

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
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CITY OF LOS ANGELES
CALIFORNIA



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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-2013-243-HCM**
EGASSE-BRAASCH HOUSE
2327 WEST HILL DRIVE

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.

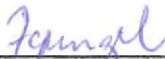
The City Council, according to the guidelines set forth in Section 22.171 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause 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 Kennard
Seconded: Commissioner Louie
Ayes: Commissioner Barron
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
Myanna and David Dellinger
GIS

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www.planning.lacity.org

Date: **APR 05 2013**

Myanna and David Dellinger
2327 West Hill Drive
Los Angeles, CA 90041

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NUMBER: **CHC-2013-243-HCM**
EGASSE-BRAASCH HOUSE
2327 WEST HILL DRIVE

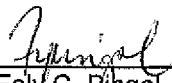
As you will note from the attached copy of our communication to the Los Angeles City Council, the Cultural Heritage Commission has moved to include the above-referenced property in the list of Historic-Cultural monuments, subject to adoption by the City Council.

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

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

Moved: Commissioner Kennard
Seconded: Commissioner Louie
Ayes: Commissioner Barron
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-2013-243-HCM
ENV-2013-244-HCM

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

Location: 2327 West Hill Drive
Council District: 14
Community Plan Area: North East Los Angeles
Area Planning Commission: East Los Angeles
Neighborhood Council: Eagle Rock
Legal Description: Lot 7 of Tract 9434

PROJECT: Historic-Cultural Monument Application for the
EGASSE-BRAASCH HOUSE


REQUEST: Declare the property a Historic-Cultural Monument

OWNER/
APPLICANT: Myanna and David Dellinger
2327 West Hill Dr.
Los Angeles, CA 90041

RECOMMENDATION **That the Cultural Heritage Commission:**

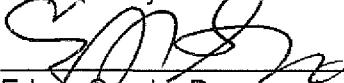
1. **Declare** the property a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7
2. **Adopt** the report findings.

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 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 the Storybook style.

CRITERIA

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

SUMMARY

Built in 1923, this two-story, single family residence in Eagle Rock exhibits character-defining features of the Storybook style. The subject building is irregular in plan and perched on hilly terrain. The double-gabled roof is clad in asphalt tile with a curved roofline and contains a central chimney. A covered walkway leads up to the entryway to a recessed entrance. The main elevation features an 11-foot tall arched stained glass window flanked by smaller elongated arched window openings. The stained glass features a lotus flower motif and this decorative element is repeated in the tiles below the window and throughout the interior. The subject building's stucco exterior has wood trim and flagstone accents on walls and buttresses. Windows are wood casement and leadlight. A distinct exaggerated arch design is featured on the driveway archway and on several exterior archways. A covered stairway runs between the driveway and the subject building. The backyard area contains a gas barbeque set in stone. Secondary buildings consist of a garage, workshop, carport and a barn. Significant interior features include wood beamed ceilings, exterior balconies, relief murals, painted murals, and built-in cabinetry. Landscaping includes a large oak tree and dense shrubbery.

The subject building was designed by architect Jean L. Egasse for local businessman Albert Braasch and his wife Constance. Egasse's design for the house was profiled by several publications at the time for its unique design. Most of his work appears to date mostly from the 1920s and is located in Laguna Beach, CA. The subject building appears to be Egasse's first full-scale home building project. The subject property was sold by the Braasch family to Doug McNaughton in 1979 who proceeded to rent the house out to various tenants, including Ben Affleck and Matt Damon, who lived there in the 1990s while writing their award winning screenplay for the film "Good Will Hunting". The subject building is listed in Gehbard and Winter's seminal *"An Architectural Guidebook to Los Angeles."*

Additions include a studio room near the living room area from the 1940s and an additional room on the second floor from 1997.

DISCUSSION

The Egasse-Braasch 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 a significant Storybook style residential building designed by architect Jean L. Egasse, 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 Egasse-Braasch 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-2013-243-HCM
ENV-2013-244-HCM

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

Location: 2327 West Hill Drive
Council District: 14
Community Plan Area: North East Los Angeles
Area Planning Commission: East Los Angeles
Neighborhood Council: Eagle Rock
Legal Description: Lot 7 of Tract 9434

PROJECT: Historic-Cultural Monument Application for the
EGASSE-BRAASCH HOUSE

REQUEST: Declare the property a Historic-Cultural Monument

OWNER/
APPLICANT: Myanna and David Dellinger
2327 West Hill Dr.
Los Angeles, CA 90041

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 in 1923, this two-story, single family residence in Eagle Rock exhibits character-defining features of the Storybook style. The subject building is irregular in plan and perched on hilly terrain. The double-gabled roof is clad in asphalt tile with a curved roofline and contains a central chimney. A covered walkway leads up to the entryway to a recessed entrance. The main elevation features an 11-foot tall arched stained glass window flanked by smaller elongated arched window openings. The stained glass features a lotus flower motif and this decorative element is repeated in the tiles below the window and throughout the interior. The subject building's stucco exterior has wood trim and flagstone accents on walls and buttresses. Windows are wood casement and leadlight. A distinct exaggerated arch design is features on the driveway archway and on several exterior archways. A covered stairway runs between the driveway and the subject building. The backyard area contains a gas barbeque set in stone. Secondary buildings consist of a garage, workshop, carport and a barn. Significant interior features include wood beamed ceilings, exterior balconies, relief murals, painted murals, and built-in cabinetry. Landscaping includes a large oak tree and dense shrubbery.

The subject building was designed by architect Jean L. Egasse for local businessman Albert Braasch and his wife Constance. Egasse's design for the house was profiled by several publications at the time for its unique design. His work appears to date mostly from the 1920s and is located in Laguna Beach, CA. The subject building appears to be Egasse's first full-scale home building project. The subject property was sold by the Braasch family to Doug McNaughton in 1979 who proceeded to rent the house out to various tenants, including Ben Affleck and Matt Damon, who lived there in the 1990s while writing their award winning screenplay for the film "Good Will Hunting". The subject building is listed in Gehbard and Winter's seminal "An Architectural Guidebook to Los Angeles."

Additions include a studio room near the living room area from the 1940s and an additional room on the second floor from 1997.

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.

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 Egasse-Braasch House IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT

Storybook 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.

A N D / O R

HISTORICAL SIGNIFICANCE

THE Egasse-Braasch House WAS BUILT IN 1923
NAME OF PROPOSED MONUMENT YEAR BUILT

The Egasse Norman Storybook House WAS IMPORTANT TO THE
NAME OF FIRST OR SIGNIFICANT OTHER

DEVELOPMENT OF LOS ANGELES BECAUSE it was built as a prime and still remains the main local example of a
Storybook house with what appear to be unique Viking/Norman interiors. These were commissioned by a local
Eagle Rock entrepreneur, Albert Braasch, and his wife Constance. Architect Jean L. Egasse was hired to design
and build the new house on the foundations of what had been a 19th century working farm.
The new design followed Norman lines such as the owner imagined were left by the Vikings. In its December
1923 edition, the "California Southland" thus described the work. (See Attachment #1)

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT Egasse-Braasch House
2. STREET ADDRESS 2327 West Hill Drive
- CITY Los Angeles ZIP CODE 90041 COUNCIL DISTRICT 14
3. ASSESSOR'S PARCEL NO. 5671-001-028
4. COMPLETE LEGAL DESCRIPTION: TRACT 9434
- BLOCK n/a LOT(S) 7 ARB. NO. 1
5. RANGE OF ADDRESSES ON PROPERTY 2327 Hill Drive
6. PRESENT OWNER Myanna & David Dellinger
- STREET ADDRESS 2327 West Hill Drive E-MAIL ADDRESS: myanna.dellinger@gmail.com
- CITY Los Angeles STATE CA ZIP CODE 90041 PHONE (323) 500 0624
- OWNERSHIP: PRIVATE PUBLIC
7. PRESENT USE Residential ORIGINAL USE Residential

DESCRIPTION

8. ARCHITECTURAL STYLE Storybook
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET, 1 PAGE MAXIMUM)
- See attachment #2.
- _____
- _____
- _____
- _____
- _____
- _____
- _____

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT Egasse-Braasch House

10. CONSTRUCTION DATE: 1022 FACTUAL: ESTIMATED:

11. ARCHITECT, DESIGNER, OR ENGINEER Jean L. Egasse, born in Paris, France, 1887

12. CONTRACTOR OR OTHER BUILDER Jean L. Egasse

13. DATES OF ENCLOSED PHOTOGRAPHS 9/27/2012

(1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL.HERITAGE.COMMISSION@LACITY.ORG)

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

15. ALTERATIONS Kitchen has been added to over time (dates unknown). Most recently, kitchen cabinetry was added in the 1980s.

Dormer room was added to second floor within the past approximately 10-15 years.

The studio room off the living room was added in the 1930s or 1940s.

16. THREATS TO SITE: NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
 ZONING OTHER _____

17. IS THE STRUCTURE: ON ITS ORIGINAL SITE MOVED UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)

See attachment #3.

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) California Southland, 12/1923 & 1/1924;

An Architectural Guidebook to Los Angeles, p.312, 2003; Images of America - Eagle Rock, p.30, 2009

www.huffingtonPost.com, 5/27/2011; Interviews: Doug McNaughton 2/2012, 5/2012; Doris Theilen 10/2012

20. DATE FORM PREPARED 11/5/2012 PREPARER'S NAME Myanna and David Dellinger

ORGANIZATION N/A STREET ADDRESS 2327 Hill Drive

CITY Los Angeles STATE CA ZIP CODE 90041 PHONE (323) 500 0624

E-MAIL ADDRESS: myanna.dellinger@gmail.com

DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE Egasse-Braasch House IS A two-STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

Storybook, 9. Irregular PLAN residence
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (Click to See Chart) STRUCTURE USE (RESIDENCE, ETC.)

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

IT'S 7. Offset Gable ROOF IS asphalt tile wood
ROOF SHAPE (Click to See Chart) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

stained glass, leaded, arched, casement WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE (DOUBLE-HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.)

THE ENTRY FEATURES A centered
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

11. Six or More Panels DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (Click to See Chart)

OF THE STRUCTURE ARE Two gables, gently curved slope roof, covered stairway from driveway,
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

arched-covered-buttress-supported viewpoint, matching arched driveway entrance,
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

multiple arched windows, one central chimney, two front stained glass windows, roughly-hewn railings,
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

flagstone accents on walls and buttresses.
VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A Garage, workshop, carport and barn
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE Wooden beamed ceilings, exterior village-look balcony and roof inside entryway
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

relief murals, non-relief murals, carved beams and accents, built-in rough shelves, benches and desks
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

IMPORTANT LANDSCAPING INCLUDES one large, leaning oak tree.
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

Myanna (formerly Marianne) and David Dellinger

2327 Hill Drive

Los Angeles, CA 90041

323-500-0624

myanna.dellinger@gmail.com

City of Los Angeles, HCM Application, Historical Significance

Attachment #1

November 5, 2012

The Egasse-Braasch House is important to the development of Los Angeles because it is a major local example of a Storybook house. This style was mainly popular for a short period of time in the 1920s. Thus, not many Storybook houses are found in Los Angeles today, but the Egasse-Braasch House is one of them. Further, the house is still very well-known by locals, showing that it was and remains an important contribution to Eagle Rock and now Los Angeles.

The House was commissioned by a local Eagle Rock entrepreneur, Albert Braasch, and his wife Constance. Architect Jean L. Egasse was hired to design and build the new house on the foundation of what was originally a 19th century working farm. The house is located on one of the highest points in the neighborhood and at the top of a hill on the property itself. It appears majestic because of its style and location.

The exteriors of the House feature a European look. According to a quote by the architect in the California Southland (December 1923): "In this particular instance, Norman lines, such as [those which] were left by the descendants of the Vikings, following their peregrinations of an ante-medieval period, were the main source of inspiration. Saxony and Northern Italy were also borrowed from in carrying out the exterior. The curves and arches, although not symmetrical, are geometrically related in order to create an ensemble of harmonious lines suggestive of spiritual truths."

The interiors of the house are heavily inspired by Northern Europe styles, in particular Viking/Norman imagery. Parts of the interiors of the house appear as a Norman village with balconies, exterior windows and roofs; all inside. As was noted about the house in the 2003 "An Architectural Guidebook to Los Angeles," one might expect "Hansel and Gretel to appear at any moment."

Albert's wife, Constance, a popular music teacher and artist, added her own touches to the interior with fanciful wall murals and sculptures, which are still intact. Ceiling murals depict slightly overcast skies such as those typical in Northern Europe on a summer day. The murals include 3D seagulls protruding from the ceiling and giant hand-carved, lotus-shaped wooden light fixtures. The house also features a very large, original stained glass window visible from the street, also with the lotus-inspired design favored by Constance. This design is repeated in the entryway tiles.

The Egasse-Braasch House is thus an important example of what can be accomplished between the close collaboration between owners willing to create their personal dream house and an architect skillfully able to incorporate the landscape with the architecture of the structure.

Myanna (formerly Marianne) and David Dellinger
2327 Hill Drive
Los Angeles, CA 90041

323-500-0624

November 5, 2012

City of Los Angeles, HCM Application, Physical Description

Attachment #2

The Egasse Norman Storybook House is a two-story residential structure with exteriors and interiors featuring numerous arches, unusual angles and decorative wooden structures and ornaments both inside and out.

The 2,200-square-foot Eagle Rock house sits at the top of approximately half an acre of sloped, rocky hillside property which itself is located at the top of a hill. The plaster- and stucco-covered house is highly visible from the surrounding area. It features a double-gabled, curved roofline with asphalt tile roofing. Important to the style of the house is the numerous fairytale-style arched windows and covered walkways. The house itself rests on a brick foundation. The plumbing is, for the most part, original.

The Eastern covered patio and entryway rest on a buttress. The entrance to the house is located at the top of a connected, covered, angled walkway with 24 steps. The arched storybook theme is reflected in a covered arch over the entrance to the driveway. The interior entryway has a French village look including "outside" windows, multiple shingled roofs and gables, a balcony and outdoor-style lamps, but all inside. The entryway also features an 11-foot tall arched stained glass window with a lotus flower motif. This window is in good shape and is visible from far away. The lotus motif repeats in the floor tiles below the window, on the mantle above the fireplace, as well as several other places in the house.

The interior of the house features twelve uniquely designed rooms, each with varying angles and ceiling heights. There are two bathrooms and four bedrooms; one bathroom and two bedrooms upstairs as well as one bathroom and two bedrooms downstairs. Many windows are leaded. Some are stained glass. Some are square, some are arched.

The living room features wood-beam ceilings, relief-sculptured decorative sconce lighting, murals, flagstone-accented walls and a central fireplace. The dining room features a mural depicting a seaside scene with 3D seagulls and a Viking ship in relief. There is another mural on a high wall in a service room, also depicting a seaside scene. The entryway, living room and dining room have several built-in bookcases, desks and shelves made from wood in a rough-hewn style.

The two kitchen areas have been both altered and added to since the house was built. The current style does not match the original design.

The backyard features an original gas BBQ set in stone and surrounded by a rock seating arrangement. The front yard similarly makes extensive use of rock and flagstone in the two large asymmetrical and sweeping stairs down towards the front gate.

Myanna (formerly Marianne), and David Dellinger

2327 Hill Drive

Los Angeles, CA 90041

323-500-0624

myanna.dellinger@gmail.com

City of Los Angeles, HCM Application, Historical Significance

Attachment #3

November 5, 2012

**# 18: BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE:
INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE:**

Albert J. Braasch, the original owner, was a local entrepreneur who owned the A.J. Braasch Heating Company in Eagle Rock. Mr. Braasch was known to be a shrewd business man with a stern personality, but was well liked in the neighborhood. His wife, Constance, was a pianoteacher and artist. She conducted her piano lessons for children out of 2327 Hill Drive and was known to be very smiling and friendly.

Albert Braasch hired architect Jean L. Egasse to design and build the house. Mr. Egasse was born in France in 1887. By 1911, he was listed as a Land Workers General Student in England. He married an Englishwoman in 1912 and they set sail for New York in March of that year. They were in Los Angeles by the 1920 census. Research shows that at age 36, the 2327 Hill Drive property was Mr. Egasse's first full-scale home building project. In 1923-24, Mr. Egasse was based in Eagle Rock and advertized "Architectural and Landscape Designs". He was to design and build a new dream house with inspiration from another era utilizing the foundation and some materials of what was originally a 19th century working farm. Mr. Egasse was able to complete this task successfully. In its January 1924 edition, the "California Southland" thus described the work to be done by Egasse as "to design a house for a hillside as one would plan an ornament for a crown or sword hilt; to make the hill a picture or a tapestry of houses and gardens – this is the craft of Mr. J. L. Egasse who seems able to grasp the ensemble of a hillside and to build his house and garden as a part of the landscape." Mr. Egasse's other known architectural works are listed separately. It is noteworthy that his works were built in cities that later became known to be artists' communities such as Eagle Rock itself and Laguna Beach, California.

After the original owners passed away, their daughter, Constance Merritt, inherited the house. She sold it to Doug McNaughton in 1979. Mr. McNaughton subsequently rented the house to numerous renters, including Ben Affleck and Matt Damon, who lived in the house while writing their Academy-Award-winning screenplay for Good Will Hunting (Best Screenplay, 1998).

The house is currently owned by David Dellinger, a Southern California native, and Myanna Dellinger, who is originally from Denmark.

Myanna (formerly Marianne) and David Dellinger

2327 Hill Drive

Los Angeles, CA 90041

323-500-0624

myanna.dellinger@gmail.com

City of Los Angeles, HCM Application, Historical Significance

Attachment #3

Jean L. Egasse's other known architectural works:

Year	Location	Description
1923	2191 Ocean Way, Laguna Beach, CA 92651	"The Ark" is a historic Moss Street oceanfront home. This extraordinary example of the Arts and Crafts style is on the city of Laguna Beach's list excellent rated homes. Circa 1923, and designed by [Jean] Egasse, the home retains all of its integrity, charm, and whimsical style. The home includes three bedrooms, a loft, and a separate guest house over the garage, private access to the sand, and great views. Spectacular ocean and coastline views.
1925	5320 Hilltop Road, Los Angeles, CA 90041	"Hilltop Castle" was originally part of the McCaste Estate, designed by Jean L. Egasse in 1925, the owners subdivided the land in 1926. The picturesque hideaway is a wonderful example of the Storybook style; with its quirky archways, turreted foyer, cathedral ceiling and "English-meets-California-native" garden.
1926	1280 N. Coast Hwy, Laguna Beach, CA 92651	A very unique eclectic three-story house with Normandy Revival influence, the house features an irregular plan with a multi-gabled and multi-turreted profile. The various wings of the house are defined by individual projections and turrets all staggered at various intervals. The main entry is on a corner angle beneath an angled bay projection and adjacent to a two-story rounded bay with two levels of long rectangular windows of which the upper set have got high arches. Windows are of varying sizes and heights, but all are multi-paned.
1927	305 Forest Ave, Laguna Beach, CA 92651	The Jahraus Building, also known as the South Coast News or Eschbach building. This Normandy Revival building was constructed as the headquarters of the South Coast News, the newspaper's home for 45 years (1927-72).
1927	384 Forest Avenue, Laguna Beach, CA 92651	The Laguna Beach Lumber Company, now a restaurant: a folktale Norman-styled building with wide, rounded eaves and gables.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2013-243-HCM
ENV-2013-244-HCM

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

Location: 2327 West Hill Drive
Council District: 14
Community Plan Area: North East Los Angeles
Area Planning Commission: East Los Angeles
Neighborhood Council: Eagle Rock
Legal Description: Lot 7 of Tract 9434

PROJECT: Historic-Cultural Monument Application for the
EGASSE-BRAASCH HOUSE


REQUEST: Declare the property a Historic-Cultural Monument

**OWNER/
APPLICANT:** Myanna and David Dellinger
2327 West Hill Dr.
Los Angeles, CA 90041

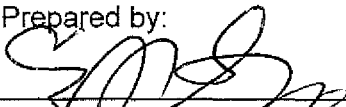
RECOMMENDATION **That the Cultural Heritage Commission:**

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 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 the Storybook style.

CRITERIA

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

SUMMARY

Built in 1923, this two-story, single family residence in Eagle Rock exhibits character-defining features of the Storybook style. The subject building is irregular in plan and perched on hilly terrain. The double-gabled roof is clad in asphalt tile with a curved roofline and contains a central chimney. A covered walkway leads up to the entryway to a recessed entrance. The main elevation features an 11-foot tall arched stained glass window flanked by smaller elongated arched window openings. The stained glass features a lotus flower motif and this decorative element is repeated in the tiles below the window and throughout the interior. The subject building's stucco exterior has wood trim and flagstone accents on walls and buttresses. Windows are wood casement and leadlight. A distinct exaggerated arch design is featured on the driveway archway and on several exterior archways. A covered stairway runs between the driveway and the subject building. The backyard area contains a gas barbeque set in stone. Secondary buildings consist of a garage, workshop, carport and a barn. Significant interior features include wood beamed ceilings, exterior balconies, relief murals, painted murals, and built-in cabinetry. Landscaping includes a large oak tree and dense shrubbery.

The subject building was designed by architect Jean L. Egasse for local businessman Albert Braasch and his wife Constance. Egasse's design for the house was profiled by several publications at the time for its unique design. Most of his work appears to date mostly from the 1920s and is located in Laguna Beach, CA. The subject building appears to be Egasse's first full-scale home building project. The subject property was sold by the Braasch family to Doug McNaughton in 1979 who proceeded to rent the house out to various tenants, including Ben Affleck and Matt Damon, who lived there in the 1990s while writing their award winning screenplay for the film "Good Will Hunting". The subject building is listed in Gehbard and Winter's seminal *"An Architectural Guidebook to Los Angeles."*

Additions include a studio room near the living room area from the 1940s and an additional room on the second floor from 1997.

DISCUSSION

The Egasse-Braasch 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 a significant Storybook style residential building designed by architect Jean L. Egasse, 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 Egasse-Braasch 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-2013-243-HCM
ENV-2013-244-HCM

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

Location: 2327 West Hill Drive
Council District: 14
Community Plan Area: North East Los Angeles
Area Planning Commission: East Los Angeles
Neighborhood Council: Eagle Rock
Legal Description: Lot 7 of Tract 9434

PROJECT: Historic-Cultural Monument Application for the
EGASSE-BRAASCH HOUSE


REQUEST: Declare the property a Historic-Cultural Monument

**OWNER/
APPLICANT:** Myanna and David Dellinger
2327 West Hill Dr.
Los Angeles, CA 90041


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 in 1923, this two-story, single family residence in Eagle Rock exhibits character-defining features of the Storybook style. The subject building is irregular in plan and perched on hilly terrain. The double-gabled roof is clad in asphalt tile with a curved roofline and contains a central chimney. A covered walkway leads up to the entryway to a recessed entrance. The main elevation features an 11-foot tall arched stained glass window flanked by smaller elongated arched window openings. The stained glass features a lotus flower motif and this decorative element is repeated in the tiles below the window and throughout the interior. The subject building's stucco exterior has wood trim and flagstone accents on walls and buttresses. Windows are wood casement and leadlight. A distinct exaggerated arch design is features on the driveway archway and on several exterior archways. A covered stairway runs between the driveway and the subject building. The backyard area contains a gas barbeque set in stone. Secondary buildings consist of a garage, workshop, carport and a barn. Significant interior features include wood beamed ceilings, exterior balconies, relief murals, painted murals, and built-in cabinetry. Landscaping includes a large oak tree and dense shrubbery.

