

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

GAIL KENNARD
TARA J. HAMACHER
OZ SCOTT

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

CITY OF LOS ANGELES 5
CALIFORNIA



ANTONIO R. VILLARAIGOSA
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INFORMATION
(213) 978-1270

www.planning.lacity.org

Date: DEC 14 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-2012-2951-HCM
DUREX MODEL HOME
3410 N. AMESBURY ROAD

At the Cultural Heritage Commission meeting of **December 6, 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 Louie
Seconded: Commissioner Kennard
Ayes: Commissioners Scott and Barron
Absent: Commissioner Hamacher

Vote: 4-0

Attachment: Application


Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

c: Councilmember Tom LaBonge, Fourth Council District
Michael J. Locke and Andrew E. Jelmert
Charles J. Fisher
GIS

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INFORMATION
(213) 978-1270
www.planning.lacity.org

Date: DEC 14 2012

Michael J. Locke and Andrew E. Jerlmert
3410 Amesbury Road
Los Angeles, CA 90027

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NUMBER: **CHC-2012-2951-HCM**
DUREX MODEL HOME
3410 N. AMESBURY ROAD

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

Vote: 4-0



Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application

c: Councilmember Tom LaBonge, Fourth Council District
Charles J. Fisher
GIS

Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2012-2951-HCM
ENV-2012-2952-HCM

HEARING DATE: December 6, 2012
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 3410 N. Amesbury Road
Council District: 4
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Greater Griffith Park
Legal Description: Lot 9 of TR 9050

PROJECT: Historic-Cultural Monument Application for the
DUREX MODEL HOME

REQUEST: Declare the building a Historic-Cultural Monument

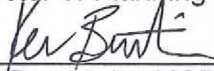
**APPLICANT/
OWNER:** Michael J. Locke and Andrew E. Jelmert
3410 Amesbury Rd.
Los Angeles, CA 90027

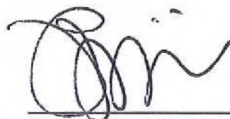
**OWNER'S
REPRESENTATIVE:** Charles J. Fisher
140 S. Avenue 57
Los Angeles, CA 90042

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



Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:


Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

1. The building "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" as an example of Spanish Colonial Revival style residential architecture.
2. The building reflects the "broad cultural, economic, or social history of the nation, State or community" for its association with the residential development of Los Feliz Hills.

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

Built in 1928 and located in Los Feliz, this single-family residence exhibits character-defining features of Spanish Colonial Revival style architecture. The two-story residence is rectangular in plan with a low gabled roof covered with tapered clay tiles. The exterior has a stucco finish with wood trim. Windows are large fixed pane and casement wood windows. The entry features a long porch with three low arches and a wide arched multi-paneled wooden entryway door. The tile steps leading up to the porch have a large tile-topped stepped banister. An arched window and a half arch are located above a two-car garage door flanked by square pilasters. A wooden Monterrey-style covered balcony is located on the second floor, above the dining room window. The low smooth stucco chimney is topped with a round flue. Additional character-defining features include scroll-cut rafter rails, copper gutters, scored concrete on the porch, stairs, and patio, and wrought iron light fixtures. Significant interior spaces include hardwood floors, wrought iron gates, semi-smooth plaster walls, decorative joist beams, a marble mantle, and stained glass windows. Landscape features consist of palm trees and shrubbery enclosed by a metal gate with archway opening.

The proposed historic monument was designed by Harry Garfield Koerner and William John Gage for the Durex Quality Homes subsidiary of the F.P. Fay Company as a marketing tool for their Los Feliz Hills subdivision. The architects designed a number of homes for the Durex Company in the 1920s and went on to design the Beverly Hills City Hall. The home was sold in 1931 to attorney and real-estate broker James L. Merely. He sold the home to Carl C. Vianelli, a well-known private investigator. Shortly thereafter, Vianelli sold the house to William Beaton.

Alterations include the addition of a swimming pool and the installation of the fence and gate. The sign that reads "La Casa Contenta" was installed by the current owners in 1993.

DISCUSSION

The Durex Model Home property successfully meets two of the specified Historic-Cultural Monument criteria: 1) "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, and 2) reflects the "broad cultural, economic, or social history of the nation, State or community". As a residential building designed in the Spanish Colonial Revival style and associated with the residential development of Los Feliz Hills, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

BACKGROUND

At its meeting of October 4, 2012, the Cultural Heritage Commission voted to take the application under consideration. On November 1, 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 Durex Model Home property as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior's Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

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

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

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2012-2951-HCM
ENV-2012-2952-HCM

HEARING DATE: November 1, 2012
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 3410 N. Amesbury Road
Council District: 4
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Greater Griffith Park
Legal Description: Lot 9 of TR 9050

PROJECT: Historic-Cultural Monument Application for the
DUREX MODEL HOME

REQUEST: Declare the building a Historic-Cultural Monument

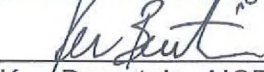
**APPLICANT/
OWNER:** Michael J. Locke and Andrew E. Jelmert
3410 Amesbury Rd.
Los Angeles, CA 90027

**OWNER'S
REPRESENTATIVE:** Charles J. Fisher
140 S. Avenue 57
Los Angeles, CA 90042

RECOMMENDATION That the Cultural Heritage Commission:

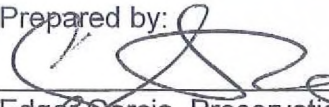
1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal warrants further investigation.
2. **Adopt** the report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

MICHAEL J. LOGRANDE
Director of Planning


Ken Bernstein, AICP, Manager
Office of Historic Resources



Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

SUMMARY

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The proposed historic monument was designed by Harry Garfield Koerner and William John Gage for the Durex Quality Homes subsidiary of the F.P. Fay Company as a marketing tool for their Los Feliz Hills subdivision. The architects designed a number of homes for the Durex Company in the 1920s and went on to design the Beverly Hills City Hall. The home was sold in 1931 to attorney and real-estate broker James L. Merely. He sold the home to Carl C. Vianelli, a well-known private investigator. Shortly thereafter, Vianelli sold the house to William Beaton.

Alterations include the addition of a swimming pool and the installation of the fence and gate. The sign that reads "La Casa Contenta" was installed by the current owners in 1993.

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 is significant enough to warrant further investigation as a potential Historic-Cultural Monument.

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT DUREX MODEL HOME
2. STREET ADDRESS 3410 AMESBURY ROAD
CITY LOS ANGELES ZIP CODE 90027 COUNCIL DISTRICT 4
3. ASSESSOR'S PARCEL NO. 5592-008-009
4. COMPLETE LEGAL DESCRIPTION: TRACT TRACT No. 9050, LOS FELIZ HILLS, AS PER MAP IN BOOK 123, PAGES 84 THRU 97 INCLUSIVE OF MAPS FILED, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER.
BLOCK N/A LOT(S) NORTHERLY PORTION OF LOT 14 ARB. NO. N/A
5. RANGE OF ADDRESSES 3400-3414 AMESBURY ROAD
6. PRESENT OWNER MICHAEL J. LOCKE AND ANDREW E. JELMERT
STREET ADDRESS 3410 AMESBURY ROAD
CITY LOS ANGELES STATE CA ZIP CODE 90027 PHONE (323) 644-3338 EMAIL: MJLOCKE@PACBELL.NET
OWNER IS: PRIVATE X PUBLIC
7. PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE/MODEL HOME

DESCRIPTION

8. ARCHITECTURAL STYLE SPANISH COLONIAL REVIVAL
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)
(SEE DESCRIPTION WORKSHEET)

HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT DUREX MODEL HOME

10. CONSTRUCTION DATE: FACTUAL 1928 ESTIMATED _____

11. ARCHITECT, DESIGNER, OR ENGINEER: HARRY G. KOERNER AND WILLIAM J. GAGE

12. CONTRACTOR OR OTHER BUILDER: DUREX QUALITY HOMES

13. DATES OF ENCLOSED PHOTOGRAPHS APRIL 11, 2012

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

ALTERATIONS: SWIMMING POOL ADDED IN 1977, FENCE AND GATE ADDED AROUND THE PROPERTY. THE GATE IS TOPPED WITH THE NAME "LA CASA CONTENTA", WHICH WAS GIVEN TO THE HOUSE BY THE CURRENT OWNERS IN 1993.

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

16. IS THE STRUCTURE ☒ ON ITS ORIGINAL SITE ☐ MOVED ☐ UNKNOWN

17. **SIGNIFICANCE**

BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET) THIS FINE QUALITY SPANISH COLONIAL REVIVAL HOUSE WAS DESIGNED THE BEVERLY HILLS BASED ARCHITECTURAL FIRM OF KOERNER AND GAGE FOR THE F. P. FAY COMPANY, A MAJOR REAL ESTATE VENTURE IN LOS ANGELES. KOERNER AND GAGE WERE TO LATER DESIGN THE BEVERLY HILLS CITY HALL. THE HOUSE WAS BUILT BY DUREX QUALITY HOMES AND USED AS THE MODEL HOME FOR THE PRESTIGIOUS LOS FELIZ HILLS SUBDIVISION. THE HOUSE WAS COMPLETELY FURNISHED BY THE BROADWAY DEPARTMENT STORE AND BECAME ONE OF THE VERY FIRST "SHOWCASE" HOUSES. THE HOUSE WAS USED TO MARKET THE TRACT. IT WAS LISTED AS THE "DUREX MODEL HOME" AS A PART OF THAT CAMPAIGN. THE ARCHITECTS ARE ALSO IMPORTANT. THEY HAD NOT YET DESIGNED THEIR SIGNATURE WORK, THE BEVERLY HILLS CITY HALL. THIS EARLY DESIGN SHOWS THE SAME QUALITY THE LARGER BUILDING. THIS WAS ALSO THE HOME OF WILLIAM BEATON, PRESIDENT AND CEO OF KIEV RADIO FROM 1961-1984.

18. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES CITY BUILDING PERMITS PER ATTACHED, LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS, CENSUS RECORDS, LOS ANGELES COUNTY SUBDIVISION MAPS, DUREX AND FAY COMPANY SALES BROCHURES, LOS ANGELES TIMES ARTICLES AND "THE GREAT LOS ANGELES SWINDLE" BY JULES TYGIEL.

DATE FORM PREPARED JULY 6, 2012 PREPARER'S NAME CHARLES J. FISHER

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

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

E-MAIL ADDRESS: ARROYOSECO@HOTMAIL.COM

DESCRIPTION WORK SHEET

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

THE DUREX MODEL HOME IS A 2 STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

SPANISH COLONIAL REVIVAL, L-SHAPED PLAN SINGLE-FAMILY RESIDENCE
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (SEE CHART) STRUCTURE USE (RESIDENCE, ETC.)

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

ITS LOW-GABLED ROOF IS COVERED WITH TAPERED MISSION CLAY TILES. GLASS AND WOOD,
ROOF SHAPE (SEE CHART)) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES) WINDOW MATERIAL

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

THE ENTRY FEATURES A LONG PORCH ALONG THE WEST WING OF THE HOUSE WITH THE DOOR AT THE NORTH END
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

WITH A WIDE ARCHED MULTI-PANELED WOODEN DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (SEE CHART)

OF THE STRUCTURE ARE THREE LOW PORCH ARCHES FACING EAST TOWARD THE FRONT YARD AND A HALF ARCH
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (SEE CHART);

FACING SOUTH TOWARD AMESBURY ROAD, AS WELL AS AN ARCHED LIVING ROOM WINDOW, BOTH ABOVE THE
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

BUILT-IN TWO CAR GARAGE. THE ARCHES ARE SUPPORTED BY THICK SQUARE COLUMNS, EACH TOPPED BY A SQUARED
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALITY;

CAPITAL. THE TILE STAIRS LEADING UP TO THE PORCH HAVE A LARGE TILE TOPPED STEPPED BANISTER. A WOODEN
VERTICALITY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

A CANTILEVERED WOODEN MONTEREY-STYLE COVERED BALCONY IS FACING THE STREET FROM THE SECOND FLOOR.
ADDITIONAL DEFINING ELEMENTS

THAT BALCONY IS ABOVE A 10-LIGHT CASEMENT DINING ROOM WINDOW WITH A SMALL METAL BALCONY. CAST
ADDITIONAL DEFINING ELEMENTS

CONCRETE CORBELS SUPPORT THE BEDROOM EXTENSION OVER THE DINING ROOM PATIO ON THE EAST SIDE OF THE
ADDITIONAL DEFINING ELEMENTS

REAR WING. A LOW LEVEL SMOOTH CONCRETE OR STUCCO CHIMNEY LOCATED AT THE WEST SIDE OF THE HOUSE IS
ADDITIONAL DEFINING ELEMENTS

TOPPED WITH A SINGLE BRICK OF TERRA COTTA ROW, WITH A SINGLE ROUND FLUE EXTENDING FROM THE CENTER OF
ADDITIONAL DEFINING ELEMENTS

THAT CHIMNEY. ADDITIONAL DETAILS INCLUDE SCROLL CUT RAFTER TAILS, ORIGINAL ROUND COPPER GUTTERS A
ADDITIONAL DEFINING ELEMENTS

WROUGHT IRON, SCORED CONCRETE SURFACES ON THE PORCH, OUTSIDE STAIRS AND PATIO, THREE TRIANGULAR
ADDITIONAL DEFINING ELEMENTS

TOPPED SQUARE PILASTERS FLANKING THE TWO GARAGE DOORS., A THIN FREEZE AT WINDOW HEIGHT ON THE WEST
ADDITIONAL DEFINING ELEMENTS

WING AND VARIOUS WROUGHT IRON LIGHTING FIXTURES ON THE EXTERIOR AND WITHIN THE PORCH AREA.
ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF THERE ARE NO SECONDARY BUILDINGS. THERE IS FOUNTAIN IN FRONT
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE OCTAGONAL SCORED CONCRETE AND HARDWOOD FLOORS, INTERIOR
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM, SPECIAL GLASS WINDOWS,

WROUGHT IRON GATES, SEMI SMOOTH PLASTER WALLS, AN OPEN WOODEN LIVING ROOM CEILING WITH DECORATIVE
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

JOIST BEAMS, WROUGHT IRON LIGHTING FIXTURES, A CARVED MARBLE MANTEL, STAINED GLASS WINDOWS, ETC.
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

HISTORIC-CULTURAL MONUMENT APPLICATION

**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 DUREX MODEL HOME IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT
SPANISH COLONIAL REVIVAL 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

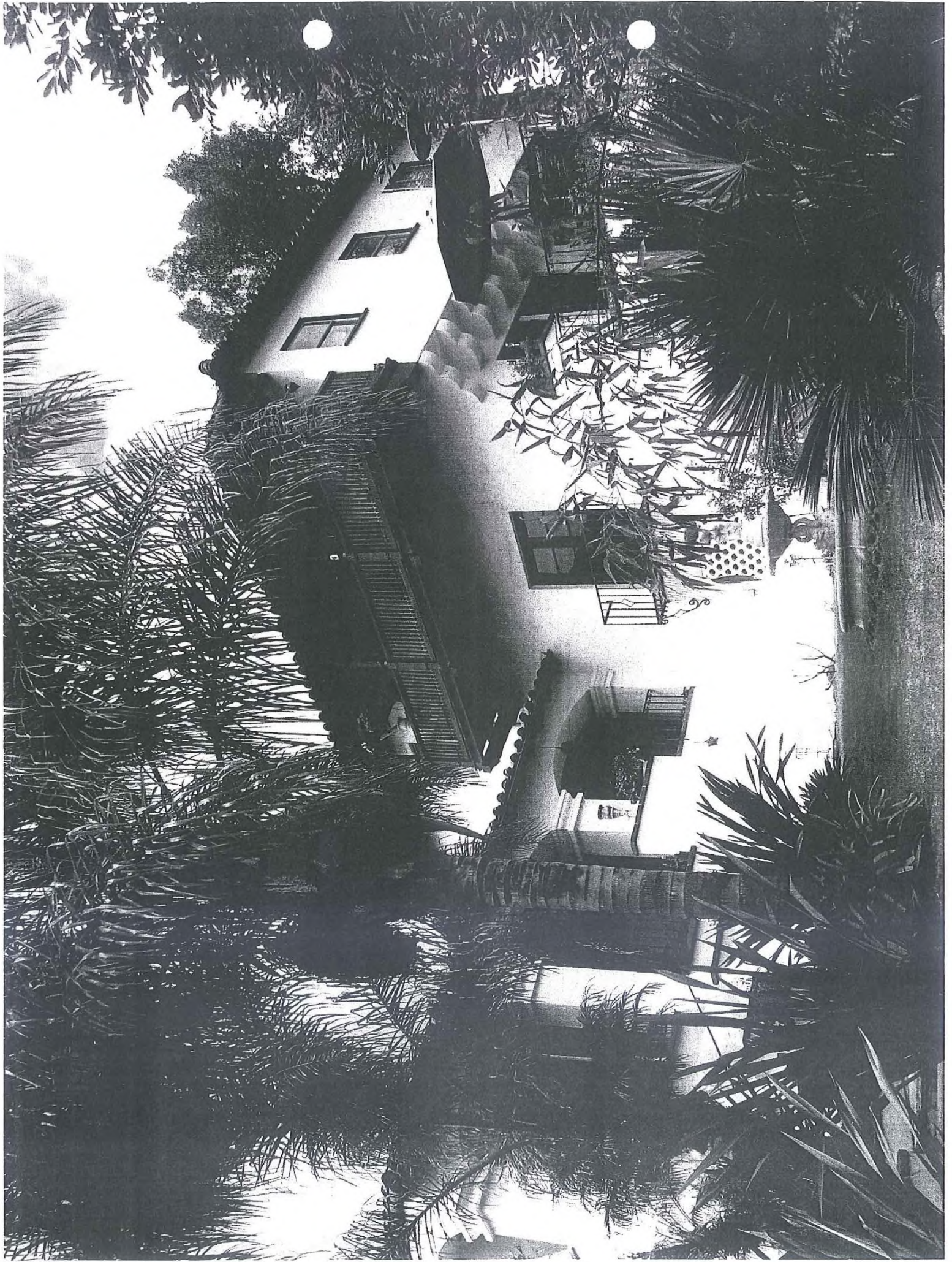
HISTORICAL SIGNIFICANCE

THE DUREX MODEL HOME WAS BUILT IN 1928
NAME OF PROPOSED MONUMENT YEAR BUILT
KOERNER AND GAGE AND SPANISH COLONIAL REVIVAL ARCHITECTURE WAS IMPORTANT TO THE
NAME OF FIRST OR OTHER SIGNIFICANT OWNER

