

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2015-772-HCM
ENV-2015-773-CE

HEARING DATE: May 12, 2015
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 1255 Westchester Place
Council District: 10
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Olympic Park
Legal Description: Lots 14-16 of Robert Marsh And
Co's Westchester Place Tract

PROJECT: Historic-Cultural Monument Application for the
DR. W. J. DAVIS RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

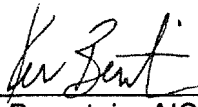
OWNER(S): Philochristus Pentecostal & Philocristus Pentecostal Research
Group
1255 Westchester Place
Los Angeles, CA 90019

APPLICANT: Anna Marie Brooks
Country Club Park Neighborhood Association
1109 4th Avenue
Los Angeles, CA 90019

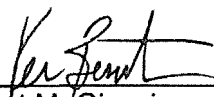
RECOMMENDATION **That the Cultural Heritage Commission:**


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

MICHAEL J. LOGRANDE
Director of Planning



Ken Bernstein, AICP, Manager
Office of Historic Resources


for _____
Lambert M. Giessinger, Preservation Architect
Office of Historic Resources



Nels Youngborg, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

- The property 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 Beaux Arts and Arts and Crafts styles.
- The property is "a notable work of a master builder, designer or architect whose individual genius influenced his age" as a work by the master architect, Theodore Augustus Eisen.

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

The Dr. W. J. Davis Residence is a Beaux Arts residence with Arts and Crafts influences situated in the Country Club Park Historic Preservation Overlay Zone (HPOZ). While there are no extant original building permits, a brief notice in the Los Angeles Times on April 24, 1906 mentions the purchase of frontage on Westchester Place by Dr. Davis with the purpose of immediately building a residence. Notably the residence was featured in a 1913 volume of *Homes and Gardens of the Pacific Coast*, published by the Beaux Arts Society.

The exterior of the building exhibits many character-defining features of the Beaux Arts and Arts and Crafts styles, including:

- Stucco exterior
- Hipped, tile-covered roofs
- Horizontal emphasis
- Projecting eaves supported with exposed rafters
- Rounded arch entryway with recessed porch
- Multiple balconies

The subject property was designed by prominent Los Angeles architect Theodore Augustus Eisen. Other designs by this architect include:

- Los Angeles County Courthouse #3 (1891- demolished 1972), Los Angeles, CA
- Oliver G. Posey - Edward L. Doheny Residence (1900), Los Angeles CA. HCM #30
- Casa de Adobe (1918), Los Angeles, CA. HCM #493

A significant number of alterations to the exterior have occurred, including the addition of a conservatory in 1914 and the removal of two chimneys in 1994 due to the Northridge

earthquake. Additional changes include the removal of plaster appliques from the east façade, painted copper gutters, and added awnings to the second story balcony.

DISCUSSION

The Dr. W. J. Davis Residence successfully meets two of the specified Historic-Cultural Monument criteria: 1) embodies "the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" and 2) is "a notable work of a master builder, designer or architect whose individual genius influenced his age." This residence is an intact example of a large, single family Beaux Arts residence constructed with Arts and Crafts influences. The architectural features retain integrity and are representative of the period of significance. Theodore Augustus Eisen was one of the most significant and influential Los Angeles architects of the late 19th and early 20th century due to his institutional, civic and private architectural commissions.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

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 Dr. W. J. Davis Residence 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.

BACKGROUND

On March 5th, 2015 the Cultural Heritage Commission took the property under consideration. On April 2nd, a subcommittee of the Commission consisting of Commissioners Milofsky and Irvine toured the property, accompanied by a staff member from the Office of Historic Resources.



CULTURAL HERITAGE COMMISSION - OFFICE OF HISTORIC RESOURCES
**HISTORIC-CULTURAL MONUMENT
APPLICATION FORM**



All sections must be typed.

I Property Identification

Name: **Dr. W. J. Davis Residence** Reason for choosing name: **Former residence of notable person(s)**
Street Address: **1255 Westchester Place** City: **Los Angeles** Zip: **90019**
Range of Addresses on Property: **1245, 1251, 1255 Westchester Place** Council District: **10**
Assessor Parcel Number: **5081-029-020** Tract: **Robert Marsh and Co's Westchester Place** Block: **None** Lot: **16**

II Historic-Cultural Monument Criteria

The proposed monument is a:

☒ Building ☐ Structure ☐ Object ☐ Site ☐ Natural Feature ☐ Other

The proposed monument exemplifies the following Cultural Heritage Ordinance criteria (Sec. 22.171.7):

- ☒ Reflects the broad cultural, economic, or social history of the nation, state or community.
- ☒ Is identified with historic personages
- ☒ Is identified with important events in the main currents of national, state or local history
- ☒ Embodies the distinguishing characteristics of an architectural type specimen or is a notable work of a master builder, designer, or architect whose individual genius influenced their age.

In a few sentences, state proposed monument's significance and how it satisfies the above criteria:

The Dr. W. H. Davis Residence was designed in the Spanish Mission style by pioneer and master architect Theodore R. Eisen in 1907 as one of the first homes in Country Club Park, a new park-like subdivision on four lots on the west side of Westchester Place. The view lot at the hilltop became the second Los Angeles home for Dr. Davis to be designed by Eisen. Dr. Davis was born in Canada, gained his medical education in Chicago, and became chief surgeon/physician for two major copper mining companies in Arizona Territory. He was a founding member of a water company and a bank in Arizona Territory and became an inside trader in a Scottish-owned mining concern, making a tidy profit from all concerns. The Davises removed to Los Angeles where he invested his fortune in real estate and the development thereof, including commercial holdings in central downtown Los Angeles and ultra-fine homes in regal settings. Theodore R. Eisen was educated in architect's offices, never having attended a school of architecture. Both men rose to positions of historical importance in Los Angeles and in settings beyond.

III Current Historic Resource Identification:

Is property listed in the national or state register? Yes ☐ ☒ National Register No ☒
☒ California Register
Is property located in a Historic Preservation Overlay Zone (HPOZ)? Yes ☒ ☒ Contributing feature No ☐
☐ Non-contributing feature
Has property been determined eligible for national, state, or local landmark status by other historic resource survey? Yes ☒ Name of survey: Country Club Park HPOZ No ☐



CULTURAL HERITAGE COMMISSION - OFFICE OF HISTORIC RESOURCES
**HISTORIC-CULTURAL MONUMENT
APPLICATION FORM**



IV Construction History and Condition

Year Built: **1907** Factual ☐ Estimated ☐ Condition: **Deteriorating**

Architect/Designer: **Theodore Augustus Eisen**

Contractor: **Unknown**

Original use: **Single Family Residence**

Present use: **Single Family Residence**

Property is on original site ☒ Property was moved ☐ Unknown ☐

Site threats: Public works project Zoning Deterioration ☒
 Private development Vandalism None known

List date and brief description of work done for major building permits (including original construction permit):

1. **1906** No extant original building permit. Architect T. A. Eisen brief notice in Los Angeles Herald, May 27, 1906, 18 rooms, Spanish mission style.
2. **1914** Plumbing permit for sewer work.
3. **1914** This conservatory is to be built on cement balcony emerging from dining room of the present building. Floor and ornamental railing
4. as shown on drawings, are already in place. Outside dimensions of the conservatory 8'-11 x 11' over all. The side walls and roof will be
5. comprised of one inch tee iron placed vertically and secured at the bottom, middle and top, by one inch angle iron, all to be covered with
6. copper. The side lights are to be glazed with plate glass, and the roof to be glazed with a green tinted glass.
7. **1941** Plastering and general repair and redecorating.
8. **1957** Remodel kitchen replacing cabinets. No change in floor area and tile.

Describe any additional alterations not listed in table or provide further information about a specific alteration project(s).

1994: Chimneys removed to roof line as result of earthquake.

Additional alterations: Glass replaced in entry door and sidelights. Tiles added to entry steps. Original plaster appliques removed from east facade. Cooper gutters painted. Metal awnings added to some windows and above second story balcony with open-work supports. Deteriorating eaves. Some windows changed out at second level balcony. Deteriorating pergola at third floor. Possible addition at southwest of west gable topped by walled balcony. Fence and gates added at front/east of property. Interior alterations, if any, unknown. One-and-a-half lots to south, originally part of parcel have been sold off and greenhouse and another structure at southwest of original parcel no longer extant.



CULTURAL HERITAGE COMMISSION - OFFICE OF HISTORIC RESOURCES
**HISTORIC-CULTURAL MONUMENT
APPLICATION FORM**



V Physical Description

Architectural Style:	Spanish Mission	Stories:	3	Plan Shape:	Select
Exterior	Finish: Stucco	Trim Material:	Wood, metal, stucco		
Roof	Shape: Cross gable	Roof Material:	Green clay tile		
Windows	Type: Double-hung	Window Material:	Wood		
Entry	Location: Recessed, raised, centered	Style: Single, glass panel door w/ sidelights	Door Material:	Wood and glass	

Describe the building's exterior, noting character-defining elements and original features:

The east facade's centered, raised, recessed entry beneath the projecting second floor balcony supported by pairs of Corinthian columns at the front and rear, with projecting original brick stairs, covered in later added plain white tiles, and recessed porch, displays a single panel glass door and side lights (with original glass changed out). A variety of decorative fresco panels, now missing, adorn the area across the gentle arch on the east facade, as well as the sides of the porch. The pairs of small fixed pane windows at the east facade and north and south elevation funnel natural light into the entry. A single, double-pane window is at the east elevation, to each side of the porch. The second floor balcony is of half-height square piers topped by low circular planters, no longer extant, and tied by decorative metal open-work panels. A two-story turret is nestled beneath the deep eaves of the green tile gabled roof at each corner of the residence. The turrets are fenestrated with alternating single and paired one-over-one wooden sash windows. The roof breaks at the front for the third story balcony, with four plain square piers supporting the wooden pergola which rests above and which originally displayed three decorative rectangular fresco panels across its east facade. Beneath the eaves are a variety of decorative square fresco panels, floral brackets support the roof and the gutters, and copper downspouts across the east facade. The banding beneath is trimmed with floral members. Narrow, plain bands travel at the base of the first level porch, and at the base of the second and third level balconies. Tall chimneys are at the north and south elevation, but are no longer extant. A driveway goes to a porte cochere, at the north elevation, toward the rear of the residence and curves south across the west lawn. A cross-gable frames a smaller hipped gable at the top level. The west gable frames hipped gables at the north, west and south. A two story addition with a walled balcony is at the southwest of west gable and continues along the south elevation. A covered semicircular conservancy was added in 1914 to the west and is described in its permit thusly:

This conservancy is to be built on cement balcony emerging from dining room of the present building. Floor and ornamental railing as shown on drawings, are already in place. Outside dimensions of the conservatory 8'-11" x 10'-11" over all.

The side walls and roof will be comprised of one inch tee iron placed vertically and secured at the bottom, middle and top, by one inch angle iron. All to be covered with copper.

The side lights are to be glazed with plate glass, and the roof is to be glazed with a green tinted art glass.

---FINISH---



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V Physical Description

If applicable, list and describe character-defining features of the following:

Major interior rooms and spaces:

Interior rooms are not available for viewing, since this application is being filed on behalf of the Country Club Park Neighborhood Association, to preserve the property from further deterioration or unauthorized changes.

The following quote, which describes a bit of the interior, is from a Los Angeles Conservancy tour program of 1987:

Once inside the solid oak entrance and foyer, the visitor is greeted by an awe-inspiring delight: an expansive three-dimensional stained glass scene of a country road with three houses. Enhancing the effect is a stained glass segmented half-dome, a very unusual feature in a residence. Original foliated brass lighting fixtures intermingle with the owner's collection of 26 wind-up phonographs, dating from 1892 through the 1920's, all in working order. Imagine sitting in front of the dark-green tile and mahogany fireplace, listening to music of the same period.

Secondary buildings or structures:

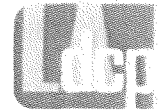
There is a free-standing garage near the southwest corner of the current property. It is approached from the south driveway which curves north at the rear of the residence and travels through a stucco arch to the garage. A gable roof opens at center front to expose three double-hung windows at the second level. The first level is not visible. The north elevation has three double-hung windows at ground level and two in the gable end. It is believed that the south elevation mirrors the north. The west elevation, at or near the fence line, is not visible.

Notable mature trees or other landscape features:

Weeping willows, palms, pampas grass, various pines, Joshua tree, Italian Cyprus, bougainvillea, Mountain Ash, rubber tree, lantana, Mexican fence post cactus, and others.



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APPLICATION FORM



VI Statement of Significance

In a concise, factual, and well-organized description, explain your proposed monument's historic, cultural, and and/or architectural significance. Be sure to address the associated Cultural Heritage Ordinance criteria.

This is the story of a Canadian who was always forward looking. W. J. Davis emigrated to the United States, married a Michigan woman, became a citizen, earned a medical degree, became the head physician/surgeon of a major copper mining operation in Arizona when it was yet a territory, while visiting California to put in effect the moves that would determine the remainder of his life and render him a historic personage of Los Angeles. More formally, his biography follows:

William J. Davis was born, the son of a physician, in Niagara Falls, Ontario, Canada in 1861. He attended grammar, high and private schools in Hamilton, Canada. Davis emigrated to the United States of America in 1877. He attended the College of Physicians and Surgeons at Chicago, Illinois. In 1887 he married Jennie M. Lesuer of Michigan. He graduated from the Chicago Homeopathic College in 1888.

The family settled in Belleville, Kansas, where he practiced medicine for a year, before moving on to Denver, Colorado. There they had their first son, Allen John, who was later educated at the Los Angeles Military Academy.

The family made their home in Morenci, Arizona, while it was still a territory. Dr. Davis was in charge of the hospitals of the Detroit Copper Mining Co. and the Arizona Copper Co., a deal which he negotiated with the President of the Detroit Copper Mining Co. while still at Denver. The hospitals served in excess of 5,000 patients annually and Davis was at the helm of both institutions as chief physician and surgeon from 1890 to 1902. Dr. Davis was a member of the Territory of Arizona's Medical Board.

While in Arizona the Davis couple had their remaining three children: Harold Leseur; Ruth Virginia; and Margaret.

Davis served as Vice-President of the Gila Valley Bank and Trust Co., of which he was a founding member, prior to 1903. The bank had offices in Solomonville, Clifton, and Morenci, Arizona. He was also a founding member of Morenci's water company board. Some of his wealth was acquired through his investment in stocks of the Arizona Copper Co. procured from brokers in Scotland where the company was headquartered at Edinburg. The stock was never offered in the United States so only insiders such as Dr. Davis were able to invest at less than one-dollar per share, maturing at over \$75 per share, resulting in a profit of several hundred-thousand dollars.

The Davises began visiting Los Angeles as early as 1895. In 1901 Dr. Davis purchased the corner of 23rd Street & Chester Place. Davis commissioned architect Theodore A. Eisen to design a home in that exclusive and beautiful section of Los Angeles known as Chester Place at number 2. At the same time he began acquiring land in the middle of downtown Los Angeles on the east side of Spring Street just south of Fourth, thus establishing a real estate and investment business. Davis formed a partnership with Charles F. Goetz, who managed the firm's business in Minneapolis, Minnesota. Throughout the years Dr. Davis purchased and divested and purchased new land and buildings, demolishing some structures and building larger commercial ones across central downtown Los Angeles.

1906 saw the Davises sell the family home at Chester Place for \$45,000 and purchase land in what was, according to the Los Angeles Herald, known as Westchester Place, advertised in the 1905 Los Angeles Times as being 18 minutes from 4th [Street] & Broadway via the Pico trolley line. The Los Angeles Times described the area as, "in the cow pastures beyond the old Los Angeles Country Club...The high sloping land was transformed into an exclusive park..." Davis again commissioned architect Theodore A. Eisen to design a home which was located just west of the City of Los Angeles along a private driveway, as noted on the County Assessor's Map of the period. The gracious 20-room mansion was sold by Mrs. Davis, in 1913, through Roy King of W. W. Mines & Co., to Mrs. C. B. (Mary) Wight, a Denver widow of means, for \$75,000, one of the highest residential sales prices at the time.

The Davises acquired a home completed in 1905 by T. B. Marshall at 2037 South Harvard Place, from designs by an unnamed architect [there is no original building permit for Los Angeles HCM 961, which was most certainly permitted in 1904, before the City now has permits on file]. Davis purchased the home from its second owner Fred H. Kline, who also had mining operations in Arizona and was rumored to be a highly placed German spy. Kline was interviewed often by the United States government but never prosecuted.

Davis was a member of the Southern California Academy of Sciences; the Chamber of Commerce; Los Angeles Chamber of Mines; California Athletic Club; the Masons; Knights of Pythias; and the Gamut Club which was a fraternity of professional musicians and music teachers which adopted some of the City's leading businessmen who regularly attended their concerts.

Mrs. W. J. (Jennie) Davis died in December of 1937. Dr. William J. Davis passed away May 15, 1942, at age 78.

Dr. W. J. Davis and Theodore A. Eisen worked together on several projects, both residential and commercial, and became friends. Eisen's biography, that of a historic Los Angeles personage and of an architect whose individual genius influenced his age follows:

[Continued on attached pages]

Sources: Please see attached "Bibliography."



CULTURAL HERITAGE COMMISSION - OFFICE OF HISTORIC RESOURCES
**HISTORIC-CULTURAL MONUMENT
APPLICATION FORM**



VII Contact Information

Applicant

Name:

Title:

Company/Business:

Street Address:

City:

State:

Zip:

Phone Number:

Email:

Property Owner Information

Name: Philochristus Pentecostal & Philochristus Pentecostal Research Group

Title:

Company/Business:

PLEASE DO NOT CONTACT UNTIL YOU MUST

Street Address: 1255 Westchester Place

City: Los Angeles

State: CA

Zip: 90019

Phone Number:

Email:

Nomination Preparer/Applicant's Representative

Name: Anna Marie Brooks

Title: Architectural Historian

Company/Business:

The nomination is prepared on behalf of the Country Club Park Neighborhood Association

Street Address: 1109 4th Avenue

City: Los Angeles

State: CA

Zip: 90019

Phone Number: 310-650-2143

Email: historichomesla@aol.com

Checklist

When you finish preparing your application, compile all documents in the order specified below. You may provide additional material on a separate sheet, CD, or external drive. However, entire application should not exceed 100 pages.

1. ✓ Completed application form
2. ✓ Two primary photos of property
3. ✓ Supplementary written material
4. ✓ Primary documents (newspaper articles, Sanborn maps, etc.)
5. ✓ Historical and recent building permits
6. ✓ Additional images
7. ✓ Bibliography
8. ✓ ZIMAS parcel report

Date Completed: 07/07/2014

Section VI: Continued:

Theodore A. Eisen was born July 10, 1852, at Cincinnati, Ohio. Soon after his birth, his parents traveled, via the Isthmus of Panama, to San Francisco. His father, August Ferdinand Eisen had emigrated from Sweden to the United States where he later became one of San Francisco's pioneer architects.

Theodore Augustus Eisen gained his architectural education in the offices of St. Louis architect Stephenson Woods, as well as in his father's San Francisco office. Eisen practiced with his father until the elder died in 1870. Theodore continued to practice in San Francisco, joining in 1884 the firm of Curlett, Eisen & Cuthbertson, the firm which designed the old Los Angeles Court House.

Eisen removed to Los Angeles with his family in 1885, having already secured the contract for the old Los Angeles Court House. His next substantial contract was for the design and building of the Los Angeles Orphanage Asylum at Boyle Heights, and Trinity Methodist Church in downtown Los Angeles. He designed the Dohney residence in Chester Place. In 1890 he began constructing residences. Eisen holds the record, according to Spalding, on page 213 in the History of Los Angeles City and County for, "building so extensively that he started a new residence every week, fifty-two in number for twelve months, which is a record for any architect." For Dr. J. W. Davis he designed the home at 2 Chester Place; a business block at Spring and Fifth and his next home at 1255 Westchester Place. He also designed HCM 493 Casa de Adobe.

