

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

FELY C. PINGOL
COMMISSION EXECUTIVE ASSISTANT
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CITY OF LOS ANGELES
CALIFORNIA



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INFORMATION
(213) 978-1270

www.planning.lacity.org

Date:

APR 05 2013

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-2013-241-HCM**
DONNELLY HOUSE
1121 N. AVENUE 64

At the Cultural Heritage Commission meeting of **April 4, 2013**, the Commission moved to include the above property in the list of Historic-Cultural Monument, subject to adoption by the City Council.

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

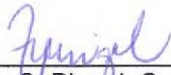
The City Council, according to the guidelines set forth in Section 22.171 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause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

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

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

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

Vote: 3-0


Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application

c: Councilmember Jose Huizar, Fourteen Council District
Bradford and Wendy Chambers
Charles J. Fisher
GIS

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INFORMATION
(213) 978-1270

www.planning.lacity.org

Date: **APR 05 2013**

Bradford and Wendy Chambers
2059 Watsonia Terrace
Los Angeles, CA 90068

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NUMBER: **CHC-2013-241-HCM**
DONNELLY HOUSE
1121 N. AVENUE 64

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

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

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

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

Vote: 3-0



Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application

c: Councilmember Jose Huizar, Fourteen Council District
GIS

Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2013-241-HCM
ENV-2013-242-CE

HEARING DATE: April 4, 2013
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 1121 N. Avenue 64
Council District: 14
Community Plan Area: Northeast Los Angeles
Area Planning Commission: East Los Angeles
Neighborhood Council: Historic Highland Park
Legal Description: Lot 15 of Cheviotdale Tract

PROJECT: Historic-Cultural Monument Application for the
DONNELLY HOUSE

REQUEST: Declare the property a Historic-Cultural Monument

OWNER/
APPLICANT: Bradford and Wendy Chambers
2059 Watsonia Terrace
Los Angeles, CA 90068

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

Prepared by:



Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

The subject 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 a Folk-Victorian style residential building type.

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 circa 1870s-80s and located in Garvanza, this two-story residential building exhibits character-defining features of the Folk-Victorian style. The subject building is perched atop upward sloping terrain in a hilly setting and sits above a visible ground-floor foundation covered in vertical wood siding. The house has a rectangular-plan with low multi-gabled roof covered in composition shingles. A single triangular gable located at the center of the roof contains a round vent, fish-scale shingles, and decorative woodwork at the apex. A full length porch covers the front façade and has a sloped roof covered in composition shingles. The porch is supported by rectangular wood posts with decorative brackets and has a wooden railing. A series of stairs from below the property lead to a centered wooden staircase and the main entrance. The entrance consists of a decorative wooden door topped by a transom window and flanked by two tall double hung windows. The subject building's exterior features horizontal wood siding. Windows are wood-frame elongated double-hung. Significant interior features include wainscoting, hardwood floors, and built-in cabinetry. A single-family Ranch style house built in 1940 is also located on the subject property.

The proposed Donnelly House historic monument was originally located at 829 Bartlett Street in Chinatown on land once owned by Los Angeles Mayor Prudent Beaudry. The house may have been moved to this location from an earlier location. It served as the home of John Donnelly from 1886-1920 who added a back addition in the 1890s. In 1982, the Community Redevelopment Agency (CRA) identified the property in a historic resources survey; however, unpermitted work in 1986 resulted in exterior stuccoing and installation of aluminum windows. When slated for demolition in 2008, Charles J. Fisher submitted a report to the CRA documenting its history. It was rehabilitated in 2009 with the removal of the stucco and addition of reconstructed decorative features. The house was then moved in 2011 to its present location in Garvanza, within the Highland Park-Garvanza Historic Preservation Overlay Zone (HPOZ).

DISCUSSION

The Donnelly House historic property successfully meets one of the specified Historic-Cultural Monument criteria: "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction." As an

example of a late 19th century Folk Victorian style residential building type, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

BACKGROUND

At its meeting of February 7, 2013, the Cultural Heritage Commission voted to take the application under consideration. On March 7, 2013, 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 Donnelly House property as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior's Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

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

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and 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-2013-241-HCM
ENV-2013-242-CE

HEARING DATE: February 7, 2013
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

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2059 Watsonia Terrace
Los Angeles, CA 90068

**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.

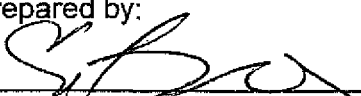
MICHAEL J. LOGRANDE
Director of Planning



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 Donnelly House historic monument was originally located at 829 Bartlett Street in Chinatown on land once owned by Los Angeles Mayor Prudent Beaudry. The house may have been moved to this location from an earlier location. It served as the home of John Donnelly from 1886-1920 who added a back addition in the 1890s. In 1982, the Community Redevelopment Agency (CRA) identified the property in a historic resources survey; however, unpermitted work in 1986 resulted in exterior stuccoing and installation of aluminum windows. When slated for demolition in 2008, Charles J. Fisher submitted a report to the CRA documenting its history. It was rehabilitated in 2009 with the removal of the stucco and addition of reconstructed decorative features. The house was then moved in 2011 to its present location in Garvanza, within the Highland Park-Garvanza Historic Preservation Overlay Zone (HPOZ).

CRITERIA

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

FINDINGS

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

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT JOHN A. DONNELLY HOUSE
2. STREET ADDRESS 1121 N. AVENUE 64
CITY GARVANZA ZIP CODE 90042 COUNCIL DISTRICT 14
3. ASSESSOR'S PARCEL NO. 5483-005-002
4. COMPLETE LEGAL DESCRIPTION: TRACT CHEVIOTDALE TRACT, AS PER MAP IN BOOK 14, PAGE 174 INCLUSIVE OF MAPS FILED IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER.
BLOCK N/A Lot(s) 15 ARB. NO. N/A
5. RANGE OF ADDRESSES 1121-1133 N. AVENUE 64
6. PRESENT OWNER BRADFORD E. AND WENDY M. CHAMBERS
STREET ADDRESS 2059 WATSONIA TERRACE
CITY HOLLYWOOD STATE CA ZIP CODE 90068 PHONE (213) 280-9726 EMAIL: CHAMBERB@WELLSFARGO.COM
OWNER IS: PRIVATE X PUBLIC _____
7. PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE

DESCRIPTION

8. ARCHITECTURAL STYLE GOTHIC 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 JOHN A. DONNELLY HOUSE

10. CONSTRUCTION DATE: FACTUAL _____ ESTIMATED 1867

11. ARCHITECT, DESIGNER, OR ENGINEER: PRUDENT BEAUDRY (ATTRIBUTED)

12. CONTRACTOR OR OTHER BUILDER: UNKNOWN

13. DATES OF ENCLOSED PHOTOGRAPHS MAY 1982, APRIL 22, 2008, MARCH THRU JUNE 2009, OCT. 8, 2011, ETC.

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

ALTERATIONS: HOUSE HAD BEEN COVERED WITH STUCCO AND ALUMINUM WINDOWS IN 1986, BUT WAS RESTORED IN 2009 AND MOVED TO IT'S PRESENT LOCATION IN 2011. THE BACK WALL WAS RECREATED WHEN IT WAS RELOCATED.

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 SMALL GOTHIC REVIVAL HOUSE IS ACTUALLY ONE OF THE OLDEST EXTANT FRAME HOUSES IN THE CITY OF LOS ANGELES. STAMPINGS ON VARIOUS PIECES OF HARDWARE DATE IT AS BEING CONSTRUCTED AROUND 1868. THE HOUSE WAS MOVED FROM IT'S FIRST LOCATION TO 829 BARTLETT STREET IN 1886, WHEN THAT LAND WAS OWNED BY FORMER LOS ANGELES MAYOR, PRUDENT BEAUDRY. IT WAS THE HOME OF JOHN DONNELLY AND HIS FAMILY FROM 1886 UNTIL 1920. THE HOUSE WAS DOCUMENTED IN A 2008 REPORT SUBMITTED TO THE CRA, WHEN IT WAS SLATED FOR DEMOLITION. IT HAD BEEN ALTERED WITH STUCCO AND ALUMINUM WINDOWS. THE HOUSE WAS SUBSEQUENTLY MOVED AND RESTORED TO ITS ORIGINAL DESIGN. IT IS NOW ONE OF THE FEW REMAINING EXAMPLES OF "PRE-BOOM" HOUSING IN LOS ANGELES. IT IS ALSO, ALONG WITH THE BANNING MANSION (HCM 25) ONE OF THE EARLIEST CONFIRMED EXTANT WOOD FRAME HOUSES IN LOS ANGELES. THE GOTHIC REVIVAL STYLE WAS POPULAR IN THE UNITED STATES FROM THE 1840S THROUGH THE MID 1870S. LATER EXAMPLES WERE OCCASIONALLY BUILT IN LOS ANGELES AND A FEW REMAIN EXTANT, SUCH AS THE LATTER HOUSE (HCM 366), WHICH IS BELIEVED TO HAVE BEEN BUILT AROUND 1890, BUT WAS MOVED TO ITS CURRENT SITE SOMETIME PRIOR TO 1903.

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 Co. SUBDIVISION MAPS, SANBORN MAPS, LOS ANGELES TIMES ARTICLES, MCALESTER'S "A FIELD GUIDE TO AMERICAN HOMES" AND "JOHN A DONNELLY HOUSE, HISTORICAL RESOURCE EVALUATION REVISED", 2010 (COPY INCLUDED WITH APPLICATION).

DATE FORM PREPARED OCTOBER 1, 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 JOHN A. DONNELLY HOUSE IS A 1 STORY,

NAME OF PROPOSED MONUMENT

NUMBER OF STORIES

STORY,

GOthic REVIVAL, RECTANGULAR PLAN SINGLE-FAMILY RESIDENCE

ARCHITECTURAL STYLE (SEE LINE 8 ABOVE)

PLAN SHAPE (SEE CHART)

STRUCTURE USE (RESIDENCE, ETC)

WITH A WOOD FINISH AND WOOD TRIM.

MATERIAL (WOOD SIDING, WOOD SHINGLES, BRICK, STUCCO, ETC)

MATERIAL (WOOD, METAL, ETC.)

ITS LOW MULTI-GABLED ROOF IS COVERED WITH COMPOSITION SHINGLES GLASS AND STEEL,

ROOF SHAPE (SEE CHART)

MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES)

WINDOW MATERIAL

TALL WOODEN SINGLE-LIGHT DOUBLE HUNG WINDOWS ARE PART OF THE DESIGN.

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

THE ENTRY FEATURES A A FULL WIDTH FRONT PORCH SUPPORTED BY FOUR SIMPLE SQUARE EASTLAKE PILLARS

DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

WITH A TALL WOODEN DOOR WITH TWO TALL ABOVE TWO SHORTER ASYMMETRICAL EIGHT-SIDED PANELS DOOR. ADDITIONAL

ENTRY DOOR STYLE (SEE CHART)

CHARACTER DEFINING ELEMENTS OF THE STRUCTURE ARE A SINGLE SMALL TRIANGULAR GABLE LOCATED AT THE CENTER

IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (SEE CHART);

OF THE FRONT FACADE. THE PEDIMENT OF THIS GABLE IS COVERED WITH FISH-SCALE SHINGLES, A ROUND VENT WITH

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

WITH A HORIZONTAL SLATTED GRILL OPENING IS PROMINENTLY SITUATED AT THE CENTER OF THE GABLE AND DECORATIVE FRET

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

WORK AT THE APEX OF THE GABLE. THE FRONT PORCH IS ATTACHED TO THE FRONT OF THE HOUSE WITH A FULL LENGTH SLOPED

VERTICALITY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

ROOF, HIPPED AT THE ENDS, WITH A WOODEN FLOOR AND A VERTICAL TURNED PILLARED RAILING. THE FRONT STAIRCASE IS

ADDITIONAL DEFINING ELEMENTS

CENTERED, LEADING DIRECTLY TO THE FRONT DOOR, WHICH IS TOPPED BY A SINGLE LIGHT HORIZONTAL TRANSOM WINDOW. THE

ADDITIONAL DEFINING ELEMENTS

FOUR PORCH PILLARS ARE EACH FLANKED WITH LATTICE WORK AT THEIR CAPITALS. THE SYMMETRICAL FACADE HAS TALL DOUBLE

ADDITIONAL DEFINING ELEMENTS

HUNG WINDOWS TO EACH SIDE OF THE DOOR. A SINGLE ANTIQUE PORCH LIGHT IS AT THE CENTER OF THE PORCH, IN FRONT OF

ADDITIONAL DEFINING ELEMENTS

THE DOOR. THERE ARE TWO SETS OF TWO TALL DOUBLE HUNG WINDOWS ON THE NORTH SIDE OF THE HOUSE AND TWO

ADDITIONAL DEFINING ELEMENTS

SINGLE TALL DOUBLE HUNG WINDOWS ON THE SOUTH SIDE OF THE HOUSE, BOTH SIDES BEING SYMMETRICAL ALONG

ADDITIONAL DEFINING ELEMENTS

THE FACADES. THERE IS A SIMPLE CORNICE AT THE ROOFLINE WITH A PARTIAL RETURN ON THE CORNICE AT THE BASE

ADDITIONAL DEFINING ELEMENTS

OF THE PEDIMENTS ON THE SIDE GABLES. THE CONSTRUCTION IS THE OPEN "BALLOON TYPE" WHICH WAS REVEALED

ADDITIONAL DEFINING ELEMENTS

AT THE TIME THE HOUSE WAS BEING PREPARED FOR ITS MOVE TO GARVANZA.

ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF THERE IS A RANCH STYLE HOUSE BUILT IN 1940 AT THE FRONT OF THE LOT.

IDENTIFY GARAGE, GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE DOUGLAS FIR FLOORING, KNEE HIGH WAINSCOTING, EARLY HARD-

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

WARE FOR DOORS (SOME ORIGINAL TO HOUSE) AND WINDOWS, WOOD AND TILE FIREPLACE MANTEL (ADDED TO REPLACE

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

LOST ORIGINAL), ORIGINAL CABINETRY AND VINTAGE ARTISTIC DOOR AND WINDOW FRAMES.

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 JOHN A. DONNELLY HOUSE IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT
GOTHIC REVIVAL ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE B)

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 JOHN A. DONNELLY HOUSE WAS BUILT IN c1864
NAME OF PROPOSED MONUMENT YEAR BUILT
GOTHIC REVIVAL ARCHITECTURE WAS IMPORTANT TO THE
NAME OF FIRST OR OTHER SIGNIFICANT OWNER

DEVELOPMENT OF LOS ANGELES BECAUSE THE JOHN A. DONNELLY HOUSE IS ONE OF THE VERY EARLIEST EXTANT FRAME DWELLINGS IN THE CITY OF LOS ANGELES. THE HOUSE WAS NEARLY LOST TO DEVELOPMENT IN 2008, AS IT HAD BEEN SUBSTANTIALLY ALTERED WITH STUCCO AND ALUMINUM WINDOWS IN 1986. IT HAD BEEN DOCUMENTED IN A 1982 HISTORIC RESOURCES SURVEY THAT HAD BEEN CONDUCTED BY ROGER HATHAWAY FOR THE CHINATOWN COMMUNITY REDEVELOPMENT AGENCY, WHICH PRODUCED TWO PHOTOS OF THE HOUSE PRIOR TO ITS ALTERATION. THESE PHOTOS, ALONG WITH THE REMAINING VISIBLE HISTORIC FABRIC, REVEALED THAT THE HOUSE WAS A SIMPLE GOTHIC REVIVAL COTTAGE THAT APPEARED TO PREDATE 1886, WHICH WAS THE DATE THAT THE COUNTY OF LOS ANGELES SHOWED FOR IT ON THE ASSESSORS ROLL. AMONG VISIBLE ORIGINAL FEATURES WERE THE ROOFLINE AND CORNICE, FRONT GABLE WITH ITS ORIGINAL ATTIC VENT, THE PORCH MASSING AND ROOFLINE, THE ORIGINAL TRANSOM WINDOW ABOVE THE FRONT DOOR, ORIGINAL DINING ROOM WAINSCOTING IN SOME AREAS, ORIGINAL CABINETRY THAT HAD BEEN RELOCATED TO AN 1890S VINTAGE ADDITION AT THE REAR AND SOME OF THE ORIGINAL INTERIOR DOORS AND DOOR HARDWARE. THE ORIGINAL PORTION OF THE HOUSE, WHICH CONSISTED OF FOUR ROOMS (FIVE BEFORE THE ADDITION WAS BUILT) HAS 11 FOOT CEILINGS. THE STYLE OF THE HOUSE, ALONG WITH THE VISIBLE CHARACTER DEFINING FEATURES, INDICATED THAT THE HOUSE DATED BACK AT LEAST TO THE 1870s, MAKING