The subject building was designed by architect Jean L. Egasse for local businessman Albert Braasch and his wife Constance. Egasse's design for the house was profiled by several publications at the time for its unique design. His work appears to date mostly from the 1920s and is located in Laguna Beach, CA. The subject building appears to be Egasse's first full-scale home building project. The subject property was sold by the Braasch family to Doug McNaughton in 1979 who proceeded to rent the house out to various tenants, including Ben Affleck and Matt Damon, who lived there in the 1990s while writing their award winning screenplay for the film "Good Will Hunting". The subject building is listed in Gehbard and Winter's seminal "An Architectural Guidebook to Los Angeles."

Additions include a studio room near the living room area from the 1940s and an additional room on the second floor from 1997.

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.

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 Egasse-Braasch House IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT
Storybook 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.

A N D / O R

HISTORICAL SIGNIFICANCE

THE Egasse-Braasch House WAS BUILT IN 1923
NAME OF PROPOSED MONUMENT YEAR BUILT
The Egasse Norman Storybook House WAS IMPORTANT TO THE
NAME OF FIRST OR SIGNIFICANT OTHER

DEVELOPMENT OF LOS ANGELES BECAUSE it was built as a prime and still remains the main local example of a
Storybook house with what appear to be unique Viking/Norman interiors. These were commissioned by a local
Eagle Rock entrepreneur, Albert Braasch, and his wife Constance. Architect Jean L. Egasse was hired to design
and build the new house on the foundations of what had been a 19th century working farm.
The new design followed Norman lines such as the owner imagined were left by the Vikings. In its December
1923 edition, the "California Southland" thus described the work. (See Attachment #1)

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT Egasse-Braasch House
2. STREET ADDRESS 2327 West Hill Drive
- CITY Los Angeles ZIP CODE 90041 COUNCIL DISTRICT 14
3. ASSESSOR'S PARCEL NO. 5671-001-028
4. COMPLETE LEGAL DESCRIPTION: TRACT 9434
- BLOCK n/a LOT(S) 7 ARB. NO. 1
5. RANGE OF ADDRESSES ON PROPERTY 2327 Hill Drive
6. PRESENT OWNER Myanna & David Dellinger
- STREET ADDRESS 2327 West Hill Drive E-MAIL ADDRESS myanna.dellinger@gmail.com
- CITY Los Angeles STATE CA ZIP CODE 90041 PHONE (323) 500 0624
- OWNERSHIP: PRIVATE PUBLIC
7. PRESENT USE Residential ORIGINAL USE Residential

DESCRIPTION

8. ARCHITECTURAL STYLE Storybook
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET, 1 PAGE MAXIMUM)
- See attachment #2.
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

HISTORIC-CULTURAL MONUMENT
APPLICATION

NAME OF PROPOSED MONUMENT Egasse-Braasch House

10. CONSTRUCTION DATE: 1922 FACTUAL: ESTIMATED:

11. ARCHITECT, DESIGNER, OR ENGINEER Jean L. Egasse, born in Paris, France, 1887

12. CONTRACTOR OR OTHER BUILDER Jean L. Egasse

13. DATES OF ENCLOSED PHOTOGRAPHS 9/27/2012

(1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL.HERITAGE.COMMISSION@LACITY.ORG)

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

15. ALTERATIONS Kitchen has been added to over time (dates unknown). Most recently, kitchen cabinetry was added in the 1980s.

Denner room was added to second floor within the past approximately 10-15 years.

The studio room off the living room was added in the 1930s or 1940s.

16. THREATS TO SITE: NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
 ZONING OTHER _____

17. IS THE STRUCTURE: ON ITS ORIGINAL SITE MOVED UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)

See attachment #3.

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) California Southland, 12/1923 & 1/1924;
An Architectural Guidebook to Los Angeles, p.312, 2003; Images of America - Eagle Rock, p.30, 2009
www.huffingtonPost.com, 5/27/2011; Interviews: Doug McNaughton 2/2012, 5/2012; Doris Theilen 10/2012

20. DATE FORM PREPARED 11/5/2012 PREPARER'S NAME Myanna and David Dellinger

ORGANIZATION N/A STREET ADDRESS 2327 Hill Drive

CITY Los Angeles STATE CA ZIP CODE 90041 PHONE (323)500 0624

E-MAIL ADDRESS: myanna.dellinger@gmail.com

DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE Egasse-Braasch House IS A two -STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

Storybook , 9. Irregular PLAN residence
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (Click to See Chart) STRUCTURE USE (RESIDENCE, ETC.)

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

IT'S 7. Offset Gable ROOF IS asphalt tile wood
ROOF SHAPE (Click to See Chart) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

stained glass, leaded, arched, casement WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE (DOUBLE-HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.)

THE ENTRY FEATURES A centered
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

11. Six or More Panels DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (Click to See Chart)

OF THE STRUCTURE ARE Two gables, gently curved slope roof, covered stairway from driveway,
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

arched-covered-buttress-supported viewpoint, matching arched driveway entrance,
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

multiple arched windows, one central chimney, two front stained glass windows, roughly-hewn railings,
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

flagstone accents on walls and buttresses.
VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A Garage, workshop, carport and barn
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE Wooden beamed ceilings, exterior village-look balcony and roof inside entryway
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

relief murals, non-relief murals, carved beams and accents, built-in rough shelves, benches and desks
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

IMPORTANT LANDSCAPING INCLUDES one large, leaning oak tree.
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

Myanna (formerly Marianne) and David Dellinger

2327 Hill Drive

Los Angeles, CA 90041

323-500-0624

myanna.dellinger@gmail.com

City of Los Angeles, HCM Application, Historical Significance

Attachment #1

November 5, 2012

The Egasse-Braasch House is important to the development of Los Angeles because it is a major local example of a Storybook house. This style was mainly popular for a short period of time in the 1920s. Thus, not many Storybook houses are found in Los Angeles today, but the Egasse-Braasch House is one of them. Further, the house is still very well-known by locals, showing that it was and remains an important contribution to Eagle Rock and now Los Angeles.

The House was commissioned by a local Eagle Rock entrepreneur, Albert Braasch, and his wife Constance. Architect Jean L. Egasse was hired to design and build the new house on the foundation of what was originally a 19th century working farm. The house is located on one of the highest points in the neighborhood and at the top of a hill on the property itself. It appears majestic because of its style and location.

The exteriors of the House feature a European look. According to a quote by the architect in the California Southland (December 1923): "In this particular instance, Norman lines, such as [those which] were left by the descendants of the Vikings, following their peregrinations of an ante-medieval period, were the main source of inspiration. Saxony and Northern Italy were also borrowed from in carrying out the exterior. The curves and arches, although not symmetrical, are geometrically related in order to create an ensemble of harmonious lines suggestive of spiritual truths."

The interiors of the house are heavily inspired by Northern Europe styles, in particular Viking/Norman imagery. Parts of the interiors of the house appear as a Norman village with balconies, exterior windows and roofs; all inside. As was noted about the house in the 2003 "An Architectural Guidebook to Los Angeles," one might expect "Hansel and Gretel to appear at any moment."

Albert's wife, Constance, a popular music teacher and artist, added her own touches to the interior with fanciful wall murals and sculptures, which are still intact. Ceiling murals depict slightly overcast skies such as those typical in Northern Europe on a summer day. The murals include 3D seagulls protruding from the ceiling and giant hand-carved, lotus-shaped wooden light fixtures. The house also features a very large, original stained glass window visible from the street, also with the lotus-inspired design favored by Constance. This design is repeated in the entryway tiles.

The Egasse-Braasch House is thus an important example of what can be accomplished between the close collaboration between owners willing to create their personal dream house and an architect skillfully able to incorporate the landscape with the architecture of the structure.

Myanna (formerly Marianne) and David Dellinger
2327 Hill Drive
Los Angeles, CA 90041

323-500-0624

November 5, 2012

City of Los Angeles, HCM Application, Physical Description

Attachment #2

The Egasse Norman Storybook House is a two-story residential structure with exteriors and interiors featuring numerous arches, unusual angles and decorative wooden structures and ornaments both inside and out.

The 2,200-square-foot Eagle Rock house sits at the top of approximately half an acre of sloped, rocky hillside property which itself is located at the top of a hill. The plaster- and stucco-covered house is highly visible from the surrounding area. It features a double-gabled, curved roofline with asphalt tile roofing. Important to the style of the house is the numerous fairytale-style arched windows and covered walkways. The house itself rests on a brick foundation. The plumbing is, for the most part, original.

The Eastern covered patio and entryway rest on a buttress. The entrance to the house is located at the top of a connected, covered, angled walkway with 24 steps. The arched storybook theme is reflected in a covered arch over the entrance to the driveway. The interior entryway has a French village look including "outside" windows, multiple shingled roofs and gables, a balcony and outdoor-style lamps, but all inside. The entryway also features an 11-foot tall arched stained glass window with a lotus flower motif. This window is in good shape and is visible from far away. The lotus motif repeats in the floor tiles below the window, on the mantle above the fireplace, as well as several other places in the house.

The interior of the house features twelve uniquely designed rooms, each with varying angles and ceiling heights. There are two bathrooms and four bedrooms; one bathroom and two bedrooms upstairs as well as one bathroom and two bedrooms downstairs. Many windows are leaded. Some are stained glass. Some are square, some are arched.

The living room features wood-beam ceilings, relief-sculptured decorative sconce lighting, murals, flagstone-accented walls and a central fireplace. The dining room features a mural depicting a seaside scene with 3D seagulls and a Viking ship in relief. There is another mural on a high wall in a service room, also depicting a seaside scene. The entryway, living room and dining room have several built-in bookcases, desks and shelves made from wood in a rough-hewn style.

The two kitchen areas have been both altered and added to since the house was built. The current style does not match the original design.

The backyard features an original gas BBQ set in stone and surrounded by a rock seating arrangement. The front yard similarly makes extensive use of rock and flagstone in the two large asymmetrical and sweeping stairs down towards the front gate.

Myanna (formerly Marianne) and David Dellinger

2327 Hill Drive

Los Angeles, CA 90041

323-500-0624

myanna.dellinger@gmail.com

City of Los Angeles, HCM Application, Historical Significance

Attachment #3

November 5, 2012

**# 18: BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE:
INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE:**

Albert J. Braasch, the original owner, was a local entrepreneur who owned the A.J. Braasch Heating Company in Eagle Rock. Mr. Braasch was known to be a shrewd business man with a stern personality, but was well liked in the neighborhood. His wife, Constance, was a pianoteacher and artist. She conducted her piano lessons for children out of 2327 Hill Drive and was known to be very smiling and friendly.

Albert Braasch hired architect Jean L. Egasse to design and build the house. Mr. Egasse was born in France in 1887. By 1911, he was listed as a Land Workers General Student in England. He married an Englishwoman in 1912 and they set sail for New York in March of that year. They were in Los Angeles by the 1920 census. Research shows that at age 36, the 2327 Hill Drive property was Mr. Egasse's first full-scale home building project. In 1923-24, Mr. Egasse was based in Eagle Rock and advertized "Architectural and Landscape Designs". He was to design and build a new dream house with inspiration from another era utilizing the foundation and some materials of what was originally a 19th century working farm. Mr. Egasse was able to complete this task successfully. In its January 1924 edition, the "California Southland" thus described the work to be done by Egasse as "to design a house for a hillside as one would plan an ornament for a crown or sword hilt; to make the hill a picture or a tapestry of houses and gardens – this is the craft of Mr. J. L. Egasse who seems able to grasp the ensemble of a hillside and to build his house and garden as a part of the landscape." Mr. Egasse's other known architectural works are listed separately. It is noteworthy that his works were built in cities that later became known to be artists' communities such as Eagle Rock itself and Laguna Beach, California.

After the original owners passed away, their daughter, Constance Merritt, inherited the house. She sold it to Doug McNaughton in 1979. Mr. McNaughton subsequently rented the house to numerous renters, including Ben Affleck and Matt Damon, who lived in the house while writing their Academy-Award-winning screenplay for Good Will Hunting (Best Screenplay, 1998).

The house is currently owned by David Dellinger, a Southern California native, and Myanna Dellinger, who is originally from Denmark.

Myanna (formerly Marianne) and David Dellinger

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Los Angeles, CA 90041

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City of Los Angeles, HCM Application, Historical Significance

Attachment #3

Jean L. Egasse's other known architectural works:

Year	Location	Description
1923	2191 Ocean Way, Laguna Beach, CA 92651	"The Ark" is a historic Moss Street oceanfront home. This extraordinary example of the Arts and Crafts style is on the city of Laguna Beach's list excellent rated homes. Circa 1923, and designed by [Jean] Egasse, the home retains all of its integrity, charm, and whimsical style. The home includes three bedrooms, a loft, and a separate guest house over the garage, private access to the sand, and great views. Spectacular ocean and coastline views.
1925	5320 Hilltop Road, Los Angeles, CA 90041	"Hilltop Castle" was originally part of the McCaste Estate, designed by Jean L. Egasse in 1925, the owners subdivided the land in 1926. The picturesque hideaway is a wonderful example of the Storybook style; with its quirky archways, turreted foyer, cathedral ceiling and "English-meets-California-native" garden.
1926	1280 N. Coast Hwy, Laguna Beach, CA 92651	A very unique eclectic three-story house with Normandy Revival influence, the house features an irregular plan with a multi-gabled and multi-turreted profile. The various wings of the house are defined by individual projections and turrets all staggered at various intervals. The main entry is on a corner angle beneath an angled bay projection and adjacent to a two-story rounded bay with two levels of long rectangular windows of which the upper set have got high arches. Windows are of varying sizes and heights, but all are multi-paned.
1927	305 Forest Ave, Laguna Beach, CA 92651	The Jahraus Building, also known as the South Coast News or Eschbach building. This Normandy Revival building was constructed as the headquarters of the South Coast News, the newspaper's home for 45 years (1927-72).
1927	384 Forest Avenue, Laguna Beach, CA 92651	The Laguna Beach Lumber Company, now a restaurant: a folktale Norman-styled building with wide, rounded eaves and gables.

All Applications must be filled out by Applicant

Form 1

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

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

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed to constitute a part of the contract of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any lot, block, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinances of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM			REMOVED TO		
Lot	Block		Lot	Block	
Tract			Tract		
Book	Page	F. B. Page	Book	Page	F. B. Page
From No.	AT <i>California</i> <i>Widener</i>		Street		
To No.	7327 <i>Hill Ave</i>		Street		

(USE INK OR INDELIBLE PENCIL)

TAKE TO REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 433 SOUTH ANNEX ENGINEER PLEASE VERIFY

By *[Signature]* Deputy
By *[Signature]* Deputy
By *[Signature]* Deputy

- What purpose is the present Building now used for? *Resident*
- What purpose will Building be used for hereafter? *Garage/Storage quarters*
- Owner's name: *Geo W. Fort* Phone: _____
- Owner's address: *West Hill Ave*
- Architect's name: _____ Phone: _____
- Contractor's name: *E. A. Beaman* Phone: _____
- Contractor's address: *5129 N. Hollywood Eagle Rock*
- VALIATION OF PROPOSED WORK. (Including Plumbing, Gas Fitting, Electric, Masonry, Carpentry, Painting, Finishing, all Labor, etc.) *175*
- Class of present Building: *One* No. of rooms at present: _____
- Number of stories in height: _____ Size of present Building: *14' x 16'*
- State how many buildings are on this lot: *Two*
- State purpose buildings on lot are used for: *Resident Garage*

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

Put a story eight ft high on the garage for storage quarters

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

OVER (Sign here) *E. A. Beaman* (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY			
PERMIT NO. <i>153410</i> <i>53410</i>	Plans and Specifications checked and found to conform to Ord. and State Laws, etc.	Application checked and found O. K. <i>11/5/30</i> <i>[Signature]</i>	Stamp here when permit is issued <i>NOV 6 1930</i> <i>[Signature]</i>
	Pen Number	<i>688</i>	<i>150</i>

- 13. Size of new addition 14' x 16' No. of stories in height 2 story
- 14. Material of foundation concrete Size footings 16" Size wall 8" Depth below ground 1 ft
- 15. Size of Redwood Madalle 2" x 6" Size of interior bearing studs 2" x 4"
- 16. Size of exterior studs 2" x 4" Size of interior non-bearing studs 1"
- 17. Size of first floor joists 2" x 8" Second floor joists 2" x 8"
- 18. Will all provisions of State Dwelling House Act be complied with? Yes

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

(Sign here) E. A. Ream
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

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

REMARKS

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" or "B" on the same side of the street.

Owner

To be true proof with better lots and plat

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

Board of Building and Safety Commissioners, City of Los Angeles
 Pursuant to the authority vested in the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Registrar, the following is a building permit to be constructed with the description and for the purpose hereinafter set forth. The application is made under the following conditions, which are hereby carried in by the undersigned applicant and which shall be deemed conditions relating into the granting of the permit:

REMOVED FROM

REMOVED TO

EAGLE ROCK DISTRICT
 Tract

Location of building: 2327 Hill Drive
(Block Number and Street)

Location of structure: Same
(Block Number and Street)

Address of owner: Windsor + E Rio

Approved by
 City Engineer
 Deputy

Purpose of PRESENT building: Residence - 999 sq ft Families Rooms: 8
(House, Business, Apartment House, Hotel, or any other purpose)

Use of building AFTER alteration or moving: Residence - Families Rooms: 8

OWNER (Print Name): AJ DRAASCH Phone: AL 2828

Owner's Address: 2327 Hill Dr

Certificated Architect: _____ State License No. _____ Phone _____

Licensed Engineer: _____ State License No. _____ Phone _____

Contractor: Owner State License No. _____ Phone _____

Contractor's Address: 2327 Hill Drive

VALUATION OF PROPOSED WORK (Including all labor and material and all permanent fixtures, heating, ventilation, water supply, plumbing, air conditioning, electrical wiring and/or elevator equipment therein or thereon) \$ 75.00

State how many buildings NOW on lot and give use of each: (1) Residence - 999 sq ft
(Residence, Hotel, Apartment House, or any other purpose)

Base of existing building No. 10 x 30 Number of stories high 2 Height to highest point 30 ft

Class of building Three Material of existing walls Plaster Exterior framework Wood
(Wood or Steel)

Describe briefly and fully all proposed construction and work:
Alter kitchen move north wall south wall

Fee in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY			
PERMIT NO. 19015	Plans and Specifications checked	Zone <u>A</u>	Fire District No. <u>4043</u>
	Conditions worked	City, Line <u>None</u>	Street Widening <input checked="" type="checkbox"/>
PLANS	Plans, Specifications and Applications reviewed and approved	Application checked and approved <u>6-22-30</u>	Stamp here when Permit is issued JUN 23 1930
	Fee Plans Sec	Filed with <u>City Engineer</u>	

10175

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition 4 x 10 Size of Lot 100 x 150 Number of Stories when complete 2
 Material of Foundation Concrete Width of Footing 16" Depth of footing below ground 12"
 Width Foundation Wall 8" Size of Redwood Sill 2" x 6" Material Exterior Walls Plaster
 Size of Exterior Studs 2" x 4" Size of Interior Bearing Studs 2" x 4"
 Joists: First Floor 2" x 6" Second Floor 2" x 8" Rafter 2" x 6" Roofing Material Shingles

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here A. J. Branch
(Owner or Authorized Agent)

By _____

FOR DEPARTMENT USE ONLY			
Application <u>Res.</u>	Fire District <u>2-4-2</u>	Bldg. Line <u>Res.</u>	Termite Inspection _____
Construction <u>Res.</u>	Zoning <u>GR-1</u>	Street Widening <input checked="" type="checkbox"/>	Forced Draft Ventil. _____

(1) **REINFORCED CONCRETE**
 Barrels of Cement _____
 Tons of Reinforcing Steel _____

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from _____
 Sign Here _____
(Owner or Authorized Agent)

(3) No required windows will be obstructed.
 Sign Here _____
(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.
 Sign Here _____
(Owner or Authorized Agent)

REMARKS:
 All wood and lumber below the first floor must be **PRESSURE TREATED** as required by Sec. 48121 of the Los Angeles Municipal Code AND WILL BE KEPT **THAN 6 INCHES ABOVE THE GROUND SURFACE** WHEN PRESSURE TREATED WITH _____

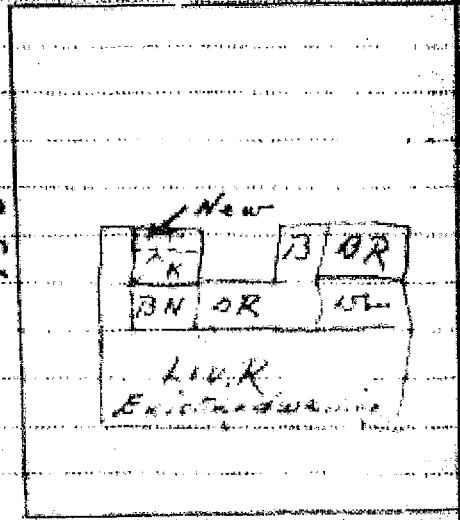
Zone A - interior lot
No B-L
100'

A. J. Branch
(Owner or Authorized Agent)

I do hereby certify that there is a general contractor for this

NAME OF WORK: A. J. Branch

THERE WILL NOT BE A BASEMENT UNDER THIS BUILDING
A. J. Branch
(Owner or Authorized Agent)