DEVELOPMENT OF LOS ANGELES BECAUSE THE DUREX MODEL HOME WAS DESIGNED BY THE BEVERLY HILLS BASED ARCHITECTURAL PARTNERSHIP OF HARRY GARFIELD KOERNER AND WILLIAM JOHN GAGE FOR THE DUREX QUALITY HOMES SUBSIDIARY OF THE F. P. FAY COMPANY, A MAJOR LOS ANGELES REAL ESTATE DEVELOPER. THE HOME WAS BUILT PRIMARILY AS A MARKETING TOOL FOR THE FAY COMPANY'S LOS FELIZ HILLS SUBDIVISION (TRACT No. 9050). DUREX HAD ACTUALLY BEEN BUILDING HOMES IN LOS ANGELES SINCE 1899. LOS FELIZ HILLS WAS SPECIFICALLY DESIGNED TO CREATE A PLANNED COMMUNITY, USING ARCHITECT DESIGNED HOMES AS THE MEANS OF CREATING AN UPSCALE YET AFFORDABLE NEIGHBORHOOD. THE HOUSE AT 3410 AMESBURY ROAD ADORNED ADVERTISEMENTS IN THE LOS ANGELES TIMES FOR SEVERAL MONTHS. THE ARCHITECTS OF THE HOUSE DESIGNED A NUMBER OF HOMES FOR THE DUREX COMPANY DURING THE PERIOD JUST PRECEDING THE STOCK MARKET CRASH OF OCTOBER 1929 THAT USHERED IN THE GREAT DEPRESSION. THE PARTNERSHIP SURVIVED, HOWEVER AND WENT ON TO DESIGN THE BEVERLY HILLS CITY HALL, WHICH OPENED ITS DOORS IN 1932. HARRY G. KOERNER DIED OF A SUDDEN HEART ATTACK ON FEBRUARY 27, 1935, JUST 14 HOURS AFTER HE HAD BEEN THE GUEST OF HONOR AT A DINNER AT THE VICTOR HUGO CAFÉ, IN BEVERLY HILLS. HE WAS 54 YEARS OLD. WILLIAM GAGE CONTINUED THE PRACTICE, FOR A NUMBER OF YEARS, EVENTUALLY RETIRING AND PASSING AWAY ON SEPTEMBER 28, 1965, AT THE AGE OF 74. AFTER THE FAY COMPANY HAD SOLD MOST OF THE LAND IN LOS FELIZ HILLS, THE MODEL HOME WAS SOLD TO REAL ESTATE BROKER/ATTORNEY JAMES L. MERELEY IN 1931. MERELEY USED THE PROPERTY AS A RENTAL UNTIL IT WAS SOLD TO CARL C. VIANELLI, AN ITALIAN-BORN PRIVATE DETECTIVE, IN 1944. VIANELLI HAD MADE A NAME FOR HIMSELF 14 YEARS EARLIER WHEN HE BLEW THE WHISTLE IN THE

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET
CONTINUED

BRIBERY CASE THAT HAD RESULTED IN THE ACQUITTAL OF THE DEFENDANTS IN THE NOTORIOUS JULIAN OIL SCANDAL IN THE 1920S AND BROUGHT ABOUT THE DOWNFALL AND SUBSEQUENT INCARCERATION OF FORMER LOS ANGELES DISTRICT ATTORNEY ASA KEYES. VIANELLI HAD BEEN WORKING FOR ONE OF THE DEFENDANTS WHEN HE FOUND OUT ABOUT THE BRIBERY OF SEVERAL JURORS IN THE ORIGINAL CASE. IT WAS AN ELABORATE SCHEME, WELL DOCUMENTED IN JULES TYGIEL'S BOOK, "THE GREAT LOS ANGELES SWINDLE". VIANELLI WASN'T THERE FOR LONG, SELLING THE DUREX HOUSE TO WILLIAM J. BEATON, AND HIS WIFE, BEATRICE ON FEBRUARY 27, 1945. WILLIAM BEATON WAS TO BECOME THE LONGEST OWNER OF THE HOUSE, REMAINING THERE FROM 1945 UNTIL HIS DEATH ON 1985 OCTOBER 4, 1985. AT THE TIME, BEATON WAS SERVING AS THE PRESIDENT OF THE SOUTHERN CALIFORNIA BROADCASTERS ASSOCIATION, A POSITION HE WAS ELECTED TO ON FOUR OCCASIONS. IN 1961 HE ALSO OWNED RADIO STATION KWKW, IN PASADENA, WHICH HE CONVERTED TO A FULL SPANISH LANGUAGE FORMAT, ONE OF THE FIRST IN THE UNITED STATES. BEATON BOUGHT RADIO STATION KIEV (NOW KRLA) AM-870, WHICH HE MADE INTO ONE OF THE THE PIONEER TALK RADIO STATIONS IN SOUTHERN CALIFORNIA, GOING TO A 24 HOUR FORMAT IN 1983, THE FIRST LOCAL DAYTIME STATION TO GET APPROVAL TO DO THAT FROM THE FCC. BEATON'S TWO SONS WERE MOSTLY RUNNING THE STATION TOWARD THE END, BUT HE RETAINED THE MONIKER "THE BOSS" RIGHT UP TO THE END. BEATON ADDED A SWIMMING POOL TO THE PROPERTY IN 1977. BEATON'S SECOND WIFE, CLAIRE, REMAINED IN THE HOUSE UNTIL SHE PASSED AWAY ON MARCH 16, 1990. THE HOUSE WAS ACQUIRED FROM THE BEATON ESTATE BY THE CURRENT OWNERS IN 1992. IT REMAINS VIRTUALLY AS IT WAS IN 1929, WITH A WROUGHT IRON FENCE AND THE NAME OF "LA CASA CONTENTA" (THE HOUSE OF CONTENTMENT) WERE ERECTED ON THE PROPERTY IN 1993. . THE FOUNTAIN IN THE FRONT OF THE HOUSE IS AN ORIGINAL FEATURE AND CAN BE DISCERNED IN A POOR QUALITY COPY OF THE ORIGINAL DUREX BROCHURE THAT ACCOMPANIES THIS APPLICATION. THE ORIGINAL TILE BOTTOM IS STILL IN THE FOUNTAIN. THE DUREX MODEL HOME REMAINS AN IMPORTANT UNALTERED EXAMPLE OF HIGH QUALITY SPANISH COLONIAL REVIVAL DESIGN AND A TESTAMENT TO THE ABILITIES OF THA ARCHITECTURAL PARTNERSHIP OF KOERNER AND GAGE.

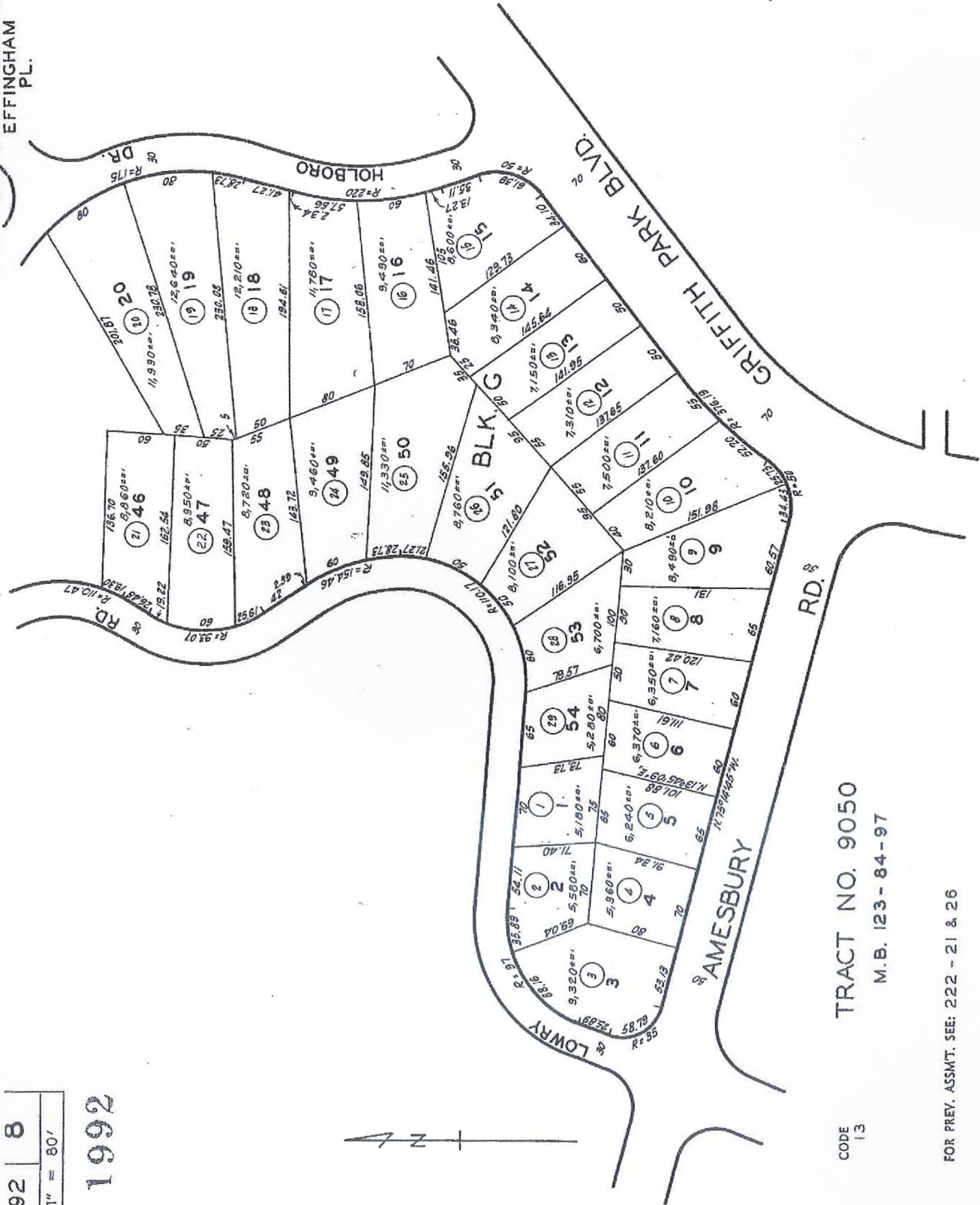


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SCALE 1" = 80'

1992

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EFFINGHAM
PL.



TRACT NO. 9050
M.B. 123-84-97

CODE
13

FOR PREV. ASSMT. SEE: 222 - 21 & 26

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

CITY DEDICATES OFFICIAL HOME

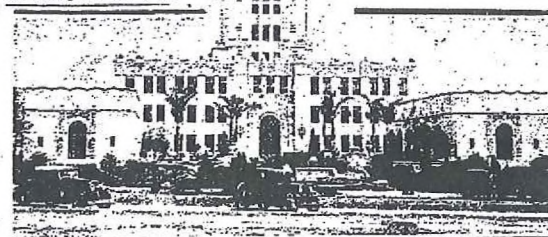
NEW HEADQUARTERS OF BEVERLY HILLS

*Beverly Hills Takes Over
Municipal Hall*

*Structure Built at Cost of
More Than \$1,000,000*

*Rogers, One-Time Mayor,
Speaker of Day*

Six hundred guests assembled last night at a banquet at the Beverly Hills City Hall when the splendid new building was formally dedi-



Suburb's City Hall Dedicated Last Night

cated and turned over to the municipality. People noted in the crowd and literary world assembled, the occasion also being the ninth annual banquet of the Beverly Hills Chamber of Commerce.

Meeting in the basement of the structure, the guests heard Mayor Paul E. Schwab outline the steps which preceded the erection of the new civic center at Santa Monica Boulevard and Bedford Drive, and formally accept the \$400,000 structure on behalf of the city.

Chief speaker of the evening was Will Rogers, first unofficial Mayor of Beverly Hills. Frank Bushley, president of the Chamber of Commerce, was master of ceremonies. Later he turned over the gavel to William Collier, Sr., veteran screen and stage actor, who is now a resident of Beverly Hills.

ARCHITECTS TAKE BOW

Rev. Arthur Lee O'Dell, pastor of the Beverly Hills Community Church, gave the invocation. President Bushley then made a brief address and introduced William J. Geis and Harry G. Koomer, architects, who designed the building, and John C. Austin, consulting architect. Seymour Thomas, landscape architect, also was introduced, following which members of the City Council were made known to the guests.

Collier, on taking charge of the program, introduced Chief of Police Mark as "one of the oldest inhabitants of Beverly Hills." Leonard Keady, member of a prominent pioneer family, took the place of Leonard Keady on the program, giving a brief address. Mr. Nagel was called from the city and is at the bedside of a brother reported to be critically ill.

Then followed the address of Mayor Schwab and the acceptance of the structure. Dr. Frederick P. Woolfson, associate professor of education of the University of California at Los Angeles, spoke briefly. Tom Mix, screen actor, was introduced and made a few informal remarks.

SPEAKERS OF DAY

Mina Wilson Putnam made an extended address and was followed by Will Rogers. Following the program the structure and its two acres of grounds were inspected.

A telegram from Douglas Fairbanks in the South Seas was received and read. Telegrams from Fred Astaire, screen director, and from Al Smith of New York were received.

Guests included Joseph Cawthorn, Edmund Brown, Col. William Eric Fowler, Bob Wagner, Paul Gerard Smith, D. W. Peacock and numerous municipal officials from Los Angeles and adjoining towns.

The building will be open for business Monday morning. Its opening will mark the completion of a project which was started in 1928, when a bond issue of \$1,100,000 for a civic center was passed by the voters. Two other structures, will be on the two-acre tract, the \$25,000 fire department and a postoffice, the expenditure already having been made by the government.

The City Hall is built of reinforced concrete throughout in a style described as monumental Spanish Renaissance, the ornamental work being in terra cotta.

FURNISHINGS SURFACTOUS

Insurance and lighting fixtures are of bronze, the floor of the lobby is of Italian tile, the walls and ceilings of travertine marble. The walls of the first floor lobby are of French marble and the Council chamber and the conference room have a seven-foot-high wall covering of wormy chestnut. All furniture is of steel and all the work rooms have accurate planned ceilings. Electric heat is used throughout.

The tower rises nine stories, projecting from a central structure three stories high, with spreading from the tower are two east and one-half-story wings. The basement will be used as a garage, police plant, ranger, police locker room and report room. Machinery and equipment rooms also will be in the basement.

On the main floor will be administrative and detention rooms, while a large part of the second floor will be given over to the jail, police records and library department. Police headquarters will be on Burton Way.

Following the banquet last night a large force of men was put to work getting the structure ready for use Monday.

LEGION SETS LONEY

SAN FRANCISCO, April 23, (AP)—The deadline of May 15 has been set as the final day for American Legion sports sponsors, baseball teams to enter in the junior championship contests, announced Charles W. Davis of Berkeley, chairman of the junior league committee.

BANQUET TO DEDICATE HALL

Beverly Hills Chamber to Open New Civic Structure Formally Week From Saturday

The annual banquet of the Beverly Hills Chamber of Commerce this year will be held in that municipality's large, ornate new City Hall and will serve to dedicate the new structure. It will take place the evening of Saturday, the 23rd inst., and the following Monday the new structure will begin its official life.

About 700 guests are expected to attend the banquet and dedication ceremonies. The program will be announced within a few days, but meanwhile William Collier, Sr., has already consented to act as master of ceremonies.

The largest and most costly City Hall of any municipality its size in the country, the new City Hall of Beverly Hills was planned to serve a population of 50,000, which the town boosters figure as the eventual population of the city. At present it boasts about 22,000 inhabitants.

The City Hall will be only one of three ornate structures which eventually will grace the Beverly Hills Civic Center, for the establishment of which a bond issue of \$1,100,000 was voted in 1930. The Civic Center is bounded by Canon and Rexford drives, Santa Monica Boulevard and Burton Way.

In addition to the central governmental structure, also rapidly nearing completion, is a \$50,000 building to be used as the fire department headquarters, main fire station and firemen's training school. The third building to be included in the Civic Center will be the new postoffice, for which the appropriation already has been made by the Federal government and the construction of which awaits only final approval of plans. The architects for the City Hall and fire headquarters were Koerner and Gage.

