

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

CULTURAL HERITAGE COMMISSION

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Date **APR 06 2007**

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

ATTENTION: Barbara Greaves, Legislative Assistant
Planning and Land Use Management Committee

CASE NUMBER: **CHC-2006-9423-HCM**
BAKMAN HOUSE
10623 RIVERSIDE DRIVE

At the Cultural Heritage Commission meeting of February 15, 2007, the Commission moved to include the above property in the list of Historic-Cultural Monuments, subject to adoption by the City Council.

As required under the provisions of Section 22.126 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 22.125.1 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 Singer
Seconded: Commissioner Barron
Ayes: Commissioner Martin
Absent: Commissioners Carlisle and Stalford
Vote: 3-0



Sheldred Alexander, Commission Executive Assistant
Cultural Heritage Commission

SA

Attachment: Staff Report with Findings

c: Councilmember Tom LaBonge, Fourth Council District
Chic and Josephine Benveniste; Benveniste, Chic Company Trust, Owners
Roy P. Disney, Applicant



Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2006-9423-HCM

HEARING DATE: February 15, 2007
TIME: 10:00 AM
PLACE: City Hall, Room 1010
 200 N. Spring Street
 Los Angeles, CA
 90012

Location: 10623 Riverside Drive
 Council District: 4
 Community Plan Area: Sherman Oaks –
 Studio City – Toluca Lake – Cahuenga Pass
 Area Planning Commission: South Valley
 Neighborhood Council: Greater Toluca Lake
 Legal Description: Lot 104 of TR 6318

PROJECT: Historic-Cultural Monument Application for the
 BAKMAN HOUSE

REQUEST: Declare the building a Historic-Cultural Monument

APPLICANT: Roy P. Disney
 4311 Forman Avenue
 Los Angeles, CA 91602

OWNER: Chic and Josephine Benveniste
 10601 Riverside Drive
 Los Angeles, CA 91602

Benveniste, Chic Company Trust
 3533 Willowcrest Avenue
 Studio City, CA 91604

RECOMMENDATION

That the Cultural Heritage Commission:

1. **Declare** the property a Historic-Cultural Monument per Los Angeles Administrative Code Section 22.125.
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
 Director of Planning



Ken Bernstein, Manager
 Office of Historic Resources



Lambert M. Giessinger, Architect
 Office of Historic Resources

Prepared by:



Edgar Garcia, Preservation Planner
 Office of Historic Resources

Attachments: October 25, 2006 Historic-Cultural Monument Application

FINDINGS

1. The building “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” as an example of Spanish Colonial Revival residential architecture.
2. The property reflects “the broad cultural, economic, or social history of the nation, State or community” for its association with the early development of Toluca Lake and the Greater San Fernando Valley.
3. The property is identified with a historic personage, with that of Dan Bakman (1879-1932) a land owner and developer associated with the early growth and development of the San Fernando Valley in the early twentieth century.

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.

DISCUSSION

Built in 1929 and located in the Toluca Lake area of Los Angeles, this two-story residential building exhibits character-defining features of Spanish Colonial Revival style architecture. The primary façade facing the street is asymmetrically composed with off-center entrance. It includes an arched sculpted plaster front doorway, smooth stucco finish, casement windows with grilles and a second floor terrace. The roof is a ‘S’ style clay tile over gabled forms. Attached to the house is an arcaded driveway entrance. The property is landscaped with mature trees and has a patterned concrete driveway. The interior features open beamed ceilings, decorative wrought-iron, arched doorways, hardwood floors, decorative glazed tile work, and built-in cabinetry.

The proposed Bakman House historic monument was constructed during the early residential development of Toluca Lake and the San Fernando Valley in the 1920s-30s. The house was designed by an unidentified architect and constructed by George Williamson, identified as a contractor. The subject building was built for Dan Bakman, a local landowner and businessman. Bakman was part of the Bonner Fruit Company of Lankershim and served as director for the Bank of Lankershim. Bakman Avenue in North Hollywood is named after him. The *Los Angeles Times* in 1932 praised Bakman as a pioneer San Fernando Valley resident for his role in the early real estate development of the San Fernando area.

Later additions include the conversion of the detached garage into a studio space. The main residential building’s interior and exterior appear to be in good to excellent condition.

The Bakman House appears significant as an intact example of Spanish Colonial Revival architecture. The home and property also reflect the early residential development of Toluca Lake and the San Fernando Valley, as one of possibly two extant 1920s-30s single family homes on Riverside Drive. The subject property is also identified with a noted real estate developer of the San Fernando Valley.

The Bakman House property successfully meets three of the specified Historic-Cultural Monument criteria: 1) "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction," 2) reflects "the broad cultural, economic, or social history of the nation, State or community," and 3) "is identified with a historical personage." As a residential building designed in the Spanish Colonial Revival style for a noted developer and dating from the early development of the San Fernando Valley area, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

BACKGROUND

At its meeting of November 16, 2006, the Cultural Heritage Commission voted to take the application under consideration. On January 18, 2007, the Cultural Heritage Commission toured the subject property.

A 2007 historic resource assessment report by the firm of Chattel Architecture, Planning & Preservation determined that the subject property appears to be a historic resource and eligible for designation as a Historic-Cultural Monument for its Spanish Colonial Revival architectural style.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

DATE: November 16, 2006
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

CASE NO.: CHC-2006-9423-HCM

Location: 10623 Riverside Drive
Council District: 4
Community Plan Area: Sherman Oaks –
Studio City – Toluca Lake – Cahuenga Pass
Area Planning Commission: South Valley
Neighborhood Council: Greater Toluca Lake
Legal Description: Lot 104 of TR 6318

PROJECT: Historic-Cultural Monument Application for the
BAKMAN HOUSE

REQUEST: Declare the building a Historic-Cultural Monument

APPLICANT: Roy P. Disney
4311 Forman Avenue
Los Angeles, CA 91602

OWNER: Chic and Josephine Benveniste
10601 Riverside Drive
Los Angeles, CA 91602

Benveniste, Chic Company Trust
3533 Willowcrest Avenue
Studio City, CA 91604

RECOMMENDATION That the Cultural Heritage Commission:

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Section 22.125 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning

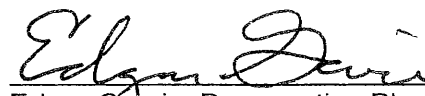


Ken Bernstein, Manager
Office of Historic Resources



Lambert M. Giessinger, Architect
Office of Historic Resources

Prepared by:



Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: October 25, 2006 Historic-Cultural Monument Application
ZIMAS Report

SUMMARY

Built in 1929 and located in the Toluca Lake area of Los Angeles, this two-story residential building exhibits character-defining features of Spanish Colonial Revival style architecture. The primary façade facing the street is asymmetrically composed with off-center entrance. It includes an arched sculpted plaster front doorway, smooth stucco finish, casement windows with grilles and a second floor terrace. The roof is a 'S' style clay tile over gabled forms. Attached to the house is an arcaded driveway entrance. The property is landscaped with mature trees and has a patterned concrete driveway. The interior features open beamed ceilings, decorative wrought-iron, arched doorways, hardwood floors, and built-in cabinetry.

The proposed Bakman House historic monument was constructed during the early residential development of Toluca Lake and the San Fernando Valley in the 1920s-30s. The subject building was built for Dan Bakman, a local landowner and businessman. Bakman was part of the Bonner Fruit Company of Lankershim and served as director for the Bank of Lankershim. Bakman Avenue in North Hollywood is named after him.

The house was designed by an unidentified architect.

CRITERIA

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

FINDINGS

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

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT Bakman House
2. STREET ADDRESS 10623 Riverside Drive
CITY Toluca Lake ZIP CODE 91602 COUNCIL DISTRICT 4
3. ASSESSOR'S PARCEL NO. 2423002008
4. COMPLETE LEGAL DESCRIPTION: TRACT TR 6318
BLOCK none LOT(S) 104 ARB. NO. none
5. RANGE OF ADDRESSES ON PROPERTY 10623 Riverside Drive
6. PRESENT OWNER CHIC & JOSEPHINE BENVENISTE
STREET ADDRESS 10601 Riverside Drive E-MAIL ADDRESS: _____
CITY Toluca Lake STATE CA ZIP CODE 91602 PHONE (____) _____
OWNERSHIP: PRIVATE PRIVATE PUBLIC _____
7. PRESENT USE Office/Commercial ORIGINAL USE Home/Residential

DESCRIPTION

8. ARCHITECTURAL STYLE Spanish Colonial Revival
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET: 1 PAGE MAXIMUM)
- This is the last, unaltered residential home on Riverside Drive in Toluca Lake. The Exterior remains as it was
when constructed in 1929, and mature vegetation surrounds the structure. There is one "addition" of an exterior
sign which does not structurally alter the building (cosmetic only). [See worksheet for further details.]
- _____

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT Bakman House

10. CONSTRUCTION DATE: May 4, 1929 FACTUAL: ☒ ESTIMATED: ☐
11. ARCHITECT, DESIGNER, OR ENGINEER unknown
12. CONTRACTOR OR OTHER BUILDER [E] W. Williamson
13. DATES OF ENCLOSED PHOTOGRAPHS _____
(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 A cosmetic sign is the only visible or recorded alteration.