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET
CONTINUED

IT A RARE EXAMPLE OF LOS ANGELES "PRE-BOOM" HOUSING, IN OTHER WORDS, HOUSING THAT WAS CONSTRUCTED PRIOR TO THE GREAT REAL ESTATE BOOM OF 1885-88, WHEN THE POPULATION OF THE CITY GREW AT A PHENOMENAL RATE. THE WEST ROSAS TRACT, IN WHICH THE HOUSE SAT AT 829 W. BARTLETT STREET, HAD BEEN SUBDIVIDED IN 1882 BY FORMER LOS ANGELES MAYOR PRUDENT BEAUDRY. IT APPEARED THAT THE HOUSE HAD BEEN MOVED ONTO THAT LOT AT SOME POINT. BEAUDRY STILL OWNED THE LOT WHEN JOHN A. DONNELLY, THE SON OF IRISH IMMIGRANTS, AND HIS FAMILY FIRST APPEAR AT THE SITE (THEN LISTED AS 122 DEEPWATER STREET) IN THE LOS ANGELES CITY DIRECTORY, IN 1886. BEAUDRY DEEDED THE LOT TO DONNELLY ON NOVEMBER 25, 1889. A MORE COMPLETE HISTORY OF DONNELLY, WHO WORKED AS A METAL FABRICATOR OF THE BAKER IRON WORKS, AND THE HOME'S SUBSEQUENT OWNERS IN THE REPORT THAT WAS PREPARED FOR THE CRA, WHICH DOCUMENTS THE EVOLUTION OF THE AREA TO CROATIAN, SERBIAN AND OTHER SLAVIC IMMIGRANTS TO THE PRESENT CHINESE COMMUNITY. THE DONNELLY HOUSE WAS A PART OF BOTH OF THOSE DEMOGRAPHIC CHANGES. REALIZING THE POTENTIAL HISTORIC MERIT OF THE HOUSE, THE AUTHOR CONTACTED BRAD CHAMBERS, WHO HAD PREVIOUSLY MOVED AN 1885 VINTAGE TWO-STORY HOUSE FROM CHINATOWN TO THE COMMUNITY OF GARVANZA. EARLIER, CHAMBERS HAD WORKED TO MOVE A VICTORIAN HOUSE FROM CESAR CHAVEZ AVENUE, WHERE THE ORSINI APARTMENTS NOW STAND, BUT IT HAD BEEN DEMOLISHED "ACCIDENTLY". CHAMBERS REVIEWED THE REPORT AND VIEWED THE TWO HATHAWAY PHOTOS. WORKING WITH THE HOME'S OWNER, HE SENT A CREW TO THE SITE AND HAD THE STUCCO REMOVED, REVEALING THE ORIGINAL SIDING AND OTHER EXTERIOR DETAILING THAT HAD BEEN COVERED OVER. VINTAGE WINDOWS THAT CHAMBERS HAD ACQUIRED OVER THE YEARS, FIT INTO THE ORIGINAL OPENINGS, WHICH WERE ALSO REVEALED WHEN THE STUCCO WAS REMOVED. THE HOUSE WAS FOUND TO BE CONSTRUCTED WITH SQUARE NAILS AND OTHER CLUES SUCH AS THE REMAINING HARDWARE BEING DATE STAMPED 1864, ALLOWING FOR TRANSPORT AND STORAGE OF THE HARDWARE, WHICH MAY NOT HAVE EVEN ARRIVED IN CALIFORNIA UNTIL AFTER THE CLOSE OF THE CIVIL WAR, THE TIME FRAME INDICATES THAT THE HOUSE WAS CONSTRUCTED BETWEEN 1866 AND 1869. THIS DATE FALLS RIGHT DURING THE PERIOD OF CONSTRUCTION OF MOST GOTHIC REVIVAL HOUSES. ACCORDING TO "A FIELD GUIDE OF AMERICAN HOUSES" BY VIRGINIA AN LEE MCALESTER, "MANY GOTHIC REVIVAL HOUSES WERE CONSTRUCTED BETWEEN 1840 AND 1870; EXAMPLES FROM THE 1870S ARE LESS FREQUENT. THE STYLE WAS NEVER QUITE AS POPULAR AS WERE HOUSES IN THE COMPETING GREEK REVIVAL OR ITALIANATE STYLES, YET SCATTERED EXAMPLES CAN STILL BE FOUND IN MOST AREAS OF THE COUNTY SETTLED BEFORE 1880." THE STYLE WAS BROUGHT TO LOS ANGELES BY THOSE WHO WERE FAMILIAR WITH IT IN OTHER PARTS OF THE

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET

CONTINUED

COUNTRY. IT ORIGINATED IN ENGLAND IN THE MID 18TH CENTURY AND WAS FIRST BROUGHT TO AMERICA BY THE ARCHITECT ALEXANDER JACKSON DAVIS IN BALTIMORE, MARYLAND, IN 1832. DAVIS AND OTHERS SUBSEQUENTLY PUBLISHED PLAN BOOKS OF THESE HOUSES, PROMOTING THEM AS COUNTRY HOUSES. THE DONNELLY HOUSE WAS PROBABLY BUILT FROM ONE OF THESE BOOKS. IT WAS A SMALL BASIC DWELLING WITH FINE DETAILING BUILT DURING A PERIOD WHEN LOS ANGELES WAS CONSIDERED A BACKWATER AREA BY MOST OF AMERICA. THE ORIGINAL LOCATION OF THE HOUSE HAS NOT BEEN DETERMINED, BUT MAY HAVE BEEN ALONG PEARL (NOW FIGUEROA) STREET, WHERE THE WEST ROSAS TRACT WAS SUBDIVIDED. RECORDS NOTE THAT PRUDENT BEAUDRY HAD TAKEN AN INTEREST IN ARCHITECTURE AND HAD DESIGNED A NUMBER OF HOUSES TO PROMOTE THE SALE IN SUBDIVISIONS OF THE LAND HE OWNED IN WHAT WAS THEN THE WESTERN PART OF LOS ANGELS, WHICH INCLUDED BUNKER HILL AND WHAT HE LATER SUBDIVIDED AS THE WEST ROSAS TRACT. ACCORDING TO AN EARLY BIOGRAPHY, "PRUDENT BEAUDRY THEN DECIDED TO TAKE ALL OF HIS SAVINGS TO BUY VAST LANDS IN THE CHEAP, DESERT LOTS UPHILL OF LOS ANGELES, WHICH HAD THE QUALITY OF OFFERING OUTSTANDING SIGHT OF THE OCEAN... HE OWNED A GREAT DEAL OF REAL ESTATE IN DOWNTOWN LOS ANGELES MAINLY AROUND TEMPLE STREET, ARCADIA REGION, AND ON BELLEVUE ROAD. MOREOVER, BEAUDRY GOT INTERESTED IN ARCHITECTURE AND URBANISM, AND SO DECIDED TO GET INVOLVED IN TOWN AND COUNTRY PLANNING, NOTABLY BY PLANTING MANY NEW TREES AND MAKING PLANS OF LUXURIOUS MANSIONS AS WELL AS HUMBLE HOMES. THE QUALITY OF HIS WORK IS RAPIDLY RECOGNIZED, AND THE UPGRADED LANDS ARE SOLD WITH VERY LARGE PROFIT." THIS QUOTE INDICATES THAT IT IS POSSIBLE THE BEAUDRY DESIGNED THE SMALL COTTAGE, POSSIBLY AS A HOME FOR ONE OF HIS WORKERS ON THE FARM LAND. THE ATTENTION TO DETAIL IN ITS DESIGN SHOWS THAT IT WAS NOT JUST A SIMPLE HOME, BUILT QUICKLY TO PROVIDE SHELTER. THE FACT THE CRIPPLE WALL WAS FROM A DIFFERENT BATCH OF WOOD FROM THE WALLS (REVEALED WHEN IT WAS BEING PREPARED FOR THE MOVE TO GARVANZA) CONFIRMED THE THEORY THAT THE HOUSE HAD BEEN MOVED AROUND 1886. IT MAY NOT HAVE BEEN MOVED FAR AS IT PROBABLY SERVED AS A FARMHOUSE IN THE AREA TO THE WEST OF THE MAIN PART OF THE TOWN, AS IT EXISTED PRIOR TO THE GREAT LAND BOOM. HOUSES WERE MOVED FREQUENTLY, AS IT WAS CHEAPER TO MOVE THAN TO BUILD IF THE STRUCTURE WAS IN GOOD SHAPE. TODAY THESE MOVES TAKE MUCH MORE EFFORT, AS THE PROCESS OF DOING IT IS MUCH MORE COMPLICATED AND TIME CONSUMING. WHILE THE MOVE IN THE 1880S PROBABLY TOOK A COUPLE OF WEEKS AT THE MOST FROM PREPARING THE HOUSE AT ITS ORIGINAL SITE TO PUTTING IT ON ITS NEW FOUNDATION AFTER THE MOVE, IT TOOK OVER TWO YEARS TO PREPARE FOR AND COMPLETE THE RECENT MOVE. THE ROUTE OF THE MOVE HAD TO BE COMPLETELY MAPPED OUT AND

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET
CONTINUED

PREPARED AND THE ROOF HAD TO BE REMOVED TO ALLOW FOR CLEARANCES. THE ORIGINAL HOUSE WAS SEPARATED FROM THE 1890S ADDITION, WHICH WAS LEFT BEHIND AND LATER DEMOLISHED. ONCE AT ITS NEW SITE, THE HOUSE HAD TO BE LIFTED BY A 100 FOOT CRANE ONTO ITS NEW PERCH ON A HILLSIDE ACROSS AVENUE 64 FROM THE CHURCH OF THE ANGELS. AN INTERESTING NOTE IS THAT THE LAND IT WAS MOVED TO WAS ALSO OWNED BY PRUDENT BEAUDRY IN 1886. ONCE ON ITS NEW FOUNDATION, THE DONNELLY HOUSE WAS METICULOUSLY RESTORED TO ITS ORIGINAL DESIGN AND STANDS TODAY AS AN EXAMPLE OF ONE OF THE OLDEST AND RAREST FRAME HOUSES IN THE CITY OF LOS ANGELES. ONE MORE THREAT CAME TO THE DONNELLY HOUSE IN 2012 WHEN CALTRANS PROPOSED CONVERTING AVENUE 64 TO A SIX LANE HIGHWAY AS PART OF THE H-2 ALTERNATIVE FOR THE SR-710 PROJECT. FORTUNATELY, MASSIVE COMMUNITY OPPOSITION FORCED THAT ALTERNATIVE TO BE ABANDONED IN AUGUST OF 2012. THE JOHN A. DONNELLY HOUSE IS BOTH A RARE EXAMPLE OF GOTHIC REVIVAL "PRE-BOOM" HOUSING IN LOS ANGELES AND IS ALSO IMPORTANT AS A UNIQUE GLIMPSE INTO THE EARLY DEVELOPMENT OF THE AREA. IT IS ALSO ONE OF THE FEW REMAINING STRUCTURES THAT WAS ASSOCIATED WITH PRUDENT BEAUDRY, ONE OF THE CITY'S MOST IMPORTANT EARLY PIONEERS. AS NOTED EARLIER, A MORE DETAILED REPORT IS INCLUDED WITH THE APPLICATION THAT DOCUMENTS THE SAGA OF THIS RARE PIECE OF LOCAL HISTORY.

Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2013-241-HCM
ENV-2013-242-CE

HEARING DATE: April 4, 2013
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 1121 N. Avenue 64
Council District: 14
Community Plan Area: Northeast Los Angeles
Area Planning Commission: East Los Angeles
Neighborhood Council: Historic Highland Park
Legal Description: Lot 15 of Cheviotdale Tract

PROJECT: Historic-Cultural Monument Application for the
DONNELLY HOUSE

REQUEST: Declare the property a Historic-Cultural Monument

**OWNER/
APPLICANT:** Bradford and Wendy Chambers
2059 Watsonia Terrace
Los Angeles, CA 90068

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

RECOMMENDATION That the Cultural Heritage Commission:

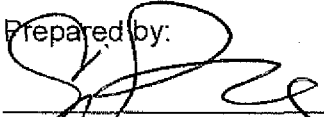
1. **Declare** the property a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7
2. **Adopt** the report findings.

MICHAEL J. LOGRANDE
Director of Planning



Ken Bernstein, AICP, Manager
Office of Historic Resources

Prepared by:



Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

The subject 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 a Folk-Victorian style residential building type.

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 circa 1870s-80s and located in Garvanza, this two-story residential building exhibits character-defining features of the Folk-Victorian style. The subject building is perched atop upward sloping terrain in a hilly setting and sits above a visible ground-floor foundation covered in vertical wood siding. The house has a rectangular-plan with low multi-gabled roof covered in composition shingles. A single triangular gable located at the center of the roof contains a round vent, fish-scale shingles, and decorative woodwork at the apex. A full length porch covers the front façade and has a sloped roof covered in composition shingles. The porch is supported by rectangular wood posts with decorative brackets and has a wooden railing. A series of stairs from below the property lead to a centered wooden staircase and the main entrance. The entrance consists of a decorative wooden door topped by a transom window and flanked by two tall double hung windows. The subject building's exterior features horizontal wood siding. Windows are wood-frame elongated double-hung. Significant interior features include wainscoting, hardwood floors, and built-in cabinetry. A single-family Ranch style house built in 1940 is also located on the subject property.

The proposed Donnelly House historic monument was originally located at 829 Bartlett Street in Chinatown on land once owned by Los Angeles Mayor Prudent Beaudry. The house may have been moved to this location from an earlier location. It served as the home of John Donnelly from 1886-1920 who added a back addition in the 1890s. In 1982, the Community Redevelopment Agency (CRA) identified the property in a historic resources survey; however, unpermitted work in 1986 resulted in exterior stuccoing and installation of aluminum windows. When slated for demolition in 2008, Charles J. Fisher submitted a report to the CRA documenting its history. It was rehabilitated in 2009 with the removal of the stucco and addition of reconstructed decorative features. The house was then moved in 2011 to its present location in Garvanza, within the Highland Park-Garvanza Historic Preservation Overlay Zone (HPOZ).

DISCUSSION

The Donnelly House historic property successfully meets one of the specified Historic-Cultural Monument criteria: "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction." As an

example of a late 19th century Folk Victorian style residential building type, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

BACKGROUND

At its meeting of February 7, 2013, the Cultural Heritage Commission voted to take the application under consideration. On March 7, 2013, 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 Donnelly House property as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior's Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

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

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and 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-2013-241-HCM
ENV-2013-242-CE

HEARING DATE: February 7, 2013
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

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Community Plan Area: Northeast Los Angeles
Area Planning Commission: East Los Angeles
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REQUEST: Declare the property a Historic-Cultural Monument

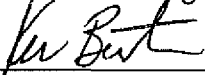
**OWNER/
APPLICANT:** Bradford and Wendy Chambers
2059 Watsonia Terrace
Los Angeles, CA 90068

**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

Built circa 1870s-80s and located in Garvanza, this two-story residential building exhibits character-defining features of the Folk-Victorian style. The subject building is perched atop upward sloping terrain in a hilly setting and sits above a visible ground-floor foundation covered in vertical wood siding. The house has a rectangular-plan with low multi-gabled roof covered in composition shingles. A single triangular gable located at the center of the roof contains a round vent, fish-scale shingles, and decorative woodwork at the apex. A full length porch covers the front façade and has a sloped roof covered in composition shingles. The porch is supported by rectangular wood posts with decorative brackets and has a wooden railing. A series of stairs from below the property lead to a centered wooden staircase and the main entrance. The entrance consists of a decorative wooden door topped by a transom window and flanked by two tall double hung windows. The subject building's exterior features horizontal wood siding. Windows are wood-frame elongated double-hung. Significant interior features include wainscoting, hardwood floors, and built-in cabinetry. A single-family Ranch style house built in 1940 is also located on the subject property.

The proposed Donnelly House historic monument was originally located at 829 Bartlett Street in Chinatown on land once owned by Los Angeles Mayor Prudent Beaudry. The house may have been moved to this location from an earlier location. It served as the home of John Donnelly from 1886-1920 who added a back addition in the 1890s. In 1982, the Community Redevelopment Agency (CRA) identified the property in a historic resources survey; however, unpermitted work in 1986 resulted in exterior stuccoing and installation of aluminum windows. When slated for demolition in 2008, Charles J. Fisher submitted a report to the CRA documenting its history. It was rehabilitated in 2009 with the removal of the stucco and addition of reconstructed decorative features. The house was then moved in 2011 to its present location in Garvanza, within the Highland Park-Garvanza Historic Preservation Overlay Zone (HPOZ).

CRITERIA

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FINDINGS

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

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT JOHN A. DONNELLY HOUSE
2. STREET ADDRESS 1121 N. AVENUE 64
CITY GARVANZA ZIP CODE 90042 COUNCIL DISTRICT 14
3. ASSESSOR'S PARCEL NO. 5483-005-002
4. COMPLETE LEGAL DESCRIPTION: TRACT CHEVIOTDALE TRACT, AS PER MAP IN BOOK 14, PAGE 174 INCLUSIVE OF MAPS FILED, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER.
BLOCK N/A LOT(S) 15 ARB. NO. N/A
5. RANGE OF ADDRESSES 1121-1133 N. AVENUE 64
6. PRESENT OWNER BRADFORD E. AND WENDY M. CHAMBERS
STREET ADDRESS 2059 WATSONIA TERRACE
CITY HOLLYWOOD STATE CA ZIP CODE 90068 PHONE (213) 280-9726 EMAIL: CHAMBERB@WELLSFARGO.COM
OWNER IS: PRIVATE PUBLIC
7. PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE

DESCRIPTION

8. ARCHITECTURAL STYLE GOthic 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 JOHN A. DONNELLY HOUSE

10. CONSTRUCTION DATE: FACTUAL _____ ESTIMATED 1867

11. ARCHITECT, DESIGNER, OR ENGINEER: PRUDENT BEAUDRY (ATTRIBUTED)

12. CONTRACTOR OR OTHER BUILDER: UNKNOWN

13. DATES OF ENCLOSED PHOTOGRAPHS MAY 1982, APRIL 22, 2008, MARCH THRU JUNE 2009, OCT. 8, 2011, ETC.

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

ALTERATIONS: HOUSE HAD BEEN COVERED WITH STUCCO AND ALUMINUM WINDOWS IN 1986, BUT WAS RESTORED IN 2009 AND MOVED TO IT'S PRESENT LOCATION IN 2011. THE BACK WALL WAS RECREATED WHEN IT WAS RELOCATED.

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 SMALL GOTHIC REVIVAL HOUSE IS ACTUALLY ONE OF THE OLDEST EXTANT FRAME HOUSES IN THE CITY OF LOS ANGELES. STAMPINGS ON VARIOUS PIECES OF HARDWARE DATE IT AS BEING CONSTRUCTED AROUND 1868. THE HOUSE WAS MOVED FROM IT'S FIRST LOCATION TO 829 BARTLETT STREET IN 1886, WHEN THAT LAND WAS OWNED BY FORMER LOS ANGELES MAYOR, PRUDENT BEAUDRY. IT WAS THE HOME OF JOHN DONNELLY AND HIS FAMILY FROM 1886 UNTIL 1920. THE HOUSE WAS DOCUMENTED IN A 2008 REPORT SUBMITTED TO THE CRA, WHEN IT WAS SLATED FOR DEMOLITION. IT HAD BEEN ALTERED WITH STUCCO AND ALUMINUM WINDOWS. THE HOUSE WAS SUBSEQUENTLY MOVED AND RESTORED TO ITS ORIGINAL DESIGN. IT IS NOW ONE OF THE FEW REMAINING EXAMPLES OF "PRE-BOOM" HOUSING IN LOS ANGELES. IT IS ALSO, ALONG WITH THE BANNING MANSION (HCM 25) ONE OF THE EARLIEST CONFIRMED EXTANT WOOD FRAME HOUSES IN LOS ANGELES. THE GOTHIC REVIVAL STYLE WAS POPULAR IN THE UNITED STATES FROM THE 1840S THROUGH THE MID 1870S. LATER EXAMPLES WERE OCCASIONALLY BUILT IN LOS ANGELES AND A FEW REMAIN EXTANT, SUCH AS THE LATTER HOUSE (HCM 366), WHICH IS BELIEVED TO HAVE BEEN BUILT AROUND 1890, BUT WAS MOVED TO ITS CURRENT SITE SOMETIME PRIOR TO 1903.