The cost of the City Hall is about \$350,000, not including the expenditure for land. Built of concrete, ornamented with terra cotta in a Spanish renaissance treatment, its outstanding feature is a tower which rises nine stories. The tower projects from a central structure three stories in height and spreading from the center are two one-and-one-half-story wings, one of which will house the City Council chamber and the other the Municipal Court.

In addition to all the administrative city departments the central structure will house the public library, the police headquarters and an emergency hospital with three operating rooms and two wards. For the present, the floors in the tower will not be finished, but will stand ready to be utilized as the expansion of the city's business demands.

ARCHITECT SUCCUMBS

H. G. Koerner Meets End Fourteen Hours After Testimonial Dinner

Harry G. Koerner, widely known here for the last twenty-two years as an architect, died suddenly, yesterday of a heart attack at his home, 1462 South Wooster street. He was 54 years of age.

On Tuesday evening, less than fourteen hours before his death, he was the guest at a testimonial dinner given in his honor at the Victor Hugo Cafe, Beverly Hills, by the Little Theater group of Beverly Hills. His plans for a Little Theater building were approved and accepted at the dinner.

Among his more widely known architectural projects are the Beverly Hills City Hall and Fire Department building and the Pacific Electric station in Beverly Hills. Some of the fine residences in the Los Angeles area were designed by him.

Before coming to Los Angeles he was associated in Pittsburgh with Sidney F. Hecker, internationally known architect. He was active in Masonic circles, being a member of Beverly Hills Lodge No. 528.

Mr. Koerner leaves his mother, Mrs. Josephine Koerner. He was unmarried.

LOS FELIZ HILLS

Located in the Exclusive
Close-in Foothills Adjoining
Griffith Park and
Fronting on Los Feliz Boulevard

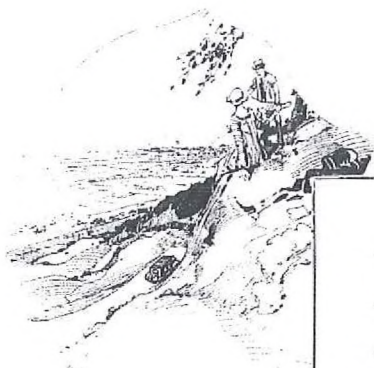
William Mead, Owner Harry E. Rice, Agent

Tract Office, 3997 Los Feliz Boulevard

**Northeast Corner of
Los Feliz Boulevard and Lowry Road**

Telephone OLympia 6716

TERMS—ONE-FIFTH CASH



FRONTING on Los Feliz Boulevard on the south, Riverside Drive on the east and adjoining Griffith Park on the north, Los Feliz Hills is truly one of the most scenic home sections that has yet been created in the close-in foothill area of Los Angeles.

This magnificent property, embracing 130 acres of sloping hillsides, charming glens and commanding eminences, is peculiarly distinctive for its many open spaces. In no part of the tract is the view obstructed. Even the most secluded areas command wonderful vistas of nearby valleys and distant mountains.

Los Feliz Hills is practically the last of the choice foothill districts facing Los Feliz Boulevard. Its easy accessibility from downtown Los Angeles, and its location on a main thoroughfare connecting with the traffic lanes to Hollywood and the Beach Cities on the west, and Glendale, Pasadena and other communities on the east, makes it exceptionally desirable for homebuilders who want to enjoy the quiet and seclusion of the foothills and at the same time have all of the modern conveniences of the city.

Demand for Foothill Homesites

Demand for foothill homesites is fast increasing beyond the supply. More and more homebuilders are awakening to a realization that the time is not far distant when these delightful localities close to metropolitan Los Angeles will be gone, or cannot be had except for prices far in advance of what they can be bought for today.

Far-seeing and discerning buyers are taking advantage of the opening of Los Feliz Hills and are selecting their homesites while prices are at the present levels. They understand fully the possibilities of increasing values.

No more ideal locality can be selected for a home than Los Feliz Hills. Griffith Park, with its 3751 acres of rolling hills, stretches away from the northern edge of the property. All of the advantages of this outdoor recreation center are immediately available. The golf links are only a short distance away, as well as the tennis courts and playgrounds, and numerous bridle trails connect directly with the tract.

Here, indeed, is the place to build your home. In this favored environment you and your children will be privileged to dwell in a clean, pure atmosphere and the warm, healthful sunshine of the Glorious Southland.

THE improvement program of Los Feliz Hills is in keeping with the exclusiveness of this magnificent home tract. The owners and subdividers have laid their plans with the utmost care and thought for the hundreds of homebuilders who will live here.

Engineering skill of the highest order is being employed in laying out the roads and driveways with the idea of retaining all of the natural beauty of the property.

Fifty-year general and architectural restrictions adequately protect buyers and provide for the construction of modest homes as well as mansions and villas. Artistic beauty and harmony with the environment are the governing factors in the building restrictions, and a price range for homesites is started low enough to meet all requirements. Plans must be passed on by an Architectural Committee.

Grades on all of the streets and driveways are gradual and easy, and on no part of the tract will there be any steep or dangerous grades.

Improvement work is under way and is high-class and substantial in every way. The improvements consist of:

Concrete streets and driveways, cement curbs and sidewalks, ornamental street lighting, underground conduits for electric and telephone wires, water, gas and sewer.

Don't Wait—See Los Feliz Hills Today

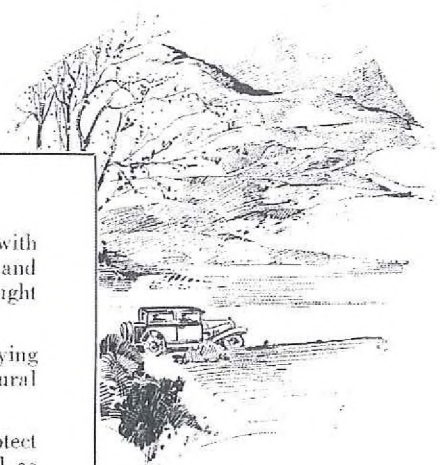
The entire tract has been platted and homesites are now on sale. You will be surprised to learn how modest we have made the opening prices in comparison with foothill homesites in other localities. In establishing these prices the owners have taken into consideration the interests of buyers in relation to future values. Liberal terms extending over a period of years.

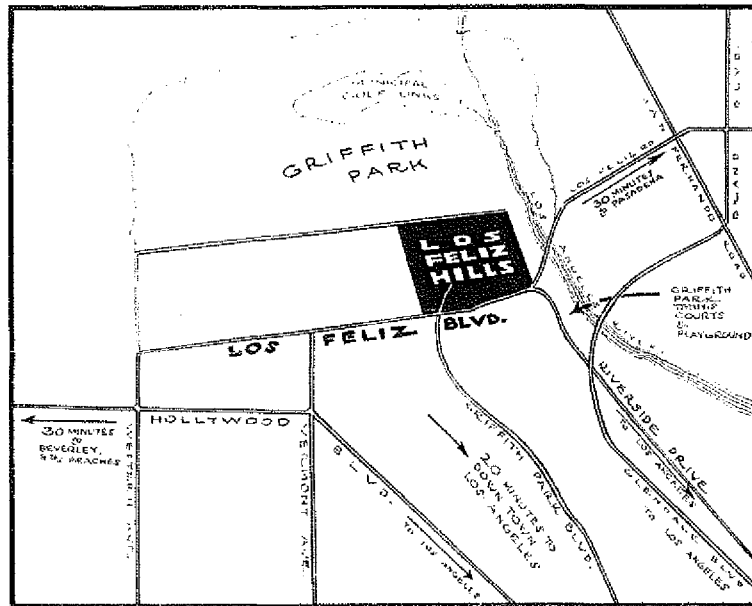
Close to schools and stores, and only twenty minutes from downtown Los Angeles. The new high school for this district will be located only two blocks from the tract.

Come to Los Feliz Hills Today—Any Day. Drive direct to the tract, where courteous representatives will gladly show you over the property.

Tract Office

**Northeast Corner of Los Feliz Boulevard
and Lowry Road**





HOW TO GO

From Los Angeles

BY Auto—Drive to Vermont Avenue, then north on Vermont to Los Feliz Boulevard. Turn east on Los Feliz and drive to Tract, which is located approximately five blocks from the intersection of Vermont Avenue and Los Feliz Boulevard. **Tract Office**—Northeast corner of Los Feliz Boulevard and Lowry Road.

By Bus or Trolley—Take any line connecting with Griffith Park or Los Feliz Boulevard buses.

From Hollywood

BY Auto—Drive either to Western or Vermont Avenues, turn north on either of these thoroughfares and drive to Los Feliz Boulevard, then drive east on Los Feliz Boulevard to Tract Office at Northeast corner of Los Feliz Boulevard and Lowry Road.

By Bus or Trolley—Take any line connecting with Griffith Park or Los Feliz Boulevard buses.

From Pasadena

BY Auto—Drive over Colorado Street bridge, thence through Eagle Rock and Glendale to Los Feliz Boulevard. Turn left on Los Feliz Boulevard and continue on past Riverside Drive entrance of Griffith Park to Tract Office at top of hill—Northeast corner of Los Feliz Boulevard and Lowry Road.

Tract Office

Northeast Corner of
Los Feliz Boulevard and Lowry Road



SCENIC, EXCLUSIVE AND UNDER-PRICED

MORE than 60 elegant homes
have already been built here.
LOS FELIZ HILLS offers:

- Most Expensive Improvements.
- Best Social Environment.
- Griffith Park as a Dooryard.
- Lowest Prices in the District.
- Lots as Low as \$3000.
- Easy Payment Terms.
- Nearness to Business District.

SEE OUR MODEL HOME

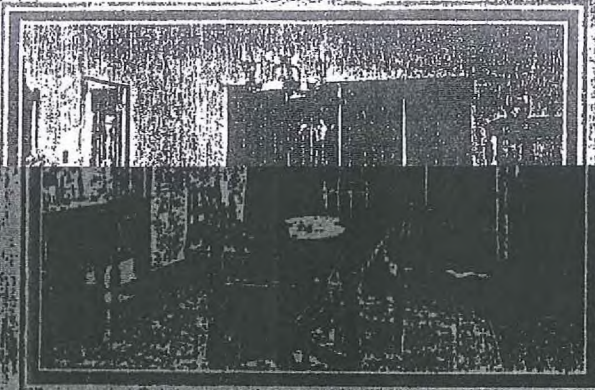
ONE of the most delightful model homes
ever opened in California is now on pub-
lic exhibition in **LOS FELIZ HILLS**. It was
built by the Durex Quality Homes Company
and is artistically furnished by the Broadway
Department Store. It is open every day.

*We can assist you, without any charge by
us, to secure 100% financing on new
buildings in this tract.*

**Laack & Williams
Edwards & Wildey Co.**

Owners and Subdividers

Sales Office, 3839 Los Feliz Blvd.
Phone OLympia 2222



This DUREX HOME or Another

The DUREX QUALITY HOMES COMPANY, owned and operated by the E. P. Fay Interests, is financially responsible and has a Southern California background of thirty years of fair dealing and integrity.

This "Home of Your Dreams" illustrates the co-operation of architect, builder and financier . . . with a distinguished creator of home-like interiors. (The Broadway Homefurnishing Studio) . . . to achieve a livable modern home.

Durex Quality Homes are ordinarily built for owners who immediately occupy them, thereby closing them to inspection . . . about which you may question the home content and return to go over again and again . . . until the owner takes possession.

Ask for booklet, "The Durex Plan of Home Ownership."

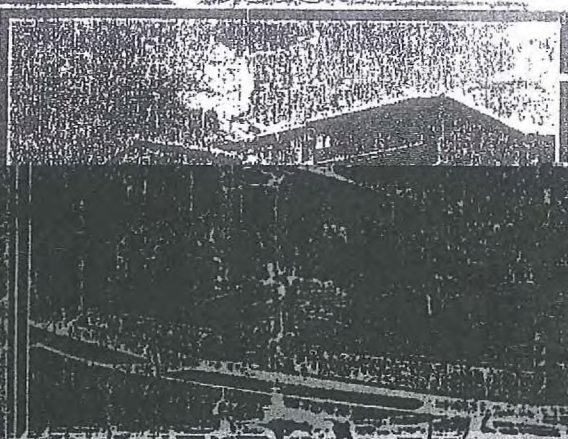
Visiting Hours, 10:00 a.m. to 5:00 p.m.
3410 Anacapa Road, Los Feliz Hills

Directions: Follow Sunset Boulevard to Griffith Park Boulevard; on, just beyond Los Feliz Boulevard crossing.

DUREX QUALITY HOMES COMPANY

E. P. Fay Building, Third and Hill
LOS ANGELES, CALIFORNIA
Phone MUtual 8613

936-1663 RE
963-0132



The HOME OF YOUR DREAMS

Recalling the days of the Dons, when ranchos stretched from the mountains to the sea, when life was leisurely and the end of sheep-shearing meant "Fiesta." Architect and decorator have worked together to reproduce in a home modern from foundations to rooftop . . . the singing line and sparkle of color that is genuinely California-Spanish.

This home welcomes . . . invites . . . charms you afresh at each step.

Whether or not you are in the market for a home, a visit will give purpose to your planning.

The Entrance Hall sounds a note of imaginative beauty that the visitor feels again and again. The Livingroom is the very heart of the home and has been well handled by architect and decorator. The Den! Modern treatment . . . scarlet morocco loveseat and chair . . . noble "lace" of wrought-iron doors . . . a suggestion of leisure in wall bookcases, this small, well-planned room will charm you.

The Dining-room has distinction. The group of Oak, modeled on architectural lines, recalling the ancient church furniture that inspired it . . . mellows the atmosphere. The Breakfast Room is a place of cheer . . . with tiled floor, cretonne draperies, set of antique oak . . . and patio overlooking boulevard, hills and sloping valleys.



OWNERS TO MAKE HOME LIKE MODEL

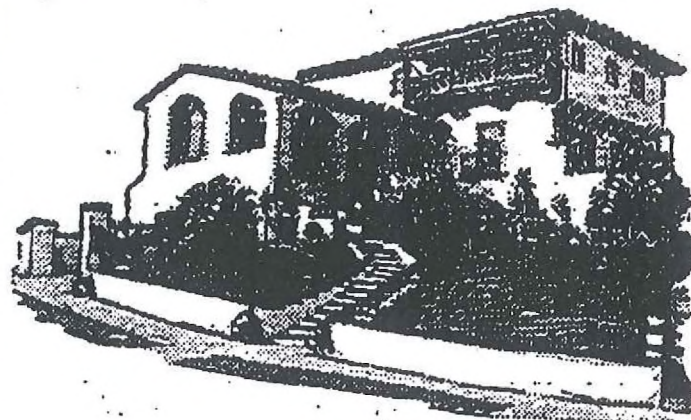
Hillside Dwelling Attracts Attention in Architecture and Furnishings

After inspecting the model home now on exhibition in Los Feliz Hills, nine owners of lots in that subdivision have prepared to build residences containing many of its features, it was learned yesterday from Ralph O. Williams of Laack & Williams, affiliated with Edwards & Wildey Company in the ownership of that tract.

In the construction of three of the nine new residences the plans will be exactly the same as those of the model home, it was stated, while the remaining six houses will each involve many of the model's best features.

This was pointed out by Mr. Williams as evidence of the influence a properly constructed model home has on the public. The Los Feliz Hills model house was constructed by the Durex Homes Company and it has been elaborately furnished throughout by one of the largest department stores in the city.

Three things have combined to create popularity for the Los Feliz Hills model home, Mr. Williams declared. These are its attractive type of architecture, furnishings and the scenic site on which it stands.



Here Is a Home To Inspire You!

*This Durex Model Home
furnished throughout by
The Broadway*

Crowning a slope in Los Feliz Hills, the romantic charm of its California-Spanish architecture lures you . . . intrigues your fancy.

Within, all is inviting warmth, color, the charm of a genuine home. You will find yourself envying the owner who will step into this home made ready seemingly by magic hands.

The hands that built and equipped this DUREX Model Home can fashion as lovely a home for you, to suit your individual needs. Ask the hostess for the booklet, "The Durex Plan of Home Ownership."

**Drive to 3410 Amesbury Road today—
Open from 10:30 a.m. to 5 p.m.**

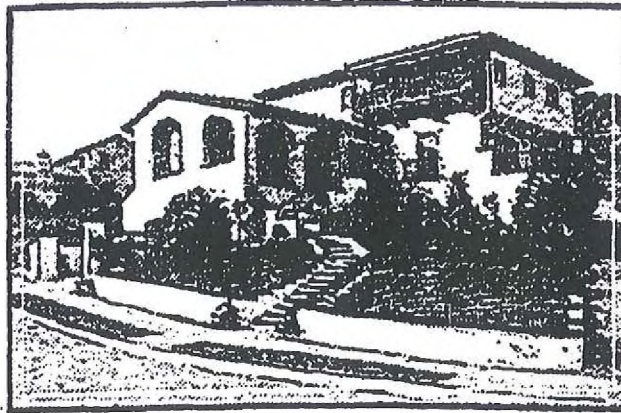
Directions: Sunset Boulevard to Griffith Park Boulevard; north to Los Feliz Boulevard, one block beyond to Griffith Park Blvd., and Amesbury Rd.

Durex Quality Homes Co.

217 F. P. Fay Bldg.

MUtual 8613

Los Angeles



**See This Beautiful
DUREX Model Home**
*Furnished by The Broadway's
Homefurnishing Studio!*

Set on a slope of Los Feliz Hills, this home is charmingly California Spanish.

The furnishings are complete to the smallest detail. From stately living room to modern kitchen, there is no ordered coldness about this home. It is warm . . . inviting . . . livable!