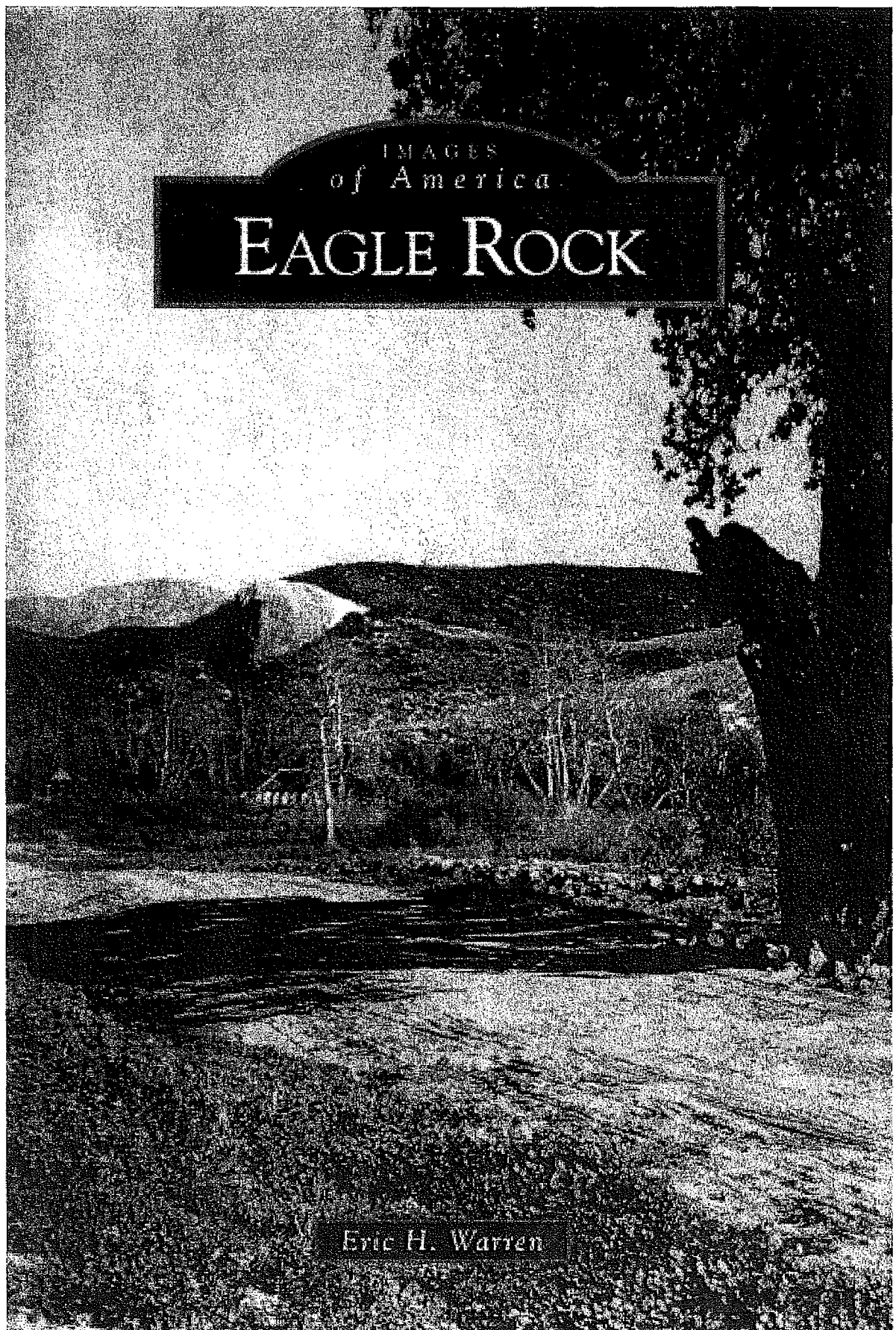


to be located on Hill Drive

Hill Drive

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of America

EAGLE ROCK



Eric H. Warren

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ISBN 978-0-7385-6996-3

Published by Arcadia Publishing
Charleston, South Carolina

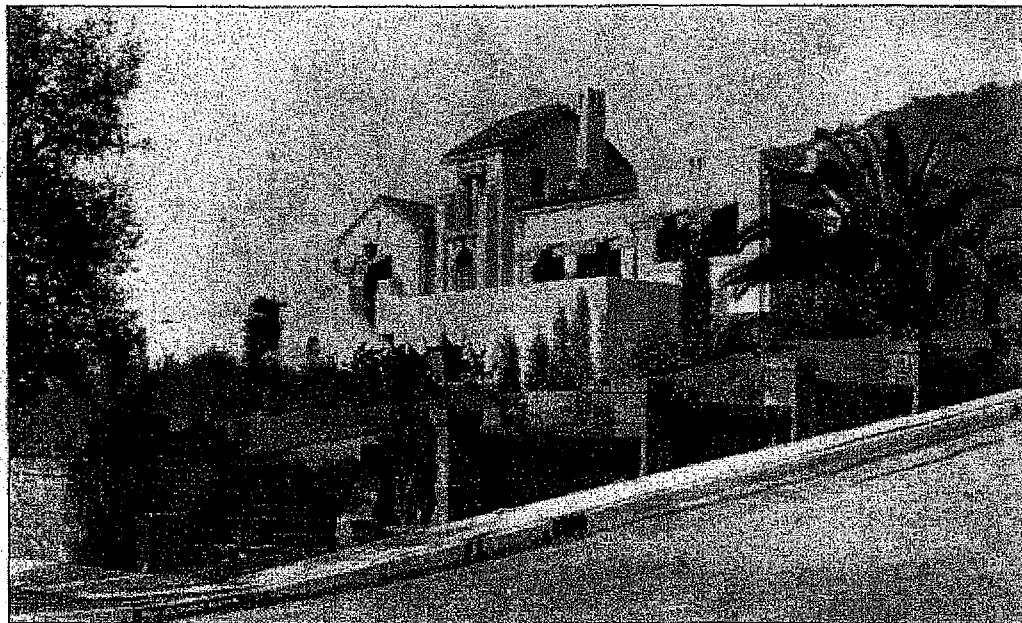
Printed in the United States of America

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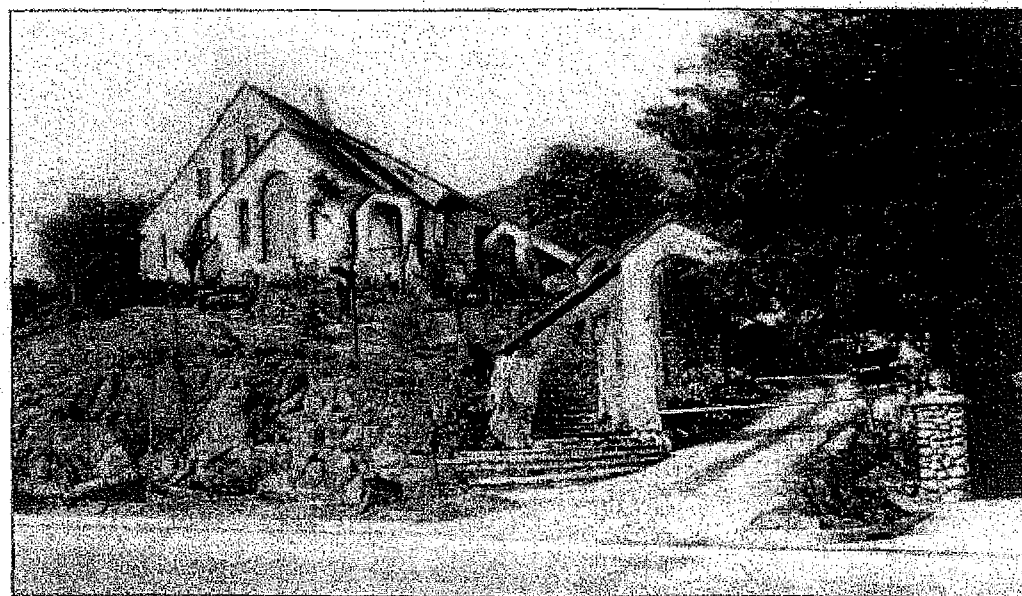
For all general information contact Arcadia Publishing at:
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*To Henry Welcome, the founding president of
the Eagle Rock Valley Historical Society,
and all who made this book possible
by their years of dedicated collection and
preservation of Eagle Rock's history.*



DUFFY HOME. The Duffys purchased this Spanish/Mission-style residence, built in 1922 on Hill Drive, after becoming one of the most influential couples in Eagle Rock. The son of a blacksmith, Duffy once told a banker who dismissed him that he would own the Edwards and Wilkey Building. He later purchased and renamed the building. His vivacious wife, Eleanor, became a ubiquitous presence at town gatherings. She taught dance and ran a nightclub and was a force in the politics of the area. (Courtesy of the Security Pacific Collection, Los Angeles Public Library.)



MA CASTLE. Albert Braisch was a successful hearing manufacturer. He and his wife, Constance, were able to indulge their fascination with German culture by building this and several other houses on a large property on Hill Drive in fantasy style. The interior details and a large stained-glass window carry through this theme. Constance is remembered by many as the neighborhood piano teacher. (Courtesy Security Pacific Collection, Los Angeles Public Library.)

AN ARCHITECTURAL GUIDEBOOK TO

LOS ANGELES

by DAVID GEBHARD AND ROBERT WINTER

REVISED EDITION

In memory of
David Gebhard, historian
Esther McCoy, critic
Tom Owen, librarian
Ira Yellin, developer

On the cover: Walt Disney Concert Hall, 1998–2003, Downtown, Civic Center;
Frank O. Gehry and Associates; photograph © 2003 by Alex Vertikoff.

First Edition
07 06 05 04 03 5 4 3 2 1

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Photographs © 2003 by Robert Winter, unless otherwise noted

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Published by
Gibbs Smith, Publisher
P.O. Box 667
Layton, Utah 84041

Orders: (1-800) 748-5439
www.gibbs-smith.com

Edited by Linda Nimori
Designed by Kurt Wahlner
Produced by J. Scott Knudsen, Park City, Utah

Printed and bound in Korea

Library of Congress Cataloging-in-Publication Data

Winter, Robert, 1924–
An architectural guidebook to Los Angeles / Robert Winter and David Gebhard ;
edited and updated by Robert Winter.— Rev. ed.

p. cm.
Includes bibliographical references and index.

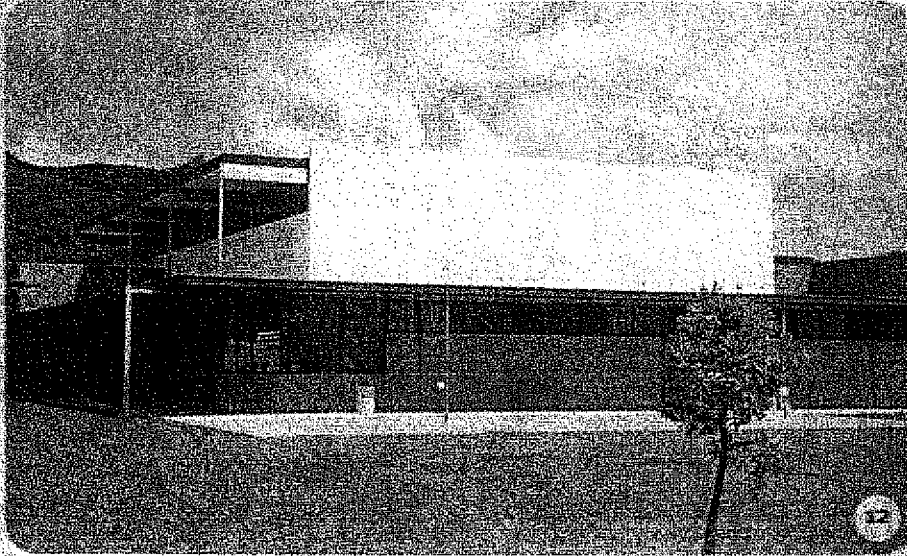
ISBN 1-58685-308-2

1. Architecture—California—Los Angeles—Guidebooks.
2. Los Angeles (Calif.)—Buildings, structures, etc.—Guidebooks.
I. Gebhard, David, H. Title.

NA735.L55 G44 2003

2003 979493—dc21

2003002032



8. Paxson House, 1971
 Buff and Hensman
 (Conrad Buff)
 1911 Campus Road

The Craftsman tradition revived.

9. Mason House, 1916
 2434 Langdale Avenue

This house has often been attributed to Irving J. Gill, although few of the details suggest his work.

10. House, circa 1925
 2403 Hill Drive

Hill Drive has some very good Spanish Revival houses. This is one of the best.

11. Brauch House, 1923
 Egasse and Brauch
 (J. L. Egasse)
 2327 Hill Drive

The general impression is medieval (of some sort) until you see the drooping swags of stucco at the point of the front gable. Hansel and Gretel appear. The architect said of his house that "In this particular instance, Norman lines, such as were left by the descendants of the Vikings, following their peregrination of an ante-medieval period, were the main source of inspiration" (*California Southland*, December 1923). A double stone archway (one for people, one for autos) provides entrance to the garden. As you ascend the hill, you pass through a series of arches leading to the front terrace.

12. Eagle Rock Playground Clubhouse, 1953
 Richard J. Neutra
 and Associates
 (Dion Neutra)
 1100 Eagle Vista Drive

A Neutra house enlarged as an International Style building, unexpected in this area.



November 5, 2012

HUFF POST LOS ANGELES REAL ESTATE

'Good Will Hunting' House In Eagle Rock

The Huffington Post Lucy Blodgett First Posted: 05/27/11 12:40 PM ET Updated: 07/27/11 06:12 AM ET

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Via [Curbed LA](#): Calling all cinephiles! A piece of LA film history has hit the real estate market -- and it comes with a price chop. This is the house where Ben Affleck (an Occidental College alum) and Matt Damon lived while writing the script for their Academy Award winning film, "Good Will Hunting." Originally, the farmland was purchased by Eagle Rock pioneer, Albert Brasch who commissioned architect Jean L. Egasse to design the "chalet" like property.

In 1923, shortly after the home was built, *California Southland* stated, "To design a house for a hillside as one would plan an ornament for a crown or sword hilt: to make the hill a picture or a tapestry of houses and gardens--this is the craft of J.L. Egasse who seems able to grasp the ensemble of a hillside and to build his house and garden as a part of the landscape." The four bedroom, two bathroom property features fireplaces, crown molding, stone floors, a detached garage, and treetop views. The *Hansel and Gretel*-style house was also anthologized by the "Los Angeles: An Architectural Guide."

Photos courtesy of the official listing with [Michael Locke](#) at [Keller Williams Realty](#)- Los Feliz.

HIGHLIGHTS x

people have highlighted this!
 luzzah! This text has been highlighted.

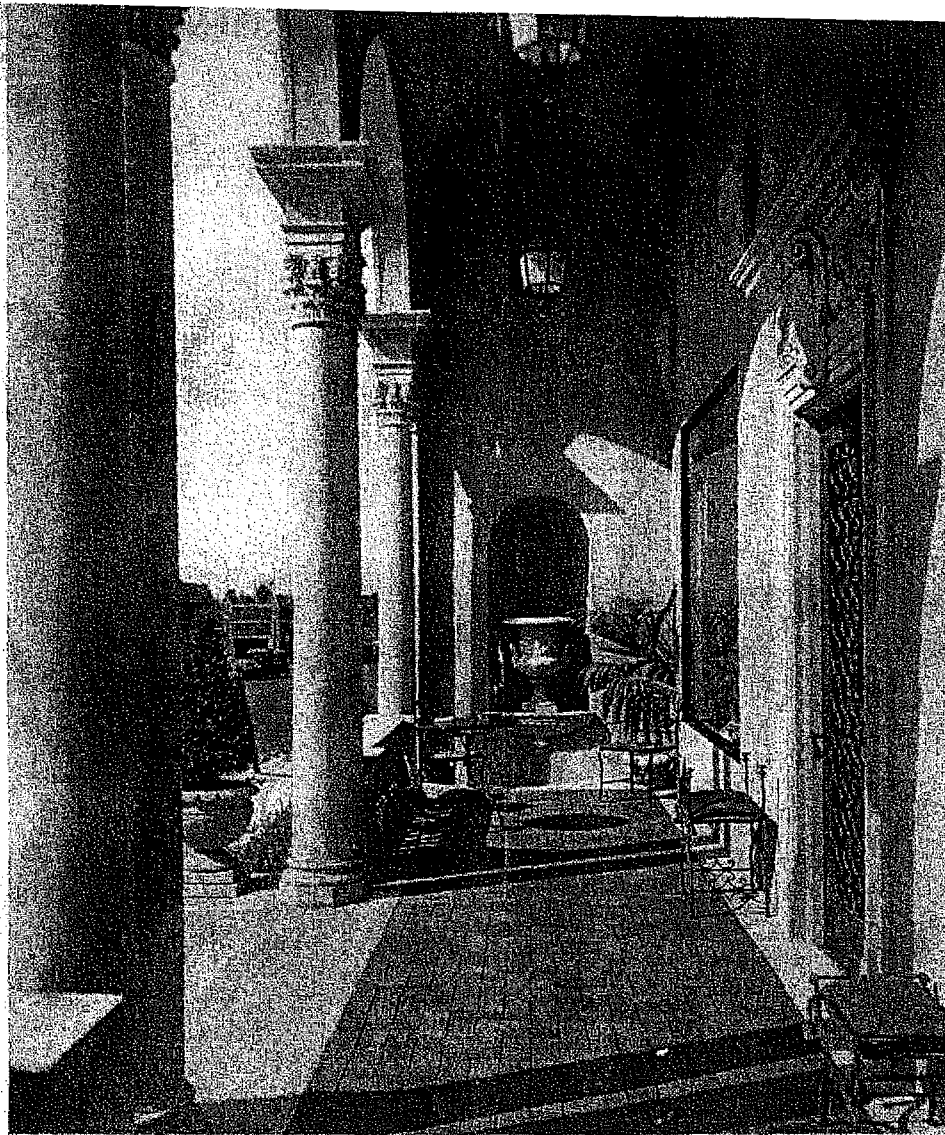
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December 1923

Par Pub

CALIFORNIA SOUTHLAND





THE LOGGIA. John B. Holtzclaw Galleries

Detail of a photograph by Geo. Haight

Vol. VI., No. 48

DECEMBER, 1923

20 Cents

CALIFORNIA'S HOME MAGAZINE :: INTERIORS

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Editor and Publisher
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NO. 48, VOL. VI

DECEMBER, 1923



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(From a photograph of The Holtzclaw House)	
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A SPANISH MADONNA (Serendipity Shops).....	Frontispiece
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This Magazine contains the Official Bulletin of the Architectural Club of Los Angeles, California.

CALIFORNIA SOUTHLAND is published monthly at Pasadena, Cal. For extra copies or back numbers call Main 4084, L. A. News Co.

Copyrighted, 1923, by M. Urmv Seares

For Subscriptions as Gifts call Colorado 5750, or address, Mrs. James B. Seager, California Southland.

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CALIFORNIA HOMES AND

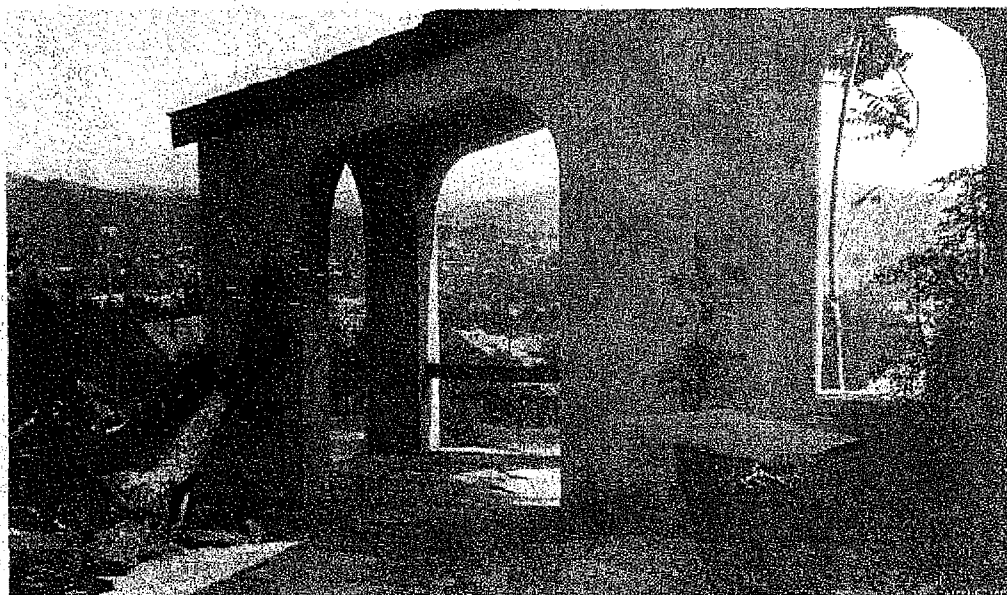
A FINE HILLSIDE HOUSE

By MARGARET CRAIG

BEARING the character of the historic buildings that have withstood the test of the ages because of their stability, dignity and fine structural qualities, stands the lately completed house on San Rafael Boulevard, Eagle Rock, of Mr. A. J. Brash, which was built and designed by J. L. Egasse, California. Commanding a wonderful outlook of the rolling hills and of an ever changing panorama of the valley, the house has been erected on a knoll of the San Rafael hills.

This hillside location has been the inspiration for the introduction of a variety of landscape effects, and for tying the house to its environment by sweeping architectural roof lines and by the extremely interesting arched openings in the wall spaces.

Given an unusual amount of co-operation in carrying out his preconceived ideas in regard to a home of this type, Mr. Egasse was enabled to express his ideas with a permeating consistency and with a sentiment that inspired the workmen of the middle ages when building was



done mostly by hand and under the influence of the guilds. An old house of no particular tradition formed the foundation for the new structure, and the planting that was already on the grounds was used to advantage in blending the new with the old.

In this day of so many mediocre houses that lack beauty and fine form, one stops to analyze the cause for the thrill and the feeling of satisfaction that are aroused by the study of this fine example of hillside architecture, the lines of which seem to be mellowed by the climatic effect of years. The walls are subdued in color, but the values of dark and light are well distributed and form a sustained pattern.

The geometrical forms echo and re-echo one another as well as partake of the contour in the background of the foothills. Quoting Mr. Egasse:

"In this particular instance, Norman lines, such as were left by the descendants of the Vikings, following their peregrinations of an ante-mediaeval period, were the main source of inspiration. Saxony and Northern Italy were also borrowed from in carrying out the exterior. The curves and arches, although not symmetrical, are all geometrically related, in order to create an ensemble of harmonious lines suggestive of spiritual truths."

In fact, one feels that a house like this might

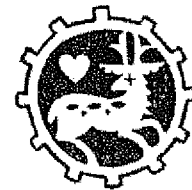
The effect gained is that of a house that seems to spring from the ground itself. With definite purpose the lines of the house are visibly related to the street, by the similarity of angles in the house to those in the entrance gate. The relationship of house and environment is shown by the lines in the canopied stairway that echo the curves of the hills by a series of arches that lead from the side of the house to the garage at the further end of the driveway.

The archway gives the keynote to the architectural treatment of the home. It has been a sincere adaptation of the present water mills and farm houses along the Northern European rivers that were originally inspired by the relics left by the early Normans. The fine proportions satisfy, because they were built to withstand the inclemencies of the weather, while the insertion of the flat rocks in the uneven plaster work suggest the age tone that is a source of beauty in old buildings.

