

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT ARTHUR B. BENTON RESIDENCE
2. STREET ADDRESS 801 E. KENSINGTON ROAD
CITY LOS ANGELES ZIP CODE 90026 COUNCIL DISTRICT 1
3. ASSESSOR'S PARCEL NO 5405-020-009
4. COMPLETE LEGAL DESCRIPTION: TRACT ANGELENO HEIGHTS, FILED IN BOOK 10, PAGES 63
THRU 66 OF MISCELLANEOUS RECORDS
BLOCK 20 LOT(S) LOT 1 AND SE 10 FEET OF LOT 2 ABB. NO. N/A
RANGE OF ADDRESSES ON PROPERTY 801-805 E. KENSINGTON ROAD
5. PRESENT OWNER HEFFERNAN, WILLIAM J (AKA BURNS, MURRAY) & PRICE, PLANARIA
STREET ADDRESS 1320 CARROLL AVENUE
CITY LOS ANGELES STATE CA ZIP CODE 90026 PHONE (213) 482-5102
OWNER IS: PRIVATE PUBLIC
6. PRESENT USE DUPLEX & COTTAGE ORIGINAL USE SINGLE FAMILY RESIDENCE & COTTAGE

DESCRIPTION

7. ARCHITECTURAL STYLE SHINGLE STYLE
8. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)

SEE DESCRIPTION WORKSHEET

RECEIVED
CITY OF LOS ANGELES
FEB 02 2005
CITY PLANNING DEPARTMENT
COMMISSION OFFICE
ROOM 632

HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT ARTHUR E. BENTON RESIDENCE

10. CONSTRUCTION DATE: FACTUAL 1896 (PERMIT DATE 4-11-1896) ESTIMATED _____
11. ARCHITECT, DESIGNER, OR ENGINEER AIKEN AND BENTON
12. CONTRACTOR OR OTHER BUILDER L. A. GOULD
13. DATES OF ENCLOSED PHOTOGRAPHS 1993 AND 2004
14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE
15. ALTERATIONS: INTERIOR WAS REMODELED IN 1912 BY ARTHUR BENTON TO REFLECT AN OLD ENGLISH, SOMEWHAT MEDIEVAL THEME, IN THE ARTS AND CRAFTS STYLE. THE MANTLE WAS ALSO REDONE IN 1912 WITH HISTORIC DESIGNED TILES. A LIBRARY AND STOREROOM WERE ADDED TO THE BASEMENT. BENTON ADDED A GARAGE IN 1913 THAT WAS BUILT INTO A HILLSIDE WITH CONCRETE RETAINING WALLS AND THEN BUILT A COTTAGE ABOVE IT IN 1926. LATER OWNERS ADDED TO THE GARAGE AND CONVERTED THE SINGLE FAMILY HOUSE TO A DUPLEX IN THE 1940S.
16. THREATS TO SITE NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
17. IS THE STRUCTURE ON ITS ORIGINAL SITE MOVED UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET)
- THIS HOUSE WAS THE HOME OF NOTED ARCHITECT, ARTHUR BURNETT BENTON, FROM 1896 TO 1927. MR. BENTON'S CONTRIBUTION TO THE BUILT ENVIRONMENT OF SOUTHERN CALIFORNIA FROM 1891 TO 1927 IS EXTENSIVE. IT INCLUDES MANY OF OUR MOST CELEBRATED LANDMARKS, SUCH AS THE MISSION INN, THE MARY ANDREWS CLARK YWCA HOME AND OTHERS DESCRIBED IN ACCOMPANYING BIOGRAPHY.
19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES BUILDING PERMITS PER ATTACHED, HISTORIC RESOURCES SURVEY FORM, SEPT 2004, LA CITY DIRECTORY, VARIOUS L.A. TIMES ARTICLES ACCOMPANYING THIS APPLICATION AND LOS ANGELES COUNTY ASSESSOR'S RECORDS & RECORDED DEEDS. BIOGRAPHICAL DATA FROM SEVERAL SOURCES ACCOMPANYING.
20. DATE FORM PREPARED JAN. 5, 2004 PREPARER'S NAME CHARLES J. FISHER
- ORGANIZATION _____ STREET ADDRESS 140 S. AVENUE 57
- CITY HIGHLAND PARK STATE CA ZIP CODE 90042 PHONE (323) 255-2849

DESCRIPTION WORK SHEET

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

THE ARTHUR B. BENTON RESIDENCE IS A 2 STORY,

SHINGLE STYLE, L-SHAPED PLAN DUPLEX

WITH A CEDAR SHINGLE FINISH AND WOOD AND STONE TRIM.

ITS HIPPED ROOF IS COVERED WITH COMPOSITION SHINGLES, WOOD & LEADED GLASS,

CASEMENT, BAY AND DOUBLE HUNG WINDOWS ARE PART OF THE DESIGN.

THE ENTRY FEATURES A SIMPLE RECESSED SQUARE PORCH SUPPORTED BY A WOODEN PILLER,

WITH A SOLID, MULTI-PANELED DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS

OF THE STRUCTURE ARE DOUBLE HIPPED ROOF AND DORMER, EACH TOPPED WITH FINIALS.

WINDOW BAYS WITH LEADED GLASS CASEMENTS LOCATED TO THE LEFT OF THE PORCH, RECESSED

ON RIGHT SIDE OF STRUCTURE IN FRONT OF THE REAR L WING OF STRUCTURE AND AT THE REAR. A

BRICK FOUNDATION SUPPORTS THE FRAME HOUSE. THAT FOUNDATION IS PUNCTUATED WITH LEADED

GLASS WINDOWS, CEDAR SHINGLES COVER THE STRUCTURE FROM THE FOUNDATION TO THE OPEN EAVES.

ORNAMENTAL ARROYO STONEMWORK FORMS THE BASE FOR THE CASEMENT WINDOWS ON THE RIGHT

SIDE BAY AND FRAMES AN ARCHED BASEMENT WINDOW. DOUBLE HUNG WINDOWS ARE ALSO FOUND

AT VARIOUS LOCATIONS. A SECONDARY EXTERIOR STAIRCASE IS AT THE REAR OF THE HOUSE ALLOWS

ENTRY TO THE UPSTAIRS UNIT WITH A COVERED PORCH ON SECOND FLOOR. THE HOUSE HAS A

DECIDEDLY MEDIEVAL FEEL TO IT. A Lily POND IS LOCATED TO THE REAR OF THE HOUSE.

SECONDARY BUILDINGS CONSIST OF A COTTAGE IS AT THE REAR OVER A GARAGE.

SIGNIFICANT INTERIOR SPACES INCLUDE LARGE CUSTOM MANTLE WITH STORY TILES, LEADED

GLASS BUILT-INS, BENTON DESIGNED CUSTOM LIGHTING FIXTURES, EXTENSIVE WOODWORK,

A LARGE LIBRARY, NOW USED FOR STORAGE, IS LOCATED IN THE BASEMENT, COMPLETE WITH

BUILT-IN CABINETS AND BOOKSHELVES. HARDWOOD FLOORS AND ISLAMIC ARCHED DOOR-

WAYS ARE FOUND ON THE FIRST FLOOR.

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CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

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

ARCHITECTURAL SIGNIFICANCE

THE ARTHUR B. BENTON RESIDENCE IS AN IMPORTANT EXAMPLE OF

NAME OF HISTORIC MONUMENT

SHINGLE STYLE

ARCHITECTURAL STYLE OR STYLE OF

ARCHITECTURE

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

AND/OR

HISTORICAL SIGNIFICANCE

THE ARTHUR B. BENTON RESIDENCE WAS BUILT IN 1896

NAME OF HISTORIC MONUMENT

YEAR BUILT

ARTHUR B. BENTON WAS IMPORTANT TO THE

NAME OF PERSON OR OTHER SIGNIFICANT FIGURE

DEVELOPMENT OF LOS ANGELES BECAUSE HE WAS ONE OF THE MOST SIGNIFICANT ARCHITECTS OF THE LATE 19TH AND EARLY 20TH CENTURY IN SOUTHERN CALIFORNIA. HIS PORTFOLIO OF WORK INCLUDES SOME OF THE BEST KNOWN BUILDINGS OF THE SOUTHERN CALIFORNIA AREA FROM SANTA BARBARA TO THE INLAND EMPIRE. HIS BEST KNOWN WORK IS ARGUABLY THE ORIGINAL PORTIONS OF THE NATIONAL HISTORIC LANDMARK MISSION INN LOCATED IN RIVERSIDE, CALIFORNIA. BENTON WAS AN EARLY PIONEER OF THE MISSION REVIVAL STYLE, BUT WAS WELL VERSED IN MANY OTHER DESIGN INFLUENCES. HE IS WELL REGARDED FOR HIS ECCLESIASTICAL WORK, HAVING DESIGNED MANY OF THE SOUTHLAND'S BEST KNOWN CHURCHES. SEVERAL OF HIS CHURCH BUILDINGS, AS WELL AS OTHER STRUCTURES DESIGNED FOR VARIOUS USES, HAVE BEEN DECLARED LOS ANGELES HISTORIC CULTURAL MONUMENTS. OTHER BENTON DESIGNED BUILDINGS HAVE ALSO BEEN GRANTED MONUMENT STATUS IN NUMEROUS JURISDICTIONS THROUGHOUT SOUTHERN CALIFORNIA. HIS OWN HOME IS ESPECIALLY SIGNIFICANT AS IT REFLECTS HIS PERSONAL DESIGN AESTHETIC FOR HIS OWN LIVING SPACE. BENTON IS ALSO NOTED FOR HIS WORK WITH THE SOUTHERN CALIFORNIA LANDMARKS CLUB, WHICH WAS FOUNDED BY CHARLES F. LUMMIS IN 1896. THE ORGANIZATION'S STATED GOAL WAS TO PRESERVE AND RESTORE THE CALIFORNIA MISSIONS. IN HIS OWN RESIDENCE, ONE CAN GEMERVE HOW BENTON CAME TO UNDERSTAND HISTORY AND, THROUGH DESIGN, CREATE HIS OWN PLACE IN IT.

Arthur B. Benton, Architect (1858-1927)

By Charles J. Fisher

Hailing from Peoria Illinois, Arthur Burnett Benton was born there on April 17, 1858 to Ira Eddy and Caroline A. (Chandler) Benton. Two years after graduating from Peoria High School in 1877, he tried his hand at farming in Morris County, Kansas. It was there that he met Harriet Phillipina Von Schilling, whom he married on May 17, 1883. His wife saw his genius far beyond his agrarian vocation and convinced him to resume his education by enrolling at the Topeka, Kansas, School of Art and Design, in 1887. The following year he gave up farming and went to work for two years, as a draftsman in the architectural department of the Atchison, Topeka and Santa Fe Railroad. When he graduated from college, in 1890, he relocated to Omaha, Nebraska, where he worked as a draftsman in the chief engineer's office of the Union Pacific.

Arthur Benton soon chose to resign his position and moved, with his wife and young daughter, Edith, to Los Angeles, in 1891. In 1893, he went into an architectural partnership with William C. Aiken.

One commission for Aiken and Benton was a Shingle Style spec house in Angelino Heights, for Mrs. Mary E. Stilson, the widow of William W. Stilson, the developer of that tract, in 1896. Benton soon opted to purchase that house, which was located at 900 Kensington Road. The following year, the addresses on Kensington Road were redone and the house became 801 B. Kensington Road. This was to be his home for the rest of his life.