Built by DUREX QUALITY HOMES COMPANY, an institution operating under ideal conditions . . . having a strong financing, planning and building organization. See this Model DUREX Home and learn how to build "the home of your dreams" without excessive cost . . . 100% financed, if desired. 7% money, no bonus.

A hostess will welcome you daily, from 10 a.m. to 5:30 p.m. Drive out today or tomorrow.

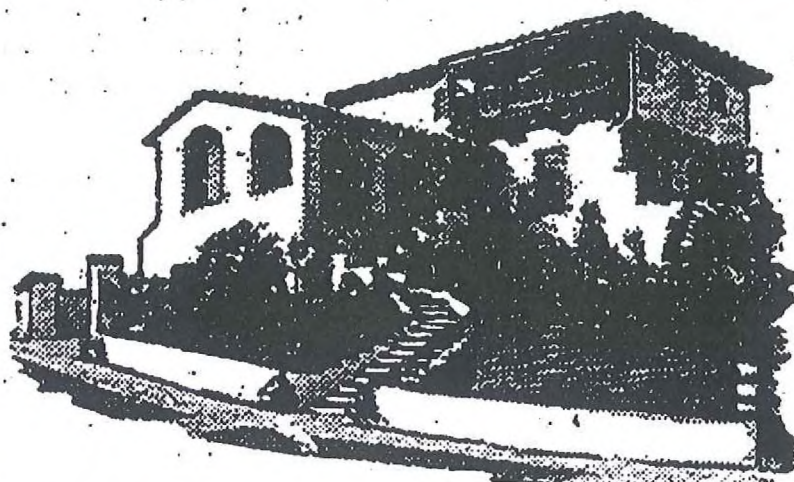
DIRECTIONS: Follow Sunset Boulevard to Griffith Park Boulevard; north on Griffith Park Boulevard to Los Feliz Boulevard—just beyond, at 3410 Amesbury Road, corner Amesbury Road and Griffith Park Boulevard.

**DUREX QUALITY HOMES
COMPANY**

Telephone MUtual 8613
F. P. Fay Bldg., 3rd and Hill,
Los Angeles, California

Display Ad 63 -- No Title

Los Angeles Times (1886-Current File); May 5, 1929;
ProQuest Historical Newspapers Los Angeles Times (1881 - 1986)
pg. 19



Visit the DUREX Model Home, *Today!* "Home of Your Dreams" Come True *completely furnished by The Broadway*

Ready for you to take possession! It stands on one of the slopes in Los Feliz Hills, facing a perpetual view of sloping hills and valleys across the boulevard. The theme is Spanish-Californian.

This beautiful building is filled with the warmth of hospitality. The Broadway's Homefurnishing Studio has put into its furnishings the charm of thoughtful color, the little intimate touches that "make" a home.

The DUREX QUALITY HOMES COMPANY, operating under ideal conditions . . . having a strong financing, planning and building organization, offers you unexcelled opportunity to build a beautiful new home without excessive cost . . . 100% financed, if desired. 7% money, no bonus.

The hostess will be glad to answer your questions. Drive out today!

3410 AMESBURY ROAD

Open from 10 A.M. to 5:30 P.M.

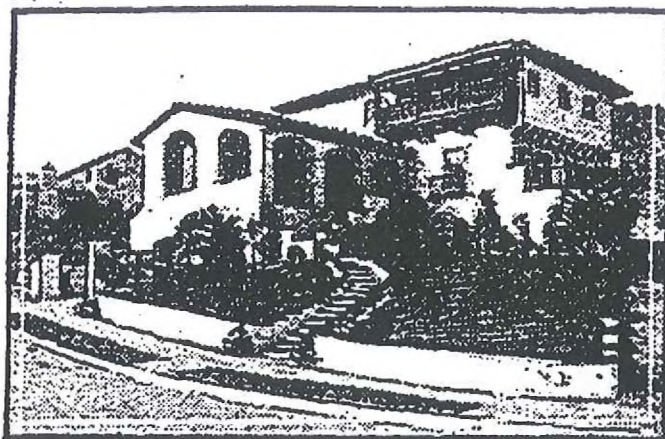
DIRECTIONS: Follow Sunset Boulevard to Griffith Park Boulevard; North on Griffith Park Boulevard to Los Feliz Boulevard—just beyond at the corner of Amesbury Road and Griffith Park Boulevard.

DUREX QUALITY HOMES COMPANY

217-18-19 F. P. Fay Building, Third & Hill Streets

MUtual 8613

Los Angeles, California



EVERY JUNE BRIDE SHOULD SEE

This DUREX Home

furnished by

The Broadway

It holds many a suggestion for you, whenever you are ready to build "the home of your dreams."

It will suggest color harmonies, conveniences, architectural features—that can be applied to the smaller home you may be planning to build soon. The hostess in charge from 10:30 a.m. to 5 p.m. will gladly answer all your questions.

An attractive book, "The Durex Plan of Home Ownership," is yours for the asking. An interesting collection of Plans and Designs of other DUREX QUALITY HOMES are on display at our offices and available for your inspection.

The DUREX QUALITY HOMES COMPANY is owned and operated by the F. P. Fay interests, and has 30 years of fair dealing and integrity for a Southern California record.

The Home Furnishing Studio of The Broadway is a decorative service without charge to you if you are furnishing or refurnishing a home or any part of it . . . through The Broadway.

Drive to 3410 Amesbury Road, on Griffith Park Boulevard, just beyond Los Feliz Boulevard intersection.

Phone **MU**tual 8613

DUREX QUALITY HOMES CO.

217-19 F. P. Fay Bldg., 3rd and Hill

Los Angeles, California

HOME HELD IMPETUS TO SUBDIVISION

*Los Feliz Hills Developer
Reports Many Dwellings to
Be Built Soon*

Opening of the model home in Los Feliz Hills has aroused renewed public interest in that subdivision and has given an impetus to building development there, according to Ralph O. Williams of Laack & Williams, associated with Edwards & Wildey Company in the ownership of the tract.

Within the last two weeks, Mr. Williams explained, plans for twelve homes were submitted to the subdividers for their approval. Also there is a growing interest in lot prices in the tract, and it was explained that there is an encouraging increase in the number of sales of homesites.

"The new model home that was recently completed in our Los Feliz Hills subdivision and which is now open to the public is of California-Spanish type of architecture," said Mr. Williams. "It is located but a short distance from Los Feliz Boulevard, at the intersection of Griffith Park Boulevard and Ashbury Road. It was built by the Durex Quality Homes Company, but is not for sale, so I am informed. The builders have provided a hostess, who shows visitors through the various rooms, between 10 a.m. and 5:30 p.m.

"The home contains nine rooms and three baths. There are four bedrooms. Every room has been expensively and artistically furnished by one of the leading department stores of Los Angeles. The fact that it is so attractively furnished has evidently aided in interesting the general public."

Building Permit History
3410 Amesbury Road
Los Feliz

- September 7, 1928: Building Permit No. LA24911 to construct a 2-story 44' X 65' frame and stucco residence at 3404 (now 3410) Amesbury Road on Lot 9, Block G of Tract No. 9050, Los Feliz Hills.
Owner: Durex Quality Homes
Architect: Koerner and Gage
Contractor: Durex Quality Homes
Cost: \$15,000.00
- October 29, 1928: Building Permit No. LA30323 to install a complete hot air heating syetem; Consisting of: 3 #2 & 1 #4 Andrews-Schroeder Furnaces.
Owner: Durex Quality Homes
Architect: None
Contractor: Andrews-Schroeder Heating Co.
Cost: Not Shown
- May 13, 1977: Building Permit No. LA44731 to install a 10' X' 16 gunite lined swimming pool.
Owner: W. Beaton
Architect: None
Engineer: Goodman
Contractor: Dynamic Pools
Cost: 2,500.00

PLANS AND SPECIFICATIONS
and other data must also be filed

WIDE, Form 2

BUILDING DIVISION

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

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

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

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

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

Lot No. 9 Block 9
(Description of Property)

TAKE TO
FIRST FLOOR
242 SO.
BROADWAY
ENGINEER
PLEASE
VERIFY (

TAKE TO
ROOM No. 2
1.00

District No. _____ M. B. Page _____ F. B. Page _____

NO. TAKE TO 3474 Westbury Road Street
ON No. (Location of Job)

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Residence No. of Rooms 4 No. of Families 1
2. Owner's name James A. H. Jones Co. Phone My 8613
3. Owner's address 2187 P. Fay Bldg.
4. Architect's name Governer & Pugh, Bldg. Co. Phone My 8613
5. Contractor's name Blair Wilson, James A. H. Jones Co. Phone My 8613
6. Contractor's address 2187 P. Fay Bldg.
7. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing Equip-
ment and Appliances in Completed Building.} \$ 15000.00
8. Is there any existing building or permit for a building on lot? No How used? _____
9. Size of proposed building 44 x 65 Height to highest point 26' 6" feet
10. Number of Stories in height (Two) Character of ground Sandy loam
11. Material of foundation Concrete Size of footings 16 Size of wall 8 Depth below ground 12
12. Material of chimneys Brick Number of inlets to flue 1 Interior size of flues 7 x 7
13. Material of exterior walls Stucco on wood
14. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 10 INTERIOR BEARING studs 2 x 10 Interior Non-Bearing studs 2 x 4
Ceiling joists 2 x 6 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 6
Second floor joists 2 x 12 Specify material of roof Tile & Copper
15. Will all provisions of State Housing Act be Complied with? Yes
16. What Zone is Property in? A 2-1/2

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

OVER

(Sign Here)

FOR DEPARTMENT USE ONLY

<p>PERMIT NO. 24911</p>	<p>Plans and Specifications checked and found to conform to Ordinance, State Laws, etc.</p> <p><i>[Signature]</i> Plan Examiner</p>	<p>Application checked and found O. K.</p> <p><i>[Signature]</i> no 113.</p>	<p>Plans here when permit is issued</p> <p>RECEIVED SEP 7 1928 TOWNSHIP</p>
-----------------------------	---	--	---

1992

31.25

Lot 9 C-9 9. Tr. 9050

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. <i>Wepu</i>
CONSTRUCTION	O. K. <i>Wepu</i>
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

17. Will all Lathing and Plastering Comply with Ordinance?

yes

All Applications Must be Filled Out by Applicant

Bldg. Form 3

PLANS AND SPECIFICATIONS
and other data must also be filed

BUILDING DIVISION

3

DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, Repair or Demolish

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

REMOVED FROM

REMOVED TO

TAKE TO
ROOM No. 248
(2ND FLOOR)
CITY CLERK
PLEASE
VERIFY

TAKE TO
ROOM No. 5
(MAIN ST.
FLOOR)
ENGINEER
PLEASE
VERIFY

Lot _____ Block _____	Lot _____ Block _____
Tract _____	Tract _____
Book _____ Page _____ F. B. Page _____	Book _____ Page _____ F. B. Page _____
From No. 3410 Amesbury Rd. _____ Street	_____ Street
To No. _____ Street	_____ Street

By _____
O. K. City Engineer
Deputy
By _____
O. K. City Clerk
Deputy

(USE INK OR INDELIBLE PENCIL)

- What purpose is the present Building now used for? _____
- What purpose will Building be used for hereafter? Res.
- Owner's name Durax Quality Homes Co. Phone MU 8613
- Owner's address 218 Fay Bldg.
- Architect's name _____ Phone _____
- Contractor's name Andrews-Schroeder Htg. Co. Phone EM 5950
- Contractor's address 1911 4th. Ave
- VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equip-
ment and Appliances in Completed Building.} WARM AIR FURNACE
- Class of present Building _____ No. of rooms at present _____
- Number of stories in height _____ Size present Building _____ x _____
- State how many buildings are on this lot _____
- State purpose buildings on lot are used for _____
(Apartment House, Hotel, Residence, or any other purpose.)
- What Zone is Property in? _____

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

Complete hot air heating system; consisting of 3#2 & 1#4

Andrews-Schroeder Furnaces.

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

OVER

(Sign here) Andrews-Schroeder Htg. Co.

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>30323</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>[Signature]</u> Plan Examiner	Application checked and found <u>[Signature]</u> Clerk	Stamp here when permit is issued <u>OCT 29 1928</u> <u>100111</u>
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APPLICATION FOR SECTION OF NEW SWIMMING POOL		ACCESSORIES	
CITY OF LOS ANGELES		BUILDING AND SAFETY	
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.			
1. LEGAL DESCR.	LOT 9	BLK. G	TRACT 9050
2. POOL USE	PRIVATE	PUBLIC	STANDARD PLAN NO. 155 BE
3. JOB ADDRESS	3410 Amesbury Rd		
4. BETWEEN CROSS STREETS	Lowry Rd		
5. OWNER'S NAME	W. Beaton		
6. OWNER'S ADDRESS	3410 Amesbury		
7. ARCHITECT OR ENGINEER	Goodman		
8. CONTRACTOR	Dynamic Pools		
9. QUALIFIED ELEC. INSTALLER	Dynamic Pools		
10. QUALIFIED PLUMB. INSTALLER	Dynamic Pools		
11. BRANCH LENDER	ADDRESS CITY		
12. MATERIAL OF CONSTRUCTION	gunite		
13. JOB ADDRESS	3410 Amesbury Rd.		
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED POOL	\$ 2500		
PERMIT FEES		SUBTOTAL	TOTAL
ELECTRICAL	INSTALLATION	15	22
	ISSUING FEE	7	
PLUMBING	INSTALLATION	30	47
	ISSUING FEE	7	
	GAS WATER HEATER	5	
	G.A. OUTLETS	5	
BUILDING	PERMIT	22.00	91.00
B.P.C.	18.70	P.P.C.	5.00
P.C. No.	XX6651	S.P.C.	—
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.		TYPIST mj	

CASHIER'S USE ONLY

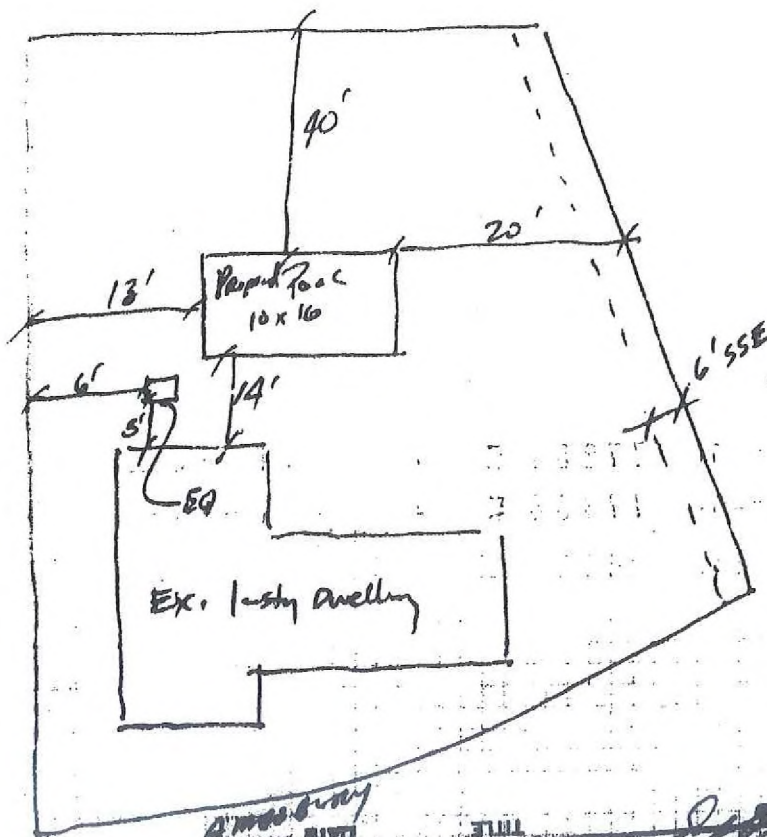
MAY-4-77	77887 E	44 731	T-6 CK	23.70
MAY-4-77	77888 E	44 731	T-7 CK	30.00
MAY-13-77	80470 E	44 731	S-2 CK	91.00

STATEMENT OF RESPONSIBILITY

I certify that in doing the work specified herein I, will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

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

Signed	Signature/Date
Bureau of Engineering	Armendariz 5-4-77
ADDRESS APPROVED	
DRIVEWAY	
HIGHWAY DEDICATION	REQUIRED
	COMPLETED
FLOOD CLEARANCE	
SEWERS	SEWERS AVAILABLE
XX	NOT AVAILABLE
NO SEWER/PLUMBING REQ'D.	SFC PAID
XX	SFC DUE
Conservation	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/>
Plumbing	PRIVATE SEWAGE SYSTEM APPROVED
Planning	APPROVED SEWER CASE #
County Health Department	APPROVED



Approved
Date
[Signature]

TITLE

In exact copy of the original as shown by

ON ISSUED BY THE CITY OF LOS ANGELES ON LOT AND USE OF EACH

- a) A certificate of consent to re-insurance issued by the Director of Industrial Relations, or
 - b) A certificate of workers' compensation insurance
 - c) An exact copy of the original as shown by
2. I certify that if I am subject to workmen's compensation laws, I have on file, or will file within 15 days following the issuance date of this permit with the Department of Building and Safety of the City of Los Angeles one of the following:
1. I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the workmen's compensation laws of California, or

LOCAL DESCRIPTION



Story Started Things—Carl C. Vianelli, private detective whose story to District Attorney started investigation. (Times photo.)

