BILDERRAIN RESIDENCE
124 E. Avenue 33
CHC-2026-341-HCM
ENV-2026-342-CE

Agenda packet includes:

1. Final Determination Staff Recommendation Report
2. Supporting Staff Research Documents
3. Commission/ Staff Site Inspection Photos—April 23, 2026
4. Addendum Submitted by Owner/Applicant–April 17, 2026
5. Categorical Exemption
6. Under Consideration Staff Recommendation Report
7. Historic-Cultural Monument Application

Please click on each document to be directly taken to the corresponding page of the PDF.

Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

HEARING DATE: May 21, 2026
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012
and teleconference (see agenda for login information)

EXPIRATION DATE: July 4, 2026

CASE NO.: CHC-2026-341-HCM
ENV-2026-342-CE

Location: 124 E. Avenue 33
Council District: 1 – Hernandez
Community Plan Area: Northeast Los Angeles
Area Planning Commission: East Los Angeles
Neighborhood Council: Lincoln Heights
Land Use Designation: Low Medium II Residential
Zoning: RD2-1-HPOZ
Legal Description: Foot Hill Tract, Block 4, Lot 15 and Arb 2 of Lot 17

PROJECT: Historic-Cultural Monument Application for the BILDERRAIN RESIDENCE

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS/APPLICANTS: Paul Greenstein
3320 N. Griffin Avenue
Los Angeles, CA 90031

Wan Shan Leung
124 E. Avenue 33
Los Angeles, CA 90031

PREPARER: Charles J. Fisher
140 S. Avenue 57
Highland Park, CA 90042

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare the subject property an** Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.

2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Senior Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Rafael Fontes, Planning Associate
Office of Historic Resources

Attachments: Supporting Staff Research Documents
Commission/Staff Site Inspection Photos–April 23, 2026
Addendum Submitted by Owner/Applicant–April 17, 2026
Historic-Cultural Monument Application

FINDINGS

- The Bilderrain Residence "exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community" as a reflection of the early 20th century trend that romanticized the Spanish period of early California history.

- The Bilderrain Residence "embodies the distinctive characteristics of a style, type, period, or method of construction" as a rare example of a single-family residence designed in the Mission Revival architectural style.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

SUMMARY

The Bilderrain Residence, built in 1912, is a one-story single-family residence in the Lincoln Heights neighborhood of Los Angeles. Located mid-block on the southern side of Avenue 33, between Pasadena and Griffin Avenues, it was built by contractor W. E. Leonardi in the Mission Revival architectural style for Los Angeles City firefighter Arturo (Arthur) and Mabel Bilderrain. The subject property is designated as a Contributor to the Lincoln Heights Historic Preservation Overlay Zone.

Rectangular in plan, the subject property is of wood-frame construction clad in stucco. There is a hipped roof covered with composition shingles that surrounds a central atrium that is covered by a large rectangular gabled skylight. Atop the roof are three chimneys, two clad in an ornate stucco design located at the eastern and western ends of the roof, and a third of stone that is located at the central rear of the roof. The primary, north-facing elevation prominently features a double-arched front porch topped with a Mission-style parapet that is accessed via a concrete staircase. This porch is offset to the center-right of the otherwise symmetrical front facade, flanked with open roof eaves terminating at the sides of the front parapet. The central front entrance is set between tripartite windows consisting of fixed-pane wood windows flanked by wood casement windows. The front porch wraps around to the west-facing elevation which features a double-arched porch covering topped with a Mission-style parapet matching the primary elevation, a stucco-clad chimney, and a secondary entrance door flanked by six-over-one divided-lite wood double-hung windows. The northern portion of the east-facing facade has a stucco-clad chimney flanked by smaller fixed windows; the southern portion of this elevation is obscured by shrubs. The rear, south-facing elevation features an atrium at the center and a stucco-clad addition extending immediately east of the porch that is accessed from a door that faces west into the rear yard. The door to the addition is flanked by two aluminum sliding windows and there is an

additional aluminum sliding window on the southern facade of the addition. Remaining fenestration on the house are multi-lite double-hung windows.

Interior features include paneled wood wainscoting, a clinker brick fireplace flanked with leaded glass cabinets in the living room, a tall stone fireplace in the atrium, hardwood and terrazzo floors, box beam ceilings, wall sconces, and five-panel wooden interior doors with eight-lite glass insets. The residence is located on an elevated lot that features river rock retaining walls.

The first structure designed in the Mission Revival architectural style to gain widespread attention was the California State Building at the 1893 World's Columbian Exposition held in Chicago. For the following two decades the Mission Revival architectural style was popular for all building types, including single-family homes, apartments, resort-hotels, and even office buildings such as the Los Angeles Herald Examiner Building (1915, HCM #178). In 1909, the federal government announced a policy "that the Spanish or mission style of architecture, with its belfry towers, red tiles, patios and arcades, shall be adopted for the buildings to be erected by the government at San Diego, Santa Barbara, Riverside and, in fact, wherever in Southern California public buildings shall be erected." The enthusiasm for the Mission Revival architectural style faded after the first decade of the 20th century, when it was eclipsed by the Spanish Colonial Revival architectural style after 1915.

The subject property has undergone some alterations over the years that include the covering of the original wood shake roof with composition shingles in 1928; the construction of a garage at the rear of the lot in 1934; the addition of a 60-foot long concrete retaining wall in 1952; the construction of a one-story, 704-square foot addition at the rear of the residence in 1987; and the replacement of the existing roof shingles with asphalt shingles.

DISCUSSION

The Bilderrain Residence meets two of the Historic-Cultural Monument criteria for designation under the Cultural Heritage Ordinance. It "exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community" as a reflection of the early 20th century trend that romanticized the Spanish period of early California history, and also "embodies the distinctive characteristics of a style, type, period, or method of construction" as a rare example of a single-family residence designed in the Mission Revival architectural style.

Permanent mission buildings extending from San Diego to Sonoma appeared in California as early as the mid-1770s. In the mid-1830s, the missions were secularized by the newly independent Mexican Republic and many were then abandoned and most became ruins by the final decades of the 1800s. However, enough remained to provide an architectural imagery that could be employed by novelists looking for a romantic setting and by publicists marketing a vision to tourists and potential settlers. Among writers, one of the earliest to make note of the missions was the novelist Robert Louis Stevenson in 1879. But two writers were particularly successful in spreading a somewhat idealized view of early California and its architectural forms. The first was Helen Hunt Jackson in her 1884 novel *Ramona*. The second was Charles Fletcher Lummis, originally a reporter for the *Los Angeles Times*, in his *Home of Ramona* and *The Old Missions*. In 1894, Lummis began editing a journal entitled *Land of Sunshine* that became a means of propagating the Mediterranean image of Southern California, along with the circulation of photographs. Constructed in this same time period, the subject property exemplifies the romanticized view of early California life in the early 20th century.

The Mission Revival architectural style emerged in California in the 1890s and predominated in the 1910s. As exemplified by the subject property, characteristic features of the style include stucco

cladding, red-tiled roofs, arcaded porches, sculpted parapets, symmetrical facades, and arched openings. Similar to central courtyards typical of California adobe homes upon which Mission and Spanish Revival architectural styles are based, the Bilderrain Residence also features a central atrium—a rare architectural feature. Over 130 properties designed in the Mission Revival architectural style across the city appear in the city's historic resources database, HistoricPlacesLA. These include both designated and properties identified as eligible for designation, but represent very few examples of Mission Revival-style single-family residences remaining across the city.

At the Cultural Heritage Commission hearing on February 19, 2026, the Commission requested that the applicants provide additional information about the subject property as it relates to the Bilderrain family and the 1871 Chinese Massacre. The applicants submitted the attached supplemental material on April 17, 2026, which claims that the subject property "reflects the broad cultural, economic, or social history of the nation, state, or community" as an example of how working-class *Californios* continued to define their identities into the 20th century. However, staff are unable to make the finding based on this argument. It is not strongly supported in the nomination or addendum that Arthur and Mabel were working class *Californios*, in the sense that they were not laborers. Based on the list of their belongings as enumerated in a *Los Angeles Times* article about a robbery of the Bilderrain's house in 1915, and the fact that they were able to buy additional land and commission the construction of the apartments at 126-128-1/2 S. Catalina Street in 1925, they appear to be middle class or upper middle class.

The SurveyLA historic context statement, *Spanish Colonial and Mexican Era Settlement, 1781-1849*, defines the *Californios* as "anyone of Spanish or Mexican descent who had been born in California…generally the children of the original settlers or of the presidio soldiers, and included their offspring following the American takeover in 1847." The historic context statement further notes that, "...the large landowners liked to think of themselves as the true *Californios*, and referred to those of lesser status, such as skilled workers, ranch hands, and independent farmers, as *vecinos*, or neighbors. At the bottom of this self-defined social structure were the field hands and unskilled workers. They were called *cholos*, a term that originally referred to offspring of a *mulato* and a *mulata* in the old Spanish *casta* system of racial categorization." In this sense, the term *Californio* reflected a particular social status. Given this definition, the children of the original settlers of the 1781 founding of Los Angeles, who were likely born in the late 1780s to early 1800s, would be *Californios*. While it may be possible to extend this overarching classification to Mabel and Arturo's parents' generation, Arturo and Mabel who were born over 100 years after the city's founding, in 1872 and 1881, respectively, were not *Californios*. It should also be noted that Arthur's father, Jesus Bilderrain, born in 1842 in Baja California Sur, was not a *Californio.* No details were provided in the application or addendum on the birth dates or locations for Arthur's mother, nor for Mabel's parents.

In addition, while the Bilderrain family was particularly known in the history of Los Angeles for Jesus Bilderrain's part in the Chinese Massacre, he passed away in 1901, nine years prior to his son's marriage to Mabel, and 11 years prior to the construction of the subject property. There was also no evidence provided in the nomination or the addendum that any other members of the Bilderrain family resided with Arthur and Mabel at the subject property. Nevertheless, the proposed designation is not for the Bilderrain family, but for the residence located at 124 N. Avenue 33.

Furthermore, in the addendum the applicant claims that the Bilderrain Residence imitates, both spatially and stylistically, Piedra Yorba de Sowl's renowned Casa Verdugo restaurant. While the subject property shares the same architectural style and features a large central courtyard, the Bilderrain Residence is not a replica of Casa Verdugo. The applicant did not provide any documentation to substantiate the claim that the subject property served as a restaurant or catering business. However, staff was able to locate historic records showing that Mabel and Arturo operated a private restaurant at their home called El Bilderrain, but it is unknown how long they ran this business. Built in 1907, the historic Casa Verdugo

building (listed on the Glendale Register of Historic Resources) is located at 1235 N. Louise Street in Glendale, CA. Casa Verdugo was the second location of a restaurant operated by Piedad Yorba Sowl at the request of Glendale civic leader Leslie Brand and Henry Huntington to service the newly created Glendale line of the Pacific Electric Railway. Serving authentic dishes of Mexican origin, the restaurant capitalized on the romanticized image of Old California. Casa Verdugo quickly became an early tourist attraction in Glendale as evidenced by local ads and postcards of the restaurant, and spurred the development of a residential and commercial district that is currently being considered for designation as an historic district. Constructed five years later, the subject property may have imitated Casa Verdugo in some respects given that they both operated as restaurants. However, there is no evidence that the Bilderrains' restaurant had the same amount of recognition or cultural significance.

The subject property has been thoughtfully restored by its current owners and retains a high level of integrity of location, feeling, materials, design, workmanship, setting, and association to convey its significance.

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 Bilderrain Residence as an 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 an 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 an irreplaceable historic site/open space. The Secretary of the Interior's Standards for 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 City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31. The project was found to be exempt based on the following:

> 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 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.

Furthermore, none of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 apply to the proposed Project. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. The Project does not involve unusual circumstances as it is in a similar location, topography, and streetscape as other Historic-Cultural Monuments in the Northeast Los Angeles Community Plan Area. The Project will not damage scenic resources in a state scenic highway. The Project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. The Project will also not cause a substantial adverse change in the significance of an historical resource.

Categorical Exemption ENV-2026-342-CE was prepared on May 4, 2026.

BACKGROUND

On January 23, 2026, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. On February 19, 2026, the Cultural Heritage Commission voted to take the subject property under consideration as a potential Historic-Cultural Monument. In accordance with LAAC 22.171.10, on March 2, 2026, the owner requested up to a 60-day extension to the time for the Commission to act. On April 23, 2026, a subcommittee of the Commission consisting of Commissioners Milofsky and Dominguez conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources.

SUPPORTING STAFF RESEARCH DOCUMENTS

Includes:

1. "Burglars Leave only Furniture," *Los Angeles Daily Times*, November 18, 1915.

2. "Chicagoans Married," *Los Angeles Times*, April 11, 1920.

3. "Building Permits," *Los Angeles Times*, July 18, 1920.

4. 1920 U.S. Census, Los Angeles County, California, population schedule, Los Angeles City, enumeration district (ED) 279, Sheet 4A, dwelling 87, family 118, Arthur and Mabel Bilderrain; https://www.ancestry.com/search/categories/usfedcen/

5. Sanborn Map Company. *Insurance Maps of Los Angeles, California*. 1920 (New York: Sanborn Map & Publishing Co, 1891), East Los Angeles District, Volume 13, sheet 1392.

6. Excerpt from City of Glendale. Staff Report for Casa Verdugo Historic District Overlay Zone Designation Application; https://www.ci.glendale.ca.us/government/council_packets/CC_HA_091719/CC_8b_091719.pdf

Newspapers by Ancestry
https://www.newspapers.com/image/380234561/

The Los Angeles Times (Los Angeles, California) · Thu, Nov 18, 1915 · Page 10
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BURGLARS LEAVE ONLY FURNITURE.

TAKE ALL THE CLOTHES, JEWELS, CUT GLASS AND EVEN THE KITCHEN CLOCK.

Burglars of a new school looted the home of Mrs. A. Bilderrain, No. 124 East Avenue Thirty-three, Tuesday afternoon. They took everything in the house but the furniture, and left Mrs. Bilderrain only with the clothes she was wearing.

She was calling on some friends at the time, and the thieves drove to the residence in a motor car. They cut the screen on the front of the house, broke the glass, and entered through a window. Then they systematically gathered up all property, with particular attention to the wardrobe.

From Mrs. Bilderrain's room they took three tailored suits, two gowns, five hats, sixty pieces of underwear, two dozen pairs of silk hose and three dozen handkerchiefs. All her jewels were taken, including an amethyst and gold-bead necklace valued at $150, a pearl necklace valued at $200, a jewel casket, lavalliere, brooch and some rings.

From her husband they stole two suits of clothes, three dozen silk shirts, thre dozen pairs of silk hose, ten neckties and two dozen handkerchiefs.

They took three cut-glass liquor glasses, and even the cover from the center table. And they also took the kitchen clock off the wall.

Robbery / Theft Crime

Clipped By: mel_mcnear
May 5, 2026

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OPINIONS.

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S OSBORNE.

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presentation of the evangelistic programme, Dr. F. W. Harper.

In the evening one of the principal features will be an illustrated talk given by G. Bromley Oxnam, who will present an interesting survey of the church field.

Leaders in the Interchurch Movement have sent out an urgent request that each church in the city represented in the forthcoming campaign delegate at least five representatives to the Tuesday conference. An attendance of 2000 or more is expected.

CHICAGOANS MARRIED.

Plans to Wed on Yacht Altered by Death of Hellman.

W. L. McKee, vice-president of the Fort Dearborn National Bank of Chicago, and Mrs. Goldie Cathryne Metcalf, also of Chicago, were quietly married yesterday morning at the little Spanish restaurant, El Bilderrain, on Avenue 33. Justice Summerfield performed the ceremony.

Honors as best man were shared by James O. Moore of the Los Angeles Trust and Savings Bank, Cecil Frankel and B. Platt. Only a few other intimate friends witnessed the ceremony, after which an elaborate wedding breakfast was served. After an extended honeymoon trip, Mr. and Mrs. McKee will reside at the Congress Hotel, Chicago.

Plans to have the marriage ceremony on Marco H. Hellman's yacht, Reta Laura, at the harbor were canceled because of the death Friday of Mr. Hellman's uncle, I. W. Hellman.

COMIC OPERA TO BE GIVEN BY STUDENTS.

Under the direction of the music department, the Glee Club and the orchestra of Manual Arts High School will give the comic opera, "Robin Hood," by Reginald Dekoven and Harry B. Smith, in the school auditorium next Thursday and Friday evenings. Electrical and construction work for the production has all been done by students. The

J. Kelly, aged 33, once
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COLLEGE AVIATO TO COMPETE

[BY A. P. NIGHT W

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Stout L

How to Reduce You

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while becoming grace-
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korein system — ap-
proved by physicians.

Mrs. Lobdell reduced 63
lbs. in 4 months; Alice Far-
rar took 7 inches off hip

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BUILDING PERMITS

Permits issued yesterday and valued at more than $3000:

DWELLINGS

OGDEN DRIVE, 812-14, 10 rms., 34x60; P. Bush, 908 Orange ave., owner and builder.....$5500
EILEEN ST., 6315, 5 rms., 26x34; C. Sap, 622 S. Alvarado st., owner and builder.....$3000
W. 35TH PL., 1806½, 6 rms., 18x37; M. Baltes, 6805 Moneta ave., owner and builder.....$4000
HOLGATE SQ., 150, 5 rms., 30x43; M. Barnes, 3531 Victoria ave., owner and builder....$4000
BONSALLO AVE., 5926-28, 8 rms., 32x50; H. Dain, 146 W. 25th st., owner; R. Clifton, 3825 3rd ave., builder $4600
W. 46TH ST., 915-17, 12 rms., 26x62; L. Larson, 3617 Gramercy Pl., owner and builder.$9000
MALTMAN AVE., 1411, 14 rms., 37x65; L. Yarron, 1407½ Maltman ave., owner; V. Spolmhauer, 4418½ 1st ave., builder.....$13,000
N. MILTON AVE., 535, 6 rms., 38x65; R. Rosenburg, 834 N. Orange Dr., owner and builder $4200
FLORAL AVE., 341, 6 rms., 36x48; T. Price, 844 N. Vista st., owner and builder.....$5400
W. 20TH ST., 5236, 5 rms., 37x42; F. Fischer, 5236 W. 20th st., owner and builder.....$3000
HAMIL RD., 309, 5 rms., 38x40; N. Ditus, 415 S. New Hampshire, owner; Greene & Blomquist, Sherman, Cal., builder $3000
S. CARSON DR., 308, 6 rms., 34x35; W. Blomquist, Sherman, Cal., owner; Greene & Blomquist, Sherman, Cal., builder.....$3000
S. CARSON DR., 306, 5 rms., 34x35; W. Blomquist, Sherman, Cal., owner; Greene & Blomquist, Sherman, Cal., builder $3000
S. STANLEY DR., 423, 5 rms., 34x35; W. Blomquist, Sherman, Cal., owner; Greene & Blomquist, Sherman, Cal., builder $3000
BELLVIEW AVE., 2210, 6 rms., 38x43; P. Gifford, 2214 Bellview ave., owner and builder $5000

COMMERCIAL

S. CATALINA, 126-28½, apts.; A. Bilderrain, 124 E. Ave. 33, owner; Harper Bros., 4554 Beverly Blvd., builder $21,750
VISTA DEL MAR, 1805, apts.; B. Armstrong, 1777 Gower st., owner and builder.....$45,000
WINFIELD ST., 1831-33, apts.; B. Balar, 2320 Ocean View ave., owner; Gregory R. Evans, 2320 Ocean View ave., builder $13,800
W. 35TH PL., 1808-12, apts.; M. Baltes, 6805 Moneta, owner and builder.....$7500

SUGAR RANGE

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9—137

DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS 172 [D1—578]

FOURTEENTH CENSUS OF THE UNITED STATES: 1920—POPULATION

STATE California COUNTY Los Angeles

SUPERVISOR'S DISTRICT NO. 8 ENUMERATION DISTRICT NO. 279 SHEET NO. 4 A

TOWNSHIP OR OTHER DIVISION OF COUNTY Los Angeles Township [Insert proper name and, also, name of class, as township, town, precinct, district, hundred, beat, etc. See instructions.]

NAME OF INCORPORATED PLACE Los Angeles City [Insert proper name and, also, name of class, as city, village, town, or borough. See instructions.]

~~WARD OF CITY~~ Precinct #700. 8951

NAME OF INSTITUTION X [Insert name of institution, if any, and indicate the lines on which the entries are made. See instructions.]

ENUMERATED BY ME ON THE 5th DAY OF January 1920. James de Lindahl ENUMERATOR.