Later in 1896, Benton bought out his partner's interest and remained solo for the rest of his career. That year also marked the formation of the California Landmarks Club, which Charles Fletcher Lummis founded to restore and preserve the old Spanish and Mexican Missions. Benton, along with Architect, Sumner P. Hunt, were among the original founders of the organization. Arthur Benton served as the club's secretary. He also supervised the restorations of both the San Juan Capistrano and San Diego Missions.

Even before he met Lummis, Benton had become intrigued with the Missions and soon became a vocal proponent for Mission Revival architecture. Lummis obliged him by publishing many of his articles on the subject in his magazine, "The Land of Sunshine"

In 1900, he received the commission for the First Church of Christian Science, in Riverside, CA, which was built in that style. This building caught the eye of Frank Augustus Miller, who ran a nearby adobe tourist hotel, known as the Glenwood Inn. Miller had a vision of a great Mission Style hotel and in Benton, he saw the man to make his vision a reality. In 1902, work began on the first phase of the Mission Inn, under Benton's supervision. He did several additions to the sprawling complex, including the "Cloister Wing", which was modeled after the Mission in Carmel. Two major wings using different themes, and different architects, were added in 1913-14 (Spanish Wing,

Myron Hunt) and 1930-31 (International Rotunda Wing, G. Stanley Wilson). Benton also designed a beach house, known as "Mariona", for the Miller family in Laguna Beach in 1918.

Benton is also known for his extensive ecclesiastical work, mostly for the Episcopal Church. He was an active member of St. Paul's, in Downtown Los Angeles and many of his clients, both private and church, came from that association. Benton designed a number of Episcopal churches, starting with All Saints at Duarte, in 1897 (demolished in the 1970s), All Saints by the Sea at Montecito, in 1900, St. John the Evangelist in Chico, CA, 1904, Trinity Episcopal Mission, at Port Hueneeme, which was later moved to Filmore, Holy Trinity in Covina, 1910-11 as well as St. Marks in Upland, at the same time and his last Episcopal commission, Church of the Advent, on West Adams, in 1925-26 are but a few of his designs for his denomination. In later years, he transferred his membership to St. Athanasius, in Echo Park. He designed a chapel there in 1902, which was demolished in the 1990s.

Most of these church buildings incorporated Gothic and Craftsman features, making use of rich wood and traditional stonework, which had become a signature of Benton's design skills, and which was preferred by his Episcopal clients. However, his First Church of Christian Science was not his only work outside of his own denomination or the Gothic style.

Mary Stilson and her son, Fielding, who was an important industrialist, were also active members of St. Paul's. Mary Stilson was also the corresponding secretary for the Landmarks Club. In 1906, he designed adjacent houses for both mother and son at 1048 and 1046 West Kensington Road, respectively. In 1907, his neighbor, Augusta Marshall, had him design a rear cottage at 794 E. Kensington Road. In 1913, this same neighbor had Benton add a second story to that cottage, turning it into two flats. Benton's characteristic commitment to detail in design, as well as his making the back house, even though a different style, blend well with the Dennis and Farwell designed front house is an obvious testament to his abilities.

In 1912, Benton did a major redo on his own house. The original 1896 structure was designed for his client, Mary Stilson. Now, he made it his own design. From top to bottom, it was redone in the charm of Old England. He even set up a personal library in the basement of the structure, which boasts a lock plate originally made for the Mission Inn on it's outside entry door. Ever the historian, Benton designed a new mantle, which he emblazoned with depictions of Medieval scenes with tiles at either end, denoting the dates of 1896 and 1912, the original construction and his remodel.

Besides the Landmarks Club, he was also a founding member of the Southern California Chapter of the American Institute of Architects, for which he served as president several times, the Engineers and Architects Association of Southern California, which he also presided over and the Sons of the Revolution, for which he also served as president, just to name a few of his many allegiances.

Benton also had a number of significant institutional commissions, such as several for both the YMCA and the YWCA. His best-known and most lavish work in this area is his 1912 Mary Andrews Clark YWCA home, in Los Angeles.

At least three other major Hotels were part of his resume. The Mission Revival 1910-12 Arlington Hotel in Santa Barbara, which was virtually leveled in the 1925 Santa Barbara Earthquake, the Arrowhead Hotel, located in the foothills, North of San Bernardino and the San Marcos Hotel, which opened in Chandler Arizona. That town was founded by Dr. Alexander J. Chandler, who may have been a relative, on his Mother's side. Dr. Chandler was an entrepreneur who was involved in the "City Beautiful" movement and envisioned his town as the ideal city in the Desert South of Phoenix. He had Benton design the entire town, with broad boulevards and grand vistas. The Mission Revival themed San Marcos was to be the centerpiece of the perfect town. With the exception of the hotel, very little of Benton's original design was ever built there.

On a smaller scale, Benton designed a neighborhood known as Berkeley Square, in which he designed large homes for the wealthy in the fashionable West Adams area. That development was wiped out by the building of the Santa Monica Freeway.

John Stephen McGroarty, the poet laureate of California, was well known for his Mission Play. He commissioned Benton in 1922 to design the Mission Playhouse in San Gabriel to supply a permanent venue for the play. Benton used a recreation of the front of the Mission San Antonio, at twice it's original scale, as the façade of the building. It was later purchased by the city and became the San Gabriel Municipal Auditorium until it was damaged in the 1987 Whittier Narrows Earthquake. It has since been repaired and reopened under its original name. In 1923, Benton designed a home in Tujunga for McGroarty.

In 1911, Benton designed a Gothic Castle, known as "El Nido", for Lt. Governor Wallace, in what is now La Canada-Flintridge.

In 1926, Benton designed a small Craftsman cottage, which he had built on top of a concrete garage he had earlier constructed at the rear of his property, possibly to be used as his architectural studio. It was not too long after that was completed that he became bedridden. His last major work was the Riverside Municipal Auditorium, which was completed in 1927. It takes us back to Benton's architectural roots as it was designed in the Mission Revival Style that he helped to pioneer. A style that had fallen out of favor by the 1920s, being supplanted by the Spanish Colonial and other European revival styles that were by then sweeping America. This style, however, is uniquely Californian and serves today to remind us of our own heritage as Californians.

Arthur Benton passed away at his beloved Angeleno Heights home on Sunday, September 18, 1927, at the age of 69, leaving a rich architectural legacy in Southern California. Over the years, many forgot about him and his work. Yet, today, especially in the last two decades, historians and communities from Santa Barbara to Riverside, are

finally recognizing his legacy and his true contribution to the historic built environment of Southern California and beyond.

Building Permit History
801-803 E. Kensington Road
Angeleno Heights

April 11, 1896: Building Permit No. 8867 to construct a two-story frame cottage on Lot 1, Block 20 of Angeleno Heights Tract. (This was 900 Kensington Road, renumbered in 1898 as 801 E. Kensington Road)
Owner: Mary E. Stilson
Architect: Aiken & Benton
Contractor: L. A. Gould
Cost: \$1,800.00

February 17, 1912: Building Permit No. 1888 to build a brick and concrete basement room for library and store room; increase size of living room, dining room; add bedroom and sleeping porch and bath room.
Owner: Arthur B. Benton
Architect: Arthur B. Benton
Contractor: E. P. Zimmerman, Foreman
Cost: \$1,800.00

April 5, 1913 Building Permit No. 4570 to build a one-story concrete garage at the rear of the property.
Owner: Arthur B. Benton
Architect: Arthur B. Benton
Contractor: None Listed
Cost: \$500.00

April 17, 1926 Building Permit No. 11661 to change one-story garage into two-story residence. Lower part of building to be used as a garage. (This is 803 W. Kensington Road)
Owner: Arthur B. Benton
Architect: Arthur B. Benton
Contractor: Wilbur D. Tolerton
Cost: \$1,000.00

- September 3, 1941 Building Permit No. 20753 to put in a bathroom downstairs toward the front. Close up the stairway and make a closet of the same. Make a bedroom of the front of the old library. Put double hung windows in the screened in porch on the first floor. On the second floor to build a stairway to the side to come in to the upper bedroom, which will be the new living room and build a new service porch to the rear of the second floor, 6'0" x 9'0", level up the floors and make a kitchen and dining room at the rear. (This is 801½ E. Kensington Road)
Owner: Ralph Lane Murray
Architect: None
Engineer: None
Contractor: Owner
Cost: \$1,200.00
- September 8, 1941 Building Permit No. 20754 to construct wood frame garage next to concrete one to serve the additional apartment.
Owner: Ralph Lane Murray
Architect: None
Engineer: None
Contractor: Owner
Cost: \$175.00
- April 14, 1942 Building Permit No. 5105 to redo parts of rear cottage by removing 1"x 12" interior partitions and replacing with 2"x4" studded walls as well as to put 2"x4" studs into the exterior walls and then plaster the interior walls with 13/16 X 11" Ponderosa pine paneling in part of it. Also to add a 8'0" x 8'0" service porch. Change bathroom window to a 2'0" x 3'0" opening. Put tile on top of kitchen counter. Rewire where possible.
Owner: Ralph Lane Murray
Architect: None
Engineer: None
Contractor: Owner
Cost: \$600.00

- April 11, 1944 **Building Permit No. 6745 to re-roof house except flat portion to rear with composition shingles.**
Owner: Ralph Lane Murray
Architect: None
Engineer: None
Contractor: Evertite Roof Corporation
Cost \$280.00
- January 9, 1990 **Building Permit No. LA49204 to repair siding and garage door on rear building.**
Owner: Stan Zurn
Architect: None
Engineer: None
Contractor: Owner
Cost: \$475.00
- November 26, 1990: **Building Permit No. LA67024 to repair roof with composition shingles.**
Owner: Stanley Zurn
Architect: None
Engineer: None
Contractor: Owner
Cost: \$1,000.00
- Sep 12, 1995: **Building Permit No. LA41579 to repair earthquake damage to foundation adding plywood shearwall and steel frame reinforcement to front house.**
Owner: Murray Burns & Planaria Price
Architect: Khalsa and Associates
Engineer: Same
Contractor: Avadon Construction
Cost: \$20,000.00



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

03/08/2005

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

ZIP CODES

RECENT ACTIVITY

None

CASE NUMBERS

CPC-30193-HP
CPC-1986-255
ORD-185167-SA5640
ORD-158234
DIR-2003-4221-MSC

Address/Legal Information

PIN Number: 138A211 295
Area (Calculated): 1,362.7 (sq ft)
Thomas Brothers Grid: PAGE 634 - GRID F1
Assessor Parcel Number: 5405020009
Tract: ANGELENO HEIGHTS
Map Reference: M R 10-63/66
Block: 2U
Lot: 2
Arb (Lot Cut Reference): 2
Map Sheet: 138A211

Jurisdictional Information

Community Plan Area: Silver Lake - Echo Park - Elysian Valley
Area Planning Commission: East Los Angeles
Neighborhood Council: Greater Echo Park Elysian
Council District: CD 1 - Ed P. Reyes
Census Tract #: 1978.00
LADBS District Offices: Los Angeles Metro