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)
- This home is the finest representation of the Spanish Colonial homes that once lined Riverside Drive (known as Second Street as late as 1926). This house, built in 1929, was built for one of the leading and founding families of what was then known as North Hollywood. From 1929 until his death, Mr. Bakman lived in this home, & the same is true for his wife, Louise, who transferred ownership (as a joint tenent) to her daughter in 1959. For at least 30 years, this was a prominent society home in North Hollywood and the Valley.
19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) see attached

20. DATE FORM PREPARED 10/23/2006 PREPARER'S NAME Roy P. Disney
- ORGANIZATION [as an individual] STREET ADDRESS 4311 Forman Avenue
- CITY Toluca Lake STATE CA ZIP CODE 91602 PHONE (818) 840-1500
- E-MAIL ADDRESS: prime_fitness@msn.com

DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

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

Spanish Colonial Revival 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 SHINGLES, WOOD SHINGLES, BRICK, STUCCO, ETC.) MATERIAL (WOOD, METAL, ETC.)

ITS 7. Offset Gable / irregular ROOF IS tile glass
ROOF SHAPE (Click to See Chart) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

Recessed 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 with step up,
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

13. Door with Glass Oval or Circle DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (Click to See Chart)

OF THE STRUCTURE ARE a second story, open, covered porch with a square posts; wrought iron,
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

ornamental window coverings; and covered driveway entrance
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

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

VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A 2-car garage
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE unknown
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

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

IMPORTANT LANDSCAPING INCLUDES Original Yucca and Deador Cedar plantings
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

CITY OF LOS ANGELES

SIGNIFICANCE WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

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

ARCHITECTURAL SIGNIFICANCE

THE Bakman House IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT

Spanish Colonial Revival ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE 8)

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

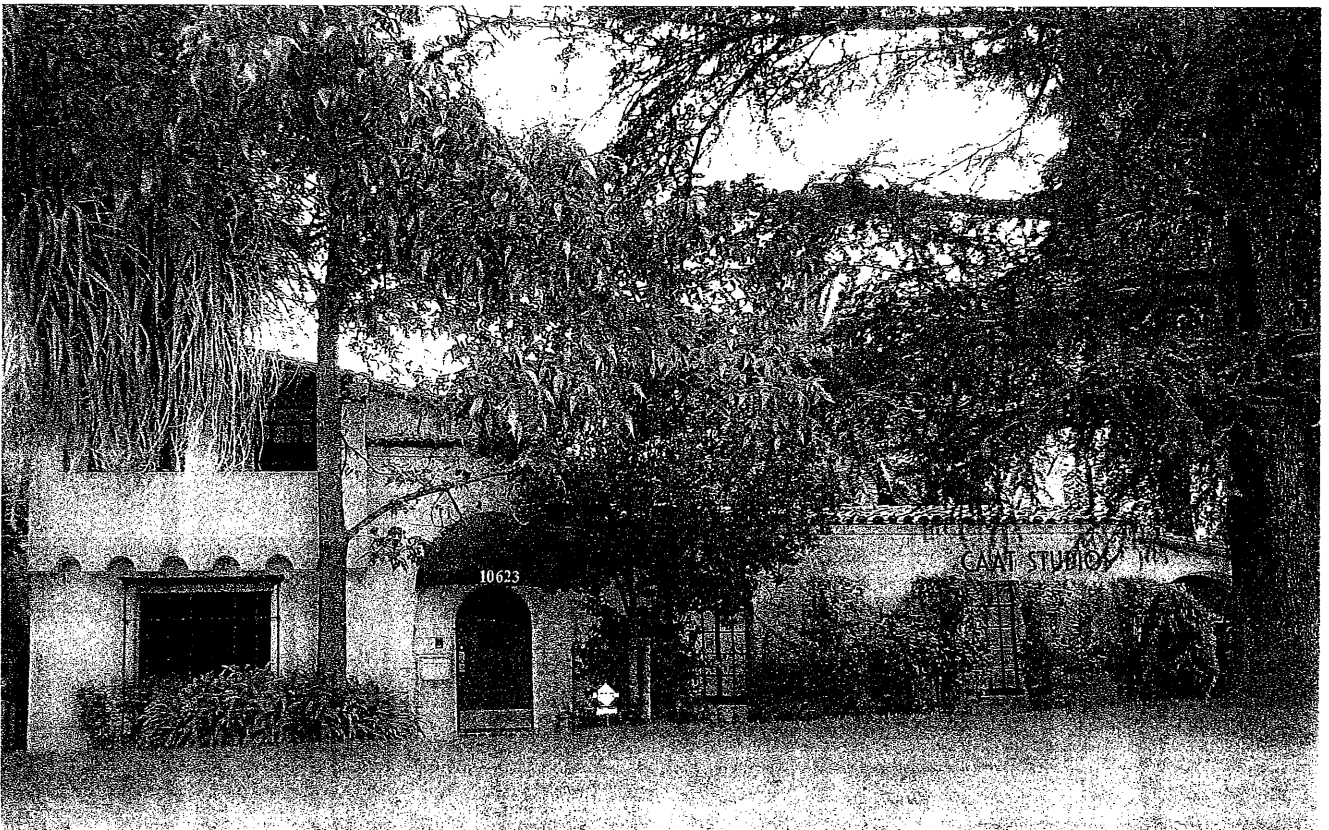
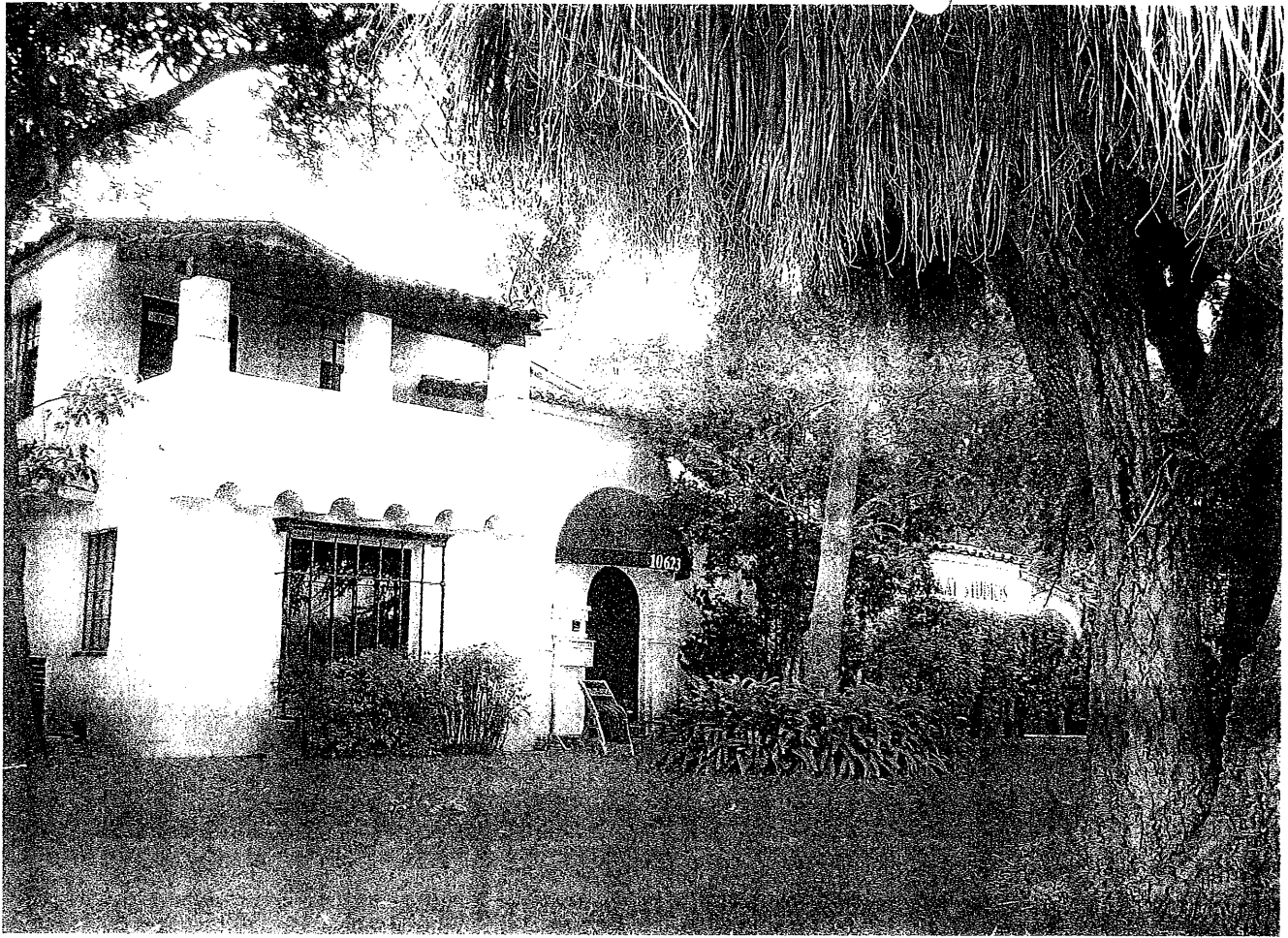
AND/OR