Theodore A. Eisen became the first Building Superintendent for the City of Los Angeles, serving from 1893 -1895. He resigned claiming too much power had been vested in one person. Eisen felt that there should be a board of qualified architects, rather than an individual, in the position. Eisen's post ultimately became the head of Building & Safety in the City of Los Angeles. During 1894 he was also the Inspector of Street Sprinkling.

In the 1890s Eisen was chairman of the Los Angeles Chamber of Commerce's committee on Immigration.

He and architect Sumner P. Hunt formed the firm of Eisner & Hunt in 1895 continuing in practice until 1899.

Mr. Eisen became associated with his son Percy, under the firm name Eisen & Son in 1906. They practiced together until his son entered World War I in 1917, at which time Theodore Augustus Eisen retired from the practice of architecture.

Architect Eisen was a founding member of the Sunset Club, and a life member of the Society of Architects and Engineers, as well as of the American Institute of Architects for which he served as president for several terms. Eisen was an organizing member of St. John's Episcopal Church on Adams Boulevard, in the neighborhood where he resided at Twenty-seventh and Figueroa. He was also an organizer of the Fiesta.

Eisen married Annie M. Bennett of Wellington, New Zealand, on February 1, 1882 at San Francisco. The Eisens had two sons: Percy A. Eisen, architect; and Dr. E. G. Eisen. Mrs. Eisen remained his life partner achieving many philanthropic deeds, especially on behalf of the Episcopal Church.

Mr. Eisen died of a heart attack on March 9, 1924, at his home. He left behind a legacy of public buildings and private homes designed by him in the cities of San Francisco and Los Angeles, CA.

Section V: Physical Description, pages 3 and 4, details the unique character of the Spanish Mission home designed by master architect Theodore A. Eisen in 1907 in the new Country Club Park district. The Davis home received attention in the *Los Angeles Times* ("Comes and Buys Mansion," Mar 28, 1913, page II 2) at the time of its sale, 1913, although some of the information, such as the date built and the architectural style were incorrect in the article. What is correct is that the home, "commands a stately site and brought a reported figure of \$75,000, one of the highest purchase prices paid in this city for a residence in some time." The article continues:

Two [sic] years ago the property was in the cow pastures beyond the old Los Angeles Country Club, and when subdivided was given no great consideration. The high sloping land was transformed, into an exclusive park and here Mrs. Davis was one of the first purchasers of a lot, and also one of the first builders.

She put up a twenty-room home in English [sic] style of a modified character, which became at once a show place.

While, for reasons unknown, the article contains only one reference to Dr. W. H. Davis, the husband of Mrs. Davis. Dr. W. H. Davis became a mover in the field of real estate development selling, acquiring and developing many parcels, both commercial, in central downtown Los Angeles, and residential, some in conjunction with architect Theodore A. Eisen.

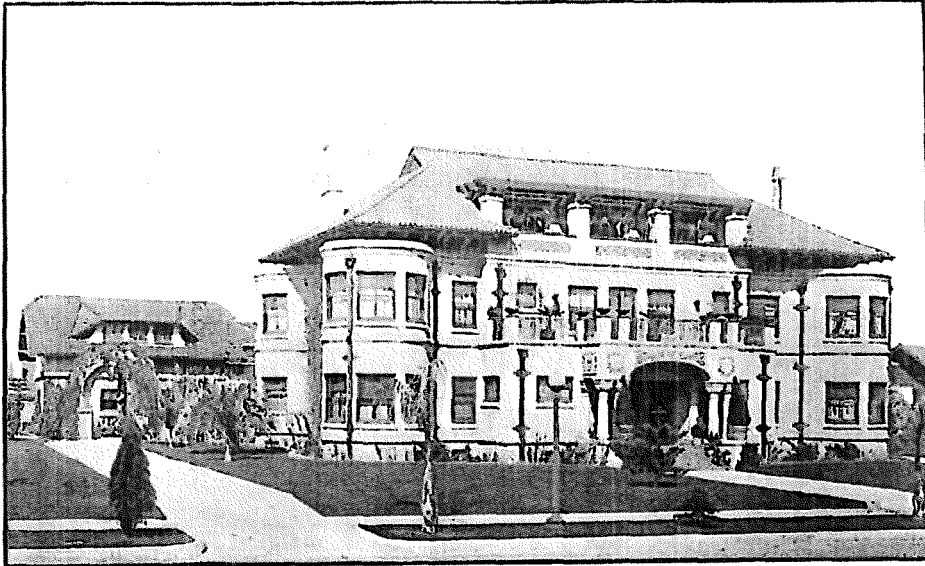
The Davises owned and built on four contiguous lots on Westchester Place, with the residence being built on the two northern most lots. The two-story carriage house shares portions of the second and third lots at the west. The fourth lot, or the southernmost, on the west side of the street, held a greenhouse and an unidentified structure of approximately the same size as the greenhouse near the southwest corner. Some later owner sold off the southern-most and part of the third lots. Over the years, the unidentified structure and the green house were demolished as new residences were built on the sold-off parcels.

The Dr. W. H. Davis Residence reflects the cultural, economic and social history of Los Angeles and beyond. The mansion is the product of pioneer and master architect of San Francisco and Los Angeles, Theodore A. Eisen, who was educated in the office of another, in another state, as well as in the offices of his father and became a master architect without the benefit of a school of architecture. He became a leading architect in Los Angeles in residential, commercial and institutional structures and served in a position that eventually became Los Angeles' first director of Building & Safety. The Davis Residence is one of the most elaborate and expensive residences designed by Eisen on one of the largest parcels.

Dr. W. J. Davis also reflects the cultural, economic and social history of Los Angeles having come to the United States from Canada, becoming a citizen and a doctor of medicine in Chicago, under both traditional medical training as well as homeopathic medical training which was, at the time, experiencing great popularity. He became the chief surgeon and physician of two copper company hospitals in the territory of Arizona, helped to found a water company and a bank there, profiting from both operations. Davis also was an inside investor in a stock company in Scotland, related to the copper mines, from which he also profited handsomely. The family often visited Los Angeles and sent their eldest son to the Los Angeles Military Academy, all in preparation for their move to this City. The Davises arrived with a bank roll which he prudently invested in land and development thereof, both in

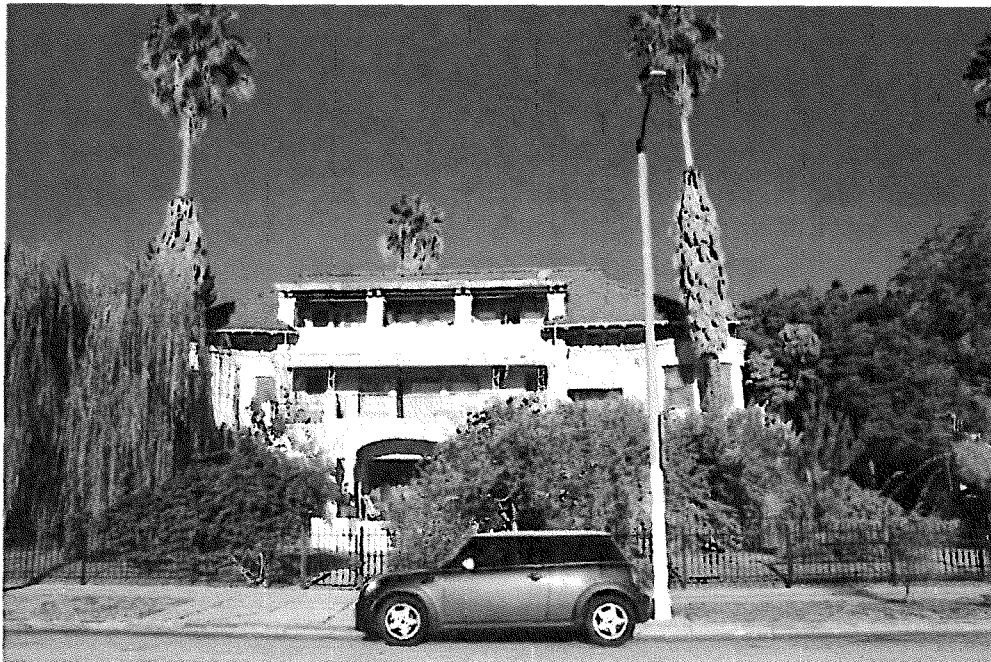
commercial ventures in central downtown and in park settings for the family's residences, both designed by architect T. A. Eisen, the first in Chester Place and the second in Country Club Park. Both locations allowed the Davises the opportunity to mingle with their equally rich and socially and professionally well-connected neighbors. When they sold their second home, finding themselves empty nesters, they moved to Harvard Heights, at that time also a neighborhood of well-heeled neighbors who lived in fine homes on large lots. They added rooms to the already existing home at 2047 Harvard Boulevard. Dr. Davis contributed to the real estate, development, medical, scientific and musical communities of the City which had become the final home on his journey.

Dr. W. J. Davis Residence: 1255 Westchester Place, Los Angeles, CA 90019 ~ Built: 1907.
Architect: Theodore Augustus Eisen ~ Contractor: Unknown ~ Photos: ©Anna Marie Brooks 2013.



*Residence of Mrs. M. A. Wight
1255 Westchester Place*

Residence and garage: Photo taken 1913, or later, after residence was purchased by Mrs. M. A. Wight.



Dr. W. J. Davis Residence: 1255 Westchester Place. Garage exists at rear, porte-cochere at north. Plaster appliques have been removed. Decorative tiles and brackets remain beneath eaves. Chimneys have been removed. Awning has been added at second story along with window change outs; glass change outs in entry door and sidelights. Copper gutters have been painted. Fence and gates have been added at east. View west.

RAPID DEVELOPMENT IN ARIZONA MINES.: PARTICULAR ACTIVITY IN EAST, ...

Los Angeles Times (1886-1922); Jan 27, 1901;

ProQuest Historical Newspapers: Los Angeles Times (1881-1989)

pg. B4

RAPID DEVELOPMENT IN ARIZONA MINES.

PARTICULAR ACTIVITY IN EAST- TERN GRAHAM COUNTY.

Arizona and Detroit Copper Companies
Enlarging Their Territory—Morenci's
Good Outlook—Oil at Safford and Gold
in Drippings District.

SOLOMONVILLE (Ariz.) Jan 23.—
[Regular Correspondence.] Never has
the development been so rapid as now
in the mining districts in the eastern
part of Graham county. All the well-
established mining companies are en-
larging their facilities and many new
corporations are developing mines of
promise. A small indication of the ex-
tent of the workings in the vicinity of
Clifton is contained in the item that
the Arizona Copper Company, in addi-
tion to the patented claims owned,
filed notice lately in the county record-
er's office of assessment work done
in accordance with law on 146 claims.
At the same time the Detroit Com-
pany filed proof of work done on about
fifty claims. From the Arizona Cop-
per Company's works at Clifton are
now shipped nearly 1000 tons of black
copper per month, and this output
will be increased 50 per cent. in the
near future. Among the plans of the
company is one now well under way
for a concentrator at the foot of the

Longfellow incline, in Chase Cañon,
with a capacity for 500 tons of ore per
day. This is being erected at that
point mainly to save transportation to
the works, five miles distant, and be-
cause of the lack of room at the site
of the main works. The new concen-
trator is on a steep hillside, where
the ore will be handled by gravita-
tion alone, from the time it is dropped
into the bins above till the time the
concentrates are run into the cars of
the "baby-gauge" train below. The
same company is building a big found-
ry in the cañon just above the Clif-
ton works and will hereafter cast its
own bullion pots and heavy iron work.

At Morenci the Detroit Company is
preparing to make of the camp
a second Bisbee, where the same
corporation owns the main mines and
where its policy of liberal treatment
and high pay for the miners has re-
sulted well for the corporation as well
as for the laborer. For the new water-
works for Morenci, \$25,000 is being ex-
pended in a pipe line and power plant
for tapping Eagle Creek. One of the
details of the scheme is the driving
of a tunnel through the mountain
1500 feet long. The company has
erected during the last year a large
lodging house and about fifty dwell-
ings in Morenci. The company has
provided a fine library, well stocked,
and will build a stone library building.
Also the gift of the company to the
town is a stone school building. A
new hospital is being finished and a
stone hotel, one of the largest and best
in Arizona is to be built during the
year, regardless of expense. The De-
troit Company has lately occupied its
new four-story store building, declared
to be the nearest approach to a
modern department store on the Pa-
cific Coast. Nearly as large will be

the store building of the Arizona Cop-
per Company at Morenci. It will be of
stone, three stories in height. A curi-
ous feature of the structure is that it
is being built across a cañon at a
narrow point and that the new Mo-
renci Southern Railway runs through
the basement of the building.

A note of local progress is the start-
ing of the new Solomonville flouring
mill, of the most modern construction
and of large capacity. Power is fur-
nished by a drop from the San José
canal to the Montezuma canal, whereby
100 horse power may be developed. It
is proposed to utilize a part of the
power for supplying the Gila Valley
towns with electric light and power.

There seems to be no doubt that the
oil discovery near Safford is the genu-
ine thing. Geo. O. Olney, Hank Dow-
dle and O. C. May have sunk a well
about 1000 feet and have found a body
of sand at that depth permeated with
petroleum. They will continue boring
and will sink other wells, to the depth
of 2000 feet, if necessary, to develop
the oil stratum they are sure exists
under the whole district.

From the Drippings Springs district,
in the Pinal Mountains near Globe
continue to come stories of wonderful
discoveries of gold, both in narrow,
free-gold ledges and dry washings. By
the latter process on a new placer
ground, Clark and Cavanaugh lately
took \$500 in nuggets from a single
pocket.

The Phelps-Dodge Company, owner
of the Copper Queen mines at Bisbee,
the Detroit mines at Morenci and the
United Globe mines at Globe, has just
succeeded Dr. E. H. Cook by N. S.
Berray as superintendent of the last-
named property. For years Mr. Ber-
ray was connected with the Old So-
lomonville mines at Globe, in different

capacities and finally as superintend-
ent. Latterly he has been employed as
a mining expert, with headquarters at
Silver City, N. M. He is considered
one of the best practical miners in
the West.

Dr. W. J. Davis has been appointed
chief surgeon for the Arizona Copper
Company at Clifton.

Sheep driving over the Tonto Ba-
sin country beyond Globe has been
resumed, but in a manner that gives
the cattlemen little trouble. The
sheep owners, warned by their un-
pleasant experiences of last season,
are hurrying their flocks across the
valley by direct routes, making for
the plains beyond, where shearing and
lambling will be done and whence the
mutton sheep will be shipped to
market. The Interior Department has
forbidden the grazing of sheep on the
Gila Forest Reserve at the headwaters
of the stream. New grazing ground
will thus have to be found for fully
200,000 head of sheep and goats.

At the last election the Republican
candidate for District Attorney, E. O.
Stratton, was elected, his opponent
being Willey E. Jones, then holding the
same office. Mr. Stratton is worn out
and went home to Texas to celebrate.
He returned late, was on a delayed
train and got to Bowie Station on
the Southern Pacific the last day of
the year, with the branch train to
Solomonville gone two hours before.
Stratton took to horseback and rode
hard to reach the county seat in time
to qualify for office. But midnight
passed while he was still on the road.
The board appeared willing to con-
tinue Jones in office, but he refused,
resigning "in order that the will of
the people might be recognized."

PORTRAIT
AND
BIOGRAPHICAL RECORD
OF
ARIZONA.

56460 81

COMMEMORATING THE ACHIEVEMENTS OF CITIZENS WHO
HAVE CONTRIBUTED TO THE PROGRESS OF ARIZONA
AND THE DEVELOPMENT OF ITS RESOURCES.

COP. 2

CHAPMAN PUBLISHING CO.,
CHICAGO,
1901.

CT 12

and captured, and their lives of crime and depredation turned into more harmless channels.

In 1898 Mr. Clark married Mrs. Ellen K. Shivers, a daughter of Dr. B. F. Kittrell, of Blackhawk, Miss. This union has been blessed with one child, Caroline Elizabeth. Mr. Clark took his residence in Solomonville in January of 1899, and at the time purchased two hundred acres of land a mile above town, which is all irrigated and improved, and among the best tracts in the locality. A strict party man and a Democrat, he has been active in local and territorial politics. Fraternally he is associated with the Solomonville Lodge No. 16, K. P. Mr. Clark is respected and esteemed by those who know him. All acknowledge the excellence of his service to the county, his dauntless courage, and relentless pursuit of all that tended to undermine the stability and safety of the community.

W. J. DAVIS, M. D.

W. J. Davis, M. D., physician and surgeon for the Detroit Copper Company, the Arizona Copper Company, the hospital connected therewith, and the families of the many miners, was born in Ontario, Canada, in 1861. He received his education and training in the northern country that was his home, and came to the states when nineteen years of age, settling in Chicago, where he made his home for several years. Next he went to Denver, where he began the practice of medicine, and in the various duties of professional work he continued in that city for three years. While living in Denver he made arrangements with Mr. Church, who is now the president of the Detroit Copper Company, to assume charge of the company's medical and surgical work at Morenci, Ariz., which has since been the field of his activity.

For eleven years Dr. Davis has made his headquarters at Morenci. During that time he has steadily advanced in the good-will and appreciation of the five thousand or more patients whom he is called upon to treat during the course of a year. The Arizona Copper Company's hospital, of which he has the charge, is a creditable and well-managed institution, and compares favorably with hospitals in larger and

older settlements. Patients here receive the best care known to science.

In 1887 Dr. Davis was united in marriage with Miss Jennie M. Lesuer, of Chicago. To their marriage were born three children, namely: Allen, who is a student in the Los Angeles Military Academy; Harold and Ruth. Fraternally Dr. Davis is connected with the Masons, and with the Knights of Pythias at Clifton, in both of which organizations he maintains an interest.

H. H. SCORSE.

Mr. Scorse, who is engaged in general merchandising at Holbrook and is numbered among its influential citizens, came to Arizona twenty-three years ago. Practically, he was the first resident of this place, known as Horsehead Crossing in 1878, when he located here. With a comrade he had started from Montana to the mining district of Tombstone, Ariz., and had walked from Utah, but, owing to the hostility of the Indians in that region at the time, they decided to camp here for the winter, and were dependent upon their hunting skill for game, other supplies being scarce.

In the following year Mr. Scorse was employed for six months on the Star mail line, plying between Brigham City and this point. Then, opening the first store in existence here he continued to trade with the Indians and old-timers of this district until the fall of 1882. Then he went to the neighborhood of the present town of Williams, and was the manager of a store at Rogers' ranch about a twelvemonth. Returning to Horsehead Crossing, he again engaged in the management of a general store, and thus, with the exception of the year mentioned, has been in business here since 1879. Indeed, he is the pioneer merchant of the railroad line, from Albuquerque to Needles, Cal., and always has done more or less freighting across the country. In 1883, during the Apache outbreak, and at other times, he experienced much anxiety and discomfort, and while outlaws were so plentiful on this frontier had about as much trouble with them, as within eighteen years they stole nearly eight hundred head of horses from his ranch. He now owns a valuable ranch situated some twenty-two miles north of Holbrook, and keeps large

PERSONALS.

Los Angeles Times (1886-1922); Aug 5, 1896;
ProQuest Historical Newspapers: Los Angeles Times (1881-1989)
pg. 9

PERSONALS.

J. H. Goodlear and wife of St. Louis are at the California.

Dr. W. J. Davis and wife of Morenci, Ariz., are at the California.

H. S. Van Gorder and Mrs. Picket of Morenci, Ariz., are at the California.

William Squiers, a Santa Barbara attorney is registered at the Hollenbeck.

Niles Pease and wife and their two daughters will go to Coronado on Friday.

W. F. Pemberton and wife and Miss Hoover of Montana are staying at the Hollenbeck.

C. S. Traphagen of Elsinore, manager of the Lake View Hotel, visited the city yesterday.

Mr. and Mrs. Paul Wickersham of San Francisco have taken quarters at the Abbotsford Inn.

