn down to permit construction of parking space for the 28Th Street fraternities.

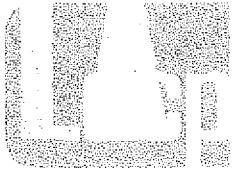
Much of the interior and exterior of the Belgravia house have remained little changed. What we have done was aimed to increase the functional quality of the house and its self-supporting advantages. I think Eleanor Patton Brown would approve it. Because, even before purchase of the house, I had an interest in fine furniture and I think I brought some appreciation to the work which Tom Brown would have appreciated.

Management and inheritance of the Portland Street property is in the hands of my oldest son, Donn S. Gorsline, still an occupant of an apartment in the house, which has been his home for a large part of his life. We would both appreciate preservation of the house, but there are no restrictions and he is entirely free to make any decisions, which changing times and financial considerations might require.

If anyone desires further information about the Portland house or the general area I will be glad to provide it.

Seymour Gorsline  
4048 Massachusetts Street  
Long Beach, California 90814  
(213) 439-5830

Copies:       1. D. S. Gorsline  
              2. North University Park Community Association  
              3. Cultural Heritage Board of Los Angeles



City of Los Angeles  
Department of City Planning

4/3/2012

PARCEL PROFILE REPORT

**PROPERTY ADDRESSES**

2626 S PORTLAND ST

**ZIP CODES**

90007

**RECENT ACTIVITY**

None

**CASE NUMBERS**

CPC-2005-5848-CA  
CPC-1986-603-GPC  
CPC-1986-447-GPC  
CPC-1983-506-SP  
ORD-180218  
ORD-171682  
ORD-167121-SA976  
ORD-162128  
ENV-2005-6078-ND

**Address/Legal Information**

PIN Number 123A201 226  
Lot/Parcel Area (Calculated) 15,195.7 (sq ft)  
Thomas Brothers Grid PAGE 634 - GRID B7  
Assessor Parcel No. (APN) 5123002405  
Tract BELGRAVIA  
Map Reference M R 23-54  
Block None  
Lot 19  
Arb (Lot Cut Reference) None  
Map Sheet 123A201

**Jurisdictional Information**

Community Plan Area South Los Angeles  
Area Planning Commission South Los Angeles  
Neighborhood Council Empowerment Congress North Area  
Council District CD 8 - Bernard C. Parks  
Census Tract # 2247.00  
LADBS District Office Los Angeles Metro

**Planning and Zoning Information**

Special Notes None  
Zoning RD1.5-1-O  
Zoning Information (ZI) ZI-2374 Los Angeles State Enterprise Zone  
General Plan Land Use Low Medium II Residential  
General Plan Footnote(s) Yes  
Hillside Area (Zoning Code) No  
Baseline Hillside Ordinance No  
Baseline Mansionization Ordinance No  
Specific Plan Area South Los Angeles Alcohol Sales  
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 North University Park - Exposition Park - West Adams  
Streetscape No  
Sign District No  
Adaptive Reuse Incentive Area None  
CRA - Community Redevelopment Agency Exposition / University Park Redevelopment Project  
Central City Parking No  
Downtown Parking No  
Building Line 15  
500 Ft School Zone No  
500 Ft Park Zone No

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

**Assessor Information**

Assessor Parcel No. (APN)	5123002405
APN Area (Co. Public Works)*	0.425 (ac)
Use Code	0300 - 3 units (4 stories or less)
Assessed Land Val.	\$90,745
Assessed Improvement Val.	\$8,963
Last Owner Change	07/17/95
Last Sale Amount	\$9
Tax Rate Area	163
Deed Ref No. (City Clerk)	8
	571
	1151202

**Building 1**

Year Built	1975
Number of Units	3
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	2,837.0 (sq ft)

Building 2	No data for building 2
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Building 3	No data for building 3
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Building 4	No data for building 4
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Building 5	No data for building 5
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**Additional Information**

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
Alquist-Priolo Fault Zone	No
Distance to Nearest Fault	1.05453 (km)
Landslide	No
Liquefaction	No

**Economic Development Areas**

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

**Public Safety****Police Information**

Bureau	South
Division / Station	Southwest
Reporting District	328

**Fire Information**

Division	2
Battalion	11
District / Fire Station	15

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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

# ZIMAS PUBLIC

Generalized Zoning

04/03/2012

City of Los Angeles  
Department of City Planning



Address: 2626 S PORTLAND ST  
APN: 5123002405  
PIN #: 123A201 226

Tract: BELGRAVIA  
Block: None  
Lot: 19  
Arb: None

Zoning: RD1.5-1-O  
General Plan: Low Medium II Residential





**SUPPLEMENTAL MATERIAL SUBMITTED  
FOR BROWN-GORSLINE HOUSE BY  
MITZI MARCH MOGUL AND JIM CHILDS**

WAHA

West Adams Heritage Association, 2263 Harvard Boulevard, Historic West Adams, L.A., CA 90018

A.D.H.O.C.

ADAMS DOCKWEILER HERITAGE ORGANIZING COMMITTEE, PO Box 15881, L.A., CA. 90015

June 07, 2012

Los Angeles Department of City Planning  
Office of Historic Resources / 213-978-1200  
City Hall / Room 620 / 200 N. Spring Street / L.A. CA, 90012  
Cultural Heritage Commission / Honorable Members: Richard Baron, President, Roella  
H. Louie Vice-President, Tara J. Hamacher, Gail Kennard, Oz Scott

RE: HISTORIC-CULTURAL MONUMENT  
SUPPLEMENTAL APPLICATION – ARCHITECTURAL SIGNIFICANCE  
Case Number: CHC-2012-959-hcm  
ENV-2012-960-CE  
BROWN GORSLINE HOUSE  
2626 Portland Street  
University Park, L.A., CA. 90007  
Assessor's Parcel No. 5123-022-405

Honorable Commissioners,

We are submitting the following documentary materials in support of our professional conclusion that the currently proposed LA-HCM application for nomination of the BROWN-GORSLINE HOUSE should be amended to acknowledge that the structure's architect is not "Unknown" but was in fact the renowned architect, Ezra Franklin Kysor. Given the accepted stature of Mr. Kysor as a significant architect of his period we ask therefore that the designation of this important resource of the history of Los Angeles also include the recognition of the building's importance as the "Work of a Master" under Criteria C, as recognized by both the California State and National Registers.

Thank you for your consideration in this matter,

Mitzi March Mogul, for WAHA

Jim Childs, for ADHOC



**HISTORIC-CULTURAL MONUMENT  
SUPPLEMENTAL APPLICATION CORRECTION  
Case Number: CHC-2012-959-HCM / ENV-2012-960-CE  
BROWN-GORSLINE HOUSE  
2626 Portland Street  
University Park, L.A., CA. 90007**

**Prepared by  
Mitzi March Mogul & Jim Childs  
June 2012**

HISTORIC-CULTURAL MONUMENT  
SUPPLEMENTAL APPLICATION CORRECTION  
Case Number: CHC-2012-959-HCM / ENV-2012-960-CE  
BROWN GORSLINE HOUSE  
2626 Portland Street  
University Park, L.A., CA. 90007

TABLE OF CONTENTS:

SIGNIFICANCE STATEMENT

BIOGRAPHICAL SKETCHES

- EZRA FRANKLIN KYSOR, ARCHITECT
- WALTER J. MATHEWS, ARCHITECT
- JOHN FRANKLYN HENNESSY, ARCHITECT
- OCTAVIUS MORGAN, ARCHITECT
- JOHN A. WALLS, ARCHITECT

ILLUSTRATION PLATES:

SECTION I

1880 HISTORY OF LOS ANGELES COUNTY, CALIFORNIA

with Illustrations, Descriptive of its Scenery, Residences, Fine Blocks and Manufactories.  
Thompson & West

- a). Title Page Plate
- b). View of St. Vibiana's Cathedral & Bishop's Residence. (pg. 14a)
- c). View of the McDonald Block. (pg. 24a)
- d). View of the Isaias W. Hellman Residence. (pg. 34a)
- e). View of the William H. Perry Residence. (pg. 44a)
- f). View of the Joseph Mullally Residence. (pg. 66a)
- g). View of the George Dalton Residence. (pg. 80a)
- h). Text: 1875 Improvements in Los Angeles and Vicinity (pg. 111)

SECTION II

BROWN-GORSLINE HOUSE COMPARED TO JOSEPH MULLALLY RESIDENCE  
PHOTOGRAPHS

W.H. PERRY RESIDENCE COMPARED TO BROWN-GORSLINE HOUSE

Photographer: Mitzi March Mogul 5/2012

- 01) Exterior, front elevation
- 02) Interior hallway
- 03). Front Entrance Doors
- 04). Interior Doors & Hardware
- 05). Interior Front Parlor, alcove detail 1
- 06) Interior Parlor, alcove detail 2

ATTACHMENTS:

- 1. 1864 Virginia City Tax Directory
- 2. 1865 San Francisco City Directory
- 3. 1872 Great Register of Los Angeles
- 4. 1878 Los Angeles City Directory
- 5. 1880 U.S. Census

HISTORIC-CULTURAL MONUMENT

SUPPLEMENTAL APPLICATION CORRECTION

Case Number: CHC-2012-959-HCM / ENV-2012-960-CE

BROWN-GORSLINE HOUSE

2626 Portland Street

University Park, L.A., CA. 90007

**SIGNIFICANCE:**

An on-site inspection of the BROWN-GORSLINE HOUSE should certainly convince the viewer that this historic house must be the work of a Master architect. The sophistication of execution of the Italianate Style design elements and the deft handling of the materials embodies the distinctive characteristics of a type, period, region, method of construction and possesses high artistic values. The question in this case is: what is a Master?

The applicant Don Gorsline believes it to be Ezra F. Kysor "the pioneer architect" of Los Angeles. Mr. Gorsline reached this conclusion after living in the Brown House almost his entire life, starting in 1934. After visiting the Wm. H. Perry House located in Heritage Square last year he explained; "It was just like coming home, only bigger." Ms. Mitzi March Mogul who has been closely associated with the operation of Heritage Square for going on twenty-five years felt the same visceral reaction of "coming home", but in reverse, when she inspected the Brown House in April of this year.

These complimentary reactions have the weight of lifetime experiences and stimulated the quest for the confirmation that the Master of the BROWN-GORSHLINE House was in fact Ezra F. Kysor. However, facts, from Los Angeles in the 1870's are hard to come by. As of this writing there is no evidentiary permit or other document that absolutely confirms the Kysor-Brown relationship. Our conclusion that Kysor was indeed responsible for the design and building of the Thomas B. Brown House in 1877-78 relies on the materials submitted in this supplemental application and the facts established in the initial submission application.

A critical element of our research has been the 1880 History of Los Angeles County by Thompson & West. Not only has this volume provided supportive illustrations (see attached Illus.) of key architectural projects by

Kysor and a succession of his junior partners, Walter Mathews, John Hennessy and Octavius Morgan, but a rare documented glimpse into the workings of Kysor's office in 1875-76

The 1880 History contains a reprinting of the "Herald Pamphlet" of 1876 (see Illus. h) in which a visit to the offices of Kysor & Mathews chronicled the current and planned projects along with the names of the clients and the project costs. This information provides an insight into the firm's selection by many of the City's elite in awarding their prestigious commissions. The Catholic Archdiocese, as example, chose Kysor & Mathews for their new Cathedral, St. Vibiana's at a cost of \$75,000. McDonald selected Kysor & Hennessy for his commercial McDonald Block with a cost \$36,000. Isaias Hellman's stately residence was \$5,000, Joseph Mullally's residence was \$4,000 and George Dalton's home \$2,500. Mr. William H. Perry's impressive residence by Kysor & Mathews cost \$9,000. As noted in the article the total amount for the commissioned work during this period was a staggering \$369,700.

Since the 1880 History also contained many illustrative plates of the County's exiting architecture and its' setting we found a unique opportunity to compare the relative costs with the resultant architecture. The 1880-History also contains the additional documentation of biographical sketches of these aforementioned clients (see following section). These profiles allowed us to understand the status of the clients as it related to their ability to commission a project.

The William H. Perry House is the only known extant example of the Kysor hand that mirrors many of the architectural elements found today in the Thomas B. Brown House. Several of these features have been selected as comparative photographs to point out the similarities of design. The 2-story Perry House, at a cost of \$9,000, was made by one of the wealthiest citizens of the period and its scale can possibly distort the comparison. However a more understandable comparative is found in the \$4,000 1-story Joseph Mullally's residence as shown on the following page. Although it has a somewhat larger footprint it still illustrates the stylistic similarities between the two structures.

The estimated window for the Brown House construction was identified in the application as between 1875 and 1878. The application's submitted oral testimony put the date as 1878 because Thomas Brown married Eleanor

Thornton Patton in 1879. Since the Kysor firm's business operation for 1875-76 does not note the Brown project it is reasonable to conclude that the future wedding present could have been started as early as 1877 but with a greater probability of an 1878 construction time frame.

In conclusion it is not an unreasonable assumption that given the striking similarities between the T.B. Brown House with those of both the Perry and Mullally residences, the social and financial status of the Kysor firm's clients, the firm's prolific productivity and the known window of the development, to find that the firm of Kysor and Mathews were the architects for the Thomas Bruen Brown House.