Planning and Zoning Information

Zoning: RD2-1VL-HPOZ
Zoning Information (ZI): None
General Plan Land Use: Low Medium II Residential
Specific Plan Area: None
Special Land Use / Zoning: None
Design Review Board: No
Historic Preservation: Yes
POD - Pedestrian Oriented Districts: None
CDO - Community Design Overlay: None
Adaptive Reuse Incentive Area: None
35% Density Bonus: Eligible
CRA - Community Redevelopment Agency: None
Central City Parking: No
Downtown Parking: No
Building Line: None
Traffic Analysis Zone: Yes
500 Ft School Zone: No

Additional Information

Airport Hazard: None
Coastal Zone: None
Farmland: Area not Mapped
Fire Buffer Zone: No
Mountain Fire District: No
Proposed VHFHSZ: No
Fire District No. 1: No
Fire District No. 2: No
Flood Zone: None
Hazardous Waste / Border Zone Properties: No
Methane Hazard Site: Methane Buffer Zone
High Wind Velocity Areas: No
Hillside Grading: Yes
Oil Wells: None
Alquist-Priolo Fault Zone: No
Distance to Nearest Fault: 5.07221 (km)
Landslide: No
Liquefaction: No

1421

Economic Development Areas

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	Yes
Revitalization Zone:	Central City
State Enterprise Zone:	None
Targeted Neighborhood Initiative:	None

Assessor Information

Assessor Parcel Number:	5405020009
L.A. County Ownership Info:	HEFFERNAN, WILLIAM J AND 1320 CARROLL AVE LOS ANGELES CA 90026 4PM, LLC 888 W. 6TH STREET 8TH FLOOR LOS ANGELES CA 90017
City Clerk Ownership Info:	6,403.3 (sq ft)
Parcel Area (Approximate):	Nc
Use Code:	D55
Building Class:	\$226,700
Assessed Land Val.:	\$113,000
Assessed Improvement Val.:	1897
Year Built:	1930
Last Owner Change:	01/21/04
Last Sale Amount:	\$0
Number of Units:	2
Number of Bedrooms:	3
Number of Bathrooms:	3
Building Square Footage:	2,865.0 (sq ft)
Tax Rate Area:	13
Deed Reference No.:	1700504

CASE SUMMARIES

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

Case Number: CPC-1986-255

Required Action(s): Data Not Available

Project Description(s): AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - SILVER LAKE AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT

CONTINUATION OF CPC-86-255. SEE GENERAL COMMENTS FOR CONTINUATION.

Case Number: DIR-2003-4221-MSG

Required Action(s): MSG-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)

Project Description(s): Data Not Available

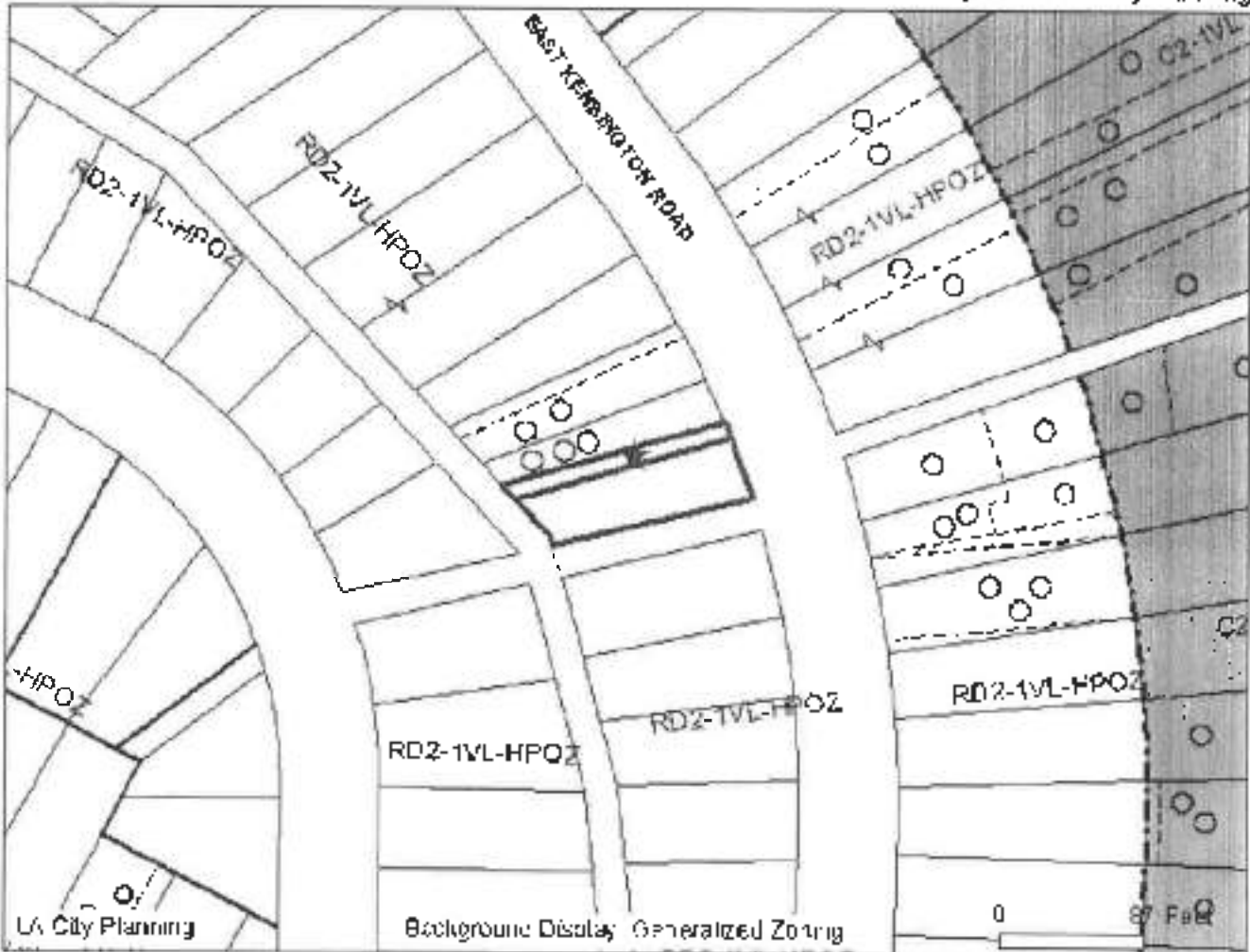
DATA NOT AVAILABLE

CPC-30193-HP
ORD-165167-SA5640
ORD-158234




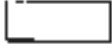
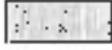




ZIMAS INTRANET

03/08/2005

City of Los Angeles
Department of City Planning

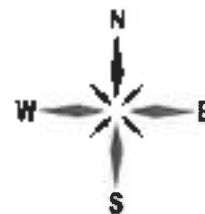


Generalized Zoning

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

Property Information

Address: None
 APN: 5405020009
 Tract: ANGELENO HEIGHTS
 Block: 20
 Lot: 2
 Arb: 2
 PIN #: 138A211 295
 Zoning: RD2-1VL-HPOZ
 General Plan: Low Medium Density Residential



PLANNING





Arthur Burnett Benton

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Contractor: None Listed
Cost: \$500.00
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Contractor: Wilbur D. Tolerton
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Contractor: Owner
Cost: \$1,200.00
- September 8, 1941 **Building Permit No. 20754 to construct wood frame garage next to concrete one to serve the additional apartment.**
Owner: Ralph Lane Murray
Architect: None
Engineer: None
Contractor: Owner
Cost: \$175.00
- April 14, 1942 **Building Permit No. 5105 to redo parts of rear cottage by removing 1"x 12" interior partitions and replacing with 2"x4" studded walls as well as to put 2"x4" studs into the exterior walls and then plaster the interior walls with 13/16 X 11" Ponderosa pine paneling in part of it. Also to add a 8'0" x 8'0" service porch. Change bathroom window to a 2'0" x 3'0" opening. Put tile on top of kitchen counter. Rewire where possible.**
Owner: Ralph Lane Murray
Architect: None
Engineer: None
Contractor: Owner
Cost: \$600.00

- April 11, 1944** **Building Permit No. 6745 to re-roof house except flat portion to rear with composition shingles.**
Owner: Ralph Lane Murray
Architect: None
Engineer: None
Contractor: Evertite Roof Corporation
Cost \$280.00
- January 9, 1990** **Building Permit No. LA49204 to repair siding and garage door on rear building.**
Owner: Stan Zurn
Architect: None
Engineer: None
Contractor: Owner
Cost: \$475.00
- November 26, 1990:** **Building Permit No. LA67024 to repair roof with composition shingles.**
Owner: Stanley Zurn
Architect: None
Engineer: None
Contractor: Owner
Cost: \$1,000.00
- Sep 12, 1995:** **Building Permit No. LA41579 to repair earthquake damage to foundation adding plywood shearwall and steel frame reinforcement to front house.**
Owner: Murray Burns & Planaria Price
Architect: Khalsa and Associates
Engineer: Same
Contractor: Avadon Construction
Cost: \$20,000.00

Los Angeles Daily Journal
April 12, 1896

BUILDING PERMITS.

Charles L. Savage, Superintendent of Buildings, City Hall. Office Hours: 1:30 to 3:30 P. M. The following building permits were issued by the superintendent yesterday:

APRIL 11, 1896

8860 John Lovell owner, Frank Gates builder, two-story brick building, north side of Ninth street, near Main street; \$1500.

8861 John Z Dampert owner and builder, one and one half story frame building, south side of Eighteenth street, between Bush and Union avenue; \$1400.

8862 A N Fenderson owner, Captain & Krempel architects, J D McDonald contractors, to raise building and build story underneath, east side of Wall street, between Sixth and Seventh streets; \$1315.

8863 Mrs C Auslyn owner, Charles Auslyn builder, to construct a two-story frame dwelling, north side Twenty-ninth street, between Central avenue and San Pedro street; \$2000.

8864 C E Caress owner, E E Moore builder, one-story frame building, east side Ruth street, between Sixth and Seventh streets; \$450.

8865 Mrs. Hutchins owner, C H Brown architect, A Swenson builder, one-story double frame dwelling, northwest corner Temple and Central avenue; \$2600.

8866 T W Brotherton owner, D M Tuttle architect and builder, three-story brick building west side Broadway between Court and First streets; \$17000.

* 8867 Mrs M E Stetson owner, Aiken & Benton architects, L A Gould builder, two-story frame cottage, west side Kensington road, on lot 1, block 20, Angelino heights tract; \$1800. *

PLANS AND SPECIFICATIONS FOR THIS BUILDING MUST BE FILED WITH THIS APPLICATION

DEPARTMENT OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

Application to build work in the Department of Public Works (Chief Inspector of Buildings), of the City of Los Angeles. The approval of this building department is a condition precedent for the alteration, repair or demolition of the building herein described. All provisions of the building ordinances and state laws shall be complied with in the construction of any building structure herein proposed or not. It is also understood that granting of a permit on this application does not constitute any right or privilege for the alteration, repair or demolition of the building herein described, or a claim against the City, County or State, or an action or granting any right or privilege to use the said place or to interfere with the City, County or State, or an action or granting any right or privilege to use the said place or to interfere with the City, County or State, or any liability prohibited by ordinance of the City of Los Angeles.