Miss Ella Adams of West Jefferson street is at home after a delightful visit at Long Beach.

Mrs. Rodney Granger, Miss F. Granger and Master Granger, Chicago, are at the Abbotsford Inn.

Dr. and Mrs. C. C. Barber will leave for Catalina Island today, to be absent from the city for two weeks.

George H. Bell and wife, Joseph Bell and Harry Bell of Silver City, N. M., are registered at the Nadeau.

James F. Trice, City Marshal of Santa Barbara, is in the city on business, and is registered at the Nadeau.

W. W. Stewart of San Diego, receiver of one of the big mines at Hedges, is at the Westminster, en route to the desert.

Miss J. Corinne Wise of the Public library, has returned from Santa Monica, where she has been visiting for two weeks.

Dr. F. R. Cunningham is going to take a vacation of a week or two at Hotel del Coronado, beginning Wednesday of this week.

Peter Cololse, Visalia; Clara D. Allen, Phoenix; Mr. Hop, Missouri; E. H. Smith, A. M. Ceasfelter, San Francisco, are at the Natick.

F. W. Braun, the wholesale druggist of this city, accompanied by his wife, and some friends, will start for Coronado this morning.

Godfrey Holterhoff and wife, Ezra Stimson and wife, and other society people of this city will go to Coronado on Thursday for their usual summer outing.

F. W. Prince, chief clerk in the city ticket office of the Santa Fé Railroad, and Miss Prince went to Coronado yesterday to enjoy the comforts of Hotel del Coronado and its gay society for a season.

A MOND REAL ESTATE
OWNERS AND DEALERS.

2:00 P. M. BUSINESS DONE DURING
THE PAST WEEK.

Some Deals Pending Because of
Refusal of Trading Orders by Own-
ers—Attention of Investors Turning
to Close-in Parallel Streets.

[illegible][illegible][illegible][illegible]

A detailed black and white woodcut illustration of a traditional Chinese building, likely a temple or palace. The main structure is a large, ornate gate with a tiled roof, featuring a prominent archway and decorative elements. To the right of the main gate is a smaller, similar structure. The scene is surrounded by trees and a fence, with a path leading towards the buildings. The style is characteristic of traditional Chinese woodblock printing.

AN ARCHITECT'S HOME

Improvements for Bill Trail: Hunter Weston has purchased of the City of Portland six lots on Broadway, six lots on Washington, and six lots on Commercial. The City has also conveyed to the east side of Millburn street, Twenty-ninth and Twentieth streets, for 1966, and will build six two-story frame dwellings on the property, which will represent a medium investment of between \$100 and \$150,000.

These are the two most important books on the wool world of Native America. The first is a collection of essays, the second a monograph. Both are written by a Native American, and both are written by a Native American who is a member of the same tribe. The first is a collection of essays, the second a monograph. Both are written by a Native American, and both are written by a Native American who is a member of the same tribe.

Other Suits.—The court made finding the mortgagee's suit against the building company was barred by the statute of limitations. The suit against the contractor was not barred. The court will be completed and opened for business by the 31st of next January.

the 1950s. During the 1960s, the trend was reversed. The property was sold to a private owner, and the area was developed with a mix of residential and commercial uses. The property was sold to a private owner, and the area was developed with a mix of residential and commercial uses. The property was sold to a private owner, and the area was developed with a mix of residential and commercial uses.

[illegible][illegible]

about the middle of last month. Election purchased of Mrs. Johanna W. H. through the agency of W. H. Brown, a lot located on the south-east corner of Tenth and Hill streets, improved, for \$1300. Last week sold the property, through the agency of Mrs. Lett McChesney, for \$4000. Probable speculative investors are not confined to the business sections of the city.

Joseph Smith, Jr., president of the church, said the new street will be 322 ft. wide, 246 ft. deep and will improve the area with a new park, playground and other improvements that are being made by the city.

Occupied as a home by the purchaser.

the new open house property. With 17,000 sq. ft. of space, two-story frame construction, two-story concrete driveway, a five-room colonial, for \$44,900 is at the rate of \$20 per front foot and the property is well worth

Main and Eleventh.
E. T. Crowell has sold in ex-city attorney Charles H. McDonald and associates, through Nathan & Smith, a 100-ft. lot on the southwest corner of Main and Ninth streets with a large building on Main street, and a

Wanted—Immediately Lindley and John E. Griffin have sold to C. P. and G. E. Ratchberry, the agency of Williams & Winder, agents, fifty on the northeast corner of the intersection of the

One of the purchasers of Main street property that was made about the middle of the week, and noted at the time exclusively in The Times, was that of A. O. Barlett. He bought of

the neighborhood of \$600 per front lot, and when the advantage of 10-11% is considered it is probably well worth the money. The improvement is worth about \$5,000 and brings a rental of \$200 per month. The sixty-

It will improve with two-story frame buildings as an investment.

THE CITY IN BRIEF.

NEWS AND BUSINESS.

Fiesta Hoodlum Fined.

Bert Dawey, a negro, who celebrated the first day of Fiesta by hitting women in the face with a rubber ball, was fined \$10 in the Police Court yesterday.

Crowded Chamber.

One of the largest crowds ever in the exhibit hall of the Chamber of Commerce visited the place yesterday. In the afternoon one could move about the room only with the greatest difficulty, because of the jam, and at some moments the stairways were almost packed.

Lindley Hall Sold.

E. K. Lindley has sold to James A. Smith, 325x100 feet, on the southwest corner of Sixteenth and Main streets, with a two-story brick building, 72x70 feet, known as Lindley Hall, and a small frame store building fronting on Main street, and a ten-room dwelling fronting on Sixteenth street, for \$40,000.

Miss Addams Will Speak.

Miss Jane Addams, one of the distinguished club women now here, founder of the famous "Hull House" in Chicago, will address an open meeting in the Y.M.C.A. auditorium tomorrow afternoon at 3 o'clock. The regular Sunday-afternoon meeting is usually conducted for men only, but on this occasion everybody is invited. There will also be other women speakers.

Open-air Masquerade.

A carnival programme has been arranged for tonight at the Chutes, and an open-air masquerade will be the order of the evening. Special music will be rendered, the grounds will be illuminated with strings of incandescent lights in Fiesta colors, and there will be a ladies' department in charge of female attendants. Extra police officers will be provided to keep the gay masqueraders from overdoing the fun.

Embryo Orators.

At the last meeting of the Y.M.C.A. Debating Club the following question was discussed, and decided in the negative: "Resolved, that women who pay taxes should have the right to vote at municipal elections." Messrs. Stewart and Washburn argued the affirmative; Green and Bailey, the negative. New officers of the club were elected as follows: D. A. Schmeitzer, president; A. O. Switzer, vice-president; J. C. Snell, secretary; C. H. Rally, treasurer; J. A. F. Green, reporter; A. B. Cass, sergeant-at-arms.

Brilliant Woman.

Mrs. Col. Charles F. Springer, daughter of the late Bishop Isbell, is the guest of long-time friends, Dr. and Mrs. Aldrich, No. 1924 Park Grove avenue. Although Mrs. Springer has made extended tours in Europe and Palestine and given seven months to home mission work on the Pacific Coast, this is her first visit to Los Angeles, with which she is greatly charmed. Mrs. Springer is one of the notable ladies of the nation, by reason of her brilliant scholarly mind and power as an educator, she having held professorships in leading colleges of the East. Her husband was a brave and gallant officer of the Civil War.

Sale of Hotel Lillie.

Dr. W. J. Davis of Arizona has a contract with Dr. J. H. Lillie, by which it is provided that the lot fronting 120 feet on the east side of Hill street, between Fifth and Sixth streets, and improved with a fifty-room three-story frame building, known as the Hotel Lillie, and a fourteen-room two-story frame double dwelling, numbered 542 and 544 South Hill street, shall be transferred to the former upon the payment of \$40,000. A partial payment upon the property has already been made, and the deal will probably be consummated within the next few days. Dr. Davis is a man of means. He recently sold to Boas Duncan a lot on the east side of Spring street, between Fourth and Fifth streets, for \$27,000, which he had bought only a little over four months previously for \$75,000.

Native Sons Elated.

I. H. Norton, delegate from the Los Angeles Parlor to the Native Sons' convention just held in Santa Cruz, has returned elated over the good showing made by the Native Sons of Southern California at the grand rally. Bert Barham of the Corona Parlor, this city, was elected Grand Inside Sentinel, and W. W. Wagner of the Redlands Parlor, Grand Trustee. The convention was largely attended from here, and the largest increase in membership during the year for the whole organization was shown from this vicinity. The greatest benefit derived from the meeting by the Native Sons of the South was the appointment of an organizer for this section. The delegates from this city to the convention were: Los Angeles Parlor, I. H. Norton, Charles Bennett; Corona Parlor, Dr. D. W. Edelman, William Craig; Bert Barham; Ramona Parlor, Culvert Wilson, Herman Lichtenberger, William Stevenson.

WEALTHY ARIZONAN INVESTS BIG MONEY.

PUTS SEVENTY-FIVE THOUSAND IN SPRING-STREET PROPERTY.

**Will Build a Five-story Block and
Erect a Twenty-thousand-dollar House
on Chester Place—William J. Davis
the Lucky Man.**

One of the most important purchases of real estate that has taken place in this city during the autumn is that just closed through the agency of W. I. Hollingsworth & Co., by which J. C. Salisbury parts with the ownership of the north half of lot 9 in block 9 of Ord's survey, for \$75,000 cash, and Dr. William J. Davis, a wealthy Arizona mining man, acquires the same. The lot is 60 feet front by 130 feet deep. It is located on the east side of Spring street, 120 feet south of Fourth, and nearly opposite the new, eight-story Angelus Hotel building that is being erected on the southwest corner of Fourth and Spring streets.

The improvements upon the property consist of a three-story frame structure, which is not of modern design, and is of small value as compared with the worth of the frontage.

The first story of the building is now occupied by a restaurant, a hardware store and a saddlery establishment. The upper stories are used as a rooming-house. The building will be replaced by a five-story brick business block as soon as the plans of the same can be prepared. Dr. Davis has also purchased a building site on the southeast corner of Twenty-third street and Chester Place, just opposite the handsome residence of Count Von Schmidt, and will erect thereon a \$20,000 dwelling for the use of himself and his family, it being his intention to make his home in this city.

All Buy for Home.
The following recent sales of lots in
the Brynauve White tract, each for \$135

One of the purchases in the southwest that is indicative of a stiffening of values in that direction is the deal noted in the latter part of the week, by which N. Y. Canille secured at

On Bayle Avenue. The purchase of residence properties noted in this column has been made by that busy Warren Wilson street of Mrs. Anna Mancho, a husband of the agency of L. L. Lewis, a branch of the Wilson-Warren frame factory, who has bought a new home with high ceilings, a large lot, and a garage, on the east side of Bayle avenue about three hundred feet north of the intersection with the highway at Fifth street and adjoining the Hotel Astor. This consideration named \$10,000. This is a fine residence property on Bayle highway, and one that commands a magnificent view of the city. The former owner is a Mrs. C. C. Chubb, lady, who sells at a bargain for the buyer.

Work is steadily progressing on St. Joseph's, and the approaching completion of this important improvement is drawing the attention of home-seekers in the southwestern part of the city to the northwestern lot owned by U. Smith, who with W. A. Wilcox recently subdivided the Alvarado Park tract, here sold during the past week to Mrs. Elizabeth Blanton, lately from Chicago, a lot 160 ft. wide and 100 ft. deep, on which she has built a modern seven-room cottage. The same parties have sold to Joseph A. Luns, also of Chicago, a lot on the same street. It also will build, R. D. Hammond is building on the lot owned by the same parties, on Mayberry street. The house will be modern in every respect.

The purchase of about seventy acres on the west side of Vermont avenue between Jam Felle and Franklin avenues, Hollywood, by Arthur Leila, from Admitta J. Griffin, noted in the Times in the latest part of the week, considers

Trading in Residence Properties
of All Kinds Continues Bright.
Prices Noted in Sales of Prospec-
tive Business Properties Show an
Advance.

While the market may not be quite so active as it was during the latter portion of December and January, it is still active as could reasonably be expected at this time. The recent emphasis on the rental capital market in Southern California will prove, however, to be highly beneficial to many of the spirits of those who were inclined to sell for a little price. The market is still active, and will tend to resist further declines, and will tend to resist further declines, and will tend to resist further declines.

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HOUSE AND LOT.

(CONTINUED FROM FIRST PAGE.)

consideration named, \$26,000. Buyers will divide into 120 lots averaging 40x135 feet each, put in first-class street improvements, and place lots on the market at from \$600 upward. The proposed street-car extension on Moneta avenue, or Main street, will give this tract ample street-car facilities. It is to be known as Bowen & Chamberlin's Main and Figueroa-street tract.

On Los Angeles Street.

Eugene Germain buys of C. J. Coules, through John D. Foster & Co., a lot 53x190 feet, on the east side of Los Angeles street, between Fifth and Sixth, without valuable improvements; consideration named, \$20,000.

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SOUTH-LOS ANGELES

CARVANZA.

Mr. and Mrs. W. T. Durham have returned from their Alaskan trip and were guests of Carvanza friends the past week.

Mr. and Mrs. W. T. Durham have returned from their Alaskan trip and were guests of Goryunov friends the past week.

This firm has also sold for John
Finn, \$1,400 and two lots on
Hutch street to Mr. Ames, who came

BOYLE HEIGHTS.

At St. Mary's Church, corner of

hasman, have returned to their North
1010-street home after a visit of several
weeks at the national capital and other
eastern cities.
Henry Moss is building on his resi-
dence property at No. 225 Park street.

... ..

Charles Thompkins will build a new residence on his property on East forty-fifth street, and move his family back to Verona.

The Chappell property, occupied by Samuel Dropper, on East Twenty-eighth

The Vernon Twp. M.O.T.W., has taken as its auxiliary order, "Ladies Aid".

WEST END.

The Union League Methodist Church

Rev. R. G. Fisher, and last evening a church service was conducted by William Furumore with Mrs. C. Fisher as organist. At last Sunday's service three new members were received.

Silas Kitter and family have come from Vermillion, South Dakota, to re-

1998

also, accompanied by Mrs. Childs, and Mrs. Howell rendered a vocal solo. A reading was given by Otto Whitton, and the string quartette, Misses Clara Cropper and Sophie Bentz, guitars, and Misses Howell and Linda Bentz, mandolins, rendered selections. By special request, Le Moyne Hazard also gave a solo. Progressive whist and dancing followed until a late hour.

Mrs. G. V. Linsenbarr entertained a surprise party in honor of her hus-

Twenty-tourist street.
Mrs. Mary Chamberlain is erecting
a two-story residence on West Six
teenth street, near Star.
Mr. and Mrs. Edward Katabrook of
El Dorado, Iowa, are guests of Mrs. M.
a Knudsen of No. 1413 Birch street.

Edwin D. Sutton of Fira, and Miss Sarah E. Hendershott of Statesville, Va., were married by Rev. E. A. Steinar, Wednesday evening, at the home of Mr. and Mrs. W. E. Mansore, corner of Beaudry and Bellvue avenues. Mr.

Editorial

Dr. Fins Yeakum, who recently built a sanitarium adjoining his residence on Hartford street, now has plans pending for the erection of a new building on the grounds near

100 Percent

premiered several amateur theatricals in this city, but her crowning success was the event of Friday night. The play given opportunity for the introduction of a veritable programme of sport, and this was made the most of by the players, whose clever work was warmly applauded by the largest

At the Advent Christian Church Mrs. H. McFadyen preached in the morning and last night service was conducted by Miss Carrie Ellis, state evangelist of the Woman's Home and Foreign Mission Society.

LAST LOS ANGELES

the morning. The pastor, Rev. C. P. Perkins, preached for the Adventist Christian church, near Alamogordo, both morning and evening.

"The Devil and His Overthrow" by Rev. C. P. Perkins' morning theme at the Congregational Church, and one of the popular series of children's texts was also given at this service.

The pastor's evening theme was upon "Bible Study." Mr. Perkins has organized a Men's Praying Band similar to the other sections of the laymen's movement which is being carried on in several of the churches. This organization, however, is under his personal, and is for the East Side generally.

Rev. W. Franklin Irvine spoke at the

The Baptist ladies gave another one of their pleasant social teas Friday afternoon at the home of Mrs. Robert Pierce, No. 515 South Washington street. Mrs. Dr. Brown and Mrs. Kearnah

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moon, will reside on the East Side, No. 1216 East Main street. They will be at home after November 1.

Mr. and Mrs. N. W. Reddick, son and daughter from St. Mary, Kas., arrived here Friday and are guests of Mr. Reddick's brother-in-law, C. Wheat, of No. 201 North Sixth street. Mr. Reddick is an extremely properly holder in Kansas, but expects to transfer his interests to Los Angeles. He will purchase a home in the East Side.

W. L. Hopper, a rice merchant
Honolulu, and his aunt, the wife
Rev. J. Monahan, of Mermouth, I
were guests of Mrs. S. E. Garlin,
No. 311 Thorneycroft avenue last
They were on their return journey
the Hawaiian Islands and will
from San Francisco tomorrow.

DARING DEED BY THIEVES.

*Famous Mare Stolen from
Livery Stable.*

*Hostlers Were Sleeping Only Few
Feet from Stall.*

*"Cora H." Was One of the
Black Beauties in the Fiesta
Parade.*

Running desperate risk of being detected, thieves entered the Marlborough livery stables at Twenty-third and Thomson streets Friday night and stole a \$500 mare, a \$300 buggy and two sets of harness valued at \$50, and led them out within whispering distance of six sleeping men.

Cora H. was the blooded animal stolen so mysteriously. Descriptive circulars of the horse have been scattered through the towns of the country, and deputy sheriffs are keeping keen eyes peeled for her and the thieves who are driving her.

Cora H. was obliged to participate in her own abduction. When she left the stables she drew the rig and wore one of the sets of harness.

Cora H. is the property of Dr. W. J. Davis of No. 2 Chester place. This mare and Helen C., owned by O. C. Carle, proprietor of the Marlborough Stables, made a \$1000 team. Each is easily worth \$500.

The manner in which the horse was stolen makes the crime one of the most daring of the season. It may appear later that it was one of the most fool-hardy.

Just after dark Friday evening Mr. Carle made a tour of inspection of the stables, and found everything as usual. The next morning the black mare, the buggy and two sets of single harness were gone.

Mr. Carle slept in the stables next to the room in which the rigs were kept, and five men were in quarters adjoining the stables.

The thieves gained entrance to the stables where the horses are stalled by opening a window in the rear of the barn through which manure is thrown. To reach Cora H. they were obliged to pass thirty horses in their stalls. The room where the harness is kept is even farther forward. Intimate knowledge of the inside of the stables was shown in their every movement.

Occupying stalls near the pair of blacks were some fine animals which are boarded at the stables. The most valuable of these is Gold Coin, and a team owned by Walter Newhall. These were not molested.

The horse was led through the back door of the stables, which had no lock and was easily opened. The buggy was drawn by the thieves through the front door, not twenty feet from where Mr. Carle was sleeping. This door also had no lock, but could be opened only from the inside. It runs on rollers, but so thoroughly oiled are they that there is no sound when the door is being opened.

In selecting their sets of harness the thieves overlooked the one belonging to Cora H., much finer than that which they took, and another beside it, also more valuable. This is the only consolation that Mr. Carle and Mr. Davis have.

The horse was hitched to the buggy in an alley, at a point directly in the rear of the stables, and was driven south on Thomson street to Adams. Farther than that the wheel tracks were not traced.

Mr. Carle stated yesterday that he was not surprised that the men in the room next to the stables had not heard the sound of the horse being led forth, as there is a constant noise of tramping and shuffling at night, when the horses are all in.

"The way the theft was executed," said he, "makes it appear that the perpetrators had a close knowledge of the inside of the stables and carriage barn. It may have been men who have worked for me. In the last eight years I have employed a large number, and a majority stayed for only a short length of time."