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 Co. SUBDIVISION MAPS, SANBORN MAPS, LOS ANGELES TIMES ARTICLES, MCALESTER'S "A FIELD GUIDE TO AMERICAN HOMES" AND "JOHN A DONNELLY HOUSE, HISTORICAL RESOURCE EVALUATION REVISED", 2010 (COPY INCLUDED WITH APPLICATION).

DATE FORM PREPARED OCTOBER 1, 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 JOHN A. DONNELLY HOUSE IS A 1 STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

GOthic REVIVAL, RECTANGULAR PLAN SINGLE-FAMILY RESIDENCE
ARCHITECTURAL STYLE (SEE LINE B ABOVE) PLAN SHAPE (SEE CHART) STRUCTURE USE (RESIDENCE, ETC)

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

ITS LOW MULTI-GABLED ROOF IS COVERED WITH COMPOSITION SHINGLES GLASS AND STEEL,
ROOF SHAPE (SEE CHART) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES) WINDOW MATERIAL

TALL WOODEN SINGLE-LIGHT DOUBLE HUNG WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE (DOUBLE HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC)

THE ENTRY FEATURES A A FULL WIDTH FRONT PORCH SUPPORTED BY FOUR SIMPLE SQUARE EASTLAKE PILLARS
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

WITH A TALL WOODEN DOOR WITH TWO TALL ABOVE TWO SHORTER ASYMMETRICAL EIGHT-SIDED PANELS DOOR. ADDITIONAL
ENTRY DOOR STYLE (SEE CHART)

CHARACTER DEFINING ELEMENTS OF THE STRUCTURE ARE A SINGLE SMALL TRIANGULAR GABLE LOCATED AT THE CENTER
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (SEE CHART);

OF THE FRONT FACADE. THE PEDIMENT OF THIS GABLE IS COVERED WITH FISH-SCALE SHINGLES. A ROUND VENT WITH
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

WITH A HORIZONTAL SLATTED GRILL, OPENING IS PROMINENTLY SITUATED AT THE CENTER OF THE GABLE AND DECORATIVE FRET
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALITY.

WORK AT THE APEX OF THE GABLE. THE FRONT PORCH IS ATTACHED TO THE FRONT OF THE HOUSE WITH A FULL LENGTH SLOPED
VERTICALITY, FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

ROOF, HIPPED AT THE ENDS, WITH A WOODEN FLOOR AND A VERTICAL TURNED PILLARED RAILING. THE FRONT STAIRCASE IS
ADDITIONAL DEFINING ELEMENTS

CENTERED, LEADING DIRECTLY TO THE FRONT DOOR, WHICH IS TOPPED BY A SINGLE LIGHT HORIZONTAL TRANSOM WINDOW. THE
ADDITIONAL DEFINING ELEMENTS

FOUR PORCH PILLARS ARE EACH FLANKED WITH LATTICE WORK AT THEIR CAPITALS. THE SYMMETRICAL FACADE HAS TALL DOUBLE
ADDITIONAL DEFINING ELEMENTS

HUNG WINDOWS TO EACH SIDE OF THE DOOR. A SINGLE ANTIQUE PORCH LIGHT IS AT THE CENTER OF THE PORCH, IN FRONT OF
ADDITIONAL DEFINING ELEMENTS

THE DOOR. THERE ARE TWO SETS OF TWO TALL DOUBLE HUNG WINDOWS ON THE NORTH SIDE OF THE HOUSE AND TWO
ADDITIONAL DEFINING ELEMENTS

SINGLE TALL DOUBLE HUNG WINDOWS ON THE SOUTH SIDE OF THE HOUSE, BOTH SIDES BEING SYMMETRICAL ALONG
ADDITIONAL DEFINING ELEMENTS

THE FACADES. THERE IS A SIMPLE CORNICE AT THE ROOFLINE WITH A PARTIAL RETURN ON THE CORNICE AT THE BASE
ADDITIONAL DEFINING ELEMENTS

OF THE PEDIMENTS ON THE SIDE GABLES. THE CONSTRUCTION IS THE OPEN "BALLOON TYPE" WHICH WAS REVEALED
ADDITIONAL DEFINING ELEMENTS

AT THE TIME THE HOUSE WAS BEING PREPARED FOR ITS MOVE TO GARVANZA.
ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF THERE IS A RANCH STYLE HOUSE BUILT IN 1940 AT THE FRONT OF THE LOT.
IDENTIFY GARAGE, GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE DOUGLAS FIR FLOORING, KNEE HIGH WAINSCOTING, EARLY HARD-
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

WARE FOR DOORS (SOME ORIGINAL TO HOUSE) AND WINDOWS, WOOD AND TILE FIREPLACE MANTEL (ADDED TO REPLACE
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

LOST ORIGINAL), ORIGINAL CABINETRY AND VINTAGE ARTISTIC DOOR AND WINDOW FRAMES.
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 JOHN A. DONNELLY HOUSE IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT
GOthic 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 JOHN A. DONNELLY HOUSE WAS BUILT IN C1864
NAME OF PROPOSED MONUMENT YEAR BUILT
GOthic REVIVAL ARCHITECTURE WAS IMPORTANT TO THE
NAME OF FIRST OR OTHER SIGNIFICANT OWNER

DEVELOPMENT OF LOS ANGELES BECAUSE THE JOHN A. DONNELLY HOUSE IS ONE OF THE VERY EARLIEST EXTANT FRAME DWELLINGS IN THE CITY OF LOS ANGELES. THE HOUSE WAS NEARLY LOST TO DEVELOPMENT IN 2008, AS IT HAD BEEN SUBSTANTIALLY ALTERED WITH STUCCO AND ALUMINUM WINDOWS IN 1986. IT HAD BEEN DOCUMENTED IN A 1982 HISTORIC RESOURCES SURVEY THAT HAD BEEN CONDUCTED BY ROGER HATHAWAY FOR THE CHINATOWN COMMUNITY REDEVELOPMENT AGENCY, WHICH PRODUCED TWO PHOTOS OF THE HOUSE PRIOR TO ITS ALTERATION. THESE PHOTOS, ALONG WITH THE REMAINING VISIBLE HISTORIC FABRIC, REVEALED THAT THE HOUSE WAS A SIMPLE GOthic REVIVAL COTTAGE THAT APPEARED TO PREDATE 1886, WHICH WAS THE DATE THAT THE COUNTY OF LOS ANGELES SHOWED FOR IT ON THE ASSESSORS ROLL. AMONG VISIBLE ORIGINAL FEATURES WERE THE ROOFLINE AND CORNICE, FRONT GABLE WITH ITS ORIGINAL ATTIC VENT, THE PORCH MASSING AND ROOFLINE, THE ORIGINAL TRANSOM WINDOW ABOVE THE FRONT DOOR, ORIGINAL DINING ROOM WAINSCOTING IN SOME AREAS, ORIGINAL CABINETRY THAT HAD BEEN RELOCATED TO AN 1890S VINTAGE ADDITION AT THE REAR AND SOME OF THE ORIGINAL INTERIOR DOORS AND DOOR HARDWARE. THE ORIGINAL PORTION OF THE HOUSE, WHICH CONSISTED OF FOUR ROOMS (FIVE BEFORE THE ADDITION WAS BUILT) HAS 11 FOOT CEILINGS. THE STYLE OF THE HOUSE, ALONG WITH THE VISIBLE CHARACTER DEFINING FEATURES, INDICATED THAT THE HOUSE DATED BACK AT LEAST TO THE 1870S, MAKING

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET
CONTINUED

IT A RARE EXAMPLE OF LOS ANGELES "PRE-BOOM" HOUSING, IN OTHER WORDS, HOUSING THAT WAS CONSTRUCTED PRIOR TO THE GREAT REAL ESTATE BOOM OF 1885-88, WHEN THE POPULATION OF THE CITY GREW AT A PHENOMENAL RATE. THE WEST ROSAS TRACT, IN WHICH THE HOUSE SAT AT 829 W. BARTLETT STREET, HAD BEEN SUBDIVIDED IN 1882 BY FORMER LOS ANGELES MAYOR PRUDENT BEAUDRY. IT APPEARED THAT THE HOUSE HAD BEEN MOVED ONTO THAT LOT AT SOME POINT. BEAUDRY STILL OWNED THE LOT WHEN JOHN A. DONNELLY, THE SON OF IRISH IMMIGRANTS, AND HIS FAMILY FIRST APPEAR AT THE SITE (THEN LISTED AS 122 DEEPWATER STREET) IN THE LOS ANGELES CITY DIRECTORY, IN 1886. BEAUDRY DEEDED THE LOT TO DONNELLY ON NOVEMBER 25, 1889. A MORE COMPLETE HISTORY OF DONNELLY, WHO WORKED AS A METAL FABRICATOR OF THE BAKER IRON WORKS, AND THE HOMES SUBSEQUENT OWNERS IN THE REPORT THAT WAS PREPARED FOR THE CRA, WHICH DOCUMENTS THE EVOLUTION OF THE AREA TO CROATIAN, SERBIAN AND OTHER SLAVIC IMMIGRANTS TO THE PRESENT CHINESE COMMUNITY. THE DONNELLY HOUSE WAS A PART OF BOTH OF THOSE DEMOGRAPHIC CHANGES. REALIZING THE POTENTIAL HISTORIC MERIT OF THE HOUSE, THE AUTHOR CONTACTED BRAD CHAMBERS, WHO HAD PREVIOUSLY MOVED AN 1885 VINTAGE TWO-STORY HOUSE FROM CHINATOWN TO THE COMMUNITY OF GARVANZA. EARLIER, CHAMBERS HAD WORKED TO MOVE A VICTORIAN HOUSE FROM CESAR CHAVEZ AVENUE, WHERE THE ORSINI APARTMENTS NOW STAND, BUT IT HAD BEEN DEMOLISHED "ACCIDENTLY". CHAMBERS REVIEWED THE REPORT AND VIEWED THE TWO HATHAWAY PHOTOS. WORKING WITH THE HOME'S OWNER, HE SENT A CREW TO THE SITE AND HAD THE STUCCO REMOVED, REVEALING THE ORIGINAL SIDING AND OTHER EXTERIOR DETAILING THAT HAD BEEN COVERED OVER. VINTAGE WINDOWS THAT CHAMBERS HAD ACQUIRED OVER THE YEARS, FIT INTO THE ORIGINAL OPENINGS, WHICH WERE ALSO REVEALED WHEN THE STUCCO WAS REMOVED. THE HOUSE WAS FOUND TO BE CONSTRUCTED WITH SQUARE NAILS AND OTHER CLUES SUCH AS THE REMAINING HARDWARE BEING DATE STAMPED 1864, ALLOWING FOR TRANSPORT AND STORAGE OF THE HARDWARE, WHICH MAY NOT HAVE EVEN ARRIVED IN CALIFORNIA UNTIL AFTER THE CLOSE OF THE CIVIL WAR, THE TIME FRAME INDICATES THAT THE HOUSE WAS CONSTRUCTED BETWEEN 1866 AND 1869. THIS DATE FALLS RIGHT DURING THE PERIOD OF CONSTRUCTION OF MOST GOTHIC REVIVAL HOUSES. ACCORDING TO "A FIELD GUIDE OF AMERICAN HOUSES" BY VIRGINIA AN LEE MCALESTER, "MANY GOTHIC REVIVAL HOUSES WERE CONSTRUCTED BETWEEN 1840 AND 1870; EXAMPLES FROM THE 1870S ARE LESS FREQUENT. THE STYLE WAS NEVER QUITE AS POPULAR AS WERE HOUSES IN THE COMPETING GREEK REVIVAL OR ITALIANATE STYLES, YET SCATTERED EXAMPLES CAN STILL BE FOUND IN MOST AREAS OF THE COUNTY SETTLED BEFORE 1880." THE STYLE WAS BROUGHT TO LOS ANGELES BY THOSE WHO WERE FAMILIAR WITH IT IN OTHER PARTS OF THE

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET
CONTINUED

COUNTRY. IT ORIGINATED IN ENGLAND IN THE MID 18TH CENTURY AND WAS FIRST BROUGHT TO AMERICA BY THE ARCHITECT ALEXANDER JACKSON DAVIS IN BALTIMORE, MARYLAND, IN 1832. DAVIS AND OTHERS SUBSEQUENTLY PUBLISHED PLAN BOOKS OF THESE HOUSES, PROMOTING THEM AS COUNTRY HOUSES. THE DONNELLY HOUSE WAS PROBABLY BUILT FROM ONE OF THESE BOOKS. IT WAS A SMALL BASIC DWELLING WITH FINE DETAILING BUILT DURING A PERIOD WHEN LOS ANGELES WAS CONSIDERED A BACKWATER AREA BY MOST OF AMERICA. THE ORIGINAL LOCATION OF THE HOUSE HAS NOT BEEN DETERMINED, BUT MAY HAVE BEEN ALONG PEARL (NOW FIGUEROA) STREET, WHERE THE WEST ROSAS TRACT WAS SUBDIVIDED. RECORDS NOTE THAT PRUDENT BEAUDRY HAD TAKEN AN INTEREST IN ARCHITECTURE AND HAD DESIGNED A NUMBER OF HOUSES TO PROMOTE THE SALE IN SUBDIVISIONS OF THE LAND HE OWNED IN WHAT WAS THEN THE WESTERN PART OF LOS ANGELS, WHICH INCLUDED BUNKER HILL AND WHAT HE LATER SUBDIVIDED AS THE WEST ROSAS TRACT. ACCORDING TO AN EARLY BIOGRAPHY, "*PRUDENT BEAUDRY THEN DECIDED TO TAKE ALL OF HIS SAVINGS TO BUY VAST LANDS IN THE CHEAP, DESERT LOTS UPHILL OF LOS ANGELES, WHICH HAD THE QUALITY OF OFFERING OUTSTANDING SIGHT OF THE OCEAN... HE OWNED A GREAT DEAL OF REAL ESTATE IN DOWNTOWN LOS ANGELES MAINLY AROUND TEMPLE STREET, ARCADIA REGION, AND ON BELLEVUE ROAD. MOREOVER, BEAUDRY GOT INTERESTED IN ARCHITECTURE AND URBANISM, AND SO DECIDED TO GET INVOLVED IN TOWN AND COUNTRY PLANNING, NOTABLY BY PLANTING MANY NEW TREES AND MAKING PLANS OF LUXURIOUS MANSIONS AS WELL AS HUMBLE HOMES. THE QUALITY OF HIS WORK IS RAPIDLY RECOGNIZED, AND THE UPGRADED LANDS ARE SOLD WITH VERY LARGE PROFIT.*" THIS QUOTE INDICATES THAT IT IS POSSIBLE THE BEAUDRY DESIGNED THE SMALL COTTAGE, POSSIBLY AS A HOME FOR ONE OF HIS WORKERS ON THE FARM LAND. THE ATTENTION TO DETAIL IN ITS DESIGN SHOWS THAT IT WAS NOT JUST A SIMPLE HOME, BUILT QUICKLY TO PROVIDE SHELTER. THE FACT THE CRIPPLE WALL WAS FROM A DIFFERENT BATCH OF WOOD FROM THE WALLS (REVEALED WHEN IT WAS BEING PREPARED FOR THE MOVE TO GARVANZA) CONFIRMED THE THEORY THAT THE HOUSE HAD BEEN MOVED AROUND 1886. IT MAY NOT HAVE BEEN MOVED FAR AS IT PROBABLY SERVED AS A FARMHOUSE IN THE AREA TO THE WEST OF THE MAIN PART OF THE TOWN, AS IT EXISTED PRIOR TO THE GREAT LAND BOOM. HOUSES WERE MOVED FREQUENTLY, AS IT WAS CHEAPER TO MOVE THAN TO BUILD IF THE STRUCTURE WAS IN GOOD SHAPE. TODAY THESE MOVES TAKE MUCH MORE EFFORT, AS THE PROCESS OF DOING IT IS MUCH MORE COMPLICATED AND TIME CONSUMING. WHILE THE MOVE IN THE 1880S PROBABLY TOOK A COUPLE OF WEEKS AT THE MOST FROM PREPARING THE HOUSE AT ITS ORIGINAL SITE TO PUTTING IT ON ITS NEW FOUNDATION AFTER THE MOVE, IT TOOK OVER TWO YEARS TO PREPARE FOR AND COMPLETE THE RECENT MOVE. THE ROUTE OF THE MOVE HAD TO BE COMPLETELY MAPPED OUT AND