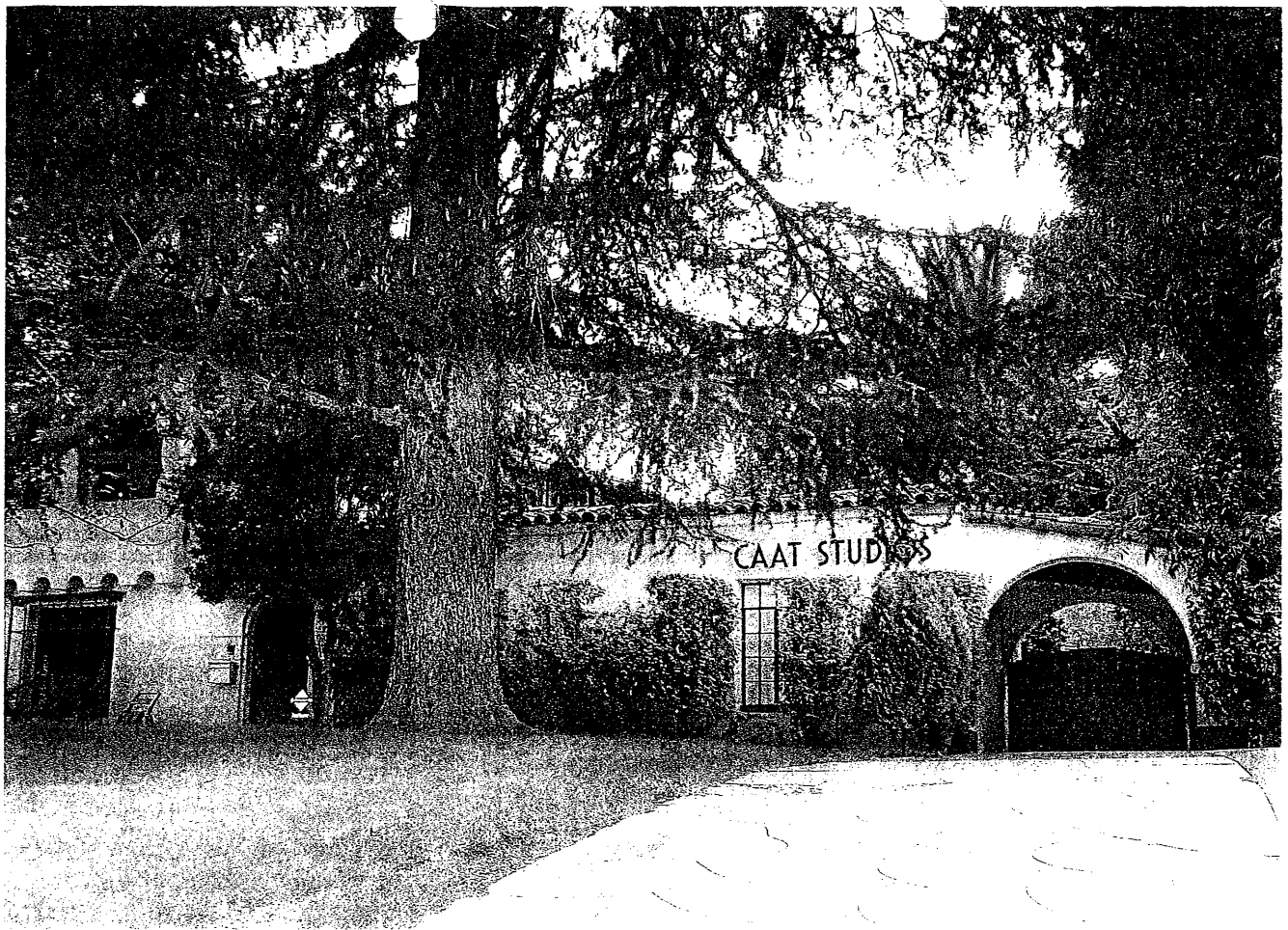
HISTORICAL SIGNIFICANCE

THE Bakman House WAS BUILT IN May 4, 1929
NAME OF PROPOSED MONUMENT YEAR BUILT

This House WAS IMPORTANT TO THE
NAME OF FIRST OR SIGNIFICANT OTHER

DEVELOPMENT OF LOS ANGELES BECAUSE this was one of the original houses in the town of Lankershim/North Hollywood/Toluca Lake. This was the home of Dan Bakman, who owned most of the area with at least 40 known acres being sold in 1929 (just a few months before the construction of his home) as well as property adjoining the Los Angeles River as part of the Carhart Ranch. Bakman was a part of the Bonner Fruit Company of Lankershim, served as a director for the Bank of Lankershim, and was an officer in the Masons. He was regarded as one of the first pioneers of Lankershim as dairyman turned "orchard man" & had a street named for him as early as 1925.





2

DEPARTMENT OF BUILDING AND SAFETY **Application for the Erection of Frame Buildings** **CLASS "D"**

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

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

First: That the permit shall not grant any right or privilege to erect any building or structure other than that described in any building record upon any street, alley or other public place or portion thereof.

Second: That the permit shall not grant any right or privilege to use any building or structure other than that described in any building record for any purpose that is not hereby specifically prohibited by the Board of the City of Los Angeles.

Third: That the granting of the permit shall not affect or prejudice any claim of title or right of possession in the property involved in each permit.

TAKE TO
ROOMS, 2ND
(2ND FLOOR)

CITY CLERK
PLEASE
VERIFY

TAKE TO
ROOMS, 1ST
MAIN 1ST
FLOOR)
ENGINEER
PLEASE
VERIFY

Lot No. _____

Block Trnd 5674

Description of Property

District No. _____

M. B. Page _____

F. B. Page _____

No. 122

(Location of lot)

Street _____

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Residence No. of Rooms _____ No. of Families _____
- Owner's name _____ Phone _____
- Owner's address _____
- Architect's name _____ Phone _____
- Contractor's name _____ Phone OX 6889
- Contractor's address _____
- VALUATION OF PROPOSED WORK (Including all Material, Labor, Finishing Equip. _____ \$ _____
Plant and Appliances in Completed Building)
- Is there any existing building or permit for a building on lot? _____ How Used? _____
- Size of proposed building 18 x 18 Height to highest point 10 ft feet
- Number of Stories in height _____ Character of ground _____
- Material of foundation _____ Size of footings / 2 Size of wall _____ Depth below ground _____
- Material of chimneys _____ Number of Inlets to flue _____ Interior size of flues _____ x _____
- Material of exterior walls 2 x 4 Sticks
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders _____ x _____
 EXTERIOR studs _____ x _____ INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs _____
 Ceiling joists _____ x _____ Roof rafters _____ x _____ FIRST FLOOR JOISTS _____
 Second floor joists _____ x _____ Specify material of roof Asph. Flt.
- Will all provisions of State Housing Act be Complied with? _____
- What Zone is Property in? _____

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) _____

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 16394	Read and understand all regulations and laws to conform to Ord. before, State Laws, etc. <u>Michael J. ...</u> For Examiner	Application checked and found O. K. <u>...</u> Clerk	RECEIVED JUN 19 1925 16394
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CLASS

**TAKE TO
ROOM No. 248
(2ND FLOOR)**

Lot No. 1047 Block 100 (Description of Property)

Tr 6315

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

District No.	No.	M. B. Page	F. B. Page
16733	16733	16733	16733

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building. *House* No. of Rooms. *1* No. of Families. *1*
2. Owner's name. *J. B. Smith* Phone.
3. Owner's address. *123 Main St.*
4. Architect's name. *J. B. Smith* Phone.
5. Contractor's name. *W. B. Brown* Phone.
6. Contractor's address. *1111 Main St.*
7. VALUATION OF PROPOSED WORK { *Estimate of all Materials, Labor, Planning Equip-
ment and Advances in Construction.* } \$ *100*
8. Is there any existing building or permit for a building on lot? *No.* How Used?
9. Size of proposed building. *52 x 57* Height to highest point. *8 1/2* feet
10. Number of Stories in height. *2* Character of ground. *level*
11. Material of foundation. *concrete* Size of footings. *12 x 6* Depth below ground. *1-6*
12. Material of chimneys. *Brick* Number of Inlets to flue. *2* Interior size of flues. *8 x 12*
13. Material of exterior walls. *Brick*
14. Give sizes of following materials: REDWOOD MUDDLIS *2 x 6* Girders. *2 x 6*
EXTERIOR studs. *2 x 6* INTERIOR BEARING studs. *2 x 4* Interior Non-Bearing studs
2 x 4 Ceiling joists. *2 x 4* Roof rafters. *2 x 6* FIRST FLOOR JOISTS. *2 x 6*
Second floor joists. *2 x 11* Specify material of roof? *Shingles*
15. Will all provisions of State Housing Act be Complied with? *Yes*
16. What Zone is Property in? *Zone 1*

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.

COVER

(Miss Here).

FOR DEPARTMENT USE ONLY

PENAL NO.

[illegible]

APPROPRIATE OFFICIALS AND PERSONNEL

DATE 12/15/71

SIGNATURE [Signature]

PERMIT NO. 2162

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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

17. Will all Lathing and Plastering Comply with Ordinance ?

2

DEPARTMENT OF BUILDING AND SAFETY **Application for the Erection of Frame Buildings** **CLASS "D"**

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

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Supervisor of the City Engineer, 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 be a part of the permit.