**HISTORIC-CULTURAL MONUMENT**

**SUPPLEMENTAL APPLICATION CORRECTION**

Case Number: CHC-2012-959-HCM / ENV-2012-960-CE

**BROWN GORSLINE HOUSE**

2626 Portland Street

University Park, L.A., CA. 90007

**BIOGRAPHICAL SKETCHES:**

**EZRA FRANKLIN (FRANK) KYSOR**

Born: June 8, 1835 / Leon, Cattaragus County, New York.

Died: July 4, 1907 / Los Angeles California

Ezra Kysor is noted as the earliest of the most respected architects in Los Angeles' history and is sometimes referred to as "the pioneer architect." When, as an entrepreneurial young man, he left New York; his first stop was to Virginia City, Nev. Territory (see Attch-1; Tax Assessor's 1864 list), then to San Francisco, Calif. (see Attch-2; 1865 City Directory), next, on to San Jose Calif. (see Attch-3; 1867 City Directory), and finally in 1868 to his future home in Los Angeles Calif. (see Attch-4; 1872 Great Register of Los Angeles). Although his practice as an architect was brief in San Francisco, his success in Los Angeles was to be extraordinary and has established him truly as a "Master".

His earliest L. A. works included the 1869 Pico House (National Register), the first three-story building in Los Angeles, followed by: the Merced Theater in 1870 (National Register), the 1872 L.A. High School, the 1873 B'nai B'rith Synagogue, the 1875 St. Vibiana's Catholic Cathedral (LA-HCM No. 17) the 1876 Mt. Pleasant/Perry House (LA-HCM No.98) and the 1880 Widney Hall (LA-HCM No. 70).

His early reputation and skill inspired an exceptional list of later partnerships: John Francis Hennessy, Walter J. Mathews, Octavius Morgan and John A. Walls all of whose own future successes as architects has made them Masters as well. Although both Mathews and Hennessy were just passing through Los Angeles gaining experience and enhancing their portfolios, Octavius Morgan would become not just a partner but the flag bearer when Kysor retired in 1888 and the firm of KYSOR, MORGAN & WALLS became MORGAN, WALLS & MORGAN (jr.) and eventual MORGAN (jr.), WALLS, & CLEMENTS.

#### **KYSOR & MATHEWS**

##### **WALTER J. MATHEWS: (1850-1947)**

The family moved from Wisconsin in 1866 to Oakland California where his father, Julius C. Mathews, opened his office as an architect. Walter and his brothers trained in the office of their father and then Walter move to Los Angeles to work in office of Ezra Kysor. Rising from a draftsman he became a junior partner collaborating on projects such as St. Vibiana's Cathedral (see Illus. b) and the Wm. H. Perry Residence (see Illus. e) He returned to Oakland in 1877, becoming a partner in his father's firm until establishing his own practice in Oakland in 1886.

His projects were typical of the late nineteenth and early twentieth centuries, including office buildings, hotels, theaters, clubs, commercial buildings,

churches, and houses. He remained in practice in Oakland until at least 1940. Perhaps his best known extant example is the First Unitarian Church of Oakland.

#### **KYSOR & HENNESSY**

##### **JOHN FRANCIS (JACK) HENNESSY (1853-1924)**

By 1855 his parents had moved to Leeds, Yorkshire, from Ireland. After passing the Oxford senior local examination in 1868, he was articled to William Perkin & Son, architects and surveyors of Leeds. On completing his apprenticeship in 1875 he was awarded the Ashpitel prize of the Royal Institute of British Architects and a silver medal for measured drawings. While attending the architectural schools of the Royal Academy of Arts, London, he gained practical experience with Basil Champneys and Charles Eastlake, and the noted Gothic Revival architect William Burges.

After six months study in Spain, Hennessy worked in leading architectural offices in New York and Boston, United States of America, and spent two years in Los Angeles as junior partner in Kysor & Hennessy working on such projects as the McDonald Block (see Illus. c).

Believing that Australia offered more opportunity, he arrived in Sydney in October 1880. As the assistant City Architect, he designed the Frazer fountain in Hyde Park (1881) and the Centennial Hall extension of Sydney Town Hall (1883). He resigned in 1884 to become partners with his friend Joseph I. Sheerin. Both were devout Catholics, active in Church charities, and friends of Archbishop (Cardinal) Moran. Their designs, a blend of neo-Gothic and Romanesque styles, for St Patrick's College, Manly, and the near-by episcopal residence were awarded a medal at the 1886 Colonial and Indian Exhibition in London.



Sheerin & Hennessy designed many other Catholic buildings in Sydney and New South Wales country areas, including St Joseph's College, Hunters Hill (1884-94), St Vincent's College, Potts Point (1886), and the Cathedral of St Mary and St Joseph, Armidale (1910-11), with its dominating turreted tower and needle spire in polychrome brick. Among their numerous commercial premises were Hordern Bros' drapery store (1886) and Tattersall's Club (1892) in Pitt Street and ten stores for (Sir) John See. Many large suburban residences were built to their plans.

In 1912 Sheerin left the firm and Hennessy's son, Jack, joined it. They were responsible for completing W. W. Wardell's plans for St Mary's Cathedral, Sydney, for which they designed the crypt. With Sir John Sulman, Hennessy designed the model garden suburb of Daceyville in 1912. He retired in 1923.

For almost forty years Hennessy lived at Burwood and designed the council chambers (1887). An alderman on the local council from 1890 to 1895, he was mayor in 1892-93. During his presidency of the Institute of Architects of New South Wales in 1911-12 the registration of architects was achieved. He helped to establish the chair of architecture at the University of Sydney and to secure the recognition of public competition for public buildings. An important figure in the development of church architecture in Australia, Hennessy was appointed knight of the Order of St Sylvester by Pope Benedict XV in 1920.

#### **KYSOR & MORGAN** **OCTAVIUS MORGAN**

Born in Canterbury, England, on October 20, 1850. Mr. Morgan was married in 1884 to Margaret Susan Weller Offenbacher; they had two children: Octavius Weller and Jessie Carline Morgan.

Mr. Morgan was educated at Kent House Academy, at the Thomas Cross Classic School, and at the Sydney Cooper Art School in Canterbury. It was during his preliminary education that he began the study of his profession, as he was at the same time employed in Canterbury in the office of F. A. Gilhaus, an architect and contractor of high repute in England. He followed this practical study for five years, when he decided to seek his fortune in the United States. He arrived in this country in 1871, coming via Canada and locating in Denver, Colorado, where he found employment for a time in the office of a Mr. Nichols, who, as was the practice in those days, combined the work of an architect with that of a builder and contractor. Denver was at that time in an incipient stage of development and architecture was about the least thing in demand; the city only had a population of four thousand and at the time he was there Mr. Morgan saw two thousand Ute Indians camped in the Platte River bottoms.

Mining was the absorbing occupation then, and Mr. Morgan soon quit the office for the mountains and traversed the greater portion of Colorado, Wyoming, Idaho, Utah and Nevada, seeking illusive fortune; finally he came to California, still mining, and secured a claim on Lytle Creek in San Bernardino county; but his attention was soon called to the rapidly growing Los Angeles, and he abandoned his pan and rocker and made his home in that city. He reached Los Angeles in June, 1874, having been three years on his journey from Denver.

He immediately saw the professional possibilities of the city and became chief draftsman with E. F. Kysor., becoming a partner in 1876. This association continued until 1888, when Kysor retired, although Kysor's name remained on the firm for two more years, at which point it became Morgan and Walls.

Morgan traveled in 1878-80 in a tour of the East, and again in 1898-90, when he traveled in Europe.

Some of Morgan's works were the city's first modern hospital, the Sisters of Charity hospital and the first high school, on the site of the old Court House, The Farmers and Merchants' Bank, the Van Nuys and the W. P. Story buildings, the original residences on both Kerckhoff and I. W. Hellman, tearing them down in the course of time to replace them with modern business blocks.

He was active in city affairs: in 1898, and again in 1900, he served as a member of the Freeholders' Charter Board. He was a member and president of the Engineers and Architects' Association, the Southern California Chapter of the American Institute of Architects, the California State Board of Architecture, a member of the California and Jonathan clubs, a Mason and an Odd Fellow.

#### **KYSOR, MORGAN, & WALLS**

##### **JOHN A. WALLS, c. 1858-1922**

John A. Walls was born and raised in Buffalo, NY; in 1870, their real estate in Buffalo's 10th Ward, was worth approximately \$5,000. By 1880, Walls was still living at home in Buffalo, and referred to himself as an architect. Walls lived in Los Angeles, CA, by 1887. He, his wife and daughter, Elinor, lived at 712 East Adams Street, Los Angeles, CA, in 1900 and 2157 (or 2159) West 20th Street, Los Angeles, CA, in 1910. He owned both houses without mortgages. He continued to live at the latter address in 1920.

Walls' father was an ornamental plasterer and later, a builder. It appears that Walls first worked for an architectural firm in Buffalo, NY, c. 1880. Upon

arriving in Los Angeles he worked for some time for Kysor and Morgan before becoming elevated to Partner in 1887.

The firm's progression was: Kysor, Morgan and Walls, 1887-1890; Morgan and Walls, 1890-1910; Morgan, Walls, and Morgan, 1910-c.1920; Morgan, Walls, Morgan and Clements, c. 1920-c. 1923; Morgan, Walls and Clements. Although Walls died in late 1923, following tradition, his name remained part of the firm name until Stiles O. Clements established his own firm in 1937.

#### **MORGAN WALLS AND MORGAN (jr.)**

##### **OCTAVIUS W. MORGAN**

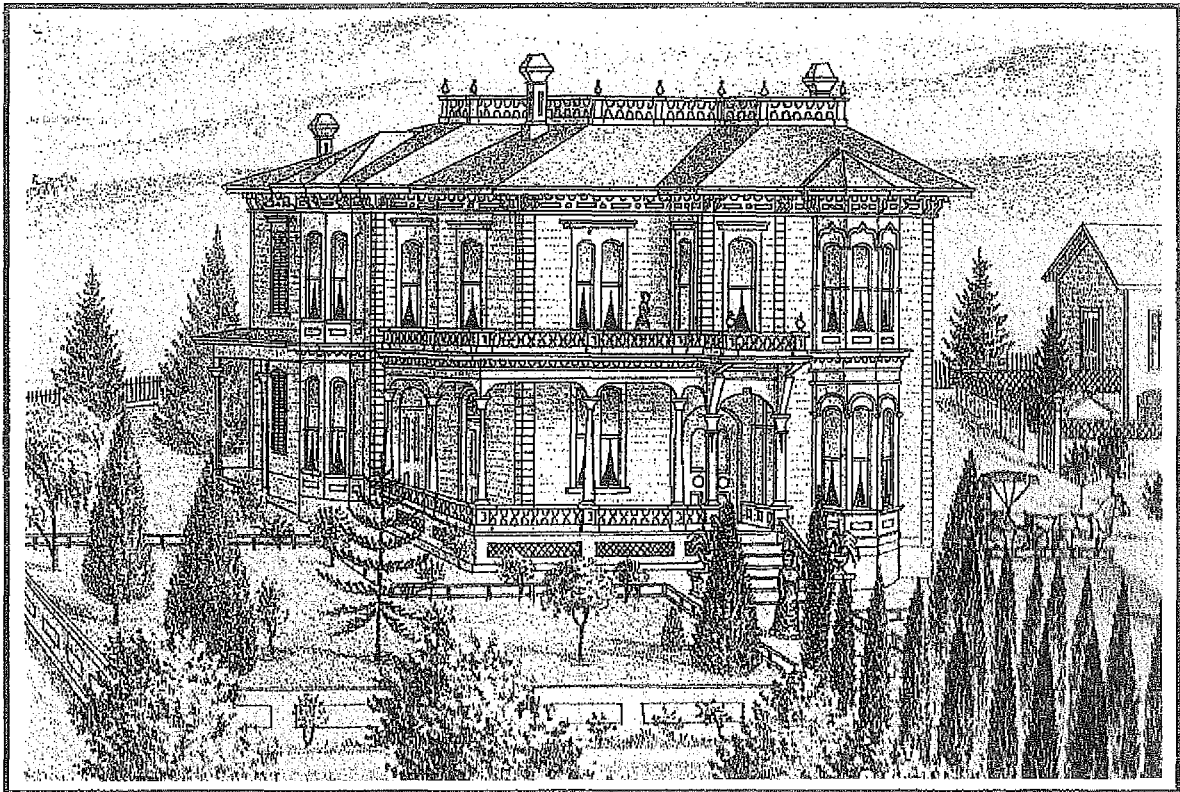
Morgan Jr. was born in 1886 and died in 1951. Although he was the son of the prominent elder statesman of Los Angeles architecture, he became a talented and prolific architect in his own right.

He joined his father's partnership with John Walls in 1910. Later, the firm became known as Morgan, Walls, and Clements and in collaboration with Stiles O. Clements, he designed some of the most important buildings of the modern era, including many movie theaters such as the Mayan, Wiltern, and El Capitan.