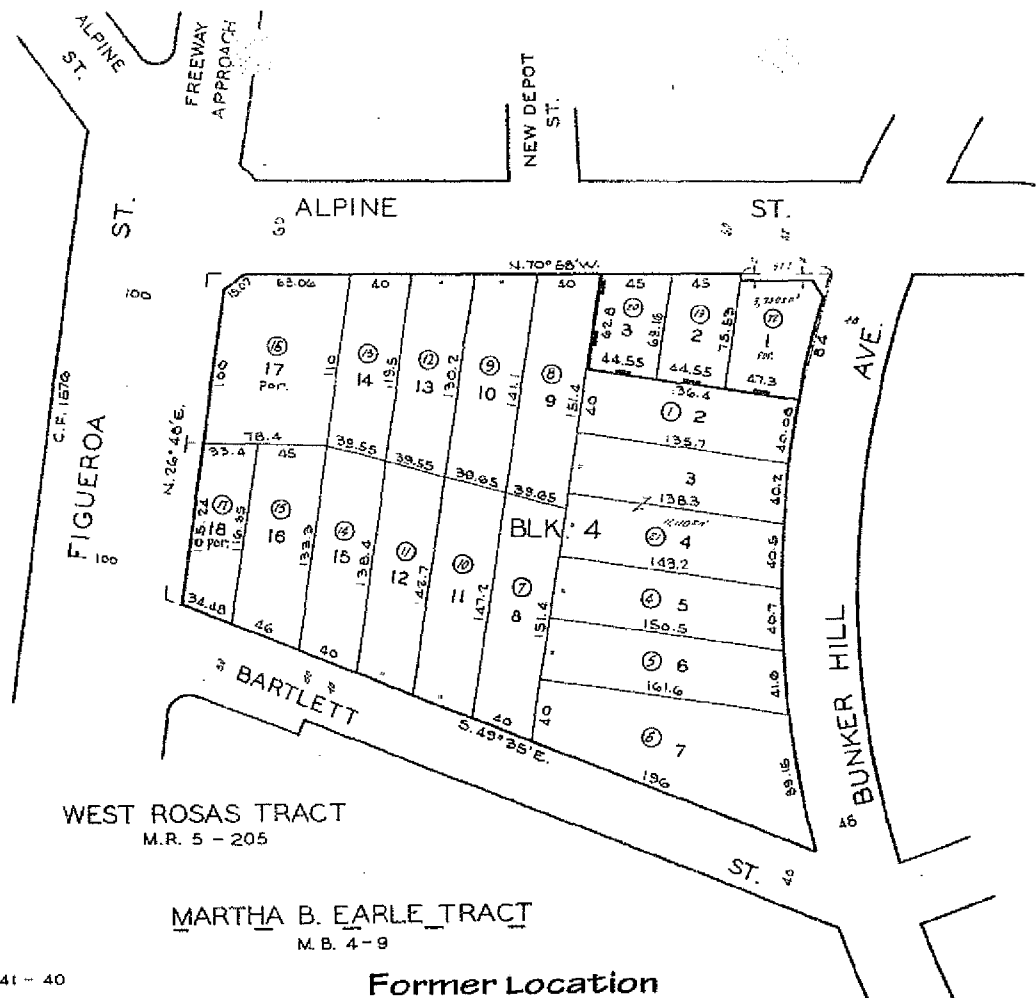
CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET
CONTINUED

PREPARED AND THE ROOF HAD TO BE REMOVED TO ALLOW FOR CLEARANCES. THE ORIGINAL HOUSE WAS SEPARATED FROM THE 1890S ADDITION, WHICH WAS LEFT BEHIND AND LATER DEMOLISHED. ONCE AT ITS NEW SITE, THE HOUSE HAD TO BE LIFTED BY A 100 FOOT CRANE ONTO ITS NEW PERCH ON A HILLSIDE ACROSS AVENUE 64 FROM THE CHURCH OF THE ANGELS. AN INTERESTING NOTE IS THAT THE LAND IT WAS MOVED TO WAS ALSO OWNED BY PRUDENT BEAUDRY IN 1886. ONCE ON ITS NEW FOUNDATION, THE DONNELLY HOUSE WAS METICULOUSLY RESTORED TO ITS ORIGINAL DESIGN AND STANDS TODAY AS AN EXAMPLE OF ONE OF THE OLDEST AND RAREST FRAME HOUSES IN THE CITY OF LOS ANGELES. ONE MORE THREAT CAME TO THE DONNELLY HOUSE IN 2012 WHEN CALTRANS PROPOSED CONVERTING AVENUE 64 TO A SIX LANE HIGHWAY AS PART OF THE H-2 ALTERNATIVE FOR THE SR-710 PROJECT. FORTUNATELY, MASSIVE COMMUNITY OPPOSITION FORCED THAT ALTERNATIVE TO BE ABANDONED IN AUGUST OF 2012. THE JOHN A. DONNELLY HOUSE IS BOTH A RARE EXAMPLE OF GOTHIC REVIVAL "PRE-BOOM" HOUSING IN LOS ANGELES AND IS ALSO IMPORTANT AS A UNIQUE GLIMPSE INTO THE EARLY DEVELOPMENT OF THE AREA. IT IS ALSO ONE OF THE FEW REMAINING STRUCTURES THAT WAS ASSOCIATED WITH PRUDENT BEAUDRY, ONE OF THE CITY'S MOST IMPORTANT EARLY PIONEERS. AS NOTED EARLIER, A MORE DETAILED REPORT IS INCLUDED WITH THE APPLICATION THAT DOCUMENTS THE SAGA OF THIS RARE PIECE OF LOCAL HISTORY.

5407 5
SCALE 1" = 60'

1990

REVISED
11/1/85
7700-0121
81120
11/17/2006/01-11



WEST ROSAS TRACT
M.R. 5 - 205

MARTHA B. EARLE TRACT
M.B. 4-9

Former Location

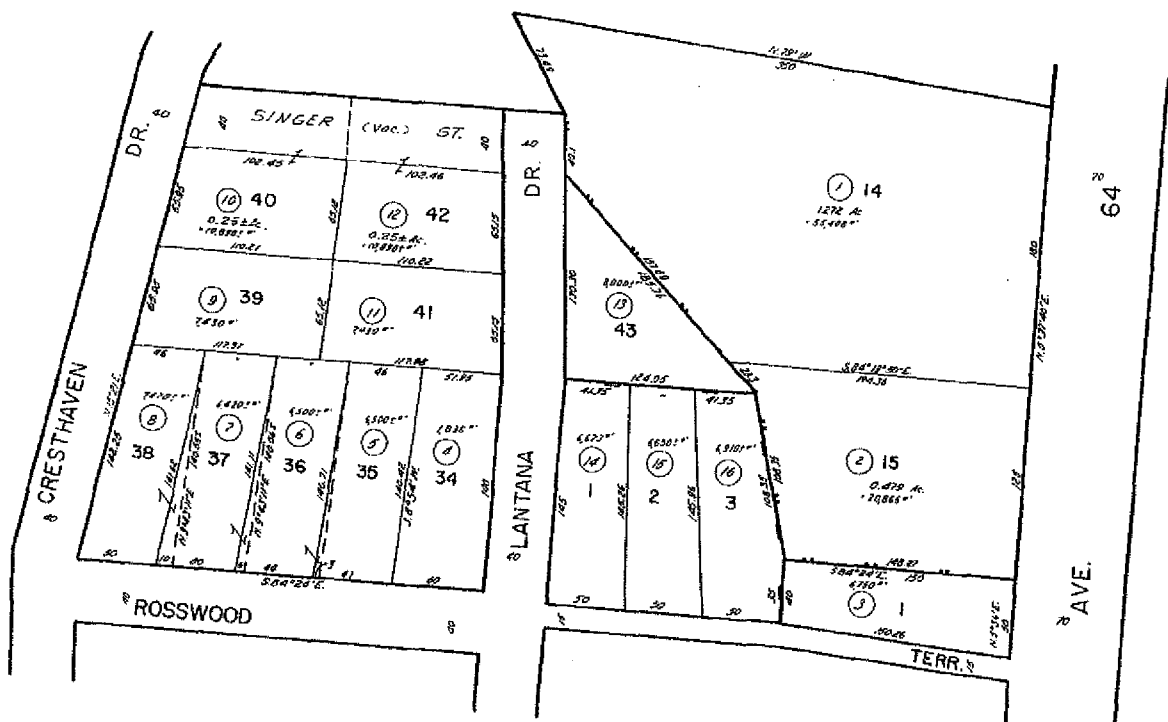
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

CODE
46

FOR PREV. ASSMT. SEE: 41 - 40

REVISED
7/10/2005

5483 5
SCALE 1" = 60'



SAN RAFAEL TERRACE TRACT
M.B. 9-103

TRACT NO. 134
M.B. 13-96

CHEVIOTDALE TRACT
M.B. 14-174

Present Location

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

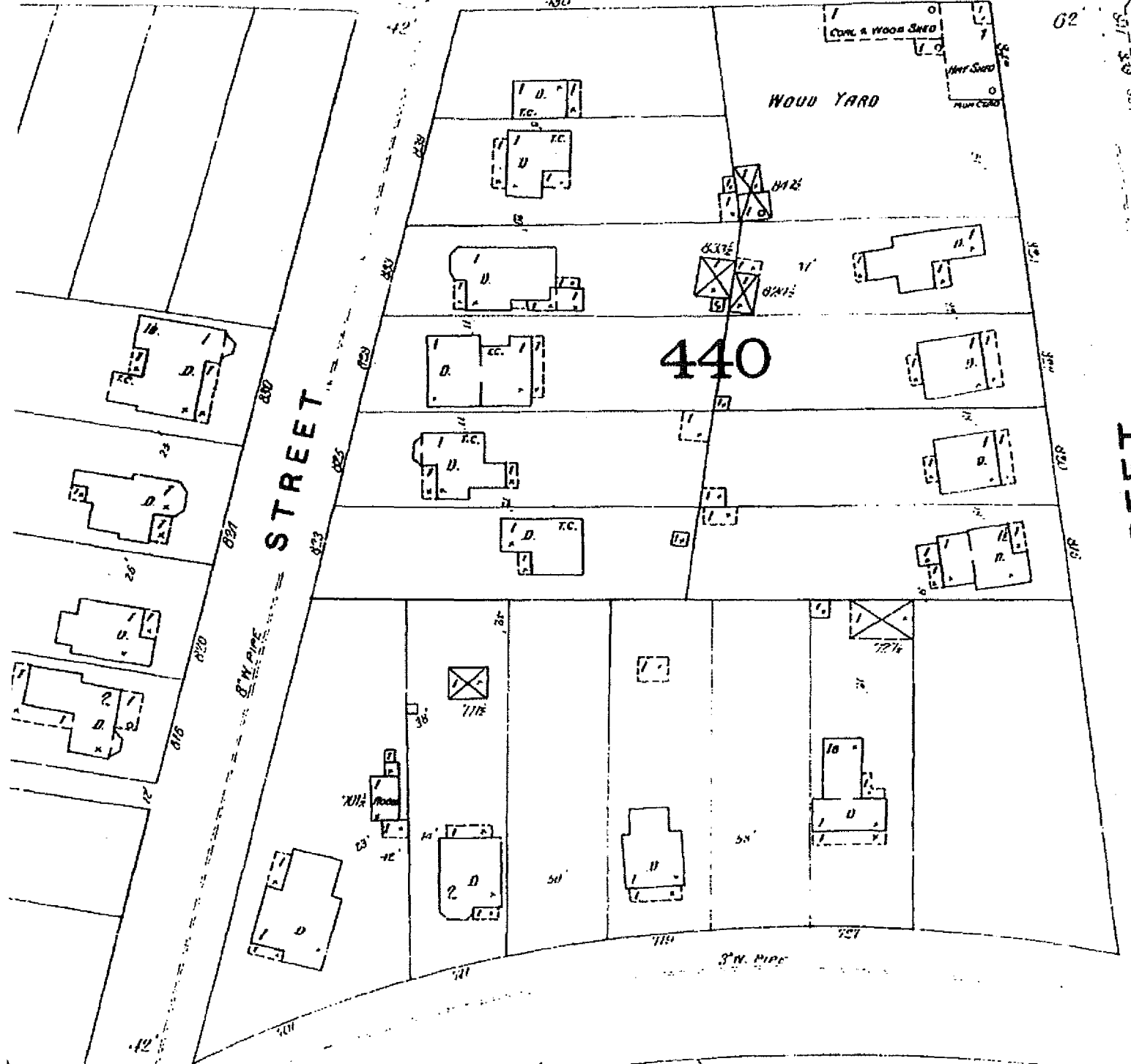
CODE
4

FOR PREV. ASSMT. SEE: 556-3, 8 & 9

TH PEARL

16" W. PIPE

363



440

STREET

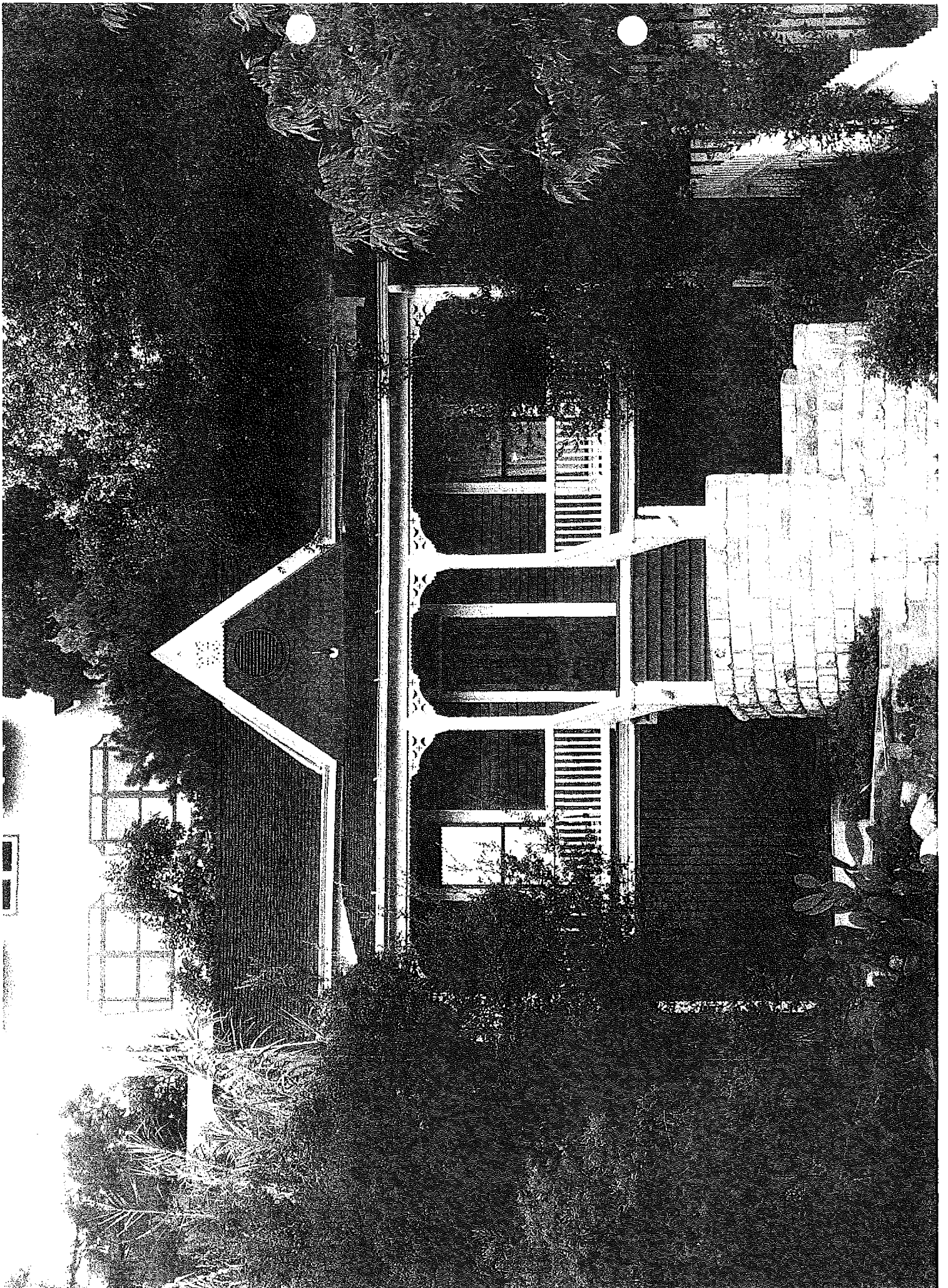
STREET

WOOD YARD

3" W. PIPE

379

444



| | | | | |
|--------------|------------|----------|-----------|-----------|
| HABS _____ | HAER _____ | NR _____ | SHL _____ | Loc _____ |
| UTM: A _____ | | B _____ | | |
| C _____ | | D _____ | | |

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____
2. Historic name: JOHN A. DONNELLY RESIDENCE
3. Street or rural address: 833 Bartlett St.
- City Los Angeles Zip 90012 County Los Angeles
4. Parcel number: West ROSAS Tract, Block 4, Lot 12, Parcel 11
5. Present Owner: Tom, Ho Hay and Hueng H. Address: 833 Bartlett St., A
- City Los Angeles Zip 90012 Ownership is: Public _____ Private X
6. Present Use: Residence Original use: Residence

DESCRIPTION

- 7a. Architectural style: Vernacular
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

A steeply pitched cross gable centered over the principal facade imparts an almost Carpenter Gothic flavor to this one-story cottage. The gable end, finished with fishscale shingles and a triangular panel in the apex, contains a circular vent. This vent and the molded eaking cornice and cornice return of the principal gable, are more Colonial Revival in derivation. The street facade is spanned by a shed-roofed porch. A stickwork railing and small, lacy, sawn brackets springing from plain posts detail the porch. A central entrance is flanked to either side by tall one-over-one sash set over wood panels. The house which is sheathed with overlap siding and rests on a vertically-skirted foundation, has been altered in the porch area and by an addition to the rear. A small setback filled with shrubs separates the house from the street of mixed era and scale homes and apartments.

Attach Photos Here

SEE ATTACHED PHOTOS

8. Construction date:
 Estimated 1886 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
 Frontage 30 Depth 110
 or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1982

13. Condition: Excellent ___ Good ___ Fair X Deteriorated ___ No longer in existence ___
14. Alterations: Porch area, windows, doors, rear addition
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Density built-up X
Residential X Industrial ___ Commercial ___ Other: ___
16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: Structure to rear

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The structure located at 829 Bartlett Street was built for residential use about 1886. The property lies in the West Rosas Tract which was surveyed at the request of Prudent Beaudry in January 1883. Prudent Beaudry was an important landowner and real estate developer also responsible for the development of the Park and Rosas Tracts in this same area. The tract was important in the early development and settlement patterns of the area now known as Chinatown. The 1888 Dakin Insurance Company Map of the City of Los Angeles clearly depicts the structure in question, identifying it as 122 Deepwater Street. Deepwater was the original name of Bartlett Street until the change occurred in 1887. The first known resident of the structure in question was John A. Donnelly. Mr. Donnelly relocated from his residence at 412 East First Street to this site during the year 1886. This suggests that construction occurred just prior to this move, in the same year. John A. Donnelly was employed by Baker Iron Works, later Keystone Iron Works, in his professional capacity, as a molder. He continued to reside at this address until well into the next century. He contracted E. W. Wilson to erect the rear structure on April 8, 1910. The address underwent further change

(see cont. sheet #1)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture X Arts & Leisure ___
 Economic/Industrial ___ Exploration/Settlement ___
 Government ___ Military ___
 Religion ___ Social/Education ___
21. Sources (List books, documents, surveys, personal interviews and their dates).