On the East are big cedars, the dark masses of which balance those of the pines on the West. The hillside has been graded and made purposely irregular to attain a rustic appearance, while in these spaces have been planted numerous varieties of cacti and desert shrubs that contribute to a Southern aspect. Hollyhocks, petunias and roses are planted at various

GARDENING MANUAL

touch of moss grown stones. On the left, on the ledge of rocks, out of which these stones were taken, a wild growth of Cherokee rose arches its rambling branches upon the edge of the ivy covered slope. Steps of uneven dimensions are cut out of that ledge and form a winding path toward the west entrance. When these intersect, in front of the house, there is a slight dip that gives the idea of a "cher creux". The arrangement of the entire stonework is like the work of the ancient dolmen, a menhir, thus tying the whole conception to the druidic period. The house thus made to appear as if cut out of a rock



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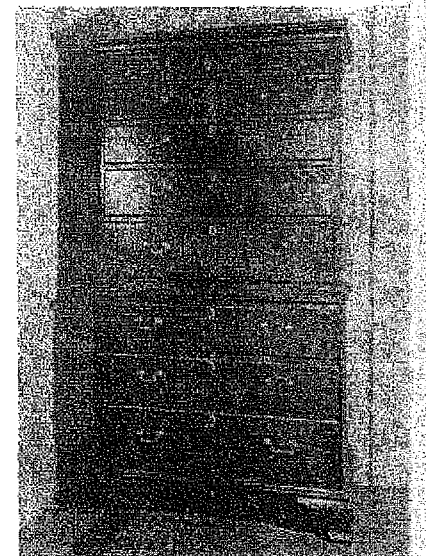
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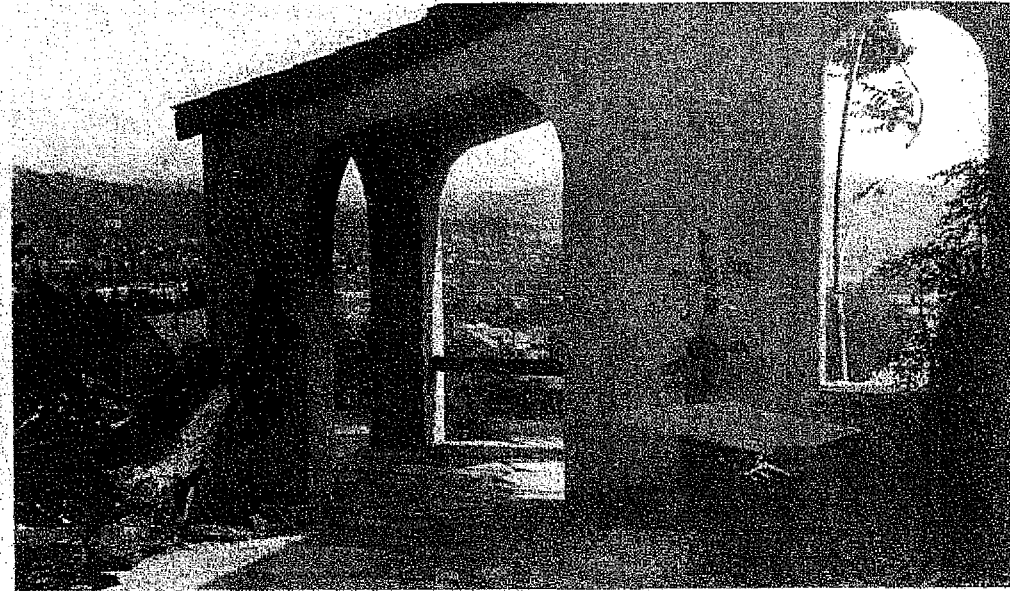


erected house on San Rafael Boulevard, Eagle Rock, of Mr. A. J. Egasse, which was designed by J. L. Egasse, California.

marking a wonderful outlook of the rolling hills and of an ever changing panorama of the valley, the house has been erected on a knoll of the San Rafael hills.

This hillside location has been the inspiration for the introduction of a variety of landscape effects, and for tying the house to its environment by sweeping architectural roof lines and by the extremely interesting arched openings in the wall spaces.

Given an unusual amount of co-operation in carrying out his preconceived ideas in regard to a home of this type, Mr. Egasse was enabled to express his ideas with a permeating consistency and with a sentiment that inspired the workmen of the middle ages when building was



done mostly by hand and under the influence of the guilds. An old house of no particular tradition formed the foundation for the new structure, and the planting that was already on the grounds was used to advantage in blending the new with the old.

In this day of so many mediocre houses that lack beauty and fine form, one stops to analyze the cause for the thrill and the feeling of satisfaction that are aroused by the study of this fine example of hillside architecture, the lines of which seem to be mellowed by the climatic effect of years. The walls are subdued in color, but the values of dark and light are well distributed and form a sustained pattern.

The geometrical forms echo and re-echo one another as well as partake of the contour in the background of the foothills. Quoting Mr. Egasse:

"In this particular instance, Norman lines, such as were left by the descendants of the Vikings, following their peregrinations of an ante-mediaeval period, were the main source of inspiration. Saxony and Northern Italy were also borrowed from in carrying out the exterior. The curves and arches, although not symmetrical, are all geometrically related, in order to create an ensemble of harmonious lines suggestive of spiritual truths."

In fact, one feels that a house like this might appear on any hillside, in any country, for standing in its porticoes or on its step ledges one might be in any land. The reason for this is that the builder, saturated with the craftsmanship of the ancient workmen personally, was enabled to give a quality to the turning of every beam and to the shaping of every stone and to the rearing of every wall.

The effect gained is that of a house that seems to spring from the ground itself. With definite purpose the lines of the house are visibly related to the street, by the similarity of angles in the house to those in the entrance gate. The relationship of house and environment is shown by the lines in the canopied stairway that echo the curves of the hills by a series of arches that lead from the side of the house to the garage at the further end of the driveway.

The archway gives the keynote to the architectural treatment of the home. It has been a sincere adaptation of the present water mills and farm houses along the Northern European rivers that were originally inspired by the relics left by the early Normans. The fine proportions satisfy, because they were built to withstand the inclemencies of the weather, while the insertion of the flat rocks in the uneven plaster work suggest the age tone that is a source of beauty in old buildings.

On the East are big cedars, the dark masses of which balance those of the pines on the West. The hillside has been graded and made purposely irregular to attain a rustic appearance, while in these spaces have been planted numerous varieties of cacti and desert shrubs that contribute to a Southern aspect. Hollyhocks, petunias and roses are planted at random among the rocks, along with wild gooseberry, rhus and sumach.

As one ascends the seemingly time-worn steps, towards the entrance of the house, the wide spreading valley beyond quickly unfolds. The steps are made of heavy flag stones, in the joints of which Korean grass grows and spreads its tufty knobs, rendering a quaint

effect. In front of the house, there is a slight dip that gives the idea of a "young creek". The arrangement of the entire work is like the work of the ancient craftsmen, thus tying the whole composition to the druidic period. The house thus made to appear as if cut out of a



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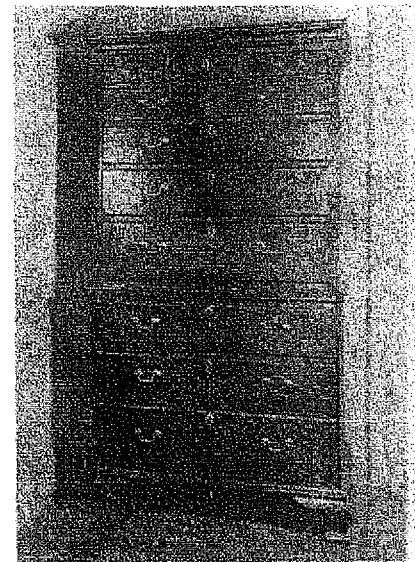
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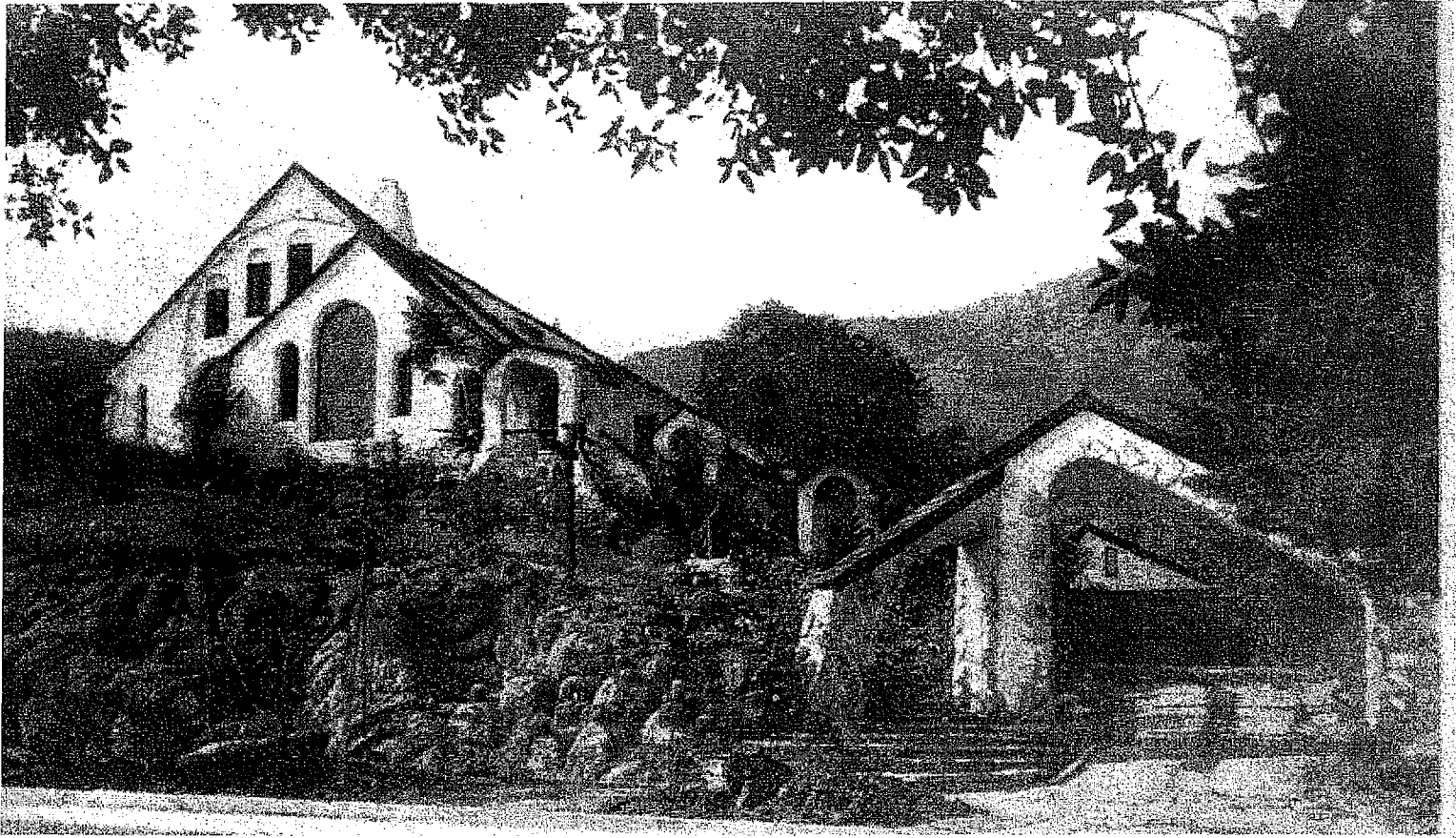
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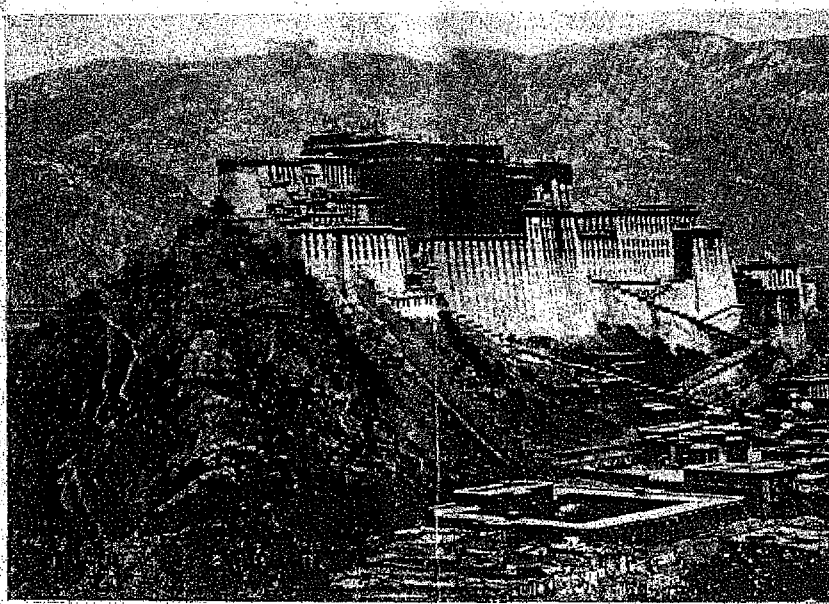
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January 1924

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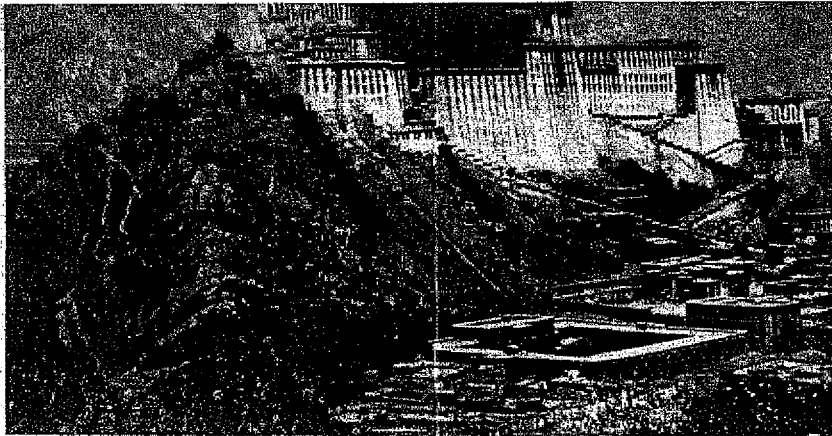
ASIATIC



Potala at Lhasa, Tibet
A. D. 1650

"Oh, East is East, and West is West,
And never the twain shall meet,
Till earth and sky stand presently
At God's great judgment seat" — Kipling.

Mysticism



Potala at Lhasa, Tibet
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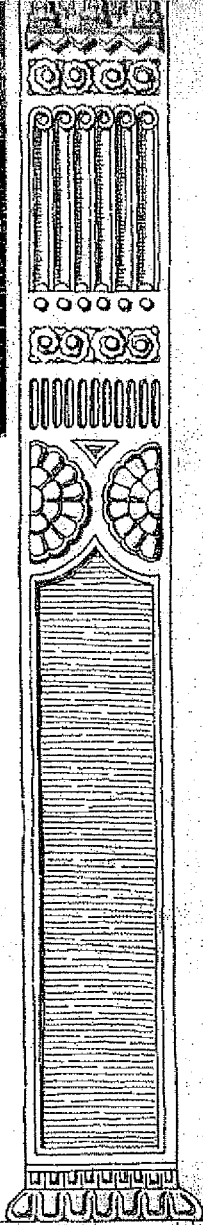
Mysticism

Access to Lhasa, the "Forbidden City" of Tibet, gained less than twenty years ago, disclosed the great Monastery of Potala. This majestic building with its vast sloping walls broken only in the upper parts by straight rows of many windows, its flat roofs at many levels, crowns a hill and is seemingly a part of it. Eight to twelve stories in height, it provides chambers for over 10,000 priests. Surmounting all is the great Red Palace with its gold roofs and pavilions in Chinese style, the residence of the Dalai Lama, spiritual and temporal ruler of Tibet, worshipped by the people, and believed by them to be the living incarnation of Buddha.

The Architecture of the Potala was influenced by that of the two great countries lying to the north and to the south, China and India. It expressed in a bold, primitive way the religion and mysticism so essentially a part of the life of the people.

The beauty of the Asiatic style, with its intricate forms and details, its color and weird fantasy, offers wonderful inspiration to the modern architect.

Allied Architects Association of Los Angeles



SERIES F. NO. 1

California Southland

M. URMY SEARES - Editor and Publisher
 ELLEN LEECH - Assistant Editor

NO. 49, VOL. VI JANUARY, 1924

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This Magazine contains the Official Bulletin of the Architectural Club of Los Angeles, California.

CALIFORNIA SOUTHLAND is published monthly at Pasadena, Cal. For entire copies or back numbers call Main 4684, L. A. News Co. (Copyrighted, 1924, by M. Urmey Seares)

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TREASURES OF THE SERENDIPITY SHOP

By M. URMY SEARES

COMING to California to adorn the houses and gardens now being built, are selected objects of art wrought by experts of the past in iron and bronze, tile-work and carved wood. These things are hard to find and harder still for a people so far away from their origin to select with discretion.

Our desire for good examples of the work of ancient craftsmen carries a twofold impulse: to adorn the fine houses now being built on the west coast of the United States we need good pieces of ornament, sculpture and furniture, but, as our eager young craftsmen are still to be trained, we must surround them with examples of the best work of past ages. We have no museums to which students may go to study ancient or modern craftsmanship. It is with a deep sense of gratitude, therefore, that we report the advent in our midst of the Serendipity Shop.

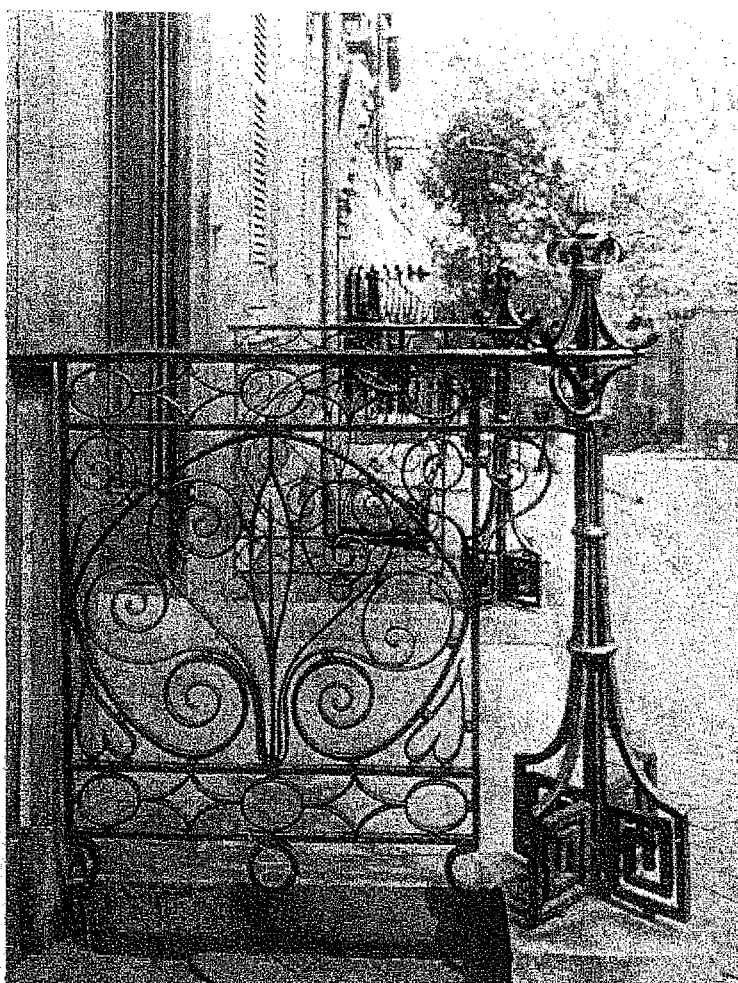
A manufactured word, found on the street sign of an old book shop in London, this name seems to embody a serene opportunity to dip into the past, leisurely wandering among the fine old pieces of furniture and absorbing unconsciously the beauty and devoted workmanship which here greets one on every hand.

Mr. Bradford Perin has collected for our delectation a wide assortment of interesting, handsome pieces of furniture, isolated ornaments, and objects of intrinsic beauty; and has arranged them with a remarkable sense of the fitness of things. He has sought for our selection whole collections of hand-made knockers, door latches and ornaments.

English furniture in a series of rooms—reception, dining room and bedroom, will show to the best advantage the excellence of 18th Century work and the formal life of the English country gentleman. In the dining room one finds a great oak sideboard of Flemish origin with English plate.

These rooms will be arranged for the convenience of serious students, architects, and collectors and will be shown in an intelligent environment instead of being heaped in a junk shop—or forced upon one by a parrot speech from an ignorant clerk trained by the latest code of salesmanship to talk "period furniture."

The standardization of the American home has made it vitally necessary that those who would live their own lives in their own well thought out way should have some refuge from the conventionalized things now forced upon the luxury-demanding masses by



ORNAMENTAL IRON RAILING RECENTLY BROUGHT TO PASADENA FROM BALTIMORE BY THE SERENDIPITY SHOP, BRADFORD PERIN, PROPRIETOR.

merchants and manufacturers. At the Serendipity Shop the rooms are arranged as best befits the articles on hand at the moment. One may enter and observe—buy an old hand-wrought iron key, or a whole room furnished by a selection of congenial, friendly pieces of furniture brought together by an art lover whose sense of appropriateness lies deeper than the salesman's code can ever fathom.

Decorations on the walls and furnishings of the shop are the outcome of this love of art objects and an eye for their use in relation to environment.

The proprietor himself is an artist and gives freely of his art in the presentation of such a shop to this art-hungry community.

Casement windows have been built into the walls, hand-modeled little figures—reminiscent of an old farmhouse Mr. Perin visited in his travels—adorn the plastered ceiling vault. A fireplace and a shrine from olden times give character to the bedroom and make possible for us all to visualize the past environment.

Occasionally, Mr. Perin tells us, there will be a French bedroom arranged, and then again an English set exhibited. For it is but a step from Normandy to England, and experts under Mr. Perin's direction are continually looking out for good things to forward to this Pasadena shop.

Gathering around this rich storehouse and fertile source of art treasures are the artists and architects who know the good things of the past and love them. Garrett Van Pelt, connoisseur in those finer things of art which mark the distinguished architect, has lingered over certain fine pieces

and bought for his own collection.

Ernest Batchelder, authority on design, especially interested in Gothic crafts, finds inspiration here, and Lucile Lloyd Brown, whose abounding energy has vitalized and centralized the arts connected with architecture in Pasadena is painting a fresco on one of the ceilings.

Here indeed is the long looked for art center that Pasadena needs, an authority and unquestionable standard. For the California garden, where so much of our time is spent each day, there are patio tables and benches, quaint old chests to keep our garden tools in, and tiles from a 16th Century house near Seville, to be sold as a whole. Thus does the constant stream of antique art flow through the Serendipity Shop to make our homes more beautiful and interesting, and to raise the standard of art in the whole community.