Place of abode: Street, avenue, road, etc.	House number or farm, etc. (See instructions.)	Number of dwelling house in order of visitation	Number of family in order of visitation	Name of each person whose place of abode on January 1, 1920, was in this family. Enter surname first, then the given name and middle initial, if any. Include every person living on January 1, 1920. Omit children born since January 1, 1920.	Relation of this person to the head of the family	Tenure: Home owned or rented	If owned, free or mortgaged	Personal description: Sex	Color or race	Age at last birthday	Single, married, widowed, divorced	Citizenship: Year of immigration to the United States	Naturalized or alien	If naturalized, year of naturalization	Education: Attended school any time since Sept. 1, 1919	Whether able to read	Whether able to write	Nativity and mother tongue. Place of birth of each person and parents of each person enumerated. If born in the United States, give the state or territory. If of foreign birth, give the place of birth and, in addition, the mother tongue. (See instructions.) Person: Place of birth	Person: Mother tongue	Father: Place of birth	Father: Mother tongue	Mother: Place of birth	Mother: Mother tongue	Whether able to speak English	Occupation: Trade, profession, or particular kind of work done, as spinner, salesman, laborer, etc.	Industry, business, or establishment in which at work, as cotton mill, dry goods store, farm, etc.	Employer, salary or wage worker, or working on own account	Number of farm schedule	
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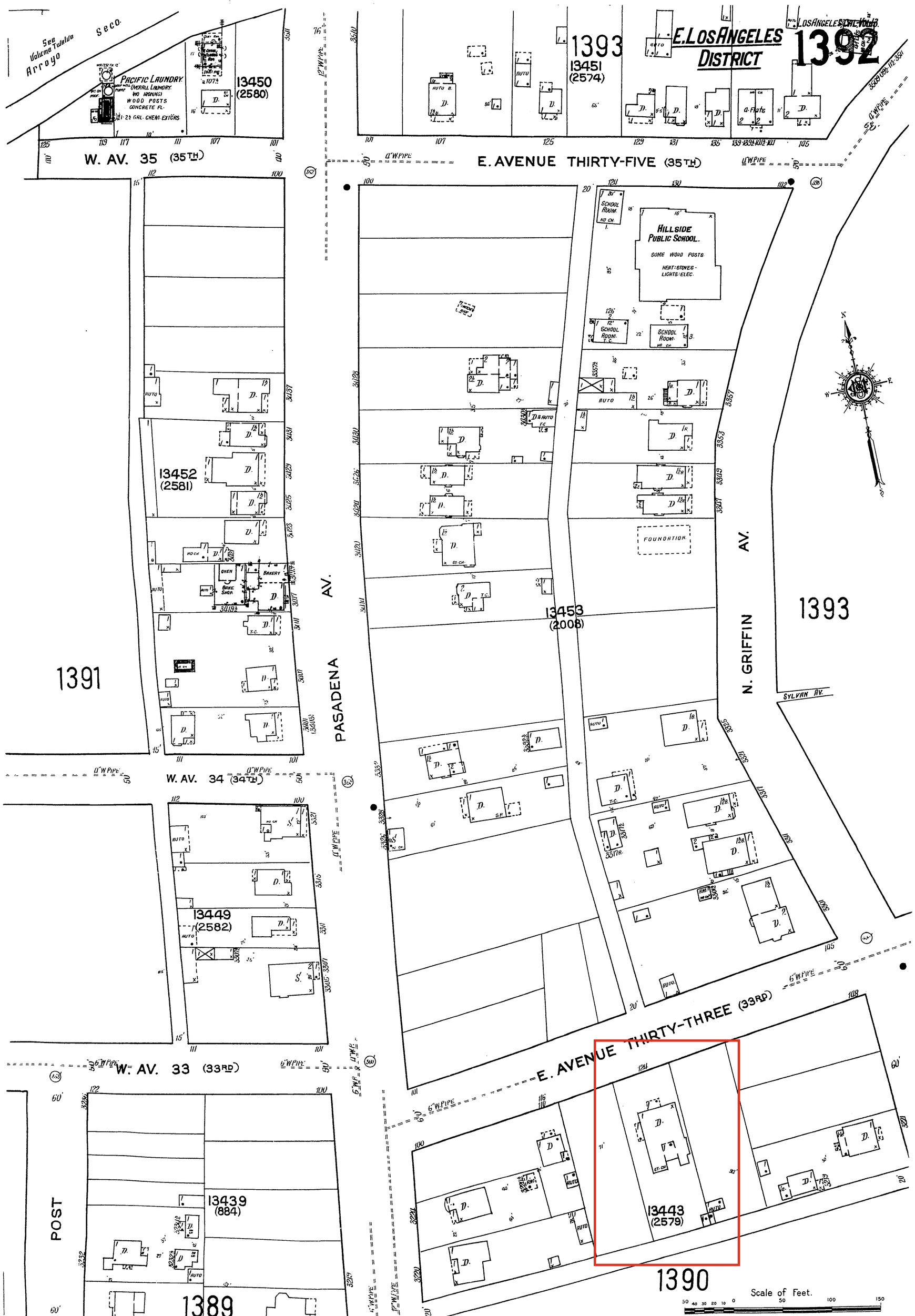
				——, Earl H.	Son			M	W	32	Wd					Yes	Yes	California		Ohio		Iowa		Yes	Salesman	Wholesale Oil	W		5 791
				——, Arda D.	Son			M	W	28	S					Yes	Yes	California		Ohio		Iowa		Yes	Title-Searcher	Insurance Co.	W		6 882
				——, Noma E.	Daughter			F	W	20	S				No	Yes	Yes	California		Ohio		Iowa		Yes	Bill Clerk	Wholesale Grocers	W		7 994
				Lunney, Anna S.	Boarder			F	W	22	S					Yes	Yes	Missouri		Illinois		Illinois		Yes	Type Clerk	Department Store	W		8 777
	124	87	118	Bilderrain, Arthur	Head	O	M	M	W	47	M					Yes	Yes	California		California		California		Yes	Restaurant Owner	At Home	OA		9 944
				——, Mabel A.	Wife			F	W	38	M					Yes	Yes	California		United States		California		Yes	Restaurant Owner	At Home	OA		10 944
	3221	88	119	Howlett, Judson L.	Head	O	F	M	W	48	M					Yes	Yes	Wisconsin		New York		Connecticut		Yes	Machinist	Bed Factory	W		11 362
				——, Bertha E.	Wife			F	W	40	M					Yes	Yes	Michigan		Saxony Germany	German	Saxony Germany	German	Yes	None				12
				——, Eleanor E.	Daughter			F	W	9	S				Yes			California		Wisconsin		Michigan			None				13
				——, Esther M.	Daughter			F	W	7	S				Yes			Oregon		Wisconsin		Michigan			None				14
				——, Margaret L.	Daughter			F	W	5	S				Yes			Oregon		Wisconsin		Michigan			None				15
W. Avenue 32	3219	89	120	Hoppe, Frederick L.	Head	R		M	W	26	M					Yes	Yes	Colorado		Illinois		Iowa		Yes	Chauffeur	Laundry	W		16 610
				——, Mary E.	Wife			F	W	25	M					Yes	Yes	Pennsylvania		Pennsylvania		England	English	Yes	None				17
				——, Brown D.	Daughter			F	W	2 10/12	S							California		Colorado		Pennsylvania			None				18
	153	90	121	Lusser, Albert E.	Head	O	M	M	W	56	M	1881	Na	1895		Yes	Yes	England	English	England	English	England	English	Yes	Bookkeeper	Elec. Supply Dept.	W		19 988
				——, Maybelle	Wife			F	W	47	M					Yes	Yes	Ohio		England	English	Ohio			None				20
				Stoney, Joseph H.	Father-in-Law			M	W	87	M	1840	Na	1853		Yes	Yes	England	English	England	English	England	English	Yes	None				21
				——, Almira W.	Mother-in-Law			F	W	77	M					Yes	Yes	Ohio		Ohio		Ohio			None				22
	147	91	122	Nicol, Robert K.	Head	O	M	M	W	31	M	1910	Na	1915		Yes	Yes	Scotland	English	Scotland	English	Scotland	English	Yes	Motorman	Street Car	W		23 649
				——, Elizabeth	Wife			F	W	35	M	1911	Na	1915		Yes	Yes	Scotland	English	Scotland	English	Scotland	English	Yes	None				24
				——, Jean M.	Daughter			F	W	9	S	1911	Na	1915	Yes			Scotland	English	Scotland	English	Scotland	English		None				25
				——, Maude G.	Daughter			F	W	7	S				Yes			California		Scotland	English	Scotland	English		None				26
	143	92	123	Cobb, Mary E.	Head	O	F	F	W	71	Wd					Yes	Yes	Indiana		Ohio		Maine		Yes	None				27
		124		Carvers, Hugo C.	Head	R		M	W	28	M	1919	Al			Yes	Yes	Jamaica BWI	English	England	English	England	English	Yes	Accountant	Department Store	W		28 986
				——, Agnes M.	Wife			F	W	24	M	1919	Al			Yes	Yes	Jamaica BWI	English	Scotland	English	England	English	Yes	None				29
				——, Kenneth C.	Son			M	W	0 1/12	S	1919	Al					Scotland	English	Jamaica BWI	English	Jamaica BWI	English		None				30
	133	93	125	Sheppard, Herbert	Head	O	F	M	W	50	M	1905	Pa			Yes	Yes	Canada	English	England	English	England	English	Yes	Watchmaker	Jewelry Store	W		31 194
				——, Annabel S.	Wife			F	W	44	M	X	Al			Yes	Yes	Iowa		Pennsylvania		Maine		Yes	None				32
				——, Dickson M.	Son			M	W	5	S							California		Canada	English	Iowa			None				33
				——, Herbert R.	Son			M	W	4 2/12	S							California		Canada	English	Iowa			None				34
	125	94	126	Ferguson, George	Head	O	M	M	W	75	M	1867	Na	1892		Yes	Yes	Scotland	English	Scotland	English	Scotland	English	Yes	Stone Mason	Contractor	OA		35 144
				——, Anna H.	Wife			F	W	55	M					Yes	Yes	New Jersey		England	English	New Jersey		Yes	None				36
	121	95	127	Sleeper, Edward H.	Head	R		M	W	44	M					Yes	Yes	Massachusetts		New Jersey		Maine		Yes	Civil Engineer	Electric Railroad	W		37 864
				——, Eleda C.	Wife			F	W	42	M					Yes	Yes	Massachusetts		Denmark	Danish	Norway	Norwegian	Yes	None				38
				——, Jack C.	Son			M	W	16	S				No	Yes	Yes	New York		Massachusetts		Massachusetts		Yes	Civil Engineer	County Office	W		39 864
				——, Edward H.	Son			M	W	14	S				Yes	Yes	Yes	New Jersey		Massachusetts		Massachusetts		Yes	None				40
				——, Edwin W.	Son			M	W	12	S				Yes	Yes	Yes	New Jersey		Massachusetts		Massachusetts		Yes	None				41
				——, Harold A.	Son			M	W	10	S				Yes	Yes	Yes	California		Massachusetts		Massachusetts		Yes	None				42
	115	96	128	Smith, Diana	Wife	R		F	W	60	M	1909	Na	1915		Yes	Yes	England	English	England	English	England	English	Yes	None				43
				——, Walter A.	Head			M	W	58	M	1909	Na	1915		Yes	Yes	England	English	Wales	English	England	English	Yes	Tailor	Tailor Shop	W		44 592
				——, Leonard W.	Son			M	W	30	S	1909	Na	1915		Yes	No	England	English	England	English	England	English	Yes	Teller	Bank	W		45 994
	109	97	129	Easton, Robert C.	Head	R		M	W	51	M	1912	Na	1915		Yes	Yes	Ireland	English	Ireland	English	Ireland	English	Yes	Secretary	Civic Organization	W	987	46 994
				——, Esther A.	Wife			F	W	46	M					Yes	Yes	Illinois		Ireland	English	Ireland	English	Yes	None				47
W. Pasadena Ave.	3328	100	132	Cook, Glenn A.	Head	O	M	M	W	51	M					Yes	Yes	Ohio		Ohio		Ohio		Yes	Printer	Home Shop	OA		48 150
				——, Sophia	Wife			F	W	53	M					Yes	Yes	Pennsylvania		Germany	German	Holland	Dutch	Yes	None				49
				——, Mabel E.	Daughter			F	W	28	S					Yes	Yes	Illinois		Ohio		Pennsylvania		Yes	Printer	Print Shop	W		50 150


See Valuma Tulalua Arroyo Seco
PACIFIC LAUNDRY.
OVERALL LAUNDRY.
NO IRONING
WOOD POSTS
CONCRETE FL.
1-2½ GAL. CHEM. EXTGRS.
13450
(2580)
W. AV. 35 (35TH)
13452
(2581)
1391
PASADENA AV.
W. AV. 34 (34TH)
13449
(2582)
W. AV. 33 (33RD)
POST
13439
(884)
1389
1393
13451
(2574)
E. LOS ANGELES DISTRICT
1392
E. AVENUE THIRTY-FIVE (35TH)
HILLSIDE PUBLIC SCHOOL.
SOME WOOD POSTS.
HEAT: STOVES - LIGHTS: ELEC.
SCHOOL ROOM.
FOUNDATION.
13453
(2008)
N. GRIFFIN AV.
SYLVAN AV.
E. AVENUE THIRTY-THREE (33RD)
13443
(2579)
1390
Scale of Feet.

CITY OF GLENDALE
INTERDIVISIONAL COMMUNICATION

STAFF REPORT

Date: August 17, 2017

To: Historic Preservation Commission

From: Deepeaka Dhaliwal, Planning Assistant

Reviewed: Jay Platt, Senior Urban Designer

Subject: Casa Verdugo Historic District Overlay Zone Designation Application

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INTRODUCTION

The Planning Department has received an application for a historic district overlay zone comprised of 112 properties in the Casa Verdugo neighborhood. The development of area as a residential neighborhood began with the extension of the Pacific Electric Railway's Glendale Line north along Brand Boulevard to Mountain Street in 1904. With transportation readily available from Los Angeles to Glendale and the popularity of the Casa Verdugo restaurant, established near the terminus of the train line in 1905, the area experienced a residential boom from the 1910s to the 1930s. Today, Casa Verdugo retains a high level integrity today with regard to its overall layout, streetscapes, and the design of its individual houses. The proposed district lies to the northwest of the Rossmoyne Historic District that was designated in 2012.

The district boundary proposed by the applicants contains properties with the following addresses or address ranges:

- 1201-1335 N. Maryland Ave.
- 1201-1337 N. Louise St.
- 1217-1337 Campbell St.
- 201 E Stocker St.
- 400-421 E Loraine St.
- 300-421 E Randolph St.
- 400-424 Ross St.
- 312, 318 E Mountain St.

The district designation process outlined in the City's Historic District Ordinance requires that the Historic Preservation Commission review the application and make a preliminary determination regarding the area's eligibility as a historic district. This is not a final determination or recommendation. It is only a judgment that the area appears to meet at least one of the criteria established by the ordinance in a meaningful manner that warrants further investigation. If the Commission makes an affirmative determination, it

then authorizes district proponents to circulate a petition among property owners within the proposed boundary requesting that the City conduct a historic resources survey for the proposed historic district. The process beyond that point includes the retention of a consultant to conduct the survey, further public meetings and hearings, and a final petition from the proponents containing signatures of owners requesting that the district be designated. Ultimately, City Council must vote in favor of the designation for the zone change to be made. The various steps of the process are established by ordinance and are depicted in the historic district designation process flowchart (Exhibit C).

Although Planning staff considers the application to be complete, as the designation process proceeds, the components of the application may change due to new information supplied by the applicants, City staff, the project consultant and/or the public. Any changes to the application, such as adjustment of the boundaries or supplements to the Historic District Design Guidelines, must be made and approved by the Commission prior to its final review and approval of the historic resources survey.

HISTORIC BACKGROUND AND DESCRIPTION

The application prepared by the Casa Verdugo Historic District Committee provides an excellent overview of the Casa Verdugo area's history and development. Staff believes that the impressive level of research conducted for the application regarding the initial phase of the development of Casa Verdugo provides a very clear picture of the area's historic development and the people associated with its inception.

The land on which the proposed district is located was originally a part of unincorporated Los Angeles County. The intertwined histories of the Red Car and Piedad Yorba Sowl's "Casa Verdugo" restaurant directly led to the formation of the Casa Verdugo townsite and today's proposed historic district. The original location of the restaurant was in the Sepulveda Adobe, at the end of the trolley line. Together, they drew in tourists, potential homeowners, investors, and developers who led to the subsequent northward growth of the young city of Glendale.

Casa Verdugo was originally a part of the Rancho San Rafael land grant that was given to Jose Maria Verdugo in 1784. Verdugo's granddaughter, Rafaela Verdugo de Sepulveda, subsequently owned the land after the Great Partition in 1871. In 1883 the real estate firm Wicks, Wright, Hodgkins, and Watts purchased 500 acres of land from Valentine Mand, which included the Sepulveda Adobe. A portion of the property was sold to clergyman George Baugh in1886 who subdivided the tract and lived in the Sepulveda Adobe with his family. In 1900, Baugh sold the property to J.D. Bliss who with the help of his brother operated Bliss Ranch on the property. Finally, in 1903 Leslie Brand, who would become a civic leader in Glendale, purchased Bliss Ranch and 175 acres of surrounding land.

In 1904, Brand sold a stake of the tract to Henry Huntington, the owner of the Pacific Electric Railway Company. This resulted in the creation of the Glendale line that ran from downtown Los Angeles to Broadway in Glendale. At the time, the Los Angeles Interurban Railway served as the operator, which was later succeeded by the Pacific Electric Railway. In November 1904, the line was extended a half-mile north along

Brand Boulevard to Mountain Street. In 1905, the Casa Verdugo restaurant opened in the Sepulveda Adobe, operated by Piedad Yorba Sowl. Brand and Huntington recruited Mrs. Sowl due to her experience in the restaurant industry. Her first restaurant, El Famoso, also served authentic dishes of Mexican origin. The restaurant capitalized on the romanticized image of Old California that became widely popular during the late 19th century. Casa Verdugo quickly became an early tourist attraction in Glendale as evidenced by local ads and postcards of the restaurant. The area around it became a popular destination as evidenced by the growth of the population of Casa Verdugo area in 1910 from 1,200 to 1,500 persons.

As a result of transportation innovations and the success of the restaurant, a commercial district was created in the Casa Verdugo neighborhood at the corner of North Central Ave. and West Stocker St. A theatre, various stores, a school, and a post office were established in the area, providing a solid economic foundation and increasing population growth that spurred residential construction. A flurry of developers, companies, and individuals participated in the purchase and subdivision of tracts in Casa Verdugo. The four tracts that compose the proposed district are the Broadmore Tract, the Glendale Boulevard Tract, the Stocker Street Tract, and the Thompson Tract. The development of Casa Verdugo was not the effort of any single developer or builder, but rather a number of individuals who produced a network of various tracts.

Real estate investor James Wyvell played an active role in the subdivision and development of the neighborhood. From 1906 to 1908, Wyvell subdivided and sold a number of tracts both within and surrounding the proposed district. This included land adjacent to the Casa Verdugo restaurant property and lots sold as home sites to individuals. Although outside the proposed district but still in the general Casa Verdugo area, Wyvell's own Casa Verdugo tract and the Casa Verdugo Villa tract spoke to the growing identity of Casa Verdugo as its own distinct community.

In 1910, Mrs. Sowl relocated the Casa Verdugo restaurant from the Sepulveda Adobe to her own home at 1235 N. Louise St. due to a lease dispute with the Pacific Electric Railway. The Mission Revival house is located within the proposed district and serves as the centerpiece of the community today, reminding the neighborhood of its origins. Casa Verdugo held on to the unique identity that emerged during this time and refused to annex to the city of Glendale for sixteen years. Opponents desired an independent city while those in favor wanted the advantages of utilities and services offered by the larger city. In March of 1926, a vote for annexation passed and Casa Verdugo officially became a part of the city of Glendale on April 17, 1926.

In terms of its architecture, the proposed district is particularly noteworthy for its collection of Craftsman style houses. Many other homes were designed in the Period Revival styles that became popular in the 1920s. The proposed district has an excellent collection of these styles, including American Colonial, Mediterranean Revival, Mission Revival, English Tudor, and Spanish Colonial Revival. The later Minimal Traditional style is also found within the neighborhood. The applicants proposed a period of significance composed of two parts. The first period is from 1904 to 1921, with the first

date representing the extension of the Glendale line and the latter date representing the subdivision of the original Casa Verdugo restaurant. The second period of significance proposed is from 1922 to 1941 when 58 properties representing mostly Period Revival architecture were built, infilling the majority of the neighborhood. The latter date corresponds to the United States' entry into WWII.

Overall, the Casa Verdugo area is representative of the development of Glendale spurred by early 20th century developments such as the extension of the Glendale line and the creation of the Casa Verdugo restaurant. The proposed district's association with transportation, tourism, and hospitality put Glendale on the map. This drew a growing population to the neighborhood and resulted in residential development. It is also speaks to Glendale's annexation of surrounding communities at the time to create the city as we know it today. In addition, restaurant pioneer Piedad Yorba Sowl and noted architect Alfred Priest lived in Casa Verdugo. Two houses within the proposed district are listed on the Glendale Register.

PRELIMINARY STAFF DETERMINATION OF ELIGIBILITY

In addition to assessing the nomination with regard to the eligibility criteria established by the Historic District Ordinance, Planning staff also considers the apparent appropriateness of the district boundary, period of significance, and name proposed by the applicants.

Proposed Boundary

The boundary proposed by the applicants encompasses the second location of the Casa Verdugo restaurant and some of the earliest residential developments in the neighborhood. It includes a cohesive and intact collection of historic architectural styles. The nomination states that the historic boundary of Casa Verdugo was not precisely defined, nor was it a planned, singular residential development, which is the case for many of Glendale's early neighborhoods. Instead the boundaries were roughly known and a number of tracts combining to form the neighborhood. The historic boundaries appear to be the C.E. Tohm ranch to the east, the Verdugo wash to the south, the Verdugo Mountains just north of Mountain Street to the north, and San Rafael Avenue to the west. Given the lack of clarity surrounding the historic boundaries and the presence of the second location of the Casa Verdugo restaurant along with notable examples of early residential development in the proposed district, the boundary is representative of the original Casa Verdugo community, though it does not fully encompass the area known as such to early Glendale residents.

Staff believes the proposed boundary is appropriate.

Proposed Name

The Casa Verdugo restaurant served as the catalyst for, and namesake of, the Casa Verdugo townsite and, after annexation, Glendale neighborhood. Though the proposed district is a subset of the original area, the name is historically appropriate and will also help perpetuate an interesting chapter in the city's history.

Staff believes the proposed name is appropriate.

Proposed Period of Significance
The applicants have proposed two periods of significance of 1904 to 1921 and 1922 to 1941. The first date range reflects the period from the extension of the Red Car line to the sale of the original Casa Verdugo restaurant and the closure of the second. The second range corresponds to the period when the remainder of the residential development occurred and most of the neighborhood was infilled through the United States' entry into World War II.

Staff believes that it would be better to establish a single period for Casa Verdugo's significance. A single date range can encompasses the continuum of an area's historical development, even if it can be broken into individual periods. In addition, starting dates generally indicate the point at which whatever remains visible today, such as street patterns, lot arrangements, or actual buildings, was first established. Termination dates often extend to when the area was fully built out or when there was a gap between periods of development that is reflected in the look and feel of the area. The historic resource survey that is part of the designation process will analyze the current built environment in the context of its historic development to develop a final period of significance which, if not falling within the proposed range of 1904 to 1941, will undoubtedly be close to those dates.
Staff believes that the proposed period of significance, if considered as a single date range from 1904 to 1941, is roughly appropriate pending the further analysis and refinement that may occur after the district proposal is analyzed by the consultant that prepares the historic resourced survey. Finalizing these dates is not a requirement for considering the district's eligibility for designation.

Contributing Structures
Staff has informally canvassed the proposed district and believes that it is very likely that at least 60% of the properties would be considered contributors to the historic district (at least 68 of the 112 properties within the proposed boundary). The area is widely noted for its high level of historic integrity, but a quantitative assessment can only by made through a parcel-by-parcel survey and accompanying property research. The percentage will also be influenced by the final determination of the period of significance. *Staff believes it is likely that the proposed district will meet the 60% threshold.*

Eligibility Criteria
A proposed district must meet at least one of the nine criteria established by the historic district ordinance in order to be considered for designation. *Staff believes that the proposed Casa Verdugo Historic District appears to meet at least five, and possibly more, of the nine criteria, as follows:*

A. **Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.** Casa Verdugo developed as a direct result of the extension of the Glendale Pacific Electric line and the popularity of the Casa Verdugo restaurant. The proposed district reflects the significant contributions they made to the cultural, economic, and social heritage of the city. The aesthetic and architectural history of the city is

represented through one of the largest remaining concentrations of the Craftsman style, along with many excellent examples of the Period Revival styles that followed in the 1920s and 1930s. Overall, the area appears to exemplify special elements of Glendale's social, economic, cultural, aesthetic, and architectural history.
Staff believes the proposed district ***appears to meet*** *Criterion A.*

B. Is identified with persons or events significant in local, state, or national history.
The proposed district is closely associated with Piedad Yorba Sowl and, more tangentially, to Henry Huntington and Leslie Brand. Mrs. Sowl played an instrumental role in helping create the identity of the Casa Verdugo area and spurring its development through her successful restaurant. Her own residence, where she operated the restaurant from 1910-1921, is also located within the proposed district. Her association with the Casa Verdugo restaurant and the role it played in helping create the Casa Verdugo community makes her contributions significant in local history and the broader Southern California region in the context of the restaurant industry, tourism, and cultural development. Huntington and Brands' role in the northward extension of the Pacific Electric line and the establishment and advertisement of the original Casa Verdugo restaurant led directly to the creation of not only the neighborhood under consideration, but also the development of the northern portion of the young city.
Staff believes the proposed district ***appears to meet*** *Criterion B.*

C. Embodies distinctive characteristics of a style, type, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.
The proposed historic district contains homes reflecting the stylistic range typical of residences built between the 1910s and 1940s in Southern California. It appears to contain one of the strongest concentration of Craftsman style houses in the city. This, along with it many beautiful Period Revival homes, creates a distinctive environment that derives from its eclectic grouping of high quality designs in the major architectural styles of its period of development.
Staff believes the proposed district ***appears to meet*** *Criterion C.*

D. Represents the work of a notable builders, designers, or architects.
Though the appearance of Casa Verdugo is distinctive when compared to most of Glendale's residential neighborhoods, there is no information to suggest that any notable builders, designers, or architects influenced the overall form and appearance of the neighborhood. Some architects of note, however, are associated with individual properties. These include Charles Shattuck (1235 N. Louise Street, also known as Casa Verdugo); Alfred Priest (1320 and 1326 N. Maryland Avenue); and the Milwaukee Building Co., which was associated with the architectural firm Meyer & Holler of the Alex Theatre and Grauman's Chinese and Egyptian Theatres, among other projects (401 and 407 Ross Street).

Additional research would need to be conducted for further evaluation under this criterion.
Staff believes that the proposed district ***does not appear to meet*** *Criterion D.*

E. Has a unique location or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the city.
Casa Verdugo's site at the base of the Verdugo Mountains is striking and was clearly an important aspect of the neighborhood's successful development, but it overall setting is similar to other neighborhoods built along the base of Glendale's hills. The presence of the visually distinctive Mission Revival house that once contained the second Casa Verdugo Restaurant, however, does set the neighborhood apart from others. This could be reason to find the district meets this criterion, but a similarly distinctive and significant house, Ard Eevin in the Ard Eevin Highlands Historic District, did not lead the consultant to find eligibility under this criterion.
Staff believes that the proposed district ***probably does not meet*** *Criterion E.*

F. Embodies a collection of elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation.
The proposed district's concentration of fine Craftsman-style homes is a rarity in Glendale. While it cannot be said that these represent, individually or collectively, a "significant structural or architectural achievement," their sheer existence is truly remarkable. Given the style's prominence during the city's early years, and its subsequent decimation over the following decades, the consultant and/or Historic Preservation Commission may find this criterion to be applicable to the district.
Staff believes that the proposed district ***may meet*** *Criterion F.*

G. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, transportation modes, or distinctive examples of park or community planning.
The proposed Casa Verdugo Historic District is significant as a reflection of Glendale's skyrocketing growth from the 1910s through the 1930s. Residential development in the neighborhood was largely driven by the Red Car line, which made this part of the city one of the most clear cut examples of a "streetcar suburb" and this, along with its reflection of the area's early growth and development, suggests that it meets this criterion.
Staff believes that the proposed district ***appears to meet*** *Criterion G.*

H. Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship or association.
Despite the irregular street patterns that resulted from the neighborhood originally being cobbled together from multiple subdivision tracts, Casa Verdugo conveys a strong sense of architectural cohesiveness. This is largely due to the fine collection of homes representing almost all of the major styles associated with its

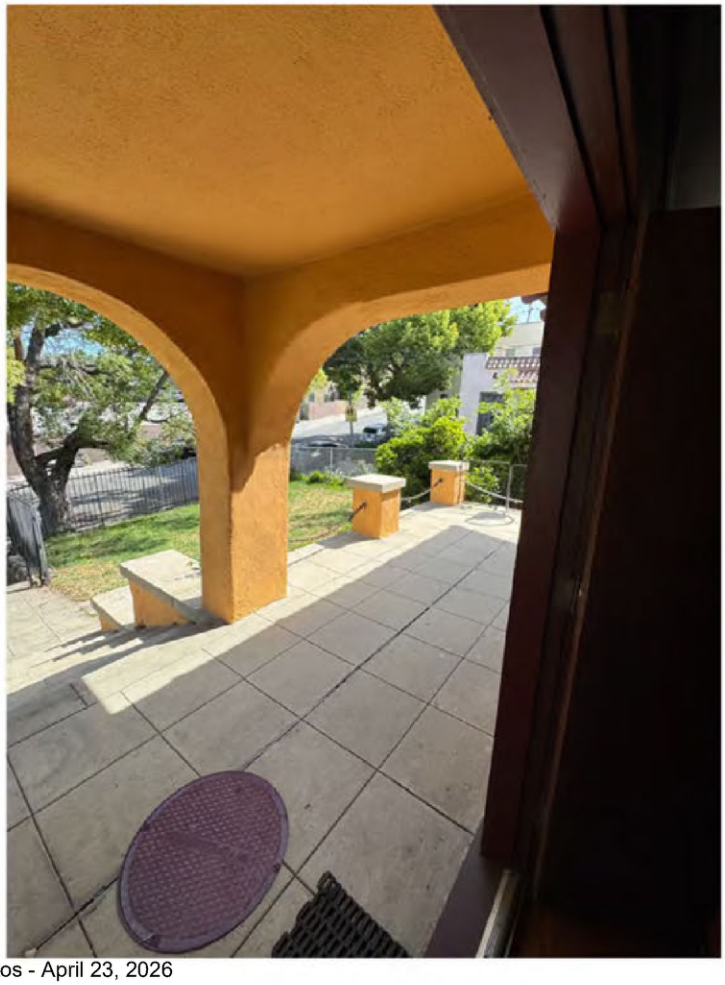
period of development. This leads to distinctive streetscapes that are unified through consistent building setbacks and builders' responses to the gently sloping topography, helping establish cohesion through both design and setting.
Staff believes that the proposed district ***appears to meet*** *Criterion H.*