First: This permit shall not grant any right of privilege to erect any building or other structure therein described, or any part thereof, or any part of any other public place or part thereof.

Second: This permit shall not grant any right of privilege to erect any building or other structure therein described, or any part thereof, for the purpose that it is or may hereafter be prohibited by an ordinance of the City of Los Angeles.

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

TAKE TO
BUILDING DEPT.
1ND FLOOR
CITY CLERK
PLEASE
VERIFY

Lot No.

Block

(Description of Property)

District No.

M. B. Page

F. B. Page

No.

(Date of Issue)

TAKE TO
BUILDING DEPT.
MAIN FLOOR
ENGINEER
PLEASE
VERIFY

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building No. of Rooms No. of Families
- Owner's name Phone
- Owner's address
- Architect's name Phone
- Contractor's name Phone
- Contractor's address
- VALUATION OF PROPOSED WORK (List items as: Material, Labor, Finishing, Equipment, etc.) \$
(Include cost of completed building)
- Is there any existing building or permit for a building on lot? ☒ How Used?
- Size of proposed building x Height to highest point feet
- Number of Stories in height Character of ground
- Material of foundation Size of footings Size of wall Depth below ground
- Material of chimneys Number of Inlets to flue Interior size of flues x
- Material of exterior walls Plaster
- Give sizes of following materials: REDWOOD MUDDSILLS 2 x 8 Girders x
EXTERIOR studs x INTERIOR BEARING studs x Interior Non-Bearing studs
x Ceiling joists x Roof rafters 2 x 8 FIRST FLOOR JOISTS x
Second floor joists x Specify material of roof Asphalt Shingles
- Will all provisions of State Housing Act be Complied with? ☒
- What Zone is Property in? Zone 1

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) James A. [Signature]

(Over at Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 12163	Plans and Specifications checked and found to conform to Ord. names, Code Laws, etc. Plan Examiner	Application checked and found O. K. Clerk	RECEIVED MAY 4 1929 TOLULU
	<u>[Signature]</u>		

FOR DEPARTMENT USE ONLY

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 ١٠١
 ١٠٢
 ١٠٣

TAKE TO
 ROOM N. 5
 (2ND FLOOR)
 CITY CLERK
 PLEASE
 VERIFY

Lot No. 112-165 Block 12
 (Number of Property)
 T W 625

District No. 10623 M. B. Page F. B. Page
 No. 10623 M. B. Page F. B. Page
 (Location of Job)

City Clerk O. K. City Clerk Engineer

Property

USE INK OR INDELIBLE PENCIL)

1. Purpose of Building *21* No. of Rooms *2* No. of Families *2*
2. Owner's name *W. H. H. H.* Phone *21*
3. Owner's address *1166 1/2* Phone *21*
4. Architect's name *W. H. H. H.*
5. Contractor's name *W. H. H. H.*
6. Contractor's address *1166 1/2*
7. VALUATION OF PROPOSED WORK *1166 1/2* *4,000.00*
8. Is there any existing building or permit for a building on lot? *Yes* How Used?
9. Size of proposed building *24 x 24* Height to highest point *16* feet
10. Number of Stories in height *2* Character of ground
11. Material of foundation *Concrete* Size of footings *24 x 24* Depth below ground *2*
12. Material of chimneys *None* Number of Inlets to flue *1* Interior size of flues *2 x 2*
13. Material of exterior walls *Plaster*
14. Give sizes of following materials: REDWOOD MUDDSILLS *2 x 4* Girders *2 x 4*
15. EXTERIOR studs *2 x 4* INTERIOR BEARING studs *2 x 4* Interior Non-Bearing studs *2 x 4*
16. *x* Ceiling joists *x* Roof rafters *2 x 4* FIRST FLOOR JOISTS *x*
17. Second floor joists *x* Specify material of roof *Asph.*
18. Will all provisions of State Housing Act be Complied with? *Yes*
19. What Zone is Property in? *1st*

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).....

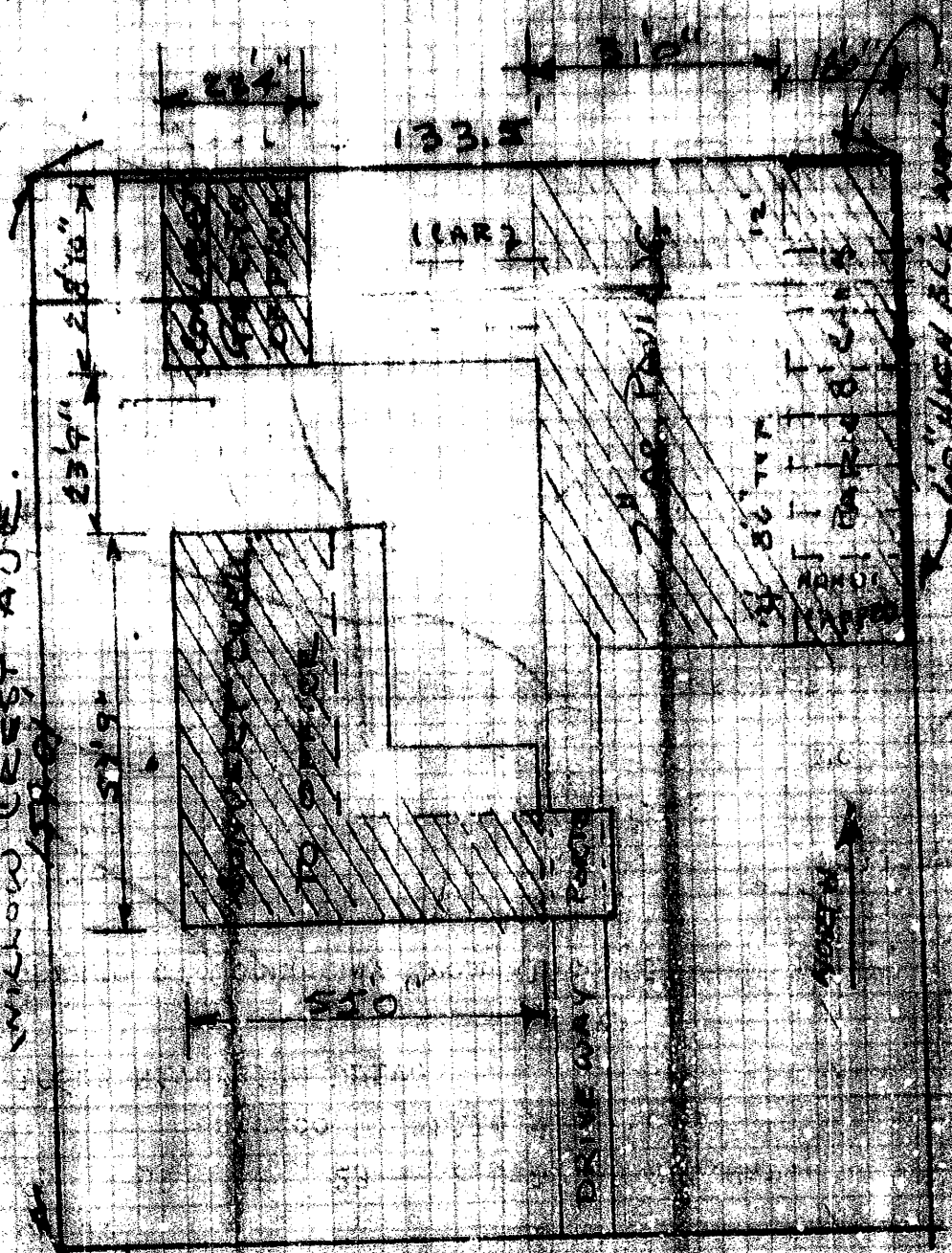
PERMIT NO. 12163	This Specification checked and found to conform to Ord- inance, State Laws, etc.	Application checked and found O. K.	MAY 4 1929 RECEIVED TOLSON
	_____ Plan Examiner	_____ Clerk	

① FAX
TO
LAMBERT

① FAX
TO
LAMBERT

[illegible]

OF PLOT PL. SHOW ALL BUILDINGS ON LOT AND US. 7 EACH



10623 EIVERSIDE DR.
LOTS 104-105 TRACT 6318

PLOT PLAN
SCALE 1/50'