In 1937 Clements took over the entire "shingle" and was ultimately succeeded by his son Robert O. Clements in 1945.

# BROWN-GORSLINE HOUSE

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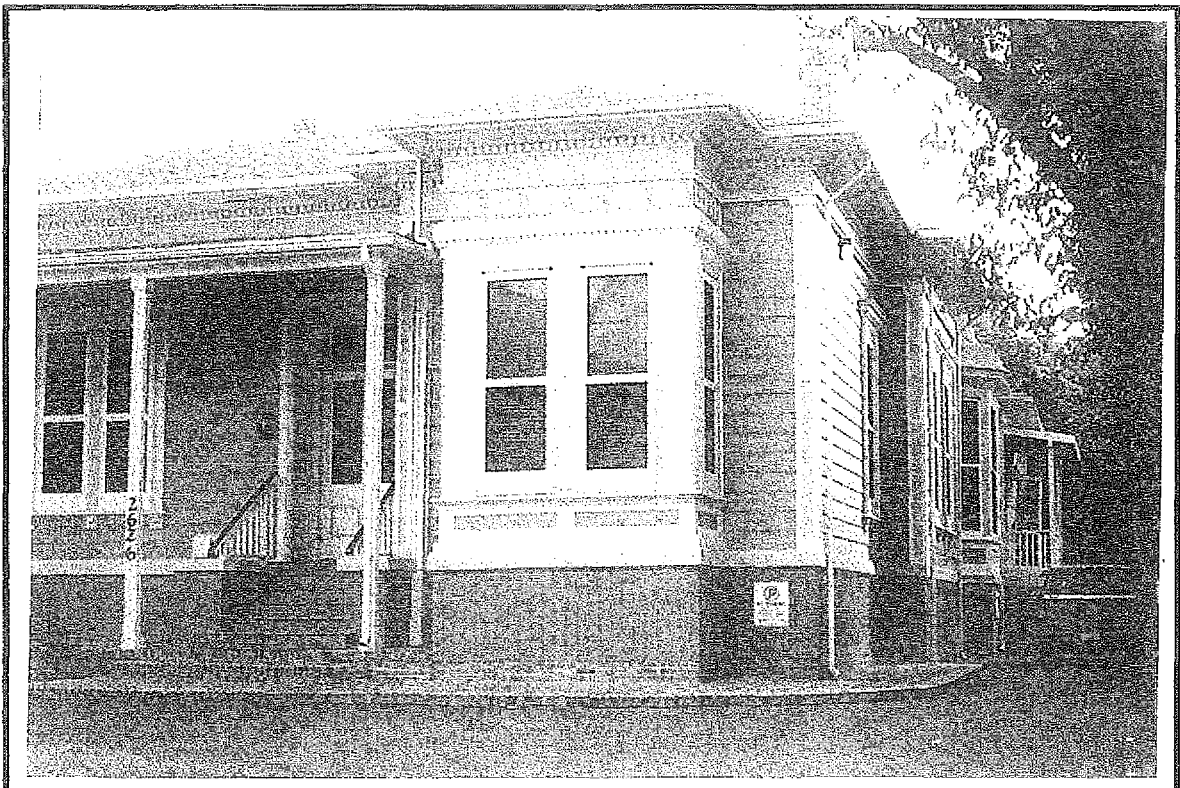


01). THE WILLIAM H. PERRY RESIDENCE

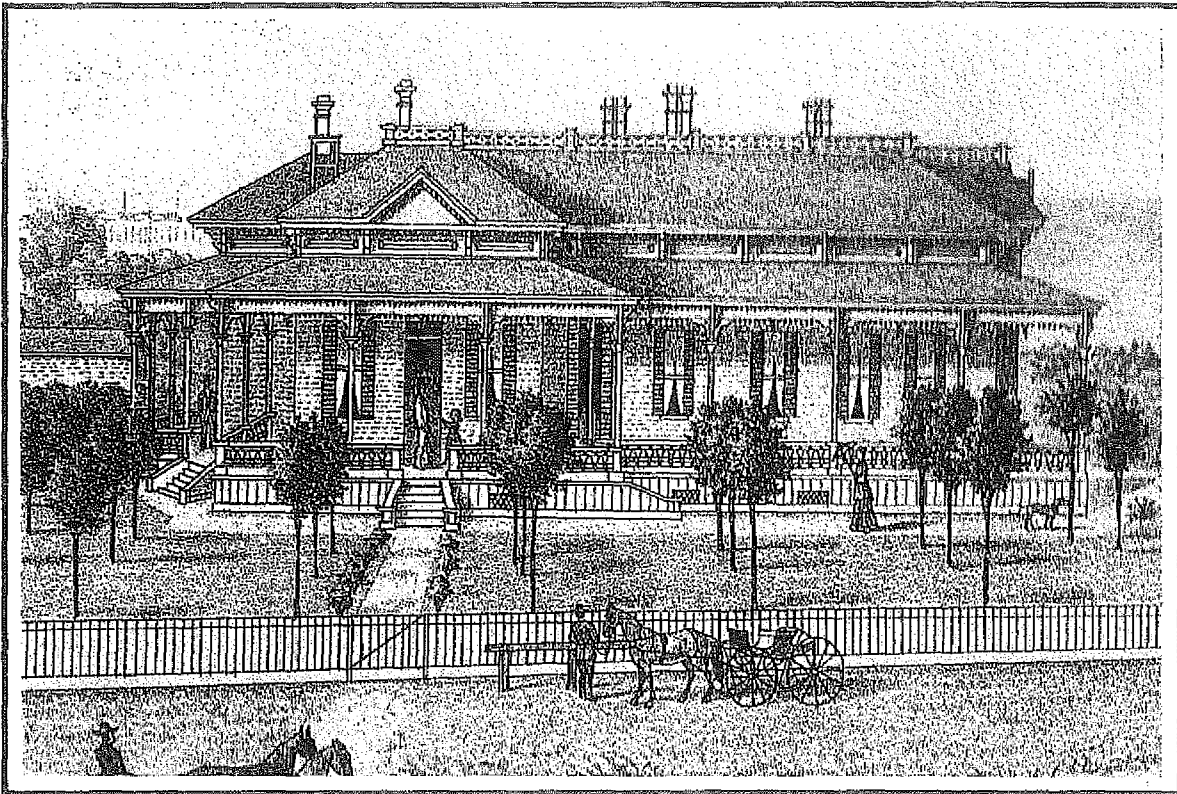
1876 KYSOR & MATHEWS

02). THE BROWN-GORSLINE HOUSE

1878 KYSOR & MORGAN?



BROWN-GORSLINE HOUSE  
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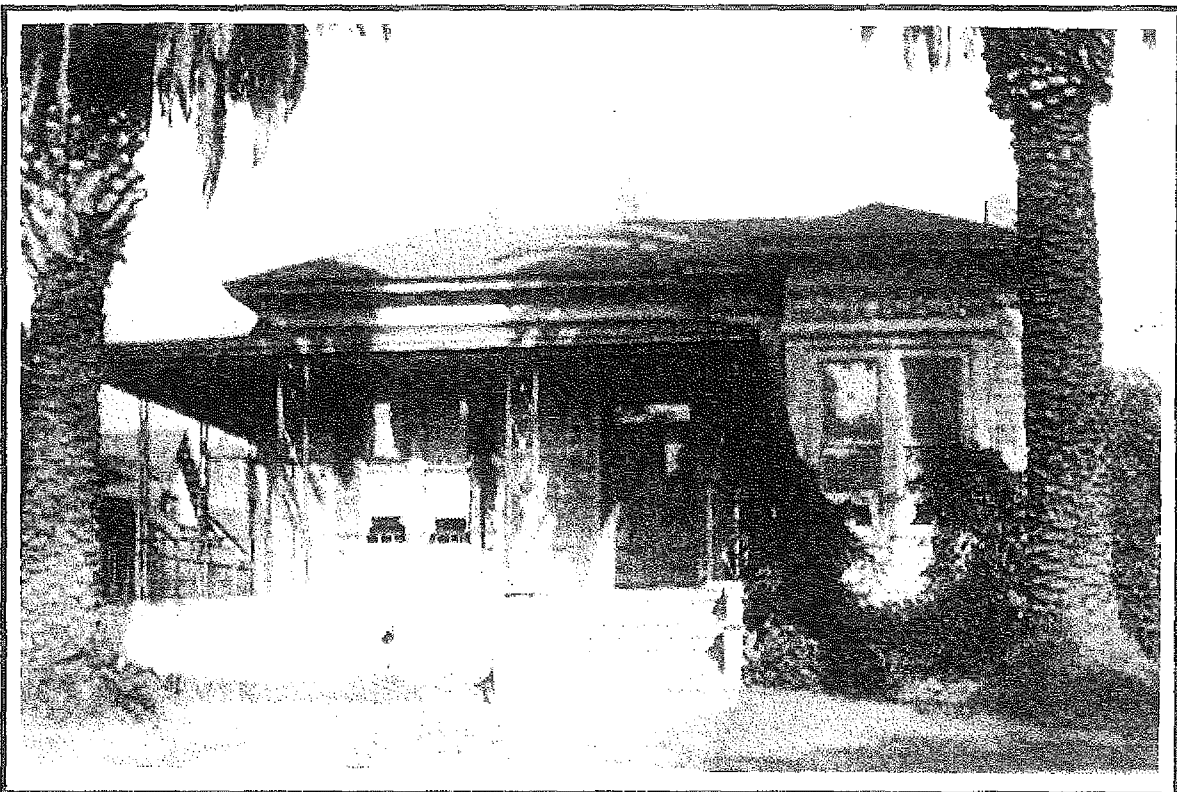


01). THE JOSEPH MULLALLY RESIDENCE

1875 KYSOR & HENNESSY

02). THE BROWN-GORSLINE HOUSE

1878 KYSOR & MORGAN?



HISTORY

LOS ANGELES COUNTY

CALIFORNIA

WITH ILLUSTRATIONS DESCRIPTIVE OF ITS SCENERY,

Residences, Fine Blocks and Manufactories.

FROM ORIGINAL SKETCHES BY ARTISTS OF THE HIGHEST ABILITY.

THOMPSON & WEST.

OAKLAND, CAL.

1880.

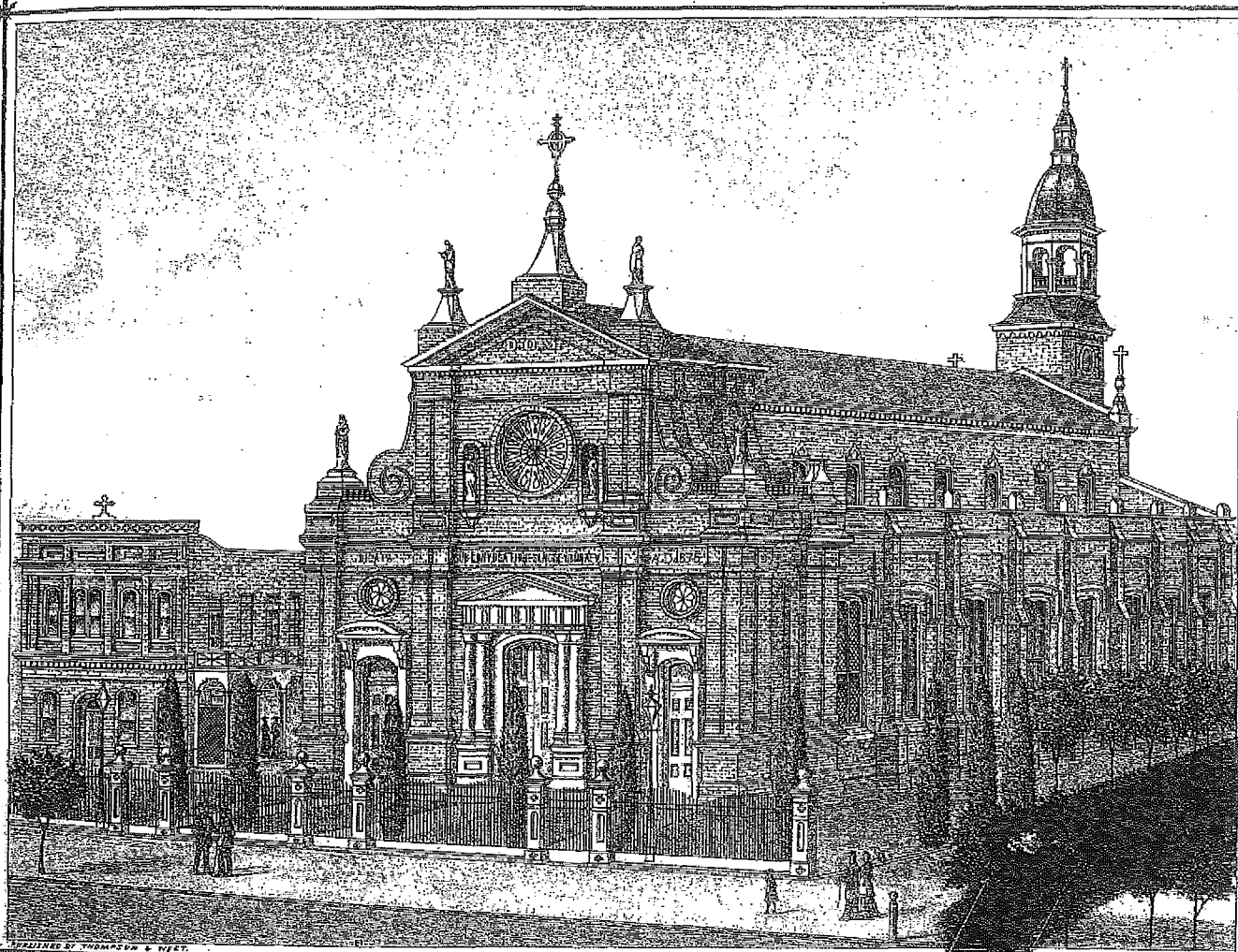


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VIEW OF CATHEDRAL & BISHOP'S RESIDENCE,  
LOS ANGELES CITY, CAL.