CALIFORNIA HILLS AND THE ART OF J. L. EGASSE



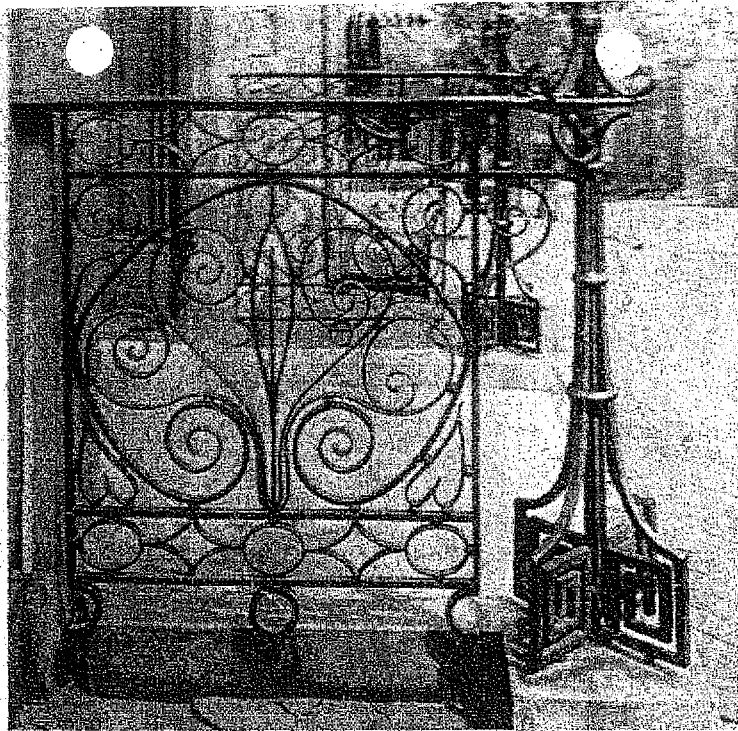
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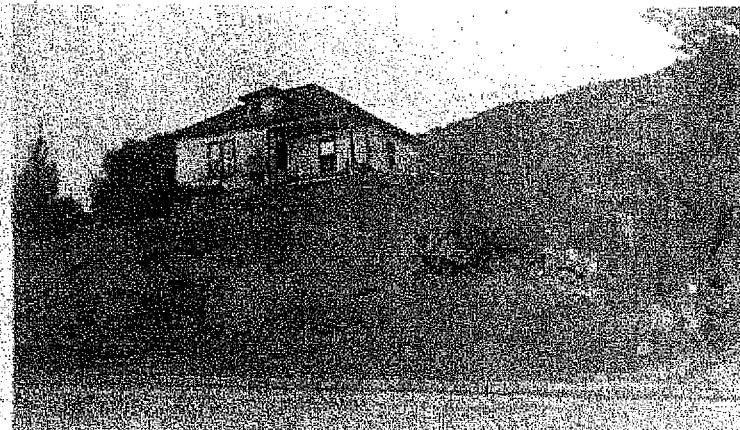
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CALIFORNIA HILLS AND THE ART OF J. L. EGASSE



THE HOUSE BEFORE THE ARCHITECT, J. L. EGASSE, TRANSFORMED THE WHOLE HILLSIDE INTO THE ESTATE OF A. J. BRASH.

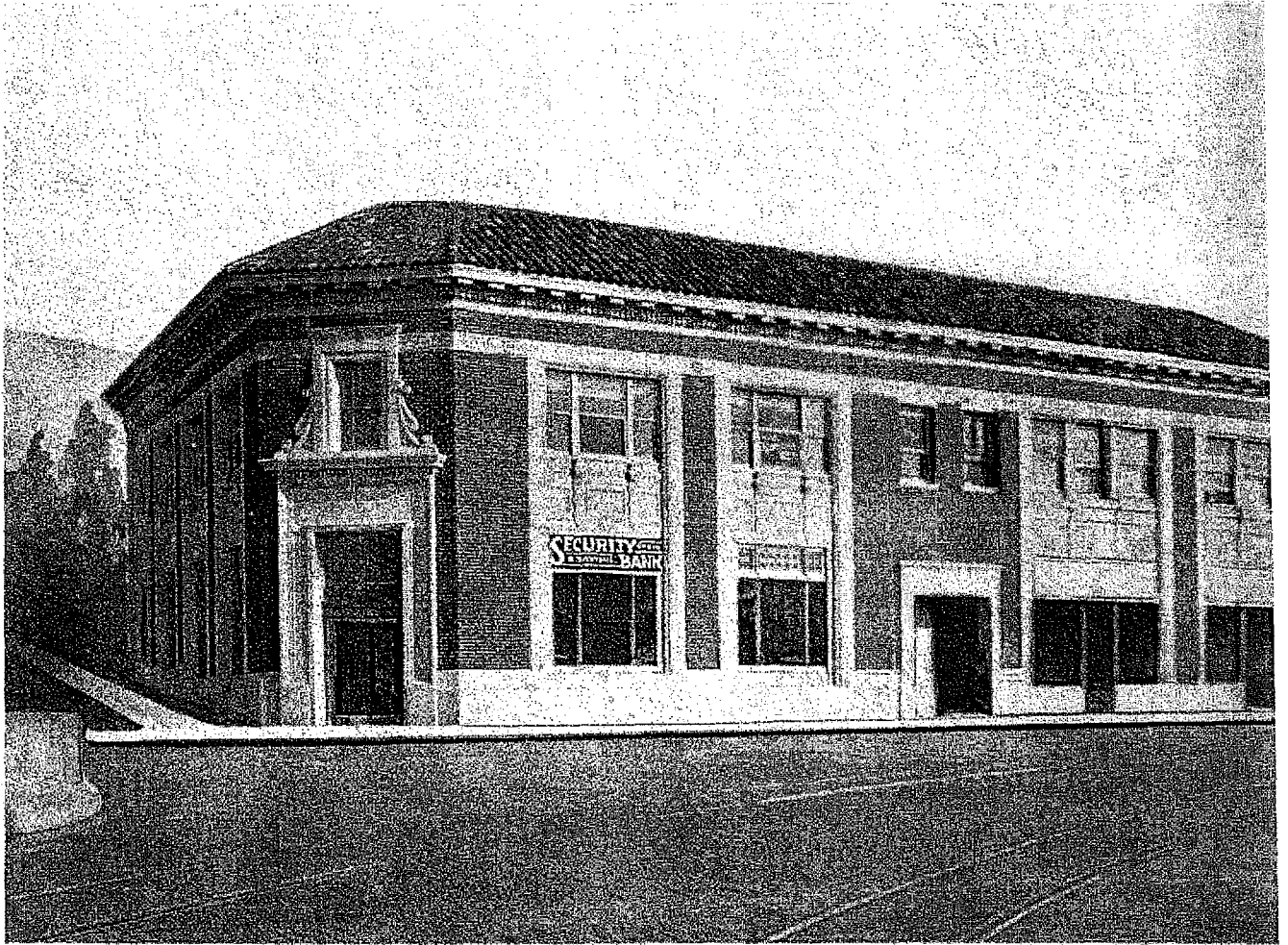


THE HOME OF A. J. BRASH, EAGLE ROCK. J. L. EGASSE, HILLSIDE ARCHITECT

To design a house for a hillside as one would plan an ornament for a crown or sword hilt; to make the hill a picture or a tapestry of houses and gardens—this is the craft of Mr. J. L. Egasse who seems able to grasp the ensemble of a hillside and to build his house and garden as a part of the landscape.

The house here shown before and after Mr. Egasse took hold of it

was illustrated more fully in the last number of this magazine, but the transformation furnishes food for serious thought by our local builders and architects.



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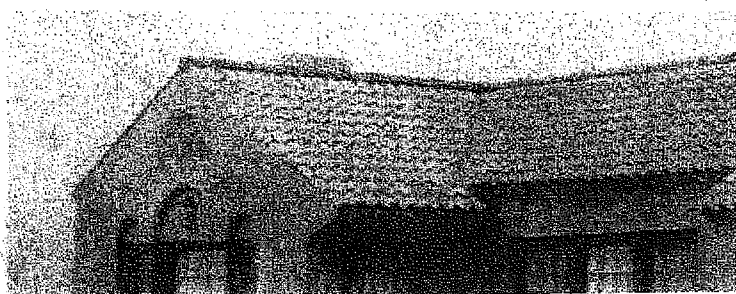
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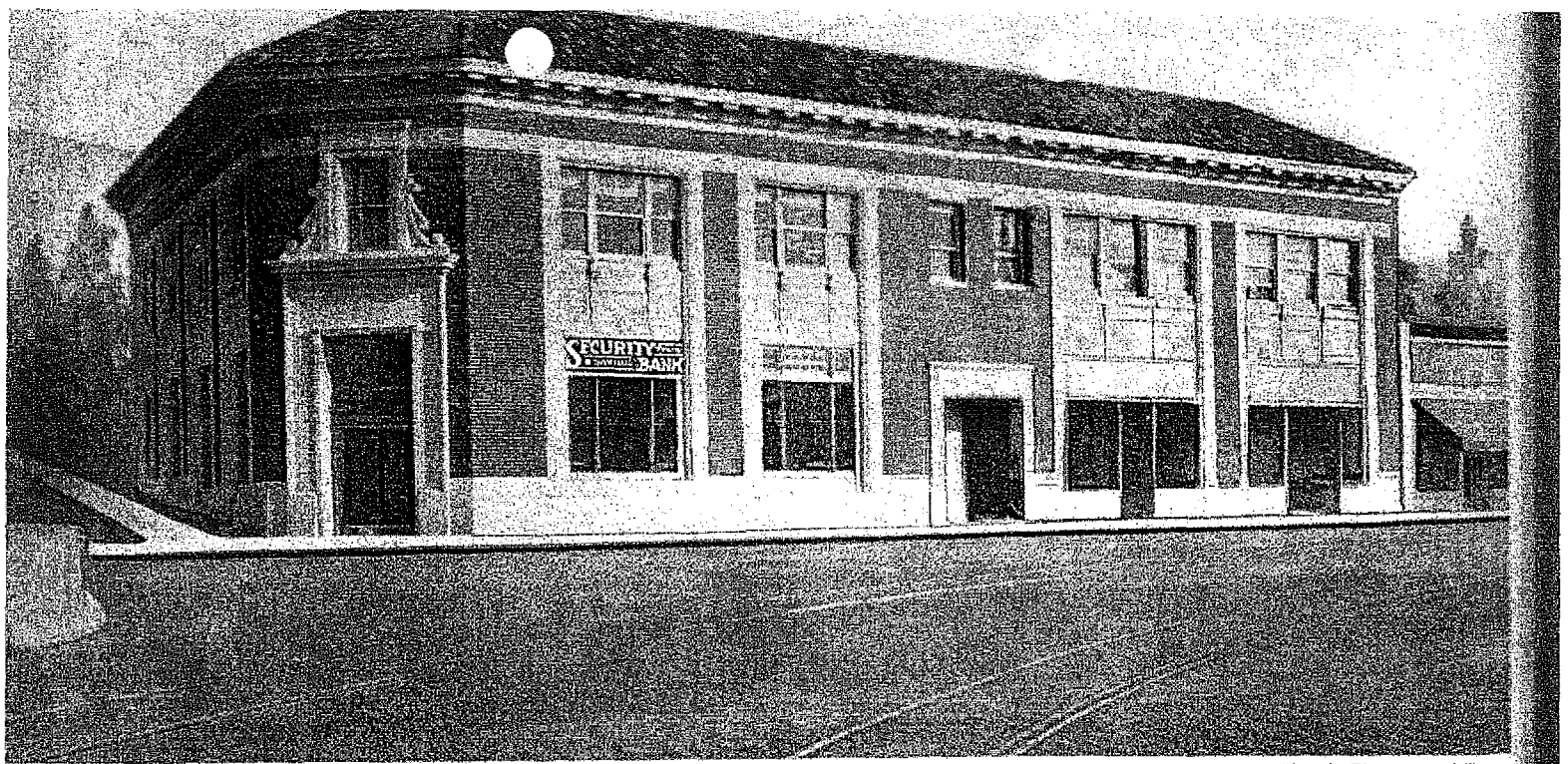


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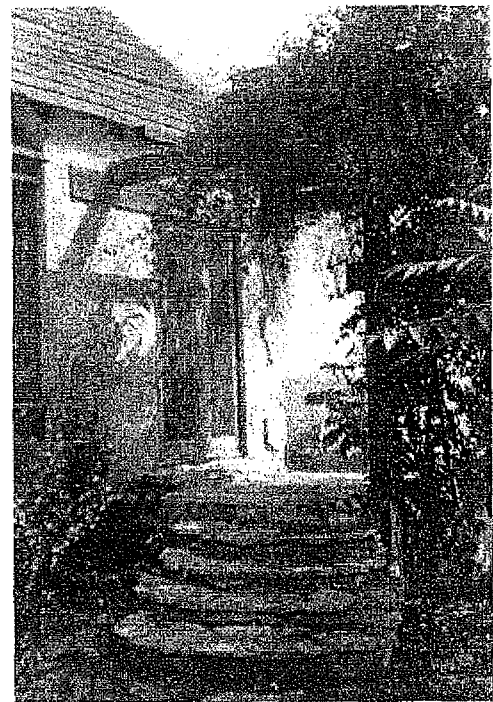
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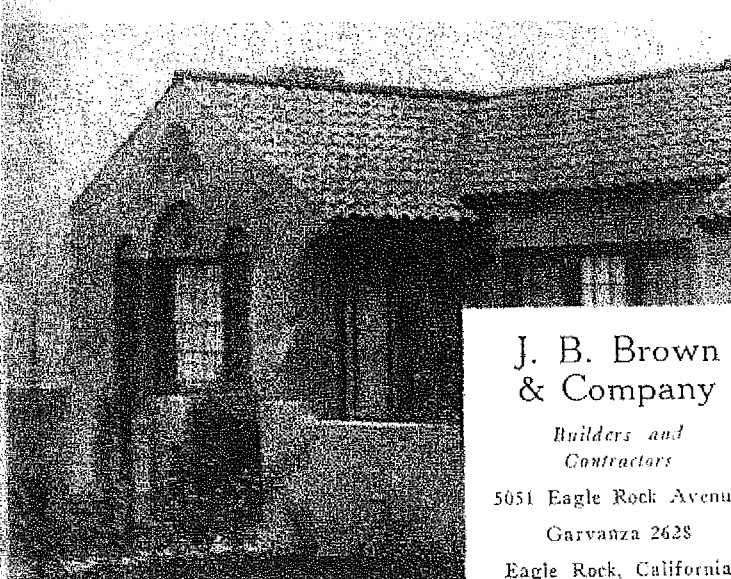
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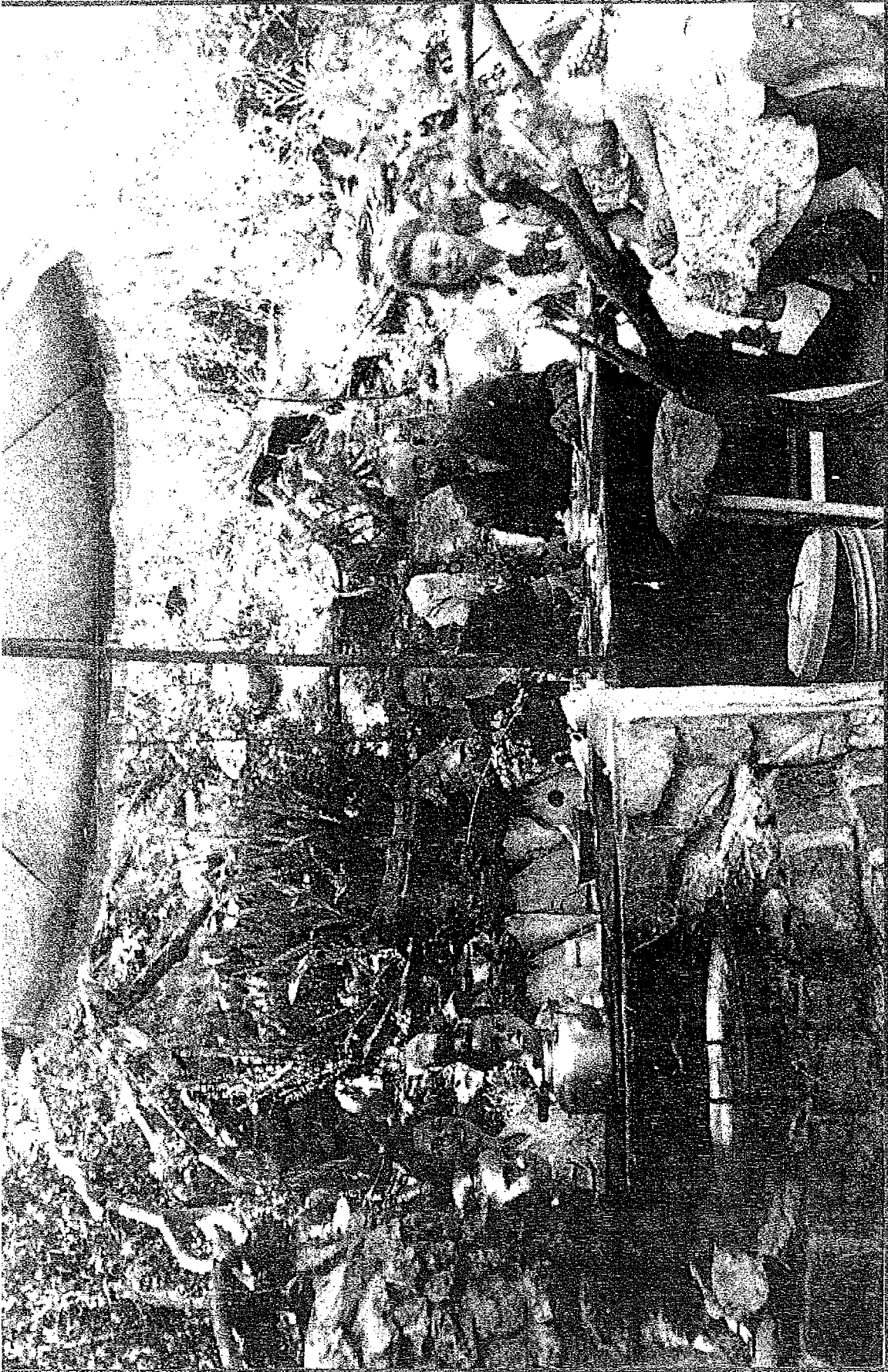
Garvanza 2628

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Circa

1940



Braasch family and friends on the back patio area in an undated photo; Albert and Constance Braasch are seated nearest the middle; Connie Braasch is seated next to her father.

VESPER SERVICES OF MUSIC CLUB SUNDAY

With a party of guests that filled the spacious and beautiful home of Mr. and Mrs. A. J. Braasch, 212 Hill drive, to capacity, the annual Christmas Vesper service of the Eagle Rock Thursday Morning Music club was held Sunday afternoon beginning at 4 o'clock. A delightful program was presented.

With Miss Hazel Congdon and Miss Katherine Van Dyke in charge, the following program was presented with Charles Frederick Lindas, a professor of speech education at Occidental college, and Helen Bliss Baraban as guest artists.

Scripture reading - Rev. Lindas.

A Christmas Medley - Miss Bliss.

Reading "The Little Mixer" (Lillian Nicholson Shearon) - Fred Lindas.

"A Deep River" (concert arrangement) - To a Wild Rose (MacDowell) - Miss Bliss.

Following the formal program a reception was served by the hostesses assisted by members of the club. After a social period an informal program was presented which included songs by Howard Mann, Mrs. Mills, Mrs. Arthur Ingraham, Mrs. Lovelace

MRS. BRAASCH PRESENTS HER PUPILS IN RECITAL

Mrs. Constance Braasch, well known musician of Eagle Rock, will present a group of her pupils in an annual recital Saturday evening, June 18, at Occidental college music hall. It was announced this week. The program will begin at 8 o'clock. The public is invited.

The program will include both solo and duet numbers. Those to appear on the program include Doris Fredeen, Dorothy Keinholtz, Neglande Henricks, Dickie Nelson, Elizabeth Fielder, Frances and Florence Hull, Dorothy M. Idriss, Herberters, Walter Frederick Teubner, Joe Keinholtz, David Gedargren, Shirley Strickland, Rosemary Richard, Osman Hull, Phyllis Liebsie, Lois Laymer, Frances Wolfe, Dorothy Liebsie, Ursel Peters and Nancy Stahl.

The two young ladies in the foreground are well known next door neighbors of Mrs. Braasch of Hill drive.

MUSIC CLUB HAS ANNUAL SERVICE

Among the Yuletide festivities each year, the spiritual significance of Christmas is deeply emphasized in the annual Christmas vesper service of the Eagle Rock Thursday Morning Music club. This year the club and its friends met again at the hospitable home of Mr. and Mrs. A. J. Braasch, on Hill drive, which has many times provided a perfect setting for these vesper gatherings.

The theme of the day was Bethlehem, and with the first notes of "Little Town of Bethlehem" by unsexed carollers, all journeyed thither in thought. The Rev. Mr. Shattuck of Pasadena presented "The Story of the First Christmas" in three scenes from the Gospel narrative: "The Nativity," "The Coming of the Wisemen," and "The Presentation in the Temple." This reading was followed by Mozart's "Ave Maria." The formal program of the day, arranged by Miss Ethel Congdon, vice-president and program chairman, and presented by Miss Kathryn Van Dyke, president, was a glorious thing. Numbers were as follows, the guest artists being Evelyn Snow, contralto; Claire Mellonino, pianist; Sol Cohen, violinist;

"Caro Mio Ben," Giordani, 1744, Evelyn Snow.

a "Silent Noon," R. Vaughan Williams; b. "The Water Mill," R. Vaughan Williams; c. "The New Ghost," R. Vaughan Williams, Evelyn Snow.

a. "Prize Song" from "Die Meistersinger," Wagner; b. "Through the Snow," Cecil Burleigh, Sol Cohen.

a. "Mirage," Sol Cohen; b. "Hobgoblin," Sol Cohen; c. "Concert Waltz," Sol Cohen.

Piano transcription of Schumann's "Dedication," Claire Mellonino.

"Still as the Night," Carl Bohm; "Tex Yaux," Rene Rabey; "Gethsemane," Sol Cohen, Evelyn Snow. Violin obbligato, Sol Cohen.

Mrs. Snow's vibrant tones and Mr. Cohen's interpretations were enhanced by the exquisite work of Madame Mellonino at the piano. The composer's message, directly expressed, was given in Mr. Cohen's own presentation of his own productions. Superb rendition of Schumann's "Dedication" was Madame Mellonino's contribution to the program as soloist.

After dainty refreshments, planned by Mrs. Irene Hilber, had been served, all settled down for the customary informal program. Under the skillfully charming direction of Miss Congdon, one after another of those present made some contribu-

tion to the interesting whole. Perhaps outstanding was the solo "Fantasy in F," by Chopin, of a newcomer to Eagle Rock, Mrs. Frances Ober, pianist of note, who has done piano work with Pattison of the famous Meyer and Pattison pair, and also served for some time as accompanist to Cyrena Van Gordon of the Metropolitan. The State Federation of Music clubs was represented by the presiding officers of Southern California, Mrs. Berger, vice-president-at-large, and dent, both of whom spoke at some length. Among the selections which followed were Chaminade's "Little Silver Ring," sung by Mrs. Schweissinger; "Etude de Concert in D flat," Liszt, followed by a Rebusky encore, played by Howard Mann, pianist; a Christmas duet by Mr. and Mrs. Belcher Cooley, with Miss Doris Cooley at the piano; two songs in liting mood by Miss Thyra Edberg of Hollywood, and a lovely piano number, "Valse Valcik," Mojres, played by Mrs. Edna West. Short talks were given by Mrs. Mary Pisk, Miss Young of Occidental college, Mr. and Mrs. Shattuck of Pasadena, and others.

With the singing of "Silent Night" by all the hostess, Mrs. Braasch at the piano, the evening came to a close.

ANNUAL VESPERS AT BRAASCH HOME

The spacious home of Mr. and Mrs. A. J. Braasch, on Hill Drive was opened to members of the Thursday Morning Music Club and their guests Sunday afternoon for the annual Christmas Vespers. About 75 were present and heard an impressive program, which has been arranged by Miss Ethel Congdon. Mrs. Braasch was assisted as hostess by Miss Congdon and Miss Kathryn Van Dyke.