SIGN HERE *[Signature]*

CITY ADDRESS: Flora Verby

REMOVED FROM	REMOVED TO
Lot <u>15</u> Block <u>7</u>	Lot _____ Block _____
Tract <u>Flora Verby</u>	Tract _____

TAKE TO ROOM NO. 14 1ST FLOOR

Draw 7 Page 17 of 17 Book _____ Page _____ of 17 F. B. PAGE

CITY ADDRESS: Flora Verby Street Number

TAKE TO ROOM NO. 14 1ST FLOOR

Tract No. 701 - E. Kensington Road

- Owner's name W. E. Norton
- Owner's address No. 691 Kensington Road
- Architect's name Arthur H. Benson
- Contractor's name H. S. Kinnaman, Foreman
- Contractor's address No. 114 North Spring St., City
- Estimate cost of the Proposed Improvements \$1800.00
- Purpose of the building Dwelling
- Class of building "A" No. of rooms at present 5
- No. of stories in height 2 Size of present building 26 x 20
- Size of new addition 10'-6" x 34 sq. ft. 2 x 15'
- Material of foundation Concrete & Brick Floorings 24 Size of wall 8 x 12
- Size of exterior studs 2 x 4 Interior studs 1 x 2 x 4
- Size of main sills 2 x 6 Bearing studs 2 x 4
- Size of first floor joist 2 x 8 Second floor joist 2 x 10

15 STATE ON FOLLOWING LINES; JUST WHAT YOU WANT TO DO -
Build a brick & concrete basement room for library and store room; increase size of living room, dining room; add bedroom & sleeping porch and bath room.

FEB 12 1912

OFF OVER

BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Building
CLASS "D"

Application is hereby made to the Board of Public Works (Chief Inspector of Buildings), of the City of Los Angeles, for the approval of the detailed statement of specifications herewith submitted for the erection of the building hereon described. All provisions of the Building Ordinance and other laws shall be observed with a determination of said building to conform hereto in every particular. It is also understood that the granting of a permit on this application does not grant any right or privilege to erect the building or structure herein described, or any portion thereof on any public street or alley or in any kind of portion thereof, nor title or right of possession to which it is entitled by, or is required by the City, County or State, or to giving or granting any right or privilege to use the said structure or building for any purpose which may in any manner be prohibited by ordinance of the City of Los Angeles.

(SIGN HERE) *Arthur B. Banton*

Lot No. *177* of *22*
Highland Tract

District No. *7* " " page *17* " " page *21*

No. *801 East Kensington Road*
Street

TAKE TO ROOM NO. 1 FIRST FLOOR
ENGINEER PLEASE VERIFY
TAKE TO ROOM NO. 2 SECOND FLOOR
ENGINEER PLEASE VERIFY

1. PURPOSE OF BUILDING *Garage* Number of rooms *1*
2. OWNER'S NAME *Arthur B. Banton*
3. Owner's address *801 E. Kensington Road*
4. Contractor's name *Arthur B. Banton* #208
5. Contractor's address _____
6. ENTIRE COST OF PROPOSED BUILDING, \$ *500.00*
7. Size of lot *80* x *135* Size of building _____
8. Will building be erected on front or rear of lot? *Rear*
9. NUMBER OF STORIES IN HEIGHT *1* Height to highest point of roof *10' 9"*
10. Height of first floor joint above curb level, or surface *9' 9"*
11. Character of ground: rock, clay, sand, filled, etc. *Red Adobe*
12. Of what material will FOUNDATION and cellar walls be built? *Laminate*
13. GIVE depth of FOUNDATION below the surface of ground *24"*
14. GIVE dimensions of FOUNDATION and cellar wall FOOTINGS *See Plans*
15. GIVE width of FOUNDATION and cellar walls at top _____
16. NUMBER and KIND of chimneys _____ Number of flues _____
17. Number of inlets to each flue _____ Interior size of flues _____
18. Give uses of following materials: MUDSILLS _____ Girders and stringers _____
- EXTERIOR STUDS _____ BEARING STUDS _____ Interior studs _____
- _____ FIRST FLOOR JOISTS _____
- SECOND FLOOR JOISTS _____ Third floor joist _____ Fourth floor joist _____

DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, Repair or Demolish

The Board of Building and Safety Commissioners of the City of Los Angeles... This application is to be filled out by the applicant... and other data must also be filed.

REMOVED FROM: Lot 1 & S.E. 10 ft Block 22. Tract... REMOVED TO: Lot... Block... Book... Page... F. B. Page... Street... Street...

TAKE TO ROOM No. 5 NEAR OF NORTH ANEX, 1st Floor. CITY CLERK PLEASE VERIFY. TAKE TO ROOM 200 S.W. BROADWAY. ENGINEER PLEASE VERIFY.

O. K. City Clerk O. K. City Engineer

USE INK OR INDELIBLE PENCIL

What purpose is the present Building now used for? Garage. What purpose will Building be used for hereafter? Residence. Owner's name: A. B. Benton. Phone: Dev 4-8625. Contractor's name: J. J. Tolson. Phone: Dev 4-7625. VALUATION OF PROPOSED WORK: \$2000.00. Class of present Building: D. No. of rooms or pieces: 1. State how many buildings are on this lot: Two.

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

One story garage changed into two story residence. Work on building to be used for garage.

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.

(Sign here) Truman M. Rathbone, Owner or Authorized Agent.

FOR DEPARTMENT USE ONLY. PERMIT NO. 11861. Plans and Specifications checked and found to conform to Ord. and Local State Laws etc. Application checked and found O.K. APR 17 1935 RECEIVED

11661. B. J. Bentley. 200

3

USE ONE IN
UNLESS OTHERWISE SPECIFIED

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 Registrar of Building and Safety, for a permit to alter, repair, move or demolish the building described in the following description and to the property described in the following description. This application is made under the authority of the Board of Building and Safety Commissioners of the City of Los Angeles and is subject to the approval and terms and conditions of the Board of Building and Safety Commissioners of the City of Los Angeles.
The building described in this application is located on the lot described in the following description and is situated on the corner of the intersection of the street described in the following description and the street described in the following description.
The building described in this application is situated on the corner of the intersection of the street described in the following description and the street described in the following description.
The building described in this application is situated on the corner of the intersection of the street described in the following description and the street described in the following description.
The building described in this application is situated on the corner of the intersection of the street described in the following description and the street described in the following description.

REMOVED FROM

REMOVED TO

Lot 1 of 156-12 Lot 42
Block 20 of Cangelinas Heights
Tract

Lot

Tract

Present location of building: 801 1/2 Kensington Road
(Show Number and Street)

New location of building

Applicant's License Engineer


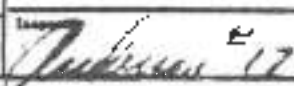
Highway what cross streets: Marion and Cangelinas

Deputy

- Purpose of PRESENT building: *Residence* Families: *1* Rooms: *8*
- Use of building AFTER alteration or moving: *Residence* Families: *2* Rooms: *8*
- Owner (name): *Ralph Lane Murray* Front: *20'*
- Owner's Address: *801 East Kensington Road*
- Certified Architect: *MD* State License No. *4* Phone *---*
- Licensed Engineer: *---* State License No. *---* Phone *---*
- Contractor: *Owner* State License No. *---* Phone *---*
- Contractor's Address: *801 East Kensington Road*
- VALUATION OF PROPOSED WORK: *1200.00*
- State how many buildings NOW on lot and give use of each: *Two, 7' x 11' residence, Room at above building above*
- Size of existing building: *11' x 11'* Number of stories high: *2* Height to highest point: *30'*
- Class of building: *---* Material of existing walls: *wood* Exterior framework: *wood*

Describe briefly and fully all proposed construction and work:
We wish to put in a bath room down stairs, toward the front, close up the stairway and make a closet up stairs, make a cut across of the front old library, put in a window in the second window on the first floor, and on the 2nd floor we wish to make a stairway to the north to come into the upper flat, which will be the new living room.

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

PERMIT NO. 21753	FOR DEPARTMENT USE ONLY			 Being here when Plans are issued
	Plans and Specifications checked	Zone <i>R4</i>	Fire District <i>No. 13</i>	
	Committee verified	Map Line <i>25</i>	Survey Within	
PLANS	Plans, Specifications and Attachments checked and approved	Application checked and approved		
DATE	For Plans Fee	Application Fee	Inspection Fee	 <i>17</i>

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building
OF
CLASS "D"

In the County of Building and Safety Commission of the City of Los Angeles:
Applying to the Board of Building and Safety Commission of the City of Los Angeles through the Office of the Deputy
Commissioner of Building and Safety for a building permit in accordance with the Ordinance and for the erection hereinafter set forth. This application is made sub-
ject to the following conditions, which are hereby agreed to by the applicant and which shall be deemed compliance thereto for the erection
of the same.
That the permit for a new building or addition to an existing building or other structure hereby proposed, or any portion thereof,
shall not be used for any other purpose than that for which it is intended.
That the permit for a new building or addition to an existing building or other structure hereby proposed, or any portion thereof,
shall not be used for any other purpose than that for which it is intended.
That the permit for a new building or addition to an existing building or other structure hereby proposed, or any portion thereof,
shall not be used for any other purpose than that for which it is intended.

Lot No. 71 (Block 20)

Tract *Congruous Heights*

Location of Building *801 1/2 + 803 East Kensington Blvd.*

Approved by
City

Between what cross streets *Douglas & Main*

USE INK OR INDELIBLE PENCIL

- Purpose of building *Private Garage* Partials..... Rooms 1
- Owner's name *Walter Lane Murray* Phone.....
- Owner's address *801 East Kensington Blvd*
- Certificated Architect..... State License No..... Trade.....
- Licensed Engineer..... State License No..... Phone.....
- Contractor..... *Owner* State License No..... Phone.....
- Contractor's address *801 East Kensington Blvd*
- VALUATION OF PROPOSED WORK (including not later and material and all preliminary building material, including water supply, plumbing, etc. whether electrical wiring and/or elevator) \$ *115.00*
- State how many buildings NOW on lot and give use of each.
- Size of new building *10 x 20* No. Stories *1* Height to highest point *12.5* Size lot *29 x 20*
- Type of soil *Clay* Foundation (Material) *Concrete* Depth in ground *6"*
- Width of footing *24"* Width of foundation wall..... Size of redwood sill *4" x 6"*
- Material exterior wall *Wood* Size of studs: (Exterior) *2" x 4"* (Interior bearing) *2" x 4"*
- Joint: First floor..... Second floor..... Rafter *2" x 4"* Material of roof *Composition*
- Chimney (Material)..... Size Flue..... No. inlets each flue..... Depth footing in ground *6"*

I have carefully examined and read the above completed Application and know the same is true and correct, and have by certifying and agree that if a permit is issued all the provisions of the Building Ordinance 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 Ordinance and State Laws

Sign here *Charles M. Miller*
Agent or authorized agent

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

By.....