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MCDONALD BLOCK,  
MAIN ST. LOS ANGELES, CAL.

KYSDR & HENNESSY, ARCHITECTS.

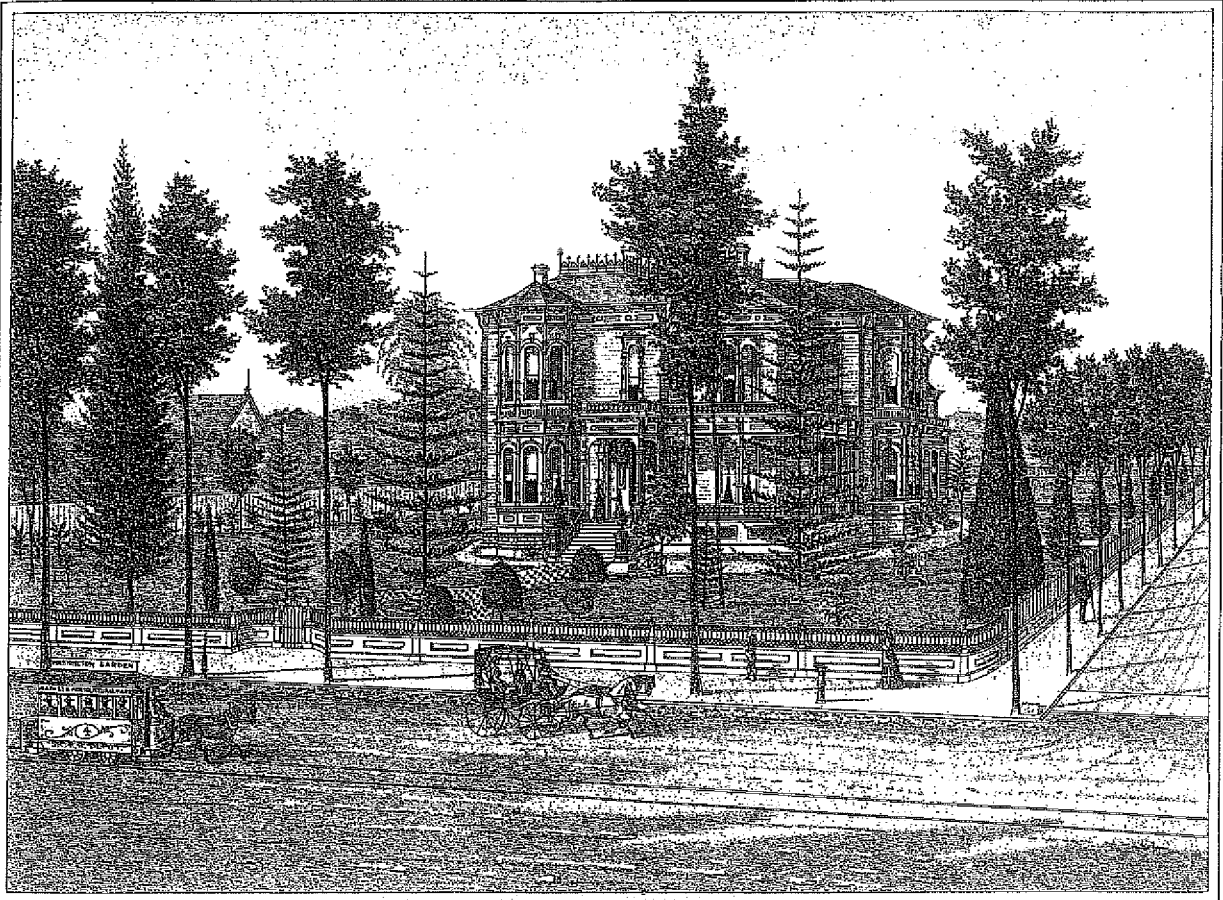
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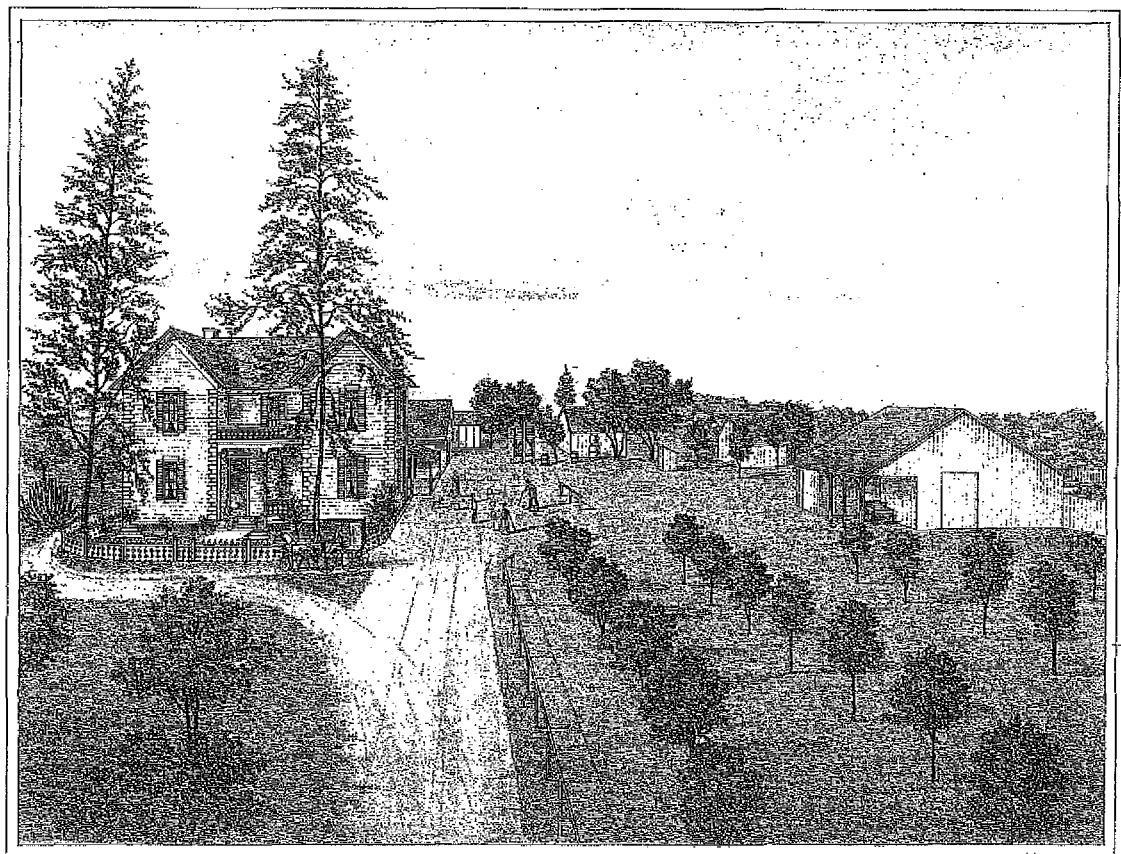
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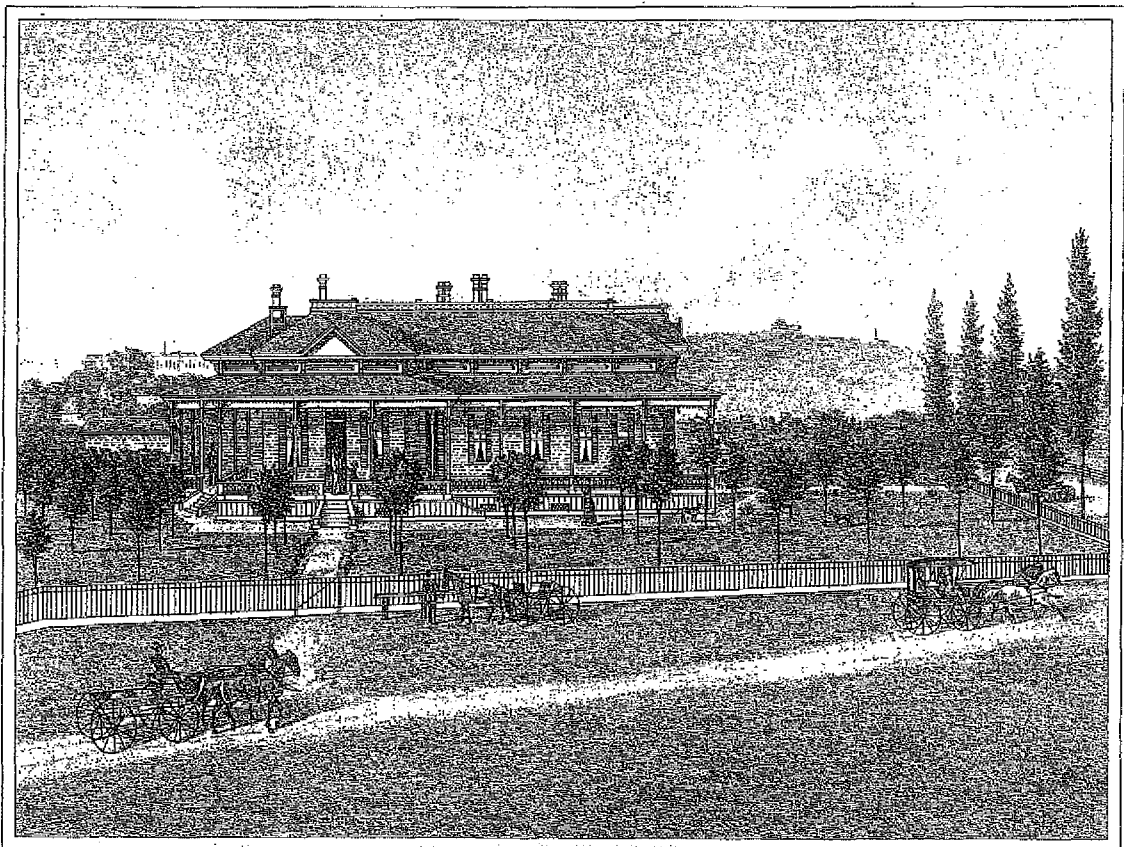
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RESIDENCE OF ISAIAS W. HELLMAN, COR. MAIN & FOURTH STS.  
LOS ANGELES, CAL.



RESIDENCE OF GEORGE DALTON, WASHINGTON ST,  
LOS ANGELES, CAL.



KYBUR & HENNESSY ARCHITECTS.

RESIDENCE OF JOSEPH MULLALLY, COR BEUNA VISTA &  
COLLEGE STS LOS ANGELES, CAL.

ENGRAVED BY THOMPSON & WILSON

Ireland, from whence he emigrated to St. Louis in 1847. After living in New Orleans and San Francisco, he came to Los Angeles in 1856. Mr. King became proprietor of the Bella Union Hotel in 1860. He was elected in 1867 to represent the second ward of Los Angeles in the Common Council, and for two years was President of the Council. He was also the founder, and up to the time of his death, the President of the Irish Benevolent Society. He was buried in the Roman Catholic cemetery.

1872.

January 13th the new hall of the Independent Order of Odd Fellows was thrown open for public inspection. The following graphic picture, is from the *News* of February 13th:

## SUNDAY MORNING IN SONORA.

Sonora is inhabited chiefly by the lowest classes of our native Californian population. Main street, the principal avenue passing through it, is lined on each side by brothels, gambling dens, and miserable billiard and drinking halls. The game "Keno" seems to be the most popular. At a small table facing the open doorway, a few vigorous shakes of the cylinder are given, and the game commences. A girl of fifteen or sixteen years of age, uttering an exclamation in Spanish, and after comparing the dice with her card is pronounced the winner of the "pot." Indian women congregate in front of the saloon where they have obtained the liquor that has intoxicated them, with disheveled hair, flaming mouths, disordered and dilapidated garments, they present a disgusting sight, while their discordant voices joining in some Indian song, grate harshly upon the ear. In front of a row of crumbling adobe, are a number of game-cocks poked at a regular distance apart. Perchance a hand-to-hand fight with knives will close the day's orgies. In striking contrast with these scenes of debauchery and degradation, is that of a couple of Sisters of Charity, proceeding from out house of poverty to another on their blessed mission of mercy.

In June, the work of indexing and arranging the city archives was completed. The manuscript and loose papers numbering sixteen thousand.

August 5th was celebrated as a day of lamentation by the Chinese all over the world, for the loss of their countrymen who were lynched in Los Angeles, October 24, 1871. Four priests came down from San Francisco to conduct the services and offer sacrifice.