The program opened with "O Holy Night," by Adams, sung by the Thursday Morning Music Club double trio, composed of Mesdames Elderman, Gardner, England, Cooley, Lovess and Miss Van Dyke, with Frances Gardner as soloist and Margaret Fortlage as accompanist. Miss Mabel Thorne, president, gave the address of welcome and turned over the program to Miss Congdon who introduced Nigel de Brulle following another carol by the double trio. Mr. de Brulle read passages from the Old and New Testaments, telling of the prophecy regarding the birth of Christ and its fulfillment.

Miss Van Dyke sang "Alleluia," accompanied by Mrs. Braasch. The guests artists, Heddie Gehl, violinist, Marilyn Norris, cellist, and Lu Verrit Beal, pianist, composing the Genoble trio, presented delightful groups, as follows:

"Trio in D Minor"—Arensky;
First movement, Elegia, Finale.

"Ave Maria" — Bach-Gounod;
Hungarian Dance No. 1—Brahms.

"Extase"—Ganne.

"Serenata"—Tareghal.

"Silent Night"—Gruber.

The last number was played softly, with lowered lights. Following a dainty supper, during which a social hour was enjoyed, the double trio sang two numbers and led the guests in community singing. Mrs. Mary D. Fisk read a pleasing Christmas poem.

Mrs. Abbie Jamieson, president emerita of the California Federation of Music Clubs, offered her congratulations and Christmas greetings to the club. The program ended with singing of "Silent Night."

Constance Braasch will present one of her pupils, Lois Reamer, in a piano recital Sunday evening at her home studio, at 2327 Hill Drive. She will be assisted by Ruth Mohr and Virginia Clark, both pupils of Virgil Drengborg.

(Continued on Page 13)

Mrs. Constance Braasch gave a recital at her home studio, 2327 Hill Drive, Saturday evening, Nov. 26, presenting four of her pupils to a group of parents and friends. Taking part were Dorothy Kjenholtz, Dorothy Eiers, Rebecca Rose McAlister and Lois Reamer.

Annual Vespers Given By Club

Through the fall rain-blurred windows of the picturesque Hill drive home of Mr. and Mrs. A. J. Braasch the lights of Eagle Rock valley added to the setting of the annual Christmas vespers of the Thursday Morning Music club last Sunday afternoon.

As the theme of the afternoon, the familiar "Silent Night" was heard, as Mrs. Esther Reese Maranley, at the piano, rendered the carol. Mrs. Macanley then played softly "O Little Town of Bethlehem" while an original poem, "Christmas Vespers," dedicated to these annual Christmas gatherings of the club, was read by the author, Miss Kathryn Van Dyke.

Honor guests were Mrs. Pauline Fergusson, president of the California State Federation of Music Clubs, Stanley O'Connor, state chorale chairman, and "Mother" Mary Flak, all of whom gave brief talks. Howard Mann, of Eagle Rock, played "The Waltz of the Flowers" by Tschalkowsky. Miss Ethel Congdon acted as mistress of ceremonies for these impromptu presentations.

Mrs. C. W. West, president, extended Christmas greetings to guests and introduced the vice-president and program chairman, Mrs. George E. Mills. Mrs. Mills announced that Miss Congdon would present the formal program which was given by guest artists, Margaret Dayton, soprano; Daryl Dayton, pianist; and Eleanor Ament, accompanist, all concert artists and members of the music faculty of Pomona College. They were assisted by the club's instrumental trio, Harriett Beckett, violinist; Louise Arnold Ford, cellist; Edna May West, pianist. A dainty Christmas supper was served by club members.

The program was as follows:

- (a) "Kamin bald," Brahms; (b) "Vorschneller schwitz," Brahms; (c) "Nachtigal," Brahms; (d) "Meine Liebe" 1st. grup., Brahms—Mrs. Dayton
- (e) "Sonata," Scarlatti; (f) "Prelude and Fugue in F minor," Bach; (g) "Etude," Debussy; (h) "Fantasy," Chopin—Mrs. Dayton
- (i) "Around the Manger," Mrs. H. H. A. Braasch; (j) "No Lullaby Need Man Sing," Joseph Clokey; (k) "Mama Wiegand," Max Regner—Mrs. Dayton

Tripoli Dinner for Violin, Violoncello and Piano, Mendelssohn—Miss Beckett, Mrs. Post, Mrs. West

MUSIC CLUB HOLDS ITS VESPERS MEET

Members and guests of the Thursday Morning Music club assembled at the spacious hillside home of Mr. and Mrs. A. J. Braasch, on Hill drive Sunday afternoon for the club's annual Christmas vespers. Mrs. Lola Roberts, president, extended greetings and introduced Rev. Donald Gaylord, who read from Scripture the story of the first Christmas.

The guest artist of the day, Maurice Zam, pianist, was presented by Mrs. Ethel Congdon. Mr. Zam is an internationally known musician who rendered a group of numbers, with his interpretive remarks. His selections were: "Ghosts," Op. 10, No. 2, Frydler-Neman; "Impromptu in A Flat," Schubert; "Study," Op. 740, No. 2, Czerny; "German Dance," Chopin; movement from the "Wald-See" Sonata, Beethoven, Opus 53; "Prelude and Fugue in G Major," Bach.

Refreshments were served. Mrs. Congdon, mistress of ceremonies, took charge, presenting Howard Mann in two piano selections: "Etude in D," Liszt, and Tschalkowsky's "Waltz of the Flowers." At Mrs. Congdon's request, Mrs. Mary D. Flak gave as a sort of benediction, one of her little talks.

The festivities were brought to a close, according to a custom, by the singing of "Silent Night," with Mrs. Braasch, gracious hostess, at the piano.

VESPERS PROGRAM TO OCCUR DEC. 17

The vespers program is tentatively scheduled to take place Sunday afternoon, Dec. 17, when the Thursday Morning Music club will assemble for the annual Christmas vespers at the home of Mrs. A. J. Braasch, 237 Hill drive.

The Capella choir of Eagle Rock high school, under direction of Robert Swan, is to sing Christmas carols. This type of singing is especially adapted to carolling. In addition, Frank Parsell, violinist, and Mrs. J. C. Purcell's pianists have been announced but will doubtless be heard on other occasions.

Mrs. C. A. Swickinger, program chairman, is in charge of arrangements for the vespers service. The program will be announced today and Thursday will be announced.

MUSIC CLUB HAS INTERESTING PROGRAM—

An outstanding meeting of the Thursday Morning Music Club was held at the home of Mrs. Constance Braasch, 2327 Hill Drive, on February first, with Mrs. Edna West as hostess.

The day was dedicated to the State Federation of Music Clubs. Mrs. Ethel Richards, Vice President of the Southern Region and Mrs. Irma Bergner, Past President of the State Federation, were guests of honor.

Mrs. Frances Cooley, honorary member of the Thursday Morning Music Club, was also present. Mrs. Ruby Pollitzer presided at the meeting and presented Mrs. Richards, who gave a brief talk on Federation matters, stressing the work for Young Artists contests. A miscellaneous program featuring the ensemble, was arranged and presented by Mrs. Alice Horton Mills.

The Bach number for the day was "March In D Major," a trio for two violins and piano, played by Miss Harriet Becket, Mrs. Phyllis Noel and Mrs. Louise Ford.

The Beethoven selection was for two pianos, an excerpt from Concerto No. 1 in C Major, by Mrs. Ruby Pollitzer and Mrs. Mable Tomlin.

Others taking part in the program were Mesdames Constance Braasch, Margaret Fortlage, Edith Hammond, Wain Lindsey, Elta Rice, Lola Roberts, Mina Rommel, Gloria Sandstrom, Anne Schweissinger, Lax Van Tyler, Jovita Wilcox and Miss Kathryn Van Dyke.

After the program, Mrs. Edna West entertained guests and members of the club at the Martha Washington for luncheon.

The club meeting of January 18 was held at the home of Mrs. Constance Merritt, north of Hill Drive, and Mrs. Marian Price was co-hostess.

INTERESTING PROGRAM AT MUSIC CLUB MEETING—

Mrs. Constance Merritt opened her lovely hillside home north of Hill Drive to the members of the Thursday Morning Music Club for their January meeting. Mrs. Marian Price of Van Nuys was assisting hostess. Mrs. Constance Braasch was honored at the social hour and was the recipient of a lovely potted plant and a special decorated cake, the occasion of her birthday. The program consisted chiefly of Spanish and Latin American music, and those who took part included Louise Ford, Mabel Thorne, Phyllis Noel, Ruby Pollitzer, Lola Roberts, Margaret Fortlage, Jovita Wilcox, Elta Rice, Edna West, Lax Van Tyler, Constance Braasch, Kathryn Van Dyke.

Albert Braasch, 35, Passes Away

Private funeral services were held Monday, May 14, at Forest Lawn Memorial Park for Albert Carl Braasch, 35, son of Mr. and Mrs. Albert Braasch, 2327 Hill Drive. He is survived by his wife, Mrs. Mary Braasch, sister, Mrs. Constance Merritt, Hilltop Road, and an uncle, Dr. W. Braasch of Rochester, Minn., said.

Deceased has resided in El Paso, Texas for the past eight years. He passed away on May 10.

TAPE OF MRS. CONSTANCE BRAASCH (Mrs. A. J.)
2327 Hill Drive

Mrs. Braasch was born in Wisconsin and moved to Minneapolis at a very early age and was raised and received her education there. After her marriage she settled in San Francisco. This was before the earthquake. Constance Braasch Merritt was born there. After the earthquake the family moved to Oregon and raised pears. Pears seemed to be the thing then, so they raised pears on their ranch. Later they moved to Corona and raised oranges. This did not prove successful. One patch on the ranch of alfalfa was profitable though Mrs. Braasch gave piano lessons while she was there. Some years later on she returned from Eagle Rock to her pupils in Corona every Saturday. The family finally came to Eagle Rock in 1914 acquiring a house of several acres, two to six maybe at Broadway and Colorado. Here they had an apricot orchard. They paid 3000 dollars for this ranch and subsequently sold it for \$6000 using the money to purchase more acreage in the Hill Drive area just east of Ellenwood. First they lived on a farm which Mr. Braasch cleverly converted into an attractive living room and comfortable quarters. He built and sold and rented several homes on the property, sold lots from the acreage. The first home was 1970 Hill Drive, now 2327. Connie Merritt, the daughter lived in one of the homes which was described as having much marble. There was a fine contractor Mr. Braasch employed and was most gratified that the men carried out the work most artistically according to Mr. Braasch's instructions. Hilltop Road was put through to give access to various houses. Mr. Braasch went into the furnace business and worked with heating the orchards (smudge pots etc.) With the building going on in Eagle Rock during this era he found much employment.

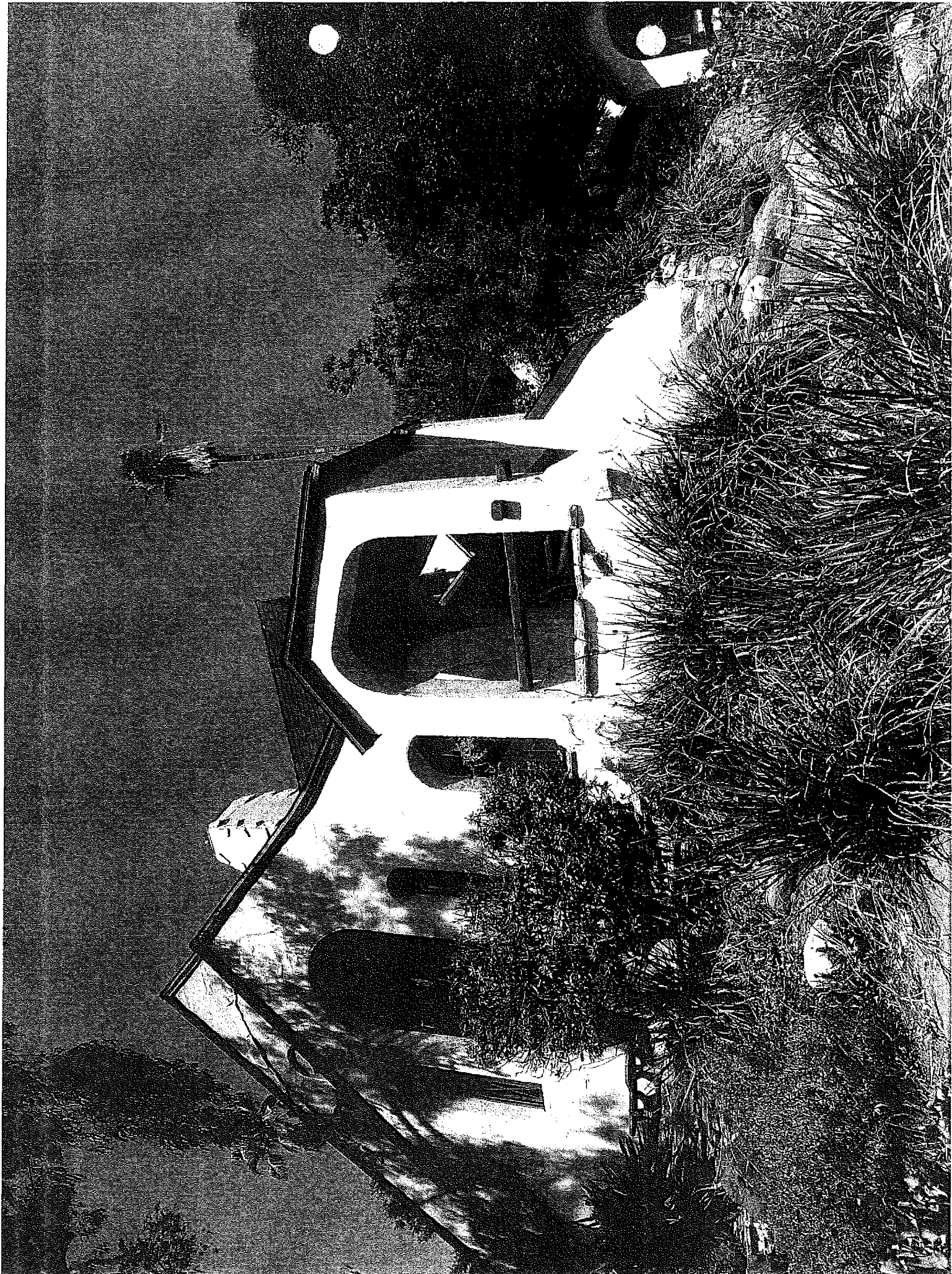
There were just dirt roads in this area at this time. The present Colorado and Hill Drive were dirt roads. Mr. C. W. Young was responsible for the paving of Hill Drive using the bed of the old dirt road with its twisting curves as it was. Mrs. Braasch remembers this well. Mr. Young also planted the trees, palms and others. She mentioned the Taylor family and their estate at 2711 Colorado Boulevard. A child of this family was one of her pupils. The Taylors owned a wheat mill on San Fernando. This estate replaced no by the Glen-rock Car Wash.

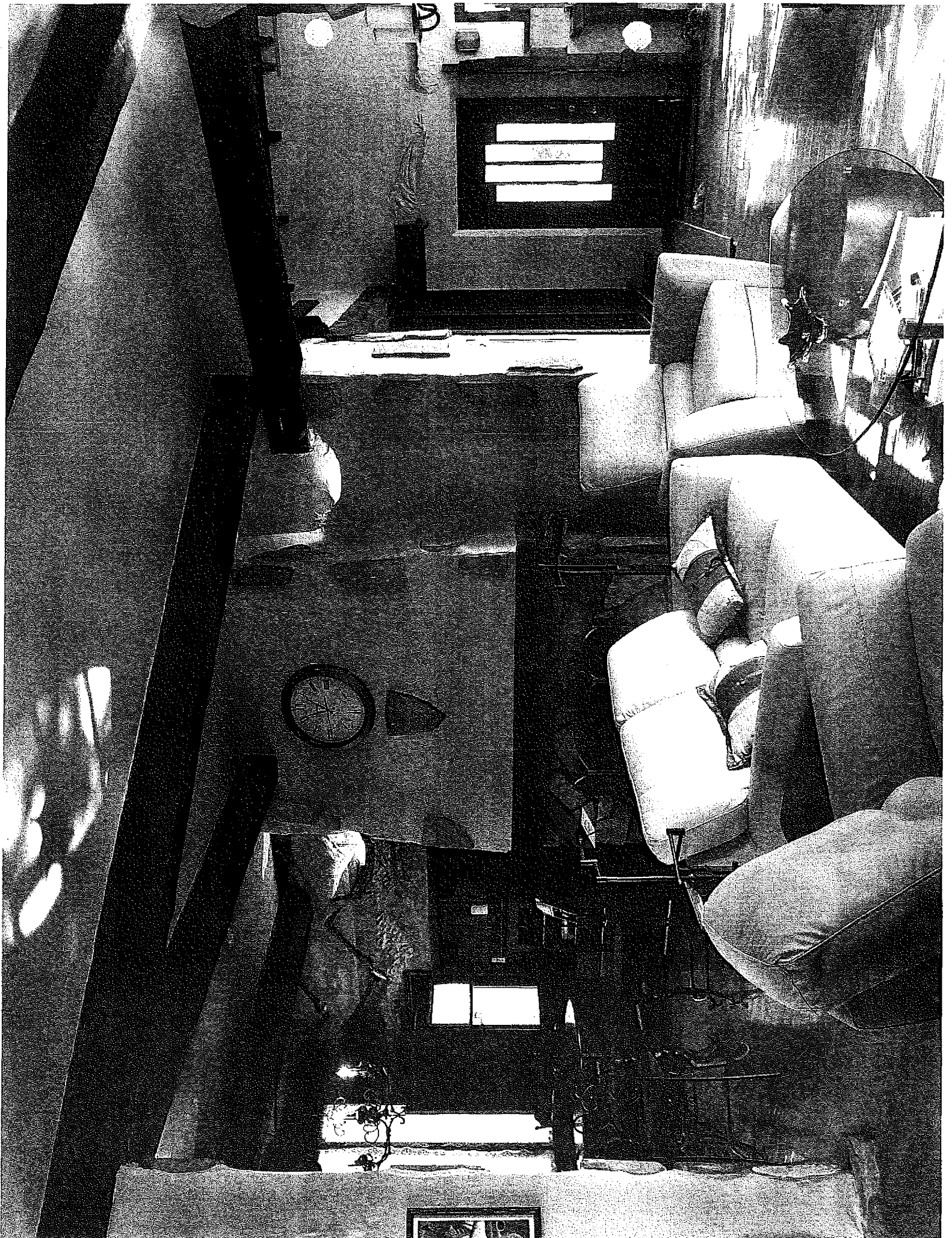
Mrs. Braasch's earliest recitals of her piano students were given in a small building at Occidental College that has been gone for many years. These students were those from Corona who formed the nucleus from which the ~~Thursday~~ ^{Thursday} Morning Club was founded, an organization of accomplished musicians which still exists today August 1970.

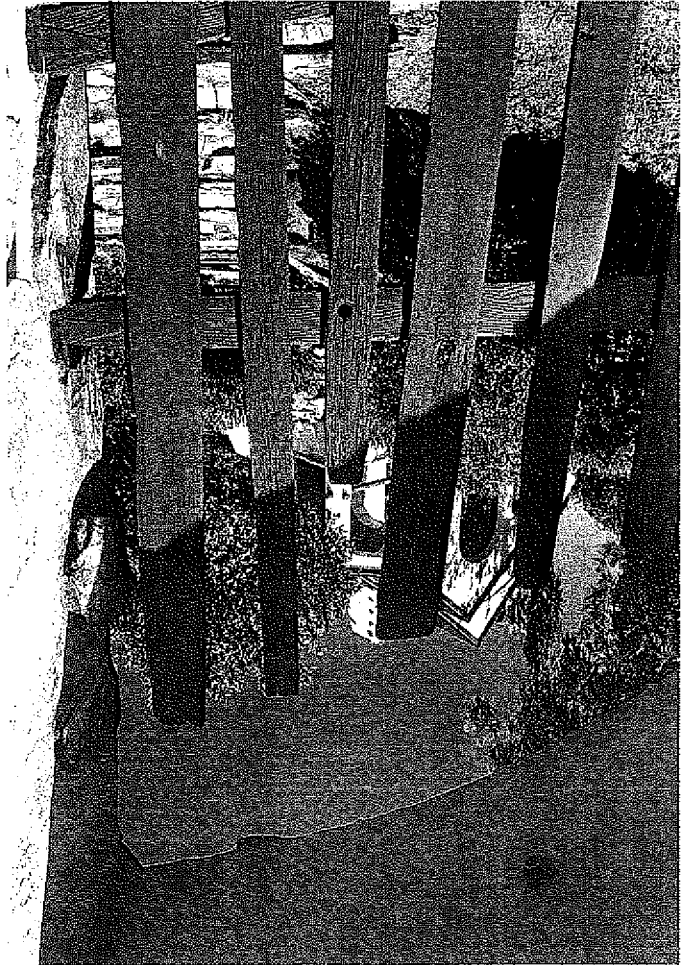
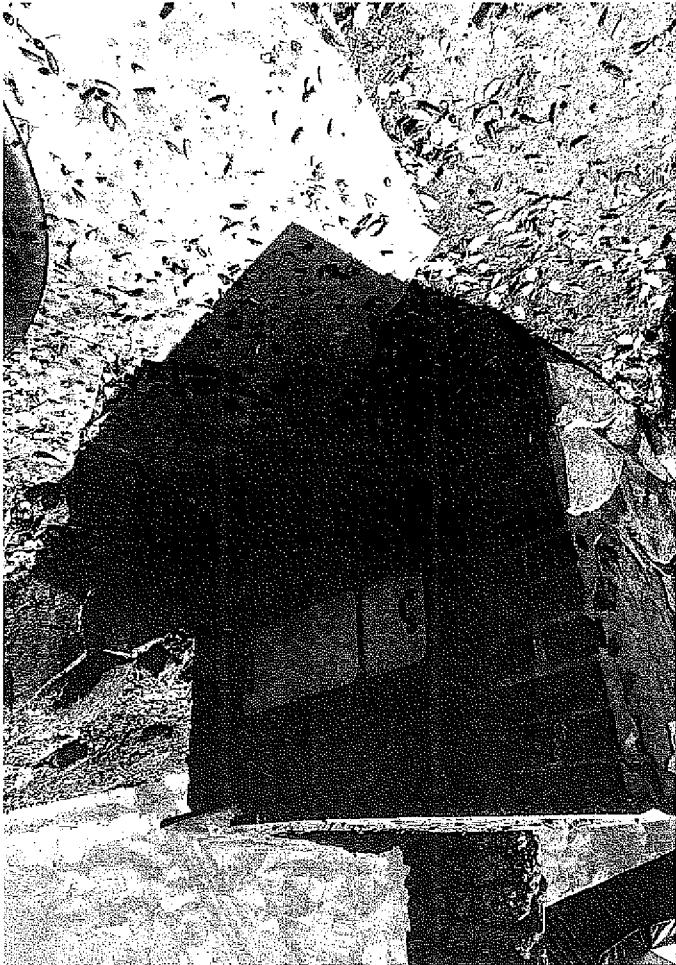
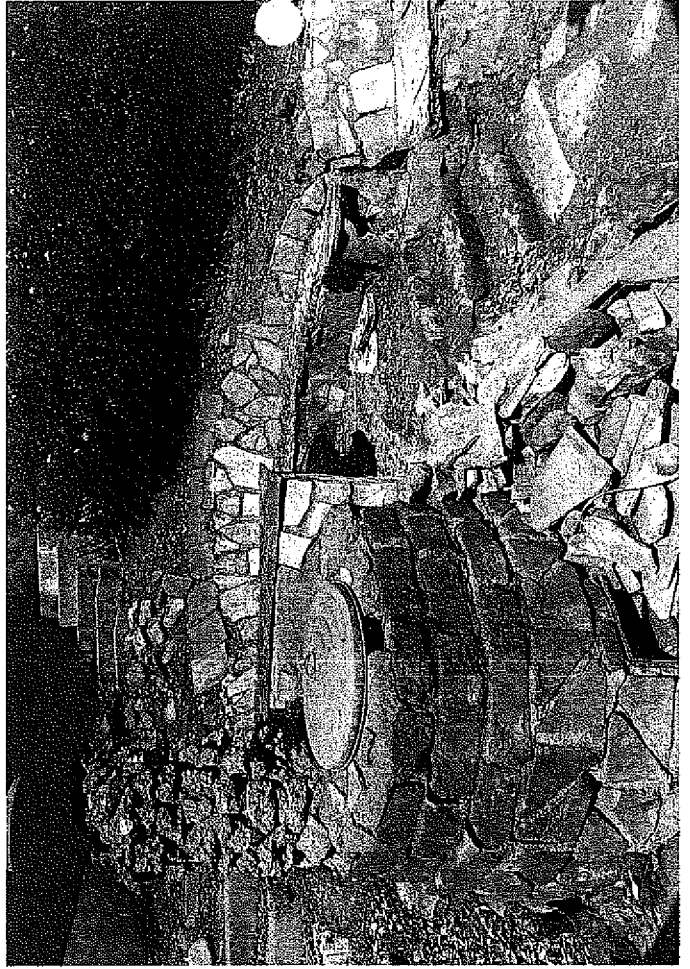
Mrs. Braasch has taught music most of her life retiring only two years ago. The merrygoround of the intersection of Eagle, Rock and Colorado Boulevards was built sometime after she arrived. Both she and her family had a close friendship with Colonel Suydan. She remembers him as an army man recruiting and training local men into the so-called home guards. They drilled at the area of the Eagle Rock and Colorado before the circular waiting station known as the Merrygoround was built. The purpose of the home guard was to train men militarily to protect the local area during World War I.