SEE CONTINUATION SHEET #2

22. Date form prepared June 1982
 By (name) Roger G. Hatheway
 Organization R.G. Hatheway & Associates
 Address: 1633 Westwood Boulevard
 City Los Angeles, CA Zip 90024
 Phone: (213) 478-1176

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

NORTH

SEE ATTACHED MAPS

CONTINUATION SHEET #1

829 BARTLETT STREET

19. Significance (contd):

in 1890 from 122 to 829 Bartlett Street. Property improvements had an assessed value of \$300 at the turn of the century. The structure is significant for its age and as a stylistic and representative example of residential architecture in Los Angeles during this time period.

Continuation Sheet #2

829 BARTLETT STREET

21. Sources

Building Permits, City of Los Angeles

1910 #2860.

Land Use Planning and Management System Files (LUPAMS),
City of Los Angeles

#5407-005-011

City Directories, City of Los Angeles

1886-1897.

Deeds, County of Los Angeles

Assessment Records, County of Los Angeles

Book 5407, page 5.

Surveyor's Map Books, County of Los Angeles

1900-1909, Book 41, page 43.

Assessor's Research Library Files, County of Los Angeles

Public Library Archives, City of Los Angeles

Los Angeles Times Index

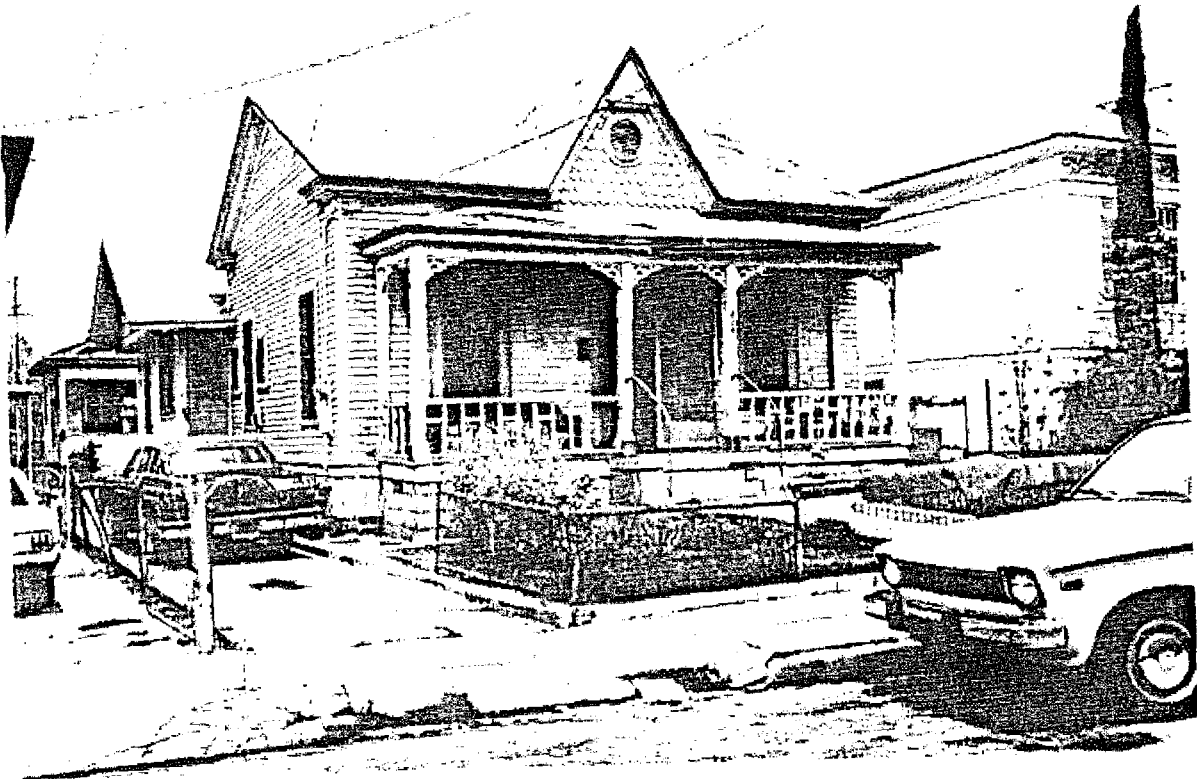
Museum Archives, County of Los Angeles

Map of the City of Los Angeles Vol. II. Dakin Publishing
Company, San Francisco, 1888, p. 47.

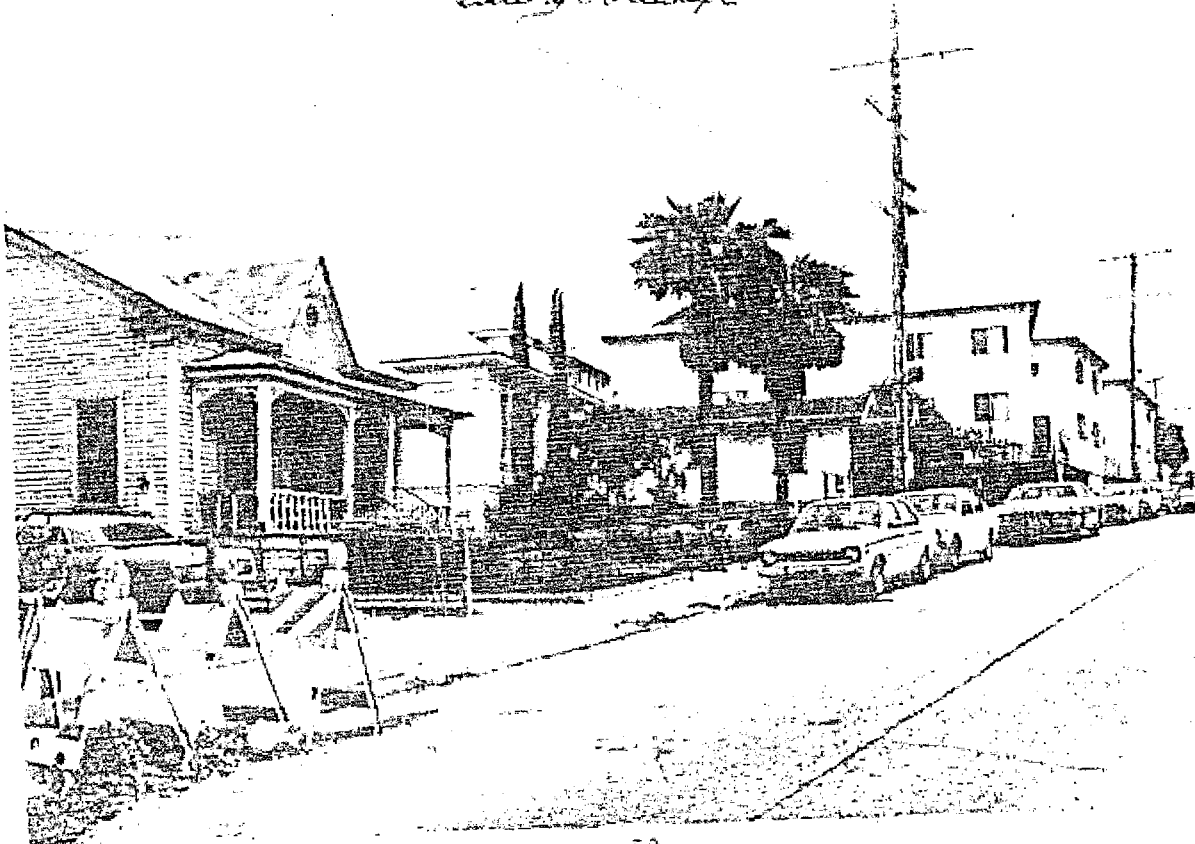
Miscellaneous Records, County of Los Angeles

Book 5, page 205.

*John A. Donnelly Residence
327 Bartlett Street*



*View
Facing Street*





Prudent Beaudry

Prudent Beaudry

From Wikipedia, the free encyclopedia

Prudent Beaudry (1818–1893) served as the 13th Mayor of Los Angeles, California from 1874 to 1876. A native of Quebec, he was the second French Canadian, and third French American mayor of Los Angeles.

Contents

- 1 Early life
- 2 Los Angeles
- 3 Legacy
- 4 References

Early life

Prudent Beaudry was born into a wealthy French Canadian family [2] (<http://www.calarchives4u.com/biographies/losangeles/la-beau.htm>) . After studying in Montreal, he went to New York City to pursue graduate studies in business school. In the aftermath of the Rebellions of 1837 that shook the province of Quebec, he travelled in the United States and promoted the idea of annexing Canada to the United States. Around 1840, he settled in New Orleans where he gained additional experience in commercial activities. In 1842, he returned to Montreal and created an import-export business with his brothers. Because he was responsible for buying stock, Prudent Beaudry frequently needed to travel to Europe.

His younger brother Victor left for San Francisco at the height of the California Gold Rush, and convinced Prudent to join him so that they might take advantage of the burgeoning business opportunities to be found there. After selling his shares in the Montreal business to his older brothers, Prudent Beaudry moved to San Francisco and invested all \$26,000 of his share money in various enterprises targeting the needs of the Gold Rush miners.^[*citation needed*]

Los Angeles

Two fires and insufficient insurance left the retail enterprise with only \$1000 left of its stock. In 1853 Prudent moved alone to Los Angeles, and succeeded in regaining a respectable amount of floating capital. In 1854 Prudent decided to invest in capital assets in addition to his retail store. He bought different tracts of land, which constituted the "Beaudry Blocks." The rents he earned from his real estate assets yielded him \$1000 per month.

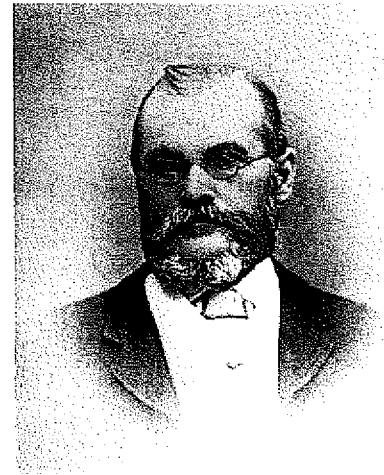
In 1855 after Victor rejoined him, Prudent Beaudry left for Europe in order to consult a Parisian ophthalmologist for eyesight problems. He rested in Montreal for five years, limiting his activity. In 1861, Victor received a lucrative offer to furnish the Army of the Potomac during the American Civil War. This offer obliged Prudent to return to Los Angeles and take charge again of his business. His profits by that time amounted to a few thousand dollars per year, a considerable amount for the time. Prudent Beaudry decided to invest in a silver mine, but this investment failed after the mine was completely destroyed when the Californian Natives retaliated against European massacres.

Prudent Beaudry then decided to use all his savings to buy cheap desert lots of land situated uphill from Los Angeles; these tracts featured outstanding views of the ocean. He also bought lands near the Sierra Nevada, and built an aqueduct in order to redirect several streams flowing from the mountains to his new lands. He owned a great deal of real estate in downtown Los Angeles, located for the most part around Temple Street, the Arcadia area, and on Bellevue Road. Beaudry also became interested in architecture and urbanization, and so decided to get involved in town and country planning. Notably, he planted many new trees and made plans for luxurious mansions as well as more modest housing. The quality of his work was rapidly recognized, and the upgraded lands were sold at a very high profit.

Beaudry was elected to three one-year terms in the Los Angeles Common Council, the governing body of the city—in 1871, 1872 and 1873.^[1]

In 1873 he became the first president of the Board of Trade of Los Angeles. In 1874 he became mayor of Los Angeles. Coincidentally

Prudent Beaudry



Portrait, 1884

| | |
|----------------------|----------------------------------|
| Born | 1818 Quebec, Canada |
| Died | 1893 Los Angeles, California |
| Resting place | Montreal |
| Known for | Mayor of Los Angeles, California |
| Term | 1874—1876 |
| Predecessor | James R. Toberman |
| Successor | Frederick A. MacDougal |

during this time, his brother Jean-Louis Beaudry was also mayor of Montreal.

Later in his life, Beaudry decided to get involved in exporting water; however, the failure of his partner bank ruined the project. Beaudry also invested in "cable cars" (tramways) for people traveling up and down the surrounding hills of Los Angeles. Most of his free time was dedicated to architecture.

He died in 1893 in Los Angeles. The *L.A. Times* praised him as one of the most visionary men in Los Angeles. Following his will, his body was brought back and buried in Montreal. Los Angeles County praised Beaudry in these words:

Prudent Beaudry has the record of having made in different lines five large fortunes, four of which, through the act of God, or by the duplicity of man, in whom he had trusted, have been lost; but even then he was not discouraged, but faced the world, even at an advanced age, like a lion at bay, and his reward he now enjoys in the shape of a large and assured fortune. Of such stuff are the men who fill great places, and who develop and make a country. To such men we of this later day owe much of the beauty and comfort that surround us, and to such we should look with admiration as models upon which to form rules of action in trying times.^[2]

Legacy

A street in downtown Los Angeles is named after him.

References

- ↑ [*Chronological Record of Los Angeles City Officials, 1850-1938*, compiled under direction of Municipal Reference Library, City Hall, Los Angeles (March 1938, reprinted 1966). "Prepared ... as a report on Project No. SA 3123-5703-6077-8121-9900 conducted under the auspices of the Works Progress Administration."
- ↑ [1] (<http://www.calarchives4u.com/biographies/losangeles/la-beau.htm>)
 - Antoine Bernard, *Nos pionniers de l'Ouest*, Presses de la survivance française de l'Université Laval, 1992.
 - Joseph Tassé, *Des Canadiens de l'Ouest*, Compagnie d'imprimerie canadienne, 1878.
 - Collective, History of Los Angeles County, retrieved on 01-29-2008, <http://www.calarchives4u.com/biographies/losangeles/la-beau.htm>

Preceded by
James R. Toberman

Mayor of Los Angeles, California
1874—1876

Succeeded by
Frederick A. MacDougal

Retrieved from "http://en.wikipedia.org/w/index.php?title=Prudent_Beaudry&oldid=516186784"

Categories: 1818 births 1893 deaths Mayors of Los Angeles, California Canadian emigrants to the United States American people of French-Canadian descent

Navigation menu

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BUSY LIFE ENDED

The Death of ex-Mayor Prudent Beaudry.

He Passes Away After Only a Week's Illness.

Identified With Los Angeles for Thirty Years.

And Connected With Every Movement for the Growth and Prosperity of the City—Biographical Sketch.

Ex-Mayor Prudent Beaudry died last evening at 8 o'clock, at his residence, No. 607 Temple street, after a short illness. Up to a week ago Mr. Beaudry had always enjoyed robust health, and, notwithstanding his advanced age—he having already passed the allotted three score and ten years, there was nothing to indicate that the end was so



Hon. Prudent Beaudry.

near. About a week ago he was suddenly taken with a paralytic attack, and from the first his case was regarded as hopeless. Everything that medical science could suggest was tried, but without avail, and, despite the efforts of his physicians, he rapidly grew worse, and finally passed away, as stated above, last evening.

In the death of ex-Mayor Prudent Beaudry the city loses another of the rapidly diminishing band of pioneers, who, by their energy and perseverance, have built Los Angeles from a small Spanish hamlet to her present metropolitan position.

Mr. Beaudry has been actively identified with the growth of Los Angeles since 1857, during which time he has been untiring in his endeavors to aid in developing her resources, and has never flagged in his belief in the future greatness of his adopted home.

By birth he was a native of Canada, being born in 1819 at St. Anne des Falaises, Province of Quebec.

He began his active business career in Montreal at an early age, and in the way of business visited Europe several times. Though quite successful, his ambition was early attracted by the reports that came to him from the Pacific Coast, and in 1850 he closed out his interests in Canada, and ever since has been identified with this country.

For a time he conducted business in San Francisco and Marysville, but a disastrous fire swept away all his accumulations. In 1852 he came to Los Angeles, and at once entered upon a business career that has identified him with the material interests of this city. Until 1867 he was engaged in mercantile pursuits; and then, becoming interested in real estate, he devoted all his attention to that branch of business.

His operations were largely in the hilly portion of the city; and it is to his faith and expenditure of money that was due the early settlement of this section.

He was always in the advance upon questions of municipal improvement, and was one of the organizers of the City Water works. Later on he built and for many years conducted a special system for supplying the hills with water.

In opening and grading streets he was indefatigable.

In 1875 he, together with Hon. B. D. Wilson and F. P. K. Temple, organized a corporation and laid out the present colonies of Pasadena and Alhambra, bringing out the water onto the then arid plains.

On account of the financial crisis that occurred in 1876, and to the failure of Mr. Temple, his partner, and, as a result, Mr. Beaudry was seriously crippled financially.

His faith in the outcome of Los Angeles never faltered, and, after some years, he was again in a prosperous condition.

In 1888 he, with his brother Victor, became the main movers in the construction of the Temple street cable road. In all ways he has acted as a pioneer in developing the hill section of the city.

Politically Mr. Beaudry has been a consistent Democrat. From 1871 to 1872 he served the city as "Comptroller," and was then elected Mayor in a very heated contest, in which there were four candidates.

In his official capacity he was noted for his fastidious honesty and active advocacy of all measures looking to the benefit of the city. He served as Mayor for two terms.

Of late years he has withdrawn from active business operations, and until quite recently was in the enjoyment of excellent health.

Mr. Beaudry was never married, and his relatives are all reside in Canada. Mrs. Hugh Gilman, Miss Trudel and Albert Trudel, being the only representatives of the family in California.

Only those who have lived in Los Angeles many years can form an idea of how great a debt the city owes to this unobtrusive, quietly-generous man.

His wealth was always kept occupied in developing new enterprises, and this was diffused among the poorer people. His philanthropy was of that best kind—he furnished work whereby a man could earn his livelihood.