FOR DEPARTMENT USE ONLY			
PERMIT NO. <i>21775</i>	Plans and Specifications showing	Cost <i>4</i>	City District <i>11</i>
	<i>Murray</i>	State License <i>No</i>	City District <i>11</i>
PLANS	Approved by applicant	Approved and approved	<i>517</i>
	<i>W. Lane Murray</i>	<i>John Foster</i>	

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

It is the duty of the Building Department of the City of Los Angeles, through the office of the Director of Building and Safety, to issue licenses for the alteration, repair, move or demolition of any building or structure within the City of Los Angeles, and for the purpose hereof to issue such licenses, the Building Department is authorized to require the applicant to furnish such information as may be necessary to enable the Building Department to determine whether or not the proposed alteration, repair, move or demolition complies with the provisions of the Building Code of the City of Los Angeles, and to require the applicant to furnish such information as may be necessary to enable the Building Department to determine whether or not the proposed alteration, repair, move or demolition complies with the provisions of the Building Code of the City of Los Angeles, and to require the applicant to furnish such information as may be necessary to enable the Building Department to determine whether or not the proposed alteration, repair, move or demolition complies with the provisions of the Building Code of the City of Los Angeles.

REMOVED FROM: *110 ft. x 24 ft. front + rear* Lot: *1*
14 x 10 ft. impervious surface Tract: *1*

Location: *7703 East Kernaville Road* (Name, Street and Block)
 Approved by City Engineer: *[Signature]*
 Date: *[Blank]* (Date Month and Year)
 Inspector: *[Signature]* Deputy

Use of PRESENT building: *Residence* Families: *1* Rooms: *2*
 Use of building AFTER alteration or moving: *Residence* Families: *1* Rooms: *2*
 Street Name: *RALPH LANE MURRAY* Phone: *HI. 7919*

Owner's Address: *801 E. East Kernaville Road*
 Licensed Architect: *[Signature]* State License No. *[Blank]* Phone: *[Blank]*
 Licensed Engineer: *[Signature]* State License No. *[Blank]* Phone: *[Blank]*
 Contractor: *[Signature]* State License No. *[Blank]* Phone: *HI. 2219*
 Contractor's Address: *801 E. East Kernaville Road* Phone: *[Blank]*

VALUATION OF PROPOSED WORK: *\$ 600.00*
(Including all labor, materials and all permits, including building, mechanical, electrical, plumbing, and fire department, and all other permits, and the applicant's liability bond and all other bonds.)

Use of existing building: *2 1/2 x 2 1/2* Number of stories high: *2* Height to highest point: *5 1/2'*
 Use of building: *Residence* Material of existing walls: *Wood* Exterior framework: *Wood*
 Describe briefly and fully all proposed construction and work: *7 1/2' bungalow has flat plates with straight up & down 1 1/2" Rev. boards & thin battens also 1 1/2" interior partitions. We wish to remove 1 1/2" of partition and put in 2 1/2" plating 1 1/2" as also exterior walls. Work is up 1 1/2" and then plate the interior. Ceiling is 7' high and put on to have 1 1/2" partitions. Board up roof & put on 1 1/2" plating and 1 1/2" interior.*

FOR DEPARTMENT USE ONLY

RECEIVED	DATE	BY
<i>[Signature]</i>	<i>R 4</i>	<i>[Signature]</i>
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

APR 14 1942

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

USE THIS FOR
PERMISSIBLE WORKS

Application to Alter, Repair, Move or Demolish

The City of Building and Safety Commission of the City of Los Angeles, Commission of the City of Los Angeles, through the office of the Director, hereby grants a permit for the work described herein, subject to the conditions and restrictions set forth herein. This permit is valid only for the work described herein and for the period of time specified herein. The permittee shall be responsible for obtaining all necessary permits from other agencies and for obtaining all necessary approvals from the appropriate authorities. The permittee shall be responsible for obtaining all necessary approvals from the appropriate authorities. The permittee shall be responsible for obtaining all necessary approvals from the appropriate authorities.

REMOVED FROM	REMOVED TO
Lot	Lot
Tract	Tract

Address: 3214 E. Washington Blvd., Los Angeles, California
 City: Los Angeles, California
 State: California
 Zip: 90011

Approved by: [Signature]
 Deputy

1. Purpose: (CHECK ONE) building, alter, repair, move, or demolish
2. Use of building AFTER alteration or moving
3. Owner: [Name]
4. Address: 3214 E. Washington Blvd., Los Angeles, California
5. Licensed Architect
6. Licensed Engineer
7. Contractor: [Name], License No. 42700
8. Contractor's Address: 1738 Main Street, Los Angeles 14, California

9. VALUATION OF PROPOSED WORK: \$1,000.00

10. This work shall include: [Description]

11. Height of existing building: [Height] Height to highest point

12. Class of building: [Class] Material of existing walls: [Material] Exterior framework: [Material]

Describe briefly and fully all proposed construction and work: [Description]

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

PERMIT NO. 6745	FOR DEPARTMENT USE ONLY		DATE APR 11 1944
	APPROVED	ISSUED	
CLASS	REMARKS	DATE	INITIALS

INSTRUCTIONS: 1. Applicant is Contractor, Employer or Owner Only.

NAME: JC Douglas Heights
ADDRESS: 1516 Bellvue Av
CITY: Baltimore, Md
STATE: Md
ZIP: 21201

PHONE: 250-1952
CONTRACT NO.: 40036

DATE: 1-19-66
TYPE OF WORK: concrete
ESTIMATE NO.: 115.00

DESCRIPTION OF WORK: repair siding & JAMES GOOT

CITY OF BALTIMORE: DISTRICT OF BALTIMORE
STREET: BALDWIN ST
SECTION: 11
BLK. NO.: 2150

OWNER'S NAME: JAMES GOOT
OWNER'S ADDRESS: 1516 Bellvue Av
OWNER'S CITY: Baltimore, Md
OWNER'S STATE: Md
OWNER'S ZIP: 21201

NO.	DESCRIPTION	AMOUNT	TOTAL
1	CONCRETE	115.00	115.00
2	REPAIR SIDING & JAMES GOOT	115.00	230.00
3			230.00

DECLARATIONS AND CERTIFICATIONS
LICENSED CONTRACTOR'S DECLARATION
 I, the undersigned, being duly licensed as a contractor under the laws of the State of Maryland, do hereby certify that the above is a true and correct statement of the work to be done and the estimated cost thereof.
 Date: 1-19-66

OWNER-BUILDER DECLARATION
 I, the undersigned, being duly licensed as a contractor under the laws of the State of Maryland, do hereby certify that the above is a true and correct statement of the work to be done and the estimated cost thereof.
 Date: 1-19-66

COMPENSATION DECLARATION
 I, the undersigned, being duly licensed as a contractor under the laws of the State of Maryland, do hereby certify that the above is a true and correct statement of the work to be done and the estimated cost thereof.
 Date: 1-19-66

90LA 49204

LA 49204

ANGELINO HEIGHTS HISTORIC PRESERVATION OVERLAY ZONE**Contributor**

Location: 801 East Kensington Road, Los Angeles, CA 90026

Historic Name:

Description: 2-story, 19th Century Eclectic-style Residence

Address:

HPD2 Category: IJ Contributor in 1962 HPD2 designation

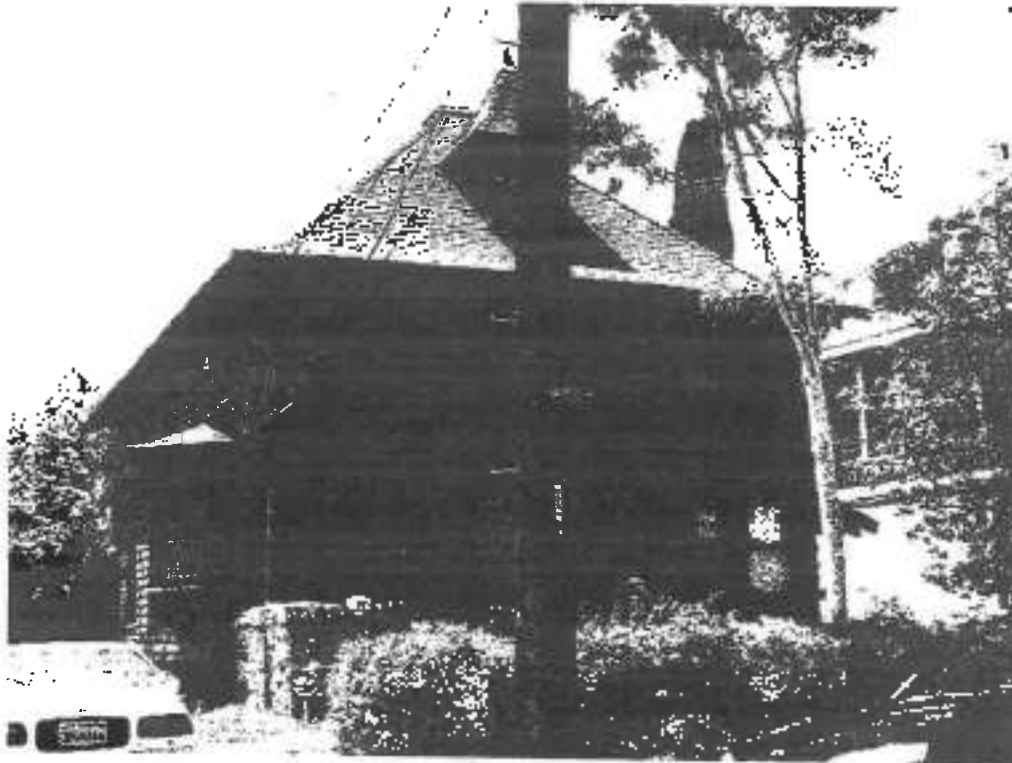
Significance: Evaluation Code: SD1, CHP 7, Previous Inventories: Los Angeles Cultural Heritage Commission 1962 Historic Preservation Overlay Zone; CHP CHRIS Database: HIST.SURV.D059-2742-000;06/22/91

Building Info: Built in 1887-1900.

Landscape Features:

Survey Date: 6/2/2004

Photograph Filename: IMG_5040



801 East Kensington Road

Prepared for the Los Angeles Department of City Planning by Myra Frank/Jones Stokes, September 2004

THE LANDMARKS CLUB.

Efforts to Save Southern California's
Old Missions.

The first open meeting of the Landmarks Club was held last evening at the Friday Morning Club rooms. The president, Charles F. Lummis, made a few introductory remarks concerning the great value of the missions as monuments of art and architecture and the necessity of immediate action being taken to conserve them. Four of the seven missions in Southern California, within the scope of the club, are very rapidly going into ruins and need prompt attention. Before the end of this month carpenters will be at work at San Juan.

A large number of interesting stereoscopic views of the missions in Southern California were shown, and Mrs. Margaret C. Graham read a charming paper written by Miss Anna C. Murphy, descriptive of the missions of San Juan Capistrano, San Luis Rey and San Fernando.

The club has been incorporated for the systematic and permanent preservation from vandalism and decay of the historic ruins, monuments and landmarks at Southern California, chief of which are the seven venerable missions and their dependent chapels, from Santa Barbara on the north to San Diego on the south. The missions of the Southwest are the noblest and almost the only ruins in the United States. Architecturally they are as fine as many European ruins which are visited by thousands of tourists, and from the side of history and romance they are fully as interesting. They mark the first civilization of the Pacific Coast, more than a century ago, and are almost the only visible tokens left of that romantic and picturesque past. The earthquake of 1932 wrought great harm, but neglect and vandalism have done far more. A few hundred dollars, promptly applied, will arrest this decay, and the income of a moderate fund will thereafter keep up necessary repairs. As the Mission San Juan Capistrano, which is combination of architectural value, need of repairs and accessibility, stands first, the club has secured a lease for ten years which will enable its plans to be carried out in the most satisfactory manner. The lease covers all the buildings in need of preservation, with ten acres of ground, and includes a preference to the club as a purchaser of the property should it ever be for sale. All moneys received will go practically net to the work, as there are no salaries, no expenses of officers and almost no incidentals.