3

3

APPLICATION FOR INSPECTION TO ADD, ALTER, REPAIR, DEMOLISH CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LOT	BLOCK	TRACT	COUNCIL DISTRICT NO.	DIST. MAP
104-105	/	6318	2	7352-2
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING		ZONE	
Garage	Office		C-2-1	
3. JOB ADDRESS	N.H.		FIRE DIST.	
10623 Riverside Drive		2		
4. BETWEEN CROSS STREETS	AND		LOT TYPE	
Willow Crest Ave.	Cahuenga		Corner	
5. OWNER'S NAME	APRNS		LOT SIZE	
C. Ben Veniste	782-9446		Irreg.	
6. OWNER'S ADDRESS	CITY		ZIP	
SAME as #3				
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	
/				
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	
George Hackett Designs		169	812-1908	
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY		ZIP	
/				
10. CONTRACTOR	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	
Owner				
11. SIZE OF EXISTING BLDG	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
WIDTH 22' LENGTH 28'	1		2-Dwig. & Gar.	
12. CONST. MATERIAL OF EXISTING BLDG	EXT. WALLS	ROOF	FLOOR	
Stucco			Built-up	
13. JOB ADDRESS	STREET CROSS		DISTRICT OFFICE	
10623 Riverside Drive			VN E-40	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 16,600		SEISMIC STUDY ZONE	
15. NEW WORK (Describe)	Change of Occupancy from R1 to O1		GRADING	
			FLOOD	
NEW USE OF BUILDING	SIZE OF ADDITION		STORIES	
Garage Office			HEIGHT	
TYPE V	GROUP OCC. G-1	BLDG. AREA	PLANS CHECKED	
			APPROVED	
DWELL UNITS	MAX OCC.	TOTAL	INSPECTION ACTIVITY	
0			COMB. (GEN.) MAJ. S. CONS.	
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTOR	
0	1/6	STD 9 COMP		
SPRINKLERS REQ'D SPEC.	CONT. INSP.	CASHIER'S USE ONLY		
P.C. 99.67		C 1.16 E.1.		
S.P.C. 117.26		C 99.67 B-PC		
A.P. 117.26		C 617.86 B-C1		
G.P.I.		48389 DDB		
DIST. OFFICE	ENERGY	44047 2 11/16/82 218.09 CHTD		
VN	ENV	VN49389		
P.C. NO.	EL 1.16			
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.				

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date _____ Lic. Class _____ Lic. Number _____ Contractor _____ (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

[] I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

[] I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).

[] I am exempt under Sec. _____ B & P. C. for this reason: _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. _____ Company _____

[] Certified copy is hereby furnished.

[] Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date _____ Applicant _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject in the Workers' Compensation Laws of California.

Date _____ Applicant _____

NOTICE TO APPLICANT: After making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3027, Civ. C.).

Lender's Name _____ Lender's Address _____

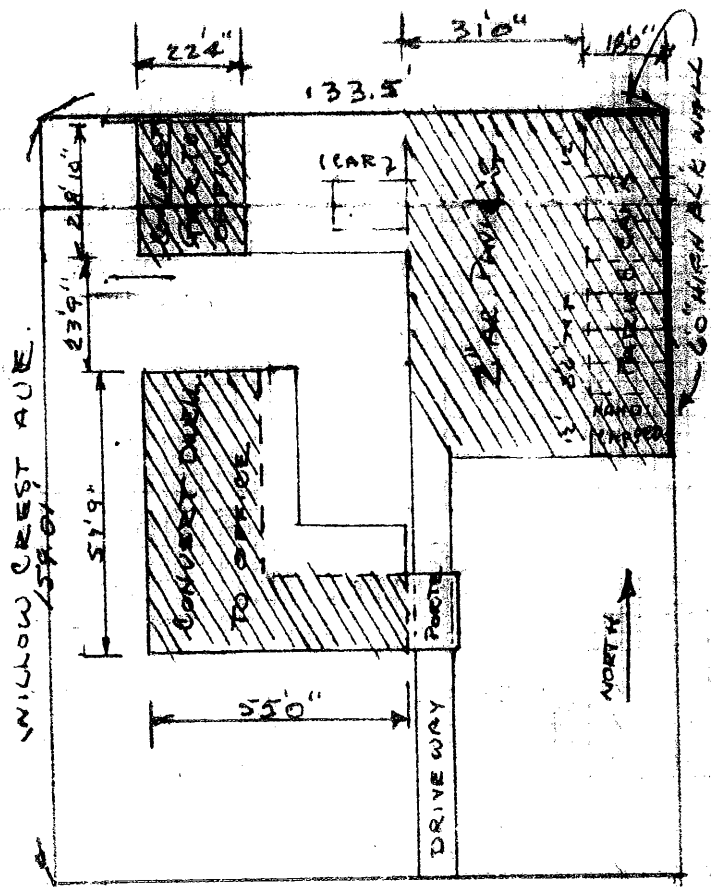
21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed _____ Owner _____
(Owner or agent having property owner's consent) Position _____

101100 / 0 11-12-82
 NA 11-12-82
 11-12-82
 11-13-82
 11-13-82
 274.79 401.53 @P

5



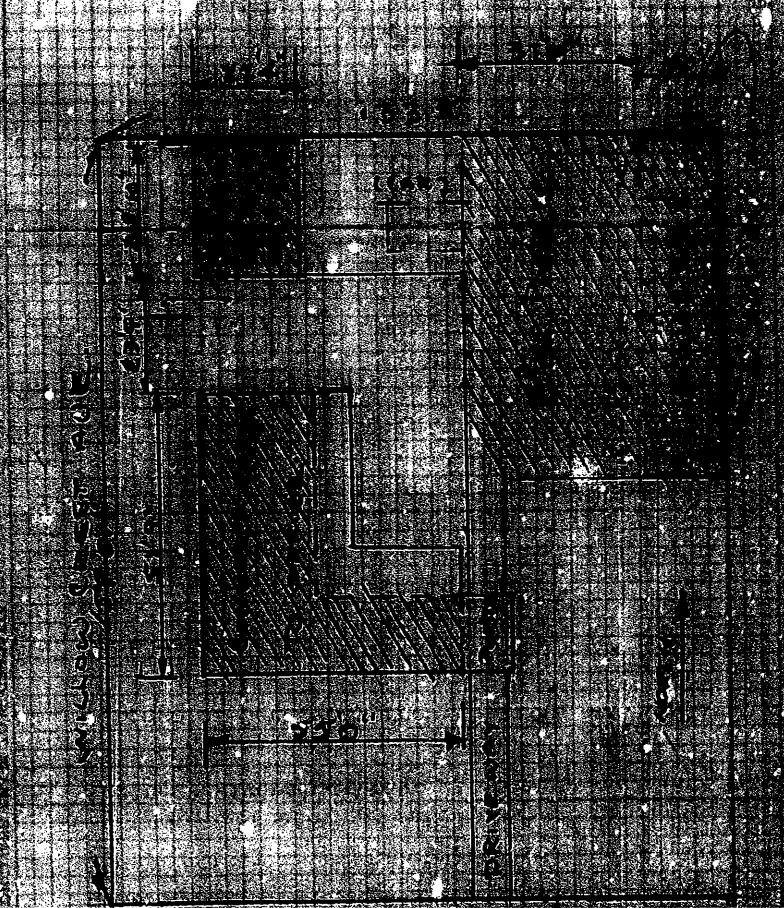
10623 RIVERSIDE DR.
 LOTS 104-105 TRACT 6318

PLOT PLAN
 SCALE 1/80'

6

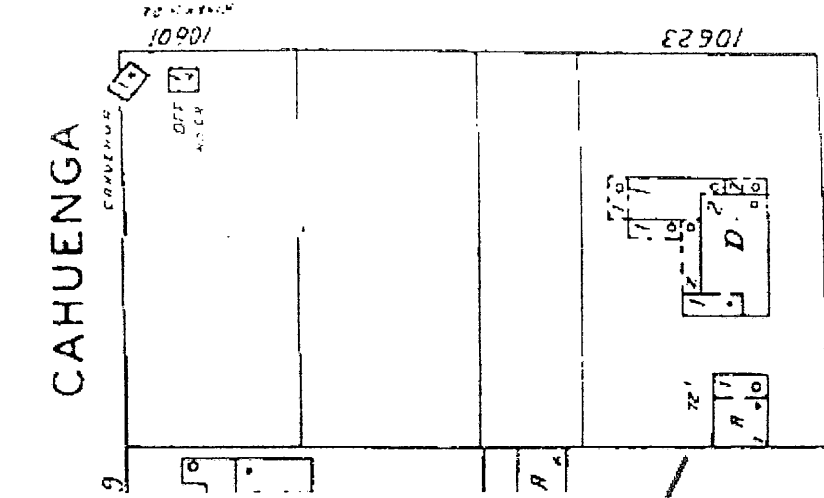
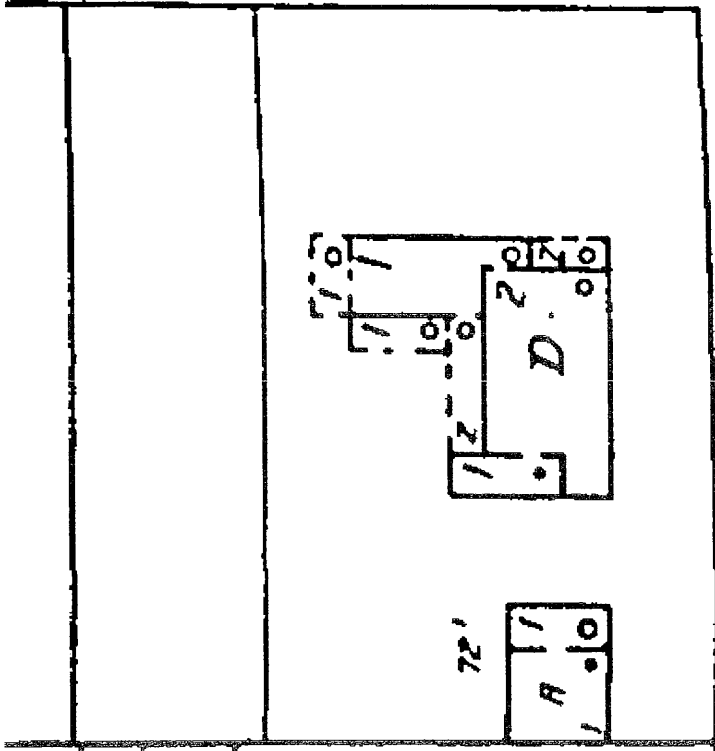
APPROVED FOR THE CITY	APPROVED FOR THE COUNTY
APPROVED FOR THE STATE	APPROVED FOR THE FEDERAL GOVERNMENT
APPROVED FOR THE LOCAL GOVERNMENT	APPROVED FOR THE PRIVATE SECTOR
APPROVED FOR THE PUBLIC SECTOR	APPROVED FOR THE ENVIRONMENT
APPROVED FOR THE COMMUNITY	APPROVED FOR THE INDUSTRY
APPROVED FOR THE ACADEMIA	APPROVED FOR THE ARTS AND CULTURE
APPROVED FOR THE SPORTS AND RECREATION	APPROVED FOR THE HEALTH AND WELFARE
APPROVED FOR THE EDUCATION	APPROVED FOR THE SCIENCE AND TECHNOLOGY
APPROVED FOR THE BUSINESS	APPROVED FOR THE FINANCE
APPROVED FOR THE LAW	APPROVED FOR THE MEDICINE
APPROVED FOR THE ENGINEERING	APPROVED FOR THE AGRICULTURE
APPROVED FOR THE CONSTRUCTION	APPROVED FOR THE TRANSPORTATION
APPROVED FOR THE ENERGY	APPROVED FOR THE ENVIRONMENTAL PROTECTION
APPROVED FOR THE CLIMATE	APPROVED FOR THE OCEANS AND COASTAL RESOURCES
APPROVED FOR THE AIR	APPROVED FOR THE LAND
APPROVED FOR THE WATER	APPROVED FOR THE SOIL
APPROVED FOR THE PLANTS	APPROVED FOR THE ANIMALS
APPROVED FOR THE HUMANS	APPROVED FOR THE FUTURE