"I also feel quite certain that there was more than one man implicated. The theft of the two sets of harness would seem to indicate this, and the very boldness with which the thieves must have worked—being constantly in danger of detection—would make it appear that one man led out the horse and buggy, while the other stood guard."

Saturday Sheriff White sent out circulars to all the outside towns of the county, and also notified sheriffs of the southern counties, giving a description of the mare. Cora H. is described as being a black mare, weighing 1050 pounds, sleek and well rounded, with a white mark on her forehead and another on her nose, and a dash of white on the quarter of her near hind leg.

The team of blacks was one of the most noticeable in the city. Mr. Carle could not drive the pair of heavy steppers into town without exciting attention. They were among the favored entries at the horse show Thursday afternoon. Owing to the striking appearance of the stolen horse, it is not believed that it will remain in the possession of the thieves very long.

OVERLOOKS THOUSANDS.: Porch Climber Enters Chester Place Residence ...

Los Angeles Times (1886-1922); Oct 13, 1902;

ProQuest Historical Newspapers: Los Angeles Times (1881-1989)

pg. 14

OVERLOOKS THOUSANDS.

**Porch Climber Enters Chester Place
Residence and Steals Few Dollars—
Might Have Taken Valuable Jewelry.**

Chester Place, that aristocratic park avenue which extends south from Twenty-third street to west of Figueroa street, and is bordered by some of the finest residences in the city, was visited by a burglar Saturday night, and from the manner in which his work was done, it is believed that he was a professional. He entered only one house, the mansion of Dr. W. J. Davis.

The family had not retired and the thief scaled the front porch and entered Mrs. Davis's sleeping apartments through a window. He did not turn on the electric lights, but struck matches and began a hurried search through the dresser. On the top of the dresser and in several of the drawers were diamonds and other jewelry worth several thousand dollars, but these valuables the thief overlooked. He found only a small purse containing about \$7, and this he took.

A little son of Dr. Davis started upstairs, and at his approach the thief fled and jumped off the porch. No one saw him. The case was reported to the police, who made an investigation, but there was nothing by which they could secure a clue to the identity of the robber.

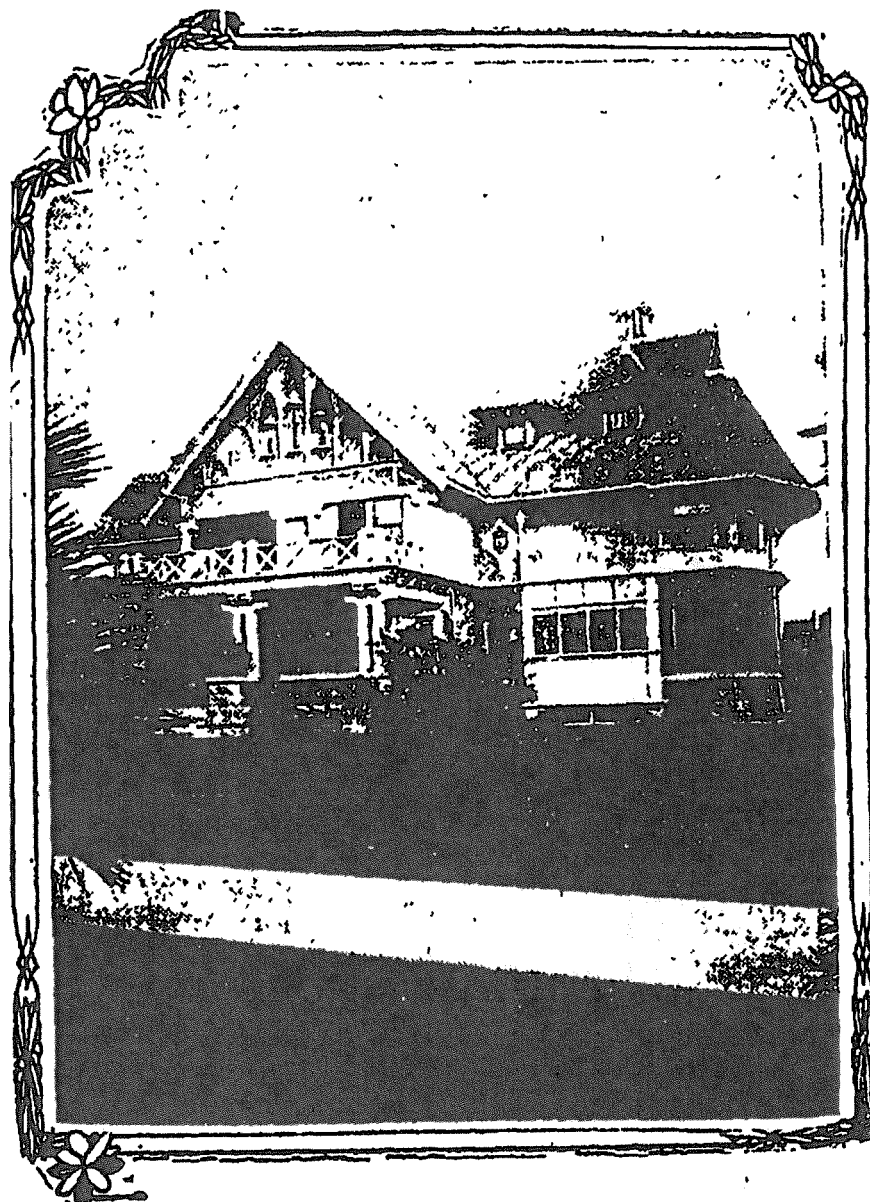
Two Realty Deals in Chester Place.

Los Angeles Times (1886-1922); Apr 24, 1906;

ProQuest Historical Newspapers: Los Angeles Times (1881-1989)

pg. 1110

Two Realty Deals in Chester Place.



Dr. W. J. Davis's residence, Chester Place, sold yesterday for \$45,000.

Two deals in real estate, which were completed yesterday, were the sale by Dr. W. J. Davis of his Chester Place home, and his purchase of a frontage of 240 feet on Westchester Place, where he will build a fine residence, to cost in the neighborhood of \$30,000.

The sale of No. 2 Chester Place, the fourteen-room home of Dr. Davis, was made through Robert Marsh & Co. to Carl Leonardt, the contractor; price \$45,000. The purchase of the frontage in Westchester Place was made through the same people. This frontage of 240 x 150 feet is between Twelfth and Pico streets, and the price was \$24,000. Dr. Davis will commence to build immediately.

MUCH ACTIVITY

The records of the title and abstract

companies show great activity in the real estate business here. The companies say they are rushed.

CAR HITS PATROLMAN.

Mojonnier of the Auto Squad Has Narrow Escape Crossing the Long Beach Line.

Motorcycle Patrolman Edward Mojonnier of the auto squad was struck yesterday afternoon by a Long Beach car and had a very narrow escape. With his team mate, Berchtold, Mojonnier was chasing a scorching motorist down San Pedro street.

Mojonnier was in the lead. At the intersection of Ninth street, was going twenty-five miles an hour. Intent on capturing the law-breaking autoist, Mo-

jonnier dashed at full speed across Ninth street and there a Long Beach car, outward bound, going at a high rate of speed, came upon him. He was hurled to the pavement, the force of the impact sending him sliding between the rails for fifteen feet. He retained his senses and with great presence of mind, managed to roll over so that when the car again caught him the fender push him along.

Mojonnier and his motorcycle were so tangled up that he could not get clear of the machine and the car shoved the wreck and its rider down the track about twenty-five feet before the motorman could bring the heavy coach to a standstill.

Mojonnier and Berchtold declare the trolley car was making twenty-five miles or more an hour. Mojonnier was taken to his home at No. 5601 South Figueroa street, but later was able to be about.

Kentuckians Will Aid.

The picnic and barbecue of the Kentucky Society at Verdugo cañon will be held on May 5, and the proceeds will be turned over to the relief committee for the San Francisco sufferers. Preparations are being made to seat 5000 people at tables for dinner. Ex-United States Senator Cole will be one of the speakers. The teachers and children are especially invited.

"THE VERY CREAM OF IT"

Beautiful Country Club Terrace and Westchester Place occupy strategic positions in the growth and development of the finest residential section of Los Angeles.

Ten years ago the Westlake District was said to be "out of town." It has only taken two years to demonstrate that the trend of the best "residence thought" has been West and South. During the last three years the finest residential section of Los Angeles has developed west and south of Westlake Park.

Both subdivisions adjoin on the west the Country Club Park—the extensive improvements of which will enhance values strongly in the Westchester-Country Club Terrace District.

COUNTRY CLUB TERRACE Westchester Place

West of the Country Club Grounds on Pico Street

These charming subdivisions are "in the very cream of it." The extensive improvements include majestic gateways, broad avenues paved with asphalt, (those in the Terrace are oiled,) wide cement walks, high-grade cement curbing, a three-foot stone wall 1800-feet long extending in front of both subdivisions, ornamental electric lamps, etc., etc. Over \$50,000 worth of building improvements are under way at Westchester Place, and about \$30,000 worth are being established at Country Club Terrace. Robert Marsh and A. F. Rosenheim are building \$25,000 houses at Westchester. With unsurpassed valley and mountain vista, a healthful elevation, a wealth of magnificent improvements, and only 18 minutes via trolley from Fourth and Broadway, these peerless subdivisions combine all that is most desirable in residential life.

The character of the surrounding improvements guarantees the exclusiveness of this section for many years to come. Go out today. Take Pico car to end of line. Agents on the property.

Robt. Marsh & Company
Owners

302-03 H. W. Hellman
Bldg.
Both Phones 2363

LONG BEACH LONG BEACH LONG BEACH

Burnett Villa Tract

ON SIGNAL HILL SLOPE, with grand view of the ocean and city. Villa lots 100 feet front only \$800; easy terms. Lots covered with bearing fruit trees of all kinds, together with strawberries, violets and blackberries. One-half block from electric cars; Burnett Station of Salt Lake Line on our corner. Post Office and store on the Tract. Let us show you.

Morris H. Wilson & Co.

Phone Home 7303

686 Pacific Electric Building

FREE
EXCURSION

ME FOR
EL CARMEL

FREE
EXCURSION

5 ACRES AND UP

We are offering the best on the market for the money.

THINK OF THIS

Land 4 miles from the city, 10 cents car fare, 15 minutes ride, for \$250 per acre and up. Terms 1, 2 and 3 years at 6 per cent.

Why live in the city on a small lot when you can have 5 acres for the same money and raise all you eat and have some to sell. Have all the conveniences of city life. Good view of the City, Whittier and the snow capped mountains for background. Telephone and electricity in your home. Don't delay, for this is a chance of a life-time.

FREE
EXCURSION

F. H. Brooks Company
215-16 Currier Bldg.
212 W. 3rd St.

FREE
EXCURSION

the remodeling of the First Baptist church, corner Eleventh and Hope streets, Rev. A. C. Smither, pastor. The Sunday school room will be enlarged and new features added, making it modern in every way. Under the Sunday school room a basement will be excavated, which will be fitted up for social purposes.

Theodore A. Elsen has prepared plans for a large residence of eighteen rooms, to be constructed on Westchester place for Dr. W. J. Davis. It will be of Spanish mission style.

The same architect has also prepared plans for a six-room residence to be built in Pico Heights for Mrs. Betta. It will have Chatsworth stone front porch piers, stone mantels, hardwood floors and slashed grain pine trim.

He is also drawing plans for two bungalows of seven rooms and five rooms each to be built on Santa Monica avenue for C. P. Dandy. They will have rustic siding, leaded glass windows, polished floors, etc.

New Residences

A. B. Benton is preparing plans of a one and one-half story frame residence to be built at Hollywood for Dr. A. Davidson. It will contain eight rooms on the main floor; large inglenook with stone and brick fireplace, beam ceilings, etc. The exterior will have stone and shingle treatment. The extreme dimensions of the building are 76x39 feet.

The same architect has also made plans of a nine-room modern residence to be built at Riverside, Cal., for C. L. McFarland.

There will be erected at Riverside, in the suburbs of Chicago, from plans prepared by the same architect, a handsome large residence of the English type, the roof of which has been designed with the view of securing as many gables as possible. It will be of brick and half timbered construction.

feet. It lies in about equal proportions in Los Angeles county and in Orange county. On this point there is to be erected a bath house to cost at least \$30,000. On one side the bather will find still water.

Dredger a Huge Affair

Capt. A. Daska for many years has been in charge of the transportation of the Atlantic, Gulf and Pacific company's dredgers. There are twenty of them, operating on both sides of the United States. With all his years of experience, the captain hesitated over the Alamitos bay job. Said he yesterday:

"I think if this dredger was again lying outside in the open ocean, and some one would lay down a \$50 check for me if I would bring her in through that narrow channel again—well, that check would still be untouched. I tell you, I never expected to get her safely through, and I never breathed easy until she was safely inside the bay.

"Up at Cape Flattery the waves dashed over the deck, and we had some mighty rough weather. This is the biggest dredger on the Pacific coast, and the journey it undertook is a remarkable one for this kind of transportation."

There were thirteen men and one woman on the big dredger during this long trip. They refused to be transferred to the tug, preferring the more commodious quarters on the big float, despite its tendency to roll.

LOTS SOLD AT LAWNDALE

New Tract to Be Placed on the Market—New Hotel at Bay City

About Finished

Twelve the information caused by

COMES AND BUYS MANSION.: Denver Society Woman Decides to Make Her ...

Los Angeles Times (1886-1922); Mar 28, 1913;

ProQuest Historical Newspapers: Los Angeles Times (1881-1989)

pg. 112

COMES AND BUYS MANSION.

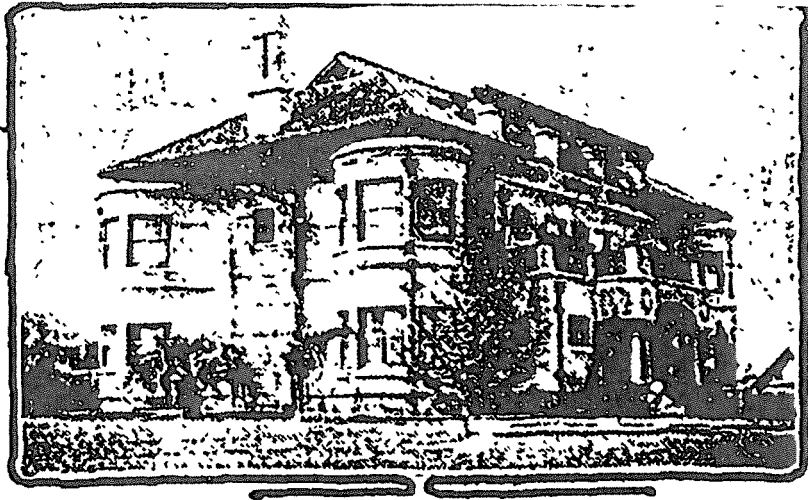
Denver Society Woman Decides to Make Her Home Here and Acquires Westchester Place Residence.

The final papers in the purchase of the Westchester mansion of Mrs. Jennie M. Davis were signed yesterday by Mrs. C. B. Wight, a Denver society woman who has decided to make her home here. Located at No. 1255 Westchester place, the Davis home, built less than two years ago, commands a stately site and brought a reported figure of \$75,000, one of the highest purchase prices paid in this city for a residence in some time.

Two years ago the property was in the cow pastures beyond the old Los Angeles Country Club, and when subdivided was given no great consideration. The high sloping land was transformed into an exclusive park and here Mrs. Davis was one of the first purchasers of a lot, and also one of the first builders.

She put up a twenty-room home in English style of a modified character, which became at once a show place. While on a tour of the city, sightseeing, Mrs. Wight saw the residence, fell in love with its fine location and surroundings and decided, if possible, to acquire it. Mrs. Davis, who was in New York visiting friends when apprised of the coming of a buyer, through her agent, Roy King, of W. W. Mines & Co., hurried home and the deal was closed.

Prior to building in Westchester place, Dr. and Mrs. Davis owned a beautiful home in the original Chester place and sold this to go into the new one. They now plan a smaller home in one of the new subdivisions.



Westchester mansion, built by Mrs. Jennie M. Davis, which was sold yesterday to Mrs. C. B. Wight of Denver for a reported consideration of seventy-five thousand dollars.

TALKS OF ANCIENT THINGS.

Authority on Hieroglyphics Explains to Small Crowd Pictographs of the Ancients.

Prof. Charles Hill-Tout, the foremost living Canadian philologist, and one of the authorities of the day on the deciphering of ancient hieroglyphics, delivered a lecture at the Arrow Theater, in the Hamburger building, last night, on the pictographic scripts of the ancients and their relation to our own phonetic symbols.

The audience he addressed did not exceed 200 and was made up mostly of members of the Los Angeles Society of the Archaeological Institute of America. The lecture, to those interested in archaeology, was full of interest, being wonderfully illustrated with charts of the symbolic letters from the ancient Egyptian writings.

He also showed some remarkable writings found by himself on the Island of Crete, on one of his tours of exploration, and showed the evolution of these pictographs to our present alphabet, a very intricate matter to the casual observer, but one easily understood after the professor's explanations had been given. After the lecture, he was given a hearty reception by those present.

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LOS ANGELES FAMILY HISTORY CENTER

VOLUME III

BIOGRAPHICAL

By WILLIAM A. SPALDING

CALIFORNIA

CITY and COUNTY

LOS ANGELES

of

HISTORY

THEODORE AUGUSTUS EISEN.

Theodore Augustus Eisen was one of the most noted architects of Los Angeles, who did much for her upbuilding, and designed and erected many of the most artistic and substantial buildings in the city.

Mr. Eisen was born in Cincinnati, Ohio, July 10, 1852, and died in this city March 11, 1924. He was the son of August Ferdinand and Babette Eisen. The father was born in Sweden, leaving there in 1853 and locating in San Francisco. He was also a successful architect and followed his profession in that city until his death.

Theodore Augustus Eisen was educated in San Francisco, graduating from the High School of that city. Going to St. Louis he entered an architect's office, remaining until 24 years of age, when he returned to San Francisco and entered the office of his father, studying with him until the latter passed away in about 1870. He continued in the work of architecture, and built up a very representative clientele, designing and constructing many business blocks and home edifices there. In 1887, while Los Angeles was still a very small place, Mr. Eisen decided to locate here and opened offices in the old Downey block. He had the contract, before coming to Los Angeles, to design and erect the old Court House, which upon completion was considered a most handsome and substantial building for those times. His next extensive contract was to build the Los Angeles Orphanage Asylum, which was another monument to his architectural skill. At this time Mr. Eisen went into partnership with William Curlett, under the firm name of Curlett & Eisen and later on was associated with Sumner P. Hunt. Mr. Eisen built so many edifices and homes that it would be impossible to enumerate them all, but among them were the First Good Samaritan Hospital on Seventh street, which has since been razed; the beautiful church now known as the Trinity Methodist Church; and the old home residence built in 1890 which his widow is still occupying. He had the true artistic, creative mind, placing beauty wherever possible. In 1890 he started building residences, some of them very pretentious and costing small fortunes. One of them was the E. L. Doheny residence which is now a landmark. In one year Mr. Eisen built so extensively that he started a new residence every week, fifty-two in number for the twelve months, which is a record for any architect. He was the first building superintendent under Wm. H. Workman and remained in this position for four years. In 1906 his son Percy became identified with him, under the firm name of Eisen & Son. They worked together and did much toward the development of Los Angeles, the partnership terminating in 1917, when Percy entered the World War and Mr. Eisen retired from all business activity.

Mr. Eisen was a charter member of the Sunset club, a life member of the American Institute of Architects and the Society of Architects and Engineers.

In religion he was an Episcopalian and was one of the organizers of St. John's Episcopal church, corner of West Adams and South Figueroa.

Mr. Eisen was married February 21, 1882, to Annie Bennett, daughter of Charles Augustus and Elizabeth Bennett. She was born in Australia, coming with her parents to California and locating in San Francisco in 1879. Mr. and Mrs. Eisen were the parents of two sons, Percy Augustus, born in San Francisco, December 17, 1885, and married to Ruth Fairbanks; he is now a member of the firm of Walker & Eisen; Edward George Eisen, born August 19, 1890, in Los Angeles. He is now a practicing physician here. He was married to Genevieve Isham, of New London, Connecticut.