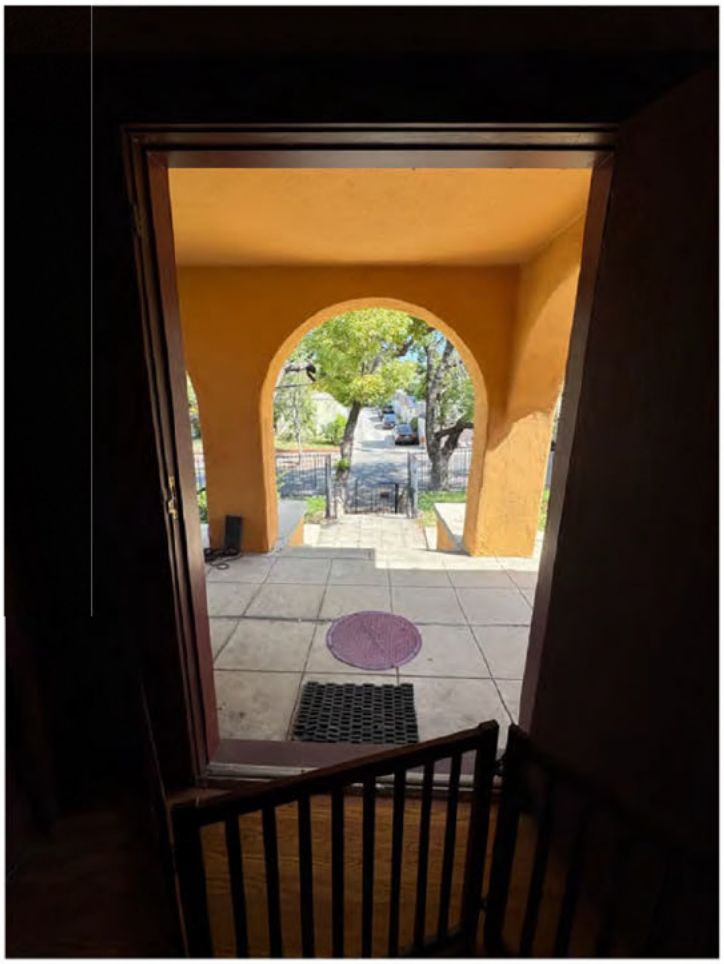
I. **Has been designated a historic district in the National Register of Historic Places or the California Register of Historical Resources.**
The area has not been previously designated or determined eligible for the National or California Registers.
The proposed district ***does not meet*** *Criterion I.*

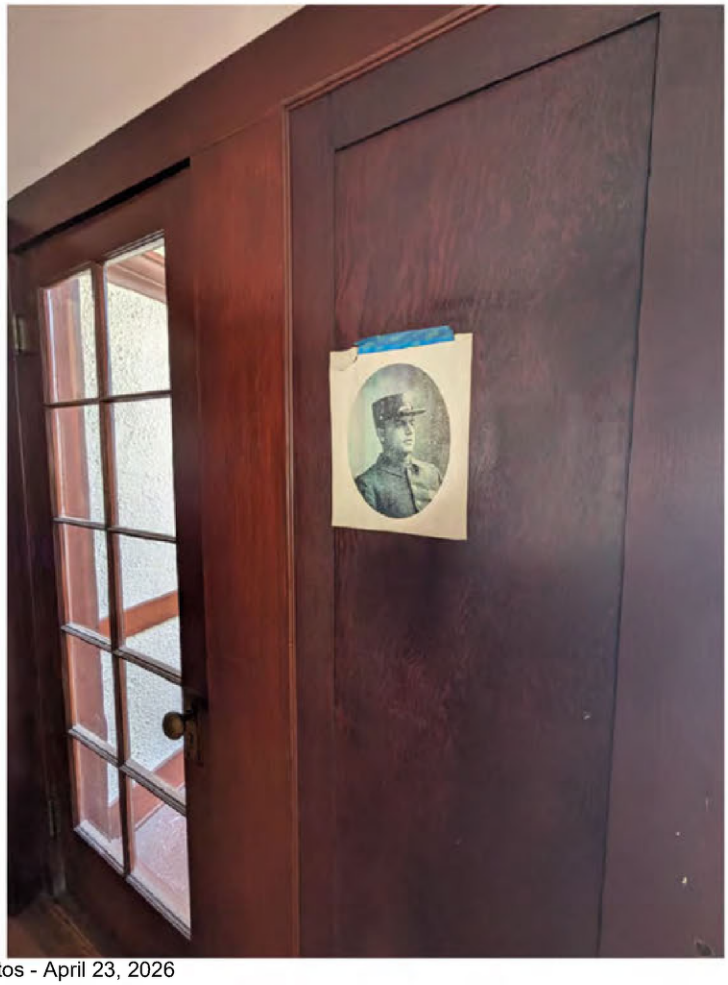
STAFF RECOMMENDATION
Based on the information submitted with the nomination and the assessment above, staff recommends that the Historic Preservation Commission preliminarily find that the proposed Casa Verdugo Historic District is eligible as an historic district overlay zone and authorize the circulation of a petition among property owners within the proposed boundary requesting a historic resources survey.

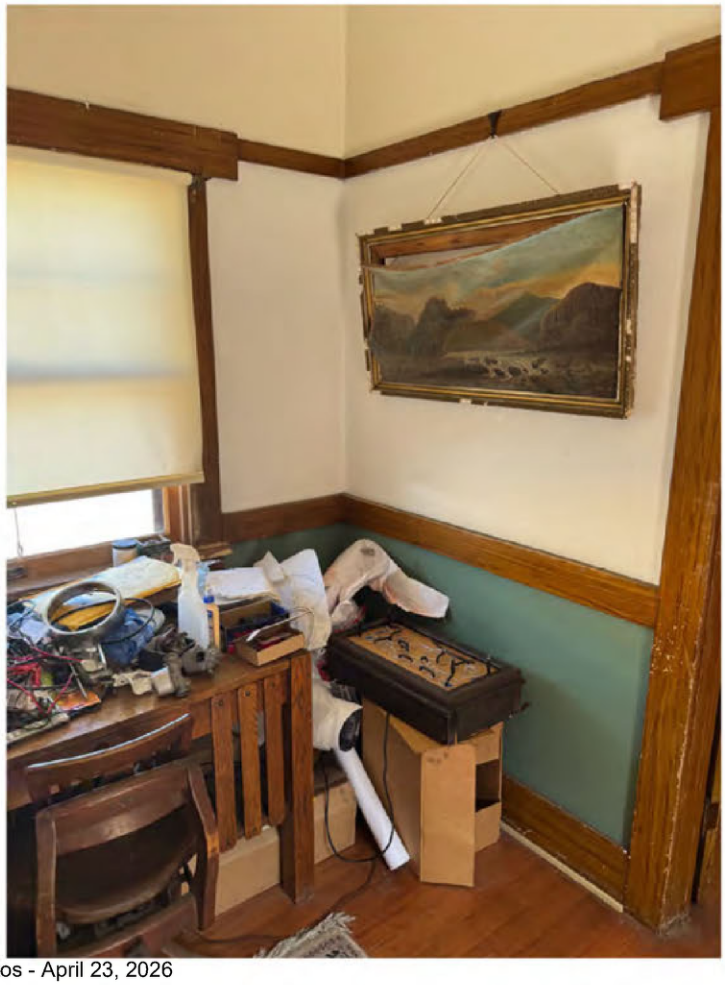
EXHIBITS
Exhibit A: Historic District Application
Exhibit B: Map of proposed district boundary
Exhibit C: Flow Chart Summarizing Historic District Designation Process