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND PERMITS FOR EACH



10023 RIVERSTONE DR
LOTS 104-105 TRACT 2318

PLOT PLAN

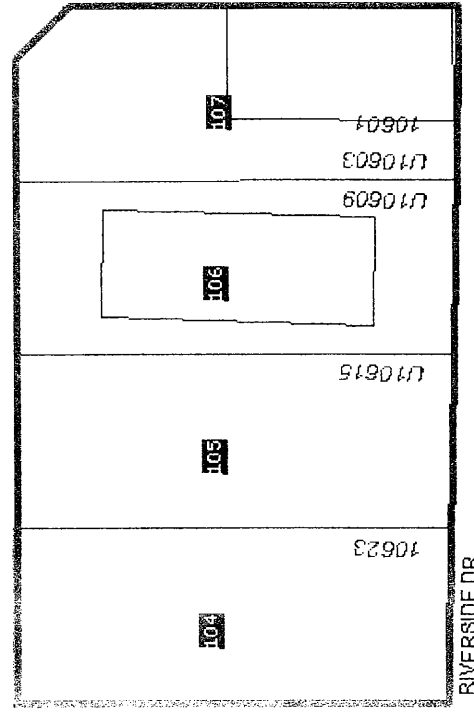


Los Angeles 1906-1907 and 1908-1909 and 1950, Sheet 4109

50'

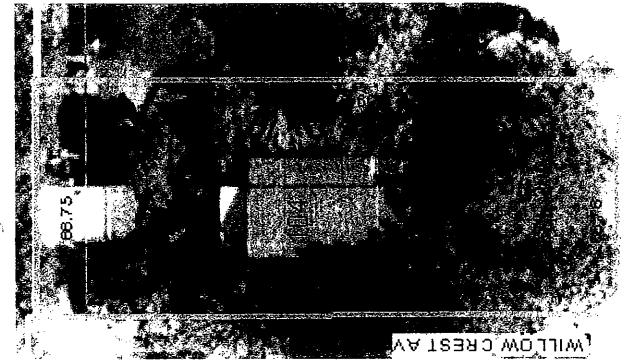
YEAR 1950

2005



Assessor's Id. Number
Site Address
Property Type
Square Footage
Year Built / Effective Year Built
Bedrooms / Bathrooms
Units

2423-002-008
10623 RIVERSIDE DR
LOS ANGELES CA 91602
Single Family Residence
3,625
1929 / 1929
3 / 2
1



Banker's Residence in San Fernando Valley

Los Angeles Times (1886-Current File); Feb 21, 1926; ProQuest Historical Newspapers Los Angeles Times (1881 - pg. E4

Banker's Residence in San Fernando Valley



Being Built for Alexander S. Cowie

Considered to be one of the most striking and unique residences in the San Fernando Valley, the charming home above is soon to be occupied by Mr. Alexander S. Cowie, Hellman Bank official, and his family.

Hotel Planned for Figueroa Above Sixth

At a cost exceeding \$250,000, a six-story Claus A hotel building is to be built on the west side of Figueroa street just above Sixth for Fred W. Siegel, a Los Angeles builder, according to announcement from his office during the week.

Specifications are now being prepared by Architect E. L. Mayberry. The structure will be modern throughout, containing 148 rooms with 100 per cent baths, and on the ground floor, according to present plans, there will be space for a coffee shop and two stores.

HOME BUILDING GOOD AT HUNTINGTON PARK

[LOCAL CORRESPONDENCE]

HUNTINGTON PARK, Feb. 20. Building permit figures for the month of January, this year, as shown at the office of the city building inspector, bring out the fact that of the forty-seven permits issued during the month, twenty-one were for the erection of new residences, the total amount of these permits for new homes reaching a valuation of \$60,030.

Large Acreage is Purchased at Lankershim

[LOCAL CORRESPONDENCE]

LANKERSHIM, Feb. 13.—A recent large sale of realty here was the transfer of the William Klump property of forty-five acres on Forman street to Heffron, McCrary & St. John, realty men.

This concern recently bought forty acres from Dan Bakman and Charles Freiburg in the same section.

FLINTRIDGE BUYERS

[LOCAL CORRESPONDENCE]

FLINTRIDGE, Feb. 20.—Recent purchasers of Flintridge property are Nathan White, who has acquired a beautiful homestead on Keswick Road, and George Chisholm, Jr., and George Foss, who together bought a fine homestead on Regent Park Drive.

EARLY VALLEY HISTORY TOLD

Forty Years Portrayed by
Pioneer Citizen

San Fernando Area Scene of
Hard Toil

Horticultural Experiments
Had Poor Start

REBEDA, Aug. 17. (Exclusive)—Ozell Wilcox, San Fernando Valley pioneer, and accepted historian on happenings of the last forty years, this week again dilates on how the valley has grown from a wilderness to its present population. Mr. Wilcox also comments on the enjoyment he has received in reading the series of articles that have been printed in *The Times*, on the old ranch properties in the vicinity of Los Angeles, and states that the anecdotal history of the growth of this valley bears the same sort of interest.

"Here we are in San Fernando Valley, thousands of us," he said. "Industries, business houses, homes, miles of fine roads, activity on every hand."

"It is interesting to know who started all the fuss for thirty-five years ago this valley was one large grain field, and from every indication, that is what it would always be."

"Today it has thousands of acres of citrus and deciduous orchards, the largest walnut grove in the world, the largest poultry plant, the largest olive orchard and the largest baby lima bean acreage on the globe."

"Who planted the first olive tree? Who made the first start with chickens? Who dared to experiment with a walnut grove that would take years to produce? It was the brave ones who had the courage to gamble and to fight, for every pioneer had to fight wild-animal life, dry seasons, wind, heat, dust and an unknown soil."

"What we see in San Fernando Valley today is the result of the courage of these pioneers, of the sweat of their brows and the worry of their brains."

"The nation fathers, of course, are given the original credit of bringing the grape and the olive into the valley. While the vines flourished and the beautiful trees produced, the crops never were profitable. Not from an American standpoint."

VARIOUS TREES PLANTED

"About 1888 or 1889 a syndicate of Los Angeles men purchased the 12,000-acre Lankershim ranch for subdivision purposes, to be divided into ten, twenty, forty, eighty and 160-acre ranches. To make the land saleable the syndicate set out large orchards of deciduous fruits and groves of walnut trees and advertised the section as a great fruit district. They were sincere, but it was a guess, nevertheless. The syndicate set out everything and every variety it could purchase so to be sure to strike the right sort of fruit tree. There were peaches of many kinds, apples, pears, figs, plums, olives, loquats, pecans, walnuts and apples. There was a splendid mess resulting from the planting of these mixed orchards."

"The buyer of these united, experimental orchards had one long talk of woe, and it was not until the early 1900's before the Lankershim townsite section grubbed out all its orchards and started over again in an effort to correct conditions."