Mrs. Theodore Augustus Eisen, widow of the subject of this sketch, is well known in club and social circles and is prominent in church work. Bishop Johnson, when he came to Los Angeles in 1897 appointed Mrs. Eisen Diocesan President of the Woman's Auxiliary of the Episcopal Church and she held that office for six years. For the past 20 years she has been president of the Los Angeles Orphans Home Society. She is wrapped up in the work of this society to which she has devoted much of her efforts. She deems it a great privilege to have worked with the splendid women of this organization in the making and development of the unfortunate boys and girls into useful and valuable citizens of the community. In 1930 the semi-centennial of the society will be celebrated in fitting manner. Mrs. Eisen was a member of the Elbell club for eight years and secretary of the Needlework Guild of America for 25 years.

FACULTY OF CHARITY FIRST STEP
TOWARD A GREAT ORGANIZATION.

Ultimate Combination of All Philanthropic Associations of Los Angeles Is Planned by Leaders—Good Work Under Way.

WITH the organization of the Conference Committee by the Associated Charities, the first step has been taken for the urgently needed centralization of charitable endeavors in Los Angeles. The dispensing of charity has become a business, with the problem of costs and salaries a consideration of great importance. The amalgamation of the many and varied branches of organized philanthropy, with one institution caring for orphans, one for the aged, etc., is the plan toward which the many scattered organizations are tending.

Approximately \$100,000 is subscribed annually in Los Angeles toward charity, and the disasters at San Francisco and Messina called \$300,000 from the purses of the liberal citizens.

Nearly \$100,000 worth of improvements have been planned for this year. The Knapp-Cohn Hospital will have a new \$25,000 building outside the city limits, and the Los Angeles Orphans' Home will expend the same amount in cottages for children at Colegrove. Nearly all other institutions have been forced by the increase in population to enlarge their facilities.

The woodyard has proved its efficiency as an emergency medium of self-help.

The art of giving has become a science; the faculty of the University of Charity an actual fact. In lay metaphysical terms, this latter is known as the Conference Committee, inaugurated by the Associated Charities and formed of the presidents and secretaries of the charitable organizations of Los Angeles.

It was conceived December last at a meeting of the Associated Churches and will hold its fifth meeting on Tuesday of this week. In its efforts the purposes are set forth as follows: For the coordination and unification, as far as practicable of all efforts designed to benefit the afflicted, the poor and the needy.

In many respects the movement was made necessary by the numerous deceptions practiced upon metropolitan charity institutions by the wily, a business worked to a decidedly fine point. The Associated Charities discover the most of these frauds as they always investigate their cases, but the other institutions, lacking their records, are often "duped."

tor's, are often "stung" by the value of investigation the following case is interesting. A young man with a wife and 22-month-old baby, without food or money, called on the Associated Charities by a reputable physician, and had good recommendations. He was well presented and was given a ticket for a meal and food. A month later he was driven over on request, and this time he was accompanied by a woman. It was discovered that he was not known at the address he gave; when his former residence was found, he received an advance from his former mother. Had once been in jail for cooking and eating out of money, and his mother's annoyances, caused his overtures to leave the city. The Conference Committee is hard for this grade to be repeated.

CO-OPERATIVE CHARITY.

[illegible]

These institutions are scattered in and about the maelstrom of the under-world, some helping back those persons whom despair is driving there, some helping out those who have reached the utmost depths. Charity is the "open sesame" to the doors of the underworld in all casta, and they constitute a world ordered by the laws of light and darkness both.

[illegible]

Saying Nothing, but—Working for One of Those Meal Tickets
supplied by the Associated Charities to manipulators of the buck-saw at the charity woodyard, one of the most
noted institutions here.

tree on legislation, resolutions, indorsements and publicity are headed by Fred W. Whocier and H. W. Frank.

FURTHER ORGANIZATION.

The secretary of the Association, Charles, Spencer K. Sewall, is a constitution, the secretary of the Conference Committee. Dr. George H. Kress is chairman of the conference and the first, second and third vice chairmen are, respectively, H. W. Frank, Mrs. J. B. Millard and Mrs. W. T. Barnett. The Executive Committee is composed of Mrs. Julius Brown, Isaac Norton, C. C. Desmonroe, Dr. W. Jarvis Barton and the officers.

The organization of the Conference Committee may act as a step toward a condition which many interested in philanthropy in Los Angeles wish to see exist. This is a centralization of charity work, of the caring for all orphan in one institution, of the incorporation of all rescue homes, etc.

Those who advocate this movement contend that by so doing rents will be decreased and all expenses of maintenance will be lessened in proportion the money so saved to be used in the further expansion of the good cause.

ASSOCIATED CHARITIES.

**ASSOCIATED CHARITIES.
KEYNOTE OF THE WORK.**

Practical charity is the keynote of the work of the Associated Charities. Those in charge of the work believe firmly in the statement made at the Conference of Charities and Corrections at Oakland, last year. "Not to place an asylum or prison at the end of the road, but to place guide boards along the way." In other words, the endeavor to do what historians might call a hopeless task, but which the hopeful believe is a possibility, to remove the causes of poverty beside removing it.

To remove the cause, at the best, can be only an ultimate aim. The present needs are imperative and the records of the investigation will remain to demonstrate the task which must be accomplished with. The Associated Charities is the hub of the philanthropic world in Los Angeles. It is in communication with 371 similar organizations, representing many parts of the world. Two hundred and twenty-five are in the United States.

The association was organized fifteen years ago, and now operates in a city of 1,000,000 people, with resources but little income. The well-remembered fog-days were a timely expedient to help it close a gap in the financial standing caused by the San Francisco earthquake, the relief of the refugees from which continued into last year. The 1934 financial statement presented in October, shows the association has received \$100,000, and is expected to have been \$125,000, with a balance of about \$250,000, over the expenditures.

CLOSE INVESTIGATION.

7. Insurance of the value the ASBO

ciated Charities spent, during the last financial year, about \$200 in investigating the cases that were called to its attention. Secretary Sewall estimates a larger amount than this saved by the impositions that were discovered. Applicants for charity are always supported while their cases are investigated and in the event of their statements turning out to be fraudulent, that money enters the list of useless expense.

Among its efforts to place its charity work upon as practical a footing as possible is the Los Angeles Wood Yard and Labor Bureau at No. 2124 East Ninth street. It embraces a labor office, wood yard and lodging-room accommodating twelve men, and was launched the first of the present year. It was started to care for the great army of industrious men sometimes in want here, who only ask for an opportunity to work, and for better facilities in handling the numbers of

Upon application our fare is given to the men to take them to the yard, and they are given orders for lodging, which they work out. During six weeks of the organization of this institution, 261 men have been presented to the board, and of this number, 181, eighty-six of them disposed of them in other ways than conveyance to the job that was offered to them. Sixty-seven men were working full time and the balance worked "occasionally." During this time, sixty-nine cords of wood were sold, and the balance have proved that the institution will be a success if the public will patronize the wood yard in purchasing fuel.

HUMAN INTEREST CASES.

[illegible]

On the strength of his former San Francisco recommendation a "birth" was then secured for him as minor-league pitcher, and in six weeks he was highly commended by his superintendent.

(Continued on Eighth Page.)

CHARITY WORK.

(Continued From Eighth Page)

Committee, and raised the funds for the purchase and fitting of the building used as a home. Mr. Barlow attended to the necessary alterations. It was incorporated on October 3, 1902. Mr. Barlow is president; E. M. Roth, secretary; A. Zander, financial secretary; and Miss H. Rosenberger, superintendent. Prior to the opening of the home the children were cared for at different institutions in Los Angeles, chiefly at the Los Angeles Orphan Home. Many were sent to an institution in San Francisco which received contributions from the Los Angeles lodge of the Independent Order of Elks. Among other Jewish organizations is the Hebrew Community Relief Association, of which Isaac Norton is president. It maintains two cottages at the Barlow sanatorium. Mrs. L. C. Curren is at the head of a relief auxiliary that cooperates with it. Another charitable organization is the Central Hospital, or Free Loan Society, now under the presidency of C. W. Wheeler. Still another is the Jewish Relief Society, or Society of True Kindness, organized for the purpose of relieving the rich for money and the poor for love. The Young Men's Association also does commendable charity work.

FEES ARE SCARCE.

LEGAL ADVICE FOR POOR.—Divisions among the philanthropic organizations of Los Angeles is the Legal Aid Society, which dispenses judicial wisdom, mostly for free. It is carrying on a good work, but has been recently established that the general public has no yet hardly more than a bowing acquaintance with it.

Mrs. Leland Norton, the superintendent, attempts to keep cases out of the courts and effect private settlements between the parties. Often this is an easy matter. The variety of cases handled is interesting. Here are some: Recovery of personal property; real estate claims; 1. custody of children; 2. crimes against women; 3. criminal law; 4. landlord and tenant; 5. domestic troubles; 6. legal rights; 7. divorces; 8. complaints against real estate men; 9. bankruptcies; 10. probate. Mrs. Norton states that the society stands up for the lawyers at the proper time, as well as for those who have complaints against lawyers. A few weeks ago a Russian woman was seeking a divorce. Her husband was a brute. To lawyers she paid half of the fee they asked, and they held up her case because she could not pay the rest. The Legal Aid Society met her in one of its attorneys and her lawsuit was won. The officers of the society are Fred C. Wheeler, president; Ellen A. Lamb, vice-president; Pearl A. Knudsen, secretary and treasurer; and Raymond P. Wright, auditor. The board of directors contains the names of prominent citizens, the better being represented by Judges Horton and Curren.

RELIGIOUS BODIES.

FAR-REACHING PHILANTHROPI.—It is safe to say that half the charity in Los Angeles is not dispensed within the many buildings devoted to it in this city. Nearly every colony of foreigners has its little circle of philanthropies; every religious faith induces people whose greatest delight it is to induce a little more faith and things more substantial into the hands of the needy. Probably the greatest religious charitable society in the world is the Society of St. Vincent de Paul, whose local branch was organized here about five years ago. Although a Catholic organization, it never asks about an applicant's creed when help is needed. The order covers the entire world. In Los Angeles C. C. Desmond is president and Will H. Webster, secretary. The office is in the rear of the former's store. The work is systematically divided among parishes, and soon after an application is received at headquarters, Mr. Webster is in possession of all necessary facts.

PIONEER OF ITS KIND.

New coming to its lair is the pioneer charitable organization of the city, the Ladies' Benevolent Society, at which Mrs. Leonide Eucumman has been president since its organization in 1881. It was through this society that the Associated Charities was created, and since the latter has been in operation it has been handling all the funds raised by its practical founders, Miss Frances Will and Mrs. E. J. Woolcott are the vice-presidents; Mrs. E. Rhodbeck, treasurer, and Mrs. J. Miller, secretary. St. Paul's Sick and Needy Society is composed of members of St. Paul's Pro-Cathedral. Mrs. H. T. Lee is president and Mrs. Ada de S. Mitchell, vice-president; Mrs. Joseph Kaishel, treasurer, and Mrs. Ada Hubbard, secretary. Mrs. Ellen Price is at the head of the Visiting Committee, and Mrs. Claudia is in charge of the Clothing Committee.

The Episcopal City Mission Society at East Ninth and Wilson streets is doing a general settlement work. Rev. Joseph H. Johnson is president; Rev. Charles T. Murphy, Jr., secretary; W. T. S. Hammond, treasurer, and Rev. Thomas C. Marshall, superintendent.

The Los Angeles branch of the Needlework Guild of America furnishes clothes to asylums and hospitals. The officers are: Mrs. F. S. Saltbury, president; Mrs. O. P. Clark, treasurer, and Mrs. T. A. East, secretary.

The Los Angeles branch of the International Humane Society is for the convenience of "good cheer." By entertainments and other means its members raise large sums for the Associated Charities and provide wheel chairs and comforts for invalids. Mrs. W. W. McLeod is president; Mrs. James Fox, treasurer, and Mrs. N. E. Wilson, secretary.

Similar work is carried on by the Auslander League, working as a rule independently, but cooperating when necessary with other bodies. Mrs. Frederick Miller is president; Mrs. Frank Grubbs, secretary, and Mrs. W. E. Dunn, treasurer.

The Societe de Secours Mutuel de la Legion Francaise de Los Angeles is one of the active forces in the French colony and does an immense amount of good in relieving distress among French-speaking people. Mrs. L. J. Chatsopher is president, and Mrs. Durand is secretary. F. Bregala, president of the Italian Relief Committee, is prominent in the Italian colony to this city, and lately has done much in sending funds to Messina to relieve the distress among earthquake sufferers.

The Sisters of the Convent of the Sacred Heart conduct a school for Italian children at Fourth, Broadway and Ninth streets, and Mexican children are united by the Frances de Paup Industrial School at Second, Broadway and Ninth streets. Mrs. A. J. Wallace is president and Mrs. F. F. Holmes, secretary.

CHILDREN HELPERS.

The Juvenile Court, presided over by Judge Curtis D. Wilbur, is always clasped among charitable institutions, and the judges are greatly interested in the work of the Associated Charities. The detention home, under the management of Mrs. Anna Hays, is a temporary home for children awaiting hearing in this court.

Another organization that is working for the improvement of children is the Children's Society, with offices at No. 400 O. T. Johnson building. It provides cradles and chairs for a lot.



H. W. Frank, who has been president of the Associated Charities for ten years.

belonging to Wilbur. Mrs. J. E. Mitchell is president; John C. Adams, vice-president; James A. Blackwell, manager, secretary and treasurer, and E. W. Reynolds, officer.

The Los Angeles Coffee Club Association is formed largely of Catholics, Eskadavours, and operates its system of feeding needy employment seekers, in cooperation with the Church Population. O. F. Conroy is the superintendent.

At Church Ravine the Barlow sanatorium is caring for indigent convalescents who are unable to work. Any church or organization can provide for a patient there by paying \$5 a week. The officers are James E. Hansen, J. D. Hooker and Dr. David Hanson.

The Hospital of the Good Samaritan is intended to be as far as possible a charitable institution, and all receipts above running expenses are placed in a charity fund. The hospital is at No. 100 West Seventh street.

OF GREAT BENEFIT.

The Women's Alliance Maternity Charity Association was founded a few years ago at No. 141 North Main street, as a non-sectarian maternity home, where destitute wives could go through the ordeal of child-bearing in sanitary surroundings.

Other institutions engaged in giving medical attendance and examination to the poor are the Free Dispensary of the U.S.C. College of Medicine, at No. 711 South Main street; the Los Angeles Society for the Study and Prevention of Tuberculosis, at the same address, of which Dr. George I. Cole and George H. Kimm are the officers; the Los Angeles County Charity, at the Red Cross Society; the County Hospital, and the City Receiving Hospital at the City Jail.

The Relief Corps of the city are the Baptist-Lutheran Post, W.E.B. No. 7; Shanties W.R.C. No. 14; Keweenaw W.R.C. No. 15; the Star, W.R.C. No. 16; Union Circle No. 18; Ladies of the G.A.R.; Columbia Circle No. 24; Lawton Circle No. 25; and the Ladies of the U.N.L. No. 14.

The German-Lutheran Protestant Society is the only charitable organization in the German colony here and is bearing the burden of all philanthropic work carried on among the German-speaking people. Its membership has not kept pace with the growth of the work and a vigorous campaign is being waged to gain more workers. The

officers are Mrs. Elizabeth Grunert, president; Mrs. C. Krenzel, vice-president; Mrs. Rose Morlock, treasurer, and Mrs. Anna Grass, secretary.

INTO THE DEPTHS.

PRACTICAL RESCUE WORK.—The Pioneer Citizens and True Love Salvation Army Bazaars, the Home of the Good Shepherd and the Door of Hope and Reason Home, are reaching hundreds from evil lives. The Florence Citizens Home is at No. 1322 Santa street, and is partly self-supporting. Rev. Dr. P. F. Evans is president, and Dr. M. H. Spencer acts as superintendent. All who apply for shelter are accepted.

No discrimination is made as to religious beliefs or applicants by the Sisters of the Good Shepherd at their home at Arlington and First streets. Mother Raphael, who is in charge, oversees classes of sewing, cooking and domestic economy and prepares for the women under care for position.

The Door of Hope at No. 200 East Avenue, it was organized to care for women just released from jail, and the Reason Home makes little or no distinction in its distribution of charity, but opens its doors to all friendless women and children. The presi-

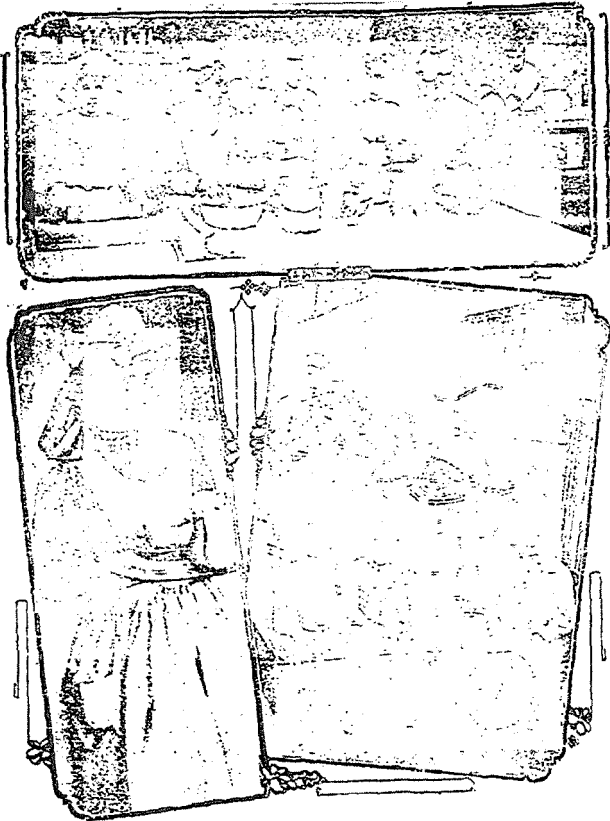
dent of the latter institution is Mrs. A. R. Head. Mrs. Elizabeth Pardee is secretary and Mrs. S. R. Woods, superintendent.

BEGINNING AND END.

Charity is often needed at the beginning and end of life as well as in the middle. The homes for the aged are almost as numerous as the orphan asylums.

The Hollenbeck Home at No. 57 South Boyle avenue, is a memorial to the late husband of Mrs. Elizabeth Hollenbeck, the president. The grounds cover over six acres and are beautifully laid out in gardens. Rev. F. W. A. Young is the superintendent. The Catholic Sisters support two institutions for the care of the aged. St. Patrick's Home for Men and Women in the Convent of Our Lady of Mercy, is directed by the Sisters of Mercy. Old people are accepted upon the payment of an entrance fee and supported for the balance of their lives.

The Little Sisters of the Poor support the home on First and Mont streets, where at present about 115 indigent old people are cared for. The institution is dependent wholly upon public charity.



Life at the Los Angeles Orphan Home.

The upper picture shows the boys trying out for military honors against the larks, with one of the little waitresses, capped and aproned at the lower left. The boys' orchestra at the right.

SUPERINTENDENT OF BUILDINGS.

The Incumbent Thinks He Has Too Much Authority.

T. A. Eisen, Superintendent of Buildings, expresses himself in favor of what is recommended in the communication presented last Friday evening to the committee on charter revision. The communication, it will be remembered, recommends that the duties now performed by the Superintendent of Buildings be transferred to a board of building directors or commissioners appointed by the Mayor, which board shall elect and have control over a superintendent of buildings.

Too much power, Mr. Eisen says, is now conferred upon his office. Under the present city charter the Superintendent of Buildings may, in a particular instance, say that in a building a certain detail in a certain manner shall not be allowed, and he may say so arbitrarily. Should he choose to do so, it would be only after a great deal of time and trouble that his orders could be overridden. In the construction of a large building he might cause a delay, which would result in a great deal of trouble and unnecessary expense.