SEVEN HELD FOR BRIBERY IN JULIAN ACQUITTALS

Lewis, Berman and Three of Jurors Held After Amazing Recital of Graft and Verdict-Fixing

Illustrations on Picture Page

The grand jury today will be asked to indict five or more persons in connection with two asserted separate attempts to bribe jurors who tried and acquitted seven major defendants in the Julian conspiracy cases in the Superior Court in 1923.

Among those against whom an indictment will be asked, it was stated by Dist. Atty. Fitts, will be S. C. Lewis, former president of the Julian Petroleum Corporation.

Lewis was arrested late yesterday afternoon and incarcerated in the County Jail on a charge of suspicion of conspiracy to offer and give a bribe to a juror. Seven others booked on charges of offering and giving bribes to jurors and accepting bribes as jurors are:

Jacob Berman, alias Jack Bennett, "bright young man of the Julian case," Louis Berman, Jacob's brother; Louis Krause, asserted juror; J. H. (Jack) Weaver, asserted "go-between," and John C. Groves, Frank C. Grider and Mrs. Caroline Love, former jurors in the Julian conspiracy case. Weaver later was released on his own recognizance after he is said to have confessed.

Decision on the grand jury action and the arrests were the outstanding material facts after an eight-hour official investigation into the latest Julian upheaval.

OTHER EVENTS

Other related developments of hardly less importance, however, were:

(1.) Fitts declared that he has five confessions or admissions of guilty participation that reveal the "most outrageous bribery schemes ever uncovered in this county."

(2.) These confessions were asserted to reveal how a woman juror negotiated to sell her vote on the Julian jury for \$10,000; how another juror accepted \$5000 in cash and liquor and entertainment, while a third sold a house worth approximately \$2000 for \$10,000 to defendants in the Julian case.

(3.) More than a score of witnesses were held in technical custody all day yesterday and will be so held until they testify before the grand jury today.

RESUME BY FITTS

In outlining his version of the bribery plots, Fitts made the following resume of what he declared are corroborated facts:

That while the Julian conspiracy trial was in progress J. H. Weaver, 72 years of age, a hotel man then living in San Pedro and now residing at 1472 1-3 West Pico street, approached S. C. Lewis in the Hall of Justice and told the latter that he knew Mrs. Caroline Love, then sitting on the jury and whose residence is at 2617 Peck avenue, San Pedro.

Weaver, the District Attorney declared, confessed that he told Lewis that he (Weaver) was willing to negotiate with Mrs. Love and that Lewis accepted the proposition. Weaver, it is related, then got in touch with W. B. Love, husband of the juror and a retired furniture dealer, and the latter is asserted to have carried messages to his wife.

SOME OF MONEY USED

At the outset, Weaver's statement asserted, Mrs. Love demanded \$20,000, but Lewis refused to pay that much. Then \$10,000 was agreed on, the sum to be paid in cash to a sister of Mrs. Love who lived in Redondo Beach. Weaver said that the amount was turned over to him by Lewis, but that he (Weaver) instead of completing the deal held the money in his possession when he was informed that Mrs. Love was afraid to have the money turned over until after the Julian trial was over.

However, Weaver further admitted, he almost immediately began using the money for his own purposes. Dist. Atty. Fitts declared that it was learned that Weaver got drunk and that Lewis found him in an inebriated condition in a hotel three days after the money had been turned over to him, with \$2500 missing from the original \$10,000.

LETTER MENTIONED

Lewis, it is asserted, recovered the remaining \$7500 and did nothing more until he received an unsigned letter, presumably from Mrs. Love, in which the writer stated that both Mr. Love and Weaver

(Continued on Page 2, Column 1)

LEWIS AMONG ACCUSED GROUP

Three Who Served on Panel
Facing Charges

"Acquittal Party" Declared
to Have Been Held

Amazing Stories Related of
"Deal" in Court

(Continued from First Page)

were unreliable and suggested direct negotiations. If Lewis was amenable to the suggestion, it is declared the letter stated, he was to wear a flower in his boutonniere that week at the trial.

The District Attorney asserts that it was established that Lewis appeared in court with the flower displayed as directed and later had a direct meeting with Mrs. Love and arrangements were made to have the money paid to the Redondo Beach woman. However, the payment was never made, it is declared, because the woman to receive the money from Lewis got "cold feet" and refused to accept it.

HOW IT HAPPENED

The asserted bribery plots were brought to light through information furnished by Carl C. Vianelli, a private detective and more recently a vice for Berman. Vianelli was Berman's servant at the time of the Julian conspiracy trial and asserted that he had charge of a \$4000 supply of liquor that was stored in Berman's garage for use of Julian jurors. While engaged in this occupation, he overheard conversations, he declared, that revealed the bribery plots to him.

Vianelli's story, although his climax did not come until yesterday, was not exactly new to the District Attorney's office. More than six months ago The Times learned much of Vianelli's story and presented the information to the District Attorney's office. At that time, however, no interest was displayed by the prosecutor's forces.

Leonide Johnson, former secretary to Lewis, who was arrested last week in an asserted \$75,000 extortion plot with Morris Levine, a former reporter for the Los Angeles Examiner, is regarded by Fitts as one of the principal witnesses in the investigation of the asserted dual jury bribing scheme.

The woman, according to Fitts, has a clear and intimate knowledge of the affairs of Lewis, and yesterday, under questioning in the new development, is said by the District Attorney to have provided many details which materially strengthened the State's position. She will be one of the principal witnesses before the grand jury today, Fitts said, in addition to a long list of others whom the District Attorney says, "have important information of the most striking character."

Both vehemently denied knowledge of any bribery.

VIANELLI TALKS

Among those questioned in connection with the case yesterday and who may also be called before the grand jury today are Mrs. Alberta Shock, 1838 State street, Huntington Park, and Mrs. W. P. Hackett, 1109 Redondo Boulevard, both of whom were members of the Julian jury under investigation.

Among the first of these taken to the District Attorney's office in the Hall of Justice yesterday was Vianelli. In a voluminous affidavit, he told of how when he was first employed by the Berman he was ordered to guard a \$4000 liquor cellar from which Louis Krause drew quantities nightly. At this time the Berman was living at 8228 Arbol Drive, according to the detective.

This statement caused Krause to be summoned from his home at 113 South Wilmer street, and questioned at length. Thereafter he was held under technical arrest, at least until after he has given his testimony before the grand jury today.

From this point, the inquiry broadened into an avalanche of statements and clues which required the entire staff of District Attorney's investigators to handle. Vianelli's affidavit also led to an investigation into the sale of the two-family flat building owned by Grider to a Dr. L. A. Pearson, close friend of the Berman.

According to Dist. Atty. Fitts, records show that the house originally was transferred to Dr. Pearson, who in turn transferred it to Louis Berman. This latter transaction was on October 18, 1929. On that same date the property, said to be worth approximately \$8000, was deeded to J. V. Weede, ball-bond broker, who is asserted to have furnished the bond for Jack Berman's release during his trial.

This phase of the case resulted in the questioning of Grider to ascertain whether he may have obtained an exceptionally high price for his property which eventually passed into the hands of the Berman.

Vianelli's statement also disclosed details of an acquittal party, said to have been given by the Berman and at which Groves, the juror, is asserted to have been present. Groves then was questioned and held as a witness, temporarily.

According to Vianelli, on one occasion, Krause called him upstairs in the Wilmer-street home, and stated that he had been put there by Berman so that he would be close to Grider, who lived next door at 125 1-3 Wilmer street. Krause was living at 121 Wilmer street.

The house then became a rendezvous for Berman's friends, including Ben Grider, Spring-street tailor, and Ana Kevan, former District

Attorney, both of whom were convicted of bribery charges. Vianelli also charged that at the acquittal party Berman expressed hope of being acquitted at his trial in Federal Court, stating that he had spent one entire night in burning records which pertained to his case.

Although the verdict in the original Julian trial may have been dictated by fraud—as Fitts asserts in the evidence he now has—Lewis and Berman and five other defendants, brokers and hangers on the conspiracy charges on which they once faced the court.

Special Prosecutor Stafford, preparing the evidence for the grand jury, said last night that no matter how a verdict is obtained the law provides no method of going behind it or having it set aside.

"There is absolutely no law," Stafford said, "nor provision of law whereby the State is permitted to go back of an acquittal, such as rendered by the jury in the Julian trial."

Throughout the entire day the Bureau of Investigation was crowded with witnesses who either had been questioned and were ordered held or still were awaiting their turn before the District Attorney. Groves spent most of the day in a chair sleeping, having made his statement during the night. Grider, a much older man, also spent the day sitting in a chair but he did not sleep.

In one corner of the room Mrs. Love, Mrs. Shock and Mrs. Hackett, the three women jurors, sat apart. Mrs. Love had no comment to make concerning her status, but the other two women vigorously denied any criminal action.

Jacob Berman sat alone most of the day in the office of Blaney Matthews, chief of the Bureau of Investigation. A .33-caliber revolver lay on the table in front of the State witness part of the time. Krause, however, was kept directly outside the District Attorney's office all day, while S. C. Lewis was permitted to enjoy the office of Mrs. Bertha Gregory, Fitts's sister and secretary.

JULIAN SUIT REBUTTAL IN LAST STAGE

Tuller Finishes Argument
and Will be Followed
Today by Finlayson

Attorney Walter K. Tuller finished his argument in rebuttal late yesterday on the demurrer which was filed in the Julian stockholders' recovery suit now being tried before Superior Judge Tappan. Attorney Tuller will be followed today by Attorney Frank C. Finlayson. Both lawyers represent the defendants. They contend the action should be dismissed on the grounds the complaint does not set forth a cause of action.

If the arguments are concluded today, Judge Tappan will probably take his ruling on the demurrer under submission for several days to go over the score or more citations that have been presented to him during the week the attorneys on both sides have been presenting their arguments.

Attorney Tuller contended that there should have been more than one group of defendants named in separate actions if the stockholders' stock recovery because of the different charges. He held that the defendants cannot be made into one group and then a blanket complaint filed against them.

KIEV 870 AM

Established in 1929 by Reed Callister and David Cannon, KIEV-AM 870 began broadcasting in 1931 on 250 watts of power after Callister, an attorney from Utah, purchased a set of steel broadcasting towers from KNX radio in Hollywood. With the help of a blacksmith, he erected the towers behind the *Glendale Hotel*, and made arrangements with the hotel for free rent in exchange for advertisements.

From the beginning, KIEV has responded to its radio audience and enjoyed enormous popularity as a result. Soon after its first broadcast, KIEV began asking for musical requests from its audience, an innovative program at the time which proved so successful that the phone company filed a complaint with the Federal Communications Commission about jammed phone lines.

Attracting energetic and colorful on-air personalities became KIEV's trademark, and many of Southern California's biggest names in radio history found a home there through the years, including Dick Whittinghill of KMPC, Don Rickles of NBC, Sam Benson of KLAC, and Dick Sinclair of KFI and KTLA, who returned after twenty-six years to become the program director.

In 1961, KIEV was sold to William Beaton, who remained president and chairman of the board until his death in 1985 at the age of eighty. Beaton's two sons, Fred and Ron, took control of the station after their father's death.

The offices of KIEV occupied the basement of the historic Glendale Hotel for the first thirty years and then moved to the first floor. In 1989, KIEV management, realizing the need for additional space, moved its offices to 5900 San Fernando Road. The



William J. Beaton, President & Chairman of the Board 1961-1985.



Left to right, Program Director Dick Sinclair and co-owners Ron & Fred Beaton turn on the switch for KIEV's 10,000 watts in 1987.

new station headquarters houses two broadcast studios, an announcers booth, a production studio, control room, waiting room, and space for visitors to watch a unique radio cooking show.

With the purchase of the new headquarters, KIEV also boosted its power from five thousand to ten thousand watts and can now be heard from San Diego to Santa Barbara and from Bakersfield to Barstow.

Licensed by the FCC in 1984 to broadcast twenty-four hours a day, KIEV today broadcasts 130 different talk shows every week. Twelve hours are devoted to regular programming and the rest are available for brokerage time. Recently, KIEV added CNN Headline News to its format and has increased local news coverage throughout the day for the Los Angeles area.

KIEV will continue to serve the Glendale community with public affairs and the "Government in Action" program, which airs each Saturday afternoon and features information on the city, state, and federal governments. KIEV is also considering the possible development and acquisition of new stations to the north and south in an effort to better serve listeners throughout California.

KIEV is the only independently-owned radio station in metropolitan Los Angeles. Still owned and operated by the Beaton family, KIEV-AM 870 utilizes the finest state-of-the-art technology including AM stereo, and satellite and microwave communications.

'Teapot' Radio Station Coming to Boil: KIEV Gets 24-Hour Airwave, Girds to Challenge L.A. Radio Powers

Braxton, Greg
Los Angeles Times (1923-Current File); May 6, 1984;
ProQuest Historical Newspapers: Los Angeles Times (1881-1988)
pg. SG8



Ron Beaton



William J. Beaton



Fred Beaton



Los Angeles Times

George Putnam

'Teapot' Radio Station Coming to Boil

KIEV Gets 24-Hour Airwave, Girds to Challenge L.A. Radio Powers

By GREG BRAXTON, *Times Staff Writer*

The gravelly voice of Lou Edelberg boomed into the microphone of the cramped studios of KIEV-AM's studio as he delivered his daily dose of homespun legal advice to his audience.

"You're my family and I'm your teacher and you're my pupils," bellowed Edelberg, a 78-year-old trial lawyer who claims he's represented clients ranging from Hollywood celebrities to the "man on the street." During his 15-minute talk show from the station's Glendale studio, Edelberg told his audience he loved them and to call him at his office "because, hell, I got nothing else to do."

Meanwhile, across town in KIEV's second studio inside the Arco Towers in downtown Los Angeles, a more sophisticated program was getting ready to go on the air. Newsman and commentator George Putnam was preparing questions for Robert Sesinyi, a government official from Botswana, South Africa. During his two-hour program, Putnam probed Sesinyi about political and social problems of his country, in addition to his impression of U.S. politics and customs.

The dissimilar styles of Edelberg and Putnam demonstrate the split personality that characterizes KIEV, Glendale's resident radio station and one of the few family-owned and -operated radio stations in

Southern California. While the station is attempting to become a force on the competitive Los Angeles airwaves, it is still fighting the image of the "teapot" station in Glendale that broadcasts a multitude of religious and "small-time America" programs and goes off the air when the sun goes down.

Executives at the station hope they can forever erase that perception this summer when KIEV (870 on the

Please see RADIO, Page 9

RADIO: KIEV 'Teapot'

Continued from Page 8

It inaugurates a 24-hour broadcast day for the first time in its 54-year history. The programming will be expanded to accommodate additional night personalities in addition to the present roster of Putnam, Elberg and restaurant critic Paul Wallach, and a more genteel effort will be launched to upstage local talk to front-runner KABC-AM.

"The dream is finally coming true," said William J. Heaton, 78, president and patriarch of KIEV who chased the station in 1961 and runs it with the help of two sons, Fred and Ron. "A lot of things have opened to me and this station in the past 24 years, including a lot of bad things and situations that I don't want to remember. But I can think of no greater thrill during my entire life which compares to us being able to broadcast our signal into the night."

KIEV's fight to attain 24-hour status in the past few years has been nearly as dramatic as the station's struggle to gain respectability in the era of all-news, hard rock or all top-40 radio stations. Although KIEV was the first daytime station in the country to be granted full-time status by the Federal Communications Commission two years ago in a precedent-setting decision, the station has not been able to fulfill that aim due to bureaucratic red tape.

Since the station started broadcasting in the basement of the old Glendale Hotel on Glendale Avenue in 1933, it has been able to operate only in the daytime due to a FCC policy which forbade small stations sharing frequencies with larger, more powerful clear-channel stations operating at night. KIEV, a 5,000-watt channel which shares the 870 frequency with 50,000-watt WWL in New Orleans, signs on around 6 a.m. and must sign off at 4:45 p.m. in the winter or 7:45 p.m. in the summer.

The FCC adopted the policy during the 1920s to ensure that farmers living in rural areas could receive air weather forecasts from the more powerful stations without interference from smaller stations. But the FCC decided to relax the policy four years ago when it became apparent that many rural communities had their own radio stations. But even though KIEV was first station to gain 24-hour approval from the FCC, it took two years of negotiations and refusals by local governments before it could secure the land to build a nighttime transmitter.

"We had a proposed site for the transmitter at the Jr. Square Baptist Church in Los Angeles for many years, but by the time we were granted the status, the land was no longer available," recalled Fred Beaton, president and national sales manager for KIEV. "Our biggest problem came when we were negotiating for a site at Garvey Park in Monterey Park. The city government was behind us 100%, but when one of the technicians told the residents at a public hearing that we would be broadcasting with a radiated power of 30 watts, we were done for. Radiation is a buzz word, and mothers were complaining about us spreading radiation on their children."

\$200,000 for Installation

The station was finally able to acquire land on a hill behind Eagle Rock Plaza overlooking Glendale. The two transmitters are being placed on the hill during the next months and will be able to broadcast during night at power output of 1,000 watts. The transmitters, being installed at a cost of more than \$200,000, are scheduled to start operating by mid-June or early July.

It's so frustrating because there would be times when I would be working in my office at 5:45 p.m. and the station was off the air," Fred Beaton said. "I cannot emotionally deal with that. If a fire would break out or something important happened, there was nothing we could do about it. We would have to start from scratch in the morning."

But even having nighttime programming will not immediately solve KIEV's challenge of establishing itself in the public ear. KIEV is not even listed among 22 most popular stations in Los Angeles in a ratings survey released last week.