"Things then went well with the fruit grower. In 1910 another syndicate bought the 47,000 acres west of the Lankershim district (now North Hollywood). These subdivisions would drive through the prosperous acreage of Lankershim with their buyer prospects and sell fruit lands in what is now the Van Nuys section, on the strength of the orchards seen at Lankershim. The man who planted the first orchard in Van Nuys was W. H. Andrews who now lives in Los Angeles. He was the superintendent for the land company."

"The first three real pioneers who ventured the gamble of orchard experimenting are still residents of the valley. They are Fred and Dan Bakman, who have lived continuously in the North Hollywood section for forty years. B. B. Poulos is the third man. He resides in Van Nuys at Sherman Way and Sepulveda Boulevard."

POULTRY START MADE

"The poultry business came into existence in Southern California about twenty years ago, when the first rancher ventured to make a living exclusively from chickens. The business got its first start somewhere in the vicinity of Encinitas, but soon later some one unannounced tackled the valley and the country was startled to learn that a Charlie Kline in Burbank and the Hempel brothers in Lankershim had accumulated several hundred hens, from heaven knows where, and were making good in the raising of poultry for eggs."

"B. R. Holloway, now one of the most prominent and wealthiest men in the Van Nuys district, was a mail carrier. He is the pioneer chicken man of the west section of the valley. Perhaps he has done more than any man to make the valley now a place for more than 1,000,000 laying hens. He started with a small place at Lankershim, stating at the time it was simply a try-out proposition."

"When the Van Nuys section was opened up by the syndicate, and the town of Van Nuys was founded by W. E. Whitsett, Holloway moved his hen roosts into the new district. He was encouraged by the syndicate and by Whitsett, and in a small way entered into a hatchery business. Up to this time most of all the chickens brought into the world were ushered in by a mother hen who sat on eggs and hatched the brood. Holloway made a deep study of the business from every known angle and from a lot of them then unknown, and his laying houses and hatchery plant have been the pattern for many built over the country. His hatchery in Van Nuys for years has been among the largest in the world."

FARMERS BEGIN WORK

"As the valley continued to open up from what is now Van Nuys to further western sections, the syndicate was able to attract a group of Ventura county ranchers. They were experienced farmers. As a result the valley soon commenced to have the largest bean acreage known anywhere. For a time, every known bean under the sun was grown. Then it slumped down to baby lima."

with the navy, white and pink beans gradually discarded after several years of experiments.

"Persons riding through the valley now, over the fine concrete highways in their fine cars, may think that all the prosperity they see over the land just fell out of the skies like manna. They've got another guess coming."

"There isn't a field, a road, a tree or anything that wasn't dreamed out and fought out and experimented with by the first pioneers, all of whom had in equal part, courage, gumption and brains."

"There isn't a turn in a road or a corner of a field in the valley that hasn't its origin in the hard work and experiments of the first men who had faith in the future possibilities."

Father Time in Threat Against G.A.R. Charter

ANAHEIM, Dec. 11.—The hoary hand of Father Time—threatened yesterday to cancel the charter of Malvern Hill Post 131, Grand Army of the Republic, when the annual election was called. But four members of the once populous post answered roll call, not enough to fill the offices.

However, a rule which permits members of the Daughters of Veterans to vote and hold offices in the G.A.R. was invoked, thus insuring the continuance of the post.

G. G. Van Eaton was elected Commander; Frederick Steulke, Senior Vice-Commander; Juan De La Guerra, Junior Vice-Commander; A. B. Markie, Chaplain; James B. Rook, Officer of the Day, and L. L. Tanner, Assistant Adjutant and Quartermaster. Installation will be held January 6 at Fullerton.

Old Classmen Have Reunion

NORTH HOLLYWOOD, Dec. 11. The first class to be graduated from a school here, at a period when the community was known as Toluca, a part of the Bankership ranching district, was in 1896. Six received diplomas. All are alive. They met here last night at the home of Dan Birkman on Riverside Drive to hold their annual reunion and talk over the old days.

The six members of the old class of thirty-four years ago are Birkman, Cecil M. Wilcox, Ada Van Winkle, Mrs. Helene Schulte Kirby, Mrs. May Van Winkle Webster and Mrs. Edith Burke Chamberlain. There were three girls and three boys in the class. The wives and husbands of each also were present at the reunion. Wilcox, one of the best-known members of the class, is editor of the Reseda News, in San Fernando Valley. Because of his long residence most of his writings of the old days have local historical value.

Pool Hall Safe and Cash Stolen

LA HABRA, Dec. 11.—H. Hanks and J. D. Shanks, proprietors of the Oak pool and billiard hall located at 110 West Central avenue, today are seeking information as to the whereabouts of their safe and the \$200 it contained when they closed their place of business last night.

Burglars, gaining entrance to the building by tearing a rear window screen, backed a truck to the rear door and carted the 600-pound safe away. The Sheriff's office sent a fingerprint expert today to attempt location of clues.

The theft is believed to have taken place after 3 a.m. today at which time the city's night watchman went off duty. Grant Sherman, in charge, discovered the crime when he opened the hall at 7 a.m. today.

McGroarty Will Talk at Meeting

BURBANK, Dec. 11.—Poet, writer and playwright, John Steven McGroarty will give the principal address tomorrow at the Joaquin Miller Parent-Teacher Association meeting which will be held at 7:30 p.m. at the school auditorium here.

Because of McGroarty's presence here as an honored guest as well as a speaker, the P.T.A. has invited all other associations in Burbank and the public to be present. There will be entertainment also.

Supl. Frank A. Henderson announced today that all teachers who attend the program may count the event as an institute number making a total of three to be held in Burbank.

KIWANIS DIVISION MEET

HUNTINGTON PARK, Dec. 11.—The local Kiwanis Club is arranging for a division meeting to be held at the Huntington Park Union High School on the evening of the 17th inst. when it is expected there will be 200 Kiwanians of the division in attendance. The session will begin with a 5:30 p.m. dinner, and afterward a training school for new officers will be conducted.

Conviction of Attorney May Delay Red Trial

REDLANDS, Dec. 11.—The conviction of Leo Gallagher, attorney for Los Angeles Communists, on a charge of resisting an officer, may have some bearing on the trial of eight women in the court of Judge Foster here on a charge of conducting a Communist camp at Yucapita without permit. Gallagher asked for a new trial after being convicted in the court of Judge Sheldon in Los Angeles and the hearing was set for the 19th inst.

Gallagher is being defended in the Los Angeles case by John Beardsley, who also is attorney for Yelita Stromberg and seven other defendants, who are supposed to come to Redlands again for a hearing of charges on having conducted the Yucapita summer camp for children without a permit from State or county authorities, this trial date also being the 19th inst.

Justice of the Peace Potter, before whom the eight women from the Yucapita camp are scheduled to appear again, indicated today that another continuance in the case probably will be granted because of the Gallagher incident. The case has been postponed several times before because lawyers for the defense and prosecution have been unable to get together on trial dates.

"Meanest Thief" Robs Yule Trees

ONTARIO, Dec. 11.—Once each year Ontario's meanest sneak thief gets on the job. And despite efforts of police manages to get away with his crime.

This particular sneak thief's specialty is stealing the colored electric lights from the Christmas trees placed in the parkway of Euclid avenue for the Christmas holidays.

As the trees extend from Transit street to E street, police have a difficult time keeping the thief from the lights. Last year a number of lights were also stolen. The gaily colored trees are kept lighted until 11 o'clock each night.

BURBANK CONDUCTS HEADLIGHT CAMPAIGN

BURBANK, Dec. 11.—A second drive on motorists who persist in driving without properly focused headlights and full lighting equipment on their automobiles and trucks was made last night by officers from the Motor Vehicle Department, assisted by most of the Burbank motor officers on duty. Nine hundred and eighty-seven cars were stopped and inspected at the intersection of Hollywood Way and San Fernando Boulevard, and as a result of the test 125 drivers were cited to correct defective lights and bring a receipt of the work done to Police Judge Watson.

Only fifteen Burbank residents were given citations during the course of the inspection, which lasted about five hours. Another test will be conducted here in the near future. Police Chief Bergh warned local motorists today. All lights on motor vehicles must conform to State regulations.

STORMS FEARED FATAL TO YOUTHS

TORRANCE, Dec. 11.—Failure to establish communication with four Mexican youths who left here during the early part of last month for Colorado has led to the belief that they perished in the snowstorm which struck the Rocky Mountains at about the time they were due in that section. The boys, all about 21 years of age, were traveling in an open automobile and were former employees of the Colorado steel mills here. Their names are Luis Hurtia, Luis Ayala, Henry Susze and Carlos Murrillo.

Toluca and Lankershim Old-timers to Gather

NORTH HOLLYWOOD, Oct. 15.—A salute to San Fernando Valley's old-timers who lived in this community when it was "Lankershim, the Home of the Peach," or in the earlier period between 1808 and 1896 when it was Toluca, is planned at 1 p.m. Sunday at a pioneers picnic reunion in City Park here.

Surviving members of Lankershim Grammar School's first graduating class in 1895 who will attend are Ado Van Winkle, Mae Van Winkle Webster, Helene Schutte Kirby and Edith Burke Chamberlin. The other two, Dan Bakman and Cecil Wilcox, are deceased.