By having a board of directors or commissioners, such as is proposed in the communication, the principal work of the superintendent's office could be done the same as it is now, and in case of any unnecessary arbitrary decision on the part of the Superintendent of Buildings or examination of intricate construction the question could be appealed to such board for final decision.

As it is now there is virtually no appeal from the decision of the superintendent in the matter of dictating certain modes of construction, except to take the question into the courts, which would, of course, cause a vexatious delay.

The board, Mr. Eisen says, should be composed of architects of approved qualifications. There would undoubtedly be no need of meeting more than perhaps once per month, except in rare cases. Such a board could, without doubt, be elected to serve without pay, the same as do the members of boards of fire or police, park and health commissioners under the existing charter.

[illegible]

CHAMBER OF COMMERCE

A BRIEF HISTORY OF THE UK
GAMBITATION.

The Beginning to an Informal Meeting Held in October, Eighteen Hundred and Eighty-eight—Its Growth.

The Chamber of Commerce has been established in an informal basis, with its first meeting held on October 15, 1939, presided by W. E. Buckner, M. J. W. Jones, S. E. Lewis and one of two others. They suggested that the business men of this district act together and discuss their needs for advancing the general public interests, and if it should be found advisable, start an organization, having some such purpose, organization in view.

About twenty-five criticisms were in response to this call at the terms of the Chamber of Commerce, October 15, 1939, Board of Trade, Thursday, October 15, 1939. After some general discussion it was decided to adjourn to Monday, October 23, and endeavor to secure a larger meeting.

[illegible][illegible]

Mr. K. W. Foster, who has served as president of the first national chamber for two years and a half, is president in 1951 to be succeeded by C. M. Wells. Mr. Wells was succeeded in January, 1951, by D. Freeman, who is the president of the chamber and is now completing his second term.

MUNICIPAL REFERENCE LIBRARY
300 CITY HALL

CITY OFFICIALS

NAME Eisen, Theodore Augustus (deceased March 14, 1924)

PUBLIC OFFICES HELD

(DATE)

CITY:

Superintendent of Building ... 1893-1895
Inspector of Street Sprinkling. ... 1894

COUNTY:

STATE:

FEDERAL:

CIVIC ACTIVITIES:

Current civic development activities
One of the founders of the annual Fiesta
One of the organizers of St. John's
Episcopal Church
Mr. Eisen's wife devoted over forty years
to religious, charitable, and welfare
work in Los Angeles.

BUSINESS OR PROFESSIONAL EXPERIENCE:

Architect
Designer and builder of private
and public structures
City official

PORTRAIT:

ATTACHED OR ENCLOSED IN ENVELOPE: NONE

PORTRAITS APPEARING ELSEWHERE (DATES)

ANECDOTES AND PERSONAL IMPRESSIONS:

SOURCES OF INFORMATION:

BOOKS: Newmark's Sixty years in Southern California ^{p 606}
Spalding's History and Reminiscences of Los Angeles
City and County, Vol 111, p 213.

NEWSPAPERS AND PERIODICALS:

PERSONAL INTERVIEW: With son, Dr. Edward Eisen

INTERVIEWED BY: Luella Sawyer

DATE OF INTERVIEW: May 14, 1935

REWRITTEN BY: Clare Wallace
December 30, 1936

The Los Angeles Public Library
Local History Collection
Biography

NAME Eisen, Theodore Augustus (deceased March 14,
1924)

Occupation Architect

Address _____

Birth (Date and Place) July 10, 1852, Cincinnati, Ohio

FATHER August Ferdinand Eisen

Birth (Date and Place) Sweden

If Deceased, When 1870, San Francisco

MOTHER Babette

Birth (Date and Place) _____

If Deceased, When _____

IF MARRIED, TO WHOM Annie Bennett

Birth of Same (Date and Place) Australia

If Deceased, When January 1932, Los Angeles, Calif

When Married February 1, 1882, San Francisco, Calif

CHILDREN (Married Names of Daughters)

Percy Augustus

Dr. Edward George

TITLES OF BOOKS, ARTICLES, MUSIC, OR OTHER CREATIVE
WORK

(In the case of printed matter, please give date and publisher; of periodical publications also name of magazine and date.)

7

REVIEWS, CRITICISMS, AND OTHER BIOGRAPHICAL NOTICES

(Please note printed matter concerning yourself or your work. We would appreciate any such material you may send, clippings, reviews, portrait.)

ANCESTORS OF DISTINCTION OR LOCAL INTEREST

(Please include names of local interest as "forty-niners," or any one connected with the affairs or development of the state or city, as officials, professional men, merchants, etc.)

Father, August Ferdinand Eisen,
born in Sweden, was a pioneer architect
of San Francisco.

EDUCATION (Schools, Colleges, Degrees, Etc.) San Francisco public
and high schools; private study of architecture in
St. Louis and office of father in San Francisco.

CLUBS, LEARNED SOCIETIES, ETC.

Sunset Club; American Institute of Architects;
Society of Architects and Engineers.

RELIGIOUS DENOMINATION Episcopalian

POLITICAL AFFILIATIONS Republican

RESIDENCE IN CALIFORNIA SINCE 1853, Los Angeles, 1887

SKETCH

(Please make this as full as possible, giving business affiliations, positions of honor or trust with dates if possible.)

Theodore Augustus Eisen was born July 10, 1852, in Cincinnati, Ohio, and was brought to San Francisco, California, the following year by his parents. He was educated in the public schools of San Francisco.

After graduating from high school young Eisen studied architecture in the office of a private concern in St. Louis until twenty-one years of age. When he returned to San Francisco and entered the office of his father for further study.

In association with his father Mr. Eisen designed and constructed business and residence edifices in San Francisco until the latter's death. Removing to Los Angeles in 1887 he opened offices in the old Downey Block and continued the practice of his profession, during which he erected some of the notable structures of the times. Some of them were: the old Court House, razed in 1936; the E.L. Doheny residence; the first Good Samaritan Hospital; the Los Angeles Orphanage Asylum; and the beautiful Trinity Methodist Church.

In one year it is said Mr. Eisen build so extensively that he started a new residence every week fifty-two in number for the twelve months.

At one time he was in partnership with William Curlett, under the firm name of Curlett & Eisen, and at another time, associated with Sumner P. Hunt.

In 1893-95 Mr. Eisen was appointed Superintendent of Buildings, an office created under the Charter of 1889, during the midst of the boom. Though active in civic affairs this was Mr. Eisen's only public office aside from Inspector of Street Sprinkling in 1894.

The remainder of Mr. Eisen's career was devoted to architecture. He designed and erected many of the most artistic and substantial landmarks of the city. In 1906 his son Percy joined him in partnership, under the firm name of Eisen & Son. The firm continued until 1917 when the son entered the World War, and Mr. Eisen retired.

March 14, 1924, Mr. Eisen died at his home in Los Angeles.

ARCHITECT PIONEER IS DEAD HERE

*Theodore A. Eisen, Dean of
Builders, Victim of Heart
Attack at Home*

Yesterday marked the passing of one of the pioneer architects of Los Angeles and a dean of the



*Theodore
A. Eisen.*

architectural profession in the State. He is Theodore A. A. Eisen, 73 years of age, father of P. A. Eisen of the Walker and Eisen architectural firm of this city. He died yesterday at noon of heart disease at his residence at Twenty-seventh and Figueroa

streets.

Mr. Eisen was born in Cincinnati, O., on July 10, 1852, and came to California two years later with his parents, passing through the Panama isthmus. He located in San Francisco, where he remained until 1885, when he came to this city to aid in the design of the Los Angeles County Courthouse and the Los Angeles Orphan Asylum in Boyle Heights.

From that time until a few years ago, Mr. Eisen was active in the design and construction of many prominent local buildings, having also participated in the erection of many West Adams district homes in the early days. During his active days of practice he made a marked impression upon the city's building development, being responsible for a great portion of the older business and commercial structures.

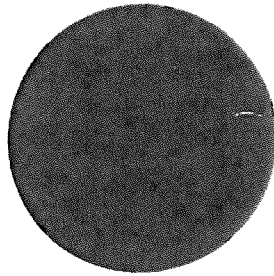
Besides serving as a past president of the American Institute of Architects for many terms, he was prominent in the social activities of the Sunset Club. He is survived by a widow, Annie B. Eisen, and two sons, P. A. Eisen and Dr. E. G. Eisen of this city. Funeral arrangements will be completed within the next few days.

COUNTRY CLUB

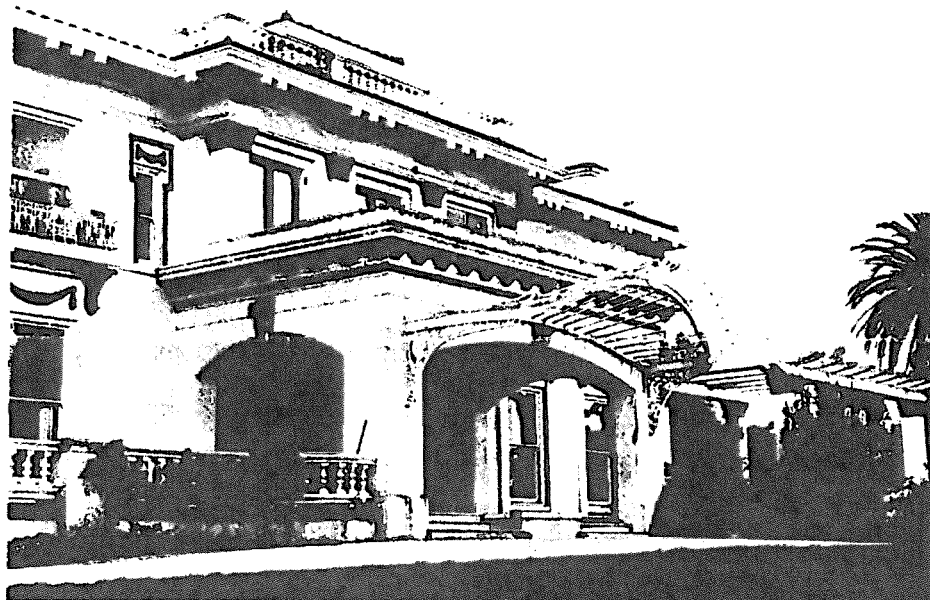
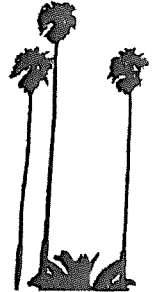
LOS ANGELES--COUNTRY CLUB PARK
DISTRICT

Park

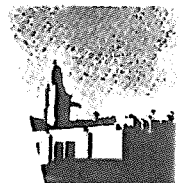
NEIGHBORHOOD TOUR



N
V. F



S. St. Andrews Place



From 1899 through 1905, this 250-acre site was the home of the Los Angeles Country Club, now located on Wilshire Boulevard west of Beverly Hills. Purchased in 1905 by Country Club Park, a real estate corporation headed by Isaac Milbank (see #1 in brochure), the land was subdivided between 1906 and 1912. During this time, Henry Huntington's Pacific Electric streetcar system continued expanding while the automobile became ever more popular, competing with horse-drawn carriages and creating—by early 1900's standards—mammoth traffic jams. By 1915, the city's 55,000 motor vehicles were subject to a 6 mph speed limit downtown, with a 30 mph speed limit elsewhere.

Prior to World War I, Pico Boulevard, the southern boundary of Country Club Park, was already an established commercial strip due mainly to the J-car line that ran from Huntington Park to Rimpau. In an expanding city, whose population ballooned from 102,000 in 1901 to 350,000 in 1910, Country Club Park offered spacious lots and a serene atmosphere, with magnificent views of the hills five miles north.

The hilltop land known as Westchester Gardens, bordered by Westchester, Arlington and Country Club Drive, was subdivided in 1912 by Robert Marsh, Secretary of Country Club Park. On this land stood four of the grandest mansions in the City of Los Angeles: the Isaac Milbank (1913-14, #1 in brochure); the Marsh (1913, demolished—was at northwest corner of Westchester and 12th); the Reeves (1913) and the Rosenheim (1915, #2 in brochure).

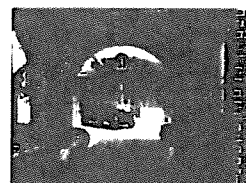
These grand estates overlooked the burgeoning community of Country Club Park and afforded Isaac Milbank a clear view of his real estate development.

The spaciousness and serenity of Country Club Park is even more astonishing today, considering the intense development visible all around it. The neighborhood encompasses over 30 continuous residential blocks, bordered by Olympic, Pico, Western and Crenshaw. Besides the grand mansions, most of the homes in the area were built in the teens and twenties. Rows of intact and well-maintained Mediterranean "villas," Tudor castles, Craftsman bungalows and late Victorian Queen Annes harmoniously line the streets, nurtured by the residents' pride in and care for their neighborhood.

A stroll through Country Club Park will reveal many noteworthy houses besides those discussed in this brochure. Those listed here were selected as representative of the area. Further exploration will result in a deeper understanding and rich appreciation for Country Club Park, one of Los Angeles' older suburbs which remains an area of charm and architectural value.

The Los Angeles Conservancy thanks the Country Club Park Neighborhood Association and local residents for their enthusiastic cooperation in sharing their homes with an appreciative audience.

Photos: Milbank Mansion (above), Reeves Mansion (right).



1 Milbank Mansion 1913-14
3340 Country Club Drive
G. Lawrence Stimson Co., architect/
builder

This estate appears to be the most substantial residential estate in the City of Los Angeles designed at a single time for a single family and surviving intact from a period before World War I. The principal residence was built as the home of Isaac Milbank, where he lived until his death in 1922; his wife residing there until her death in 1953. Mr. Milbank was an executive of the New York Condensed Milk Company (the predecessor of the Borden Company) before coming to California. In Los Angeles, he was a director of the Pacific Mutual Life Insurance Company. He was president of Union Oil Associates and vice president of the Pacific Finance Corporation. As president of Country Club Park, a corporation which acquired this site and surrounding acreage from the Los Angeles Country Club, he oversaw its subdivision.

His commanding mansion today is the centerpiece of the neighborhood. Mr. Milbank commissioned architect Stimson, designer of the Wrigley Mansion in Pasadena, who produced a similarly impressive structure. Today the Wrigley Mansion is the headquarters of the Tournament of Roses. The Mediterranean-Beaux Arts facade and hilltop siting of Milbank create the illusion of a residence even larger than its 27 rooms. A sweeping metal and glass entry canopy commands attention. Mediterranean styling—a green tiled hipped roof, ornate brackets, open porches, a sweeping entry canopy, and smooth stucco surfaces—was popular prior to World War I. Country Club Park contains a high concentration of Mediterranean styled houses, from the modest to the grand.

On the same grounds, Stimson designed second home in the American Colonial Revival style (1915) for the Milbanks' daughter and in-law (photo for #1).

The Milbank heirs sold the estate in 1953 and today it is leased to a nonprofit educational corporation.

2 Reeves Mansion
Sisters of Social Service 1913
1130 Westchester Place
Alfred F. Rosenheim

The Reeves Mansion is an excellent survivor of an early period of luxury building, in virtually intact condition and the one next door at 1120 W. distinguished local architect, Alfred F. Rosenheim. The construction cost of the Reeves was \$57,670, at a time when most houses cost \$8,000-\$10,000, and both the cost \$50,000.

The Reeves Mansion is a red brick and recessed mortar giving it a rich texture. The repeating arches add a Mediterranean while circular decorative springs of the arches. The foyer is a rainbow of color marble.

Elaborate decorative interior, including gold-leaf coordinated pocket-door individualized fireplace grand staircase has fluted post design case is placed a gable window. Original light individually distinguished round breakfast room platefully encompasses Mr. and Mrs. Reeves by a three-room

Architect Rosenheim next door in 1913 lavished on the red-tiled tower of stained glass, tiny gargoyles first floor.

The Sisters of the Rosenthal Reeves Mr. excellent

Rosenthal whose downtown Popular Theatre Church Adair the A Cha

3

4 1229
Front

This
metrical
low brick
upper-
ceiling
wood
touch
metal
glass
porch

mirrored

NEIGHBORHOOD TOUR

1 Milbank Mansion
3340 Country Club Drive

2 Reeves Mansion
Sisters of Social Service
1130 Westchester Place

3 West side of 3rd Avenue South
from 1133 to 1271

4 1229 3rd Avenue

5 1248 3rd Avenue

6 1255 Westchester Place

7 1215 Westchester Place

8 1230 S. Arlington Avenue

9 1245 S. Arlington Avenue

4th Avenue

3rd Avenue

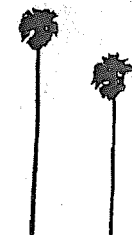
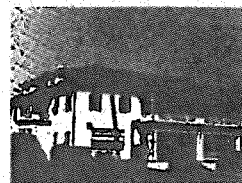
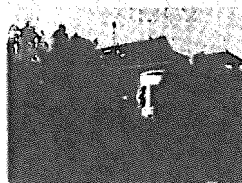
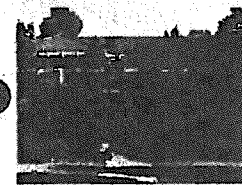
Country Club Drive

Westchester Place

S. Arlington Avenue



S. Van Ness Avenue



- 11 Pico-Arlington Christian Church
3405 Pico Boulevard (corner Arlington)
- 11 S. Van Ness Avenue
- 12 1219 S. Van Ness Avenue
- 13 1219 S. Gramercy Place
- 14 1237 S. Gramercy Place
- 15 1231 S. St. Andrews Place
- 16 1215 S. St. Andrews Place
- 17 The Church of Jesus Christ
of Latter-Day Saints
1209 S. Manhattan Place
- 18 1041 S. Gramercy Drive
- 19 1035 S. Gramercy Drive
- 20 1028 S. Gramercy Place
1034 S. Gramercy Place
1040 S. Gramercy Place
- 21 Hebron Church
(originally Forum Theatre)
4050 Pico Boulevard (corner Norton)



S. Gramercy Place



S. Wilton Place



Country Club Drive

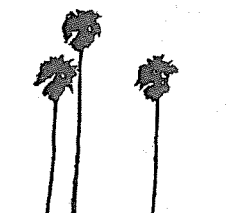
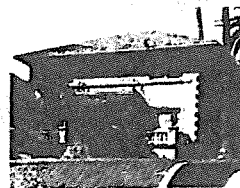
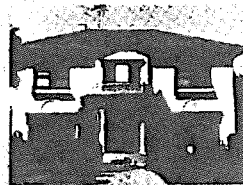
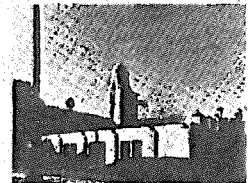
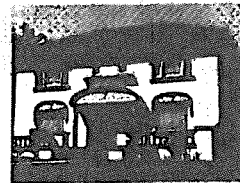


S. Gramercy Drive



S. St. Andrews Place

S. Manhattan Place



15 Avenue

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Man Place

- 1 Milbank Mansion 1913-14
3340 Country Club Drive
G. Lawrence Simson Co., architect/
builder

This estate appears to be the most substantial residential estate in the City of Los Angeles designed at a single time for a single family and surviving intact from a period before World War I. The principal residence was built as the home of Isaac Milbank, where he lived until his death in 1922; his wife residing there until her death in 1953. Mr. Milbank was an executive of the New York Consolidated Milk Company (the predecessor of the Borden Company) before coming to California. In Los Angeles, he was a director of the Pacific Mutual Life Insurance Company. He was president of Union Oil Associates and vice president of the Pacific Finance Corporation. As president of Country Club Park, a corporation which acquired this site and surrounding acreage from the Los Angeles Country Club, he oversaw its subdivision.