Building Permit History
869 Bartlett Street
Chinatown
and
1121 N. Avenue 64
Garvanza

- c1867: Construction of a 1-story 4-room dwelling at unknown location, probably within the land West of the Plaza purchased by Prudent Beaudry in 1867.
Owner: Prudent Beaudry
Architect: Prudent Beaudry (attributed)
Contractor: Unknown
Cost: \$100.00 (based on cost of similar construction at time)
- c1886: Moving of 1-story 4-room frame dwelling to 122 Deepwater Street, onto Lot 12, Block 4 of West Rosas Tract. (City did not start issuing building permits until 1888. None are on file at Building and Safety issued prior to 1905. Street name was changed to Bartlett in 1888. Street number changed to 829 Bartlett in 1891.)
Owner: Prudent Beaudry
Architect: Unknown
Contractor: Unknown
Cost: Unknown
- c1892-1900: Building Permit No. ????? to construct a 1-story 2-room frame rear addition. (Permit not available at Building and Safety. A search of the records in the Builder and Contractor failed to find the permit. but there is no indexing.) The addition was left behind and demolished when the house was moved in 2009.
Owner: John A. Donnelly
Architect: Unknown
Contractor: Dan V. Rados (Based on name found in concrete walkway on site.)
Cost: \$150.00 (Based on costs for similar work at the time.)

- April 8, 1910: Building Permit No. 2860 to construct a 1-story 4-room 24' X 26' frame residence at 829½ Bartlett Street (Rear house later demolished)
Owner, John Donnelly
Architect: None
Contractor; e. N. Wilson
Cost: \$550.00
- November 15, 1963: Building Permit No. LA52447 to comply with file X66720X. No structural changes to the house.
Owner: Mr. Vukoje
Architect: None
Contractor: Owner
Cost: 1500.00
- c 1984: Houses are covered with stucco and aluminum windows are installed with changes in size modifying all window openings. No permit issued.
Owner: Ne Hay and Heung H. Tom
Architect: None
Engineer:
Contractor: Unknown
Cost: Unknown
- October 21, 2004: Building Permit No. LA65765 to replace existing window on rear house. (Same size and location.)
Owner: Ne Hay and Heung H. Tom
Architect: None
Engineer: None
Contractor: Wah Sing Construction Company
Cost: \$301.00

- May 6, 2009: Building Permit No. LA37188 to demolish S.F.D. and relocate portion of it to 1125 N. Avenue 64 and convert to accessory living quarters.
Owner: Ne Hay and Heung H. Tom
Architect: None
Engineer: Michael Martin Orozco
Contractor: Owner
Cost: \$5,000.00
- May 6, 2009: Building Permit No. LA37190 to relocate portion of SFD from 829 Bartlett Street to 1125 N. Avenue 64 and convert to accessory living quarters. Remove a kitchen the kitchen, add a bathroom, convert existing bedroom to study room and den. Relocated windows and doors. Remove and replace all of windows. Add shear wall.
Owner: Bradford F. and Wendy M. Chambers
Architect: None
Engineer: Michael Martin Orozco
Contractor: Owner
Cost: \$30,000.00
- August 3, 2010: Building Permit No. LA53853 to construct a new front porch (4'6" X 27'2") addition to existing accessory living quarters, and new block wall (max 6ft height) per city standard.
Owner: Bradford F. and Wendy M. Chambers
Architect: None
Engineer: Michael Martin Orozco
Contractor: Owner
Cost: \$8,000.00

August 3, 2011:

Building Permit No. LA61225 to add front stairs and 6ft height block wall to existing one story accessory living quarters.

Owner: Bradford F. and Wendy M. Chambers

Architect: None

Engineer: Michael Martin Orozco

Contractor: Owner

Cost: \$2,000.00

WARD 2

PLANS and SPECIFICATIONS and other data must also be filed.

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for Erection of Frame Buildings

CLASS "D"

Application is hereby made to the Board of Public Works (Chief Inspector of Buildings) of the City of Los Angeles, for the approval of this detailed statement of specifications herewith submitted for the erection of the building herein described. All provisions of the Building Ordinances shall be complied with in the erection of said building, whether specified herein or not.

(SIGN HERE) E. N. Wilson

APR 8 - 1910

TAKE TO ROOM NO. 6 FIRST FLOOR

Lot No. 12

Block 4

West Pasadena Tract

ASSESSOR PLEASE VERIFY

District No. 6

M. B. page 8

F. B. page 105

TAKE TO ROOM NO. 14 THIRD FLOOR

ENGINEER PLEASE VERIFY

No. 229 - Bartlett St.

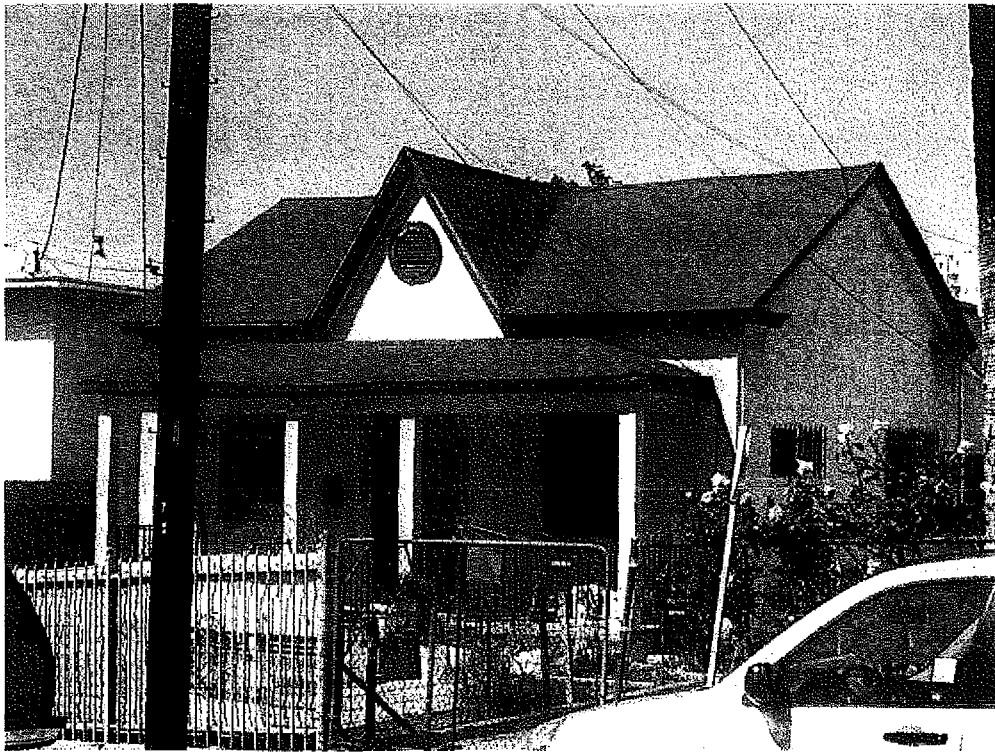
Street

1. PURPOSE OF BUILDING Transient Number of rooms 4
2. OWNER'S NAME John Donnelly
3. Owner's address 829 Bartlett St. City
4. Architect's name Wilson
5. CONTRACTOR'S NAME E. N. Wilson
6. Contractor's address 1129 E. 34th St.
7. ENTIRE COST OF PROPOSED BUILDING, \$ 550.00
8. Size of lot 40 x 142.7 Size of building 24 x 26
9. Will building be erected on front or rear of lot?
10. NUMBER OF STORIES IN HEIGHT One Height to highest point of roof 22 ft
11. Height of first floor joist above curb level, or surface 3 ft
12. Character of ground: rock, clay, sand, filled, etc. Solid Flats and Gravel
13. Of what material will FOUNDATION and cellar walls be built? Brick on Island
14. GIVE depth of FOUNDATION below the surface of ground 6 ft, 8 inches
15. GIVE dimensions of FOUNDATION and cellar wall FOOTINGS 12" Bricks
16. GIVE width of FOUNDATION and cellar walls at top 8 in
17. NUMBER and KIND of chimneys One Brick Number of flues One
18. Number of inlets to each flue 1 Interior size of flues 6 in x 8
19. Give sizes of following materials: MUDSILLS 2 x 6 Girders and stringers 2 x 4
 EXTERIOR STUDS 2 x 4 BEARING STUDS 2 x 4 Interior studs 2 x 3
 Ceiling joist 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
 SECOND FLOOR JOIST 2 x 4 Third floor joist 2 x 4 Fourth floor joist 2 x 4
20. Will the roof be peak, flat or mansard? Flat Material of roofing Shingles

PERMIT NO. 2860

Date APR 8 - 1910, 191

OVER



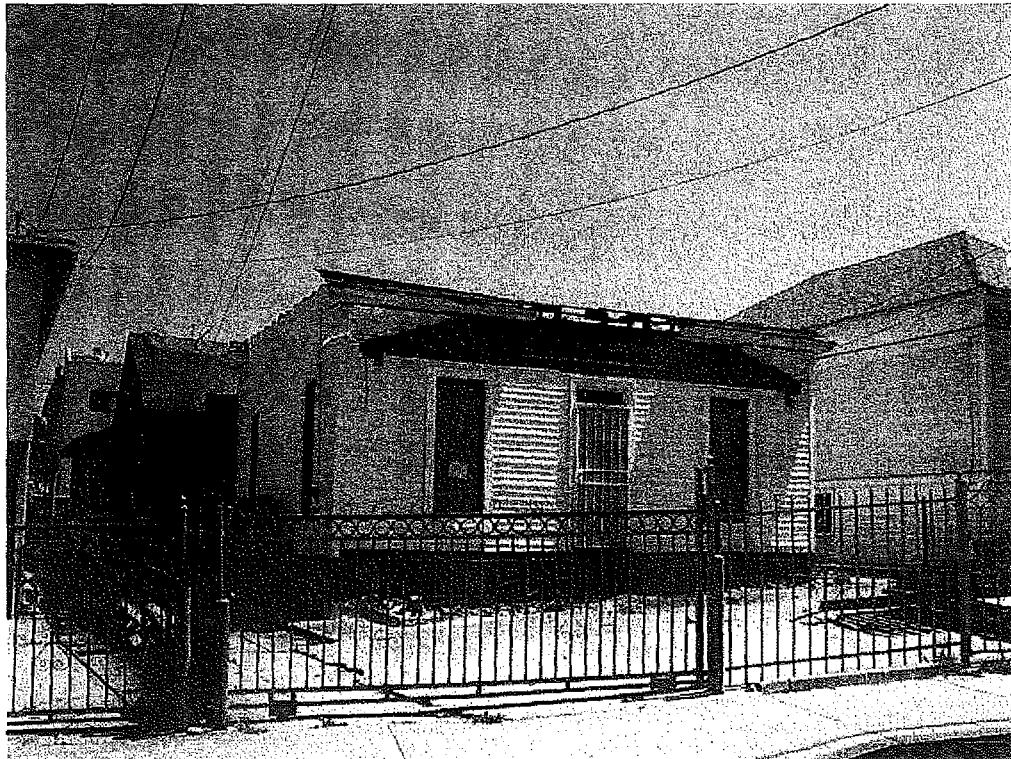
John A. Donnelly House in Chinatown, 829 W. Bartlett Street, April 18, 2008 (Photograph by Charles J. Fisher)



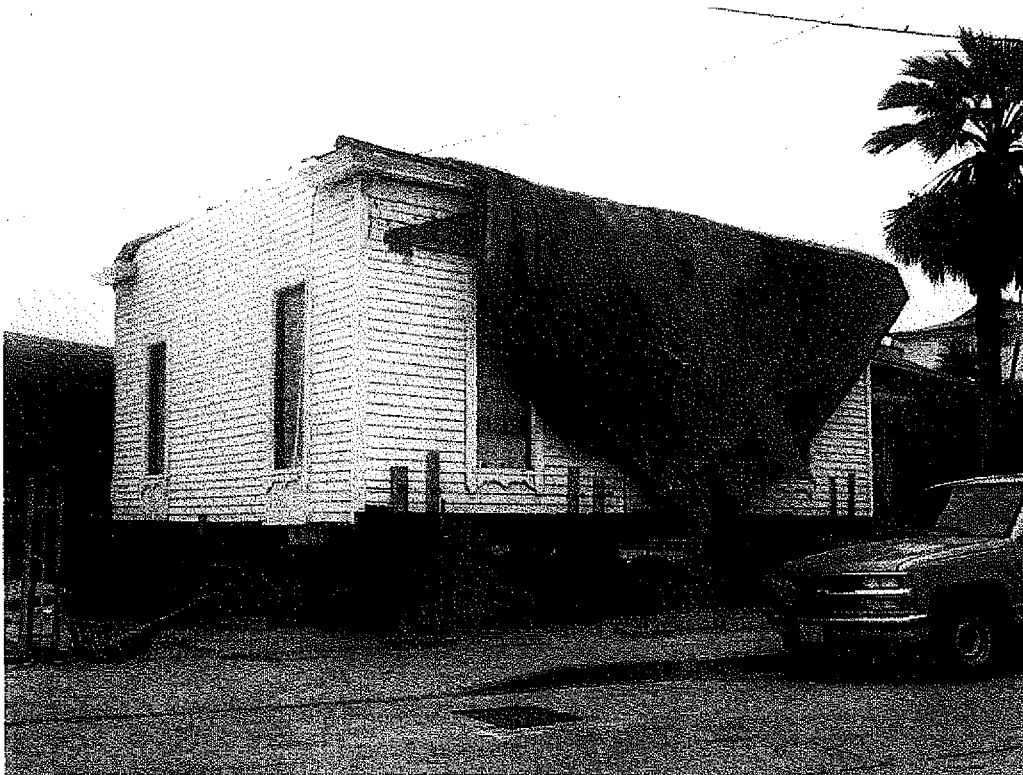
John A. Donnelly House, in Chinatown, 829 W. Bartlett Street, March 2, 2009 (Photograph by Charles J. Fisher)



John A. Donnelly House, in Chinatown, 829 W. Bartlett Street, March 20, 2009 (Photograph by Charles J. Fisher)



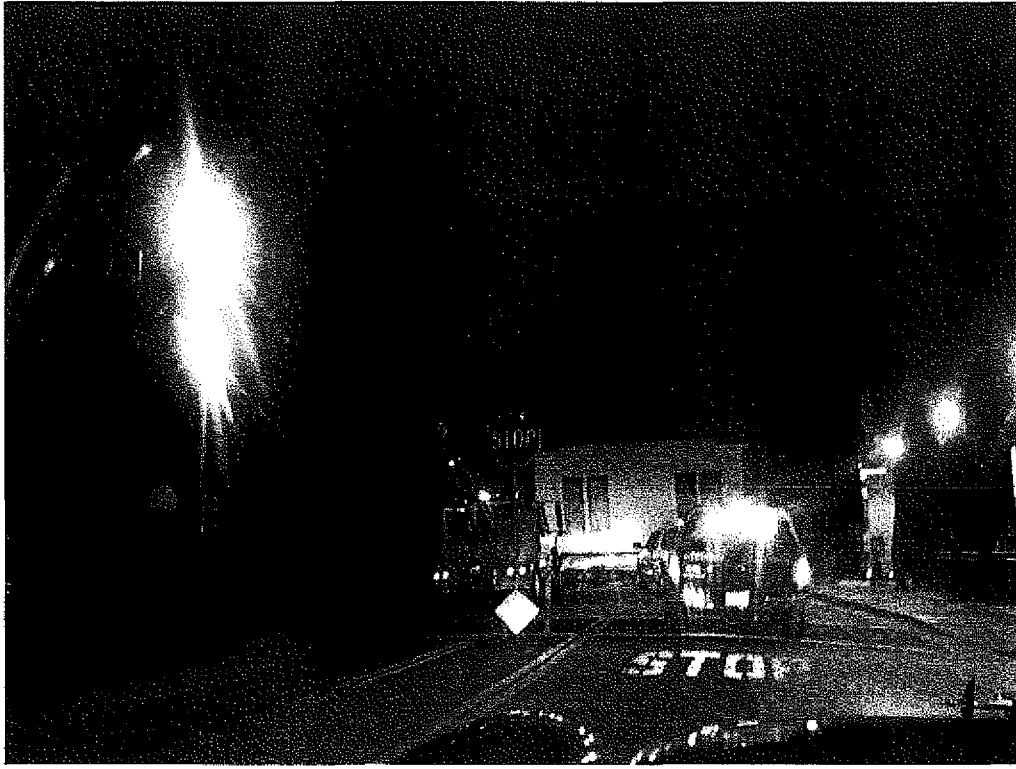
John A. Donnelly House in Chinatown, almost ready for move to Garvanza, 829 W. Bartlett Street, May 21, 2009 (Photograph by Charles J. Fisher)



*John A. Donnelly House in Chinatown, ready for move to Garvanza, 829 W. Bartlett Street, June 15, 2009
(Photograph by Charles J. Fisher)*



John A. Donnelly House starting move to Garvanza, 829 W. Bartlett Street, June 25, 2009 (Photograph by Charles Miller)



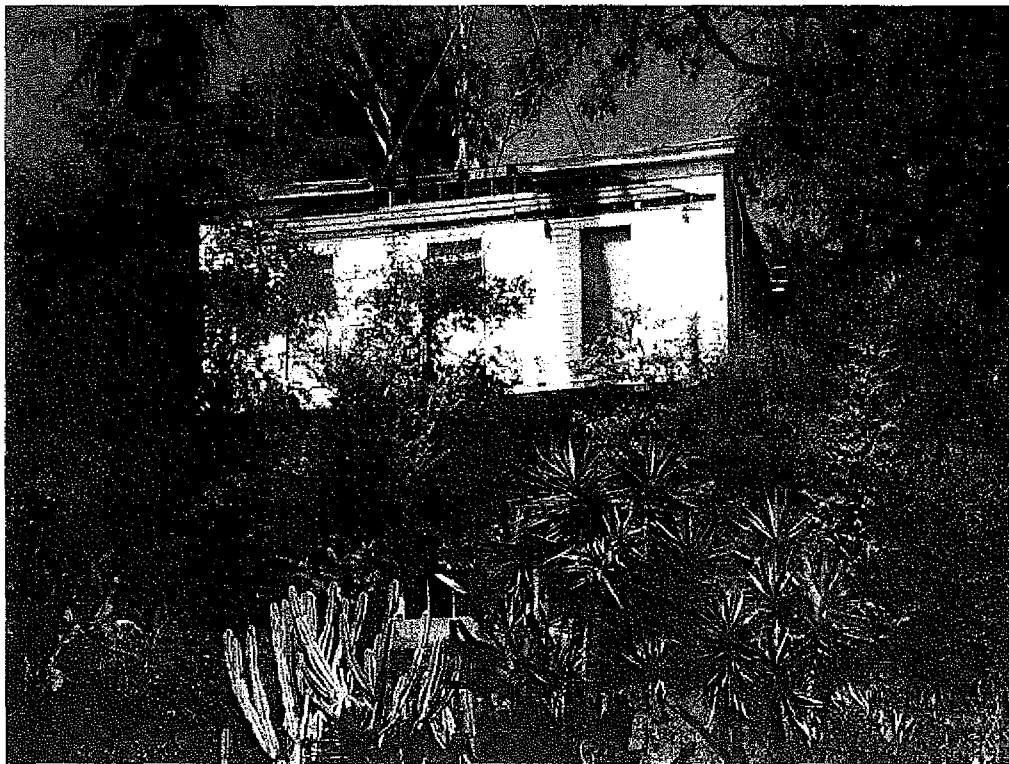
*John A. Donnelly House passes Southwest Museum on move to Garvanza, 829 W. Bartlett Street, June 26, 2009
(Photograph by Charles J. Fisher)*