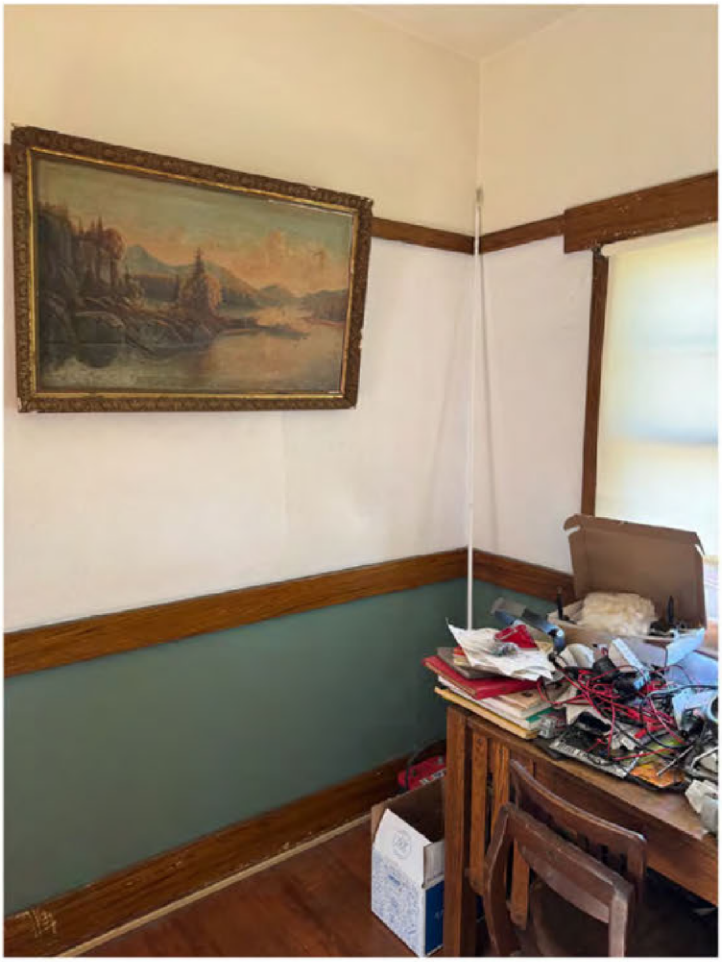
NO PARKING

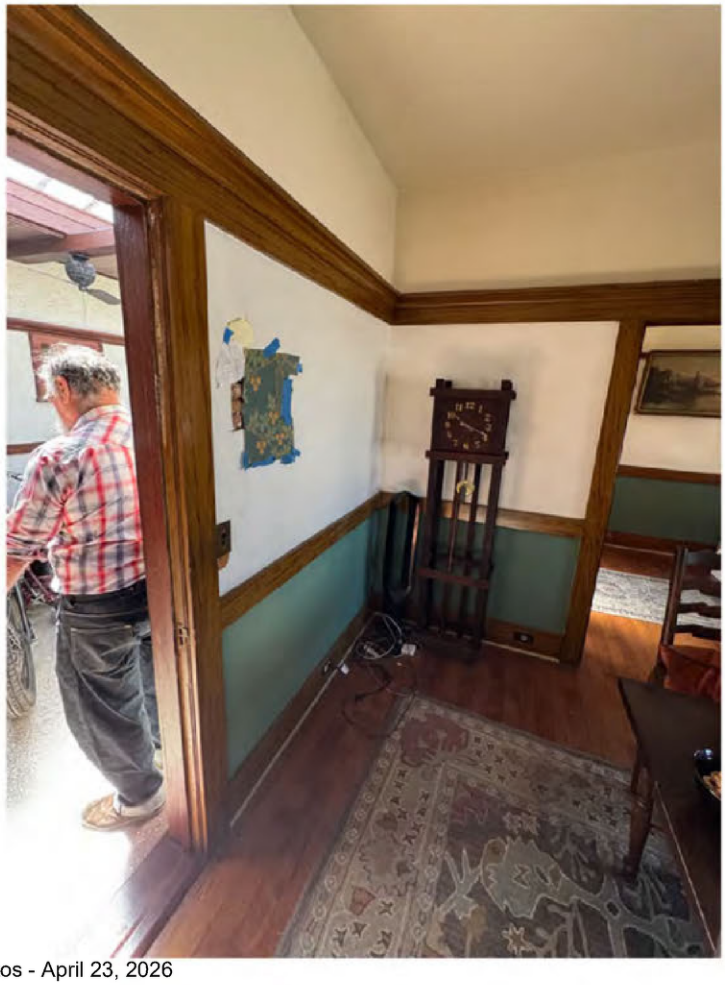


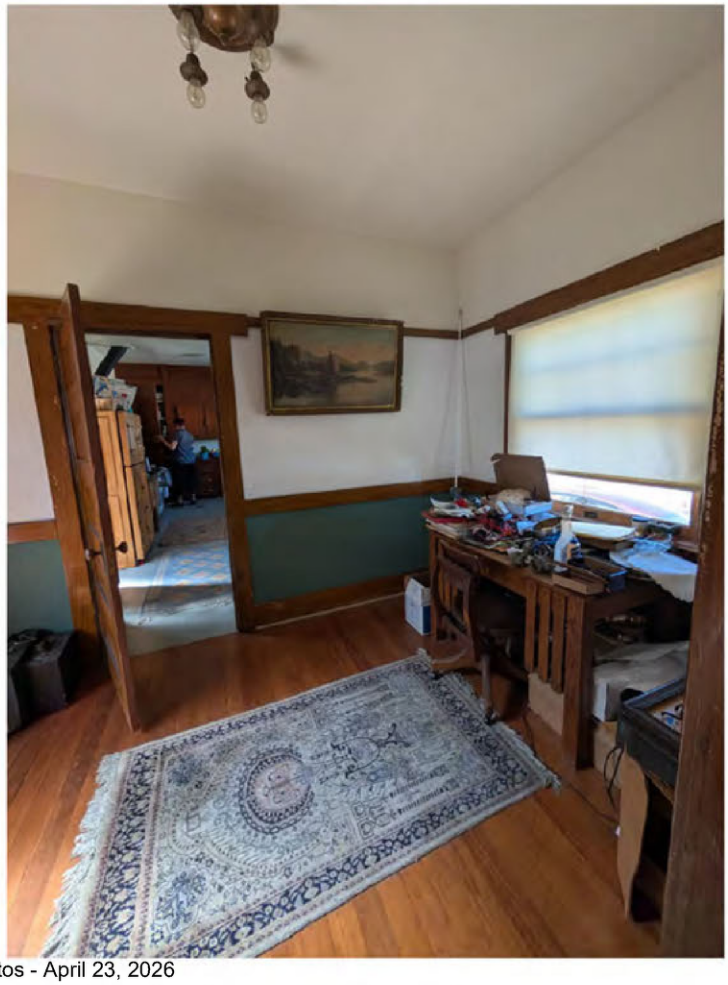


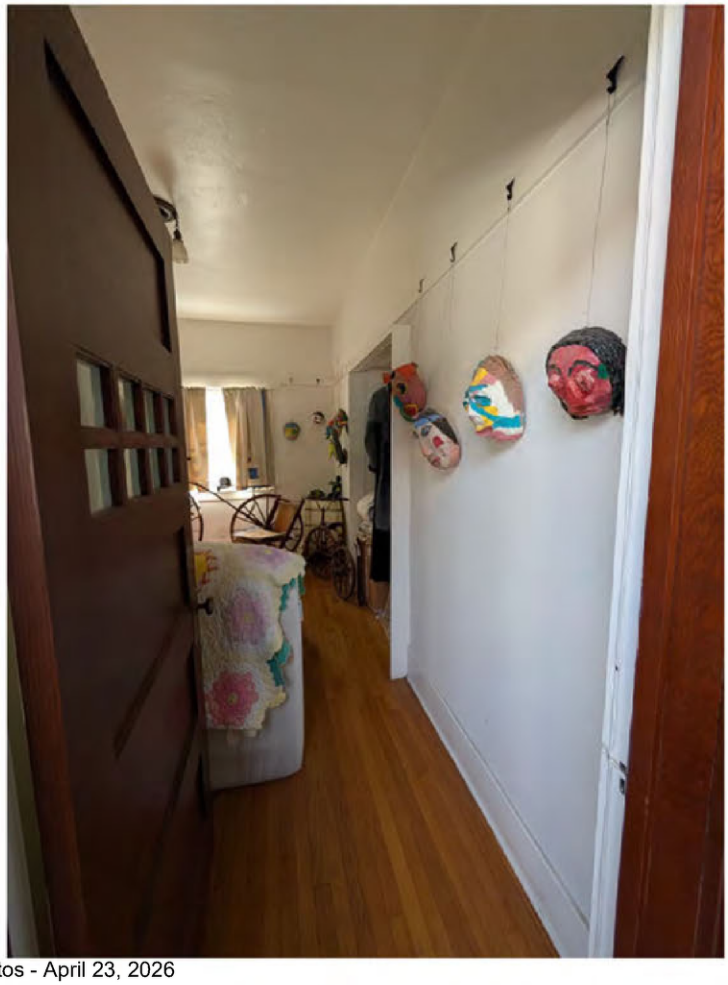


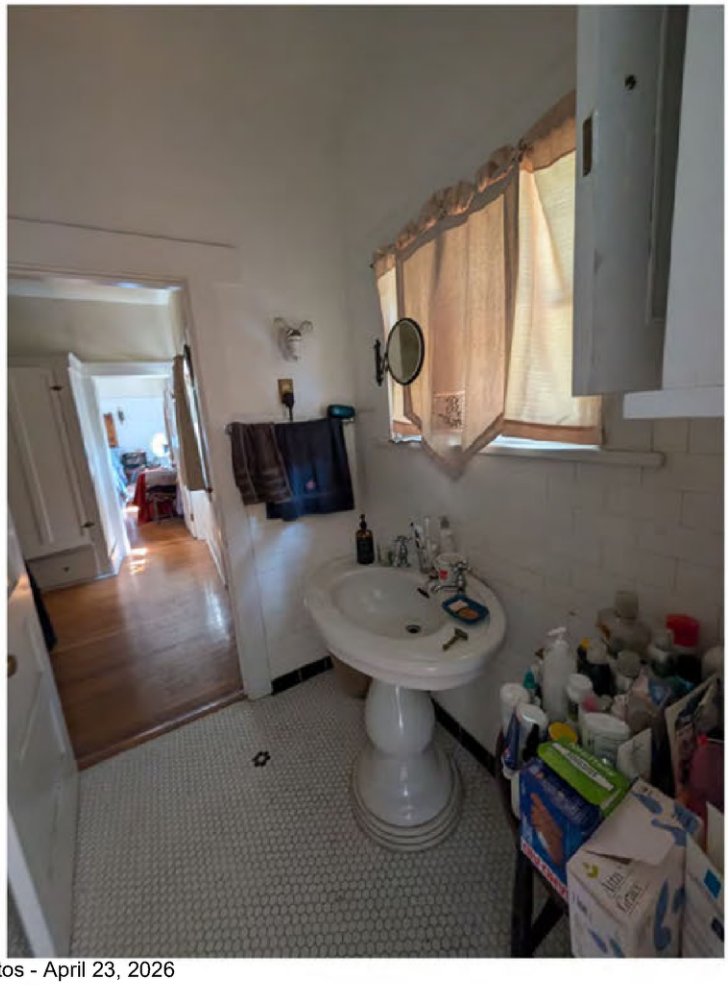


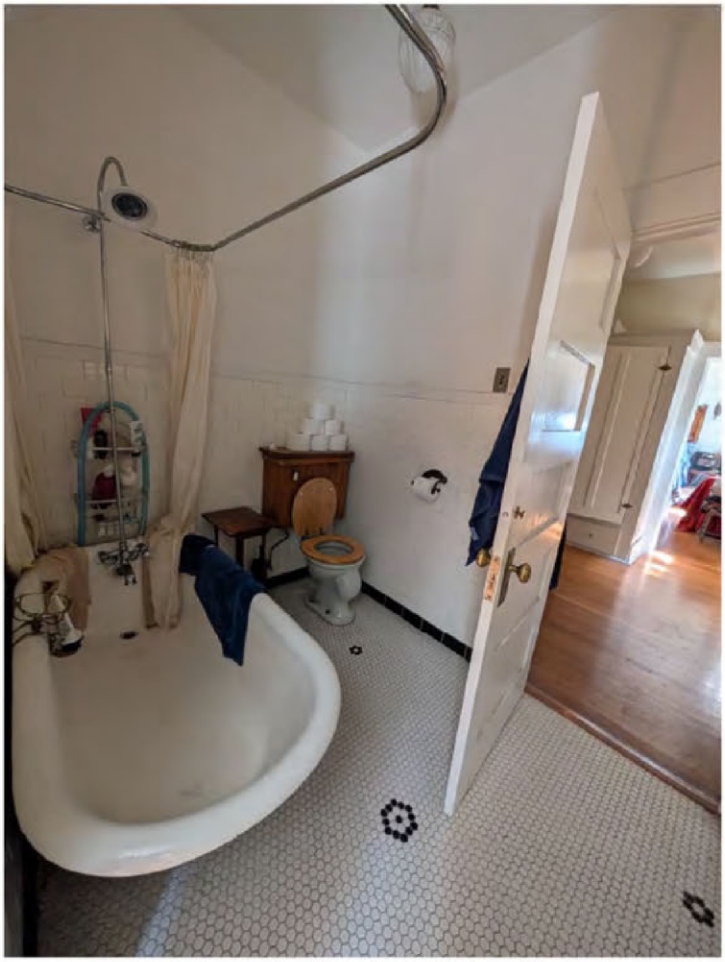


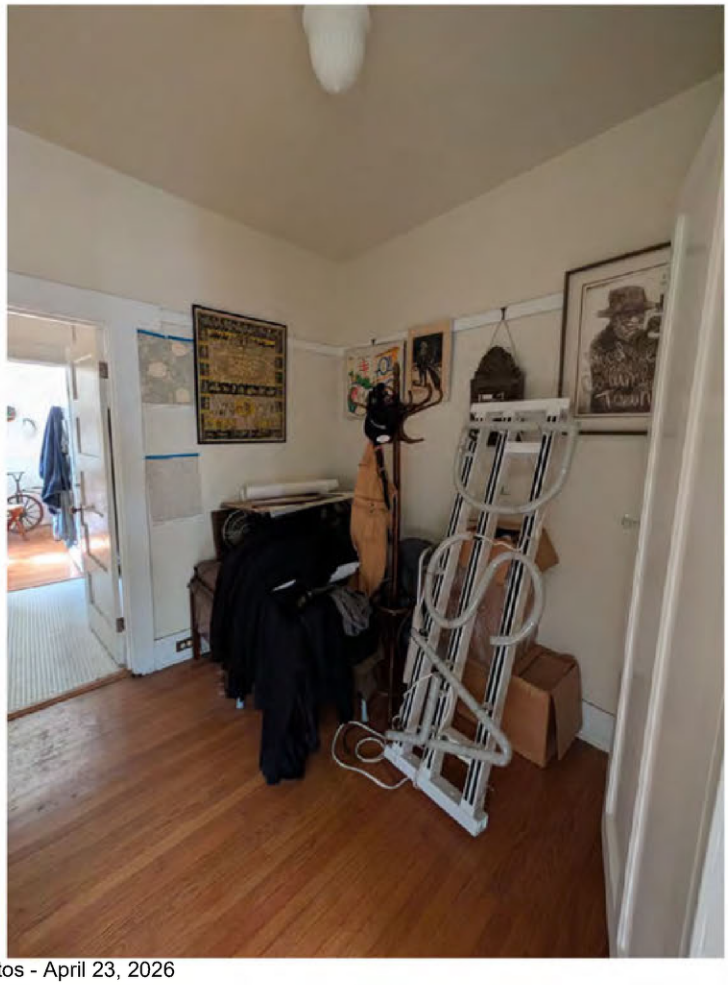


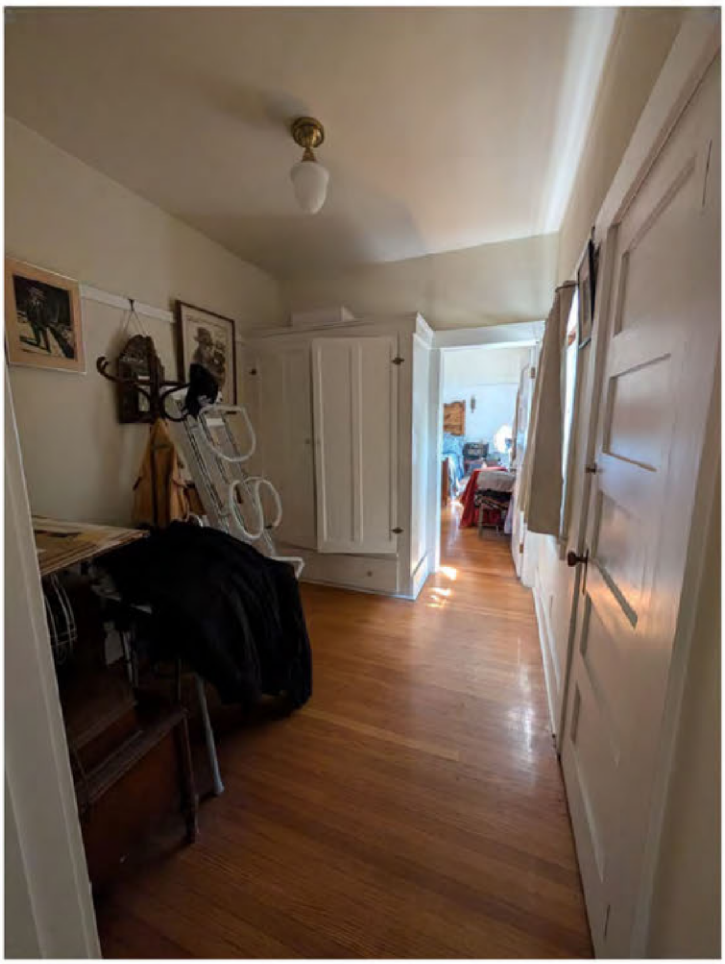


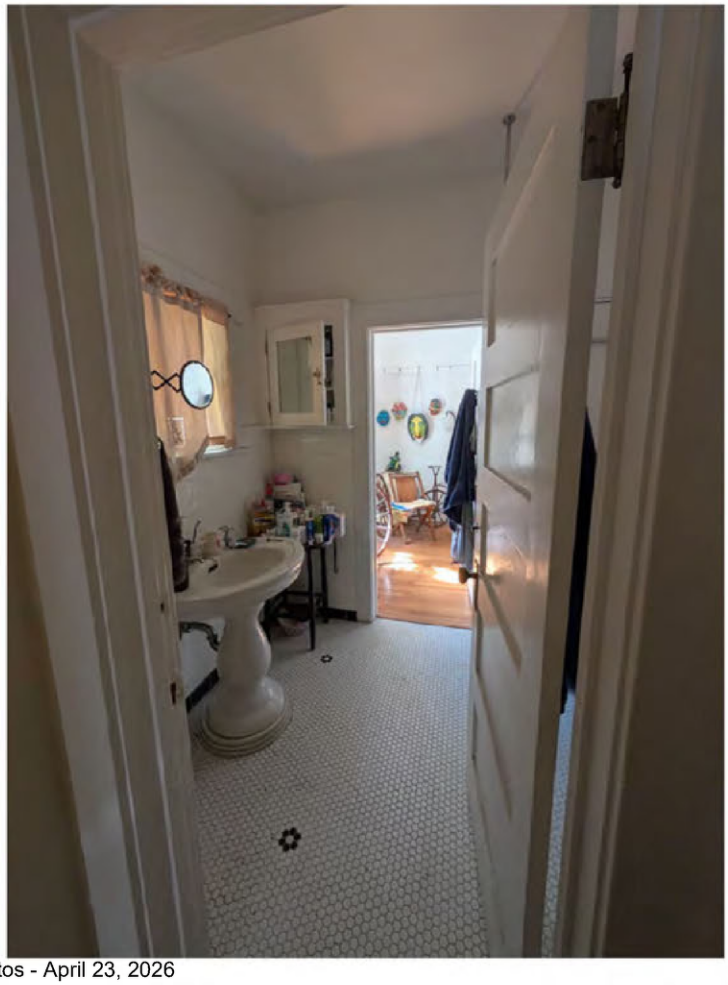


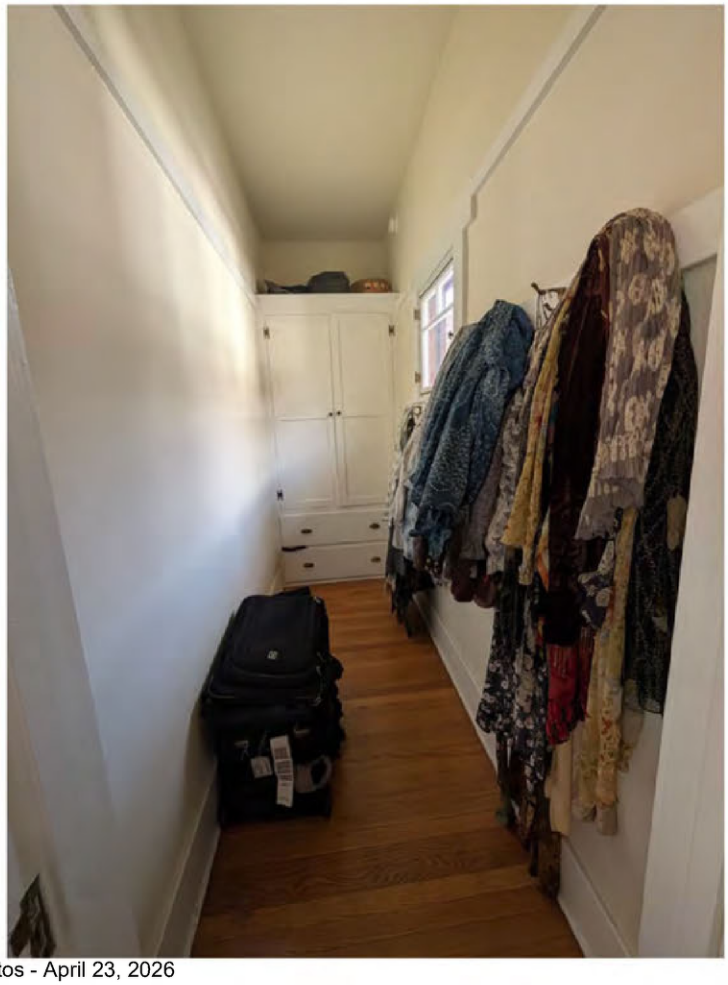


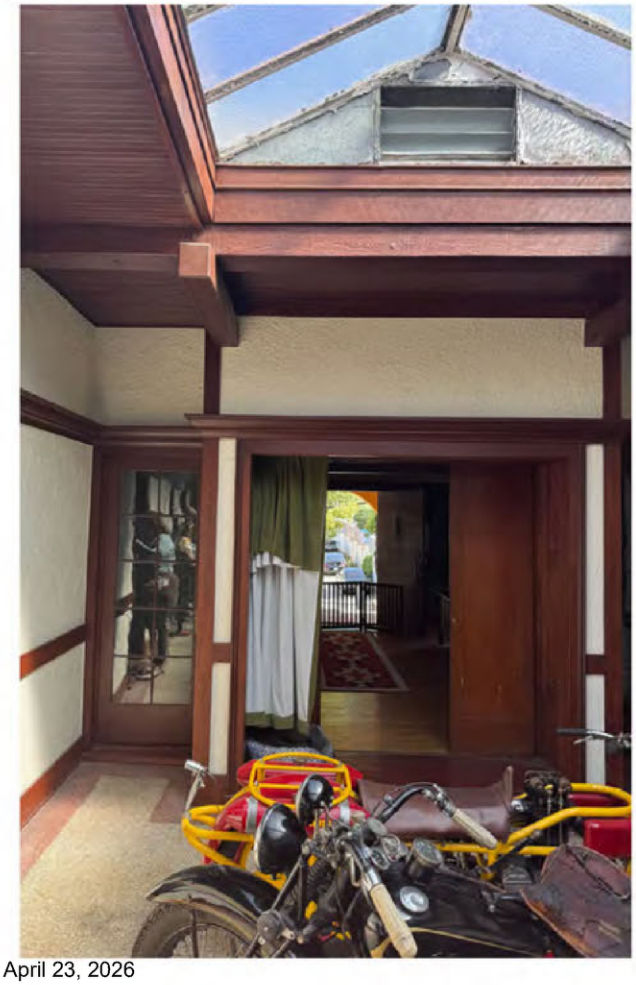












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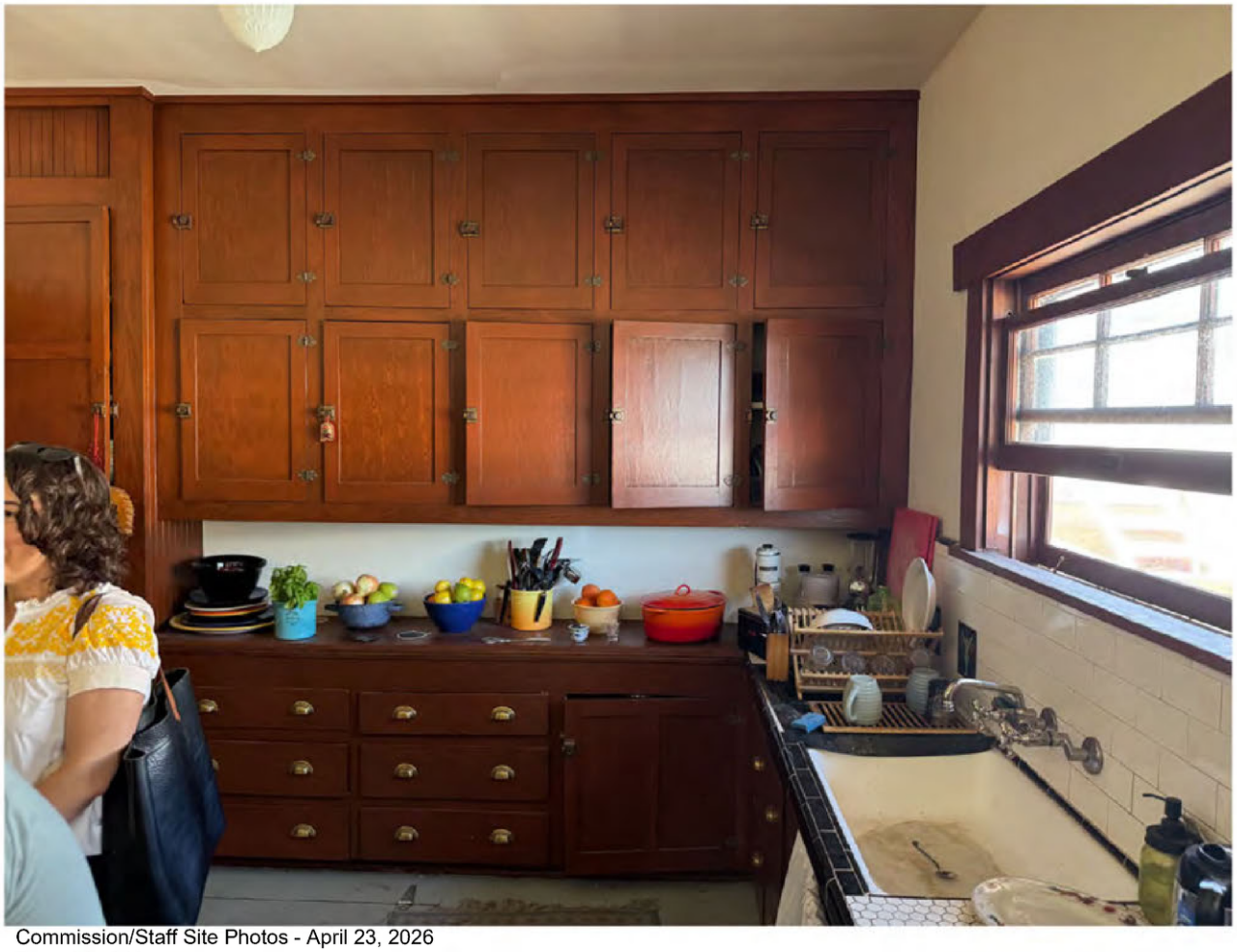

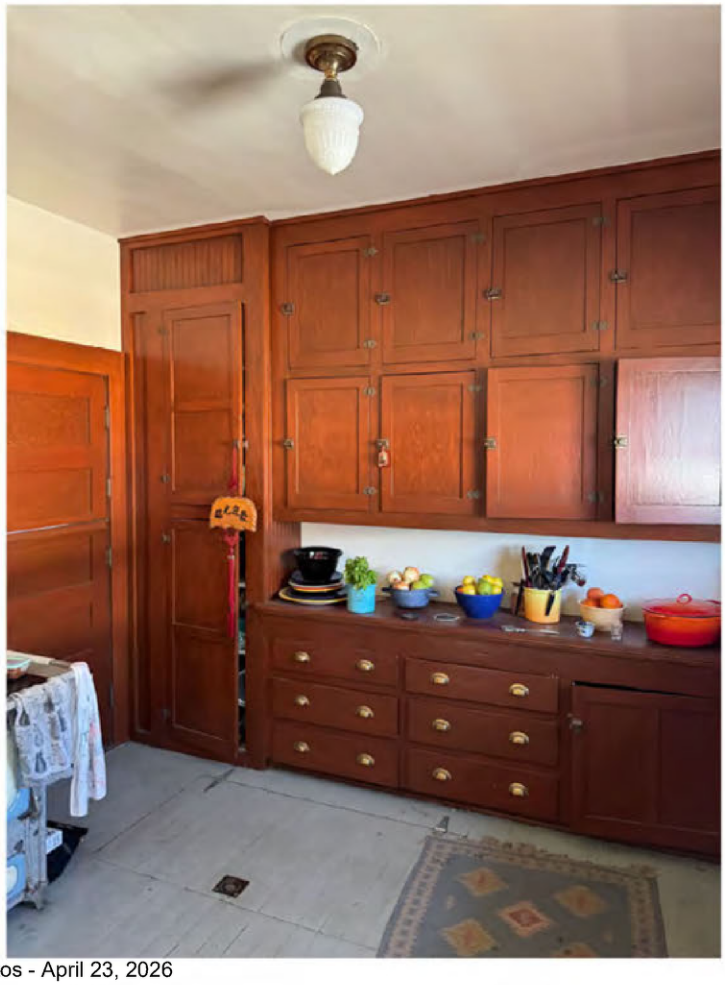

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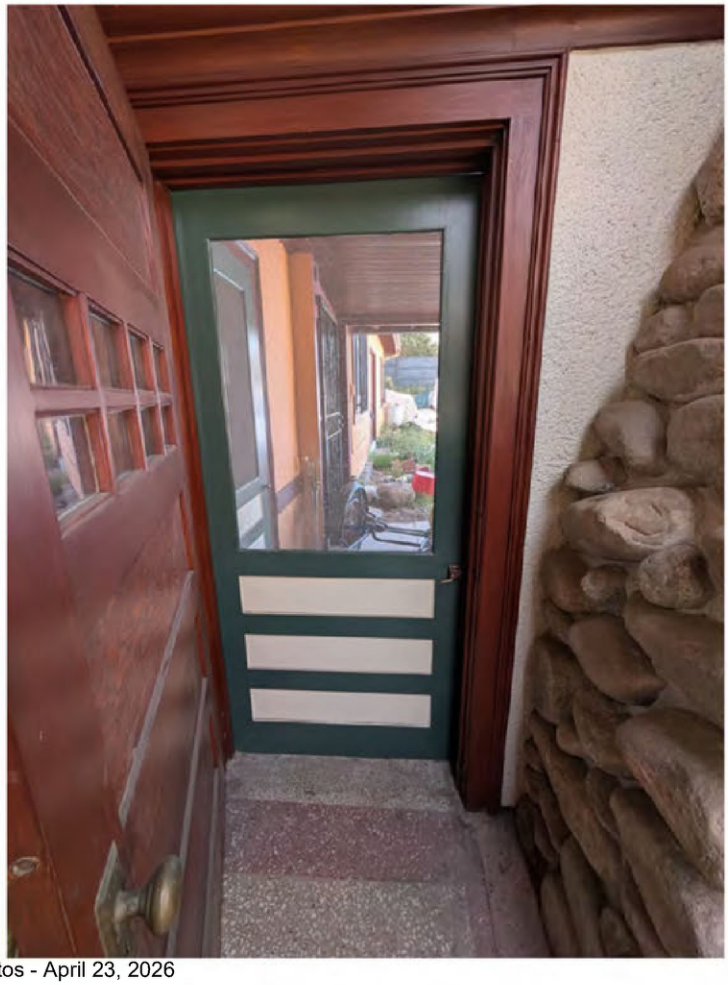
Speaks



MEMO re: Bilderrain Residence Addendum

To: Cultural Heritage Commission, staff and commissioners

From: Dydia DeLyser, Paul Greenstein, and Charlie Fisher

Date: 17 April 2026

Our ongoing research into the Bilderrain Residence has revealed new information which we offer here as an addendum to our HCM nomination; it extends the significance from solely Criterion 3 to include also Criterion 1 because it shows how they exemplify the lives of working-class Californios, and particularly women within that group as they moved into the twentieth century. At the bottom we also offer some corrections to the nomination text.

Addendum to Bilderrain Residence historic-cultural monument nomination: Significance under Criterion 1: "...exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community."

Arturo and Mabel Bilderrain exemplify the large number of working-class Californios residing and investing their futures in Los Angeles in the early-twentieth century, more than fifty years into the American period. Each of them could trace ancestry back to the Mexican colonial period (1822-1846) in Alta California (and to Spain before that), but despite their longevity in California, they were not the more famous landed Californios who were granted or inherited vast ranchos and potentially attendant wealth. Instead, they and their families were chiefly working-class Californios, the kinds of people (particularly working women) whose lives are far harder to trace because they typically leave little record. The Bilderrain Residence stands as one such trace. Californio culture and lifeways, like that of the Bilderrains, were thought, by the late nineteenth and early-twentieth centuries, to be on the brink of disappearance as waves of Eastern and Midwestern Americans overwhelmed the Californio population. The Bilderrain residence demonstrates how that vibrantly was not the case.

Arturo (1872 – 1949) and Mabel (1881 – 1940) Bilderrain were each from longstanding Californio families in southern California and grew up in late-nineteenth-century Los Angeles—they were just old enough to know the Los Angeles that existed before the enormous demographic changes that would transform the region with the "Boom of the Eighties" beginning in 1885. Arturo was even old enough to have known Los Angeles in the 1870s when it was known as a "sleepy Mexican town" rather than a bustling American city. Thus they had experienced the old times and old ways, but put their lives forward as a couple in the new.

Arturo Bilderrain (1872 – 1949)

Arturo's mother was Ramona Alvarado Aguilar, from a Californio family in southern California since the 1790s (in the Spanish colonial period). On his father's side the family came to Alta California from Mexico in the 1830s (in the Mexican colonial period). Arturo's father, constable

Jesus Bilderrain brought the family enduring fame and recognition, albeit for an event in Los Angeles's history that lives in infamy: it was Jesus Bilderrain who, in 1871, was shot in the shoulder and wounded as he investigated gun violence between two groups of Chinese people. Quickly, when word got out that a constable was wounded and a popular saloon keeper (Robert Thompson) killed, members of the community rioted and, in an infamous act of vigilantism, murdered eighteen innocent Chinese people. The event lives on in infamy as the Chinese Massacre.

Arturo went into public service like his father: he became a Hoseman serving on Engine 4 at the Aliso Street fire station, just a few hundred yards from where his father had been shot. An on-the-job injury in 1913 forced him retire from the fire service.

Mabel Green Davis Bilderrain (1881 – 1940) first married German immigrant Max Davis, twenty years her senior, in 1898 when she was eighteen years old. She filed for divorce (on grounds of desertion) in 1908. The 1910 census lists Mabel as a widowed head of household, with a "roomer," one Arturo Bilderrain.

Mabel's mother was Eulalia Lucy Escandon (Green/Forbes/Barker); Eulalia's father Angel Gonzales Escandon was an important political figure in Ventura and Ventura County in the American period. His wife, Maria Francisca Simona Sanchez (de Escandon) grew up on Rancho Santa Clara (in today's Ventura County), which was her father's property, and he had had significant wealth. Though Mabel's great grandfather had been landed and wealthy, that wealth had dissipated and by 1912 when Francisca Sanchez de Escandon died: the Los Angeles *Times* reported their wealth had "dwindled until comparatively little was left." ("Land She Loved Loses Noted Native Daughter" *Los Angeles Times* December 9, 1912 p. II1).

Thus, both could trace their ancestries in southern California back before the American period, into the Mexican period (1822-1846), the time of the secularization of the missions, and a time when many Californios were being granted vast swaths of formerly mission (and before that since time immemorial Native American) lands. Though neither of their families had been granted ranchos and their sometimes-attendant wealth, both identified as Californios—Mabel was known for her "Spanish" cooking (as Mexican food was then termed) and Arturo was a member of the Native Sons of the Golden West (an organization founded in 1875 for men *born* in California who knew the state before the Gold Rush triggered demographic transformation and who could therefore preserve the history of the state).

In 1884 Californio culture was romanticized by Helen Hunt Jackson in her phenomenally popular Indian protest novel *Ramona.* Jackson sought to right the wrongs perpetrated against Native people by Americans and the American government. To draw attention to that difficult issue she cast it in sharp relief against the lavish and exotic (to her Eastern and Midwestern audience) lives of the fictional Californio Moreno family on their southern California rancho. The first third of the novel paints a rich portrait of Californio rancho life amid perpetual bloom, song and celebration, and portrays it as a remnant culture, clinging to their traditions even on the brink of what Victorian Americans perceived as "extinction" (because of the onslaught of English-speaking Americans from the East and Midwest and the rapid dominance of that culture in the region). Jackson's precise place

descriptions were a powerful lure for tourists and homeseekers who at that time were looking within this vast country for exotic scenes at home, for people whose cultures were resistant to change amid the rush of industrialization and "progress." Jackson portrayed the Californios in a positive light: pious and good to the Indians, generous and full of celebration, and above all anchored in their heritage and traditions. She portrayed them as resisting erasure by vibrantly practicing their traditions. And as the Bilderrain residence shows, indeed they did.

By 1885 when a railroad rate war caused fares from the East to plummet, tens of thousands of English-speaking non-Hispanic White Americans flooded into Los Angeles as tourists for the first time. The city's population grew from just 11,000 in 1880 (just before Mabel was born) to 330,000 in 1910 (just before the Bilderrains built their home). English-speaking non-Hispanic Whites soon made up 96% of the community of what before then had been a predominantly Spanish-speaking Hispanic population. For Californios, having adapted through the transition to the American regime (with many stepping up to important political positions and leadership) now their numbers were dwarfed by the new-comers. But even though vastly outnumbered, and for that reason seen by many as culturally threatened with disappearance, as southern California moved toward and into the twentieth century Californio culture and heritage were celebrated. Celebrated by the novel *Ramona* and its hundreds of thousands of fans, as well as by the Californios themselves.

For those who traveled to or moved to California the main source of information about the region was *Ramona*—it was the first book published about the region and its landscape descriptions were so precise that travelers soon flocked to the "Home of Ramona," at Rancho Camulos (built by the Californio del Valle family in the Mexican period) in Ventura County, or to "Ramona's Marriage Place," (built by the Californio Estudillo family in the Mexican period) in Old Town San Diego. The work of fiction became a literal guide book to the factual landscape of southern California and until the mid-twentieth century—for the rest of the lives of Mabel and Arturo Bilderrain—*Ramona* guided tourists and locals in celebrating southern California's *past*. It romanticized the lives of Californios, even as Californios were living those lives into the twentieth century.

Though much Californio wealth relied on the secularization of the missions, with the incredible success of *Ramona* a movement arose to save the remaining mission buildings, many of them, by the 1890s, melting into mud. These romantic "piles" as they were known, pointed back to a time that could be celebrated (and romanticized) as in the past. By the mid-1880s an indigenous Californian architectural form, Mission Revival, arose to celebrate the missions and the romanticized past the buildings represented. In the late-nineteenth and early-twentieth century, before the popularity of Spanish Colonial Revival architecture, it was Mission Revival style swept the country: it was used for the California Pavilion at the 1893 World's Columbian Exposition, and it linked travelers to their destinations in California when it was used in Santa Fe railroad stations. It was used for forward looking commercial buildings, like prominent early film studio Selig Studios (1909) in Edendale. It was an architectural form that suggested a rose-colored tribute to the past while surging into the future.

Unlike its later cousin Spanish Colonial Revival, Mission Revival was used chiefly for larger commercial and "public" buildings, rather than for homes. Today, comparatively few Mission Revival style single-family homes exist, and the Bilderrain residence is one of them. And while the large commercial buildings like the Mission Inn in Riverside used Mission Revival as a style to attract *Ramona*-inspired tourists, Californios like the Bilderrains could use it in their own way, as a nostalgic and celebratory salute to their own culture and heritage in California.

The Bilderrain residence uses Mission Revival architecture in its exterior in tribute to Californio history and heritage: a two-sided colonnaded veranda looks with commanding, shaded views toward the setting sun. Where *Ramona's* famous veranda was part of the interior courtyard of the home, the Bilderrain residence turned the veranda outward, toward the public. But it did so without sacrificing that essential element of Californio adobes, the interior courtyard, which in the Bilderrain residence is miniaturized (to fit the smaller scale of the house on a standard 5,000-square-foot lot size) and covered as an atrium. Thus, the Bilderrain residence is laid out like the Californio adobes with nearly all the rooms giving out onto the central atrium. As the central courtyard of Californio adobes had served as a focal point for Californio life and culture for decades, in the Bilderrain residence the central atrium—a rare architectural feature—takes that space as the central focal point of the home.

But where the Bilderrains chose an architectural style that was nostalgic and backward looking for the exterior and for the layout of their home, the interior (as with the major commercial Mission Revival buildings) was up-to-the-minute modern. Inside the home, key features show the Bilderrains to be forward looking and in embrace of early-twentieth-century technology and modernity.

The house has three bathrooms: a private master bath with tub, a small WC in the atrium for more public use, and an exterior bathroom with toilet and walk-in wooden-walled shower (presumably to accommodate Arturo as he returned from fighting fires and showered before entering the clean parts of the house).

The public rooms of the house are large and grand: the living room with "clinker brick" fireplace is spacious and the adjacent music room accommodates a piano (an expensive investment and popular statement of "class") with a well-positioned electric lamp installed to light it.

Being a hostess was important for Mabel, reflected in the fact that the house is outfitted with a small walk-in closet for him but a large dressing room with two closets for her.

The Bilderrains' embrace of progress and modernity is most importantly seen in the kitchen (Mabel's domain) where a huge bank of floor-to-ceiling built-in cabinets (still a new feature in 1912 when portable Hoosier cabinets dominated most new kitchens) shows off something brand new: a "toe kick" or "toe relief"—a 4" high, 3" deep recess at the bottom of the cabinets that permit more ergonomic standing for people who would be using their horizontal areas as a work surface.

Next to the rear Dutch door is the Bilderrains' enormous, floor-to-ceiling "California cooler"—an ice box where shelves with holes in them allowed cool air to rise past a block of ice and cool the

things on the *nine* shelves above. The kitchen, with two, not one silverware drawers, is capacious because it's designed for Mabel's famous cooking, and for Mabel's *restaurant*.