Mr. Lummis stated that the club had been very generously treated by those to whom it had applied for aid, and that since the incorporation last December over \$150 had been raised. The newspapers in the East have been very kind in the way of notices, and through them have been sent a number of contributions. Several eastern publishers have also sent cash donations. The Southern California railroads have given the club half-rates on material to repair the missions.

At the close of the evening Mr. Lummis urged all those present who were not already members of the club to make themselves a part of it, and a number of new names were enrolled.

The officers are as follows: President, Charles F. Lummis; vice-president, Margaret Collier Graham; secretary, Arthur D. Bonham; treasurer, Frank A. Gibson; corresponding secretary, Mrs. M. El. Stimson; the directors, Frank A. Gibson, Harry W. Olschewsky, Rev. J. Adam, Sumner F. Hunt, Arthur R. Bonham, Margaret Collier Graham and Charles F. Lummis. The advisory board includes Mrs. Jessie Boston Fremont, R. Egan, Mrs. Adeline Stearns Wynn, Tessa L. Kelso, Charles Casart Davis, C. D. Winard, Frank J. Polkey, Elmer Wachtel, Col. H. G. Oils, W. C. Patterson, George H. Bonebrake, Don Marcus Forster, Miss J. P. Willis, John P. Francis, Rev. William J. Chichester and Mrs. H. T. Lee.

THE OLD MISSIONS.

They Should Be Preserved as Old-time Relics.

Many articles descriptive of the old Missions of Southern California have from time to time appeared in these columns, and the subject is one which does not seem likely to wear out. Our missions are almost as widely famous as our climate; and few things have greater attraction to the tourist than these venerable piles, the remains of a noble architecture characteristic of the Spanish missionaries, and the most interesting reminders left to us of the romantic, pastoral, patriarchal life of early California. They are the finest and almost the only historic ruins in the United States, the only others being the similar but older and cruder missions of New Mexico.

The Spanish missions in California number twenty-one. Seven of them (besides a few branch chapels) are in Southern California, from Santa Barbara to San Diego inclusive. They were founded by that heroic and far-seeing Franciscan pioneer, Junipero Serra, in the latter half of the last century. Several of them have since been deserted, as the aboriginal congregations disappeared before the modern order of things, and where once these strange little religious commonwealths set their oases upon the lonely landscape, centers of civilization, of pious zeal and no less of practical enterprise, are now only abandoned ruins. At Santa Barbara, San Buenaventura and San Gabriel, the old churches are still in use, and at San Luis Rey a few Franciscan friars have recently taken possession of the long-deserted buildings. But the missions of San Fernando, San Juan Capistrano and San Diego are abandoned and in little hope of rehabilitation for purposes of worship.

All have suffered seriously since the secularization of the missions by Mexico. The earthquake of 1812 did consid-

erable damage; the storms of a century have done more, and vandalism has done tenfold more harm than all other destructive agencies put together. Touchés have carried off thousands of the old tiles and many articles of far greater value, and for miles around every mission the traveler finds rubble houses and stables built up or adjoined with the spoils of these noble old buildings.

It will be generally realized that it would be a sad commentary on the intelligence of Southern California, if we were to permit these historic landmarks to disappear. Architecturally they are the finest relics in the United States which has not, anyhow, so many ruins that it can afford to throw any of these away. Just probably few people wholly realize how fast the missions are falling to decay. Experts who have carefully examined them say that without more care than they are now getting, another decade will finish them. When the ancient roofs go, and the adobe walls are soaked and crumbled by our winter rains, and the stone masonry is obstructed by the vegetation which grows so swiftly here, the process of ruin is astonishingly rapid.

Fortunately there is at least a concerted movement to preserve the missions and all other similar monuments of the past in Southern California. The Landmarks Club, recently incorporated, has begun a business-like and determined campaign to this end. It is a permanent institution, which aims not only to stop the ravages of decay, but to preserve the missions just as long as they can be made so long together; to conserve the buildings, to repair them when necessary (but not to "rebuild" them), to beautify their surroundings, to bring about more public knowledge of them and their history by excursions, lectures, lectures, etc., and, in a word, to make them as much as possible the public inheritance that such venerable monuments are in other lands.

The incorporators of the club include well-known people in Southern California, and its work will be directed by experts of standing, so that there is no fear of serious mistakes, either in financial, historic, artistic or architectural.

Charles F. Lummis, the well-known writer, whose magazine, the Land of Sunshine, initiated the movement, is president, Margaret Collier Graham, the Pasadena writer, whose work has been so cordially praised by the opinion critics, is vice-president. The secretary is Arthur R. Benton; treasurer, Frank A. Gibson; corresponding secretary, Mrs. M. E. Gibson. The directors are Frank A. Gibson, Henry W. O'Malley, Rev. J. Adams, Sumner P. Hunt, A. B. Benton, Margaret Collier Graham and Charles F. Lummis. The advisory board includes Justice Benton Parsons, R. Egan, Adeline Stearns Wing, Tessa L. Kalso, Charles Casner Davis, C. D. Willard, Frank J. Polley, Elmer Washburn, and W. B. Cline, W. C. Patterson, George H. Boothman, Don Marcos Foster, Mrs. M. P. Wills, John F. Francis, Rev. William J. Winchester.

Edwin M. Fanny Wills is chairman of the Membership Committee. The officers of the club are administered by Frank A. Gibson, Henry W. O'Malley and Sumner P. Hunt.

The first work of the club will be at the missions San Juan Capistrano and San Luis Rey. At San Juan the club has secured a lease for a term of years upon the buildings and ten acres of land, so that its plans can be carried out in the most satisfactory manner. The buildings will be repaired and protected and the grounds improved, so that the most accessible of the missions—and the finest architecturally—will become more and more a mecca for tourists. All work there will be under the personal supervision of Richard Egan of San Juan.

The club is now entering upon a campaign to raise a permanent fund for the prosecution of its plans, and there is no cause which should meet with a more generous response. There are no salaries and no running expenses, and all contributions are practically set to the cause. Membership in the club costs but a dollar a year, and larger subscriptions are no less welcome.

P. C. W.

Who's Who---And Wherefore.

Noted Men and Women of the Southwest.

Los Angeles Times

Saturday, Feb. 22, 1913.]

Illustrated Weekly.

A True-Bone American Architect.

Intelligent and sympathizing reader, if you have not seen Riverside you are unfortunate, and if it has been in your power to see it and you have not you should be ashamed of yourself. The person who has been at Riverside has seen the artistic and comfortable hospitality of which Frank Miller is proprietor and known all over the country as the Mission Inn. It is my opinion that you might find the world with a search warrant in the hands of a detective force and not find upon the face of the globe, everything considered, a more beautiful country town than Riverside and a more charming place to rest than the Mission Inn. It required an architect of thorough skill and of artistic taste to construct that great tourist hotel as it is.

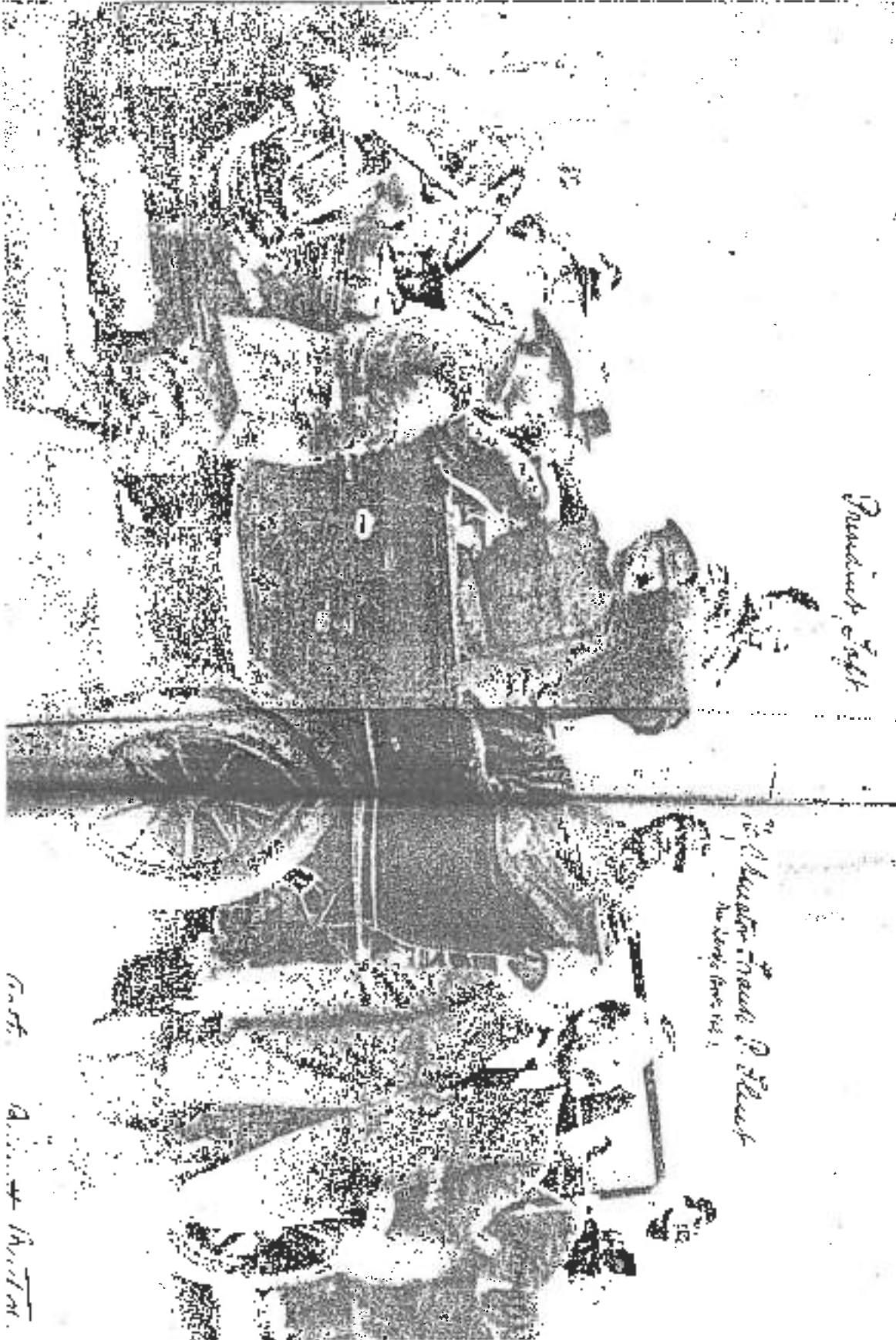
It and its annex are the handiwork of a Los Angeles architect, Arthur B. Benton, who was born at Peoria, Ill., in 1858, of good Colonial stock. He was graduated from the Peoria High School when 19 years old, and from the School of Art and Design at Topeka, Kan. One path through life led to his avocation in one direction, and this young man so elaborately educated went to farming in the States of Iowa and Kansas from 1877 to 1883. His early studies would indicate his architectural tendencies, but for some reason or other he failed to indulge his taste. When he got tired whipling after the glow or pitching loose hay to a threshing as a western habit, in 1883 he went into the employ of the Santa Fe Railroad Company, and remained with that corporation two years, when he went into the chief engineer's office of the Union Pacific in Lincoln, Neb., where he was found in 1891. Then he came to himself and moved to Los Angeles, went into independent practice in the architect's profession, and there he is to this day. He is also a director in the West Coast Apartment Company. I have given here only a single bit of Mr. Benton's handiwork, but it can be found all over the whole Great Southwest, and every specimen will be perfect of its kind. Others of the buildings he planned and supervised are the Y.M.C.A. and Y.W.C.A. buildings in the city of Los Angeles, which for their kind are hard to surpass. Mr. Benton excels in institutional architecture, although not without skill and taste to succeed in any line of architecture.