John A. Donnelly House backed onto lot in Garvanza, 1121 N. Avenue 64, June 26, 2009 (Photograph by Charles J. Fisher)



John A. Donnelly House lifted up to foundation in Garvanza, 1121 N. Avenue 64, July 23, 2009 (Photograph by Charles J. Fisher)



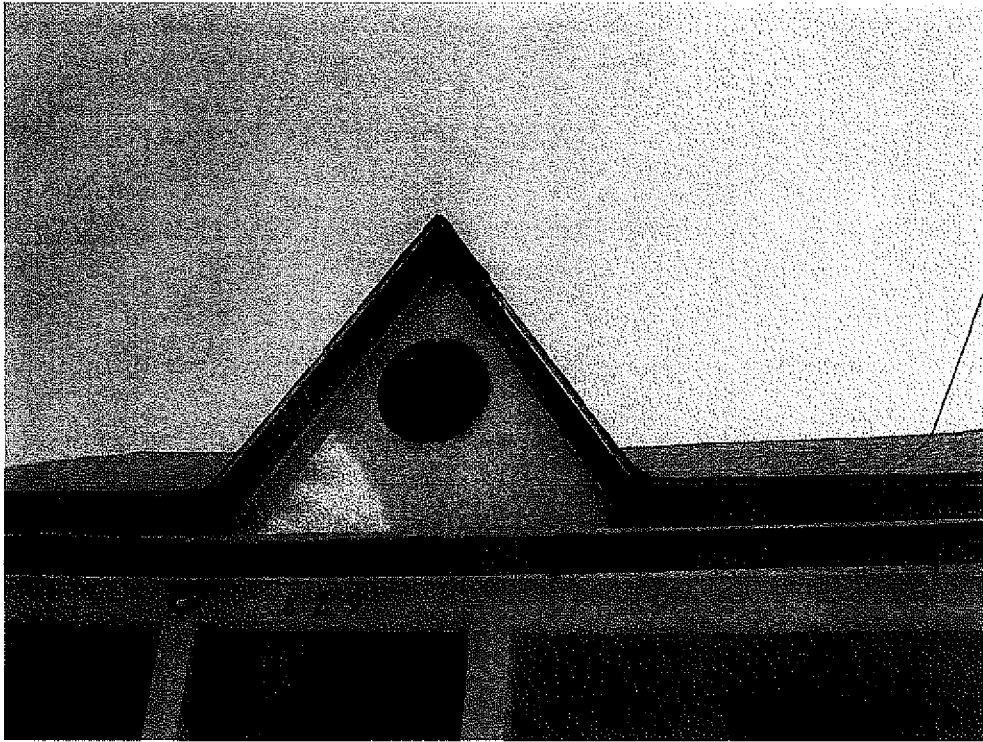
John A. Donnelly House lowered onto foundation in Garvanza, 1121 N. Avenue 64, July 23, 2009 (Photograph by Charles J. Fisher)



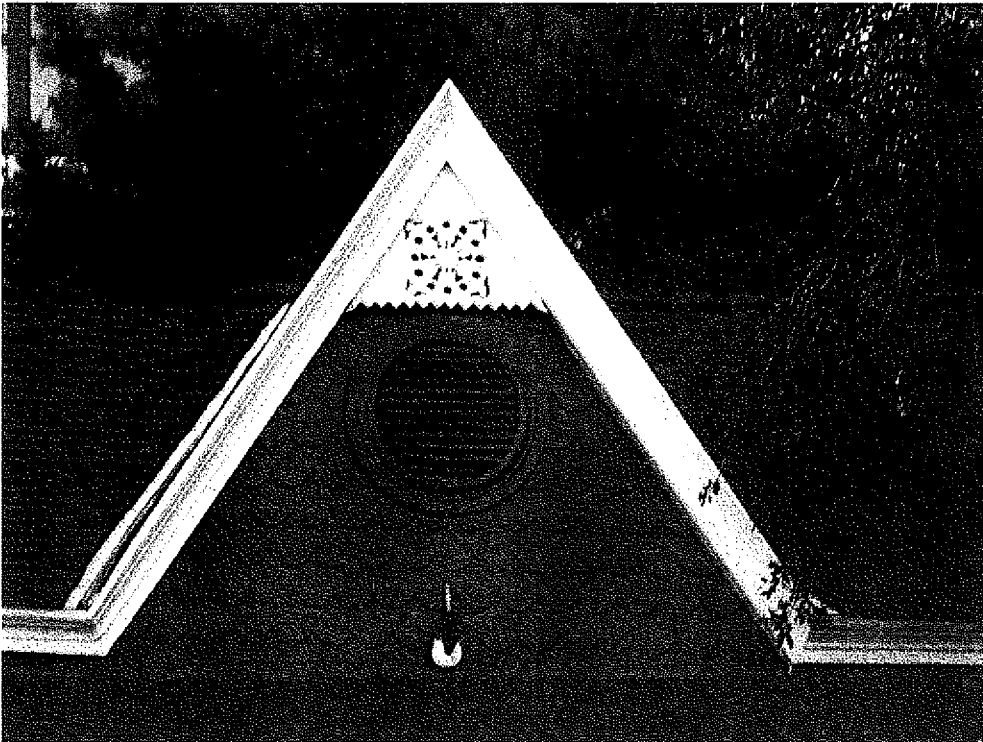
*John A. Donnelly House in Garvanza before stairs were oriented back to the front, 1121 N. Avenue 64, February 28, 2010
(Photograph by Charles J. Fisher)*



*John A. Donnelly House in Garvanza after stairs were oriented back to the front, 1121 N. Avenue 64, October 8, 2012
(Photograph by Charles J. Fisher)*



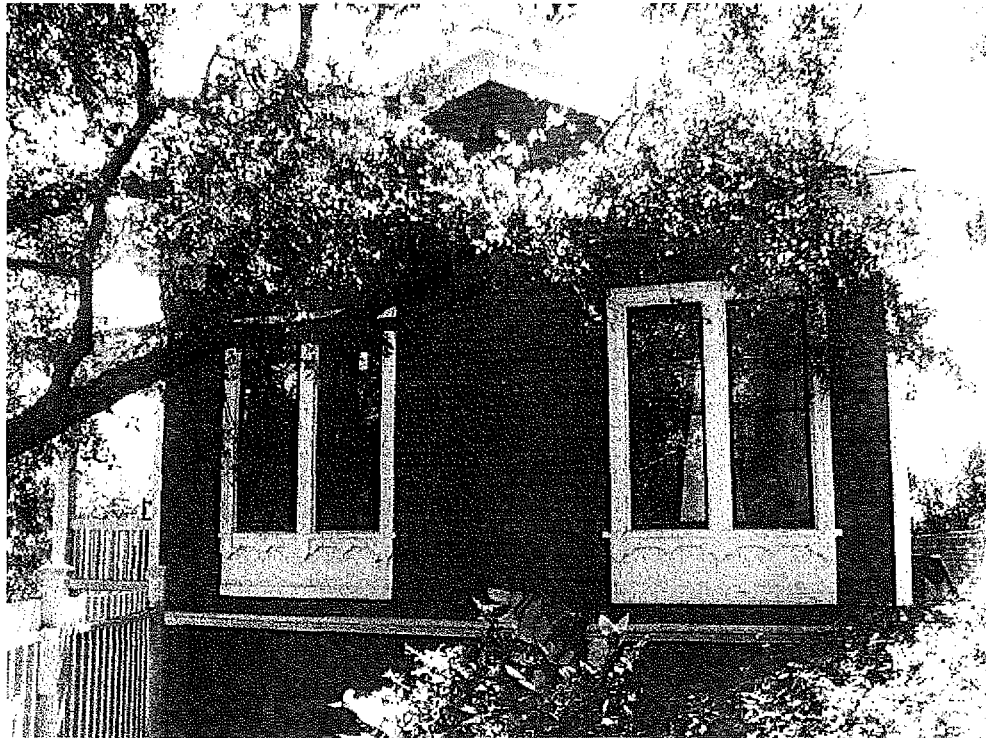
*John A. Donnelly House in Chinatown, front gable before restoration, 829 W. Bartlett Street, April 22, 2008
(Photograph by Charles J. Fisher)*



*John A. Donnelly House in Garvanza front gable after restoration, 1121 N. Avenue 64, October 8, 2011
(Photograph by Charles J. Fisher)*



*John A. Donnelly House, former East facade with original window openings during move to Garvanza, June 26, 2009
(Photograph by Charles J. Fisher)*



*John A. Donnelly House in Garvanza, North facade with historic windows in original openings, 1121 N. Avenue 64, October 8, 2011
(Photograph by Charles J. Fisher)*



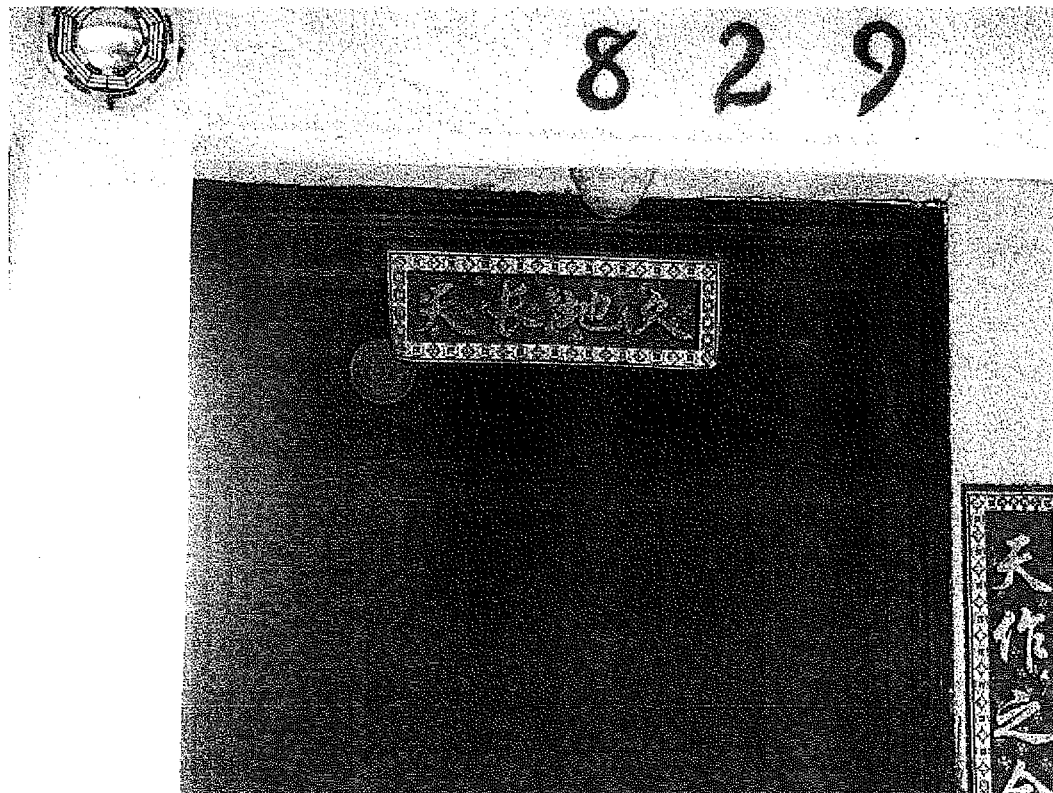
*John A. Donnelly House in Chinatown, up steps to front door, 829 W. Bartlett Street, April 22, 2008
(Photograph by Charles J. Fisher)*



*John A. Donnelly House in Garvanza, up steps to front door, 1121 N. Avenue 64, October 8, 2011
(Photograph by Charles J. Fisher)*



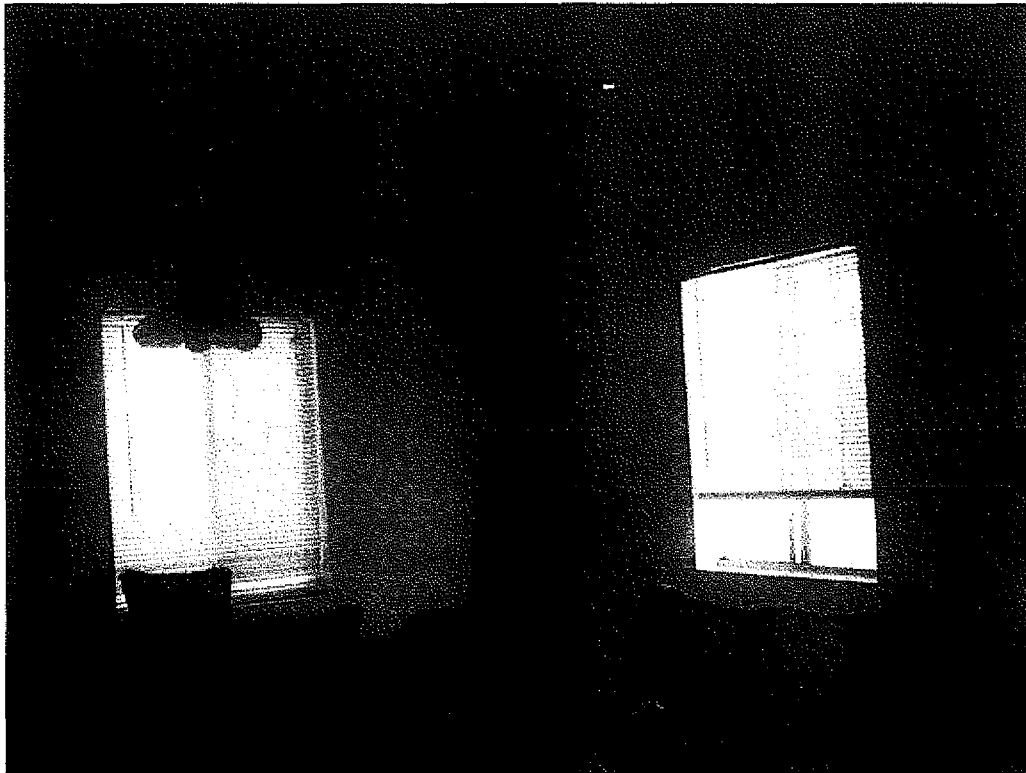
*John A. Donnelly House in Garvanza, front porch, 1121 N. Avenue 64, October 8, 2011
(Photograph by Charles J. Fisher)*



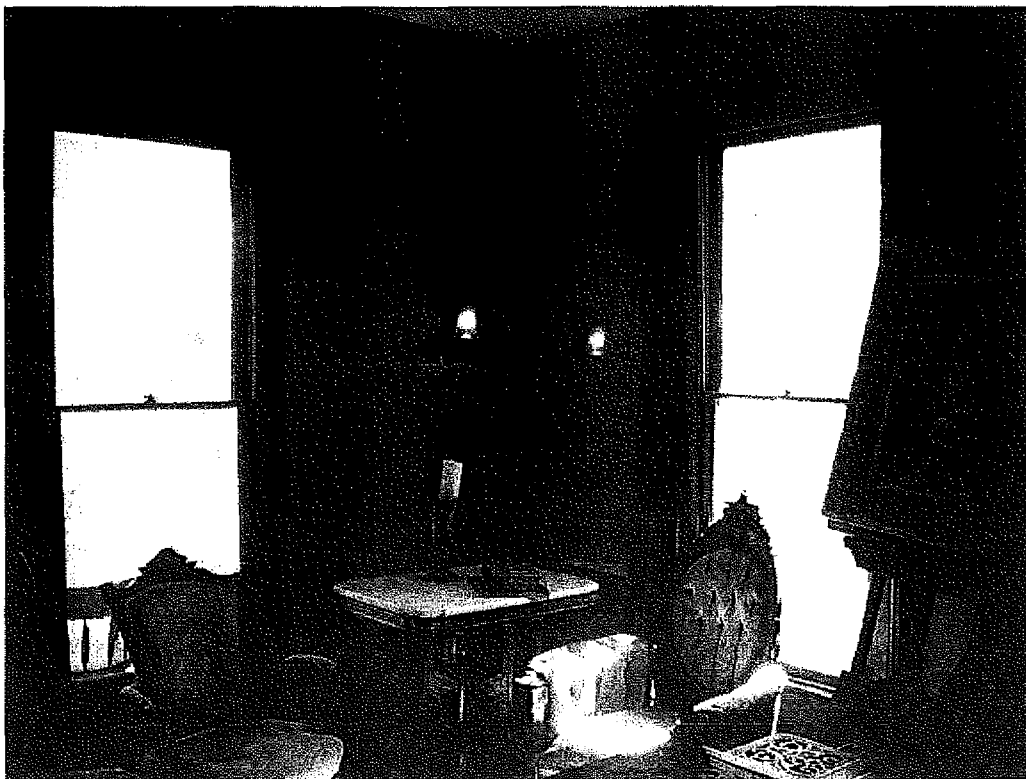
*John A. Donnelly House in Chinatown, original transom above front door, 829 Bartlett Street, April 22, 2008
(Photograph by Charles J. Fisher)*