The Bilderrain residence is a near exact scale model of another Mission Revival home, this one in Glendale. Known as "Casa Verdugo" it was built as a private home meant to be used both as private residence and a restaurant. Built in 1907, Casa Verdugo was furnished to accommodate diners in most of its rooms. Run by Californio restaurant veteran and cooking legend Piedad Yorba de Sowl, Casa Verdugo catered to tourists who rode Red Car (Pacific Electric) to Glendale to enjoy her authentic "Spanish" cuisine in an authentic Californio setting with music, children dancing, and two famous dogs greeting diners. Huntington and Brand had hired Yorba de Sowl to run the restaurant, but after its fame, when they had a falling out with her, she cleverly moved her business to the home she had built for herself nearby—she had already trademarked the name Casa Verdugo. While the Pacific Electric hired a new cook in their old building, now renamed La Ramada, Yorba de Sowl continued cooking her famous tamales and other dishes and sold postcards of Casa Verdugo proclaiming that hers was "Not the railroad place."

Yorba de Sowl and Mabel Bilderrain were Californio women who used their skills in Californio-style (then termed "Spanish") cooking and, in doing so, forwarding Californio lifeways with music and dancing along with lavish meals. For tourists and other readers of *Ramona* the multi-day fiestas at Californio homes were legendary, and putting them on was the work of women. We can see this in Mabel and Arturo's wedding, held at Mabel's "typical Spanish home," and covered in the *Los Angeles Times*: Mabel was already "known for her Spanish dinners" and for keeping her home in the Californio style, "Mrs. Bilderrain's home" just two blocks from the house they would soon build together "is of the oldest type, with prickly pear and cactus adorning the front yard and not a blade of grass in sight. The long low patio is covered heavily covered with grape vines." The wedding dinner was served "at long tables in the yard" and featured "stuffed chickens, stuffed geese, and great thick steaks were barbecued in full view of the guests and served smoking hot. Then there was dancing till midnight" along with "ample liquid refreshments." Mabel, like other Californio women like Yorba de Sowl, was responsible for the social reproduction of their lifeways. She did that first alone, and then together with her husband, holding distinctly to Californio traditions even as they embraced benefits of the modern era. It would be Mabel's name on the couple's building permit.

In later years (1935) the Bilderrains and their Californio lifeways made the news when neighbors filed suit for disturbing the peace: they had a bantam rooster Banty who loved to crow. They won the suit, but Banty vanished, apparently offed by the same neighbor who had complained. This minor incident with a small animal shows that even later in their lives the Bilderrains were still enjoying and putting forward Californio traditions: Arturo's family had a tradition of raising roosters and Jesus had previously been cited by the City for holding cock fights in city streets while he was working on City time.

The lives and lifeways of Arturo and Mabel Bilderrain reflect the efforts of working-class Californios to define their identities into the twentieth century. The residence they built shows the strengths of Californio traditions, of women's work in social reproduction, and the ways that working-class

Californios honored their heritage even as they embraced modernity. The Bilderrain residence shows that, though Californios had become outnumbered, their culture and lifeways remained a vibrant and foundational part of southern California.

Additional references:

Dydia DeLyser. 2005. *Ramona Memories: Tourism and the Shaping of Southern California* (Minneapolis: University of Minneapolis Press).

Corrections to Bilderrain Residence historic-cultural monument nomination

Architectural Description:

P. 1, paragraph 1, line 4: delete "topped with clay tile and"

P. 1, paragraph 3, line 4: instead of "building is" "building are"

P. 1, paragraph 4, line 1: insert at the beginning "Arts and Crafts interior"

P. 1, paragraph 4, line 7: add s for "doors flank"

Significance Statement:

P. 1, paragraph 1, line 2: after Bilderrain insert "and his wife Mabel Green Davis for use as her restaurant"

P. 2, paragraph 4, line 2: replace 1889 with 1884.

P. 3, paragraph 5, line 2: replace Balderrains with Bilderrains

P. 4, paragraph 3, line 5: replace Budda with Budha

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
CHC-2026-341-HCM

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2026-342-CE
PROJECT TITLE Bilderrain Residence	COUNCIL DISTRICT 1

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
124 E. Avenue 33, Los Angeles, CA 90031

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
Designation of the Bilderrain Residence as an Historic-Cultural Monument.

NAME OF APPLICANT / OWNER:
N/A

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Rafael Fontes	(213) 978-1189

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) **8 and 31**

☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

_____

JUSTIFICATION FOR PROJECT EXEMPTION: ☐ Additional page(s) attached

Article 19, Section 15308, Class 8 of the State's CEQA Guidelines applies to where projects 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." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the **Bilderrain Residence** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site. None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 apply to the proposed Project. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. The Project does not involve unusual circumstances as it is in a similar location, topography, and streetscape as other Historic-Cultural Monuments in the Northeast Los Angeles Community Plan Area. The Project will not damage scenic resources in a state scenic highway. The Project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. The Project will also not cause a substantial adverse change in the significance of an historical resource.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE	STAFF TITLE
Rafael Fontes [SIGNED COPY IN FILE]	Planning Associate

ENTITLEMENTS APPROVED
N/A

DISTRIBUTION: County Clerk, Agency Record, Rev. 8-28-2025

Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

HEARING DATE: February 19, 2026
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012
and teleconference (see agenda for login information)

EXPIRATION DATE: February 22, 2026

CASE NO.: **CHC-2026-341-HCM**
ENV-2026-342-CE

Location: 124 E. Avenue 33

Council District: 1 – Hernandez
Community Plan Area: Northeast Los Angeles
Area Planning Commission: East Los Angeles
Neighborhood Council: Lincoln Heights
Land Use Designation: Low Medium II Residential
Zoning: RD2-1-HPOZ
Legal Description: Foot Hill Tract, Block 4, Lot 15 and Arb 2 of Lot 17

PROJECT: Historic-Cultural Monument Application for the BILDERRAIN RESIDENCE

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS:
Paul Greenstein
3320 N. Griffin Avenue
Los Angeles, CA 90031

Wan Shan Leung
124 E. Avenue 33
Los Angeles, CA 90031

APPLICANTS:
Paul Greenstein and Dydia DeLyser
3320 N. Griffin Avenue
Los Angeles, CA 90031

PREPARER:
Charles J. Fisher
140 S. Avenue 57
Highland Park, CA 90042

RECOMMENDATION **That the Cultural Heritage Commission:**

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

2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Senior Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Rafael Fontes, Planning Associate
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The Bilderrain Residence, built in 1912, is a one-story single-family residence in the Lincoln Heights neighborhood of Los Angeles. Located mid-block on the southern side of Avenue 33, between Pasadena and Griffin Avenues, it was built by contractor W. E. Leonardi in the Mission Revival architectural style for Los Angeles City fireman Arturo (Arthur) Bilderrain. The subject property is designated as a Contributor to the Lincoln Heights Historic Preservation Overlay Zone.

Rectangular in plan, the subject property is of wood-frame construction clad in stucco. There is a hipped roof covered with composition shingles that surrounds a central atrium that is covered by a large rectangular gabled skylight. Atop the roof are three chimneys, two clad in an ornate stucco design located at the eastern and western ends of the roof, and a third of stone that is located at the central rear of the roof. The primary, north-facing elevation prominently features a double-arched front porch topped with a Mission-style parapet that is accessed via a concrete staircase. This porch is offset to the center-right of the otherwise symmetrical front facade, flanked with open roof eaves terminating at the sides of the front parapet. The central front entrance is set between tripartite windows consisting of fixed-pane wood windows flanked by wood casement windows. The front porch wraps around to the west-facing elevation which features a double-arched porch covering topped with a Mission-style parapet matching the primary elevation, a stucco-clad chimney, and a secondary entrance door flanked by six-over-one divided-lite wood double-hung windows. The northern portion of the east-facing facade has a stucco-clad chimney flanked by smaller fixed windows; the southern portion of this elevation is obscured by shrubs. The rear, south-facing elevation features an enclosed porch at the center and a stucco-clad addition extending immediately east of the porch that is accessed from a door that faces west into the rear yard. The door to the addition is flanked by two aluminum sliding windows and there is an additional aluminum sliding window on the southern facade of the addition.

Remaining fenestration on the house are multi-lite double-hung windows. Interior features include paneled wood wainscoting, a clinker brick fireplace flanked with leaded glass cabinets in the living room, a tall stone fireplace in the atrium, hardwood and terrazzo floors, box beam ceilings, wall sconces, and five-panel wooden interior doors with eight-lite glass insets. The residence is located on an elevated lot that features river rock retaining walls.

The Mission Revival architectural style emerged in California in the 1890s. Predominating in the 1910s, it was based on common mission characteristics such as solid white walls, low-pitched red-tiled roofs, and arcaded porches. Popularized by works like Helen Hunt Jackson's 1884 novel *Ramona* and the writings of Charles Fletcher Lummis, Mission Revival-style structures of stucco with sculpted parapets, symmetrical facades and arched openings reflected a romanticized view of Southern California's Spanish and Mexican heritage. Elements such as *espadañas,* the extension of the gabled end wall above the roof line to form a curved or scalloped parapet, and stepped or dome-topped bell-towers are key characteristic features of the Mission Revival style. The first structure designed in the Mission Revival architectural style to gain widespread attention was the California State Building at the 1893 World's Columbian Exposition held in Chicago. Designed by A. Page Brown of San Francisco, the exterior of the building was a pastiche of parts drawn directly from the missions, particularly Santa Barbara. For the following two decades the Mission Revival architectural style was popular for all buildings types, including single-family homes, apartments, resort-hotels, and even office buildings such as the Los Angeles Herald Examiner Building (1915, HCM #178). The enthusiasm for the Mission Revival architectural style faded after the first decade of the 20th century, when it was eclipsed by the Spanish Colonial Revival architectural style.

The subject property has undergone some alterations over the years that include the covering of the original wood shake roof with composition shingles in 1928; the construction of a garage at the rear of

the lot in 1934; the addition of a 60-foot long concrete retaining wall in 1952; the construction of a one-story, 704-square foot addition at the rear of the residence in 1987; and the replacement of the existing roof shingles with asphalt shingles.

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 if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

FINDINGS

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

BACKGROUND

On January 23, 2026, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete.

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Bilderrain Residence		First Owner/Tenant	
Other Associated Names: Universal Ethical Society (1986-2022)			
Street Address: 124 E. Avenue 33	Zip: 90031	Council District: 1	
Range of Addresses on Property: 124-128 E. Avenue 33	Community Name: Lincoln Heights		
Assessor Parcel Number: 5206-001-021	Tract: Foot Hill Tract	Block: 4	Lot: 15 & Pt. 17
Identification cont'd: Lot 15 and the West 10 Feet of Lot 17, measured on the Southerly Line of said Lot 17.			
Proposed Monument Property Type:	● Building	○ Structure	○ Object	○ Site/Open Space	○ Natural Feature
Describe any additional resources located on the property to be included in the nomination, here: Garage at rear.			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1912 ● Factual ○ Estimated	Threatened? None
Architect/Designer: NONE	Contractor: W. E. Leonardi
Original Use: Single Family Residence	Present Use: Single Family Residence
Is the Proposed Monument on its Original Site? ● Yes ○ No (explain in section 7) ○ Unknown (explain in section 7)	

3. STYLE & MATERIALS

Architectural Style: Mission Revival	Stories: 1	Plan Shape: Irregular

FEATURE	*PRIMARY*	*SECONDARY*
CONSTRUCTION	Type: Wood	Type: Wood
CLADDING	Material: Stucco, textured	Material: Wood clapboards (Garage only)
ROOF	Type: Gable, crossed	Type: Gable
	Material: Composition shingle	Material: Industrial glass and steel
WINDOWS	Type: Double-hung	Type: Casement
	Material: Wood	Material: Wood
ENTRY	Style: Centered	Style: Off-center
DOOR	Type: Solid wood with peephole	Type: Solid wood with upper lights

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.	
1928	Original wood shake roof covered with composition shingles.
1934	Garage built at rear of lot.
1952	Retaining wall built on side border.
1987	1-story addition built onto rear of house.
2003	Roof replaced with fiberglass or asphalt shingles.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

☐	Listed in the National Register of Historic Places	
☐	Listed in the California Register of Historical Resources	
☐	Formally determined eligible for the National and/or California Registers	
✓	Located in an Historic Preservation Overlay Zone (HPOZ)	● Contributing feature ○ Non-contributing feature
☐	Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designations:		

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):	
☐	1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
☐	2. Is associated with the lives of historic personages important to national, state, city, or local history.
✓	3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Applicant

Name: Paul Greenstein	Company:	
Street Address: 3320 Griffin Avenue	City: Los Angeles	State: CA
Zip: 90031	Phone Number: 213-793-1937	Email: bumvivant@hotmail.com

Property Owner Is the owner in support of the nomination? ● Yes ○ No ○ Unknown

Name: Paul Greenstein	Company:	
Street Address: 3320 Griffin Avenue	City: Los Angeles	State: CA
Zip: 90031	Phone Number: 213-793-1937	Email: bumvivant@hotmail.com

Nomination Preparer/Applicant's Representative

Name: Charles J. Fisher	Company:	
Street Address: 140 S. Avenue 57	City: Highland Park	State: CA
Zip: 90042	Phone Number: 323-256-3593	Email: arroyoseco@hotmail.com

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

1. ✓ Nomination Form
2. ✓ Written Statements A and B
3. ✓ Bibliography
4. ✓ Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digitial copy of the main photo to: planning.ohr@lacity.org)
5. ✓ Copies of Primary/Secondary Documentation
6. ✓ Copies of Building Permits for Major Alterations (include first construction permits)
7. ✓ Additional, Contemporary Photos
8. Historical Photos
9. ✓ Zimas Parcel Report for all Nominated Parcels (including map)

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
✓	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
✓	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
✓	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Charles J. Fisher — Name:

February 7, 2025 — Date:

Charles J Fisher — Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

Phone: 213-874-3679
Website: preservation.lacity.org

Bilderrain Residence
124 E. Avenue 33
Architectural Description

This single-story residence is designed in a rectangular plan made up of 9 rooms with a smaller single room addition built in 1987, off-centered to the rear. The front facade is dominated by the double-arched front porch, which is topped with a Mission style parapet, topped with clay tile and offset to the center-right of the otherwise symmetrical front facade. The porch is flanked with open roof eaves which end at the sides of the front pediment and are supported by small purlins and crossbeams. The central front door is flanked by four light fixed pane windows which are each flanked by small casement windows.

The front door is accessed via concrete steps flanked with two level stoops that top at the level of the concrete porch floor. The steps lead to the left arch. The right arch is not used. Small chains are attached to large square concrete capped posts at the edge of the porch in lieu of a railing. A small square porch light is to the right of the front door. The porch wraps around to the West facade and has a smaller Mission gabled porch over a side entrance with a solid wood door that has an eight light window at eye level.

The hipped roof is covered with composition shingles and surrounds a large rectangular gabled skylight at the center forming the roof over most of a central atrium room. The side windows on the house are mostly multi-light double hung. There are three chimneys. The first and second, located on the East and West facades of the building is of an ornate stucco design. The third is of stone and is located to the central rear of the house, at the end of the atrium.

Interior features include paneled wood wainscoting, a clinker brick fireplace, flanked with leaded glass cabinets in the living room and a tall stone fireplace in the atrium (The Western chimney was for a gas heater in the kitchen area that has been sealed), hardwood floors in the living areas and a terrazzo floor in the atrium, box beamed ceilings, wall sconces, brass ceiling light fixtures of various designs, five panel wooden interior doors with the second panel being eight-light glass windows. Two ten-light wood and glass door flank the entry to the atrium from the front foyer. Chair rails and picture rails in some rooms.

There is a clapboard sided garage with a pyramidal roof at the rear of the property.

Bilderrain Residence
124 E. Avenue 33
Significance Statement

Built in 1912, this unique Mission Revival house was most likely designed by its original owner, Los Angeles City fireman Arturo (aka Arthur) Bilderrain, this is a notable example of custom Mission Revival architecture, indicative of the type of period revival housing that was being constructed in Los Angeles prior to the Great War. The house has the Mission style parapet, arch porch supports, Arts and Crafts interior and many other attributes of the Mission Revival style as noted in the architectural description.

The stylized house is located in the Los Angeles community of Lincoln Heights and is a contributing structure to the Lincoln Heights HPOZ, being located at the very Northern point of that district. Lincoln Heights is considered to be one of the oldest neighborhoods outside of La Placita / Sonoratown dating to the 1870s and is found wholly within the original Spanish four leagues pueblo of the Los Angeles land grant. Located on bluffs overlooking the Los Angeles River and immersed in the floodplain, Lincoln Heights' river adjacent land became the city's first Industrial Corridor.

The area had previously been the home of the Tongva people, including the Yangna Village, which was located on what is now the current day site of the Downey Recreation Center at 1739 Albion Street.

In 1863, John Strother Griffin purchased 2,000 acres (810 ha) of ranch land for $1,000, subdividing it in 1873 as East Los Angeles in partnership with former California Governor John Gates Downey and banker William H. Workman. In late 1874, they offered an additional 35 acres (14 ha) for sale, subdivided into 65 by 165 foot (20 by 50 m) lots for $150 each. The neighborhood was known as "East Los Angeles" between 1873 and 1917, when residents voted to change the name to Lincoln Heights. Houses in Lincoln Heights vary in architecture and include examples of Victorian-era, Arts and Crafts, and Period Revival styles. The majority of residences were not architect-designed, but builder/contractor or homeowner constructed, and housed working- and middle-class families. The Lincoln Heights HPOZ was adopted by City Council in 2004.

The Bilderrain Residence is located on Lot 15 and a portion of Lot 17 of Block 4 of the Foot Hill Tract, which was subdivided by land speculator George W. Wilson in November of 1883. The Foot Hill Tract is located in the Northern part of Lincoln Heights and was slow to develop. One exception was the hilltop home of A. J. and Jennie Young (HCM No. 1017) designed by his brother, architect Robert Brown Young, in 1885. That house is presently owned by the owner of the Bilderrain Residence.

The Bilderrain Residence was built in 1912, which is during the period that most of the original homes in the Northern part of the Foot Hill Tract were constructed. The permit for the Mission Revival house does not show an architect but was probably designed by the owner, who was descended from the early Spanish settlers in California.

California in many respects, is looked upon as the birthplace of Mission Revival architecture, which reached its zenith in popularity during the 1890s and the first two decades of the 20th Century. The Mission Revival style was part of an architectural movement, beginning in the late 19th century, for the revival and reinterpretation of American colonial styles. Mission Revival drew inspiration from the late 18th and early 19th century Spanish missions in California. The Mission Revival movement was most popular between 1890 and 1915, in numerous residential, commercial and institutional structures, particularly schools and railroad depots.

By 1890, the nostalgia for early California was brought out through, among other things, the publication of Helen Hunt Jackson's novel "Ramona" in 1889. Mission Revival architecture is a direct result of that nostalgia as the area was rapidly growing in the late 19th and early 20th Centuries and residents, particularly those who, like Bilderrain, were descended from the early California residents. The period culminated with the release of the Mary Pickford film "Ramona" in 1910, the year the Bilderrains were wed, which again emphasized the romanticizing of the Mission era in California and resurgence of interest in the Spanish heritage of the southwestern United States.

The Bilderrain Residence is a one-story single-family residence, built in a square plan, around a central glass roofed atrium. The interior is heavily influenced by the Arts and Crafts movement, however the central glass roofed atrium is the most unique physical attribute to the house. The house, while being the home of Arturo and Mabel Bilderrain, was also designed with the couple's catering business in mind, providing a restaurant setting for client's private parties.

Arturo Bilderrain was part of an old Californio family that dates back to the 18th Century. As late as 1880, census data shows that there were nine branches of the Bilderrain Family and all were located in California. Arturo, who also went by Arthur Bilderrain was born in the San Jose Township, in Eastern Los Angeles County, on September 6, 1872.

His father, Jesus, was a saloon keeper and later a druggist in the city of Los Angeles. Prior to that, Jesus Bilderrain was a constable for the City of Los Angeles.

Arturo initially went to work in his father's pharmacy, but by the mid-1890s, he was a hose-man with the Los Angeles City Fire Department. On July 14, 1910, at the age of 37, he married Mabel Davis, 28 year old widow.

His new wife, the former Mabel Green, was born in Ventura, California, on May 16, 1881. On Valentine's Day, in 1898, at the age of 16 (The Los Angeles Times reported that she was 18), she married Max Davis, a 37 year old German immigrant, who was the head usher at the original Orphium Theater. Her husband passed away sometime before 1910, when she married Bilderrain, in an elaborate ceremony that was described in detail in the Los Angeles Times, which noted that their home was at 119 W. Avenue 33. The couple soon began their catering business, as Mabel (whose mother was a Californio) was well known for her Spanish dinners. They had the house built by contractor William C. Leonardi in 1912. The following year, Arturo had an on the job injury and had to retire from the fire department. They used the house as a private restaurant for their catering clients.

The Bilderrains made the news in 1935 when they were sued by a neighbor over a rooster that they owned, named Banty, who liked to crow a lot. The Balderrains won the case when their lawyer was able to prove that they met the zoning requirements for keeping the bird. The story has it that Banty vanished shortly after the verdict, never to be seen again.

The Bilderrains sold the house around 1938 to Poy Ton Kwong and his Chinese-born wife, Yee Shee (Sheung) Kwong. The Bilderrains moved to 128 S. Catalina Street, where Mabel passed away on May 9, 1940, just one week before her 59th birthday. After her death, Arturo moved into the rear house at 128½ S. Catalina Street and remained there until he passed on January 16, 1949, at the age of 76. His Los Angeles Times obituary, among other things, noted that he was a cousin of the actor Leo Carrillo.

Poy Ton Kwong is listed in the 1940 census as a farmer, owning his farm land. He had previously managed a restaurant and ran a grocery store prior to that. He was born in San Francisco, California on April 8, 1878. His wife was born in Canton, (now Guangzhou), China, on April 1, 1894, arrived in the United States in 1914 and was naturalized in 1937. The couple was married in China on January 28, 1914. They were to be the parents of three sons and two daughters.

Poy Kwong was a long time civic leader in the Chinese community and was noted as a pioneer asparagus grower, being one of the founders of the Chinese asparagus Society. He was on the board of the Lumg Xong Ten Yee Fraternal Association. At the time of his death on May 23, 1960, at the age of 86, his entire extended family was living in the subject house. Yee Shee passed on July 12, 1978 at the age of 84. The Kwong family sold the house to Yuen Bomm Wing, Man Yuk Wai, Chau T. Shing, Wan Shan Leung, June Bee Choo Neo and Yau Foon Tsang and his wife Wei Nam on May 19, 1982. They deeded it to the Universal Ethical Society, Inc. on September 16, 1986.

The Universal Ethical Society of Los Angeles is a Buddhist congregation founded in 1983 by the people that bought the house from the Kwongs. The society added a room at the back of the house in 1987, which they used for their gatherings. They had a second location at 4227 Peck Road in El Monte, which is known as the Heavens Grace Maitreya Budda Society. After 2012, the Avenue 33 house became the office facility and only the rear room appeared to be in use. The main house was essentially vacated and had begun to deteriorate.

The property was deeded to Wan Shan Leung, one of the original purchasers in 1982, and Lisa Cun on October 6, 1998. Lisa Cun quitclaimed her interest to Leung on March 1, 2010, who then transferred it back to the Universal Ethical Society on January 21, 2012. The society, represented by Wan Shan Leung, deeded the property to Paul Greenstein on December 22, 2020. Greenstein then went on to restore much of the house back to its former splendor. It had fortunately not endured much alteration over the last century.

The Bilderrain Residence is built along the lines of an early 19th Century Mexican haciendas, that have the various rooms having doors that open to the central courtyard. The one major difference is the glass skylight over the courtyard, which

is filled with wired industrial glass. This covering appears to be an original feature to the house, being constructed in the same manner as early 20th Century industrial skylights.

The Bilderrain Residence qualifies for Los Angeles Historic Cultural Monument status under criteria 3 as it "embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age" as a stunning unique example the Mission Revival architectural style as noted in the accompanying architectural description and the attached photos.

Bilderrain Residence

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Sentenced for Life.....February 15, 1898, Page 3

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Damages Asked in Suit to Throttle Rooster.....January 8, 1935, Page A8

Barnyard Music Issue to be Decided by Court.....March 27, 1935, Page A10

Check Kept on Lusty Bantam; Landlady Says Rooster Crows About 200 Times per Hour..March 28, 1935, Page A2

Rooster Crows Loudly Over His Court Victory.....April 6, 1935, Page 4

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Poy Ton Kwong Obituary.....June 2, 1960, Page C16

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Lincoln Heights HPOZ Preservation Plan.....July 12, 2007, Los Angeles City Planning Department

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Lincoln Heights, Los Angeles.....Wikipedia

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California Death Index

Find a Grave

Los Angeles City Building Permits (Attached)

Los Angeles City Directories

Los Angeles County Assessors Records

Los Angeles County Subdivision Maps

Social Security Death Index

United States Census Records (1880-1950)

United States Naturalization documents

United State Selective Service Records

Voter Registration Rolls

SENTENCED FOR LIFE.: Justice Morrison Performs an Unusually Agreeable Duty.
Los Angeles Times (1886-1922); Feb 15, 1898; ProQuest Historical Newspapers: Los Angeles Times
pg. 3

SENTENCED FOR LIFE.

Justice Morrison Performs an Unusually Agreeable Duty.

Justice Morrison, after passing a six months' sentence on two petty thieves yesterday afternoon, left the bench long enough for the more agreeable duty of sentencing a young couple for life, that is, marrying them. The contracting parties were Max Davis, an employé of the Orpheum Theater, and Miss Mabel Green. The ceremony was performed in the Justice's chambers, in the presence of several members of the Orpheum staff. Owing to the exceeding good looks of the bride, Justice Morrison availed himself of the ancient prerogative of kissing her, a custom which he usually foregoes.