The winter quarter ratings report from Arbitron, an audience research service for radio, television and cable, reported that KIEV had a .6% share of the total radio listening audience. First-place KHS-FM earned a 7.8% share while second-place KABC-AM earned a 5.7% share. KACE-FM, last in the 22-station survey, earned .1% share.

Listeners Disputed

In the summer of 1983, KIEV had an average of 6,200 listeners, 12 and older, per 15 minutes, according to Arbitron. The audience jumped to 7,100 listeners per 15 minutes during the fall of 1983, the survey reported.

Ron Beaton, sales manager for KIEV, does not subscribe to the Arbitron ratings. "I would say a conservative estimate might be 115,000 listeners per 15 minutes," he said. "Our area stretches from San Diego to Santa Barbara, so we have a potential audience of 11 million people."

The programming is a mixture of community-oriented information programs such as "Ask the Doctor" and "How Your Mind Can Keep You Well" to Putnam's and Wallach's slicker presentations.

Although the current trend at local radio stations of offering giveaways to attract listeners is a possibility when the programming expands, Ron Beaton said the station has had bad experiences with such promotions. "We used to give away train trips on Amtrak, but then we got into financial trouble," he said. "They couldn't give the trains, but we had given away all these tickets which we had to make good on. We're not ruling out contests, but we haven't really considered it yet."

The station's biggest attractions are Putnam, former TV television news anchorman, and restaurant critic Wallach, author of several restaurant books. Controversial fashion designer and commentator Mr. Black-ll left the station nine months ago, but the Beaton family expects to have him return when the programming expands.

Meanwhile, optimism is the predominant mood at KIEV. "We see KABC Talk Radio as our major competitor," said Ron Beaton. "What they do is very, very good, but we feel we offer an alternative. Because the family operation, we can make a decision right here and right now rather than having to get approval from New York or another corporation."

The hiring of former television newsmen Ken Jones last year illustrated the family method of handling the station's affairs. Jones' reputation and credibility as a

newsmen was severely damaged when he was convicted of cheating Security Pacific National Bank out of \$215,830 in a check-kiting scheme two years ago, but KIEV agreed to give him a chance at hosting information programs after he served six months in County Jail.

"I was interested in having Ken with us, and my father and my brother and I had a powwow right on the spot," Ron Heaton said. "We decided to have him on, and he was on the air the next day. I don't think that could happen anywhere else."

Jones, who was also ordered to pay \$100,000 to the bank during a seven-year probation period, initially hosted a medicine show, "Ask the Doctor," and a weekend travel program. He does not currently host a

program on KIEV but works at the station as an independent producer.

The Heaton family seems to cherish their business operation and relationship which prompts their instinctive decisions. Although Ron and Fred handle most of the

Please see RADIO, Page 10

RADIO: KIEV 'Teapot'

Continued from Page 9

business, William Beaton, whose business card reads "The Boss," is still regarded as head of the operation.

"Having to work with family members could be tough, but it isn't in this case," said Ron Beaton, a quiet-spoken executive who has pictures of himself with celebrities Kenny Rogers, John Denver and Barbra Benton decorating his office. "Whenever my brother and I have a disagreement about how things should be handled, we go to my dad. But there is no strong formality. We call my dad 'Beaton' around the office."

William Beaton's love for what his sons call "his other child" apparently has not dimmed since he and two partners purchased KIEV for under \$500,000 in 1961. Beaton previously had been head of radio station KWKW in Pasadena and was one of the first local radio pioneers to have all-Spanish programming on a 24-hour format.

When the Beatons took over KIEV, the station was what they called a "sleeper," playing a variety of music, including popular and big band. KIEV had started operating at 100 watts during the Depression and increased to 250 watts in 1939. The station was originally owned by Reed Callister and David Cannon, Glendale residents.

Long Wait for Power

Although Callister and Cannon had applied for a power increase to 5,000 watts in 1949, it wasn't until Beaton took over that KIEV got an increase—and then only a partial grant of 500 watts in 1966. The station did not start broadcasting at its current daytime wattage until 1971.

The Beatons tried several formats, including Radio Americana, a patriotic music format; country music catering to young adults and "oldies but goodies" before settling on the talk show programming. Personalities who passed through KIEV during the 1960s and 1970s included Gary Owens, Wally George and Dick Whittington.

"When I came here, selling ads was real difficult," Ron Beaton said. "All the ad agencies thought we were just a little station in Glendale. They didn't think we were important. So we started going to companies directly without the middleman. Things then began to take shape."

In 1975, KIEV started broadcasting shows from the ARCO Richfield towers as part of a promotion with a restaurant and eventually built a studio where shoppers can watch Putnam, Wallach and financial analyst Bud Schwartz conduct shows.

William Beaton said Putnam illustrates the difference between KIEV and KABC. "George tends to be more conservative while Michael Jackson of KABC tends to be more liberal," he said.

'Lifelong Democrat'

Putnam denied that he represented conservatives but said his philosophy was "patriotic. I'm a lifelong Democrat. I believe in complete freedom."

Putnam, 70, said he enjoys conducting his "Talkback" show at KIEV, where he has been for eight years. "We're allowed complete freedom here, and none of our phone calls are screened, so whoever calls gets on the air," Putnam said. "Sometimes you get some real dingbats on the air, but there have been times when I've handled as many as 60-70 calls in two hours. That's almost unheard of."

He said he got the idea for his show from his career. "All my life, I've been talking at people, but I wondered what it would be like if I just listened?" Putnam said in

his familiar booming voice. "It's really enjoyable."

The religious programming at the station will remain, Ron Beaton said. "They've stuck by us for many years and we have no intention of having them off the station. If some of them wish to leave, we will replace that programming with a talk show. But they are very welcome to stay."

"The main thing is that we are changing, just as Glendale is changing," said Fred Beaton. "We used to be that little 'teapot' station in Glendale, but you can't call us that anymore. We're a Los Angeles station, in spite of ourselves."

William Beaton Dies; Owner of Radio KIEV

William J. Beaton, patriarch of Southern California Broadcasting Co., which owns radio stations KIEV in Glendale and KNRV in Monterey, died Friday at home in Glendale. He was 80 and had been in ill health.

A former radio announcer in Cleveland and newspaper circulation executive in Los Angeles, Beaton in 1961 purchased KIEV (which first went on the air in 1933) for about \$500,000 and expanded it into a 10,000-watt, 24-hour station with two studios. It remains one of the few family owned and operated stations in Southern California.

All-Talk Format

The station adopted an all-talk format and features such personalities as George Putnam, Buz Schwartz, Ron McCoy, Lou Edelberg and restaurant critic Paul Wallach.

Beaton, the only individual to be elected president of the Southern California Broadcasters Assn. four times, earlier had owned Pasadena's KWKW and converted it into one of the nation's first 24-hour Spanish stations.

He is survived by his wife, Claire; sons Fred, Ron and William Jr., who operate the family stations; daughters Tessie Damon and Barbara Edelman; 16 grandchildren and 3 great-grandchildren.

Rosary will be recited Sunday at the Mother of Good Counsel Church in Los Angeles, with a funeral service to be held in that church Monday.



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Los Feliz

Beaton House "La Casa Contenta" c.1929

Los Angeles Historian Charles E. Fisher, on a recent visit to the house speculated that the Spanish Revival style house may be the work of Architect George Wyman, most noted for the design of the Bradbury Building. The house was built by Durex Quality Homes, a division of the F.P. Fay Company, headquartered at the Third and Hill F.P. Fay Building, where, according to Charles Fisher, George Wyman kept his office, a stone's throw from the Bradbury Building.



Beaton House, La Casa Contenta c.1929

Originally uploaded by Michael Locke

When the home was built in 1929, Durex was already a thirty-year old company founded in 1899. A 1929 sales brochure calls the home, "The Home of Your Dreams", recalling the days of the Dons, when ranchos stretched from the mountain to the sea, when life was leisurely and the end of the day of sheep-shearing meant "Fiesta" (It was apparently a model home; the brochure further indicates that the house was "staged" by the Broadway's Home Furnishing Studio).

The home became the property of the Beaton family at some point in time. William Beaton was President and Chairman of the Board of KIEV AM Radio from 1961 until his death in 1985. Beaton's two sons, Fred and Ron, took control of the station after their father's death. I purchased the home from the Beaton family in 1992 and renamed it "La Casa Contenta" in 2010; the house is the "Home of My Dreams."

Located at 3410 Amesbury Road in the Los Feliz neighborhood of Los Angeles.

Posted by Silver Lake, Los Angeles, 94 in village at



1 comment:



Charles J. Fisher

We now know that the architects for this house were Harry G. Koerner and William J. Gage, who are best known for the design of the Beverly Hills City Hall in 1932. Koerner and Gage had been retained by the F. P. Fay Company to design homes for the Durex company.

The reason I thought of George Wyman was because he had designed the Downtown Los Angeles office building for the Fay Company, which was demolished a few years ago.

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 - Albers Residence, Nomand & Nomand Architects, 195
 - Elvad House, Paul Kingsbury, Architect, 1927
 - Widner House, Arthur E. Harvey, Architect, 1934
 - Cadman Drive, Mediterranean Revival, c.2008
 - KCET Studios

Durex Model Home Photographs



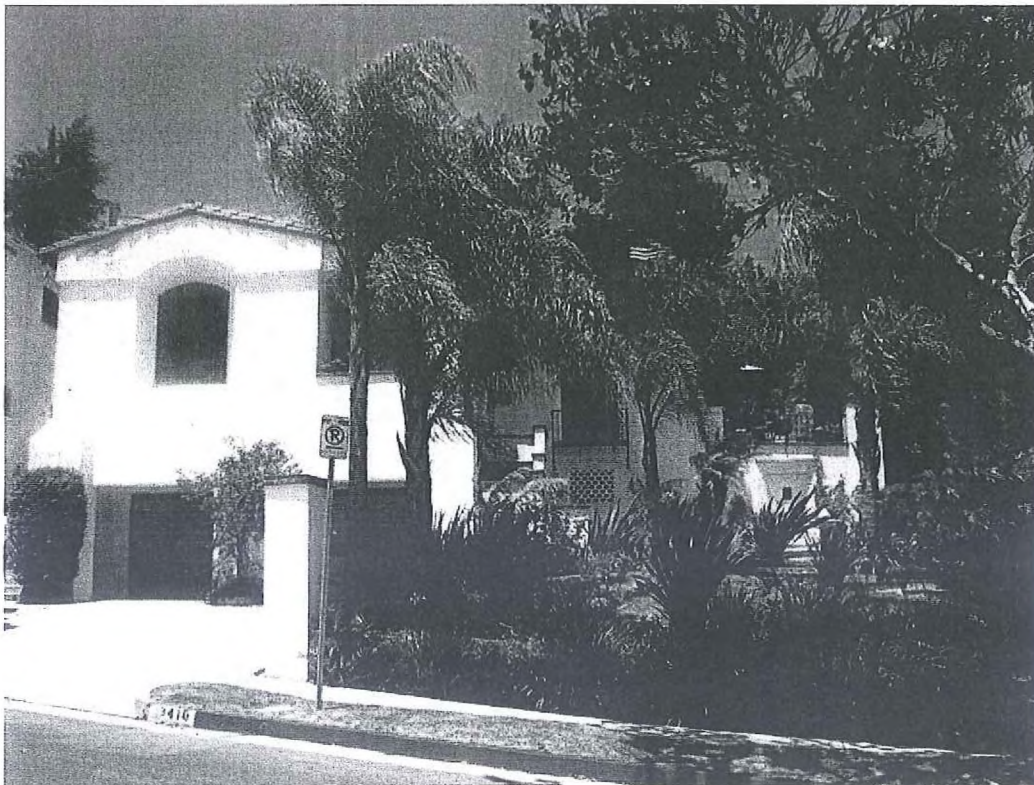
Durex Model Home, 3410 Amesbury Road, April 11, 2012 (Photograph by Charles J. Fisher)



Durex Model Home, 3410 Amesbury Road, April 11, 2012 (Photograph by Charles J. Fisher)



Durex Model Home, garage under living room and porch, 3410 Amesbury Road, April 11, 2012 (Photograph by Charles J. Fisher)



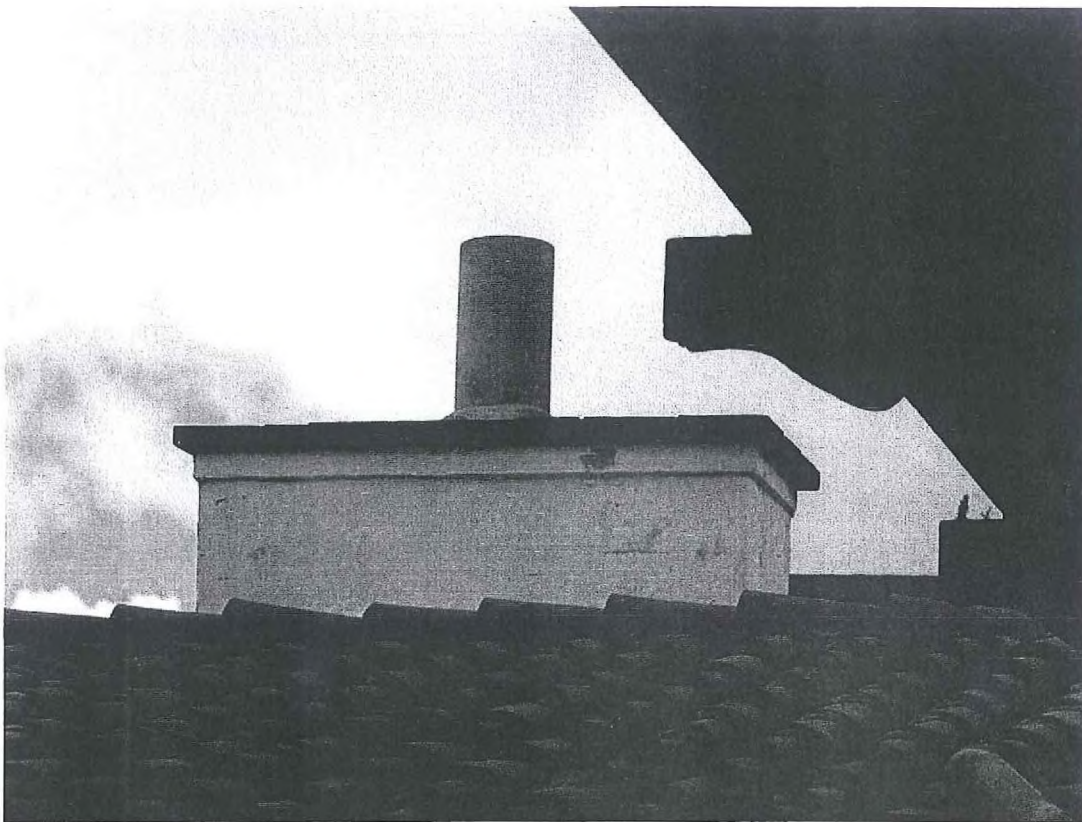
Durex Model Home, street view, 3410 Amesbury Road, June 29, 2011 (Photograph by Charles J. Fisher)



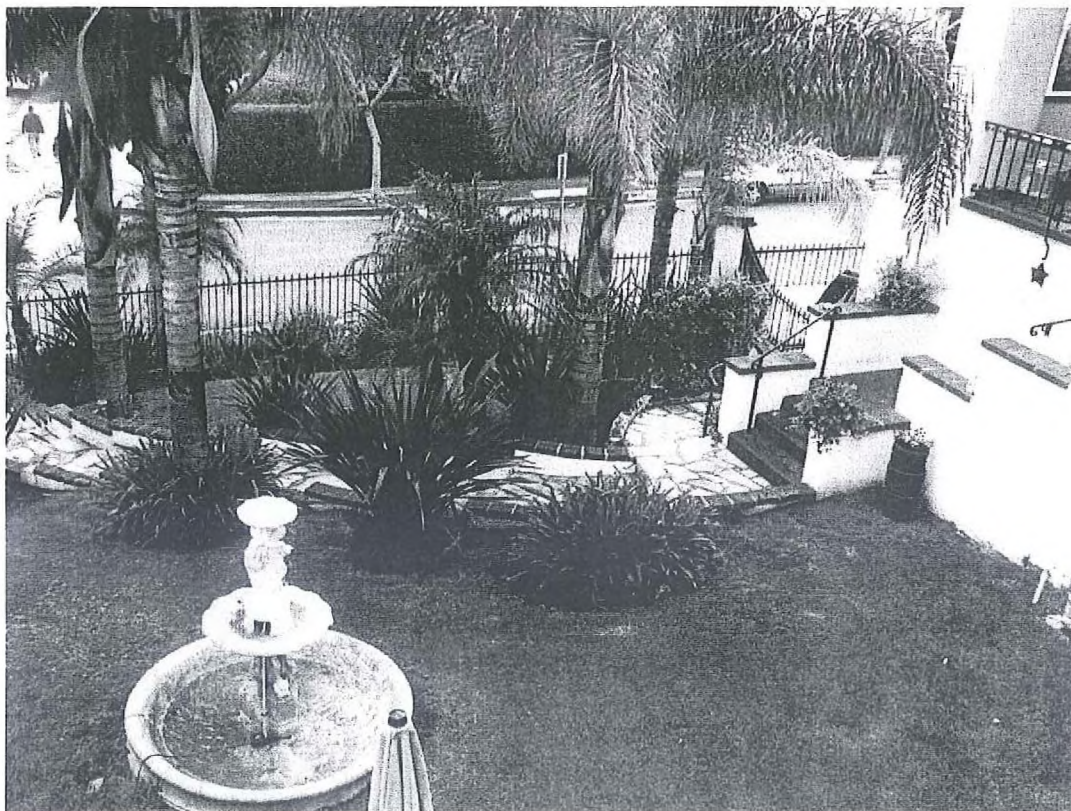
Durex Model Home showing "La Casa Contenta", 3410 Amesbury Road, April 11, 2012 (Photograph by Charles J. Fisher)