Mrs. Clara Wilcox, who was proprietor of the town's first hotel, will bring for display the first copy of her husband's newspaper, the Lankershim Laconic, published Feb. 26, 1909.

Prizes Offered

Fred Weddington, prominent pioneer civic leader and banker, has offered a prize to the person identifying the most faces in a picture of the class of 1904. There also will be prizes for those who have kept mail addressed or postmarked Toluca.

One of the largest family representations will be that of Alfred Prince and his four generations, most of whom either were born or lived in the family home, now a landmark on the park property.

Frances Muir Pomeroy heads the reunion committee, which also includes Weddington, Emma Prince, Bessie Westerfield, Mrs. Wilcox, Beatrice Osborne, Mr. and Mrs. Van Winkle, May Fox Pomeroy, Mr. and Mrs. Asla Newbill and Toy Barnes McClellan.

Charter Proposal Study Ordered

MONTEREY PARK, Oct. 15.—Appointed by the City Council, a committee here today was studying the feasibility of Monterey Park establishing a charter form of government.

The group, to be enlarged through additional appointments later, includes Don Davis, City Administrator; Harry Williams, City Attorney; Clifford Ostlerm, building superintendent; Harold Gould, water superintendent; Chief of Police Herman Conaway and Fire Chief Edward McElhannon.

RABBIT DAIRY MAY BE NEXT

San Fernando Doctors Seek to
Find Some Good Use
For Bunny Milk

RESEDA, Nov. 25.—And now it's rabbit's milk they are trying to discover something about. If it is found that the milk is more nutritious than goat's milk, the next crop of San Fernando Valley babies may be brought up on the old bottle-and-nipple, with the new liquid on the inside.

It is learned today that doctors under the supervision of Dr. R. W. Truedale are analyzing rabbit's milk in various local rabbitries and that what is found out is to be formally presented at the next meeting of rabbit raisers. It is not definitely known to just what purpose rabbit's milk will be put, if found to have superfine quality. It may be used as a baby food.

Indians Dance at Rosemead

ROSEMEAD, Nov. 25.—Mesha Pueblo Indians from the Sherman Institute near Riverside presented a program of tribal dances in full Indian costume this afternoon for the entertainment of the guests at the California Christian Home. The program was in charge of Mrs. Floyd Burnett, director of religious education of the institution, and was sponsored by the Triangle Club, composed of young people of the Christian churches of Southern California, who are holding a "friendship conference" at the California Christian College, Los Angeles. Fifty of the club members attended the program here today.

Human Torch Will Recover

INGLEWOOD, Nov. 25.—Severely burned when his body became a human torch as he ran from a flaming garage, George F. Neilson, 4275 Nelson avenue, Lawndale, is recovering today in the Centinela Hospital.

The burns were suffered when Luther's Garage on South Market street caught fire late yesterday and injured three men. Luther L. Hanson, owner of the garage, and Sam Hill were the other victims. The fire was extinguished after \$100 damage had been done.

Dan Bakman Laid to Rest

NORTH HOLLYWOOD, Nov. 26.—Funeral services have been conducted for Dan Bakman, 50 years of age, pioneer San Fernando Valley resident. Bakman came here in 1889 when a small boy. He attended the first school that was organized in an old ranch bunk house, and later in life attained wealth by acquiring property that increased in value as Los Angeles and its suburbs grew.

He leaves his widow and an adopted daughter, who reside at the home at 18623 Riverside Drive.

POMONA'S RUM VIOLATORS GET CHAIN GANG TERMS

POMONA, Nov. 26.—Revival of local ordinance 462, providing for penalties for possession of intoxicating liquor, is of official record following the sentencing of E. L. Culliat, 30 years of age, of 535 L street, San Bernardino, to serve fifty days in the City Jail. Sentence was pronounced by Judge J. B. Sellers in local Police Court today, following a plea of guilty to the possession of one gallon of wine on Thanksgiving night.

Also the city "chain gang" was revived when Judge Sellers, in sentencing Culliat and others, gave them into the custody of Chief of Police W. S. Kirby with authority to employ them in public works of the city of Pomona.

Lloyd Nevins, 28, 1298 East Fourth street, and Jesus Chablero, 21, will also be put to work by the city in lieu of \$25 fines each, on charges of drunkenness. The fines will be worked out on a basis of \$2 per day.



City of Los Angeles Department of City Planning

11/06/2006

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

10623 W RIVERSIDE DR

ZIP CODES

91602

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2005-8658-ZC-SPR

CPC-1985-657

ORD-171150-SA20

ORD-164341-SAH5

ENV-2005-8660-EAF

AF-91-1499573-MB

Address/Legal Information

PIN Number:

165B177 41

Area (Calculated):

10,582.6 (sq ft)

Thomas Brothers Grid:

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Assessor Parcel Number:

2423002008

Tract:

TR 6318

Map Reference:

M B 78-24/25

Block:

None

Lot:

104

Arb (Lot Cut Reference):

None

Map Sheet:

165B177

168B177

Jurisdictional Information

Community Plan Area:

Sherman Oaks - Studio City -

Toluca Lake - Cahuenga Pass

South Valley

Greater Toluca Lake

CD 4 - Tom LaBonge

1431.00

Van Nuys

Area Planning Commission:

Neighborhood Council:

Council District:

Census Tract #:

LADBS District Office:

Planning and Zoning Information

Special Notes:

None

Zoning:

C2-1VL

Zoning Information (ZI):

None

General Plan Land Use:

General Commercial

Plan Footnote - Site Req.:

2

Additional Plan Footnotes:

Sherman Oaks

Specific Plan Area:

None

Historic Preservation Overlay Zone:

None

Historical Cultural Monument:

None

Mills Act Contract Number:

None

POD - Pedestrian Oriented Districts:

None

CDO - Community Design Overlay:

None

Streetscape:

No

Sign District:

No

Adaptive Reuse Incentive Area:

None

35% Density Bonus:

Not Eligible

CRA - Community Redevelopment Agency:

None

Central City Parking:

No

Downtown Parking:

No

Building Line:

None

500 Ft School Zone:

No

Assessor Information

Assessor Parcel Number:

2423002008

L.A. County Ownership Info:

BENVENISTE, CHIC CO TR

3533 WILLOWCREST AVE

STUDIO CITY CA 91604

City Clerk Ownership Info:

BENVENISTE, CHIC &

JOSEPHINE

10601 RIVERSIDE DR

NORTH HOLLYWOOD CA 91602

Parcel Area (Approximate):

21,083.0 (sq ft)

Use Code:

0100 - Single Residence

Building Class:

Data Not Available

Assessed Land Val.:

\$241,532

Assessed Improvement Val.:

\$28,711

Year Built:

1929

Last Owner Change:	07/20/98
Last Sale Amount:	\$9
Number of Units:	1
Number of Bedrooms:	3
Number of Bathrooms:	2
Building Square Footage:	3,625.0 (sq ft)
Tax Rate Area:	13
Deed Reference No.:	1-492

Additional Information

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	No
Fire District No. 2:	Yes
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	No
Hillside Grading:	No
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	1.88247 (km)
Landslide:	No
Liquefaction:	Yes

Economic Development Areas

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	None
State Enterprise Zone:	None
Targeted Neighborhood Initiative:	None

Public Safety

Police Information:	
Bureau:	Valley
Division / Station:	North Hollywood
Report District:	1568
Fire Information:	
District / Fire Station:	86
Batallion:	14
Division:	3
Red Flag Restricted Parking:	No

CASE SUMMARIES

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

Case Number: CPC-2005-8658-ZC-SPR

Required Action(s): SPR-SITE PLAN REVIEW
ZC-ZONE CHANGE

Project Description(s): A ZONE CHANGE FROM C2-1-VL ZONE TO RAS4-1-VL ZONE AND SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION, USE AND MAINTENANCE OF A NEW 5-STORY, 50-FOOT HIGH MIXED-USE PROJECT CONSISTING OF A FIRST FLOOR, 13,327-SQUARE-FOOT RETAIL COMMERCIAL AND 82 RESIDENTIAL UNITS IN THE UPPER FLOORS, OVER A 2-LEVEL SUBTE ...

Case Number: CPC-1985-657

Required Action(s): Data Not Available

Project Description(s): A PROGRAM TO AMEND THE SHERMAN OAKS-STUDIO CITY-TOLUCA LAKE DISTRICT PLAN AND/OR RELATED ZONING IN ORDER TO DEVELOP CONSISTENCY BETWEEN THE TWO AS LEGALLY REQUIRED BY STATE LEGISLATION

Case Number: ENV-2005-8660-EAF

Required Action(s): EAF-ENVIRONMENTAL ASSESSMENT

Project Description(s): A ZONE CHANGE FROM C2-1-VL ZONE TO RAS4-1-VL ZONE AND SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION, USE AND MAINTENANCE OF A NEW 5-STORY, 50-FOOT HIGH MIXED-USE PROJECT CONSISTING OF A FIRST FLOOR, 13,327-SQUARE-FOOT RETAIL COMMERCIAL AND 82 RESIDENTIAL UNITS IN THE UPPER FLOORS, OVER A 2-LEVEL SUBTE ...

DATA NOT AVAILABLE

ORD-171150-SA20

ORD-164341-SAH5

AF-91-1499573-MB