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THICK STEAKS AT WEDDING.: MABEL LEAP$ AGAIN-IS MRS BILDERRAIN NOW; ...
Los Angeles Times (1886-1922); Jul 15, 1910; ProQuest Historical Newspapers: Los Angeles Times
pg. III

Mrs. Arturo Bilderrain,

formerly Mrs. Mabel Davis, who became a bride in a barbecue wedding, last night.

JOYFUL.

THICK STEAKS AT WEDDING.

MABEL LEAPS AGAIN—IS MRS BILDERRAIN NOW.

Under High Arch of Ferns the Couple Stand While Words of Magistrate Make Them One—Abundant Liquid Refreshments, Stuffed Geese and Many Other Dainties.

"Now you won't be Mabel any longer," was the plaint of her friends when Mrs. Mabel Davis announced that she had decided to try the matrimonial state once again.

"Yes, I will—always the same old girl, in the same old place, but you can all come to the wedding," she answered.

In accordance with that promise, fifty or more guests assembled yesterday in the typical Spanish home of the bride, and witnessed the ceremony whereby their "Mabel" was made the wife of Arturo Bilderrain. The groom is a member of one of the old Spanish families, and the gracious and charming lady he now calls wife is known for her Spanish dinners. Mrs. Bilderrains' home is of the oldest type, with the prickly pear and cactus adorning the front yard, and no grass in sight. The long, low patio is heavily covered with grape vines.

About 6 o'clock they began to arrive, and were received by the bride-to-be, who was simply gowned in imported lingerie, her sole ornament being a delicate string of pearls, the wedding gift of Mr. Bilderrain to his bride. At 8 o'clock the couple, attended by Frank Haben and Mrs. G. F. Alvarez, took their places under a high arch of ferns, and Justice Sommerfield pronounced the words which made them one.

Immediately after the reception which followed the ceremony everyone was seated at long tables in the yard, and a dinner was served, with abundant liquid refreshments. The stuffed chickens, stuffed geese and great, thick steaks were barbecued in full view of the guests, and served smoking hot. Then there was dancing till midnight.

After a week's trip Mr. and Mrs. Bilderrain will be at home at No. 119 West Avenue 33.

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DAMAGES ASKED IN SUIT TO THROTTLE ROOSTER
Los Angeles Times (1923-1995); Jan 8, 1935; ProQuest Historical Newspapers: Los Angeles Times
pg. A8

DAMAGES ASKED IN SUIT TO THROTTLE ROOSTER

Banty may be small in stature but there's nothing tiny about his voice. He's troubled with insomnia and, being of an ornery disposition, won't let anyone else in his neighborhood sleep either.

Since last September 1 Walter A. and Mary E. Saugue, 136 East Avenue 33, under whose window Banty chants his greeting to the new day, have put up with the "rooster racket," not exactly patiently but at least peacefully. But yesterday they were ready for battle.

They and their landlady, Mary A. Struck, filed suit in Superior Court against Arthur and Mabel Bilderrain, 124 East Avenue 33, for $2000 damages and an order abating the rooster. Their complaint, filed by Attorney. Malcolm Archbald, asserts Banty "crows in a loud and raucous tone at or about 4 a.m. each and every morning and continues to crow at intervals thereafter until after daybreak."

They declare the Bilderrains "keep and maintain said rooster with malicious, oppressive and spiteful intent for the sole purpose of annoying and harassing Mary Struck." Mrs. Struck states that her tenants threaten to move unless Banty is silenced. The Sagues and Mrs. Struck each ask $500 damages and together they ask $1000 exemplary damages.

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Battle Over Rooster's Crows: BARNYARD MUSIC ISSUE TO BE DECIDED BY COURT
Los Angeles Times (1923-1995); Mar 27, 1935; ProQuest Historical Newspapers: Los Angeles Times
pg. A10

Battle Over Rooster's Crows

Mr. and Mrs. Arthur Bilderrain, who were in court yesterday on complaint of neighbors that their rooster is a disturbance.

BARNYARD MUSIC ISSUE TO BE DECIDED BY COURT

Does Banty, a Bantam rooster, crow with such lack of musical taste and at such untimely hours as to prevent his human neighbors from obtaining a proper and restful sleep?

Give him the ax or something, says Walter Sague of banty.

This question was put squarely up to the Superior Court yesterday when Walter A. Sague, 186 East Avenue 33, an osteopathy student, and his landlady, Miss Mary Struck, appeared before Judge McComb petitioning for abatement of Banty.

But in his owners, Arthur and Mabel Bilderrain, 124 East Avenue 33, Banty found stalwart defenders. They not only denied that Banty was in the habit of crowing so loudly and so early in the morning as to disturb the neighborhood but they also maintained they had a perfect right under the city ordinance to keep Banty in their back yard so long as he is 125 feet away from the nearest dwelling.

In asking for the decree for Banty's abatement Sague and Miss Struck declared they had offered to buy the bird from the Bilderrains but that the latter had replied they kept Banty for the untimely awakening of the neighborhood.

Prosecuting Banty was Attorney Malcolm Archbold, counsel for Sague and Miss Struck. Defending the bird was Attorney Augustus F. Mack, Jr., representing the Bilderrains.

TUNNEL PLAN REFERRED

The City Council yesterday referred to the Board of Public Utilities a request by the Ferguson Company that Third street be opened to its full width through the Third-street tunnel to Hill street.

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Check Kept on Lusty Bantam: LANDLADY SAYS ROOSTER CROWS 200 TIMES AN HOUR
Los Angeles Times (1923-1995); Mar 28, 1935; ProQuest Historical Newspapers: Los Angeles Times
pg. A2

Check Kept on Lusty Bantam

Mary Struck kept track of a rooster's early morning crowing by punching the strip of paper she is holding. In three hours and twenty minutes she made 557 punch holes

LANDLADY SAYS ROOSTER CROWS 200 TIMES AN HOUR

Little did Banty, 1-year-old buff-colored bantam rooster, know that when he reared back, ruffled his feathers and greeted the sun each morning for some months past that he perhaps was sounding taps for himself.

Banty has been taking things for granted about his home in the back yard of 124 East Avenue 33, where his owners, Arthur and Mabel Bilderrain, live, so much so, in fact, that he not only would challenge the sun, but he got to serenading the moon.

All this was too much for Walter A. Sague, medical student, and his landlady, Mary Struck, who reside next door. They said Banty's shrill crows awakened them at all hours of the night and kept them awake. And when people lay awake nights, they think, but Banty didn't know that.

CHECK KEPT

One night, according to what Miss Struck told Superior Judge Ambrose yesterday, she determined to check Banty. She said she runs a restaurant so she got out her punch and each time Banty crowed she punched a strip of paper.

"The first crow was at 3:40 a.m.," Miss Struck testified. "At 7 a.m. I counted the punch holes and they totaled 557."

Bilderrain shook his head.

"And another time," Miss Struck continued, "he crowed 400 times in two hours."

FAILS TO "SLOW UP"

Miss Struck said her tenants complained about Banty, but she thought "he might slow up." When he didn't, Sague said he offered to buy Banty from his owners, but they refused to sell.

Attorney Malcolm Archbold, representing the petitioners, then called Arthur W. Huskins, secretary of the Bantam Club of Los Angeles, who had examined Banty, to testify. Attorney Archbold asked him how often a bantam rooster can crow.

"Well, they have different capabilities," the witness replied. "Now, on a moonlight night, they crow more. And the younger birds also crow more than their elders. You just can't keep them from crowing. I even had to get rid of prize birds on that account."

SLEEPER TESTIFIES

Then Attorney Augustus F. Mack, Jr., for the defendants, called William Thomason to the stand. Thomason said he lives in the same building with Sague and sleeps irregular hours.

"But I don't even know there's a rooster in the neighborhood," he summed up his testimony.

And anyway, Bilderrain maintains he has a legal right to keep Banty as long as he is in a coop 125 feet away from the nearest dwelling.

Judge Ambrose reserved his decision.

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ROOSTER CROWS LOUDLY OVER HIS COURT VICTORY
Los Angeles Times (1923-1995); Apr 6, 1935; ProQuest Historical Newspapers: Los Angeles Times
pg. 4

ROOSTER CROWS LOUDLY OVER HIS COURT VICTORY

Little one-year-old buff-colored Banty, cocky bamtam rooster, really had something to crow about yesterday.

Informed by his master, Arthur Bilderrain, that Superior Judge Ambrose had held that his crowing is not a nuisance as contended by Walter A. Sague and his landlady, Mary Struck, Banty really "went to town" with a breath-taking crow which caused a neighboring husky Rhode Island red rooster's comb to redden with envy.

Miss Struck testified she counted 557 crows between 3:40 and 7 a.m. one morning last fall.

Others testified to early mornin sleeplessness brought on by Banty' shrill notes, but there were sti others who told the court the didn't even know there was a Bant rooster in the neighborhood.

Judge Ambrose went to see Bant in his backyard home at 124 Eas Avenue 33, before he held Bant isn't a nuisance.

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Obituary 1 -- No Title
Los Angeles Times (1923-1995); Jan 19, 1949; ProQuest Historical Newspapers: Los Angeles Times
pg. 12

OBITUARY

Arturo Bilderrain

Recitation of the Rosary for Arturo Bilderrain, 76, veteran member of the Fire Department and cousin of Screen Actor Leo Carrillo, will be today at 8 p.m. in Pierce Bros. Chapel, 720 W. Washington Blvd., followed by Requiem Mass tomorrow at 9 a.m. in St. Kevin's Church and entombment in Calvary Cemetery Mausoleum. Born in Los Angeles, Mr. Bilderrain was a member of the Native Sons of the Golden West and lived at 128½ S Catalina St. He served with the Fire Department until he was injured in 1913 and died suddenly Sunday while visiting at the home of a friend. He leaves two nieces, Mrs. DeWitt Greenly and Mrs. Joseph Wagner, and a nephew, Benjamin Quint.

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Obituary 2 -- No Title
Los Angeles Times (1923-1995); Jun 2, 1960; ProQuest Historical Newspapers: Los Angeles Times
pg. C16

OBITUARIES

Poy Ton Kwong

Funeral services for Poy Ton Kwong, 86, who died May 23 after a long illness, will be conducted at 2 p.m. Sunday in the Los Angeles Methodist Church. A long time civic leader in the Chinese community, Mr. Ton Kwong was a pioneer asparagus grower and one of the founders of the Chinese Asparagus Growers Assn. He was also on the board of the Lung Kong Ten Yee Fraternal Assn. Mr. Ton Kwong leaves his widow, Yee Shee; three sons, Edward, Haywood and Edwin; two daughters, Margaret and Lorna, and a granddaughter, Dorene Kwong, all of 124 E Ave. 33. Interment will be in Valhalla Memorial Park under the direction of Shimatsu, Ogata & Kubota Mortuary.

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WIKIPEDIA
The Free Encyclopedia

Lincoln Heights, Los Angeles

Lincoln Heights is one of the oldest neighborhoods in Los Angeles, California, United States. It was originally called "East Los Angeles" from 1873 to 1917. It is a densely populated, mostly Latino and Asian neighborhood. It includes many historic landmarks and was known as "the Bedroom of the Pueblo".

Lincoln Heights

Neighborhood of Los Angeles

View of Lincoln Heights and Downtown Los Angeles from the Repetto Hills

Lincoln Heights boundary map

History

Yaangna Village was located on what is now the current day site of Downey Park on Albion and Avenue 17. Lincoln Heights is considered to be one of the oldest neighborhoods outside of La Placita / Sonoratown dating to the 1870s and is found wholly within the original Spanish four leagues pueblo of the Los Angeles land grant. Located on bluffs overlooking the Los Angeles River and immersed in the floodplain, Lincoln Heights river adjacent land became the city's first Industrial Corridor. Aided by slave labor of the Kizh, it later became the home to some of the city's most notable downtown industrialists, who built numerous Victorian homes, some of which have been preserved under the city's historic preservation ordinance.[1]

In 1863, John Strother Griffin purchased 2,000 acres (810 ha) of ranch land for $1,000 and in 1870, Griffin and his nephew, Hancock Johnson, built homes there. In late 1874, they offered an additional 35 acres (14 ha) for sale, subdivided into 65 by 165 foot (20 by 50 m) lots for $150 each. The neighborhood was known as "East Los Angeles" between 1873 and 1917 when residents voted to change the name to Lincoln Heights.

The area was the first suburban neighborhood of Los Angeles, having been subdivided in 1873. Lincoln Heights was well located to serve as a home for people who worked in the industrial areas lining the Los Angeles River and wanted to live upstream. By the late 1880s a neighborhood commercial district had been built around the intersection of North Broadway and Truman Streets, with business buildings such as the Hayden Block. This is identified as the first suburban neighborhood shopping district in Los Angeles; it was demolished in the mid-20th century to make way for I-5, the Golden State Freeway.[2]

Thereafter, what would be known as North Broadway became a crowded commercial thoroughfare, and by the turn of the 20th century, unfettered industrial construction and numerous rock crushing operations within the once scenic floodplain made it less appealing for Angelenos of means, who moved out first to the Arroyo Seco area and Hollywood, then (from the 1920s onward) to rapidly developing Mid-Wilshire. As wealthy residents departed, Lincoln Heights became home to a large Italian American population,[3] as well as some Irish American and French American (the 1850s era immigration) residents by the

1930s, also a wave of poor white American residents known as "Okies" from the Great Plains moved into the area. With an increasingly large Mexican American population, Lincoln Heights became a '*barrio* by the 1960s. It and its cross-river neighbor "Little Italy" (what is now Chinatown) formed the heart of southern California's Italian-American community.

In the 21st century, Lincoln Heights has slowly been gentrifying due to Los Angeles' land use policies.[4] Activists claim the LA River revitalization, the Cornfield Arroyo Specific Plan, and the upzoning of previous industrial land (oldest industrial corridor in the city) for luxury housing threatens the health, safety and welfare of an historically vulnerable community.[5][6]

Location within Central Los Angeles	
Coordinates: 34.073597°N 118.209627°W	
Country	United States
State	California
County	Los Angeles
City	Los Angeles
Time zone	UTC-8 (PST)
• **Summer (DST)**	UTC-7 (PDT)
ZIP code	90031
Area code(s)	323, 213, etc

Demographics

Santa Teresita Catholic Church.

Based on the 2019 Census estimates, Lincoln Heights has a population of 39,916 residents.

The neighborhood has a relatively high percentage of both Latino and Asian residents. The breakdown was Latinos, 66.2%; Asians, 23.4%; whites, 7.8%;[7] blacks, 0.4%; and others, 1.0%. Mexico (57.0%) and Vietnam (16.9%) were the most common places of birth for the 55.8% of the residents who were born abroad—which was a high percentage for Los Angeles.

Historic home on Griffin Avenue

The median yearly household income in 2008 dollars was $30,579, considered low for the city. Renters occupied 75.9% of the housing stock, and house- or apartment-owners held 24.1%. The average household size of 3.6 people was considered high for Los Angeles.

The percentages of never-married men (53.0%) and women (40.6%) were among the county's highest. The 19.5% of families headed by single parents was considered about average for city neighborhoods. There were 500 veterans, or 2.8% of the population, a low proportion compared to the rest of the city.

Lincoln Heights ranks in the 94th-100th percentile of environmentally burdened communities according to CalEnviroScreen 4.0 [8]

Arts and culture

Public libraries

The Lincoln Heights Branch of the Los Angeles Public Library is on Workman Street.

Lincoln Heights Branch Library

Landmarks

- Lincoln Park

- San Antonio Winery, (founded 1917), oldest operating business in Lincoln Heights
- Los Angeles Alligator Farm
- Selig Polyscope Company
- The Brewery Art Colony
- Church of the Epiphany, oldest operating Episcopal church in Los Angeles; Cesar Chavez gave speeches in the church hall and La Raza was printed in the church basement
- Lincoln Heights Jail
- Heritage Square Museum

Education

Just 5.5% of Lincoln Heights residents aged 25 and older had earned a four-year degree by 2000, a low percentage for the city.

Schools

Public

- Abraham Lincoln High School, 3501 North Broadway
- Academy of Environmental & Social Policy (ESP) at Lincoln High, 3501 North Broadway[9]
- Hillside Elementary School, 120 East Avenue 35
- Alliance College-Ready Middle Academy No. 5, charter, 2635 Pasadena Avenue
- Pueblo de Los Angeles Continuation School, 2506 Alta Street
- Gates Street Elementary School, 3333 Manitou Avenue
- Albion Street Elementary School, 322 South Avenue 18
- Griffin Avenue Elementary School, 2025 Griffin Avenue
- Milagro Charter Elementary School, 1855 North Main Street
- Los Angeles Leadership Academy High School (LALA HS), 234 W Avenue 33
- Alliance College Ready Middle Academy #5 (ACRMA #5)
- Alliance Susan & Eric Smidt Technology High School
- East Los Angeles Skill Center (Adult Education), 3921 Selig Place [10]

PUC Schools operates the Milagro Charter School (K-5) and the Excel Charter Academy (6-8) in Lincoln Heights.[11][12][13]

Private

- Little Flower Missionary House, elementary, 2434 Gates Street (closed August 31, 2017).
- Sacred Heart High School, 2111 Griffin Avenue
- Sacred Heart Elementary School, 2109 Sichel Street

Infrastructure

Transportation

Major thoroughfares include Valley Boulevard; Mission Road; Pasadena Avenue; North Main, Marengo, Daly, and Figueroa Streets; and North Broadway. The Golden State Freeway (I-5) runs through the district, and the Metro L Line has a station in the far northwestern portion of the district.

Fire services

Los Angeles Fire Department Fire Station No. 1[14] is located in the Lincoln Heights area. The station is in the Battalion 2 district.

Los Angeles Fire Department Station No. 1

Healthcare

The Los Angeles County Department of Public Health operates the Central Health Center in Downtown Los Angeles, serving Lincoln Heights.[15]

Notable people

- Frank Capra, film director
- John Strother Griffin, the founder of East Los Angeles
- Kenny Washington, football player
- Cesar Chavez, during the "No on 22" campaign in November 1972, he temporarily resided in Lincoln Heights at a private residence on corner of Workman and Baldwin streets
- Daniel Lewis James, author
- Eldridge Cleaver, Black Panther Party's Minister of Information
- Gregory Ain, architect[16]

In popular culture

- *Police* (1916)
- *Take a Chance* (1918)
- *Detained* (1924)
- *Assault on Precinct 13* (1976)
- *A Nightmare on Elm Street* (1984)
- *Blood In Blood Out* (1993)
- *Changeling* (2008)

See also

Greater Los Angeles portal

- Los Angeles Historic-Cultural Monuments on the East and Northeast Sides

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12. "Excel Charter Academy (http://www.pucschools.org/excelcharteracademy/contactschool/) Archived (https://web.archive.org/web/20080515085443/http://www.pucschools.org/excelcharteracademy/contactschool/) 2008-05-15 at the Wayback Machine." PUC Schools. Retrieved on November 27, 2011. "Excel Charter Academy 1855 North Main Street Los Angeles, CA 90031-3227"
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External links

- Official website for the Lincoln Heights Neighborhood Council (http://www.lincolnheightsnc.org/)

Retrieved from "https://en.wikipedia.org/w/index.php?title=Lincoln_Heights,_Los_Angeles&oldid=1139846820"

Turn of the Century Styles
Mission Revival

2236 Griffin Avenue

2421-25 Johnston Street

3135-39 Vallejo Street

The Mission Revival style was born in California in the 1890s. It has been an enduring architectural style, and examples of the style continue to be constructed into the present day, although in much smaller numbers than in its heyday in the nineteen teens and twenties. Mission Revival structures of stucco with sculpted parapets, symmetrical facades and arched openings reflected the simplicity of Southern California's Spanish and Mexican heritage. The Mission Revival (circa 1895-1915) had also been largely defined by stucco walls and red tile roofs; however, it tended to be less delicate and more heavily proportioned with characteristic elements such as espandanas (curvilinear parapets) and bell-towers.

The Mission Revival style owes its popularity in large part to the publication of "Ramona" in the late 19th century, the release of the Mary Pickford film of the same title in 1910, and the consequent romanticizing of the Mission era in California and resurgence of interest in the Spanish heritage of the southwestern United States. During the revival era, other regions of the Mediterranean were also used for inspiration, including Italy, France, North Africa, and the Middle East, resulting in endless variations on the stucco and tile theme.

Mission Revival style residential structures are typically one to two-stories (commercial structures typically are no more than four), have low pitched roofs with gables and wide eaves, arched arcades enclosing large, front porches, a mixture of small square windows, and long, rectangular windows, quatrefoils, Moorish detailing and often towers.

The features of the Mission Revival style are often mixed with the Spanish Eclectic, Craftsman and Prairie styles. The so-called "revival styles" dominated building in Los Angeles during most of the 1920s and 1930s.

Mission Revival - ***Common character defining features***

Windows (pg. 51)	Porches (pg. 58)	Doorways (pg. 55)
▪ Arched or curved tops ▪ Rectangular tops ▪ Single ▪ Islamic ornament ▪ Quatrefoils ▪ Decorative crowns	▪ Large in size ▪ Arcaded entry ▪ Large, square piers	▪ Single ▪ Wooden ▪ Arched or rectangular ▪ Decorative crowns
Roofs (pg. 61)	**Building Materials (Pg. 66)**	
▪ Hipped ▪ Flat ▪ Red tile ▪ Tower ▪ Mission-shaped roof parapet or dormer	▪ Stucco	

MR 5-432

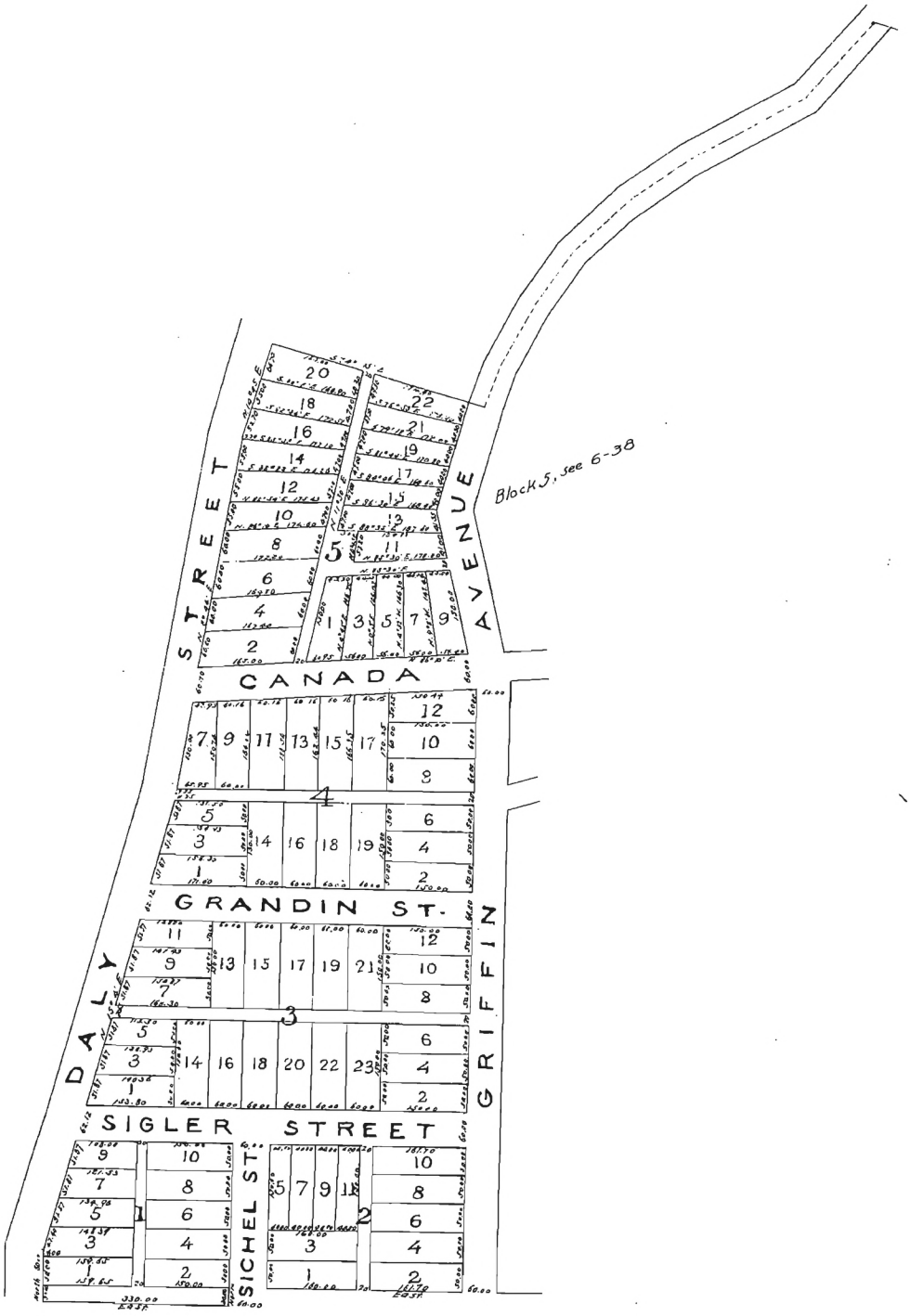
5-432

MAP
OF THE
FOOT HILL TRACT
EAST LOS ANGELES, CAL.