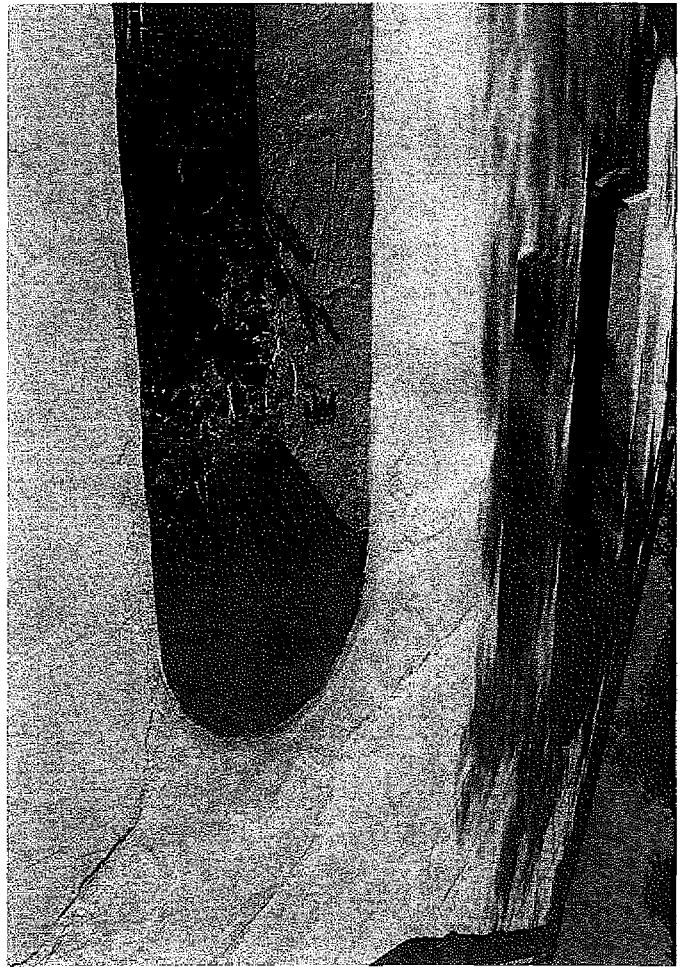
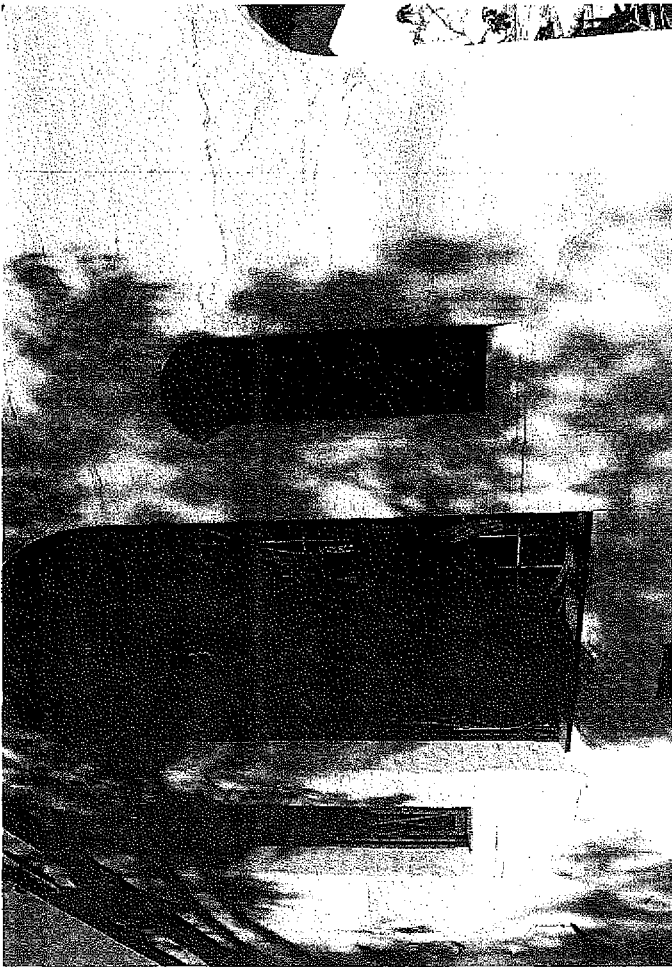
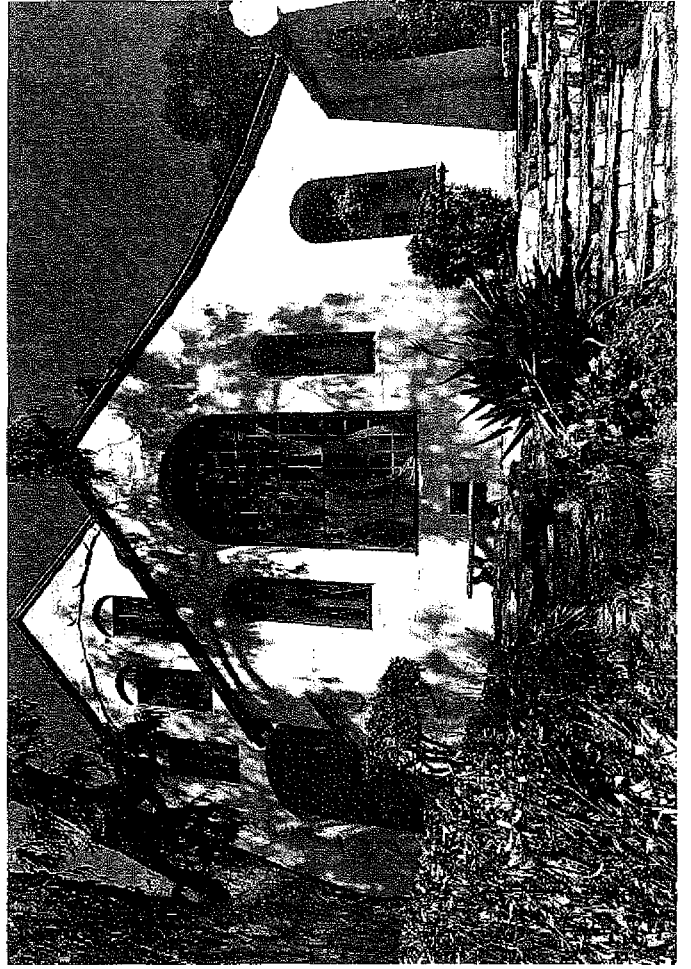
Later Colonel Suydan was a well-known real estate agent with an office on Eagle Rock Boulevard and Langdale and his home adjoined the office on Mt. Langdale.

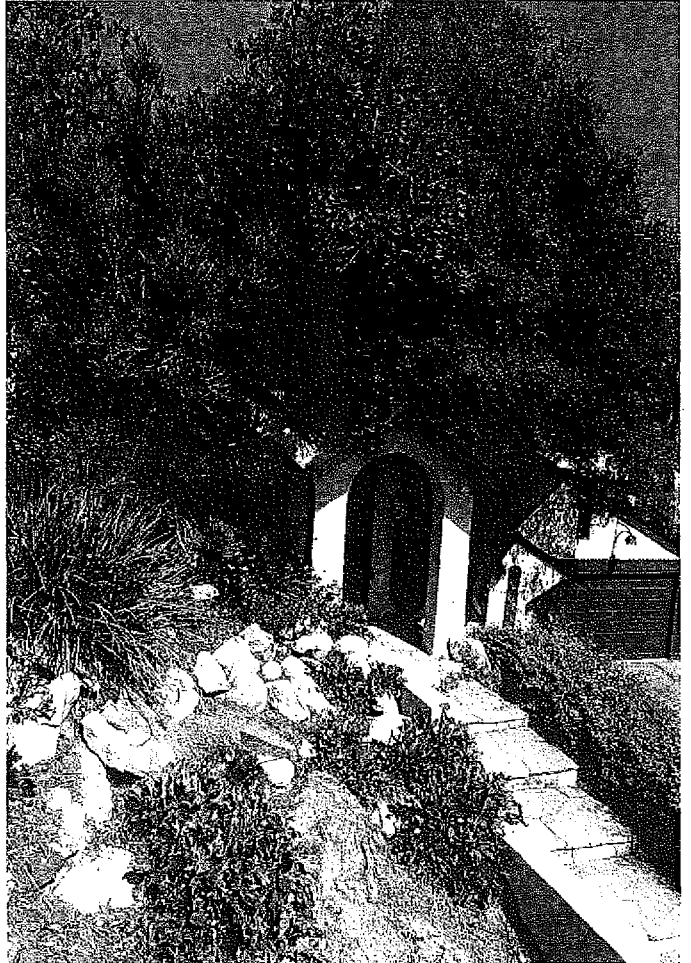
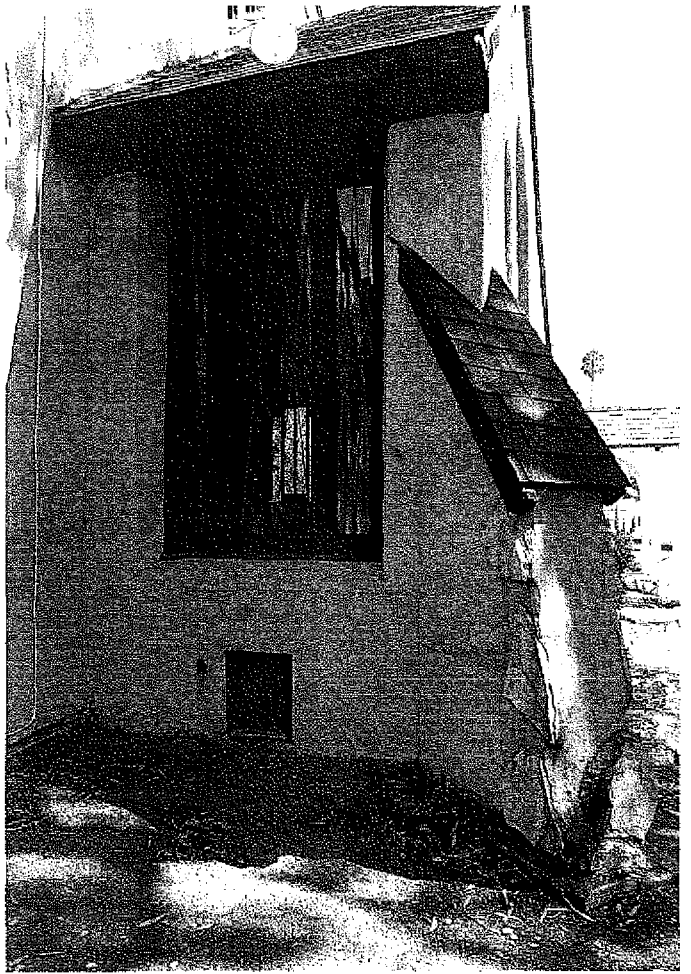
Mrs. Braasch remembers the building of many of the church in Eagle such as St. Barnabas Episcopal, the Eagle Rock Presbyterian, St. Dominic's etc. She and her family are members of the Christian Science Church here. She has lived in Eagle Rock since 1914. She has been a long time member of the Twentieth Century Club and the Music Teachers Association of California.

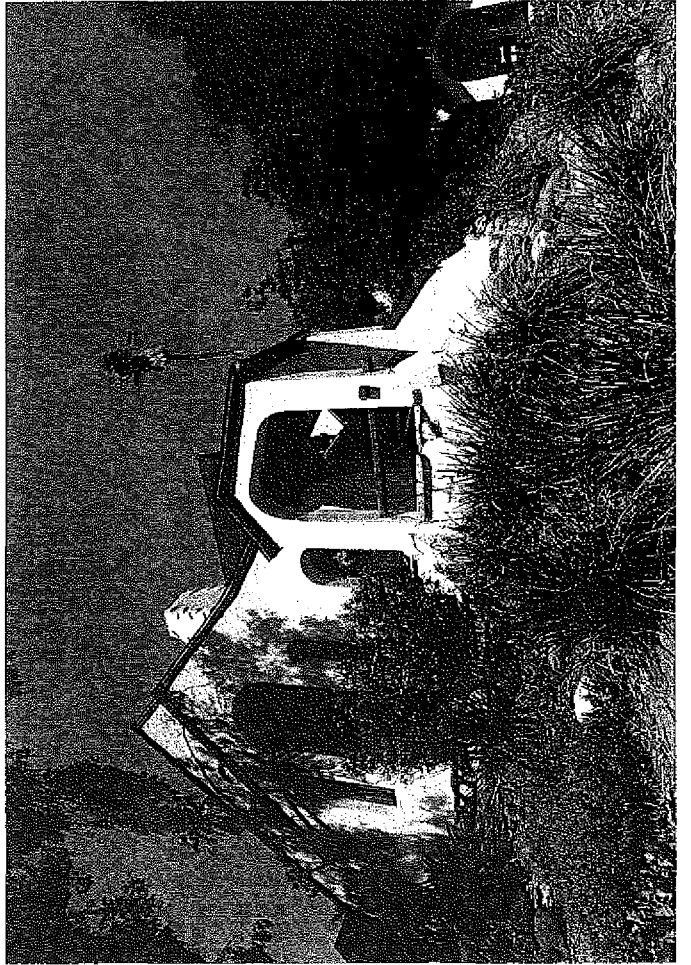
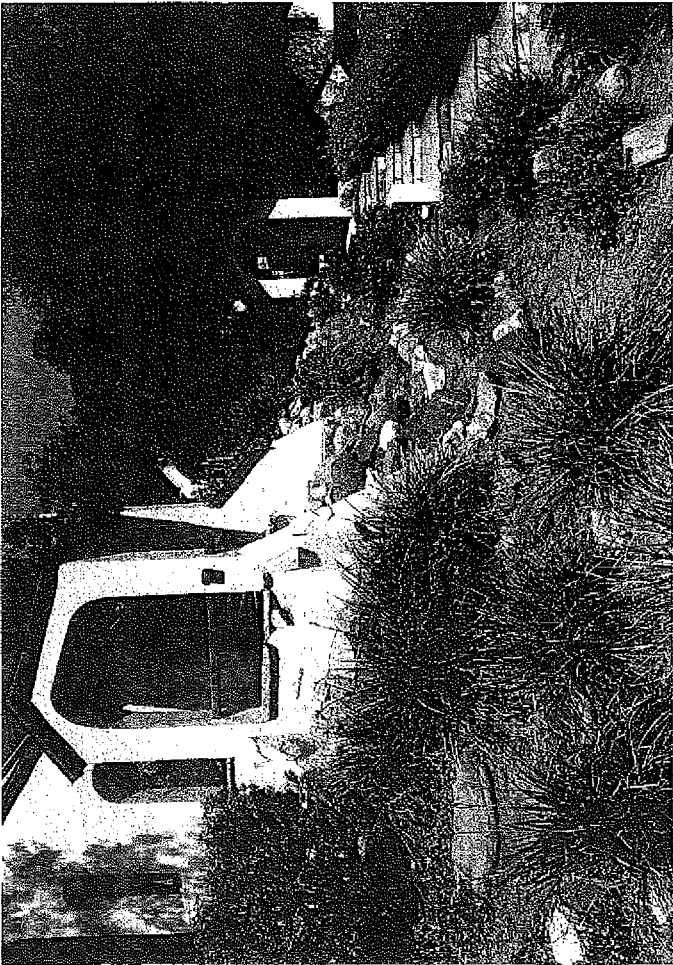
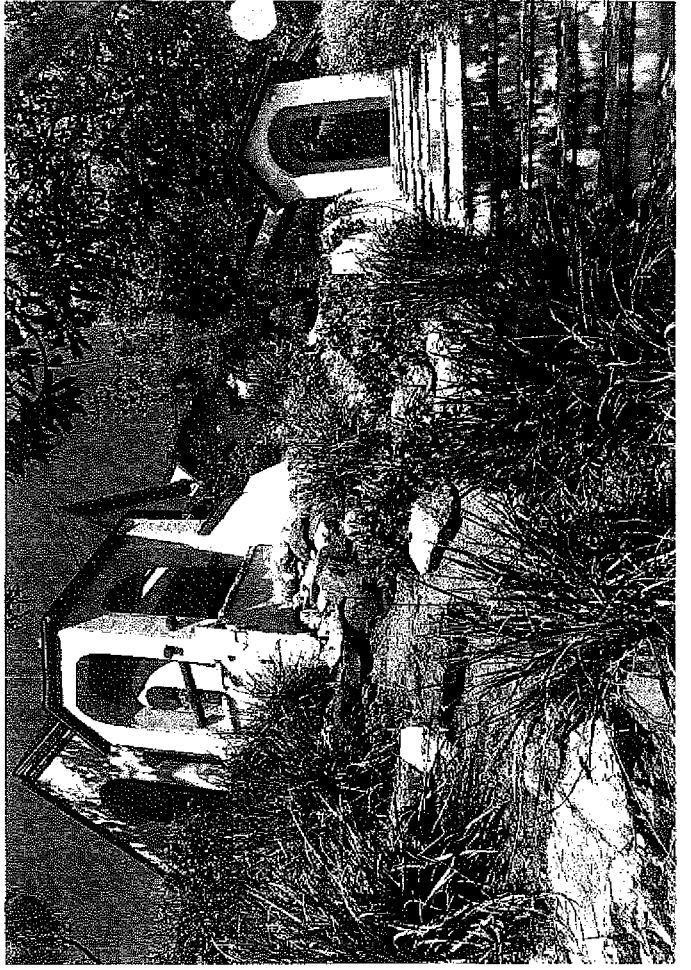


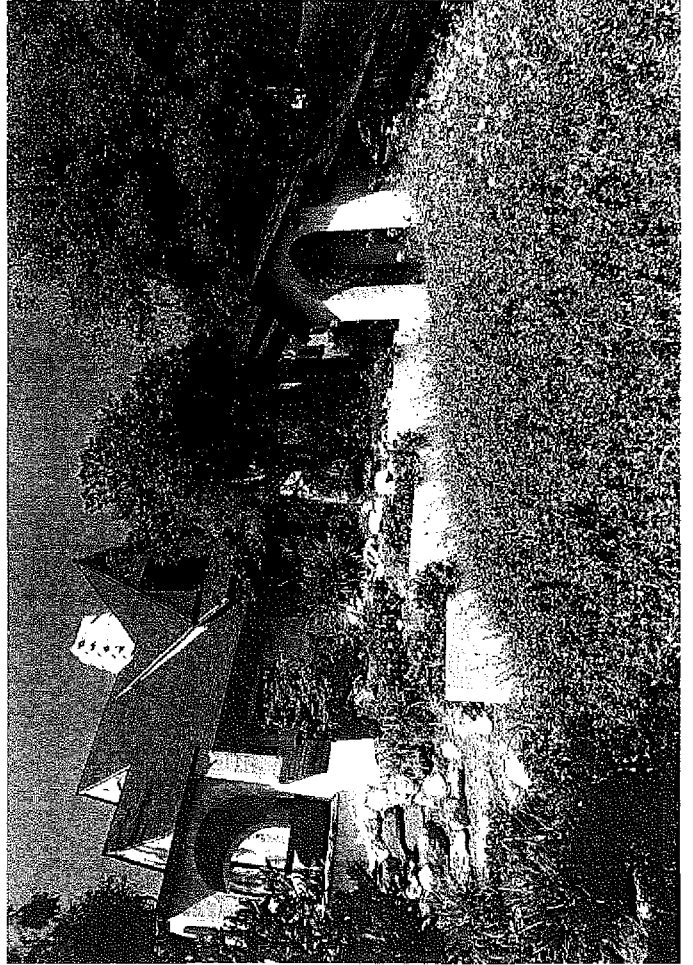
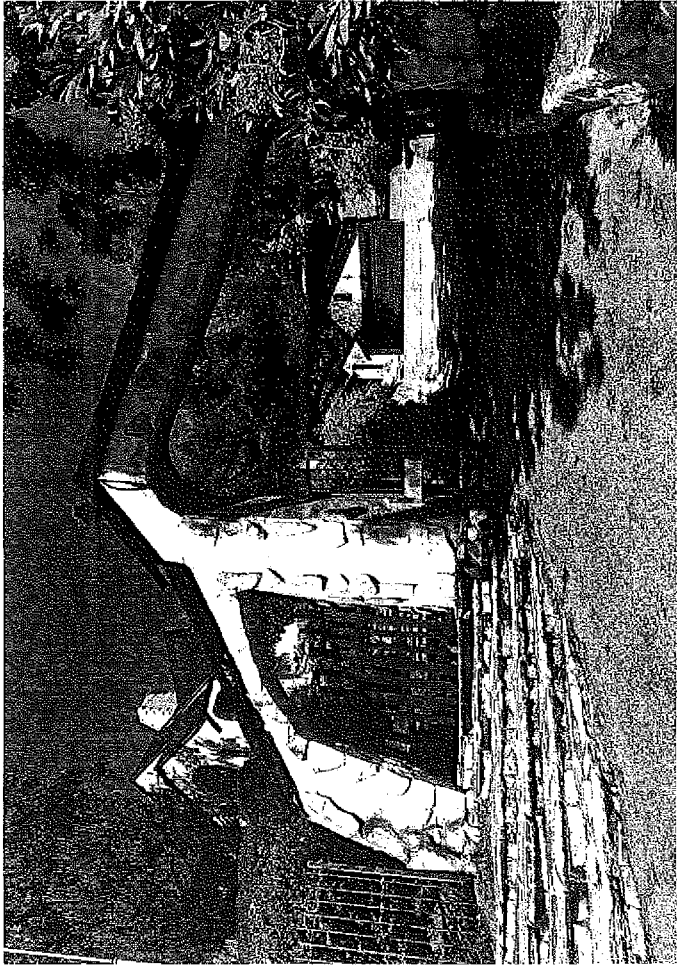
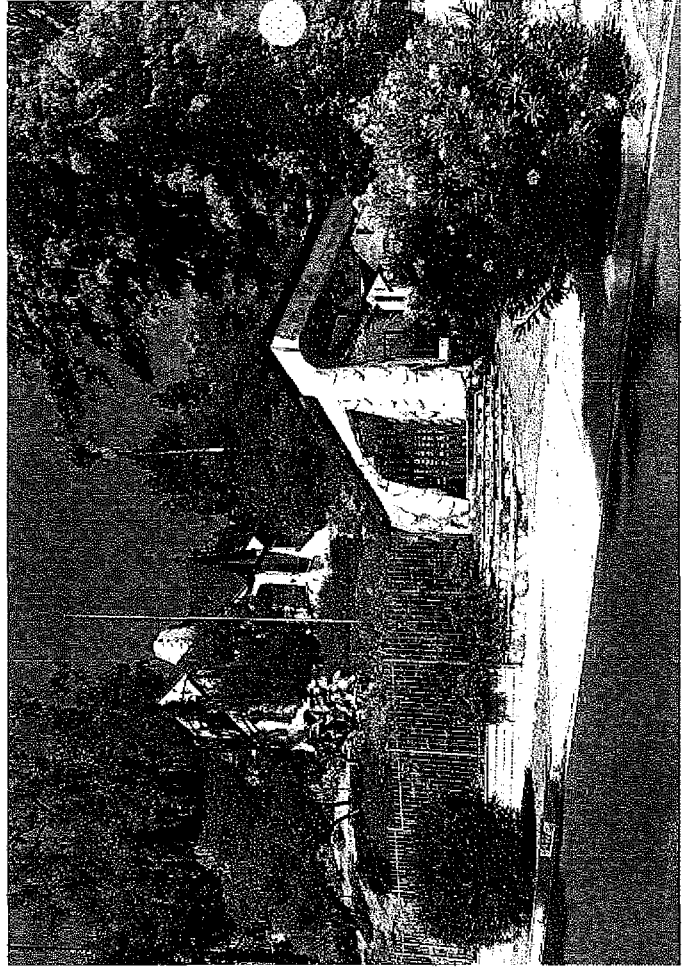