1873.

But few events occurred in this year of strictly local importance, and all others have been narrated in former chapters.

May 6th Judge Sackett, an old resident of Los Angeles, and discoverer of water on the Colorado desert, died at the residence of Dr. Gelich.

July 4th was celebrated with considerable enthusiasm. In October, Madame Anna Bishop gave two concerts. The skating rink was in operation a part of the year.

1874.

In this year the population of the city was estimated at eleven thousand. Mr. P. Beaudry had completed his improvement on Beaudry Terrace, laying a complete net-work of water-

pipes, etc., and planting out many young fruit trees. During the summer the Spring and Sixth street horse railroad was completed. The Sunday law began to be enforced, and drunkenness was less frequent. In June, Professor Fabbri, Madame Fabbri and Company gave two concerts at Turn-Verein Hall, which were well attended. It was estimated that at least three hundred thousand dollars were spent in the erection of business houses this year.

1875.

The population of the city this year was estimated at thirteen thousand, and the city vote of September was two thousand five hundred and forty-nine.

The Main and Aliso street railroad was incorporated this year. The Los Angeles Homestead Association was formed and a tract of seventy acres purchased on Washington street. This was divided into lots and auctioned to the members on the premium plan—so much for choice. Some forty lots were thus located, to be paid for in monthly installments.

The following notice of city improvements in this year is from the "Herald Pamphlet" of 1875 (pages 23, 23):—

## IMPROVEMENTS IN LOS ANGELES AND VICINITY.

Owing to the immense influx of population to this city and county, the demand for residences and business houses has been unprecedented. In Los Angeles a house is generally rented before the plans are in the hands of the contractor, and at the present writing (December 1875) it is impossible to get a vacant storehouse in the city. Most of these improvements are of a beautiful as well as substantial style, and will compare favorably with like buildings in San Francisco. A visit among our architects and contractors has convinced us that the number of buildings erected in Los Angeles is much larger than generally supposed, and the aggregate amount at least twice as great as the most sanguine citizen would estimate.

Messrs. Kysor & Mathews, architects, corner of Los Angeles and Commercial streets, have done considerable work, among which are the following, with their estimated cost:—

Catholic cathedral.....	\$75,000
Fort-street M. E. church.....	20,000
Mr. Loventhal's residence.....	4,000
G. Dalton's ".....	1,200
Mr. Miller's ".....	3,500
Mr. Grant's ".....	1,500
Mr. Hollman's ".....	5,000
James Bell's ".....	2,000
G. Lehman's brick building.....	5,000
Rosen & Benson's block.....	12,500
Charles Brede's ".....	7,000
P. Kern's ".....	5,800
Lafayette Hotel extension.....	32,000
Downey & Child's warehouse.....	2,500
Total finished work.....	\$175,700

The following work is partially completed under Kysor & Mathews' supervision:—

Wm. H. Perry's residence.....	\$ 8,000
Carlson Block.....	36,000
P. Beaudry (re-building).....	1,200
Anselmi Hotel.....	45,000

Total partially completed.....\$91,500

The following improvements have been planned by Kysor & Mathews, and work has been commenced on part of them:—

McDonald's three-story brick building, iron front.....	\$36,000
George Tiffany's block.....	7,000
H. M. Johnston's dwelling.....	2,500
W. Woodworth's ".....	5,500
Joseph Mulhally's ".....	4,000
J. Miller's ".....	2,800
Mr. Butler's ".....	3,700
T. D. Holt's ".....	3,600
A. Suter's ".....	2,700
C. Ducommun's hall, changes in upper stories.....	5,000

Sixteen cottages erected by a prominent real estate man (name not to be published).....27,000  
A two-story brick store on Main street, near First, by a prominent business man.....7,000

Total planned and partly commenced.....\$102,700

This makes a grand total for this one firm of finished and partially completed buildings, of the enormous sum of three hundred and sixty-nine thousand seven hundred dollars.

In a visit to the office of E. J. Weston, architect, Temple Block, we ascertained that the following buildings had been erected under his plan and supervision:—

Post-office Block.....	\$16,000
Edward's & Ho's residence.....	6,000
Double house, Beaudry Terrace.....	6,000
Cottage, ".....	2,000
Reynolds Block.....	14,000
J. J. Melius' cottage.....	3,000
L. A. & I. R. R. depot, San Pedro street.....	10,000
" " Santa Monica.....	1,200
F. Miller's residence.....	4,000
Mrs. Clepp's ".....	4,000
Beaudry's reservoir roof.....	1,200

Total completed.....\$66,400

The following is the work planned by Mr. Weston and partially let:—

Fifty small cottages for a well-known capitalist.....	\$35,000
Two roofs, 100 feet each, for upper and lower reservoir.....	8,000
Market building for A. J. Hutchinson, Esq., to cost.....	35,000
Extension of freight house, L. A. & I. R. R. depot, one hundred feet long.....	3,000
Erection of central portion of facade of L. A. & I. R. R. depot, Westhill Lane.....	5,000
Colonel Crawford's residence, Santa Monica.....	2,000
Various buildings commenced or contracted for, the owners of which do not wish mentioned.....	25,000

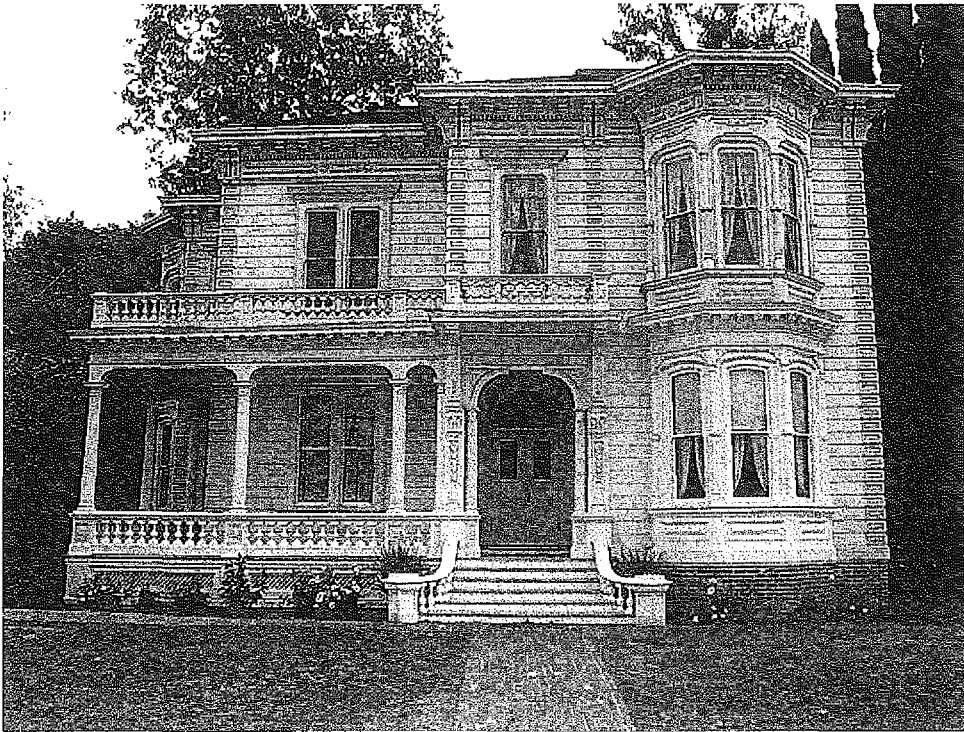
Total projected.....\$111,000

This makes a grand total for Mr. Weston of one hundred and seventy-seven thousand four hundred dollars. These buildings speak for themselves. The post-office block, Reynolds block, the Los Angeles and Independence Railroad depot, and numerous residences stand as monuments of Mr. Weston's taste and skill. The market-house projected is to be built on Main street, between First and Second, will have fifty-two stalls, will be built of brick, two stories high, well ventilated and lighted by sky-lights, and with fronts on Main and Spring streets. It will be an ornament to the city and supply a want long felt.

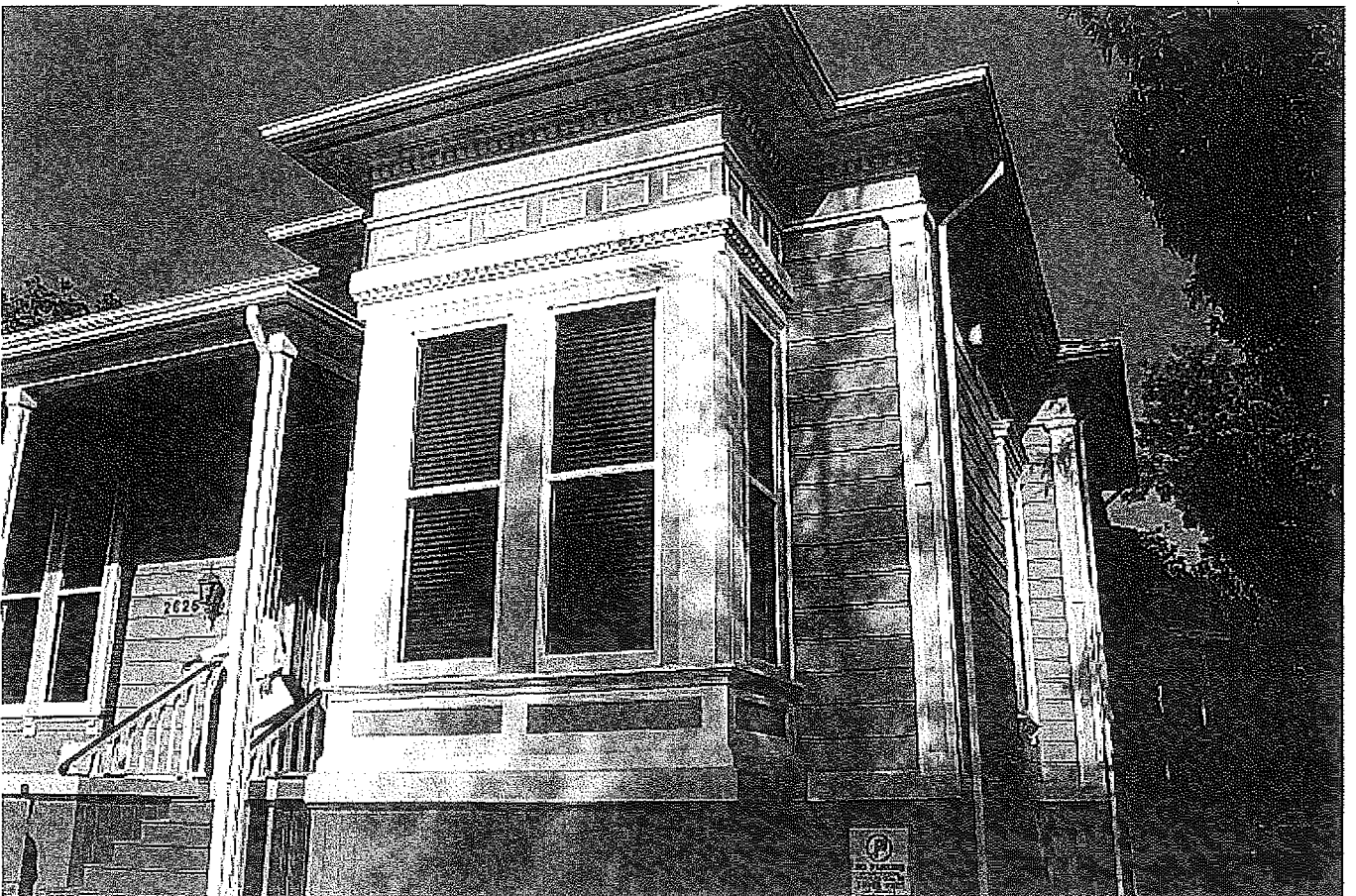
Mr. W. J. Graham, architect, in Temple Block, has made some plans, among them General Longstreet's residence, twelve thousand dollars, and Johnson's club-house at Santa Monica, three thousand dollars. This and other plans will aggregate about forty thousand dollars. We understand Mr. Graham has made no special effort, as he is about quitting business.