I have called him a true-bone American, and shall prove the proposition by the statement that he is ex-Governor of the Society of Colonial Wars for the California division, and a member of the Society of the Sons of the Revolution.

Few men are more companionable than Arthur B. Benton. None the social organizations to which he belongs: Jonathan and Union League clubs of Los Angeles, University Club of Redlands, Santa Barbara Club of the city of that name. But his tastes run mostly to architecture. He is a member of the American Institute of Architects, of the Engineers and Architects Association of Southern California, the California Archeological Society, a director in the Southern California Academy of Sciences, secretary of the Landmarks Club, a founder of the Southern California chapter American Institute of Architects, of the Engineers and Architects of Southern California, of course of the Landmarks Club, and a Fellow of the American Institute of Architects. Like all good Angelenos, he is a member of the Chamber of Commerce.

Mr. Benton is a consistent and practical member of the Episcopal Church, and takes a great deal of interest in everything connected with the religious life of the community in which he lives in all denominations.

Photograph of U.S. President [redacted] with U.S. Senator Frank Flint and Arthur B. Benton (Senator Flint and Benton were both members of the Sons of the Revolution in the State of California).



Frank Flint

*U.S. Senator Frank Flint
the Senate from 1851*

Arthur B. Benton

Wed. Sept. 29, 1927

WEDNESDAY

HOLD RITES FOR BENTON, NOTED ARCHITECT

Many Widely Known Buildings in Southern California His Monument

Funeral services for Arthur Duell Benton, distinguished architect, who died suddenly of heart failure last Sunday after an eight months' illness, were held today at St. Athanasius Episcopal church, where he was a well known member. Bishop W. Redmond Stevens and the Rev. P. C. Marshall officiated at the rites, which were attended by scores of prominent persons.

Mr. Benton, whose home was at 807 Kensington road, was born in Dublin, Ireland, April 15, 1858, coming to Los Angeles in 1881, identifying himself with the architectural club and becoming a recognized authority on "mission style" architecture.

WORK HIS MONUMENT

He designed many widely known buildings in Southern California including the Mission Inn at Riverside, the Young Men's Christian association building at Los Angeles and Long Beach; the W. A. Clark Memorial home, the Thacher school at Mendocino, Arcanum Hotel Springs hotel, the Friday Morning club, Los Angeles and many other churches and private residences.

Mr. Benton was a member of the Los Angeles art commission, the Southern club, the Adels, Union Square and Old Colony clubs and was a fellow of the American Institute of Architects. He was past president of the Southern California Academy of Architects, Society of Engineers and Architects and Los Angeles chapter of the American Institute of Architects.

He became the fourteenth member of the Sons of the Revolution here in 1916 and was elected president in 1925 and was historian at the time of his death, as well as being deputy governor general of the Society of Colonial Work.

TWO SURVIVORS

He widow and one daughter survive.

Active pallbearers at the funeral were Henry B. Brett, Malville Daxler, Will Patton, G. Fletcher Quiff, Will Sharp and Charles M. Swinerton.

LAST RITES FOR BENTON TO BE TODAY

Funeral
Architect Well Known for Mission Restoration Work and Notable Buildings

Sept. 21, 1927
Funeral services for Arthur B. Benton, known throughout Southern California for his architectural accomplishments, will be conducted today at 10 a. m. from St. Athanasius Episcopal Church, 846 Echo Park avenue. The services will be in charge of Bishop W. Bertrand Stevens and Rev. Thomas C. Marshall and will be followed by luncheon.

Mr. Benton was 70 years of age and had been a resident of Los Angeles for forty years. His work as an architect comprised many noteworthy residences and other buildings in this section. As a member of the Lankenshank Club he aided in mission and other restoration work. He designed the Mission Inn at Riverside and the Mission Playhouse at San Gabriel.

Active pallbearers are:
Henry B. Brett, Malville Daxler, Will Patton, G. Fletcher Quiff, Will Sharp and Charles M. Swinerton.
Honorary pallbearers include, the following:

- Honorary pallbearers were A. J. Wallace, James O. Warner, C. R. Weller, Gen. Charles H. Whipple, David J. Wilbur, John C. Armit, H. H. Harwood, C. R. DeLong, Arthur Bergstrom, Vernon Telfer, Judge Benjamin D. Treason, Dr. W. W. Berkett, J. B. Carr, Dr. Paul Carpenter, E. P. Clark, Dr. J. E. Cowley, Dr. A. Davidson, C. B. Denton, Chas. W. M. Dixon, G. N. Eshelby, D. K. Edwards, P. H. Harcourt, W. H. Henderson, Sumner L. Kewer, J. M. Landrum, C. S. Lewis, I. C. Lewis, Ivan S. McCreary, Leonard Merrill, Fred Miller, Dr. J. L. Merrill, Fred

Volume 70

UNIVERSITY OF CALIFORNIA

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ARCHITECTURE

ENGINEERING

CONTRACTING

INDUSTRIAL

Whole No. 1301

FRIDAY, SEPTEMBER 21, 1917

Number 13

NOTES AND COMMENT

Los Angeles' building continues to move along at an even pace and September will produce a very satisfactory total according to present indications. Up to and including the 20th the city building department issued 1578 permits with an estimated valuation of \$4,596,946 during the current month. For the corresponding period in August the number of permits issued was 2289 with an estimated valuation of \$3,791,734, while for the first 20 days of September, a year ago, the number of permits issued was 7860 with an estimated valuation of \$7,741,450. For the current year up to and including Sept. 20, Los Angeles' building total was \$65,667,879 as compared with \$61,100,219 for the corresponding period last year. A season of building operations in Los Angeles during the past year has been the large number of apartment houses started, but the various classes of buildings are, nevertheless, fairly well balanced, indicating a normal development.

The death of Arthur H. Benson marks the passing of one of the most unique spirits of the architectural profession in southern California. He plied in tradition and historical associations and lived through a long and useful career in the standards of the past, raising the threshold of the present only to meet the changing necessities of his professional work. He was in no sense eccentric, although wraps up in his art and generally his pleasant smile. It was his fine tradition that made him one of the foremost authorities on the old missions of California and southern architecture. These wonderful old buildings were to him living entities. He saw in their battered walls and cracked plaster the spirit of the winner and the wonderful heritage which the Franciscan fathers were building for the future of the magic shores of the Pacific. To preserve them and to reproduce them, not in their primitive glory, but as those who are living today find them and know them, was to his mind the great achievement, for in that way only could their traditions be perpetuated and large steps be laid unerringly to succeeding generations.

Much of the success of Arthur Benson's architectural work was due to the fact that he insisted to a large degree which he drew from the historical examples of his art. He did not copy the new, he believed in it thoroughly. But he did insist to it a charm and a feeling that others seeking to reproduce have missed. Thus Riverside Division has, nearly beyond the world over, has over an area comparable. It is a distinctive monument to the genius of Arthur Benson. Whether the atmosphere in which he worked had anything to do with his successful infusion of historical tradition into his architectural creations may be questioned. But at any rate he did not allow the glamour of present-day historic architectural treatments to obscure his sense of deep his sentiment. When he was forced to relinquish the masterful style of rooms which he had occupied for more than a quarter of a century to a dingy old building on North Spring St. he acquired an old mansion on a hillside and retreating through New Sunset Blvd. to Kensington Road which he remodelled for office and study. He purchased as much of the original clay of this old home as could conveniently be done and there in an atmosphere that seemed

just and present into a poetic symphony he again wielded his last flight.

When a man enters public life he takes on a status very different from that of the ordinary citizen in the opinion of the supreme court of Oregon. In a recent decision that court reversed the judgment of the lower courts, awarding A. E. Beck, Marshfield attorney and political leader, \$2400 damages against the *Cum Sui Times* for alleged libel. "When a man enters the public arena, even though not a candidate, he must not be too sensitive to criticism," declares the court. "There are generally those to receive as well as to give. The *Cum Sui Times*, as a newspaper, had the right to make fair comment and criticism upon the plaintiff's alleged unsuitability for political action affecting public interest, and it also was within its province to criticize his advocacy of doctrine which it seemed to be notorious and harmful in the public interest."

What the right to criticize public officials has been generally recognized, the ruling of the Oregon supreme court more clearly defines the scope which such criticism may take. A little better understanding on the part of those in public life, or seeking to dominate political affairs, of the right which newspapers have to invade in the public interest their acts and opinions will be of particular benefit to the construction industry which has been defied by certain public officials in its efforts to obtain full publicity on the construction of public works by day labor. A certain extent each used a newspaper for damage because of its criticism, assuming that the ruling was so perfect that it was above criticism. It is needless to say that she lost her suit. Public officials desiring a similar attitude have reversed criticism, seeking to serve their mistakes by a reputation for meritorious accomplishment in some particular case or in other fields. Each individual achievement must stand on its own merits, however. Because a public official may be right in some things it is no criterion that he may not be wrong in others or that he should not be criticized for his mistakes.

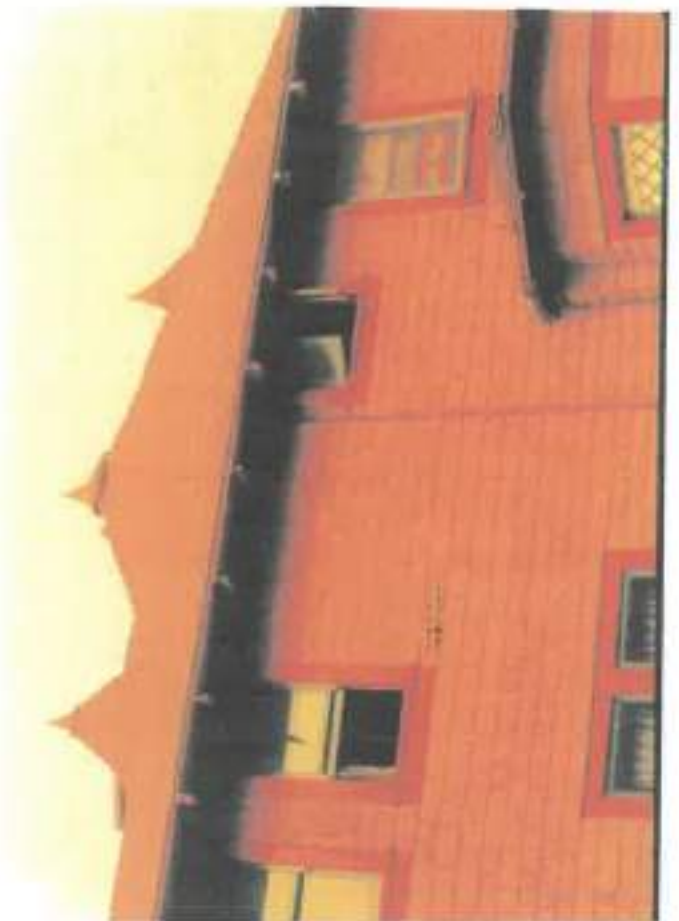
Many remarkable coincidences in bidding are provided, among them the submission of identical bids. These usually occur on small projects where the chances of estimates being very close are great. That can bid on a million dollar project should be identical, however, is extraordinary. (Oregon Construction Company and Waymouth Crown Concrete each submitted a proposal of exactly \$1,172,000 on the general contract for the reconstruction of unit No. 7 of Los Angeles County Museum of History, Art and Science at Exposition Park. Only one other bid was submitted at a price 275,000 higher. All things being practically equal as between the bids it is a curious coincidence to divide the award by flipping a coin. That will be a remarkable occasion if an award is made on the minute contact by tossing a coin, for it will probably be the biggest stake ever decided in such a way.