His commanding mansion today is the centerpiece of the neighborhood. Mr. Milbank commissioned architect Simson, designer of the Wrigley Mansion in Pasadena, who produced a similarly impressive structure. Today the Wrigley Mansion is the headquarters of the Tournament of Roses. The Mediterranean-Beau Arts facade and hilltop siting of Milbank create the illusion of a residence even larger than its 27 rooms. A sweeping metal and glass entry canopy commands attention. Mediterranean styling—a green tiled hipped roof, ornate brackets, open porches, a sweeping entry canopy, and smooth stucco surfaces—was popular prior to World War I. Country Club Park contains a high concentration of Mediterranean styled houses, from the modest to the grand.

On the same grounds, Simson designed a second home in the American Colonial Revival style (1915) for the Milbanks' daughter and son-in-law (photo for #1).

The Milbank heirs sold the estate in 1976, and today it is leased to a nonprofit educational corporation.

- 2 Reeves Mansion
Sisters of Social Service 1913
1130 Westchester Place
Alfred F. Rosenheim

The Reeves Mansion is an extraordinary survivor of an early period of luxury home-building, in virtually intact condition. This home and the one next door at 1120 were built by a distinguished local architect, Alfred Rosenheim. The construction cost of the Reeves Mansion was \$57,670, at a time when most homes cost \$8,000-\$10,000, and both the Milbank houses cost \$50,000.

The Reeves Mansion is distinguished by its red brick and recessed mortar construction, giving it a rich texture. The red tile roof and repeating arches add a Mediterranean flavor, while circular decorative motifs in the arches and the springs of the arches. The exterior entrance foyer is a rainbow of colored and veined marble.

Elaborate decorative details fill the interior, including gold-leaf scrollwork, cast plaster, coordinated pocket-door hardware and four individualized fireplaces. The finely detailed grand staircase has three alternating spindled and fluted post designs. At the top of the staircase is placed a geometric stained-glass window. Original light fixtures complement the individually distinguished rooms. An unusual round breakfast room (now a chapel) is completely encompassed by a lush garden mural. Mr. and Mrs. Reeves' bedrooms are connected by a three-room marble and ceramic bath.

Architect Rosenheim built his own house next door in 1915. The care and thought he lavished on these houses is evident. The turret tower of 1120 contains nine panels of stained glass, each one a different design. Tiny gargoyles guard the drainpipes above the first floor.

The Sisters of Social Service moved into the Rosenheim Mansion in 1930 and into the Reeves Mansion in 1946. They have taken excellent care of these superb buildings.

Rosenheim was an eminent architect whose works include the May Company (1908) downtown; the Hellman Building, now Banca Popolare (1903) at 4th and Spring; the Cameo Theater (1910) on Broadway and the Second Church of Christ Scientist (1908) on West Adams. He was elected the first President of the American Institute of Architects, California Chapter.

- 3 West side of 3rd Avenue, south
from 1133 to 1271
1908-1912

This row forms a continuous streetscape of richly detailed houses spanning the transition from Queen Anne Victorian to Craftsman architecture, in shingle, wood and stone. The houses have a strong presence on the street, with their deeply recessed porches and prominent roof gable forms. A careful look reveals a summary of features prevalent throughout Country Club Park: Tudor Revival, Mediterranean, and Colonial Revival-Foursquare construction. Note the matching garages.

- 4 1229 3rd Avenue 1912
Frank E. Hartigan, architect/builder

This Italianate design is a nine-room symmetrical wood frame house with insulating hollow brick, all faced in stucco: a solid, pragmatic upper-middle class house of 1912. The porch ceiling is finely crafted tongue-in-groove redwood. Lionhead hip joints add a whimsical touch to the clay tile roof. The triumphal arch motif of the porch recurs in the piers, beveled glass oak entry doors and sidelights, newel post insets and fireplace pilasters.

The interior is characterized by stained maple throughout. The finely crafted coordinated hardware is all original. Innovations from the 1900's include light fixtures fitted for both gas and electricity (in case electricity proved merely a fad) and gas fireplaces, including one upstairs of blue tile, delicately spindled and carved mantel, and beveled glass.

Hartigan, the builder, was responsible for numerous structures on South Gramercy Place (see #23).

- 5 1248 3rd Avenue 1910

Built during the heyday of the Prairie School, this house bears a striking resemblance to designs of Frank Lloyd Wright. Although few Prairie Houses were built in the West, 1248 proudly expounds elements of this short-lived style: a strong horizontal emphasis in the roof, dormers and porch, and a relatively unadorned symmetrical massing with enormous original planters framing a conspicuous entrance. Stained glass above the front and rear left windows provide a delicate interplay with the boldness of the structure's massing, sometimes called the Prairie Box or American Foursquare.

The centerpiece of the interior, a stone bracketed fireplace with oak mantel, repeats the horizontal emphasis of the exterior. Symmetrical stained glass borders the fireplace, more of which is found atop the grand staircase whose newel posts are illuminated by built-in frosted glass lamps. This antique glass journey culminates at the second landing with geometrically patterned pocket doors.

Note: Compare the Weber House (1921) at 3923 West 9th Street, Lloyd Wright's first Los Angeles building and clearly influenced by his father's Prairie School architecture. The house is just a few blocks north of Olympic Boulevard off 4th Avenue.

- 6 1255 Westchester Place 1907

The oldest house in the neighborhood, this gigantic turreted Mediterranean-influenced castle is almost completely engulfed by voluminous weeping willow trees. The sparkling green tile roof is similar to the Milbank Mansion, but the grouped Byzantine-style porch columns are unique. Intricate floral bracketing and fresco panels surround the roofline. A glass conservatory visible beside the porte-cochère dates from 1914.

Once inside the solid oak entrance and foyer, the visitor is greeted by an awe-inspiring delight: an expansive three-dimensional stained glass scene of a country road with three houses. Enhancing the effect is a stained glass segmented half-dome, a very unusual feature in a residence. Original foliated brass lighting fixtures intermingle with the owner's collection of 26 wind-up phonographs, dating from 1892 through the 1920's, all in working order. Imagine sitting in front of the dark-green tile and mahogany fireplace, listening to music of the same period!

- 7 1215 Westchester Place 1914
C. A. Fallows, owner/builder

This Tudor Revival house is flavored with elements of Craftsman construction: upturned eaves, prominent rafters, notched rafters over the carport and tapered wooden piers on the porches and corners. Elaborately latticed leaded windows adorn the ground floor. A singular feature is the undulating brickwork in the front yard, paralleling the slope of the front gable.

- 8 1230 S. Arlington Avenue c. 1925

This is an elaborate Tudor Revival house with extensive half-timbering, long sloping rooflines and a vertically segmented brick chimney. Elements of the Craftsman style appear in the massive notched roof rafters, notched bargeboards and simplified brackets. Note that the free-standing garage/servants quarters match the design of the main house, a common feature of the period.

- 9 1245 S. Arlington Avenue 1915
Butler Brothers Construction Co.

The sleek horizontal massing of this Colonial Revival house is accentuated by the three-quarter length porch extending to a porte-cochère, and low-pitched roof. Paired and tripled Tuscan columns support the porch with its spindled ground-floor and balcony balustrades. The upper porch supports modern replacements of the originals. The rounded side bay with balcony constitutes an interior piano nobile in the living room. Built two years after the Reeves Mansion, the massing is quite similar, with two hipped roof sections and extended second-story balcony above the porch. Leaded beveled glass windows adorn the sidelights and front window.

The interior is an extraordinary expanse of mahogany, including pocket doors, moldings, fireplace and a dramatic elliptical stair-

- 10 Pico-Arlington Christian Church 1927
3405 Pico Boulevard (corner Arlington)
Harold Cross, architect

The Spanish Colonial design with Churrigueresque ornamentation and 75 foot bell-tower recalls the Early California Missions. The elaborate entrance includes rich Baroque decoration and spiraling Corinthian columns—all in cast concrete. An Art Deco zigzag pattern above the door hints at the church's late 20's construction.

Extensive use of Malibu tile, stenciling and stained glass add colorful visual interest to the massive beamed interior. Huge iron ceiling fixtures introduce a scroll pattern that is evident throughout the church. The detailed framing of the Baptistry continues the visual axis begun at the Churrigueresque entrance while the Baptistry itself is awash with colorful Malibu tile.

- 11 1236 S. Van Ness Avenue 1925
G. J. Lord, architect

This Tudor Revival Cottage is a whimsical and delightful achievement, portraying features found on the larger Tudor houses in Country Club Park. With the extraordinary clinker brick walls is a patterned shingled roof with overhanging eaves, a gabled entrance and a side wing with a long sloping roofline. Adding more texture, the half-timbering has a hand-hewn finish.

- 12 1219 S. Van Ness Avenue 1915
Erick Lund, architect and original owner
1225 S. Van Ness Avenue 1921
J. H. Hillcock and Son, builders

These two houses exemplify the Mediterranean architecture in Country Club Park: Spanish tile roof, bracketed eaves (more elaborate on 1225), and rectangular building forms. The differences in roof shape and porch treatment are characteristic of Mediterranean style houses built several years apart.

- 13 1219 S. Gramercy Place 1922
R. D. Jones, architect

Another variation of Colonial Revival-American Foursquare, this house features several curvilinear accents. An elliptical porch has pairs of graceful fluted ionic columns, crowned by a balustrade with delicate spindle-work. The ground floor windows are emphasized by strong curvilinear brackets supporting a lintel, which is surmounted by decorative plasterwork inside a half-circle. The horizontal roofline lifts in a curve to accent the central doorway.

- 14 1237 S. Gramercy Place 1909
H. R. Dodd, owner/builder

This house displays Mediterranean massing and features such as a hipped tile roof, a symmetrical facade and a breezy front porch. The pointed arches of the porch are unusual and echo the pitch of the roof. A close look at the bracketing reveals the simplified upturned rafters typical of the Craftsman style. The narrow porte-cochère could accommodate both horse-drawn and horseless carriages; the bottom step is raised to meet the carriage.

Inside the solid oak entrance is a house resplendent with original hand-laid tile: a zig-zag pattern in the foyer, soft colors in the kitchen and butler's pantry, a tan-brown-black motif in one bathroom and a pink-green blend in the other. A spectacular mahogany and Italian marble fireplace commands the living room. At the top of the narrow staircase off the kitchen, an unexpected delight is the stained glass country castle scene, similar to the one in #6.

- 15 1231 S. St. Andrews Place 1923
H. C. Fugel, architect

Under the triple-bracketed Spanish tile roof of this elegant and formal Mediterranean Foursquare is a perfectly symmetrical facade. Elaborate scrollwork crowns the ground-floor windows and doors. The upper windows are accented with arched hood moldings and rectangular surrounds, adding architectural form which is functional as well, shedding the rain that occasionally intrudes on Southern California's sunny skies.

- 16 1215 S. St. Andrews Place 1924
William F. Porath, architect/builder

The raised elevation of this house, plus its projecting entry bay and balustrade, lend grandeur to the entryway. The central arched window and rusticated quoining are the major details of this solid, symmetrical, square construction. The central upper window has on unusual, somewhat Moorish, profile.

Inside, the living room features a Batchelder tile fireplace with finely detailed floral patterns. Original leaded-glass pocket doors lead into the dining room and its built-in china cabinet with original milk glass. The house is filled with unusual antiques, including an English factory time clock, a tropically carved Chinese chest and a 1920's Zenith phono-radio.

- 17 The Church of Jesus Christ
of Latter-Day Saints 1928
1209 S. Manhattan Place
Pope and Burton, architects

This rare example of an Art Deco inspired church was designed by Pope and Burton of Salt Lake City, official architects for the Mormon Church. The 83-foot-high domed tower with finial dominates the skyline. The tower displays Moorish caps at its setbacks and a circular grill motif. Setbacks also accent the wall corners and abstract pilasters, while the circular ornament is repeated in the doors leading to the California Mission style courtyard. The arched interior arcade and arched window pairs integrate the various details, the most striking of which is the Art Deco geometric stained glass.

- 18 1041 S. Gramercy Drive c. 1911

This classic Craftsman bungalow features a deep asymmetrical porch and asymmetrical massing. It is clad with wood shingles and the windows are accented with strongly defined frames. The hardwood entrance door with diamond-leaded sidelights and the rounded stone aggregate porch and chimney are typical Bungalow features. Note the arched openings near the porch floor: these are for water drainage and sweeping (also on #7 in brochure).

- 19 1035 S. Gramercy Drive 1909

A large rectangular house framed by a single overhanging gable, this Shingle style house displays elements of the Craftsman style: overextended roof eaves, exposed rafter ends, simple brackets and tapered plain-post entry pilasters. The red stone porch provides contrasting texture. An unusual touch is the proportioned groups of vertical octic ventilation slots. The original porch has been altered; the iron balcony is an addition.

- 20 1028 S. Gramercy Place 1913
1034 S. Gramercy Place 1910
1040 S. Gramercy Place 1914

This group of three fine vintage homes is typical of the Craftsman and Mediterranean houses found in Country Club Park. 1028 was designed and built by Frank Hartigan, who also built numbers 1016, 1022, 1033, 1039, 1045, 1210 South Gramercy Place and #4 in brochure. Strong architectural elements are the piers, brackets and projecting roof forms.

- 21 Hebron Church (originally Forum Theater)
1921-24
4050 Pico Boulevard (corner Norton)
Edward J. Baergmeyer, architect

One of the first large theaters outside downtown, the 2,000-seat Warner Brothers Forum Theater was considered "the most beautiful movie house in the world" as recently as 1972 (L.A. Times). Above the elaborate Roman Revival facade of full and broken pediments, gigantic Corinthian columns and a Roman warrior frieze, a rooftop restaurant used to cater to moviegoers.

The auditorium interior was termed "modified atmospheric." A series of ionic columns along its entire length framed murals, creating the effect of being surrounded by Italian gardens.

Note the architectural nameplate near the left front entrance.

Credits

Written by Ray Pendo
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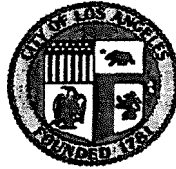
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DATE: JULY 12, 2013

RE: 1245 - 1255 WESTCHESTER PL

After a thorough search of our files, we are **unable** to locate the following information:

___ Certificate(s) of Occupancy - _____

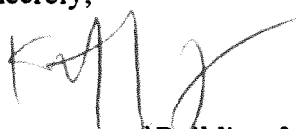
✓ Building permit(s) - ORIGINAL _____

___ Other - _____

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For further assistance, you may call (213)482-6899

Sincerely,


Department of Building & Safety
Records Section.
201 N. Figueroa St.,
1st Floor, Room 110
Los Angeles CA 90012

75



All applications must be filled out by applicant

PLAN AND SPECIFICATIONS
and other data must also be filed

3

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 conditions entered into the records of the permit:

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

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

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

REMOVED FROM		REMOVED TO		District
Lot	Block	Lot	Block	
Tract		Tract		
TAKE TO ROOM No. 4 FIRST FLOOR				
ASSESSOR PLEASE VERIFY				
Book	Page	F. B. Page	Book	Page
TAKE TO ROOM No. 14 THIRD FLOOR				
ENGINEER PLEASE VERIFY				
From No.		Street		
To No. 1255 West Chester Place		Street		
(USE INK OR INDELIBLE PENCIL)				

1. What Purpose is the present Building used for? Conservatory
2. Owner's name Mrs. Mary A. Wright Phone
3. Owner's address 1255 West Chester Place
4. Architect's name Parker Hamilton Co. Arch. Phone
5. Contractor's name Parker Hamilton Co. Phone
6. Contractor's address 187 Ross St.
7. ENTIRE COST OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Ceilings, Elevators, Painting, Finishing, etc.} \$400.00
8. Class of Present Building Eleven (114) No. of Rooms at present Two

This conservatory is to be built on cement balcony emerging from dining room of the present building. Floor and ornamental railing as shown on drawings, are already in place. Outside dimensions of the conservatory 8'-11" x 10'-11" x 11' over all.

The side walls and roof will be comprised of one inch tee iron placed vertically and secured at the bottom, middle and top, by one inch angle iron, all securely riveted together; the corner to have two inch angle iron. All to be covered with copper.

The side lights are to be glazed with plate glass, and the roof to be glazed with a green tinted art glass.

PERMIT NO. 2105	Plans and specifications checked and found to conform to Ord. 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	Application checked and found O. K. (Use Rubber Stamp) OCT 13 1914 G.K. Clerk	RECEIVED OCT 18 1914 TWOULN
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3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

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

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

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

REMOVED FROM

REMOVED TO

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

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

Present location of building } 1255 Westchester Pl.
(House Number and Street)

New location of building }
(House Number and Street)

Between what cross streets }
Deputy.

Approved by
City Engineer.

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

2. Use of building AFTER alteration or moving..... Families..... Rooms.....

3. OWNER (Print Name)..... *Russell A. Wyatt* Phone.....

4. Owner's Address..... *1255 Westchester Pl. S.A.*

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

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

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

8. Contractor's Address.....

9. VALUATION OF PROPOSED WORK..... *400.00*
(Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon)

10. State how many buildings NOW } *house & garage*
on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)

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

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

Describe briefly and fully all proposed construction and work:

Plastering and general repair and repainting

Fill in Application on other Side and Sign Statement

300 (OVER)

PERMIT NO.		FOR DEPARTMENT USE ONLY				Feb. 3 1941	
19099	Plans and Specifications checked	Zone	Fire District		Stamp here when Permit is issued		
	Corrections verified	Blkd. Lot	No.				
	Plans, Specifications and Applications reviewed and approved	Fe.		St. or Widenng			
	Application checked and approved		Fe.		AUG 12 1941		
PLANS	For Plans See	Filed with	Specified		Inspector		
Rec'd			Required Valuation Included		11- [Signature]		

3

APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT 15, 16	2. DISTRICT 4589	3. TRACT Robert Marsh & Co's	4. APPROVED DS	5. ZONE R-1
6. BUILDING ADDRESS 1255 Westchester Pl.	7. FIRE DIST. 12th St.	8. PRESENT USE OF BUILDING Dwelling	9. NEW USE OF BUILDING Same	10. INSIDE X KEY
11. OWNER Willie Evans	12. P. O. Above	13. STATE LICENSE 165423	14. PHONE	15. COR. LOT REV. COR. LOT SIZE 120 X 150
16. LIC. ENGR.	17. STATE LICENSE 165423	18. PHONE	19. NEAR ALLEY SIDE ALLEY BLDG. LINE	20. AFFIDAVITS
21. CONTRACTOR'S ADDRESS 1642 W. Adams	22. P. O. L. A. 7	23. ZONE	24. BLDG. AREA N.C.	25. SPRINKLERS REQ'D. SPECIFIED
26. SIZE OF EXISTING BLDG. 40 X 30	27. STORIES 2	28. HEIGHT 20	29. NO. OF EXISTING BUILDINGS ON LOT AND USE W. Dwelling & Apt. Gar.	30. DISTRICT OFFICE L. A.
31. MATERIAL EXT. WALLS: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE	32. ROOF CONST. <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER	33. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 1300.	34. VALUATION APPROVED Johnson	35. DWELL. UNITS
36. NEW WORK: EXT. WALLS REMODEL KITCHENS REPLACING CABINETS. NO CHANGE IN FLOOR AREA. C. OF D. AND TILE ISSUED	37. ROOFING	38. SIZE OF ADDITION STORIES HEIGHT	39. APPLICATION CHECKED Johnson	40. PARKING SPACES
41. I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.	42. PLANS CHECKED	43. CORRECTIONS VERIFIED	44. PLANS APPROVED	45. GUEST ROOMS
SIGNED: Edward J. Kerner	46. INSPECTION APPROVED	47. INSPECTION APPROVED	48. INSPECTION APPROVED	49. FILE WITH
50. This Form When Properly Validated Is a Permit to Do the Work Described.	51. INSPECTION APPROVED	52. INSPECTION APPROVED	53. INSPECTION APPROVED	54. CONT. INSP.
55. VALUATION	56. CASHIER'S USE ONLY	57. VALUATION	58. CASHIER'S USE ONLY	59. INSPECTION

LA 88772

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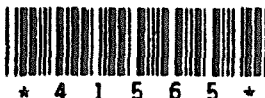
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Form B-3

INSTRUCTIONS:

1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.