Durex Model Home, second floor balcony, 3410 Amesbury Road, April 11, 2012 (Photograph by Charles J. Fisher)



Durex Model Home, roof and chimney, 3410 Amesbury Road, April 11, 2012 (Photograph by Charles J. Fisher)



Durex Model Home, front yard and fountain, 3410 Amesbury Road, April 11, 2012 (Photograph by Charles J. Fisher)



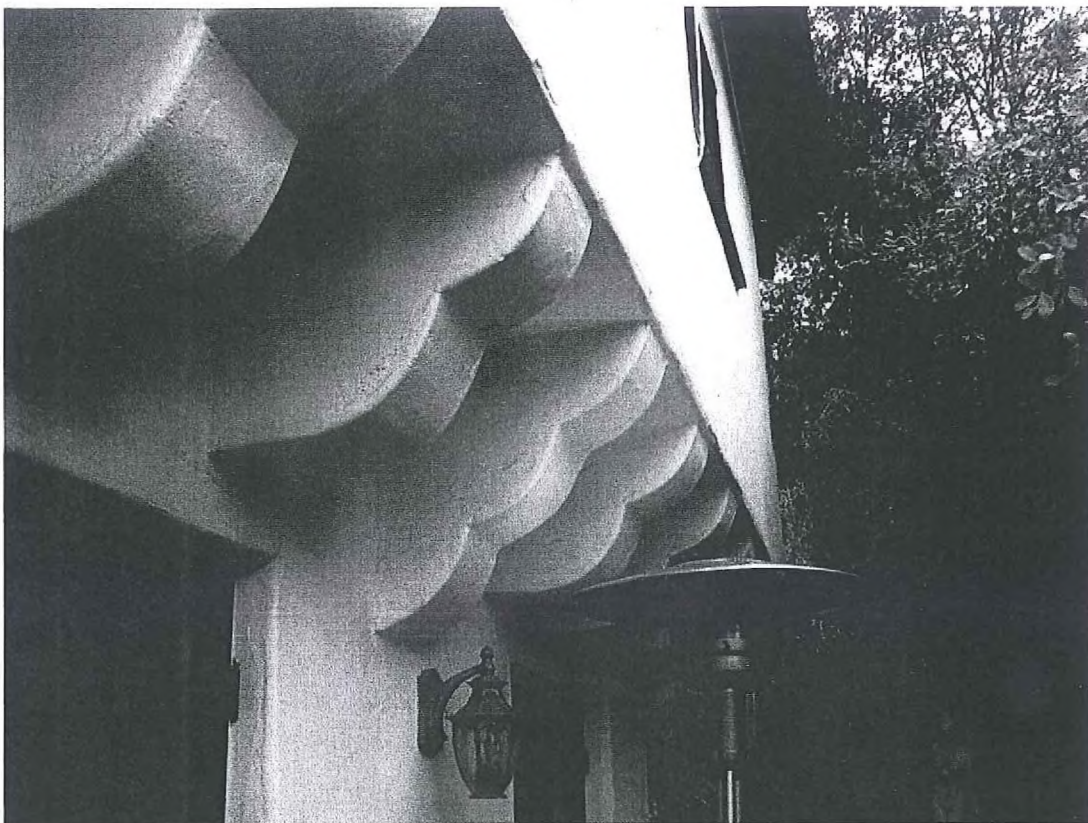
Durex Model Home, front fountain, 3410 Amesbury Road, April 11, 2012 (Photograph by Charles J. Fisher)



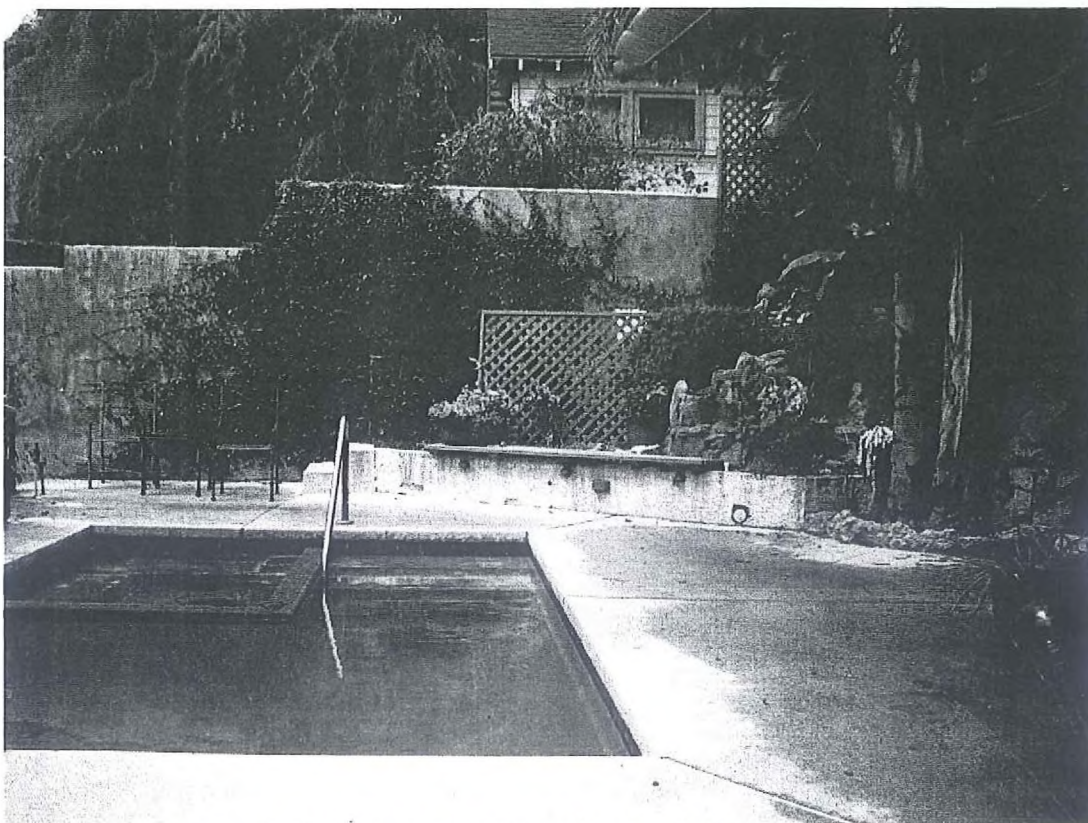
Durex Model Home, tile lining fountain, 3410 Amesbury Road, April 11, 2012 (Photograph by Charles J. Fisher)



Durex Model Home, original copper downspout, 3410 Amesbury Road, April 11, 2012 (Photograph by Charles J. Fisher)



Durex Model Home, corbels, 3410 Amesbury Road, April 11, 2012 (Photograph by Charles J. Fisher)



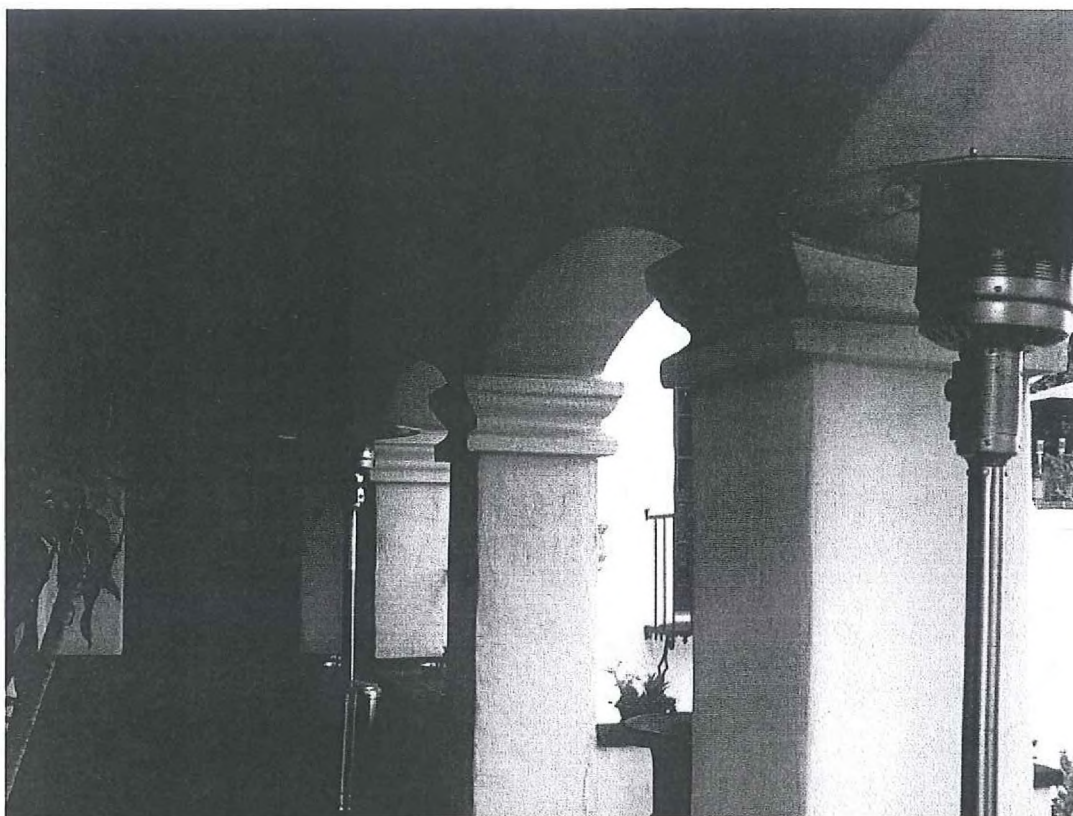
Durex Model Home, swimming pool added by Beacon, 3410 Amesbury Road, April 11, 2012 (Photograph by Charles J. Fisher)



Durex Model Home, steps from side patio, 3410 Amesbury Road, April 11, 2012 (Photograph by Charles J. Fisher)



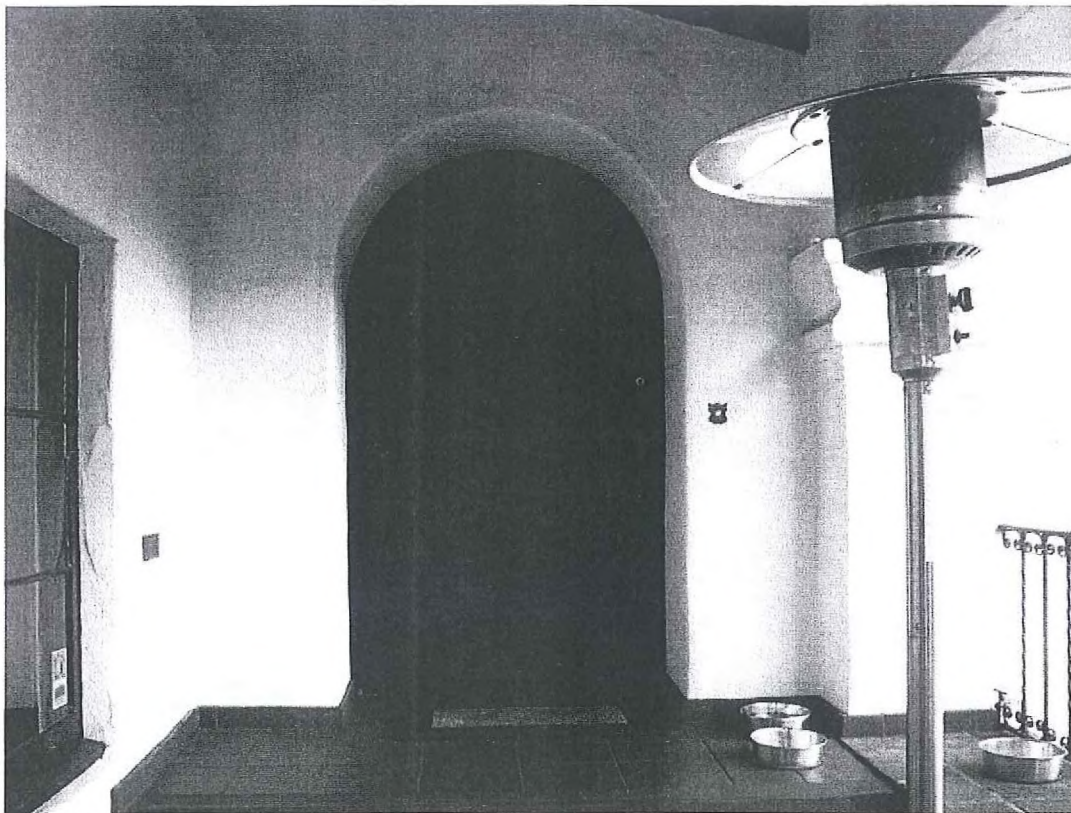
Durex Model Home, front porch, 3410 Amesbury Road, April 11, 2012 (Photograph by Charles J. Fisher)



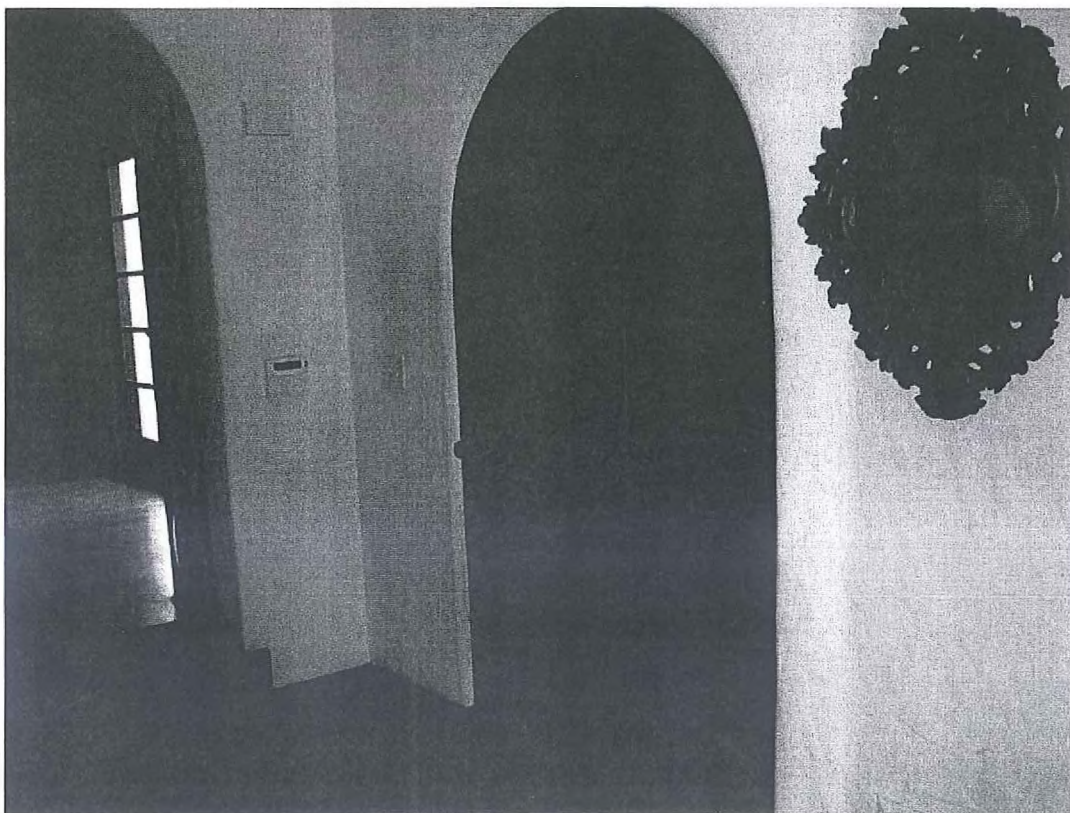
Rifkin Durex Model Home, front porch, 3410 Amesbury Road, April 11, 2012 (Photograph by Charles J. Fisher)



Durex Model Home, front porch, 3410 Amesbury Road, April 11, 2012 (Photograph by Charles J. Fisher)



Durex Model Home, front door and landing, 3410 Amesbury Road, April 11, 2012 (Photograph by Charles J. Fisher)



Durex Model Home, front entry, 3410 Amesbury Road, April 11, 2012 (Photograph by Charles J. Fisher)



Durex Model Home, living room, 3410 Amesbury Road, April 11, 2012 (Photograph by Charles J. Fisher)