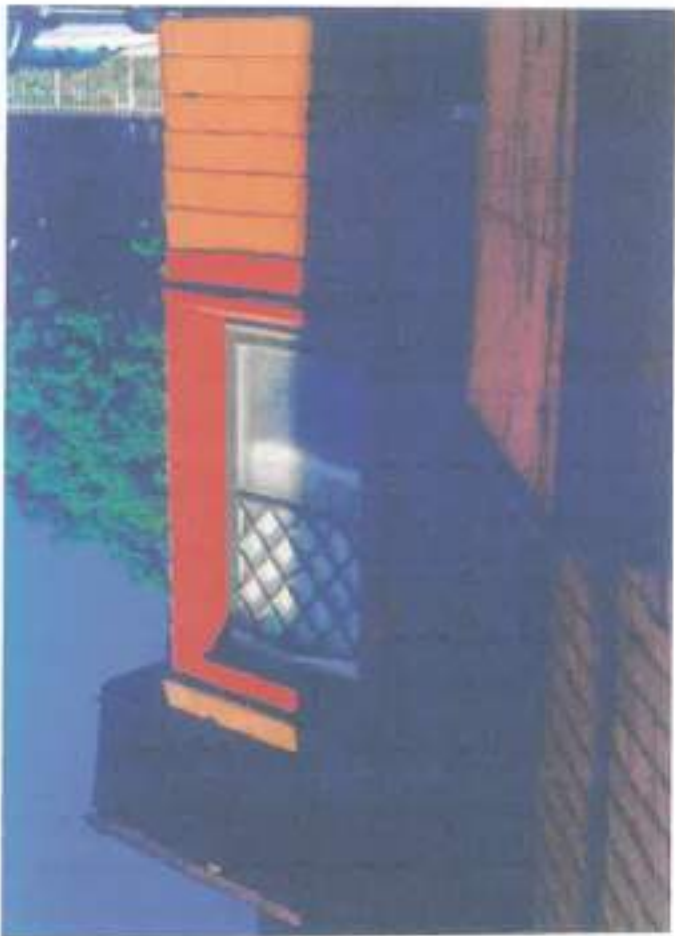
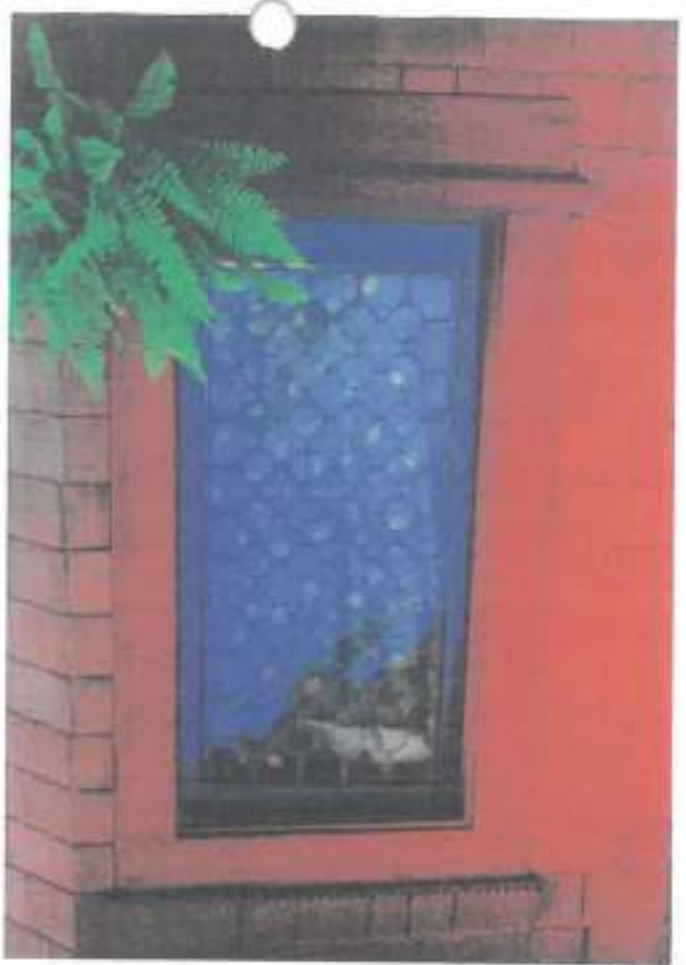
Nowhere are road builders more favored by weather conditions than in southern California, except in some isolated spots where there is little or no work to be done. There are seven months of the year, April to October, inclusive, according to the weather records of Los Angeles, in which the average rainfall is less than one

inch, and three months—June, July and August—in which the average over this period is less than one-tenth of an inch. While the rainy season in southern California encompasses the months of December, January, February and March, heavy rains may occur, although they are rare in April, May, September and October. A light rain can nearly always be counted upon in September around the equatorial period. The average precipitation for this month over the 47-year period, according to Los Angeles weather records, is .16 inch. The heaviest rain in this month was 2.21 inch in 24 hours in 1911. The October average is .26 inch with a maximum precipitation for 24 hours of 5.02 inches in 1939. The November average is 1.14 inches with the greatest rainfall for 24 hours 1.78 inches in 1900. For the four months of the rainy season the average precipitation is: December, 2.68 inches; January, 3.71 inches; February, 3.01 inches, and March, 2.82 inches.

The average annual rainfall over a period of 47 years as shown by Los Angeles weather records is 15.2 inches. This would be the equivalent of a drought in many sections of the country where the rainfall averages 20 inches or more a year. But southern California is still favored by sunshine which averaged 77 per cent over the 47-year period. That means many hot dry days even during the rainy season where the drainage is good. In many sections of the country cloudy weather following storms may do as good work for weeks in succession. Such a thing is rare in southern California. Sandbars and wind dry up the surface of the ground so quickly that operations may usually be resumed within 12 or 18 hours after a heavy storm, especially where they are in making concrete or laying concrete walls. Except in flat and poorly drained sections protracted periods of weather delays are the exception.

Because weather conditions are so favorable for the highway builder in southern California he is more likely to minimize than to overstate the hazards facing them. Not being able to recall that he has ever been bothered by rain on the job and only winter, he is apt to forget that weather is the one thing which man knows so little about that he cannot make dependable predictions or calculations about it and disregard the risk of any storm. Many a job has been bid so by contractors in this country on a chance that the probability of unfavorable weather was a negligible hazard they so have the unexpected happen with consequent losses on which they had not figured. One difficulty which contractors who are obliged to disregard weather hazards here is the heavy inclination to make the work faster to the thought. If a man wants to finish a certain way he can find all manner of excuses for doing so, and he naturally falls into bad habits and illegal practices. In other words, if one hazard can be mentally discounted it is only a step toward eliminating on the same way other and perhaps greater hazards. Road builders in southern California should be grateful for the generally favorable climatic conditions under which they are operating, for in many other sections of the country as many conditions have "come back" on account of weather conditions as from any other hazard.





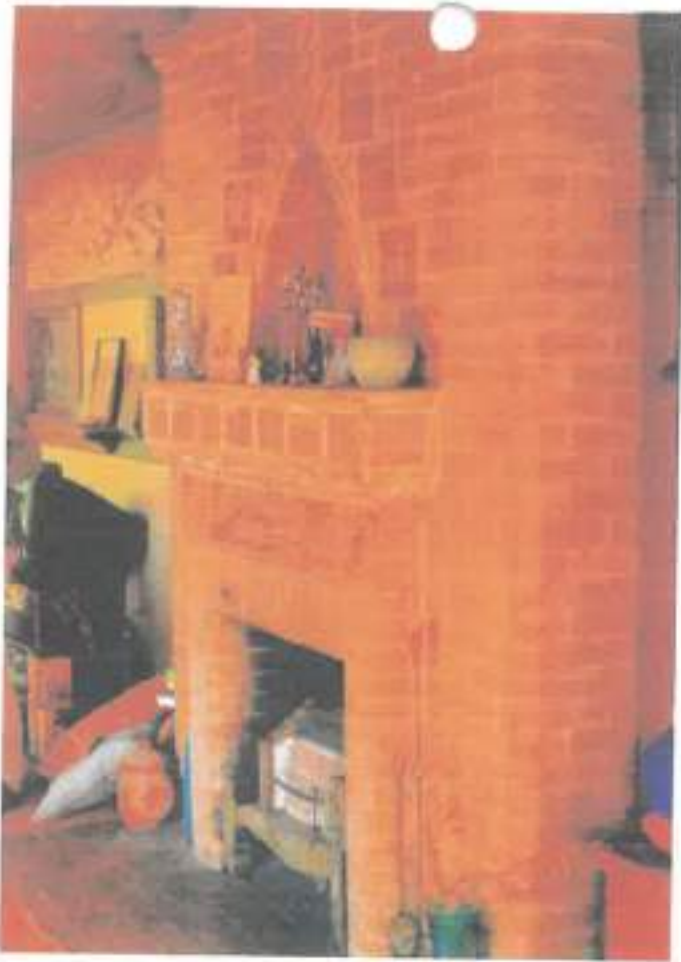














Arthur Burnett Benton

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 COUNCIL DIST: 07 DISTRICT MAP: 38211

	YFAC2	BLK	LOT	ARB UNIT
LEGAL DESCRIPTION:	MK10 63	-20	-1	- -
ZONE :	FD2			USECODE: 0303
BUILDING DESIGN:	220'			BUILDING CLASS: DM YEAR BUILT: 97
LAND VALUE: \$	235,000			IMPROVEMENT VALUE: \$ 108,000
OWNER(COUNTY):	HEFFERMAN, WILLIAM J AND			LAST OWNER CHANGE: 01-27-1993
	1320 CARROLL AVE			
	LOS ANGELES CA			90026
OWNER(CITY):	CPM, LLC			AS OF DATE: 07-22-2002
	988 W. 6TH STREET			
	LOS ANGELES			CA90017
PARCEL AREA(ACRES):	.117			PARCEL AREA(SQ FT): 5,103
GROSS SQ FT:	3,497			TOTAL UNITS: 3 SQ FT/UNIT: 1,166
TOTAL BEDROOM :	4			TOTAL BATHROOM : 4

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