City of Los Angeles
Department of Building and Safety

**"NORTHRIDGE EARTHQUAKE" FILE
(EQ1-94)**

ADDRESS: **1255 WESTCHESTER PL**

RECORD NO.: **41565** *POSTING: **GREEN**

The document(s) contained in this file are related to the inspection(s) and/or permits issued for buildings surveyed and/or damaged from the January 17, 1994 earthquake or related aftershocks. Many of the damage estimates were made under emergency conditions and should not be used to make bids for repair, demolition, or rebuilding. These records were created for use by the Department of Building and Safety only. The City of Los Angeles and the Department of Building and Safety are not responsible for any use of this data. Check the retrieval index for all available earthquake documents as other documents may have become available for viewing after this file was prepared for viewing (filmed and scanned).

"RECORD NO." refers to a unique computer-generated number assigned by the Damage Assessment database to uniquely identify a structure or, in cases of a vacant lot, the site. Each separate building was assigned a unique Record No. For example, a site with a dwelling and detached garage was assigned two Record Nos. (one for the dwelling and one for the garage).

*"POSTING" is based on the last inspection report in the earthquake files at the time it was prepared for viewing. It refers to the type of placard affixed to the structure (or site when the lot is vacant) by a Building and Safety Inspector during an inspection for earthquake damage or repair. The official placards are commonly referred to by their color as follows: "RED" is unsafe to occupy; "YELLOW" is limited entry; and "GREEN" is safe to occupy. Other designations were used in the Posting field, but are not postings. They are "CERT" and "PERMIT" and are described as follows:

"CERT" refers to cases where a Certified License Contractor repaired either an earthquake damaged roof, garden wall or chimney (chimney only until 12/94), and certified that the work was completed via a Certificate of Completion. No posting is available as a Building and Safety Inspector did not make an inspection for earthquake damage or repair. WHEN THE POSTING IS "CERT", IT IS EXPECTED THAT ONLY A CERTIFICATE OF COMPLETION WILL FOLLOW THE COVER SHEET.

"PERMIT" is used when no inspection was made by Building and Safety for earthquake damage prior to issuing a permit to repair damage and our records do not indicate that the work was completed for all outstanding earthquake repair permits for this structure at the time the file was prepared for viewing. WHEN THE POSTING IS "PERMIT", IT IS EXPECTED THAT NO DOCUMENTS, EXCEPT POSSIBLY A COPY OF THE PERMIT WITH HAND-WRITTEN ADDRESS CORRECTIONS, WILL FOLLOW THE COVER SHEET.

A. TYPE OF DISASTER:

☐ Fire ☒ Earthquake

☐ Flood ☐ Other _____

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
RAPID SCREENING INSPECTION FORM

EQ 1-94
OBS 41565

B. BUILDING USE:

☒ Residential

☐ Commercial

C. INCLUSIVE ADDRESS: 1255 WESTCHESTER PL. **COUNCIL DISTRICT:** 10

D. OWNER: _____ **PHONE NO.:** _____

MANAGER: _____ **PHONE NO.:** _____

E. No of Stories: 3 **No. of Living Units:** 1 **Basement:** ☒ YES ☐ UNKNOWN

TYPE CONSTRUCTION: URM I II III IV ☒ V **APPROX. SIZE** 96 ft. X 87 ft.

PRIMARY OCCUPANCY: (Check one, only)

<input checked="" type="checkbox"/> 01 DWELLING	<input type="checkbox"/> 04 AMUSEMENT	<input type="checkbox"/> 07 PVT. GARAGE	<input type="checkbox"/> 10 HOSPITAL	<input type="checkbox"/> 13 OFFICE	<input type="checkbox"/> 16 RET. STORE	<input type="checkbox"/> 21 THEATRE
<input type="checkbox"/> 02 DUPLEX	<input type="checkbox"/> 05 APARTMENT	<input type="checkbox"/> 08 PUB. GARAGE	<input type="checkbox"/> 11 HOTEL	<input type="checkbox"/> 14 PUB. ADMIN.	<input type="checkbox"/> 17 RESTAURANT	<input type="checkbox"/> 22 WAREHOUSE
<input type="checkbox"/> 03 AIRPORT	<input type="checkbox"/> 06 CHURCH	<input type="checkbox"/> 09 GAS STATION	<input type="checkbox"/> 12 MFG.	<input type="checkbox"/> 15 PUB. UTIL.	<input type="checkbox"/> 18 SCHOOL	<input type="checkbox"/> 35 CONDO
						<input type="checkbox"/> 99 OTHER

F. INSTRUCTIONS: Examine the building to determine if any hazardous conditions exist. A "YES" answer in Categories 1, 2, or 4 is grounds for posting building UNSAFE. If condition is suspected to be unsafe and more review is needed, check appropriate Unknown box(es) and post LIMITED ENTRY. A "YES" answer in Category 3 requires posting and/or barricading to indicate AREA UNSAFE. Explain "YES", "UNKNOWN" findings and extent of damage under "Comments."

EXISTING HAZARDOUS CONDITIONS

Condition	YES	NO	UNK	Condition	YES	NO	UNK
1. Structure Hazardous Overall				3. Nonstructural Hazards			
Collapse/partial collapse	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parapets/ornamentation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building or story leaning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cladding/glazing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ceiling/light fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
				Interior Walls/partitions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Hazardous Structural Elements				Elevators	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Foundations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stairs/Exits	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof/Floors (vertical loads)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electric/Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Columns/pilasters/corbels	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Chimney	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Diaphragms/horizontal bracing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Walls/vertical bracing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
Moments Frames	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Geotechnical Hazards			
Precast connections	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Slope failure/debris	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ground Movement, fissures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
				Other _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMMENTS: CHIMNEY REMOVED TO ROOF LINE.

G. Vacate Bldg.? ☐ YES ☒ NO **Partially Vacate Bldg.?** ☐ YES ☒ NO **No. of Living Units Vacated:** 0

EST. DAMAGE: 2 **% EST. DAMAGE:** \$12,000 **PERMIT REQUIRED?** ☒ YES ☐ NO

H. OVERALL RATING:	Existing	Recommended
INSPECTED (Green)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior Only		
Exterior and Interior		
LIMITED ENTRY (yellow)	<input type="checkbox"/>	<input type="checkbox"/>
UNSAFE (Red)	<input type="checkbox"/>	<input type="checkbox"/>
Building		
Area (See Section I-3)		

I. RECOMMENDATIONS: (Circle Number / Fill in data)

☒ 1. No Further Action required.

☐ 2. Detailed Evaluation required.

_____ Structural _____ Geotechnical

☐ 3. Barricades needed in the following areas:

☐ 4. Disconnect utilities:

_____ Electric _____ Gas _____ Water

J. INSPECTOR:

Name/I.D.: GONZALEZ/JOHNSON

Phone: 237 1479

K. INSPECTED:

Date: 1-28-94

Time: 11:00 a.m./p.m.

Dr. W. J. Davis Residence: 1255 Westchester Place, Los Angeles, CA 90019 ~ Built: 1907.
Architect: Theodore Augustus Eisen ~ Contractor: Unknown ~ Photos: ©Anna Marie Brooks 2013.



Residence and garage: View southwest. Source: Bing Maps.



Residence and garage: View north. Source: Big Maps.

**Dr. W. J. Davis Residence: 1255 Westchester Place, Los Angeles, CA 90019 ~ Built: 1907.
Architect: Theodore Augustus Eisen ~ Contractor: Unknown ~ Photos: ©Anna Marie Brooks 2013.**



Residence and garage: View northeast. Source: Bing Maps.



Residence and garage: View southeast. Source: Bing Maps.

Dr. W. J. Davis Residence: 1255 Westchester Place, Los Angeles, CA 90019 ~ Built: 1907.
Architect: Theodore Augustus Eisen ~ Contractor: Unknown ~ Photos: ©Anna Marie Brooks 2013.



Entry: Pillars with capitals at rear. Glass in entry door and sidelights has been changed out. View west.



Third floor: Original roof tiles, pergola, brackets and piers remain, as do windows.
Second floor: Added awning and supports and some window changeouts. Original half-height piers with original metal trim, original copper gutters, now painted, view west.

Dr. W. J. Davis Residence: 1255 Westchester Place, Los Angeles, CA 90019 ~ Built: 1907.
Architect: Theodore Augustus Eisen ~ Contractor: Unknown ~ Photos: ©Anna Marie Brooks 2013.



Details: Gutter brackets, eaves with decorative brackets with decorative plaques between them. Decorative member on banding. Decorative members on downspout headers.



Partial view of porte-cochere on north of residence.

Dr. W. J. Davis Residence: 1255 Westchester Place, Los Angeles, CA 90019 ~ Built: 1907.
Architect: Theodore Augustus Eisen ~ Contractor: Unknown ~ Photos: ©Anna Marie Brooks 2013.



Slight view, garage at southwest of residence, behind greenery.



Turret at northeast corner of residence, beneath eaves.

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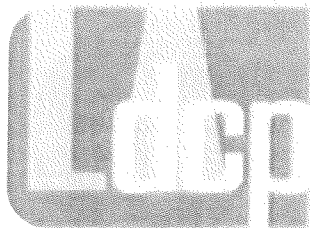
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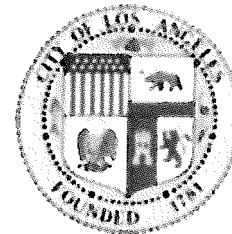
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ZIMAS. www.zimas.lacity.org/



City of Los Angeles Department of City Planning



7/6/2014 PARCEL PROFILE REPORT (modified version)

PROPERTY ADDRESSES

1255 S WESTCHESTER PL

ZIP CODES

90019

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2010-994-HPOZ-MS

CPC-2009-2594-ICO

CPC-2007-2707-ICO

CPC-16921

ORD-181372

ORD-179285

ORD-128037

ENV-2010-995-CE

ENV-2009-2595-CE

PRIOR-06/01/1946

Address/Legal Information

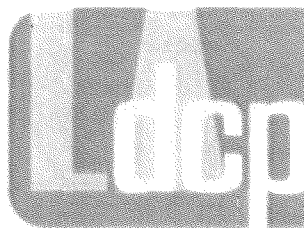
PIN Number 129B189 889
 Lot/Parcel Area (Calculated) 3,001.1 (sq ft)
 Thomas Brothers Grid PAGE 633 - GRID G4
 Assessor Parcel No. (APN) 5081020020
 Tract ROBERT MARSH AND CO'S WESTCHESTER PLACE
 Map Reference MB 7-101
 Block None
 Lot 16
 Arb (Lot Cut Reference) 2
 Map Sheet 129B189
 Jurisdictional Information
 Community Plan Area Wilshire
 Area Planning Commission Central
 Neighborhood Council Olympic Park
 Council District CD 10 - Herb J. Wesson, Jr.
 Census Tract # 2129.00
 LADBS District Office Los Angeles Metro
 Planning and Zoning Information
 Special Notes None
 Zoning R1-1-O-HPOZ
 Zoning Information (ZI) None
 General Plan Land Use Low II Residential
 General Plan Footnote(s) Yes
 Hillside Area (Zoning Code) No
 Baseline Hillside Ordinance No

Baseline Mansionization Ordinance Yes
 Specific Plan Area None
 Special Land Use / Zoning None
 Design Review Board No
 Historic Preservation Review Yes
 Historic Preservation Overlay Zone Country Club Park
 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
 Assessor Information
 Assessor Parcel No. (APN) 5081020020
 APN Area (Co. Public Works)* 0.482 (ac)
 Use Code 0100 - Single Residence
 Assessed Land Val. \$154,529
 Assessed Improvement Val. \$241,228
 Last Owner Change 02/25/81
 Last Sale Amount \$9
 Tax Rate Area 67
 Deed Ref No. (City Clerk) 205585
 147657-58
 Building 1
 Year Built 1907
 Building Class DB5C
 Number of Units 1
 Number of Bedrooms 8
 Number of Bathrooms 4
 Building Square Footage 7,613.0 (sq ft)
 Building 2 No data for building 2
 Building 3 No data for building 3
 Building 4 No data for building 4
 Building 5 No data for building 5

Additional Information

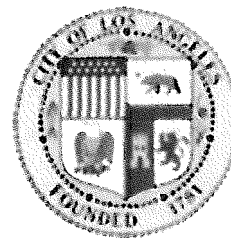
Airport Hazard None
 Coastal Zone None
 Farmland Area Not Mapped
 Very High Fire Hazard Severity Zone No
 Fire District No. 1 No
 Flood Zone None
 Watercourse No
 Hazardous Waste / Border Zone Properties No
 Methane Hazard Site Methane Zone
 High Wind Velocity Areas No
 Special Grading Area (BOE Basic Grid Map A-13372) No
 Oil Wells None
 Seismic Hazards
 Active Fault Near-Source Zone
 Nearest Fault (Distance in km) 1.80212028341308
 Nearest Fault (Name) Puente Hills Blind Thrust
 Region Los Angeles Blind Thrusts
 Fault Type B
 Slip Rate (mm/year) 0.70000000
 Slip Geometry Reverse
 Slip Type Moderately / Poorly Constrained
 Down Dip Width (km) 19.00000000
 Rupture Top 5.00000000
 Rupture Bottom 13.00000000
 Dip Angle (degrees) 25.00000000
 Maximum Magnitude 7.10000000
 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 Central City
 State Enterprise Zone None
 State Enterprise Zone Adjacency No
 Targeted Neighborhood Initiative None
 Public Safety
 Police Information
 Bureau West
 Division / Station Wilshire
 Reporting District 759
 Fire Information

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.



**City of Los Angeles
Department of City Planning**

**7/6/2014
PARCEL PROFILE REPORT
(modified version)**



Division	1
Battalion	11
District / Fire	29
Station	
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-2010-994-HPOZ-MS
Required Action(s): HPOZ-HISTORIC PRESERVATION OVERLAY ZONE
MSC-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)
Project Descriptions(s): HISTORIC PRESERVATION OVERLAY ZONE AND PRESERVATION PLAN

Case Number: CPC-2009-2594-ICO
Required Action(s): ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s): COUNTRY CLUB PARK INTERIM CONTROL ORDINANCE EXTENSION

Case Number: CPC-2007-2707-ICO
Required Action(s): ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s): TEMPORARY MORATORIUM IN COUNTRY CLUB PARK UNTIL THE HPOZ CAN BE ADOPTED.

Case Number: ENV-2010-995-CE
Required Action(s): CE-CATEGORICAL EXEMPTION
Project Descriptions(s): HISTORIC PRESERVATION OVERLAY ZONE AND PRESERVATION PLAN

Case Number: ENV-2009-2595-CE
Required Action(s): CE-CATEGORICAL EXEMPTION
Project Descriptions(s): COUNTRY CLUB PARK INTERIM CONTROL ORDINANCE EXTENSION

DATA NOT AVAILABLE

CPC-16921
ORD-181372
ORD-179285
ORD-128037
PRIOR-06/01/1946

APN: 5081020020
PIN #: 129B189 889

Address: 1255 S WESTCHESTER PL

Tract: ROBERT MARSH AND CO'S
WESTCHESTER PLACE
Block: None
Lot: 16
Apt: 2

General Plan: Low II Residential
Zoning: R1-1-O-HPDZ

Streets Copyright (c) Thomas Brothers Maps, Inc.



0.02 Miles
80 Feet

ZIMAS PUBLIC

Generalized Zoning

07/06/2014

City of Los Angeles
Department of City Planning

ARLINGTON AVE

WESTCHESTER PL










3RD AVE

4TH AVE



LEGEND


GENERALIZED ZONING

-  OS, GW
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, RAS, R4, R5
-  CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC, PVSP
-  CM, MR, WC, CCS, UV, UI, UC, M1, M2, LAX, M3, SL
-  P, PB
-  PF
-  HILLSIDE

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

COMMERCIAL





-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

FRAMEWORK

COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial






INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing
-  Hybrid Industrial

PARKING

-  Parking Buffer





PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site



LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside
-  Airport Airside
-  Airport Northside

OPEN SPACE / PUBLIC FACILITIES
















-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

















INDUSTRIAL

-  Limited Industrial
-  Light Industrial






CIRCULATION

STREET





































	Arterial Mountain Road
	Collector Scenic Street
	Collector Street
	Collector Street (Hillside)
	Collector Street (Modified)
	Collector Street (Proposed)
	Country Road
	Divided Major Highway II
	Divided Secondary Scenic Highway
	Local Scenic Road
	Local Street
	Major Highway (Modified)
	Major Highway I
	Major Highway II
	Major Highway II (Modified)

	Major Scenic Highway
	Major Scenic Highway (Modified)
	Major Scenic Highway II
	Mountain Collector Street
	Park Road
	Parkway
	Principal Major Highway
	Private Street
	Scenic Divided Major Highway II
	Scenic Park
	Scenic Parkway
	Secondary Highway
	Secondary Highway (Modified)
	Secondary Scenic Highway
	Special Collector Street
	Super Major Highway

FREEWAYS

	Freeway
	Interchange
	On-Ramp / Off-Ramp
	Railroad
	Scenic Freeway Highway




MISC. LINES

	Airport Boundary
	Bus Line
	Coastal Zone Boundary
	Coastline Boundary
	Collector Scenic Street (Proposed)
	Commercial Areas
	Commercial Center
	Community Redevelopment Project Area
	Country Road
	DWP Power Lines
	Desirable Open Space
	Detached Single Family House
	Endangered Ridgeline
	Equestrian and/or Hiking Trail
	Hiking Trail
	Historical Preservation
	Horsekeeping Area
	Local Street
	MSA Desirable Open Space
	Major Scenic Controls
	Multi-Purpose Trail
	Natural Resource Reserve
	Park Road
	Park Road (Proposed)
	Quasi-Public
	Rapid Transit Line
	Residential Planned Development
	Scenic Highway (Obsolete)
	Secondary Scenic Controls
	Secondary Scenic Highway (Proposed)
	Site Boundary
	Southern California Edison Power
	Special Study Area
	Specific Plan Area
	Stagecoach Line
	Wildlife Corridor

POINTS OF INTEREST





























 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	 Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
HW Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	 Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	RPD Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

SCHOOLS/PARKS WITH 500 FT. BUFFER

-  Existing School/Park Site
-  Planned School/Park Site
-  Inside 500 Ft. Buffer

- | | |
|--|--|
|  Aquatic Facilities |  Opportunity School |
|  Beaches |  Other Facilities |
|  Charter School |  Park / Recreation Centers |
|  Child Care Centers |  Parks |
|  Elementary School |  Performing / Visual Arts Centers |
|  Golf Course |  Recreation Centers |
|  High School |  Span School |
|  Historic Sites |  Special Education School |
|  Horticulture/Gardens |  Senior Citizen Centers |
|  Middle School |  Skate Parks |

OTHER SYMBOLS

- | | | |
|--|---|--|
|  Lot Line |  Airport Hazard Zone |  Flood Zone |
|  Tract Line |  Census Tract |  Hazardous Waste |
|  Lot Cut |  Coastal Zone |  High Wind Zone |
|  Easement |  Council District |  Hillside Grading |
|  Zone Boundary |  LADBS District Office |  Historic Preservation Overlay Zone |
|  Building Line |  Downtown Parking |  Specific Plan Area |
|  Lot Split |  Fault Zone |  Very High Fire Hazard Severity Zone |
|  Community Driveway |  Fire District No. 1 |  Oil Wells |
|  Tract Map | | |
|  Parcel Map | | |
|  Lot Ties | | |
|  Building Outlines | | |

CHC-2015-772-HCM
Declaration Letter Mailing List
MAILING DATE: 05/22/2015

Philochristus Pentecostal &
Philochristus Pentecostal Research
Group
1255 Westchester Place
Los Angeles, Ca 90019

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

Anna Marie Brooks
County Club Park Neighborhood
Association
1109 4th Avenue
Los Angeles, Ca 90019

Council District 10
City Hall, Room 430
Mail Stop 217