SURVEYED IN NOVEMBER 1883

by E. T. WRIGHT

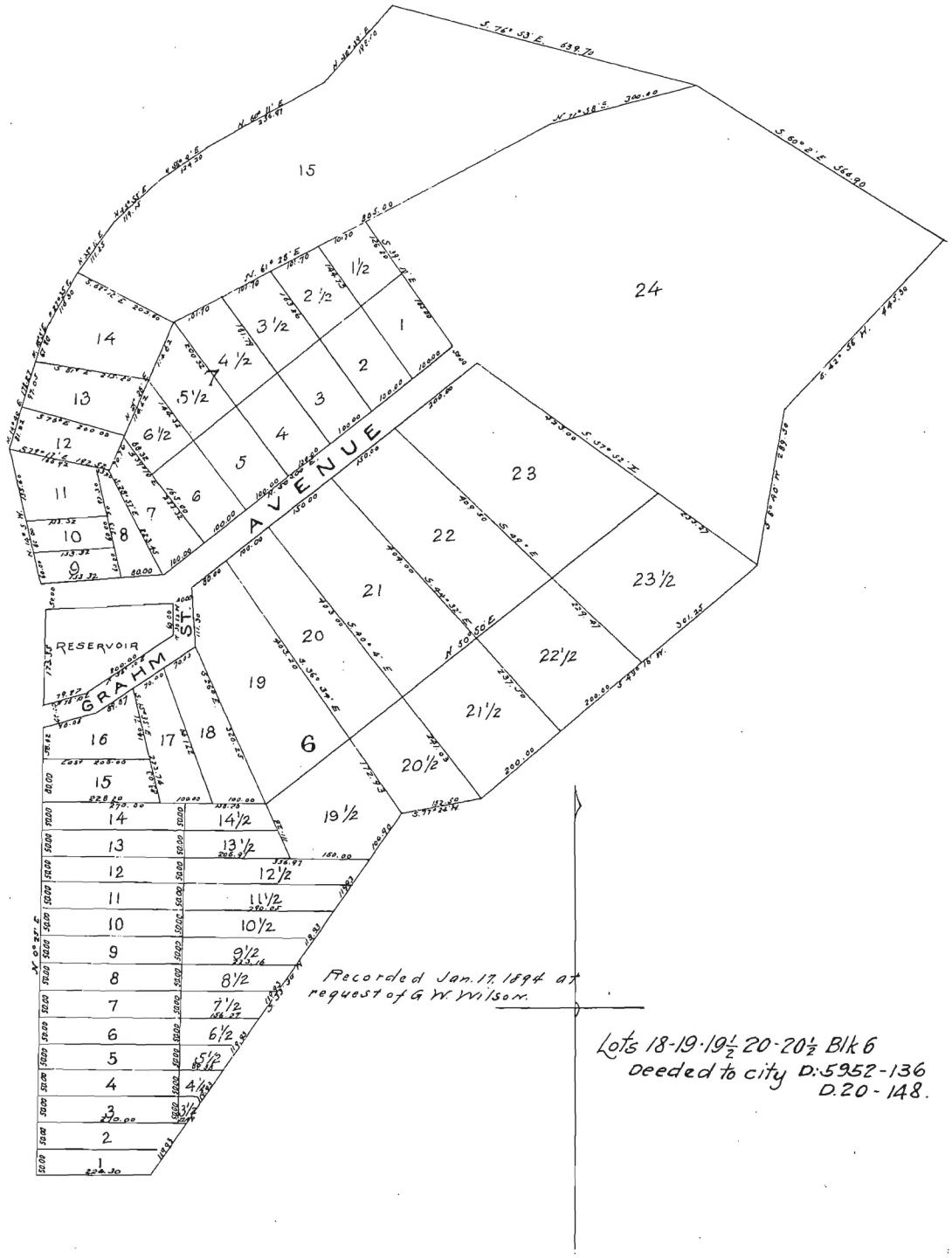
SCALE 100 FT. PER INCH.



Scale reduced one half.

Por. lot 2, Blk. 2, for Griffin Ave. D:40-230 O.R. 4838-274

MR 5-433



Recorded Jan. 17. 1894 at request of G. W. Wilson.

Lots 18-19-19½ 20-20½ Blk 6 Deeded to city D:5952-136 D.20-148.

compd BJ.3

Building Permit History
124 E. Avenue 33
Lincoln Heights

June 1, 1912:	Building Permit No. 6287 to construct a 1-story, 9-room 39' 6" X 62' frame and stucco residence at 124 E. Avenue 33 on Lot 15, Block 4 of the Foot Hill Tract. Owner: Mrs. Mable Bilderain Architect: None Contractor: W. C. Leonardi Cost: $5,200.00
December 12, 1928:	Building Permit No. 34285 to cover present wood shingle roof with composition shingles. No structural change. Owner: Mr. Bilderain Architect: Same Contractor: Star Rock Roofing Co. Cost: $280.00
July 16, 1934:	Building Permit No. 9015 to construct a 1-story, 1-room 19' X 20' frame garage. Owner: Arthur Bilderain Architect: None Engineer: None Contractor: Owner Cost: $160.00
May 3, 1943:	Building Permit No. LA03126 for repairing roof. Owner: Kwong Foy Ton Architect: None Engineer: None Contractor: Consolidated Roofing Co. Cost: $190.00

March 28, 1952:	Building Permit No. LA27996 to construct a 5' high, 60' long concrete retaining wall. Owner: Mrs. M. Kwong Architect: None Engineer: George D. Fosdyke Contractor: Masonry Builders, Inc. Cost: $550.00
January 9, 1987:	Building Permit No. LA80696 to construct a 1-story 22' X 32' 4" wood frame room addition. Owner: Min Yuk Wai Architect: None Engineer: None Contractor: Andrew Hsu Cost: $39,000.00
November 21, 1987:	Building Permit No. LA82090 to obtain signatures from owner or licensed contractor for permit 80696. Owner: Min Yuk Wai Architect: None Engineer: None Contractor: Andrew Hsu Cost: $0.00
June 2, 2003:	Building Permit No. WL86749 to tear off existing roofing. Reroof with class A fiberglass or asphalt shingles (max 2 overlays total) and built up ropof/hot mop (max 1 overly total) with ½" cdx plywood. 29 squares. Owner: Wan Shan Leung and Cun USA Architect: None Engineer: None Contractor: Mi Song Construction Cost: $9,000.00

3 cc 5/31/12

All applications must be filled out by applicant

USE INK OR INDELIBLE PENCIL

PLANS AND SPECIFICATIONS and other data must also be filed.

WARD 2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Building

CLASS "D"

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 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.

(SIGN HERE) A. Bilderrain (Applicant)

~~PLANS CHECKED BY O.K.~~

TAKE TO ROOM No. 6 FIRST FLOOR — Lot No. 15 Block 4 — Front Hill Tr.

ASSESSOR PLEASE VERIFY — District No. 2 1/2 M. B. page 10 F. B. page 156 — O. K. City Assessor Per

TAKE TO ROOM No. 34 THIRD FLOOR — No.

ENGINEER PLEASE VERIFY — 124 - East Ave 33 Street — O. K. City Engineer Per

1. PURPOSE OF BUILDING Residence Number of rooms Nine
2. OWNER'S NAME Mrs Mable Bilderrain
3. Owner's address 429 S. Ave 18
4. Architect's name
5. CONTRACTOR'S NAME W C Leonardi
6. Contractor's address 1123 Maple St Pasadena Cal
7. ENTIRE COST OF PROPOSED BUILDING, $ 5,200.00
8. Size of lot 50 x 150 Size of Building 39'2" x 62'0"
9. Will building be erected on front or rear of lot? Front
10. NUMBER OF STORIES IN HEIGHT One Height to highest point of roof 16'0"
11. Height of first floor joist above curb level, or surface Three feet
12. Character of ground: rock, clay, sand, filled, etc. Clay
13. Of what material will FOUNDATION and cellar walls be built? Concrete
14. GIVE depth of FOUNDATION below the surface of ground One foot
15. GIVE dimensions of FOUNDATION and cellar wall FOOTINGS 6"X12"
16. GIVE width of FOUNDATION and cellar wall at top Six inches
17. NUMBER and KIND of chimneys Two Brick Number of flues One each
18. Number of inlets to each flue One Interior size of flues 8X12 x 8X8
19. Give sizes of following materials: REDWOOD MUDSILLS 2 x 4 Girders 4 x 4
    EXTERIOR STUDS 2 x 4 BEARING STUDS 2 x 4 Interior studs 2 x 4
    Ceiling joist 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
    SECOND FLOOR JOIST —x— Third floor joist —x— Fourth floor joist —x—

Date issued JUN 1 - 1912 1912.

PERMIT NO. 6287

Application Received

OVER

20. Specify material of roofing Cedar Shingles

21. Specify material of partitions Plaster

22. Specify material of floors Oak & Pine flooring

23. Specify how many thicknesses of floor Two front rooms two, Balance one

24. How will halls and soffits of stairs be plastered?

25. Will cellar or basement ceiling be plastered? No

26. Specify size of vent shafts to water closet compartments

27. What means of access to roof?

28. How many fire escapes will be provided? where placed?

REMARKS:

Application Received Time Returned

All Applications Must be Filled Out by Applicant

Bldg. Form 8

PLANS AND SPECIFICATIONS and other data must also be filed

BUILDING DIVISION

3

DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, Repair or Demolish

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

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

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

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

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

	REMOVED FROM	REMOVED TO	
TAKE TO ROOM No. 248 (2ND FLOOR) CITY CLERK PLEASE VERIFY	Lot ____ Block ____ Tract ____	Lot ____ Block ____ Tract ____	O. K. City Clerk By ____ Deputy
TAKE TO ROOM No. 5 (MAIN ST. FLOOR) ENGINEER PLEASE VERIFY	Book ____ Page ____ F. B. Page ____ From No. 124 E Ave 33 ____ Street	Book ____ Page ____ F. B. Page ____ To No. Pasadena Ave to Griffith ____ Street	O. K. City Engineer By ____ Deputy

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Residence 1 family
2. What purpose will Building be used for hereafter? Same
3. Owner's name Mr Beledesian Phone
4. Owner's address 124 E Ave 33
5. Architect's name Phone
6. Contractor's name Star Rock Roofing Co. Phone Em 4935
7. Contractor's address 163 7 W Jefferson
8. VALUATION OF PROPOSED WORK (Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.) $280.00
9. Class of present Building ____ No. of rooms at present 7
10. Number of stories in height 1 Size present Building 50 x 50
11. State how many buildings are on this lot 1
12. State purpose buildings on lot are used for Residence (Apartment House, Hotel, Residence, or any other purpose.)
13. What Zone is Property in?

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

To cover present wood shingle roof with composition shingles no structural changes.

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

OVER

(Sign here) R. L. Murchland (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp date when permit is issued
34285	Plan Examiner	GB 12/12/28 Clerk	DEC 12 1928

R H Simpson

2.50

14. Size of new addition _____ x _____ No. of Stories in height _____

15. Material of foundation _____ Size footings _____ Size wall _____ Depth below ground _____

16. Size of Redwood Mudsills _____ x _____ Size of interior bearing studs _____ x _____

17. Size of exterior studs _____ x _____ Size of interior non-bearing studs _____ x _____

18. Size of first floor joists _____ x _____ Second floor joists _____ x _____

19. Will all Lathing and Plastering Comply with Ordinance? _____

20. Will all provisions of State Housing Act be complied with? _____

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

(Sign here) _____
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

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

REMARKS

Bldg. Form 2

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building

OF

CLASS "D"

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

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

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

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

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

Lot No. 17

Tract Foot Keel Tract

Location of Building 124 East Ave 33
(House Number, and Street)

Between what cross streets Pasadena - Griffin Ave

Approved by City Engineer

Deputy

USE INK OR INDELIBLE PENCIL

1. Purpose of building Pr Garage (Store, Residence, Apartment House, Hotel or any other purpose) Families ..... Rooms .....
2. Owner (Print Name) Arthur Riedermann Phone CA 0221
3. Owner's address .....
4. Certificated Architect ..... State License No. ..... Phone .....
5. Licensed Engineer ..... State License No. ..... Phone .....
6. Contractor ..... State License No. ..... Phone .....
7. Contractor's address .....
8. VALUATION OF PROPOSED WORK {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.} $ 160.00
9. State how many buildings NOW on lot and give use of each. Tank - Tee (Store, Residence, Apartment House, Hotel, or any other purpose)
10. Size of new building 19.4 x 20 No. Stories 1 Height to highest point ..... Size lot 160 x 160
11. Type of soil ..... Foundation (Material) R.W. Depth in ground .....
12. Width of footing ..... Width of foundation Wall ..... Size of Redwood Sill 2 x 6
13. Material Exterior Wall Siding Size of studs: (Exterior) 2 x 4 (Interior Bearing) ..... x .....
14. Joists: First Floor Slab x ..... Second floor ..... x ..... Rafters 2 x 3 Material of Roof Comp
15. Chimney (Material) ..... Size Flue ..... x ..... No. Inlets each flue ..... Depth footing in ground .....

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

Sign here Arthur Riedermann
(Owner or Authorized Agent)

Plans, Specifications and other data must be filed if required.

By .....

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked	Zone	Fire District	Fee
9015		M4	No.	Stamp here when Permit is issued
	Corrections verified	Bldg. Line	Street Widening	JUL 16 1934
		8 Ft.	Ft.	
PLANS	Plans, Specifications and Application rechecked and approved	Application checked and approved 7-16-34 Clerk.		
Rec'd	For Plans See / Filed with	SPRINKLER Required Valuation Included / Specified Yes—No		Inspector

FOR DEPARTMENT USE ONLY

Application.....	Fire District.....	Bldg. Line.....	Forced Draft Ventil.....
Construction.....	Zoning.....	Street widening.....	

(1)
REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2)
The building referred to in this Application will be more than 100 feet from

.....Street

Sign here.....
(Owner or Authorized Agent)

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.

Sign here.....
(Owner or Authorized Agent)

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

Sign here.....
(Owner or Authorized Agent)

REMARKS: ALL WOOD AND LUMBER BELOW THE FIRST FLOOR BOARDS WILL BE TREATED AGAINST TERMITE INFESTATION AS REQUIRED BY SEC. 106 OF BUILDING ORDINANCE

OWNER OR AUTHORIZED

3

DO NOT USE INDELIBLE PENCIL

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 [illegible] and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the issuance of the permit:

First: That the permit does not grant any right or [illegible] building or other structure thereby 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 of [illegible] building or other structure thereby described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by [illegible] of Los Angeles.

Third: That the granting of the permit does not affe[illegible] claim of title to, or right of possession in, the property described in said permit.

REMOVED FROM	REMOVED TO
Lot	Lot
Tract	Tract

Present location of building: 124 East Avenue 33 (Building Number and Street)

New location of building: (Building Number and Street)

Between what cross streets: Pasadena Avenue and Griffin Avenue

Approved by City Engineer

Deputy

1. Purpose of PRESENT building: Residence (Store, Restaurant, Dwelling, Hotel, or any other purpose) — Families — Rooms
2. Use of building AFTER alteration: — Families — Rooms
3. Owner (Print Name): Gwong Foy Ton — Phone [illegible]-1556 6
4. Owner's Address: 436 Sanches Street
5. Certificated Architect — State License No — Phone
6. Licensed Engineer — State License No — Phone
7. Contractor: Consolidated Roofing Co — State License No 6709 — Phone Ca-5996
8. Contractor's Address: 1932 Pasadena Avenue, Los Angeles, California
9. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent fixtures, ventilating, water supply, plumbing, sewer, electrical wiring and/or elevator work herein or thereon): $ 190.00
10. State how many buildings NOW on lot and give use of each (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building x [illegible] stories high — Height to highest point
12. Class of building — Material of existing walls — Exterior framework (Wood or Steel)
13. Describe briefly and fully all proposed construction and work:

Repairing roof

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

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked	Zone	Fire District No.	Fee
3126	Corrections verified	Building Line Ft.	Street Widening Ft.	Stamp here when Permit is issued
PLANS	Plans, Specifications and Application rechecked and approved	Application checked and approved — Clerk		
	For Plans See / Filed with	SPRINKLER Required / Sheetlog Included / Specified		Inspector

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

NEW CONSTRUCTION

Size of Addition ..... x ..... Size of Lot ..... x ..... Number of Stories when complete .....

Material of Foundation ..... Width of Footing ..... Depth of footing below ground .....

Width Foundation Wall ..... Size of Redwood Sill ..... x ..... Material Exterior Walls .....

Size of Exterior Studs ..... x ..... Size of Interior Bearing Studs ..... x .....

Joists: First Floor ..... x ..... Second Floor ..... x ..... Rafters ..... x ..... Roofing Material .....

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

Sign Here CONSOLIDATED ROOFING COMPANY
(Owner or Authorized Agent)

By [illegible] Bookkeeper

FOR DEPARTMENT USE ONLY

Application	Fire District	Bldg. Line	Termite Inspection .....
Construction	Zoning	Street Widening	Forced Draft Vent .....

(1)
REINFORCED CONCRETE

Barrels of Cement .....

Tons of Reinforcing Steel .....

(2)
The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from ..... Street

Sign Here .....
(Owner or Authorized Agent)

(3)
No required windows will be obstructed.

Sign Here .....
(Owner or Authorized Agent)

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

Sign Here .....
(Owner or Authorized Agent)

REMARKS EMPLOYER'S COMPENSATION INSURANCE

Ohio

I hereby certify that I am the employer for this [illegible] authorized [illegible] State of Ohio [illegible] Compensation [illegible]

[illegible]
Signature of Applicant

RECEIVED [illegible]

[illegible]

CHECK [illegible]
Operator [illegible]
Checked By [illegible]

1

APPLICATION TO ERECT A NEW BUILDING
AND FOR A
Certificate of Occupancy

Form B-1
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 15 Block 4

Tract Foothill MRS P 32/32

Location of Building 124 E Ave 33, L.A. (House Number and Street)

Between what cross streets? Pasadena Ave. & Griffin Ave

Approved by City Engineer _____ Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Ret. Wall (Store, Dwelling, Apartment House, Hotel or other purpose) Families ____ Rooms ____
2. Owner Mrs M Kurong (Print Name) Phone ____
3. Owner's Address 124 E Ave 33 P. O. L. A.
4. Certificated Architect ____ State License No. ____ Phone ____
5. Licensed Engineeer G D Lodyke State License No. 4822 Phone M16538.
6. Contractor Masonry Builders Inc State License No. 103287 Phone CL 78277.
7. Contractor's Address 2965 San Fernando Rd L.A. 65.
8. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $ ~~500.00~~ 550.00 Bldg. 65.!
9. State how many buildings NOW on lot and give use of each. Dwelling (Store, Dwelling, Apartment House, Hotel or other purpose)
10. Size of new building ____ x ____ No. Stories ____ Height to highest point ____ Size lot ____ x ____
11. Material Exterior Walls ____ Type of Roofing ____
12. For Accessory Buildings and similar structures
    (a) Footing: Width ____ Depth in Ground ____ Width of Wall ____
    (b) Size of Studs ____ Material of Floor ____
    (c) Size of Floor Joists ____ x ____ Size of Rafters ____ x ____

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Masonry Builders Inc (Owner or Authorized Agent)

By G. L. Lindsay

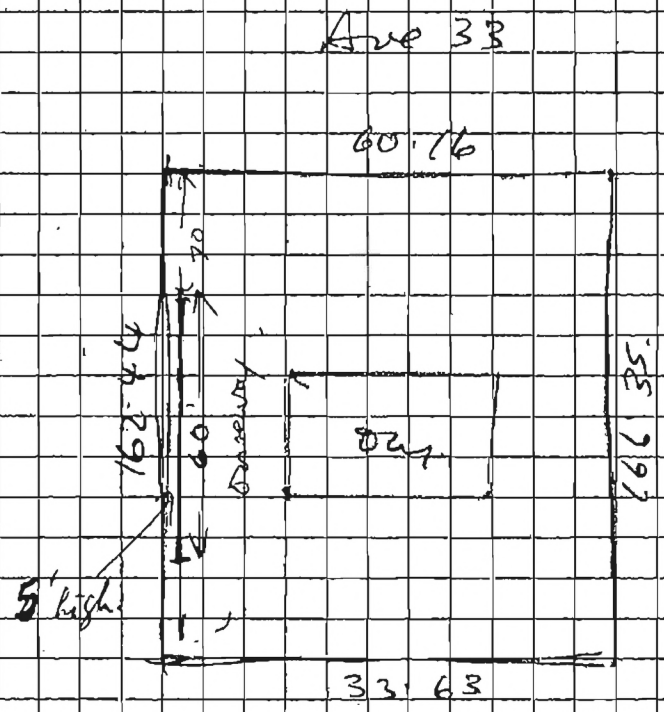
DISTRICT OFFICE ____

FOR DEPARTMENT USE ONLY

PLAN CHECKING				
Valuation $ 550	$			Investigation Fee $ ____ Bldg. Permit Fee $ 4.00 Total $ ____
Fee $ 2	$			
TYPE	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size 62 x 166 / 20 Ft. rear alley / Ft. side alley / Clerk Sabina
GROUP R1	Plans and Specifications checked	Zone R-4	Fire District / No.	District Map No. 141-22
For Plans See	Correction Verified	Bldg. Line / Ft.	Street Widening / Ft.	Application checked and approved MAR 28 1952 Clerk
Filed with	Plans, Specifications and Application rechecked and approved	Continuous Inspection	SPRINKLER Specified—Required Valuation Included Yes—No	Inspector L. Ostrom

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	MAR 28 52		15887		
Supplemental Plan Checking					✓
Building Permit	MAR 28 52		LA 27996		


Ave 33
60.16
162.44
20
60
Driveway
82.4
166.35
5' high
33.63

3 APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

1 0 9 0 0 3 3 1 3 7

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

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 15 & the W10' of lot SEE BACK	BLOCK 17	4	TRACT Foothill Tr	COUNCIL DISTRICT NO. 1
DIST. MAP	141-221	CENSUS TRACT	1994		
2. PRESENT USE OF BUILDING	(01) SFD	NEW USE OF BUILDING	(01) same	ZONE	R4-1
3. JOB ADDRESS	124 E Ave 33	FIRE DIST.	--		
4. BETWEEEN CROSS STREETS	Pasadena AND Griffin	LOT TYPE	int		
5. OWNER'S NAME	Min Yuk Wai PHONE 221-6200	LOT SIZE	inc legal* lot tie req*		
6. OWNER'S ADDRESS	124 E Ave 33 CITY LA ZIP 90031				
7. ENGINEER	BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE	ALLEY	20' rear		
8. ARCHITECT OR DESIGNER	BUS. LIC. NO. ACTIVE STATE LIC. NO. 818-442-7025 PHONE	BLDG. LINE			
9. ARCHITECT OR ENGINEER'S ADDRESS	5320 N Peck Rd A18 ElMonte CITY 91732 ZIP	AFFIDAVITS	Water Dept 10'Storm Dr		
10. CONTRACTOR	HSU ~~ABRAHAM~~ ANDREW BUS. LIC. NO. 463746 ACTIVE STATE LIC. NO. (818) 282-2468 PHONE				
11. SIZE OF EXISTING BLDG.	WIDTH 39-6 LENGTH 63-6 STORIES 1 HEIGHT ~~9'~~ 12'-8" NO. OF EXISTING BUILDINGS ON LOT AND USE 3-SFD/detCarport/Det	PARKING	~~Garage~~ yes*		
12. CONST MATERIAL OF EXISTING BLDG.	EXT. WALLS stucco ROOF asphalt FLOOR ~~subfloor~~ conc.				
13. JOB ADDRESS	124 E Ave 33 STREET GUIDE	DISTRICT OFFICE	LA		
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	$ 39,000.00	SEISMIC STUDY ZONE	--		
15. NEW WORK (Describe)	room addition	GRADING	FLOOD	HWY. DED.	CONS.

NEW USE OF BUILDING	(01) SFD (same)	SIZE OF ADDITION	22' X 32'4"	STORIES 1	HEIGHT ~~9'~~ 12'-8"
ZONED BY	CHC				
TYPE	V-11	GROUP OCC.	R-3	FLOOR AREA	711 ~~788~~ sqft
PLANS CHECKED	CAYETANO VEGA	FILE WITH			
DWELL UNITS	1	MAX. OCC.	NC	TOTAL	NC
APPLICATION APPROVED	Cayetano Vega	TYPIST	rnm		
GUEST ROOMS	NC	PARKING REQ'D	NC	PARKING PROVIDED STD. NC COMP. NC	INSPECTION ACTIVITY (COMP) GEN. MAJS. CONS. EQ.
INSPECTOR					

PC 205.23	SPT —	CONT INSP	
SFC —	PM —		
EF 241.45	EI 2.73	Checks for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee or 2. Within one year from date of expiration or extension for building or grading permits issued by the Dept. of B. & S. SECTIONS 22.17 & 22.13 LAMC	
LF —	FH —		
SD 1066.50	OSS 8.99		
DIST DEPTH LA	SOSS —	SPRINKLERS REQ'D SPEC. NO	
PC NO	CO —	ENERGY YES	

Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and the permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.

CASHIER'S USE ONLY

B & S 9-3 (R.2/87)

C 205.23 8-PC

C 241.45 8-CI
C 1066.50 SD-R
C 2.73 E.I.
C 8.99 OSS
80906 0001
81947 T 11/09/87 15:24:30 CHTO

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

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

OWNER-BUILDER DECLARATION

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

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

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

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

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

Policy No. _____ Insurance Company _____

☐ Certified copy is hereby furnished.