Mr. Lacy, now in the Commercial Bank, planned the beautiful bank building, costing about eighteen thousand five hundred dollars. Mr. C. W. Davis, comparatively a new-comer, is a reputable architect, with an office in Downey Block. Mr. Davis was formerly a San Francisco contractor, and built Star King's church; the Jewish Syna-





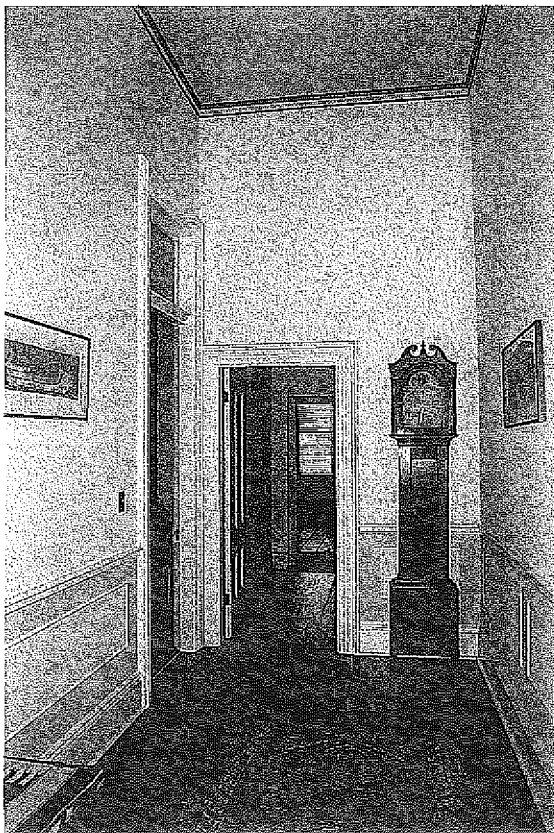
**PERRY HOUSE, EXTERIOR**



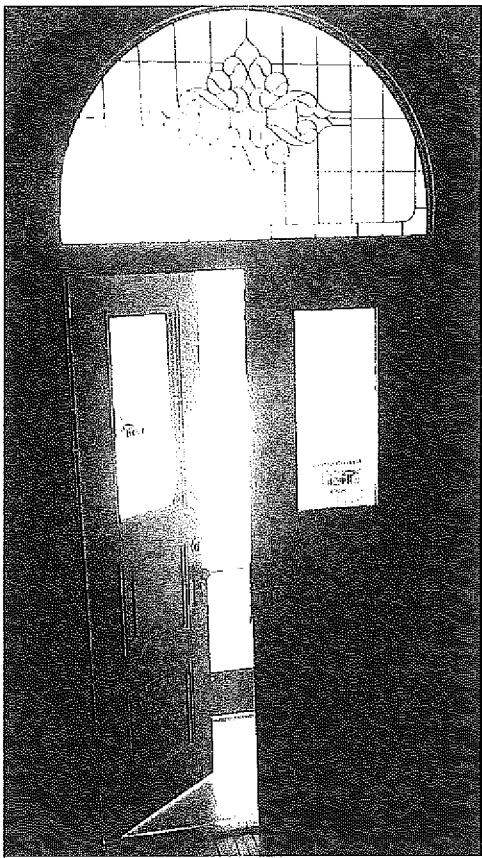
**BROWN-GORSLINE HOUSE, EXTERIOR DETAIL**