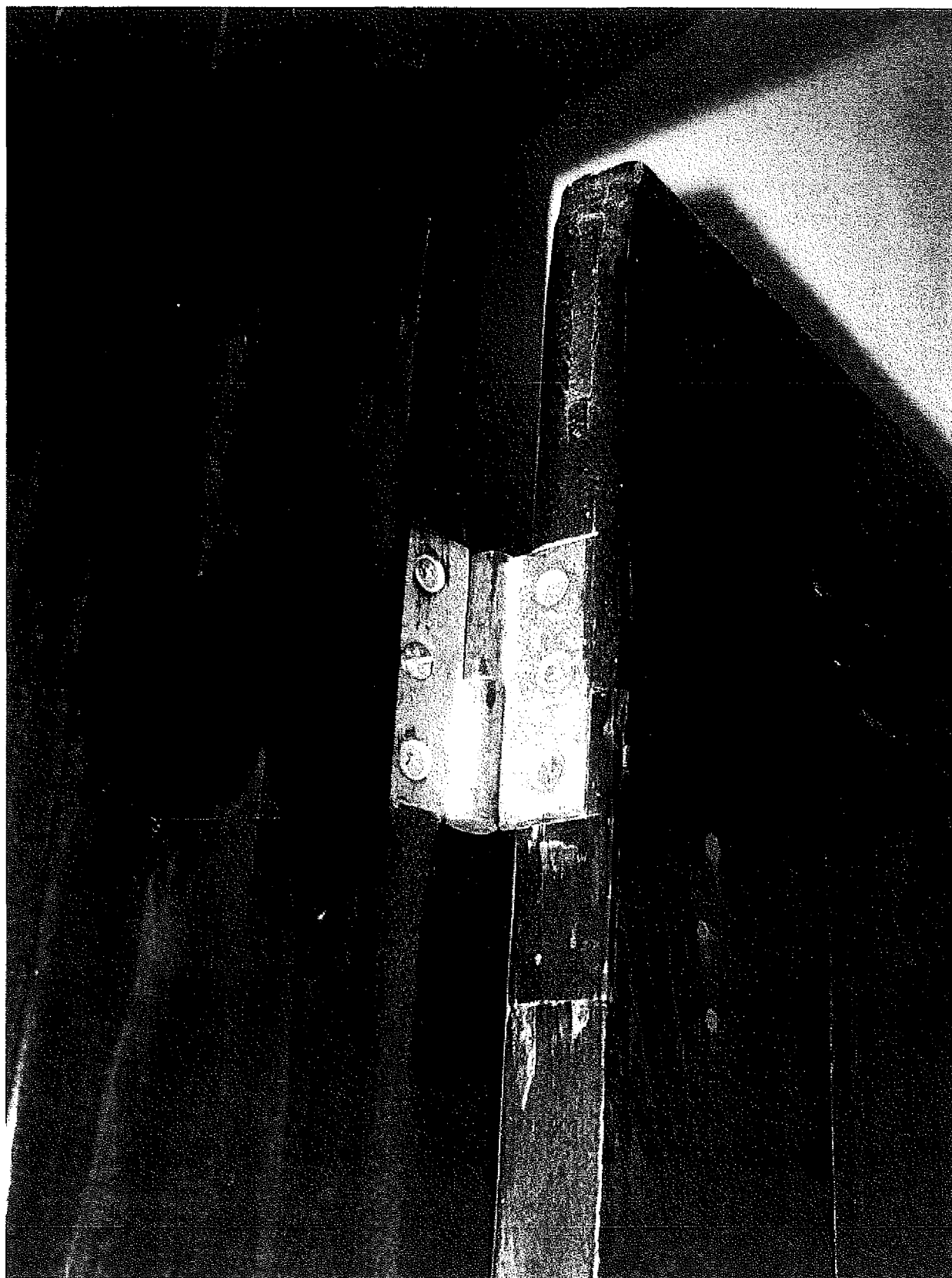
*John A. Donnelly House in Garvanza, front door and transom, 1121 N. Avenue 64, October 8, 2011
(Photograph by Charles J. Fisher)*



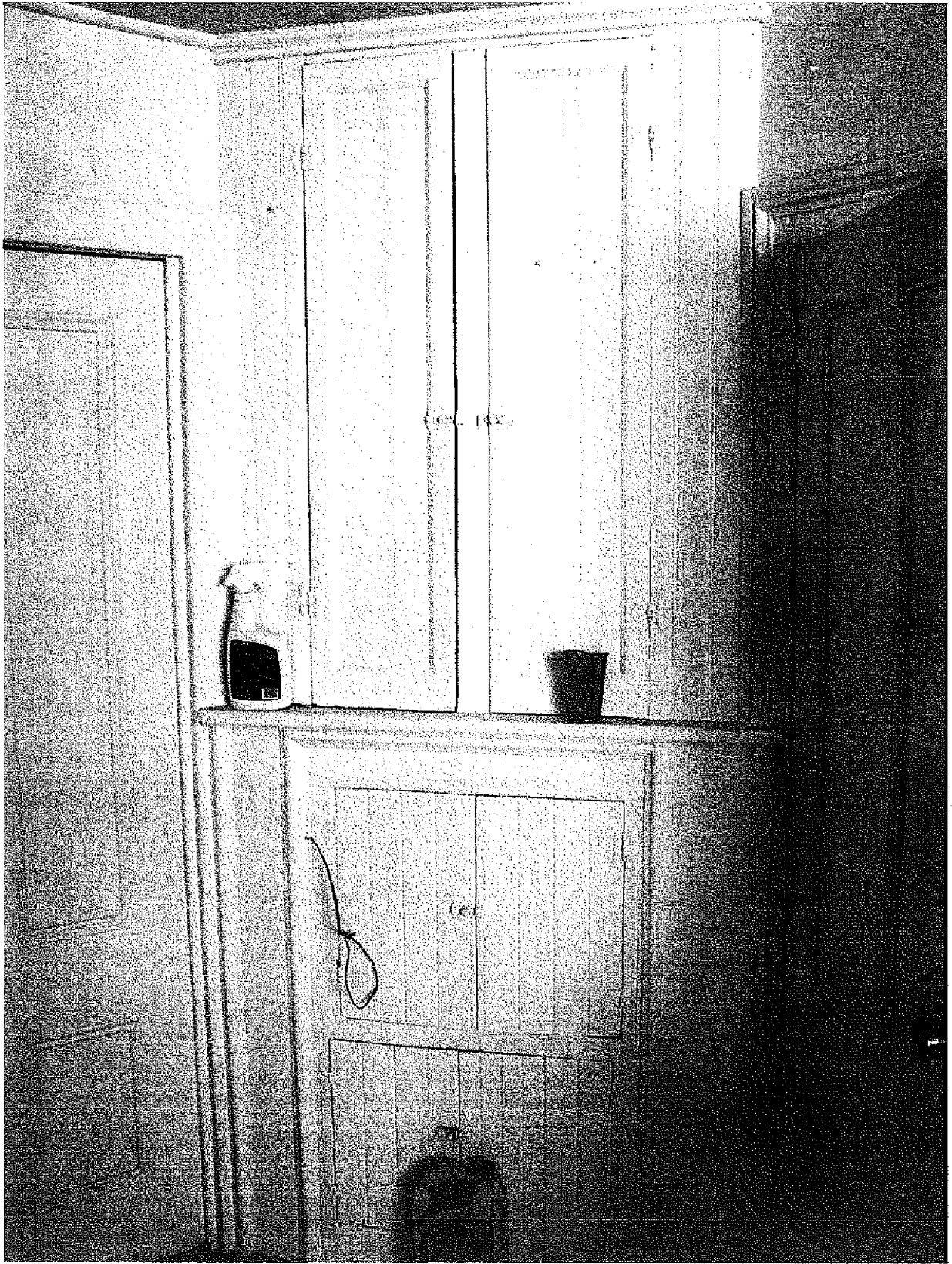
*John A. Donnelly House in Chinatown, living room, 869 W. Bartlett Street, April 22, 2008
(Photograph by Charles J. Fisher)*



*John A. Donnelly House in Garvanza, living room, 1121 N. Avenue 64, October 8, 2011
(Photograph by Charles J. Fisher)*



*John A. Donnelly House in Garvanza, original door hardware dated 1864, 1121 N. Avenue 64, October 8, 2011
(Photograph by Charles J. Fisher)*



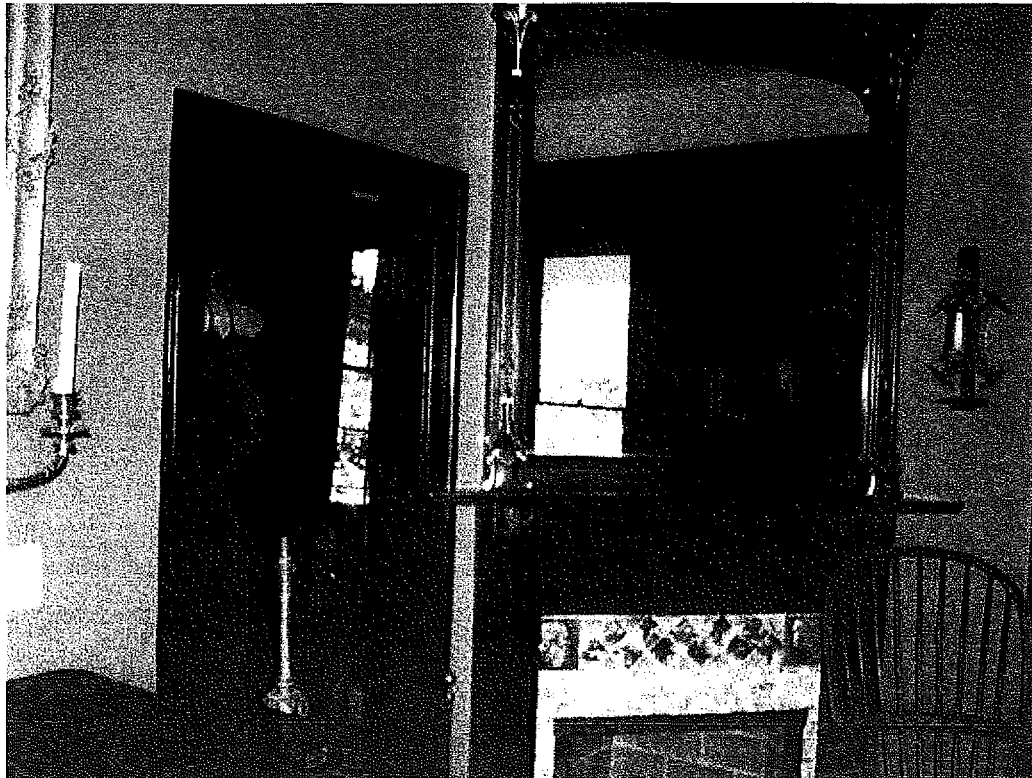
*John A. Donnelly House in Chinatown, original 1860s cabinetry, 829 W. Bartlett Street, April 22, 2008
(Photograph by Charles J. Fisher)*



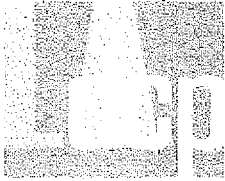
*John A. Domelly House in Garvanza, original 1860s cabinetry, 01121 N. Avenue 64, October 8, 2012
(Photograph by Charles J. Fisher)*



*John A. Donnelly House in Garvanza, dining room, 1121 N. Avenue 64, April 22, 2008
(Photograph by Charles J. Fisher)*



*John A. Donnelly House in Garvanza, period fireplace similar vintage to original, 1121 N. Avenue 64, October 8, 2011
(Photograph by Charles J. Fisher)*



City of Los Angeles Department of City Planning

1/30/2012

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1125 N AVENUE 64
1121 N AVENUE 64
1125 N AVE 64
1121 N AVE 64

ZIP CODES

90042

RECENT ACTIVITY

Highland Park/Garvanza HPOZ, eff
10/8/10, Ord 181326
ENV-2009-4124
ENV-2006-2169
Add -HPOZ to zone, per Ord 181326,
eff 10/8/10

CASE NUMBERS

CPC-2010-943-HPOZ
CPC-2009-2702-ICO
CPC-2007-3447-ICO
CPC-1989-177-IPRO
ORD-181326
ORD-180914
ORD-179277
ORD-172316
ZA-2009-4123-ZV-ZAA
ZA-2006-2168-ZV
ENV-2010-944-CE
ENV-2009-4124-CE
ENV-2006-2169-CE

Address/Legal Information

PIN Number 157-5A233 126
Lot/Parcel Area (Calculated) 20,616.0 (sq ft)
Thomas Brothers Grid PAGE 565 - GRID E7
Assessor Parcel No. (APN) 5483005002
Tract CHEVIOTDALE TRACT
Map Reference M B 14-174/175 (SHT 2)
Block None
Lot 15
Arb (Lot Cut Reference) None
Map Sheet 157-5A233

Jurisdictional Information

Community Plan Area Northeast Los Angeles
Area Planning Commission East Los Angeles
Neighborhood Council Historic Highland Park
Council District CD 14 - Jose Huizar
Census Tract # 1831.01
LADBS District Office Los Angeles Metro

Planning and Zoning Information

Special Notes None
Zoning R1-1-HPOZ
Zoning Information (ZI) ZI-2129 East Los Angeles State Enterprise Zone
General Plan Land Use Low Residential
General Plan Footnote(s) Yes
Hillside Area (Zoning Code) Yes
Baseline Hillside Ordinance Yes
Baseline Mansionization Ordinance No
Specific Plan Area None
Special Land Use / Zoning None
Design Review Board No
Historic Preservation Review Yes
Historic Preservation Overlay Zone Highland Park - Garvanza
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

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

Assessor Information

| | |
|------------------------------|---------------|
| Assessor Parcel No. (APN) | 5483005002 |
| APN Area (Co. Public Works)* | 0.479 (ac) |
| Use Code | Not Available |
| Assessed Land Val. | \$345,600 |
| Assessed Improvement Val. | \$214,400 |
| Last Owner Change | 08/02/05 |
| Last Sale Amount | \$680,006 |
| Tax Rate Area | 4 |
| Deed Ref No. (City Clerk) | 3-769 |
| | 2344367 |
| | 1832272 |

Building 1

| | |
|-------------------------|------------------------|
| Year Built | 1940 |
| Building Class | D5B |
| Number of Units | 1 |
| Number of Bedrooms | 4 |
| Number of Bathrooms | 2 |
| Building Square Footage | 1,599.0 (sq ft) |
| Building 2 | No data for building 2 |
| Building 3 | No data for building 3 |
| Building 4 | No data for building 4 |
| Building 5 | No data for building 5 |

Additional Information

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

Economic Development Areas

| | |
|----------------------------------|--|
| Business Improvement District | None |
| Renewal Community | No |
| Revitalization Zone | None |
| State Enterprise Zone | East Los Angeles State Enterprise Zone |
| Targeted Neighborhood Initiative | None |

Public Safety

| | |
|--------------------|-----------|
| Police Information | |
| Bureau | Central |
| Division / Station | Northeast |
| Reporting District | 1128 |
| Fire Information | |
| Division | 2 |
| Batallion | 2 |

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District / Fire Station
Red Flag Restricted Parking

12
No

CASE SUMMARIES

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

Case Number: CPC-2010-943-HPOZ
Required Action(s): HPOZ-HISTORIC PRESERVATION OVERLAY ZONE
Project Descriptions(s): HIGHLAND PARK HPOZ EXPANSION - ADDITION OF PARCELS FROM THE GARVANZA ICO BOUNDARIES.

Case Number: CPC-2009-2702-ICO
Required Action(s): ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s): TEMPORARY MORATORIUM IN GARVANZA UNTIL THE HPOZ CAN BE ADOPTED

Case Number: CPC-2007-3447-ICO
Required Action(s): ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s): TEMPORARY MORATORIUM IN GARVANZA UNTIL THE HPOZ CAN BE ADOPTED

Case Number: CPC-1989-177-IPRO
Required Action(s): IPRO-INTERIM PLAN REVISION ORDINANCE
Project Descriptions(s): Data Not Available

Case Number: ZA-2009-4123-ZV-ZAA
Required Action(s): ZAA-AREA, HEIGHT, YARD, AND BUILDING LINE ADJMNTS < 20% (SLIGHT MODIFICATIONS)
ZV-ZONE VARIANCE
Project Descriptions(s): ZONING ADMINISTRATORS ADJUSTMENT TO CONVERT AN EXISTING ACCESSORY LIVING QUARTERS INTO A SINGLE FAMILY DWELLING, WITH A REAR SETBACK REDUCTION FROM THE REQUIRED 15 FT. TO 6 FT. IN THE R1-1 ZONE.

A VARIANCE FROM SECTION 12.08-A, PURSUANT TO SECTION 12.27 OF THE LAMC, TO ALLOW A SECOND DWELLING UNIT IN THE R1-1-HPOZ.

Case Number: ZA-2006-2168-ZV
Required Action(s): ZV-ZONE VARIANCE
Project Descriptions(s): ZONE VARIANCE TO RELOCATE HISTORICAL HOME ONTO 55,408 SQ. FT. LOT ZONED R1-1 WITH 3 EXISTING DWELLING ON SITE.

Case Number: ENV-2010-944-CE
Required Action(s): CE-CATEGORICAL EXEMPTION
Project Descriptions(s): HIGHLAND PARK HPOZ EXPANSION - ADDITION OF PARCELS FROM THE GARVANZA ICO BOUNDARIES.

Case Number: ENV-2009-4124-CE
Required Action(s): CE-CATEGORICAL EXEMPTION
Project Descriptions(s): ZONING ADMINISTRATORS ADJUSTMENT TO CONVERT AN EXISTING ACCESSORY LIVING QUARTERS INTO A SINGLE FAMILY DWELLING, WITH A REAR SETBACK REDUCTION FROM THE REQUIRED 15 FT. TO 6 FT. IN THE R1-1 ZONE.

A VARIANCE FROM SECTION 12.08-A, PURSUANT TO SECTION 12.27 OF THE LAMC, TO ALLOW A SECOND DWELLING UNIT IN THE R1-1-HPOZ.

Case Number: ENV-2006-2169-CE
Required Action(s): CE-CATEGORICAL EXEMPTION
Project Descriptions(s): ZONE VARIANCE TO RELOCATE HISTORICAL HOME ONTO 55,408 SQ. FT. LOT ZONED R1-1 WITH 3 EXISTING DWELLING ON SITE.

DATA NOT AVAILABLE

ORD-181326
ORD-180914
ORD-179277
ORD-172316

Case Number:
CHC-2013-241-HCM
Declaration Letter Mailing List
MAILING DATE: **Apr. 05, 2013**

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

Council District 14
City Hall, Room 465
Mail Stop 223

Bradford & Wendy Chambers
2059 Watsonia Terrace
Los Angeles, CA 90068

Charles J. Fisher
140 S. Ave 57
Highland Park, CA 90042