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

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant's Signature _____

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

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

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

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

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

Bureau of Engineering	16900	ADDRESS APPROVED	J AC 11-9-87
		DRIVEWAY	
		HIGHWAY DEDICATION	REQUIRED / COMPLETED
		FLOOD CLEARANCE	
SEWERS		SEWERS AVAILABLE	
		NOT AVAILABLE	
		SFC PAID	
	SFC NOT APPLICABLE	SFC DUE	
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Conservation	APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐		
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		
Traffic	APPROVED FOR		
Construction Tax	RECEIPT NO.	DWELLING UNITS	

LEGAL DESCRIPTION

OP MRS 432 FOOTHILL TRACT
Block 4 LOT 17 ARB 1 UNIT 711 SF X 1.50 = 1066 SF
TM 141B221 GRID
E'LY 50 FT
PLAN CONSISTENCY VERIFIED (RD1.5-1) C.Y. 11/09/87

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

3 APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

1 7 0 0 0 3 3 4 5 0

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

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT: 15 & the W 10' of lot 17	BLOCK: 4	TRACT: Foothill Tr	COUNCIL DISTRICT NO.: 1
DIST. MAP: 141-221	CENSUS TRACT: 1994			
2. PRESENT USE OF BUILDING: '01 SFD	NEW USE OF BUILDING: 01' same			ZONE: R4-1
3. JOB ADDRESS: 124 E Ave 33				FIRE DIST.: --
4. BETWEEN CROSS STREETS: Pasadena	AND: Griffin			LOT TYPE: int
5. OWNER'S NAME: Min Yuk Wai	PHONE: 221-6200			LOT SIZE: inc legal lot tie req
6. OWNER'S ADDRESS: 124 E Ave 33	CITY: LA	ZIP: 90031		
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY: 20' rear
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE: 818-442-7025	BLDG. LINE: --
9. ARCHITECT OR ENGINEER'S ADDRESS: 5310 N Peck Rd A10	CITY: El Monte	ZIP: 91732		AFFIDAVITS: Water Dept I 10' SDE
10. CONTRACTOR	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	
11. SIZE OF EXISTING BLDG. WIDTH 39-6	LENGTH 63-6	STORIES 1	HEIGHT 12-8	NO. OF EXISTING BUILDINGS ON LOT AND USE: 3-SFD/Carport/Garage
F.C. REQ'D: no (B)				
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS: wo od	ROOF: wood	FLOOR: conc	
13. JOB ADDRESS: 124 E Ave 33			STREET GUIDE	DISTRICT OFFICE: LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	$ _no fee permit_			SEISMIC STUDY ZONE: --
15. NEW WORK (Describe): to obtain signatures from owner or licenced contractor FOR PERMIT 80606				GRADING: -- FLOOD: -- HWY. DED.: -- CONS.: --
NEW USE OF BUILDING: (01) SFD (same)	SIZE OF ADDITION: 22 X 32-4	STORIES: 1	HEIGHT: 12-8	ZONED BY
TYPE: V-N	GROUP OCC.: R-3	FLOOR AREA: 711	PLANS CHECKED: Cayetano Vega	FILE WITH
DWELL UNITS: 1	MAX. OCC.: n/c	TOTAL: n/c	APPLICATION APPROVED: Payment Ty	TYPIST
GUEST ROOMS: --	PARKING REQ'D: n/c	PARKING PROVIDED: STD. n/c COMP.	INSPECTION ACTIVITY: CONS GEN. MAJ.S. CONS. E.E.	INSPECTOR

P.C. —	S.P.I. —	CONT. INS'
S.F.C. —	P.M. —	
E.F. —	E.L. —	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration or extension for building or grading permits issued by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.
L.F. —	F.H. —	
S.D. —	O.S.S. —	
DISTRICT OFFICE LA	S.D.S. —	SPRINKLERS REQ'D SPEC. —
P.C. NO.	C/O —	ENERGY —

Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.

CASHIER'S USE ONLY

C .00 PS06
82090 DDOT
01488 4 11/27/87 00 [illegible]

B & S B-3 (R2/87)

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

Date 11-17-87 Lic. Class B 469796 Lic. Number _____ Contractor: Andrew Hall (Signature)

OWNER-BUILDER DECLARATION

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

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

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

☐ I am exempt under Sec. _____ B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

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

Policy No. 1046227-87 Insurance Company ST FUND

☑ Certified copy is hereby furnished.

☐ Certified copy is filed in the Los Angeles City Dept. of Bldg. & Safety

Date (11-17-87) Applicant's Signature Andrew Hall

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant's Signature _____

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

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

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

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

Signed Andrew Hall (Owner or agent having property owner's consent) CONTRACTOR (Position) 11-17-87 (Date)

Bureau of Engineering	1 / 0 0 0	ADDRESS APPROVED	
		DRIVEWAY	
		HIGHWAY DEDICATION	REQUIRED / COMPLETED
		FLOOD CLEARANCE	
SEWERS		SEWERS AVAILABLE	
		NOT AVAILABLE	
		SFC PAID	
	SFC NOT APPLICABLE	SFC DUE	
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Conservation	APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		
Traffic	APPROVED FOR		
Construction Tax	RECEIPT NO.	DWELLING UNITS	

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

人一般 ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

124 E Avenue 33

Permit #: **03016 - 30000 - 10371**
Plan Check #:
Event Code:
Printed: 06/02/03 09:22 AM

Bldg-Alter/Repair
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue
Status Date: 06/02/2003

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
FOOT HILL TRACT	4	15		M R 5-432/433	142-5A223 308	5206 - 001 - 021

P030163000010371FN

3. PARCEL INFORMATION

Area Planning Commission - East Los Angeles
LADBS Branch Office - LA
Council District - 1
Certified Neighborhood Council - Lincoln Heights
Community Plan Area - Northeast Los Angeles

Census Tract - 1994.000
District Map - 142-5A223
Energy Zone - 9
Lot Cut Date - 05/16/1938
Near Source Zone Distance - 4.4

Thomas Brothers Map Grid - 595-A6

ZONE(S): RD2-1 /

4. DOCUMENTS

ZI - ZI-2274
ORD - ORD-172316
CPC - CPC-1989-177-IPRO
CPC - CPC-2002-5391-ICO

CDBG - BID-Greater Lincoln Heights

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s).
Wan Shan Leung And 124 Avenue 33 LOS ANGELES CA 90031

Tenant.
Applicant (Relationship. Agent for Contractor)
Daniel Rubin -

7. EXISTING USE **PROPOSED USE**

(01) Dwelling - Single Family

8. DESCRIPTION OF WORK

tear off existing roofing. reroof with class A fiberglass or asphalt shingles(max 2 overlays total) and built up ropof/hot mop (max 1 overlay total) with 1/2" cdx plywood. 29sqrs.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: DAS PC By:
OK for Cashier: Dovetta Smith Coord. OK:
Signature: Date: 06-02-03

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)

For Cashier's Use Only W/O #: **31610371**

LA Department of Building and Safety
WL 11 09 051663 06/02/03 11:17AM

BUILDING PERMIT-RES	$152.50
BUILDING PLAN CHECK	$20.00
EY RESIDENTIAL	$0.90
ONE STOP SURCH	$3.47
SYSTEMS DEVT FEE	$10.40
CITY PLANNING SURCH	$5.18
MISCELLANEOUS	$5.00
Total Due:	$197.45
Cash:	$200.00
Change:	$2.55

03WL 86749

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: $9,000 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	197.45
Permit Fee Subtotal Bldg-Alter/Rep:	152.50
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	0.90
O.S. Surcharge	3.47
Sys. Surcharge	10.40
Planning Surcharge	5.18
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	20.00

Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS

10206012004 3589

13. STRUCTURE INVENTORY

03016 - 30000 - 10371

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS		CLASS	LICENSE#	PHONE #
(C) Mi Song Construction	1235 Ameluxen Avenue,	Hacienda Heights, CA 91745	C39	755122	213-385-3115

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per Business and Professions Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: BC39 Lic. No.: 755122 Contractor: Misong Roofing

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

( ) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(✓) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE COMP. FUND Policy Number: 154-1565-2003

( ) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any): _____ Lender's address: _____

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration, Construction Lending Agency Declaration and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: Daniel Robin Sign: Daniel Robin Date: Jun-02-03 ☐ Contractor ☑ Authorized Agent

Photographs

Bilderrain Residence, 124 E. Avenue 33, Lincoln Heights

Bilderrain Residence, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)

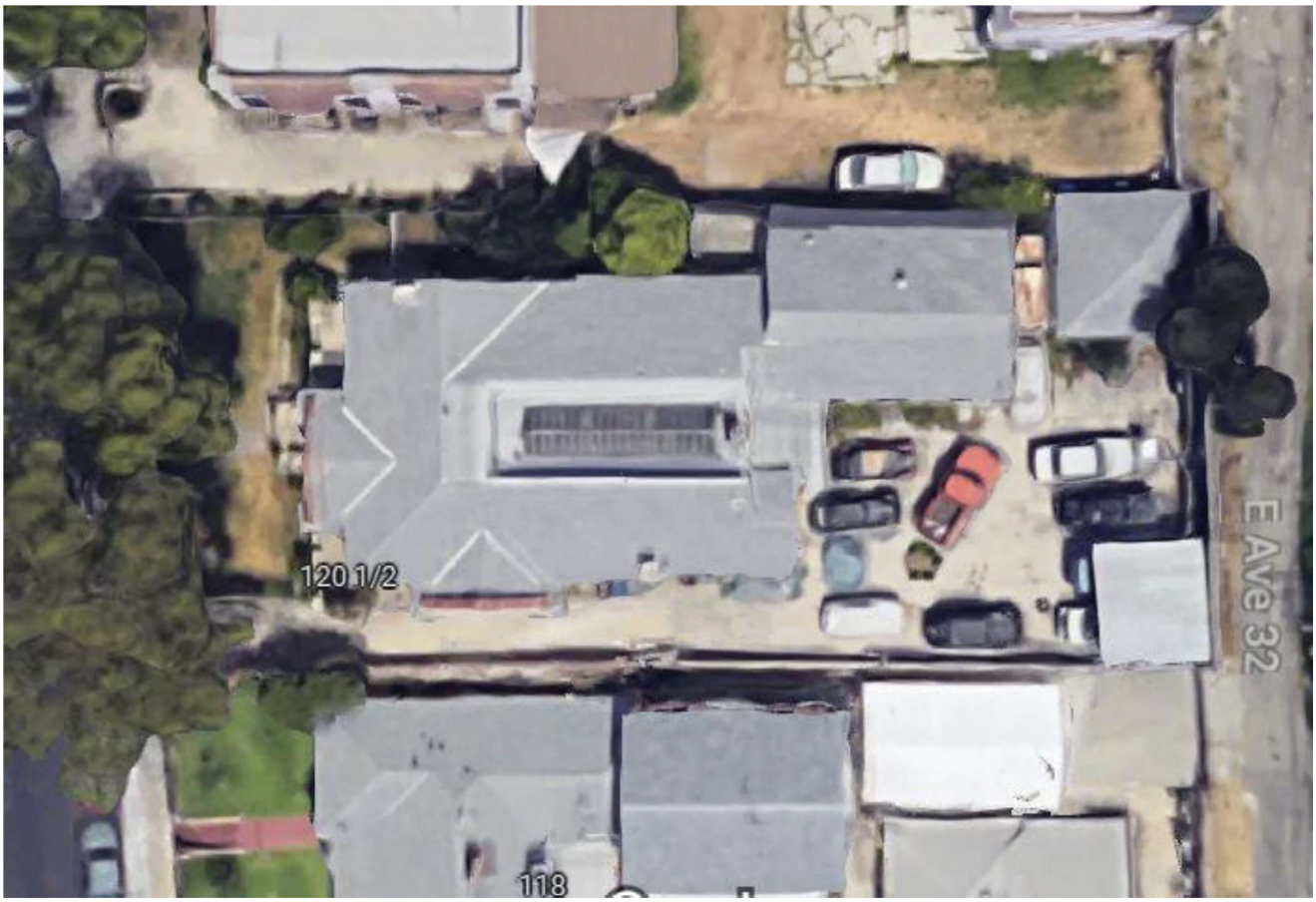
Bilderrain Residence, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)

Bilderrain Residence, West facade, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)

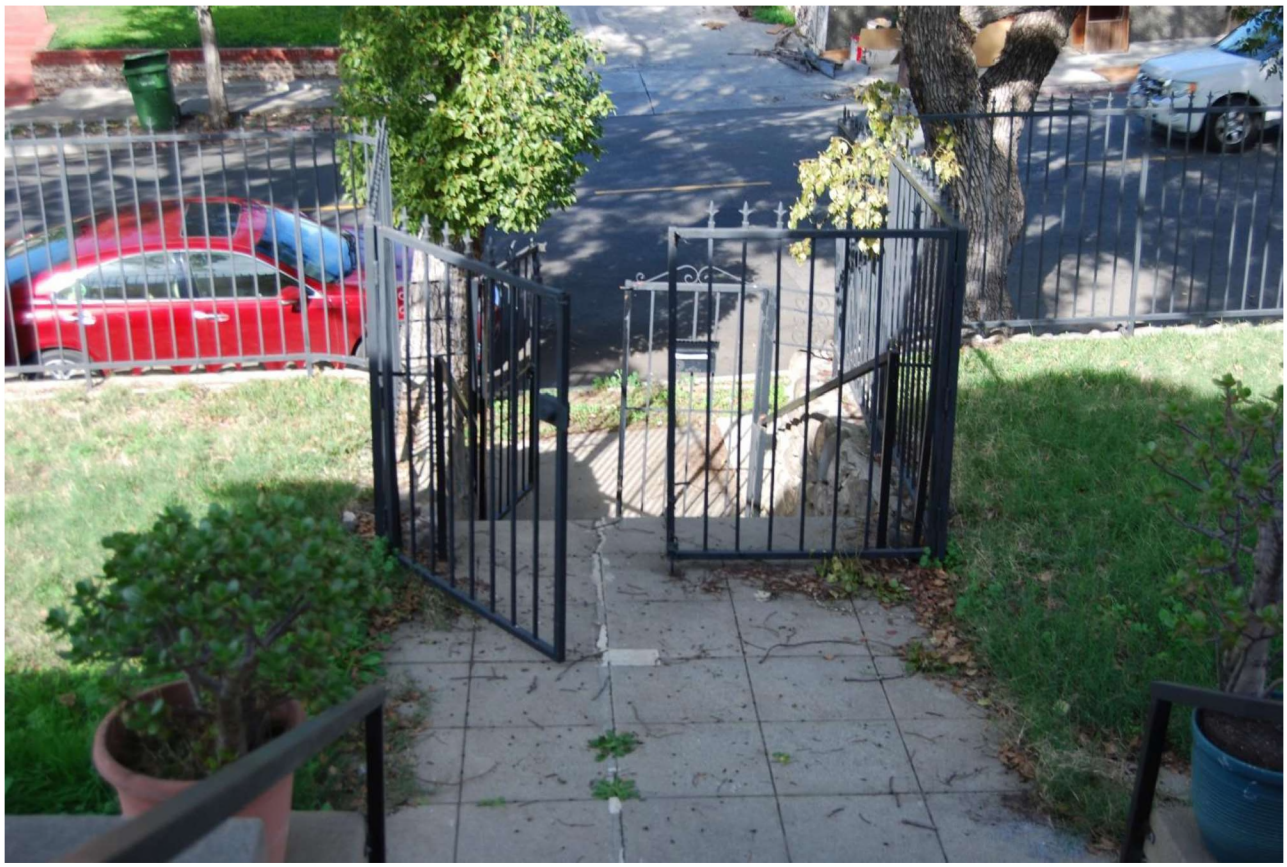
Bilderrain Residence, kitchen chimney, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)

Bilderrain Residence, West porch, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)

Bilderrain Residence, East facade, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)



Bilderrain Residence, satellite view, 124 E. Avenue 33, January 2023 (Google Earth photograph)


Bilderrain Residence, front walkway, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)

Bilderrain Residence, front steps, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)

Bilderrain Residence, front porch chain railing, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)

Bilderrain Residence, front porch, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)

Bilderrain Residence, front porch, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)

Bilderrain Residence, entry foyer, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)

Bilderrain Residence, living room, 124 E. Avenue 33, December, 2022 (Cast Locations Properties photo)

Bilderrain Residence, living room, 124 E. Avenue 33, December, 2022 (Cast Locations Properties photo)

Bilderrain Residence, living room fireplace, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)

Bilderrain Residence, living room ceiling, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)

Bilderrain Residence, parlour, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)

Bilderrain Residence, parlour, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)

Bilderrain Residence, Parlour ceiling, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)

Bilderrain Residence, entry to atrium, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)

Bilderrain Residence, atrium, 124 E. Avenue 33, December, 2022 (Cast Locations Properties photo)

Bilderrain Residence, atrium, 124 E. Avenue 33, December, 2022 (Cast Locations Properties photo)

Bilderrain Residence, atrium fireplace, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)

Bilderrain Residence, atrium skylight roof, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)

Bilderrain Residence, breakfast room, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)

Bilderrain Residence, breakfast room, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)

Bilderrain Residence, dining room, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)

Bilderrain Residence, dining room, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)

Bilderrain Residence, dining room light fixture, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)

Bilderrain Residence, kitchen, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)

Bilderrain Residence, rear addition (1987), 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)

Bilderrain Residence, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)

City of Los Angeles
Department of City Planning

1/23/2026
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
124 E AVE 33
124 E AVENUE 33

ZIP CODES
90031

RECENT ACTIVITY
ENV-2026-342-CE
CHC-2026-341-HCM

CASE NUMBERS
CPC-2006-10393-MSC
CPC-2003-5342-HPOZ
CPC-2002-5391-ICO
CPC-1989-177
CPC-1986-826-GPC
ORD-176154
ORD-175154
ORD-172316
ORD-166216-SA3636
ENV-2013-3392-CE
ENV-2006-7424-CE
ENV-2006-10394-CE
ENV-2003-5343-CE
ENV-2002-5392-CE-ICO

Address/Legal Information	
PIN Number	142-5A223 308
Lot/Parcel Area (Calculated)	9,811.6 (sq ft)
Thomas Brothers Grid	PAGE 595 - GRID A6
Assessor Parcel No. (APN)	5206001021
Tract	FOOT HILL TRACT
Map Reference	M R 5-432/433
Block	4
Lot	15
Arb (Lot Cut Reference)	None
Map Sheet	141A223
	142-5A223
Jurisdictional Information	
Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles APC
Neighborhood Council	Lincoln Heights
Council District	CD 1 - Eunisses Hernandez
Census Tract #	1994.00000000
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	RD2-1-HPOZ
Zoning Information (ZI)	ZI-2129 State Enterprise Zone: East Los Angeles
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2440 Historic Preservation Overlay Zone: Lincoln Heights
	ZI-2512 Housing Element Sites
General Plan Land Use	Low Medium II Residential
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	Yes
HistoricPlacesLA	Yes
Historic Preservation Overlay Zone	Lincoln Heights
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No

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

POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 3
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	2
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Low
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Hillside Elementary
	Active: Los Angeles Leadership Academy
	Active: Los Angeles Leadership Academy High School
500 Ft Park Zone	Active: Mt. Olympus Park
Zanja System 1 Mile Buffer	No
Assessor Information	
Assessor Parcel No. (APN)	5206001021
Ownership (Assessor)	
Owner1	GREENSTEIN,PAUL
Address	3320 GRIFFIN AVE LOS ANGELES CA 90031
Ownership (Bureau of Engineering, Land Records)	
Owner	LEUNG, WAN SHAN
Address	124 E AVENUE 33 LOS ANGELES CA 90031
APN Area (Co. Public Works)*	0.263 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	$408,863
Assessed Improvement Val.	$186,587
Last Owner Change	12/22/2020
Last Sale Amount	$845,000
Tax Rate Area	4
Deed Ref No. (City Clerk)	514232
	40931

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	296679
	269188
	1822366
	1226711
	1134
	1028412
Building 1	
Year Built	1911
Building Class	D5A
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	1
Building Square Footage	3,305.0 (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
Rent Stabilization Ordinance (RSO)	No [APN: 5206001021]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Universal Planning Review Service Applicability	No
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	Low
Mountain Lion Potential	Low
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.31146296
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse

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Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Rent Stabilization Ordinance (RSO)	No [APN: 5206001021]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	Yes
Assessor Parcel No. (APN)	5206001021
Address	124 E AVENUE 33
Year Built	1911
Use Code	0100 - Residential - Single Family Residence
Notes	The Just Cause Ordinance applies after the expiration of the initial lease or after 6 months of continuous occupancy, whichever comes first.
Housing Crisis Act and Resident Protections Ordinance Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	Appendix 4.1 0.48
	Rezoning Sites 2
Housing Use within Prior 5 Years	Yes
Public Safety	
Police Information	
Bureau	Central
Division / Station	Hollenbeck
Reporting District	413
Fire Information	
Bureau	Central
Battallion	2
District / Fire Station	1
Red Flag Restricted Parking	No

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

CASE SUMMARIES

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

Case Number:	CPC-2006-10393-MSC
Required Action(s):	MSC-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)
Project Description(s):	LINCOLN HEIGHTS PRESERVATION PLAN
Case Number:	CPC-2003-5342-HPOZ
Required Action(s):	HPOZ-HISTORIC PRESERVATION OVERLAY ZONE
Project Description(s):	LINCOLN HEIGHT HISTORIC PRESERVATION OVERLAY ZONE
Case Number:	CPC-2002-5391-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Description(s):	
Case Number:	CPC-1989-177
Required Action(s):	Data Not Available
Project Description(s):	CONTINUATION OF CPC-89-0177. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	CPC-1986-826-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Description(s):	GENERAL PLAN/ZONING CONSISTENCY - ZONE CHANGES - HEIGHT DISTRICT CHANGES AND PLAN AMENDMENTS - VARIOUS LOCATIONS
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2006-7424-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	DEVELOPMENT AND ADOPTION OF LINCOLN HEIGHTS PRESERVATION PLAN.
Case Number:	ENV-2006-10394-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	LINCOLN HEIGHTS PRESERVATION PLAN
Case Number:	ENV-2003-5343-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	Lincoln Heights Historic Preservation Overlay Zone
Case Number:	ENV-2002-5392-CE-ICO
Required Action(s):	CE-CATEGORICAL EXEMPTION ICO-INTERIM CONTROL ORDINANCE
Project Description(s):	

DATA NOT AVAILABLE

ORD-176154

ORD-175154

ORD-172316

ORD-166216-SA3636

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.

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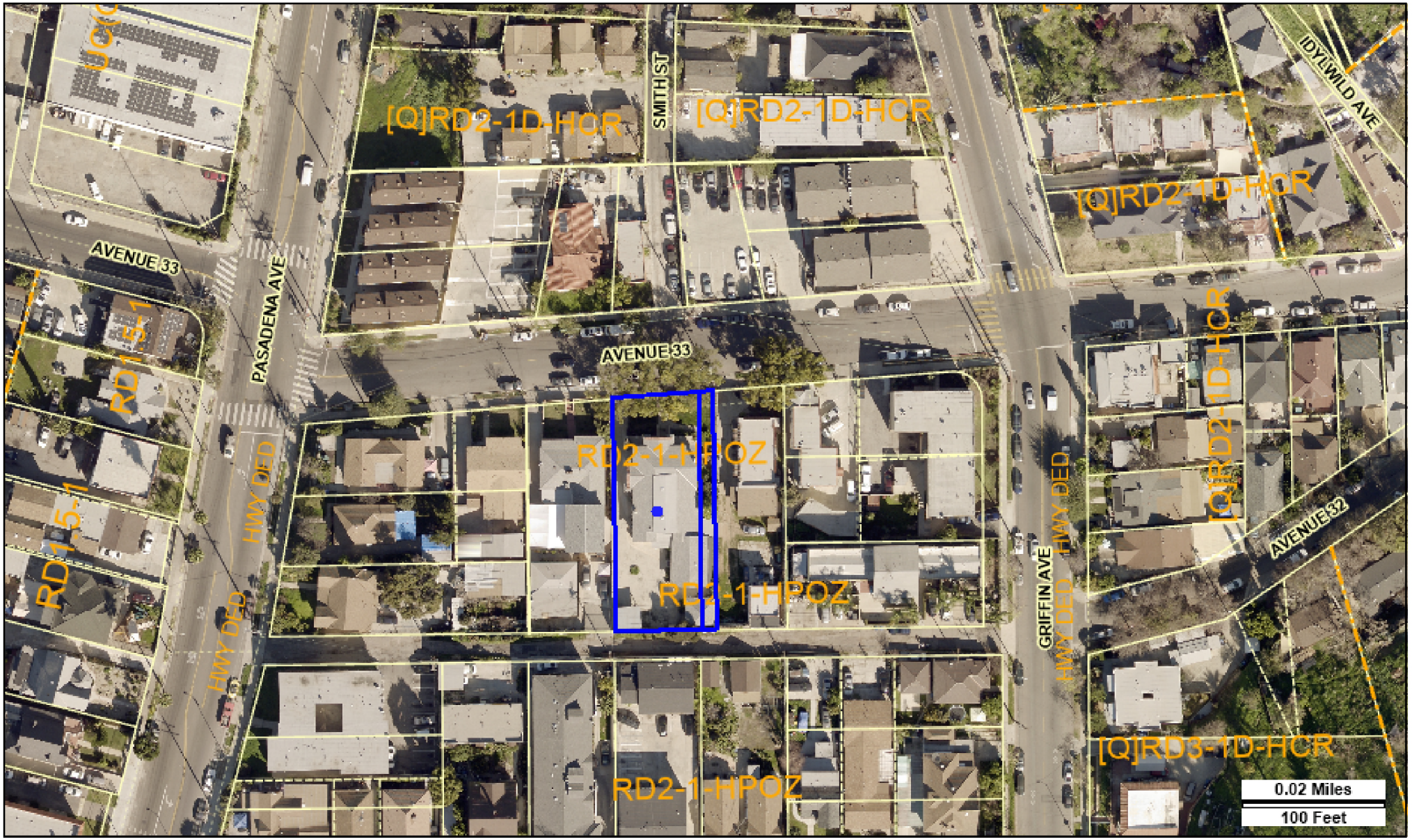
01/23/2026

City of Los Angeles
Department of City Planning



Address: 124 E AVENUE 33
APN: 5206001021
PIN #: 142-5A223 308

Tract: FOOT HILL TRACT
Block: 4
Lot: 15
Arb: None

Zoning: RD2-1-HPOZ
General Plan: Low Medium II Residential

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