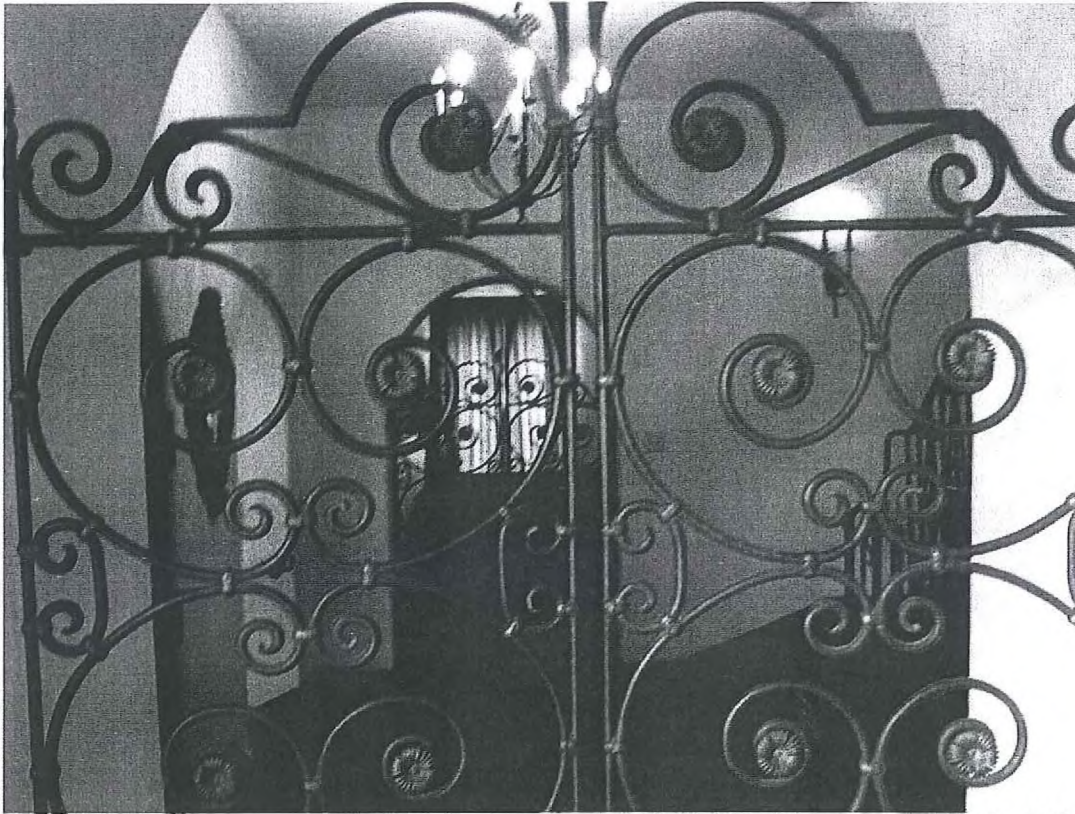
Durex Model Home, living room, 3410 Amesbury Road, April 11, 2012 (Photograph by Charles J. Fisher)



Durex Model Home, fireplace, 3410 Amesbury Road, April 11, 2012 (Photograph by Charles J. Fisher)



Durex Model Home, living room ceiling and chandelier, 3410 Amesbury Road, April 11, 2012 (Photograph by Charles J. Fisher)



Durex Model Home, dining room grille, 3410 Amesbury Road, April 11, 2012 (Photograph by Charles J. Fisher)



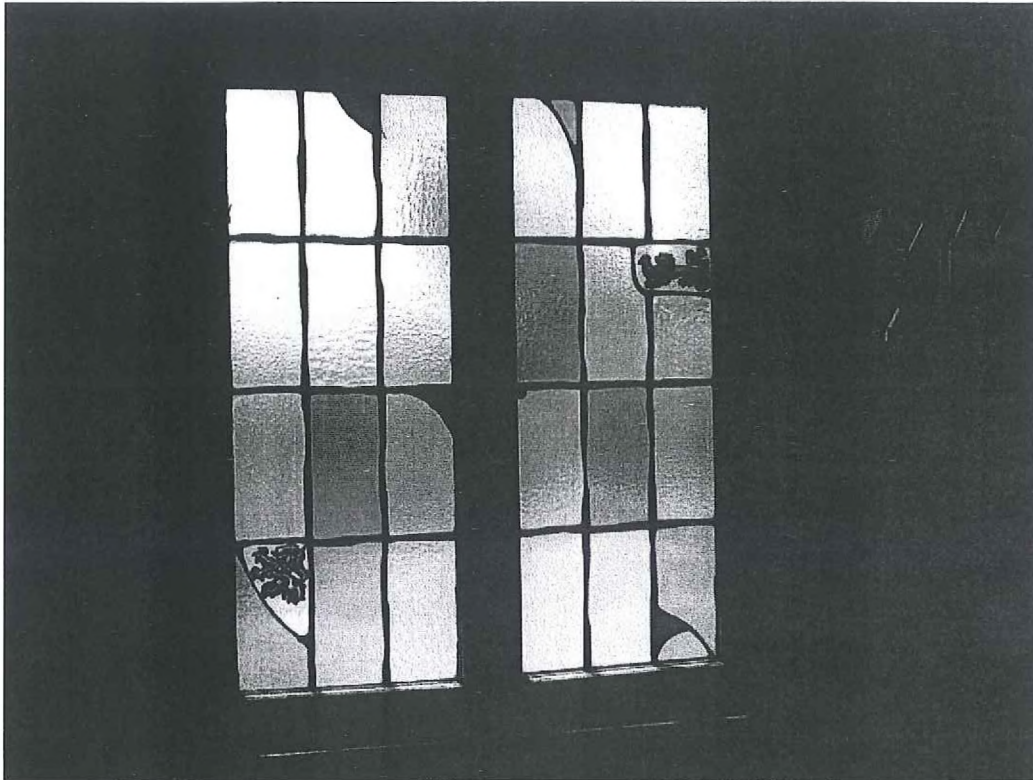
Durex Model Home, dining room entry, 3410 Amesbury Road, April 11, 2012 (Photograph by Charles J. Fisher)



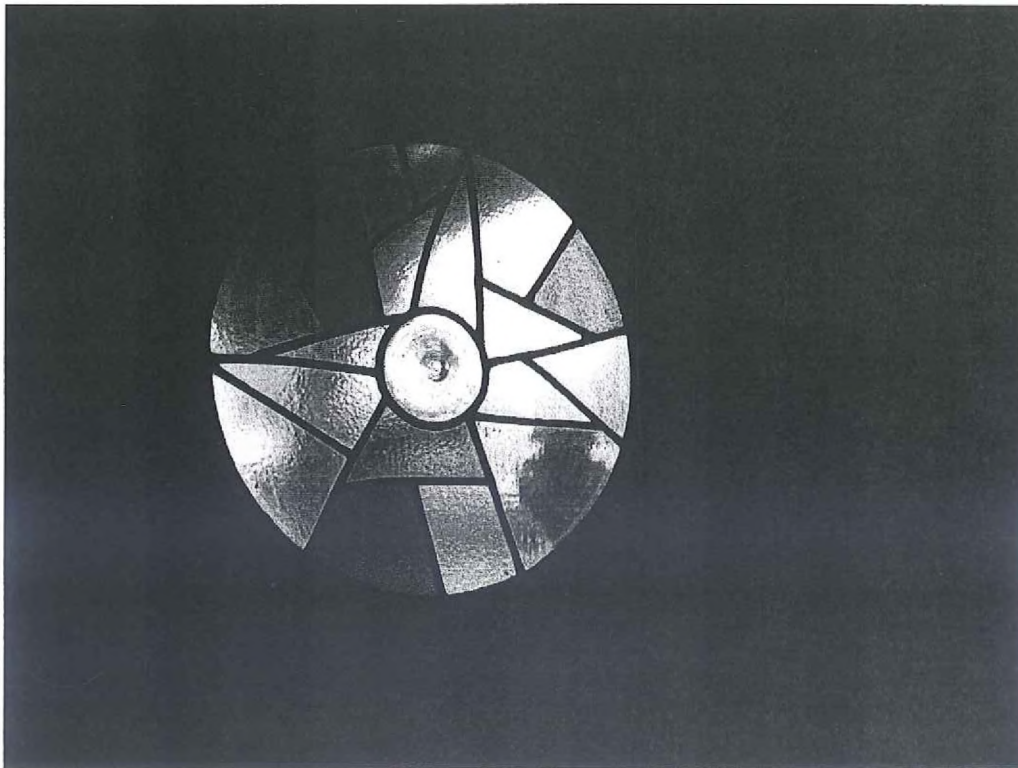
Durex Model Home, dining room, 3410 Amesbury Road, April 11, 2012 (Photograph by Charles J. Fisher)



Durex Model Home, dining room chandeir, 3410 Amesbury Road, April 11, 2012 (Photograph by Charles J. Fisher)



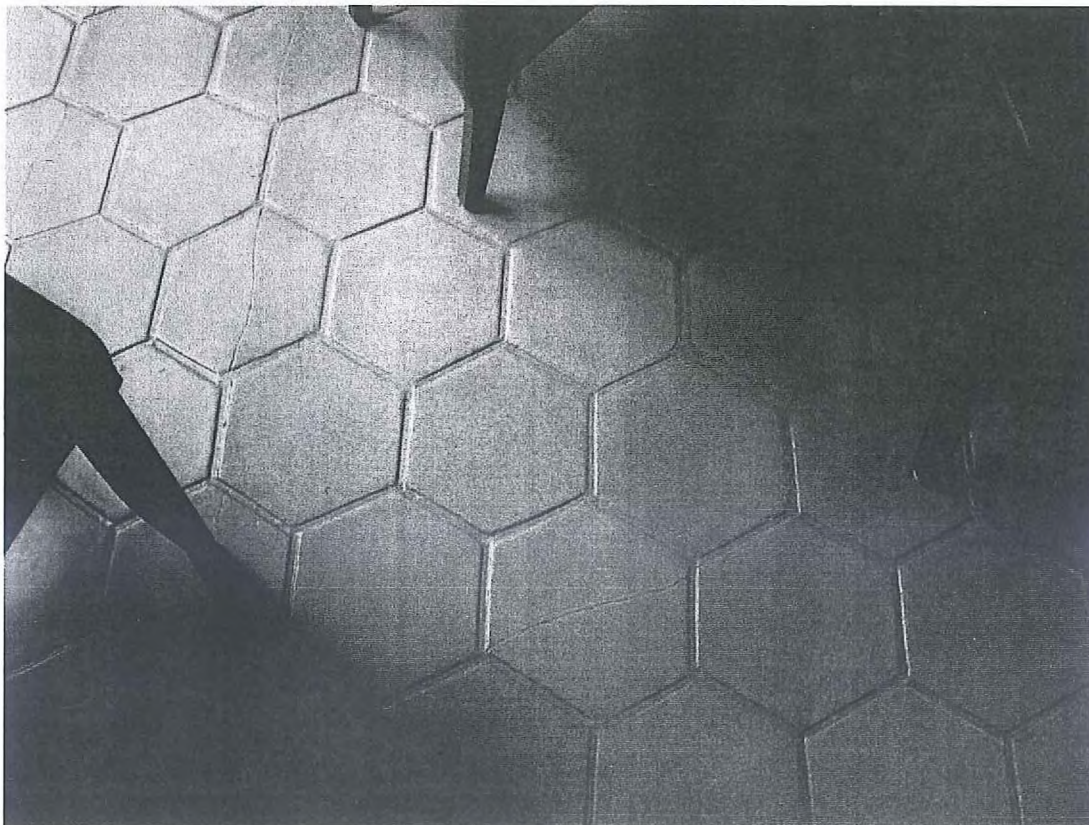
Durex Model Home, stained glass window, 3410 Amesbury Road, April 11, 2012 (Photograph by Charles J. Fisher)



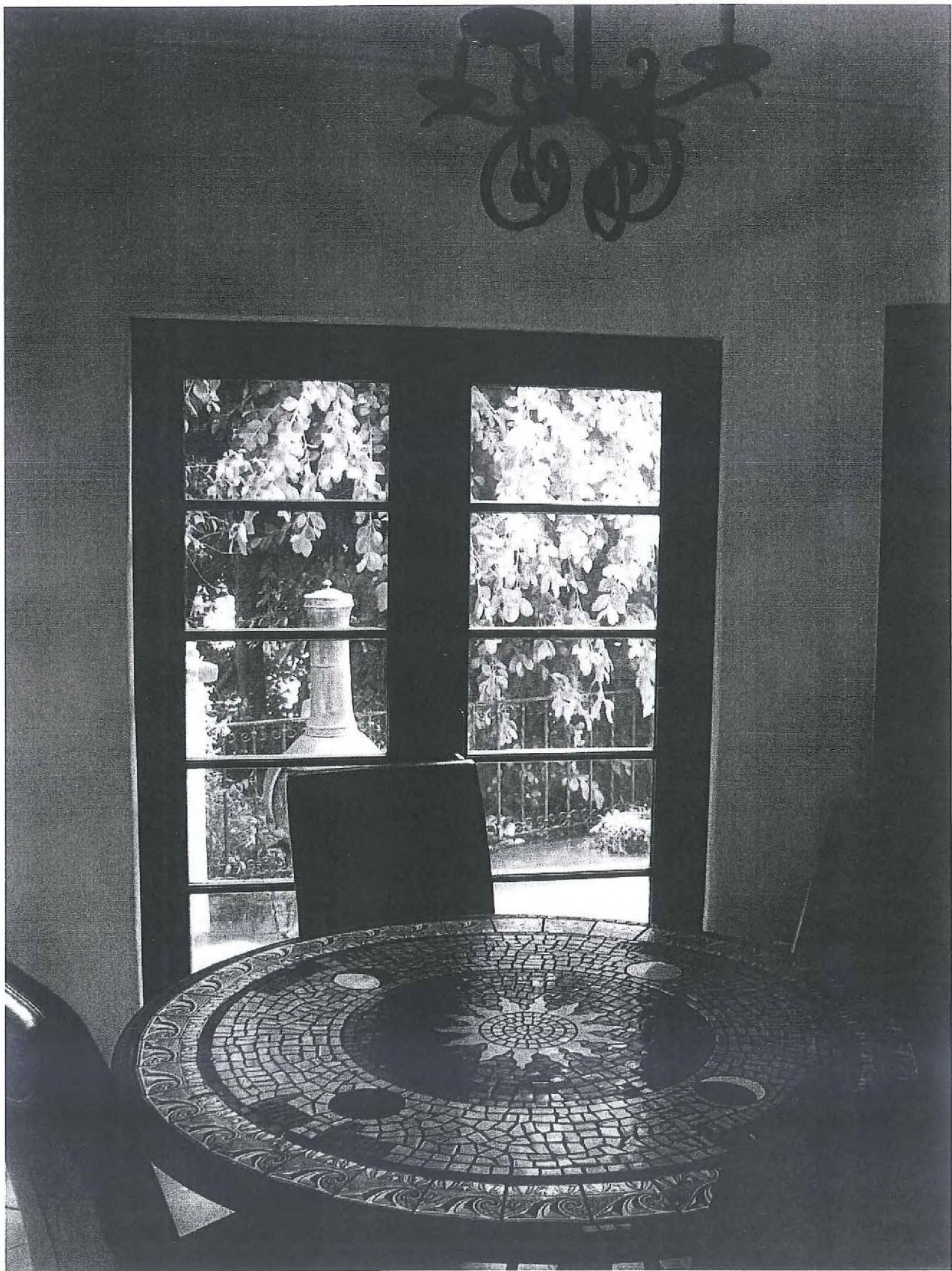
Durex Model Home, stained glass window, 3410 Amesbury Road, April 11, 2012 (Photograph by Charles J. Fisher)



Durex Model Home, stair case, 3410 Amesbury Road, April 11, 2012 (Photograph by Charles J. Fisher)



Durex Model Home, breakfast room floor, 3410 Amesbury Road, April 11, 2012 (Photograph by Charles J. Fisher)



Durex Model Home, breakfast room, 3410 Amesbury Road, April 11, 2012 (Photograph by Charles J. Fisher)



Durex Model Home, 3410 Amesbury Road, 2012 (Photograph by MichaelLocke)



City of Los Angeles Department of City Planning

7/23/2012

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

3410 N AMESBURY ROAD
3402 N AMESBURY ROAD

ZIP CODES

90027

RECENT ACTIVITY

None

CASE NUMBERS

Address/Legal Information

PIN Number	153A203 54
Lot/Parcel Area (Calculated)	8,394.5 (sq ft)
Thomas Brothers Grid	PAGE 594 - GRID C2
Assessor Parcel No. (APN)	5592008009
Tract	TR 9050
Map Reference	M B 123-84/97
Block	BLK G
Lot	9
Arb (Lot Cut Reference)	None
Map Sheet	153A203

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Greater Griffith Park
Council District	CD 4 - Tom LaBonge
Census Tract #	1882.02
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	R1-1
Zoning Information (ZI)	None
General Plan Land Use	Low II Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	Yes
Baseline Hillside Ordinance	Yes
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

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

Assessor Information

Assessor Parcel No. (APN)	5592008009
APN Area (Co. Public Works)*	1.970 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$521,782
Assessed Improvement Val.	\$145,421
Last Owner Change	10/04/95
Last Sale Amount	\$9
Tax Rate Area	13
Deed Ref No. (City Clerk)	3-879
	286925
	286924
	2205055
	1742189
	1605831

Building 1

Year Built	1929
Building Class	D8C
Number of Units	1
Number of Bedrooms	5
Number of Bathrooms	3
Building Square Footage	3,438.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

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

Seismic Hazards**Active Fault Near-Source Zone**

Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Hollywood Fault
Region	Traverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14
Rupture Top	0
Rupture Bottom	13
Dip Angle (degrees)	70
Maximum Magnitude	6.4
Alquist-Priolo Fault Zone	No

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Landslide	No
Liquefaction	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	Central
Division / Station	Northeast
Reporting District	1132

Fire Information

Division	3
Batallion	5
District / Fire Station	56
Red Flag Restricted Parking	YES