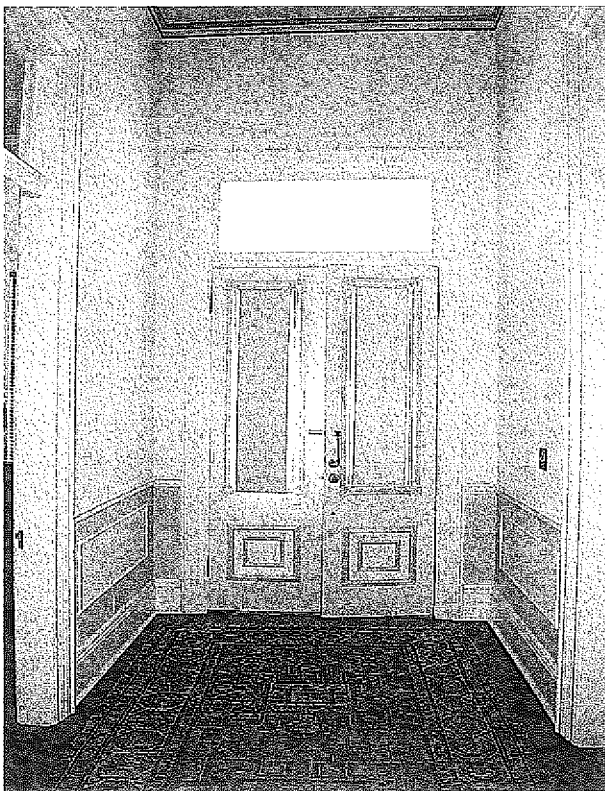
**PERRY HOUSE ENTRY HALL**



**BROWN-GORSLINE HOUSE, ENTRY HALL**



**PERRY HOUSE FRONT DOORS**

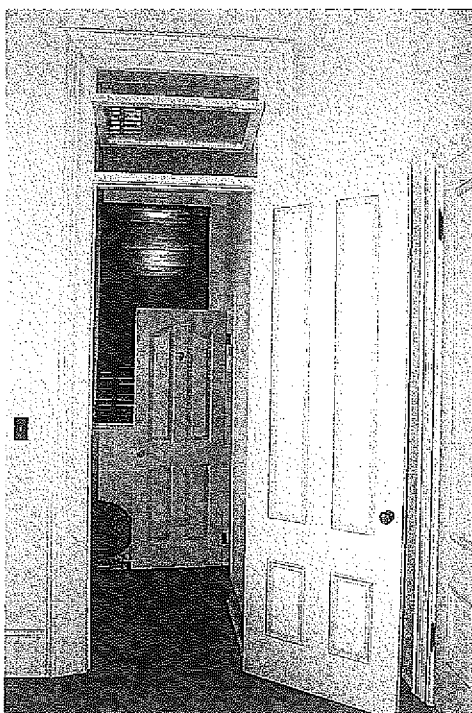


**BROWN-GORSLINE HOUSE, FRONT DOORS**

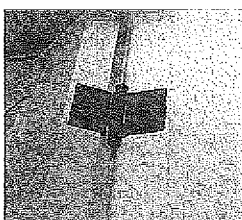


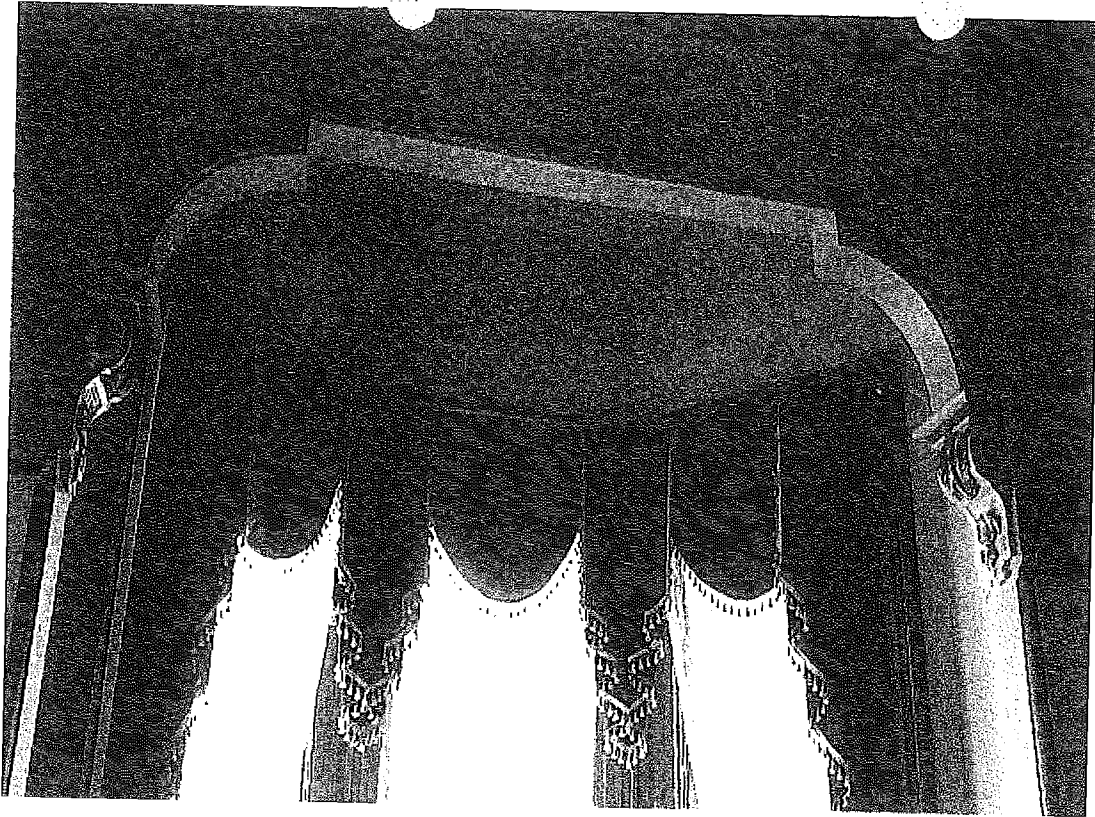


**PERRY HOUSE, INTERIOR DOOR**

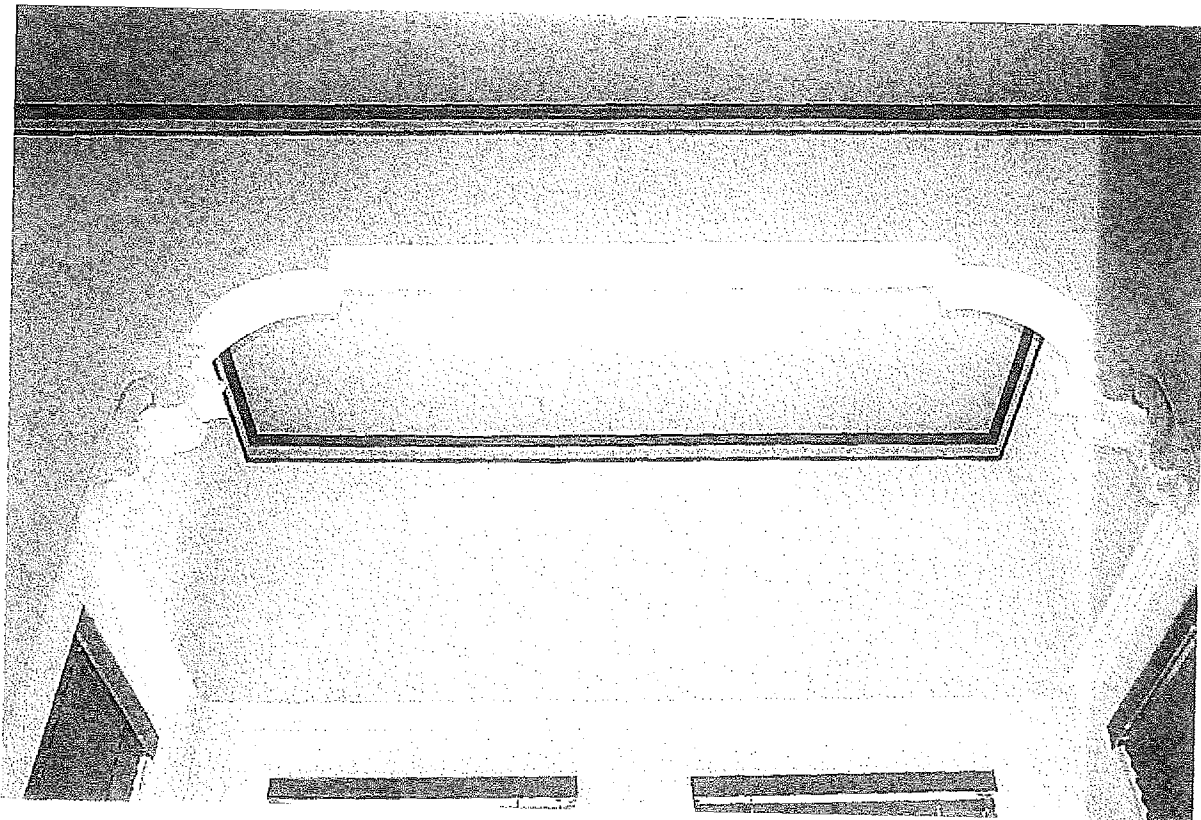


**BROWN-GORSLINE HOUSE, INTERIOR DOOR AND HINGE**

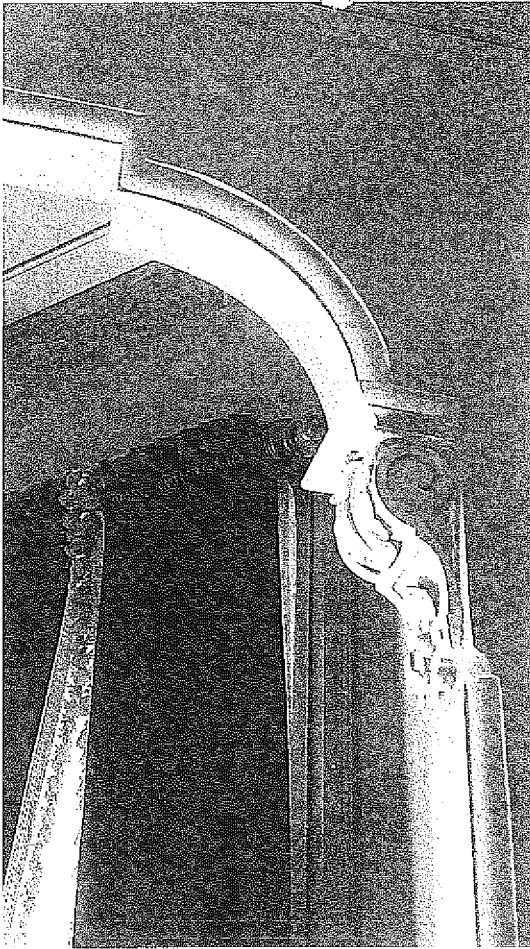




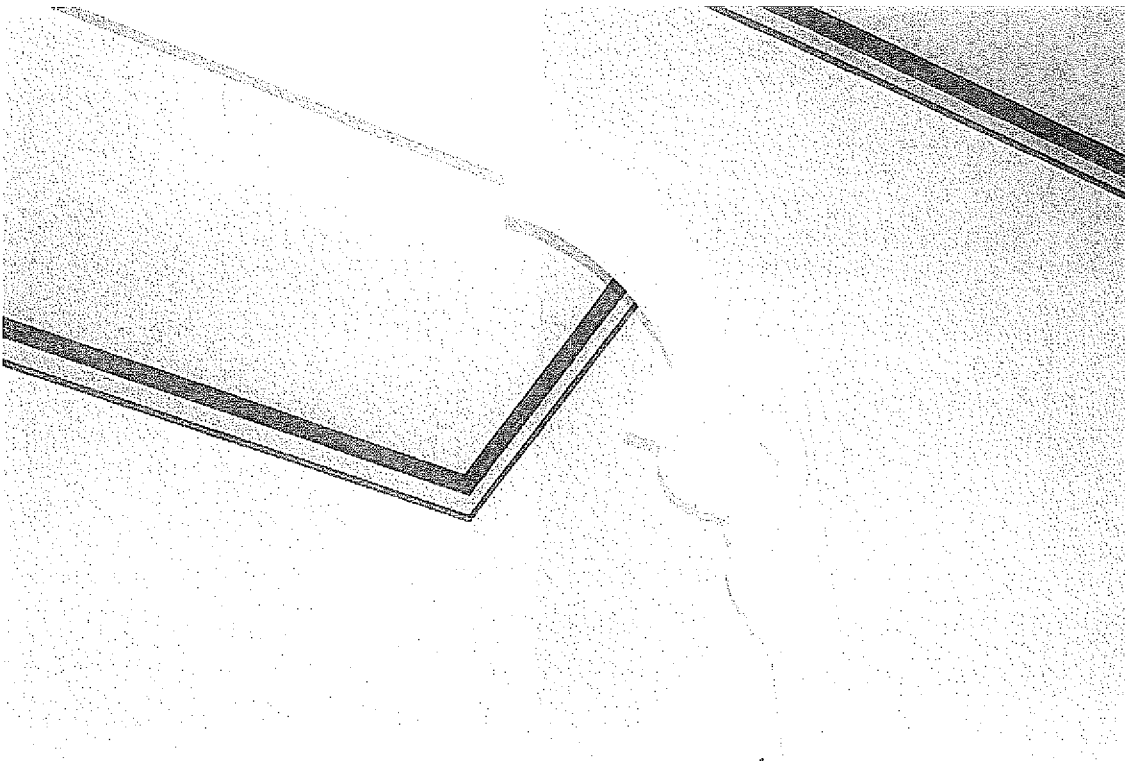
PERRY HOUSE DINING ROOM ALCOVE DETAIL



BROWN-GORSLINE HOUSE PARLOR DETAIL



**PERRY HOUSE PARLOR ALCOVE DETAIL**



**BROWN-GORSLINE HOUSE ALCOVE DETAIL**

ALPHABETICAL LIST of Persons in Division No. 3 of Collection District No. 1 of the Territory of Nevada, liable to a tax under the  
Excise laws of the United States, and the amount thereof, as assessed by John A. Taylor Assessor, and by him returned to the Comptroller of  
said District, for the month of March, 1864.

Assessor must be particular to fill all the blanks in this form, so far as practicable, and to classify and number all articles and occupations upon which taxes are assessed in conformity with the entry to the Abstract.

NO. OF LINE	DATE	NAME	LOCATION	QUANTITY	ARTICLE OR OCCUPATION	RATE	VALUATION	RAT. OF TAX	CLASS A. & C.	INVESTED IN PROPERTY TO CLASSIFIED	AMOUNT OF TAX			TOTAL AMOUNT OF TAX DUE
											CLASS A AD VALOREM DUTY	CLASS B LICENSES	CLASS C EXCISES ARTICLES	
1		Amoyens, L. & Co.	Virginia	2200	Brake for Drags			31.00	B	9	67.62	348.71		311.87
2	Mar 1/64	James Gray & Co.	"		Cattle slaughtered over 11 mos			20.00	B	12		20.00		20.00
3	Mar 1/64	Reiman R & Co	"	110	" " under 11 mos			5.00	B	13			9.31	9.31
4	"	"	"	116	" " under 11 mos			6.00	B	11			2.80	2.80
5	"	"	"	40	" " under 11 mos			3.00	B	15			22.83	22.83
6	"	"	"	761	Sheep & Lambs slaughtered			20.00	B	12			14.20	14.20
7	Mar 1/64	"	"	71	Cattle slaughtered over 11 mos			5.00	B	18			6.70	6.70
8	"	"	"	134	" " under 11 mos			8.00	B	14			3.40	3.40
9	"	"	"	40	Wool slaughtered & tanned			2.00	B	15			17.19	17.19
10	Mar 1/64	Richardson & Co.	Atchafalpa	570	Wool slaughtered & tanned			10.00	B	45			8.33	8.33
11	Mar 1/64	W. S. & P.	"		Manufacture			10.00	B	42			9.17	9.17
12	Mar 1/64	Wells, Mr.	"		Retail dealer in liquor			21.00	B	57			5.00	5.00
13	Mar 1/64	Lee, Collier	"		Retail dealer in liquor			21.00	B	57			8.33	8.33
14	Mar 1/64	Levanand Flapjack	"		Retail dealer in liquor			21.00	B	57			10.00	10.00
15	"	"	"		Retail dealer			11.00	B	50			5.00	5.00
16	Mar 1/64	Long & Pomeroy	"		Retail dealer			11.00	B	14			2.57	2.57
17	Mar 1/64	Levanand, B.	"		Butchery House			11.00	B	45			8.67	8.67
18	Mar 1/64	Manney, Jacob	"		Retail dealer in liquor			21.00	B	57			8.33	8.33
19	Mar 1/64	Manney, H. & Co.	"		Butchery House			10.00	B	50			2.57	2.57
20	Mar 1/64	Mellett & Hager	"		Retail dealer in liquor			21.00	B	57			8.67	8.67
21	Mar 1/64	Moran, Mrs.	"		Retail dealer in liquor			21.00	B	57			8.33	8.33
22	Mar 1/64	Major, Mrs. Fanny	"		Retail dealer			11.00	B	50			10.00	10.00
23	Mar 1/64	Melvin, R. & Co.	"	60	Cattle slaughtered over 11 mos			20.00	B	12			12.00	12.00
24	"	"	"	15	" " under 11 mos			5.00	B	13			7.50	7.50
25	"	"	"	30	" " under 11 mos			6.00	B	14			1.20	1.20
26	"	"	"	75	Sheep & Lambs slaughtered			8.00	B	15			2.81	2.81
27	Mar 1/64	"	"	15	Cattle slaughtered over 11 mos			20.00	B	12			13.00	13.00
28	"	"	"	16	" " under 11 mos			5.00	B	13			8.00	8.00
29	"	"	"	25	" " under 11 mos			8.00	B	14			1.00	1.00
30	"	"	"	50	Sheep & Lambs slaughtered			8.00	B	15			1.00	1.00
31	Mar 1/64	Olin, A. J.	"		Butchery House			11.00	B	45			8.33	8.33
32	Mar 1/64	Pizer, D.	"		Retail dealer			11.00	B	50			7.57	7.57
33	Mar 1/64	Reese, Sarah	"		Retail dealer in liquor			21.00	B	57			8.67	8.67
34	"	Reese, S. & M.	"		Apothecaries			11.00	B	1			3.33	3.33
35	"	Reynolds, E.	"		Retail dealer in liquor			21.00	B	57			8.67	8.67
36	Mar 1/64	Rock, M. R. & Co.	"		Retail dealer in liquor			21.00	B	57			16.67	16.67
37	"	"	"		Butchery House			5.00	B	7			4.17	4.17
38	Mar 1/64	Rich, Madame Co.	"		Retail dealer in liquor			21.00	B	57			8.00	8.00
39	"	Robinson, R. & Co.	"		Retail dealer			11.00	B	50			2.57	2.57
											67.62	418.42	120.62	611.66

- Kerrison Robert E. plumber with Thomas Day, 732 Mont, dwt E s Howard near Twenty-Seventh  
 Kerrison William H. apprentice with T. Day, dwt E s Howard bet Twenty-Second and Twenty-Third  
 Kernish Edward, ship carpenter, dwt 24 Clementina  
 Kersey John D. (*California Straw Works*) dwt 74 Minna  
 Kershaw Henry J. gardener, dwt SE cor Jones and Vallejo  
 Kershaw Mursden, wood and coal yard, E s Valencia near Sixteenth, dwt SW cor Fifteenth and Mission  
 Kerst F. waiter, Cosmopolitan Hotel  
 Kervan Thomas L. house carpenter, dwt 1611 Powell  
 Kerwan E. clerk, Cosmopolitan Hotel  
 Kerwin Annie Miss, domestic, 448 Natoma  
 Kerwin John, handicraftman, cor Mont and Market  
 Kerwin John, laborer, Central R. R. Co. dwt E s Divisadero bet Post and Sutter  
 Kerwin Richard, painter, dwt 412 Tehama  
 Kerwin Thomas, express wagon, dwt Jansen near Lombard  
 Kesselberg Louis, distiller, dwt 713 Union  
 Kessel William, cooper with B. H. Kramer, dwt Ecker nr Market  
 Kessler D. dwt What Cheer House  
 Kessnold Frederick, cutter and surgical instrument maker, 817 Kearny, dwt 533 Mission  
 Kesper Michael, tailor, 611 Mission  
 Kessler Francis, marble cutter, dwt 436 Jessie  
 Kessler Joseph, marble cutter, dwt 436 Jessie  
 Kessing J. H. fish, 7 Clay Market, dwt 1313 Kearny  
 Kessing John B. with J. H. Kessing, dwt 8 Day State Row  
 Kessing John F. produce commission, 56 Clay, dwt SE cor Howard and Twenty First  
 Kessler F. pastry cook, Cosmopolitan Hotel  
 Kester Levi B. (*McMillan & K.*) dwt 435 Second  
 Kestler E. A. merchant, dwt 685 Mission  
 Ketchum Frank, whitewasher, 627 1/2 Market, dwt 633 Market  
 Ketchum William, carpenter, dwt 213 Minna  
 Keteleken Augustus, seaman, bds 7 Washington  
 Ketou Robert H. (*Lee & K.*) (colored) dwt 339 Union  
 KETTELL THOMAS P. financial editor Alta California, office 423 Washington, dwt 522 Pine cor St. Mary  
 Kettleman J. R. blacksmith, dwt 37 Clementina  
 Kettler Louis H. baker, Sandy Hill Bakery, dwt NE cor Clay and Mason  
 Keulen Hendrik V. groceries and liquors, NW cor Union and Mason  
 Kenschel Frederick, Bensley Water Co. dwt W s Fifth, nr Howard  
 Keville James, cook, dwt 107 Leidesdorff  
 Kevin William, foreman pattern maker Union Foundry, dwt 17 First Avenue bet Fifteenth and Sixteenth  
 Keyes Arthur, butcher with Brackett & Keyes, dwt 60 Stewart  
 Keyes E. D. Gen. dwt 1010 Stockton  
 Keyer John A. carpenter, SW cor Mason and Jackson  
 Keyes Joseph W. brick mason, dwt N s Shipley nr Harrison Avenue  
 Keyes O. H. (*Brackett & K.*) dwt 126 Turk  
 Keyes Rosanna Mrs. liquors, 930 Kearny  
 Keyes George, commission merchant, 110 Clay, dwt 820 Dupont  
 Keyes Mary Miss, domestic, 216 Clara  
 Keyser Ezra, architect, dwt N s Union bet Hyde and Larkin  
 Keyser George, butcher with G. M. Garwood & Co  
 Keyser Morris, tailor, 231 Bush  
 Keyser, see Keiser  
 Keystone Copper M. Co. (Calaveras Co.) off 326 Clay  
 Keystone House, E. Hostkamper proprietor, 127 and 129 Jackson  
 Keyt Abner C. (*Way & K.*) dwt 527 O'Farrell  
 Khoe Martin, boarding, 41 Minna  
 Kiarnin Thomas, dwt with P. Johnson, Serpentine Avenue nr San Bruno Road  
 KIBBE MILLARD, liquor saloons, Old Corner 516 Montgomery SE cor Commercial and Branch, Old Corner junction Market and Montgomery, dwt 1112 Powell  
 Kichler Christian, silversmith with F. R. Reichel  
 Kidd Alexander, musician, dwt 511 Mason, rear  
 Kidd John, wool grader, Broadway Wool Depot, dwt 212 Pacific  
 Kidder Mary T. Miss, seamstress, Protestant Orphan Asylum  
 Kidder Susan (widow) dwt W s First Avenue bet Fifteenth and Sixteenth  
 Kie Wo (Chinese) employment office, 714 Com  
 Kieher Joseph, tailor with M. Brandhofer, dwt 623 Merchant  
 Kiefendorf John W. miller, bds Sacramento Hotel, 407 Pacific  
 Kiefer Barbara (widow) dwt 61 Shipley  
 Kieffer Sarah (widow) dwt 421 Dupont  
 Kiernan Catharine (widow) dwt N s Fell bet Gough and Octavia  
 Kiernan Francis, salesman, 654 Market  
 Kiernan Mary Miss, domestic, S s Union bet Mason and Taylor  
 Kiernan Michael, machinist, Singer Manufacturing Co. dwt 43 Ritch  
 Kiernan Patrick, dwt S s Ash nr Polk  
 Kiernan Peter, dwt 24 Howard Court  
 Kiernan Peter, 329 Sanson, dwt 333 Bush  
 Kiernan Peter, blacksmith with McLaughlin & Feneel, 121 Bush  
 Kiernan Philip, carpenter, dwt 409 Third  
 Kierski Adolph, salesman with Julius Merzbach, dwt 638 Sacramento  
 Kiersted Edward L. book keeper American Flag, 604 Mont, dwt S s Perry bet Fourth and Fifth  
 Kilmeyer Jacob, maltster, Philadelphia Brewery  
 KILMEYER LOUIS, billiard and liquor saloon, NW cor Jackson and Kearny, dwt 606 Jackson  
 Kilborn Carroll, clerk with John Hall & Son, dwt 35 Third  
 Kilcine Michael, laborer, dwt 112 William  
 Kilday Honora (widow) dwt 81 Stevenson  
 Kilday James, waiter, dwt 4 Sonoma Place  
 Kilday Michael, box maker, dwt 23 Hunt  
 Kilday William, boarding, 23 Hunt  
 Kildey Edward, laborer, dwt SE cor Gustavus and Sacramento  
 Kildorf Charles, laborer, dwt 140 Stewart  
 Kilduff William M. chief engineer, Pacific Mail S. S. Co  
 Kildey James, waiter, International Hotel  
 Kilgariff John, apprentice, Pacific Foundry, dwt 108 Freelon  
 Kilgour James Y. gas fitter with Thos. Dav. 732 Montgomery, dwt N s Broadway bet Mason and Taylor  
 Killam Horace, dwt 1065 Howard  
 Killam Martin, harness maker with M. G. Conway, dwt W s Jones bet Sacramento and California  
 Killcon Ann Miss, domestic, 26 O'Farrell  
 Killey Charles H. milk ranch, S s Presidio Road nr Webster  
 Killian Frederick, porter, City Hall, dwt W s Clinton nr Brannan  
 Killian George, blacksmith with Nelson & Doble, dwt Dupont bet Pine and Bush  
 Killien Dennis, waiter, 523 Clay, dwt 126 Natoma  
 Killigan James, laborer, Custom House, dwt N s Filbert bet Larkin and Polk  
 Killilea Bryan, dwt 4 Delaware Court  
 Killilea Patrick, laborer, dwt N s Minna bet Fifth and Sixth