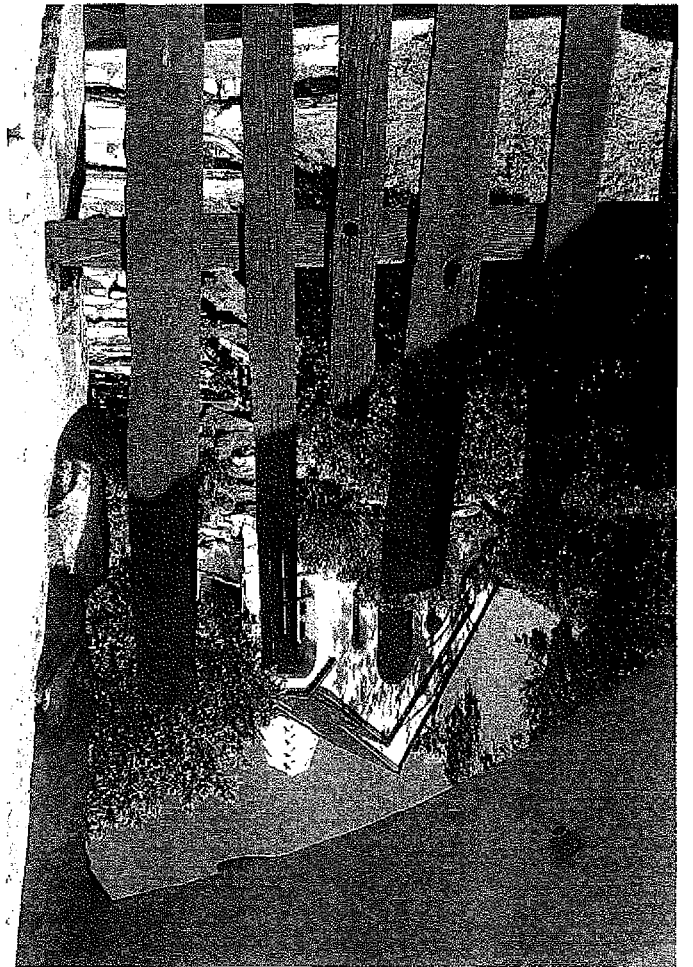
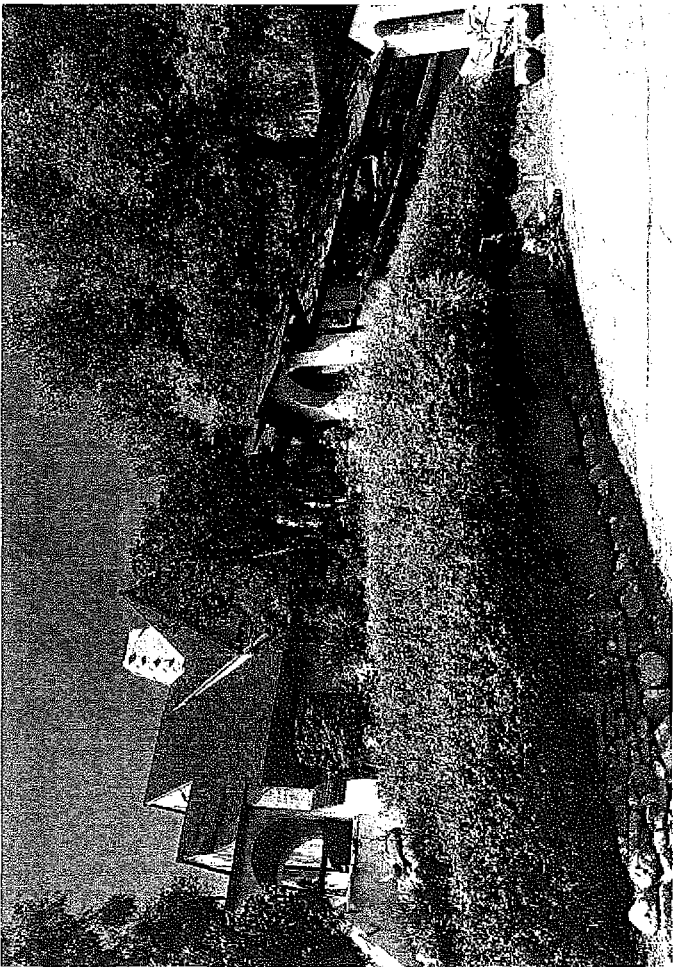
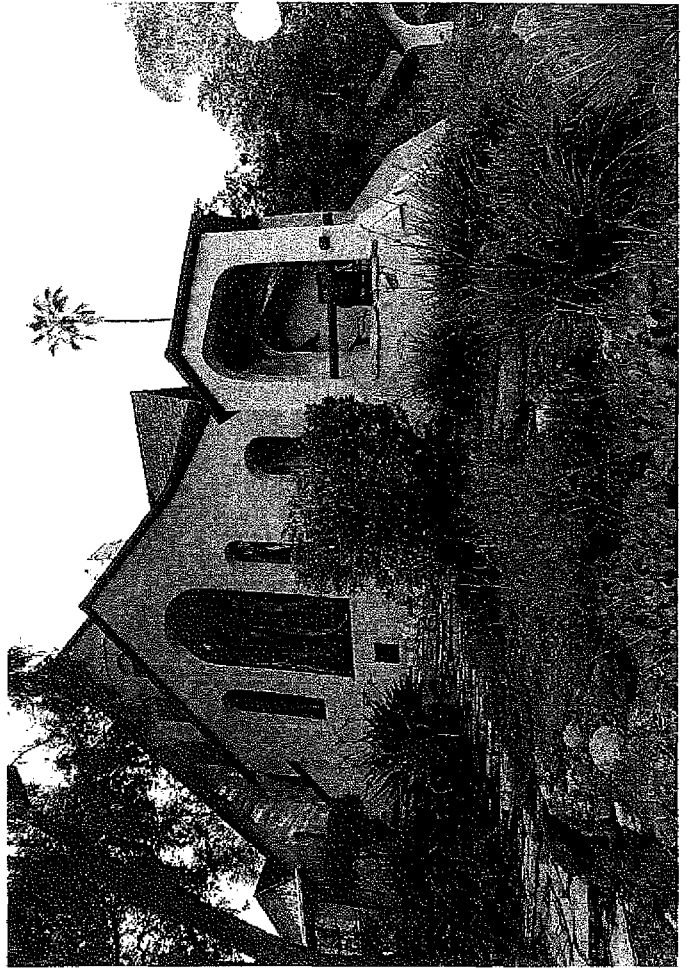
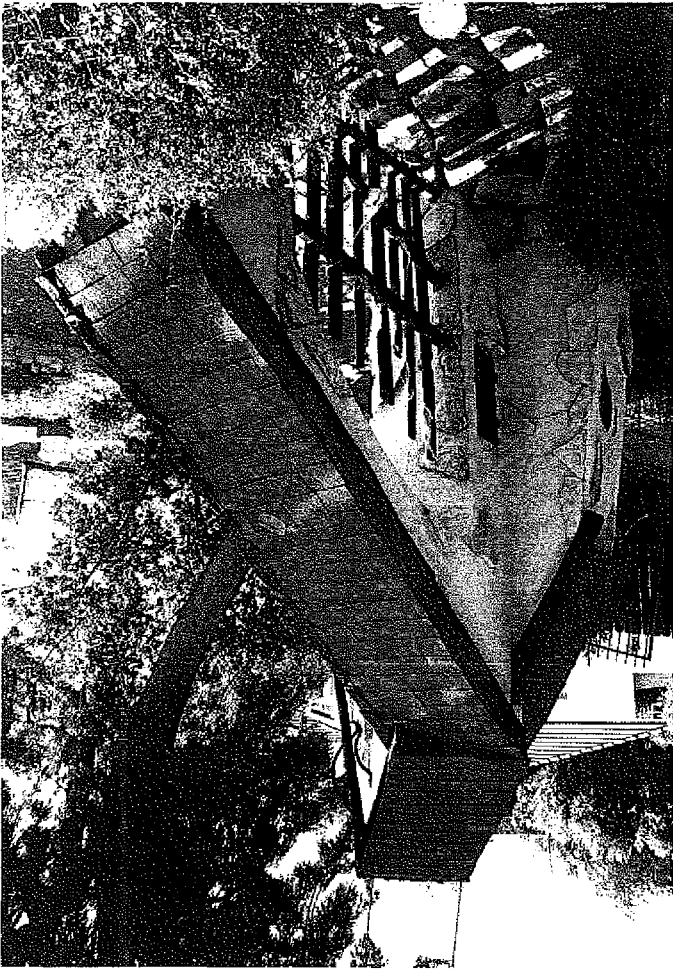


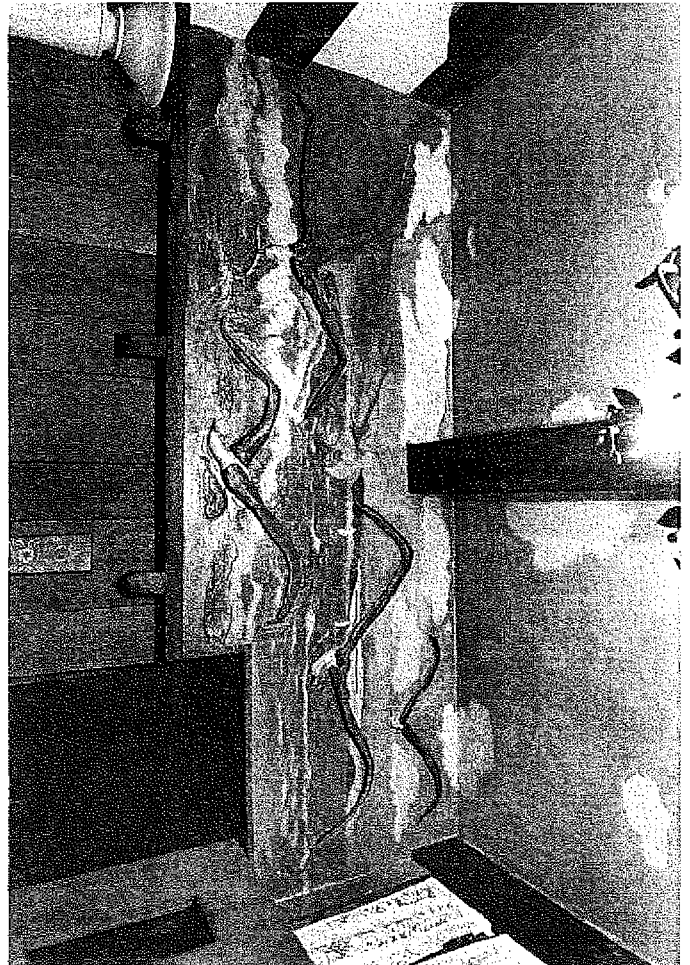
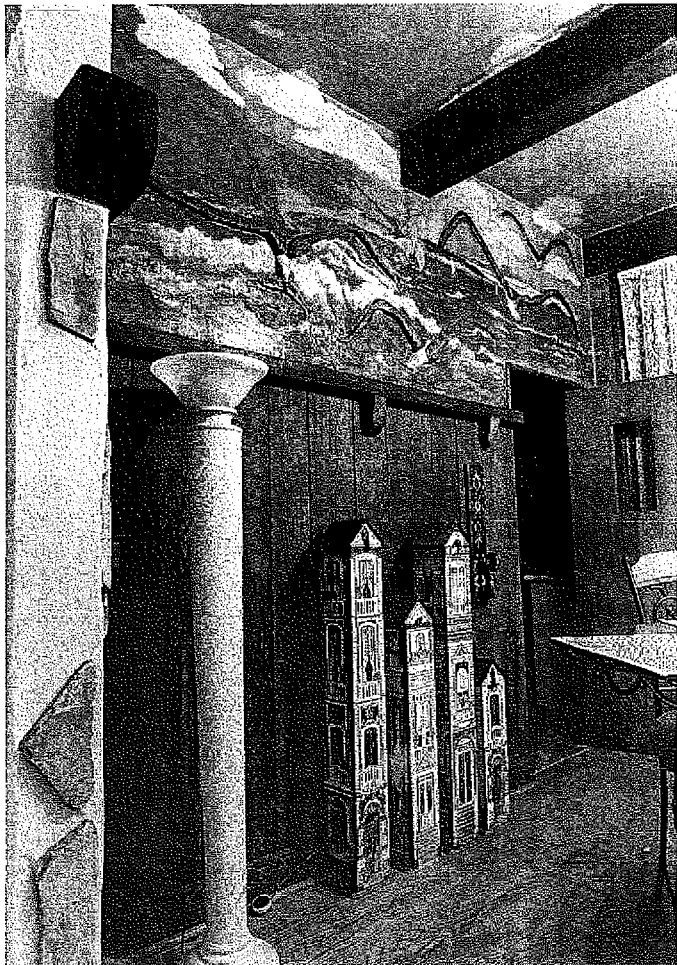
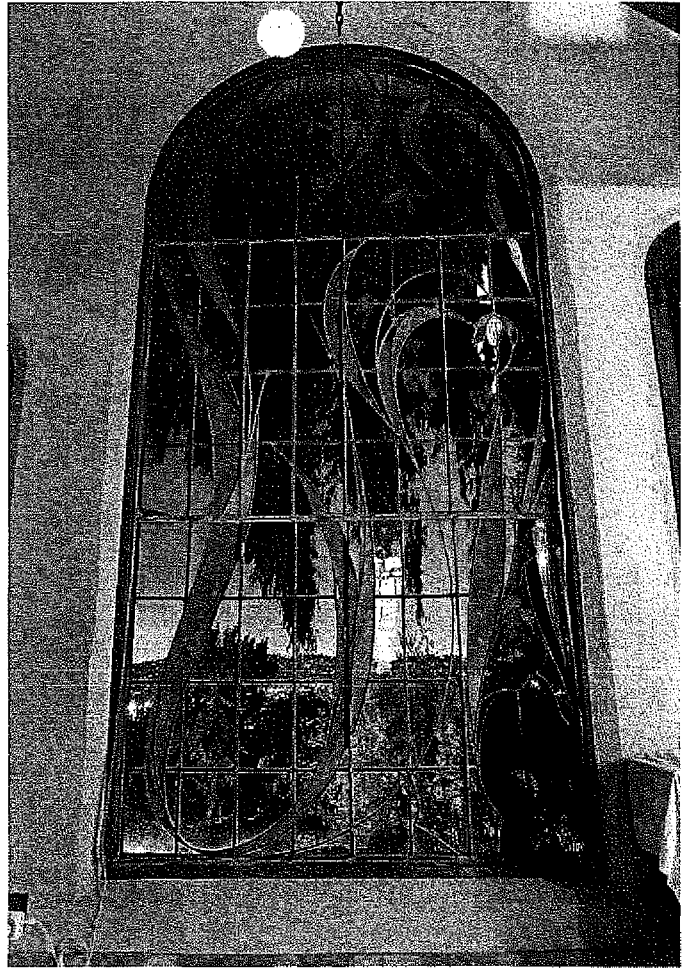
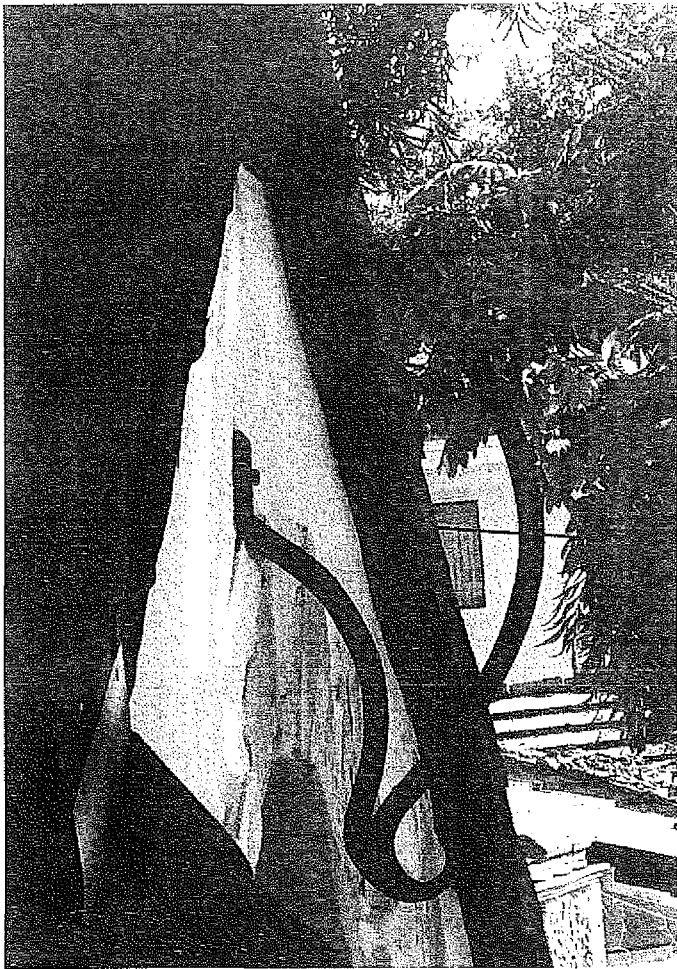


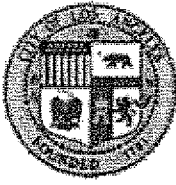
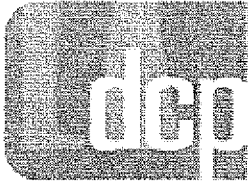












City of Los Angeles Department of City Planning

1/29/2013

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2327 W HILL DR
2327 1/2 W HILL DR

ZIP CODES

90041

RECENT ACTIVITY

None

CASE NUMBERS

CPC-1989-177-IPRO
ORD-172316

Address/Legal Information

PIN Number	163-5A221 58
Lot/Parcel Area (Calculated)	20,053.0 (sq ft)
Thomas Brothers Grid	PAGE 564 - GRID J5
Assessor Parcel No. (APN)	5671001028
Tract	TR 9434
Map Reference	M B 138-92/93
Block	None
Lot	7
Arb (Lot Cut Reference)	1
Map Sheet	163-5A221

Jurisdictional Information

Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles
Neighborhood Council	Eagle Rock
Council District	CD 14 - Jose Huizar
Census Tract #	1810.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	R1-1
Zoning Information (ZI)	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
General Plan Land Use	Low Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	Yes
Baseline Hillside Ordinance	Yes
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	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)	5671001028
Ownership (Assessor)	
Owner1	DELLINGER,DAVID AND MARIANNE
Address	2327 HILL DR LOS ANGELES CA 90041
Ownership (City Clerk)	
Owner	CONSTANCE, BRAASCH MC NAUGHTON, CLARKE D.
Address	5346 HILLTOP RD LOS ANGELES CA 90041 2327 HILL DR LOS ANGELES CA 90041
APN Area (Co. Public Works)*	0.470 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$510,000
Assessed Improvement Val.	\$265,200
Last Owner Change	02/17/12
Last Sale Amount	\$760,007
Tax Rate Area	4
Deed Ref No. (City Clerk)	4570 2-135 182025 1182
Building 1	
Year Built	1923
Building Class	D8C
Number of Units	1
Number of Bedrooms	4
Number of Bathrooms	2
Building Square Footage	2,187.0 (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
{For batch images only}	DELLINGER,DAVID AND MARIANNE 2327 HILL DR LOS ANGELES CA 90041 CONSTANCE, BRAASCH 5346 HILLTOP RD LOS ANGELES CA 90041 MC NAUGHTON, CLARKE D. 2327 HILL DR LOS ANGELES CA 90041

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

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

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

Nearest Fault (Distance in km)	2.663249E-02
Nearest Fault (Name)	Raymond Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.5
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately Constrained
Down Dip Width (km)	13
Rupture Top	0
Rupture Bottom	13
Dip Angle (degrees)	-75
Maximum Magnitude	6.5
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
State Enterprise Zone Adjacency	EAST LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	None

Public Safety**Police Information**

Bureau	Central
Division / Station	Northeast
Reporting District	1105

Fire Information

Division	1
Battalion	2
District / Fire Station	42
Red Flag Restricted Parking	No

Case Number:

CHC-2013-243-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

Myanna & David Dellinger
2327 W. Hill Dr.
Los Angeles, CA 90041

Eric Warren
1017 GlenArbor Ave.
Los Angeles, CA 90041

Doris Thielen
2131 Addison Way
Los Angeles, CA 90041

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