# GREAT REGISTER OF LOS ANGELES

No.	Name	Country of Nativity	Occupation	Local Residence	Date	Place	By what Court	Date of Naturalization	Notes
129	Koehler, John Lewis	42 Bavaria	Miller	Los Angeles	June 23, 1857	St. Louis, Mo	Law Courts	Aug. 24, 1871	
130	Kittredge, George	32 Vermont	Bricklayer	Los Angeles				Aug. 23, 1871	
131	Knipp, John	42 Prussia	Farmer	Anaheim	Aug. 29, 1871	Los Angeles	County Court	Aug. 29, 1871	
132	Kimball, Nathan Thomas	37 Illinois	Blacksmith	Los Angeles				Aug. 30, 1871	
133	Kelley, John	39 Ireland	Laborer	Old Mission	Sept. 1, 1871	Los Angeles	County Court	Sept. 1, 1871	
134	Knight, George E.	24 Massachusetts	Farmer	Los Angeles				Sept. 2, 1871	
135	Kelley, Thos. Henry	39 Ireland	Laborer	Los Angeles	Transfer from	San Joaquin		Sept. 4, 1871	
137	Korron, William	36 New York	Farmer	Anaheim				Sept. 4, 1871	
139	Kouns, J. R.	United States	Farmer	Silver Precinct				Sept. 4, 1871	
140	King, John M.	23 United States	Farmer	Los Nietos				Aug. 3, 1871	
141	Kyeon, Ezra F.	37 New York	Architect	Los Angeles				Oct. 19, 1872	
142	King, Frederick	39 England	Civil Engin'r	Los Angeles	Oct. 23, 1872	Los Angeles	District Court	Oct. 23, 1872	
143	Keepe, David	44 Ireland	Steward	Los Angeles	Aug. 30, 1867	San Francisco	4th Dis. Court	Nov. 1, 1872	
144	Keller, Michael	44 Ireland	Plasquer	Los Angeles	By proof of...	loss of citizen papers		Nov. 4, 1872	
145	Krukewsky, Michel	41 Poland	Merchant	3 J Capistrano	July 11, 1856	Los Angeles	County Court	April 13, 1873	

No.	Name	Country of Nativity	Occupation	Local Residence	Date	Place	By what Court	Date of Naturalization	Notes
1	Lewis, David	46 New York	Farmer	El Monte				July 20, 1866	
3	Lee, William B.	45 Mississippi	Farmer	El Monte				July 24, 1866	
4	Lowe, Abel	32 Virginia	Miner	Los Angeles				July 27, 1866	
5	Laughlin, Jose	33 California	Farmer	Los Angeles				Aug. 3, 1866	
6	Laudersheimer, Anton	33 Bavaria	Druggist	Wilmington	Aug. 22, 1861	Calaveras Co.	District Court	Aug. 3, 1866	
7	Lautance, Matthew	37 England	Merchant	Los Angeles	Aug. 3, 1860	Los Angeles	District Court	Aug. 10, 1866	
8	Leighton, Joel C.	35 Vermont	Teamster	Los Angeles				Aug. 10, 1866	
9	Lyon, Early	52 Georgia	Civil Engin'r	Los Angeles				Aug. 13, 1866	
10	Lewis, Hill C.	39 Poland	Merchant	Wilmington	Sept. 4, 1861	San Francisco	U. S. District	Aug. 14, 1866	
11	Leahy, Thomas	32 Ireland	Merchant	Los Angeles	Aug. 9, 1856	Los Angeles	District Court	Aug. 14, 1866	
12	Lugo, Dolores	27 California	Laborer	Los Angeles				Aug. 14, 1866	
13	Lopez, Claudio	26 California	Farmer	La Balleas				Aug. 14, 1866	
14	Lugo, Antonio Maria	23 California	Farmer	Los Angeles				Aug. 15, 1866	
15	Laughlin, Pablo	31 California	Farmer	Los Angeles				Aug. 16, 1866	
17	Lasso, Pedro	21 California	Saddler	Los Angeles				Aug. 17, 1866	
19	Leonard, Mark	47 Ireland	Carrington	Los Angeles		Albany, N.Y.	County Court	Aug. 21, 1866	
20	Lopez, Jeronimo	24 California	Ranchero	San Fernando				Sept. 17, 1866	
21	Loring, Levi Augustus	30 Maine	Hotelkeeper	Wilmington				June 18, 1866	
23	Lopez, Francisco	47 California	Ranchero	Los Angeles				July 5, 1866	
24	Leaming, Christopher	36 New Jersey	Miner	Soledad				May 30, 1866	
25	Long, George	26 New York	Tailor	San Pedro				June 12, 1866	
27	Lyon, Sanford	34 Maine	Miner	Los Angeles				Aug. 18, 1866	
28	La Dow, Stephen W.	39 New York	Mechanic	Los Angeles				July 6, 1866	
31	Loba, Santiago	45 California	Vaquero	San Jose				Jan. 29, 1867	
32	Lechler, George W.	33 Pennsylvania	Tailor	Los Angeles				Sept. 8, 1866	
33	Lugo, Jose A.	30 California	Ranchero	Los Angeles				Mar. 4, 1867	
34	Lazard, Solomon	40 France	Merchant	Los Angeles	Oct. 5, 1862	Los Angeles	District Court	Mar. 11, 1867	
35	Lehman, George	52 Bavaria	Renter	Los Angeles	Nov. 17, 1851	Easton, Penn.	Com. Pleas.	Mar. 14, 1867	
36	Lyon, Cyrus	26 Maine	Ranchero	Los Angeles				Mar. 16, 1867	
38	Lugo, Jose Antonio	26 California	Farmer	Los Angeles				Mar. 19, 1867	
39	Laventhal, Elias	35 Prussia	Merchant	Los Angeles	Aug. 16, 1857	Los Angeles	District Court	Mar. 20, 1867	
40	Laughlin, Richard	25 California	Farmer	Los Angeles				Mar. 22, 1867	
41	Leong, Martin Jr.	24 New York	Farmer	Los Angeles				Mar. 22, 1867	
43	Laughlin, Vincent	23 California	Farmer	Los Angeles				Mar. 23, 1867	
44	Laughlin, Thomas	20 California	Farmer	Los Angeles				Mar. 23, 1867	
45	Lehman, Andrew	49 Germany	Shoemaker	Los Angeles	Aug. 5, 1863	Los Angeles	District Court	Mar. 25, 1867	
46	Lara, Pedro	50 France	Bricklayer	Los Angeles	April 23, 1865	Los Angeles	District Court	Mar. 26, 1867	
47	Lugo, Miguel	26 California	Vaquero	Los Angeles				Mar. 27, 1867	
48	Lebery, Antonio	42 France	Vintner	Los Angeles	May 2, 1867	Los Angeles	District Court	Mar. 28, 1867	

The Childress Safe Deposit Bank, Protected by the Finest Chrome Steel Vault, Yale Time Lock.

Moreno Joe, driver Club stables, Los Angeles, res same  
 Moreno Mrs. M. J. F., 128 N Alameda  
 Morey F. C., expressman, nr cor Fifth and San Pedro  
 Morey G. C. Z., expressman, 82 Tunner  
 Morey Mrs., dressmaker, 82 Turner  
**MORFORD COL. W. E. Sr.**, (Morford & Son) 240 S Hill  
**MORFORD W. E. Jr.**, (Morford & Son) 240 S Hill  
**MORFORD & SON**, (W. E. Sr. and W. E. Jr.) real estate  
 agts, 110 N Spring  
 Morgan A. P., harnessmaker, cor Alameda and Aliso, res 306  
 Macy  
 Morgan E., meatdealer, Lacy av, E L A  
 Morgan Ella, student Normal school, res 1029 S Pearl  
**MORGAN G. W.**, gen'l dealer in real estate, rms 36 and 37  
 Nadeau blk, res 204 Los Angeles  
 Morgan J. E., apairist, 524 Buena Vista  
 Morgan John, bricklayer, res U S hotel  
**MORGAN JOHN C.**, attorney at law, rm 83 Temple blk, res  
 Santa Monica  
 Morgan Mabel, student University, res same  
 Morgan Mrs. I. D., 111 Bellevue av  
 Morgan Mrs. S. M., widow, furnished rooms, 450 S Hill  
 Morgan Octavius, (Kysor & Morgan) architect, 116 N Hill  
 Morgau T. F., stockraiser, 1029 S Pearl  
**MORGAN W. A.**, sec'y W. H. Perry L & M Co, res 35  
 Buena Vista  
**MORIARITY D. A.**, house and sign painter, asst engineer  
 city fire dept, 144 E First, res same  
 Moriarity John, dealer in groceries and provisions, 31 S Main,  
 res 227 First  
 Morise F., drayman, 509 S Charity  
 Morley Miles, porkdealer, 107 S Main  
 Morres F., laborer, 229 Upper Main  
 Morrissey M., cooper, cor Wolfskill and E Eighth  
 Morrissey M., laborer, 198 Sotello  
 Morrissey T., cooper with Kohler & Frohling, res E Seventh,  
 nr San Pedro  
 Morris A. K., with Garey, cor First and Hill  
 Morris C. H., job pressman *Times-Mirror* office  
 Morris Chas. W., salesman with Crandall, Crow & Co, res 111  
 S Hill  
**MORRIS DANIEL**, prop Troy laundry, 15 S Los Angeles,  
 res same  
 Morris Geo., laborer, 225 Chavez  
 Morris H., journalist, 58 Ducommun  
 Morris Leo M., emp *Evening Express*, 32 S Fort  
 Morris Sig M., printer *Evening Express*, 32 S Fort  
**MORRIS VINEYARD SCHOOL**, Pine w of Hill, Mrs. M.  
 H. Swift prin

MASSER & WILDER, DENTISTS. PARLOR NO. 13, NADEAU BLOCK, LOS ANGELES. Telephone 170





Case Number:  
**CHC-2012-959-HCM**  
Declaration Letter Mailing List  
MAILING DATE: **Jul 03, 2012**

GIS/Fae Tsukamoto  
City Hall, Room 825  
**Mail Stop 395**

Council District 8  
City Hall, Room 460  
**Mail Stop 213**

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Attn: Cynthia Foronda  
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Mitzi M. Mogul  
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