

QUEEN OF ELYSIAN HEIGHTS
1553 West Ewing Street; 2004 North Echo Park Avenue
CHC-2022-434-HCM
ENV-2022-435-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—March 31, 2022](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Recommendation Report](#)
5. [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

CASE NO.: CHC-2022-434-HCM
ENV-2022-435-CE

HEARING DATE: June 16, 2022
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

Location: 1553 West Ewing Street;
2004 North Echo Park Avenue
Council District: 13 – O’Farrell
Community Plan Area: Silver Lake – Echo Park – Elysian Valley
Zoning: RD3-1VL
Land Use Designation: Low Medium I Residential
Area Planning Commission: East Los Angeles
Neighborhood Council: Echo Park
Legal Description: Subdivision of blocks 12, 13, 14, 15, 16, and 17 Elysian Heights Tract, Block 12, Arb 2 of Lot 11

EXPIRATION DATE: The original expiration date of July 2, 2022, is tolled, and a revised date will be determined pursuant to *the Mayor’s March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.*

The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.

PROJECT: Historic-Cultural Monument Application for the QUEEN OF ELYSIAN HEIGHTS

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Cosmo Padilla, Executor of the Estate of Mary P. Jarrin
c/o Elizabeth H. Dale
Gifford, Dearing & Abernathy, LLP
515 South Figueroa Street, Suite 2060
Los Angeles, CA 90071

Alfred C. Jarrin and
Mary P. Jarrin
2004 Echo Park Avenue
Los Angeles, CA 90026

NELA Development 1 LLC
5511 York Boulevard
Los Angeles, CA 90042

APPLICANT: Paul Bowers
Silver Lake Heritage Trust
2568 Griffith Park Boulevard #277
Los Angeles, CA 90039

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

FINDINGS

- The Queen of Elysian Heights “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as a rare, intact example of early residential development in the Echo Park area.

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 Queen of Elysian Heights is a two-story residential building located at the east corner of Echo Park Avenue and Ewing Street in the Echo Park neighborhood of Los Angeles. It was constructed circa 1895 in the Queen Anne architectural style; though originally a single-family residence, the property currently consists of three residential units. The original builder and owner of the property are unknown.

The Elysian Heights Tract was subdivided between 1889 and 1901 by Scottish-born landowner John S. Maltman, who arrived in Los Angeles in 1884. Block 12, on which the subject property is located, was surveyed in 1887 and the subdivision recorded in 1895. The area benefitted early on from its proximity to Downtown Los Angeles, the establishment of Elysian Park, and the development of the oil and silent film industries in the neighboring communities of Echo Park and Edendale. Nonetheless, substantial development of the area did not begin until the 1920s, a period of rapid growth in Los Angeles. Elysian Heights, like Echo Park, attracted many artists, intellectuals, and political radicals, and was more socioeconomically and racially diverse than many communities of the time. In 1950, the Housing Authority of the City of Los Angeles decided to construct a large-scale public housing project designed by Richard Neutra on the site of Chavez Ravine, a mostly Mexican American portion of Elysian Heights. Residential properties in Chavez Ravine were purchased by means of eminent domain before the project’s cancellation due to public opposition. In 1959, the site was selected as the location for Dodger Stadium, and the remaining residents were evicted. Among those who resisted the City’s efforts to acquire the property was the Arechiga family, which owned the subject property from 1959 to 1964; they were forcibly evicted from their home in Chavez Ravine shortly after purchasing the subject property.

Irregular in plan, the subject property consists of two attached wood-frame volumes; both have cross-gabled composition shingle roofs. The original residence, facing Ewing Street to the

southwest has wood clapboard cladding. The roof has projecting boxed eaves supported by brackets, as well as a circular window and diamond-shaped shingles on the gable facing Ewing Street. Below this gable is a two-story bay window. The remainder of the primary elevation consists of a covered porch on the first floor with wood pillars supporting a second-floor balcony; both are surrounded by wood railings. Two entrances are located on the ground floor porch, both consisting of a single-paneled, partially glazed wood door; the door facing Ewing Street has diamond-shaped lights. There is a single multi-lite French door opening on to the second-floor balcony. The 1946 addition faces Echo Park Avenue to the northwest and has stucco cladding. There is an entrance centered on the northwest elevation that consists of a paneled wood door with a transom and tiled steps. Fenestration on all elevations consists of multi-lite and single-lite windows of varying types, with those on the ground floor of the primary elevation also featuring transoms with patterned muntins. A truncated brick chimney is located on the east elevation, where it terminates below the eaves of the gable. Interior features include fireplaces and decorative door surrounds.

The subject property has experienced a number of alterations, including the addition of a front porch in 1919, a two-story addition in 1946, replacement of the roof in 1978, and replacement of the roof in 2017. The chimney also suffered earthquake damage in 1994. During the Commission site visit, additional alterations observed include the removal of most of the interior original features, enclosure of the original staircase to the second floor, and replacement and infill of some original openings on the rear elevation.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the national, state, and local designation programs as a rare, intact example of early residential development in Echo Park.

DISCUSSION

The Queen of Elysian Heights meets one of the Historic-Cultural monument criteria.

The subject property “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as a rare, intact example of early residential development in the Echo Park area. Echo Park was initially developed by real estate developer Thomas Kelley and other investors. They purchased 70 acres of land, including what is now Echo Park Lake, and named it the Montana Tract; the first lots were put up for sale in 1887. The availability of public transportation made the area easily accessible from downtown Los Angeles and encouraged residential development. In 1886, the Ostrich Farm Railway (later to become Sunset Boulevard) was laid out through the middle of what became the Washington Heights Tract, created the next year. Two other tracts making up what is now Echo Park are the Echo Park Tract, subdivided in 1903, and the Lake Side Tract, also subdivided in 1903. Development continued in the first decade of the 20th century with the subdivision of tracts such as Sunset Boulevard Heights, northeast of what is now Sunset Boulevard and Echo Park Avenue. The area began to develop in earnest in the 1920s, a period when the city at large experienced a development boom. Constructed in 1895, the subject property pre-dates the subdivision of many of the tracts in Echo Park and represents some of the region’s earliest residential development.

While the applicant argues that the subject property also “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of a small Queen Anne Victorian, staff are unable to make this finding. It is not a unique or outstanding example of the Queen Anne architectural style. Additionally, the subject property has experienced a number of alterations over the years, such the removal of most of the original historic features on the interior,

enclosure of the staircase to the second floor, modifications to the original floor plan, and an incompatible large, two-story, stucco addition at the rear, which have diminished its integrity. There are a number of other buildings designed in the Queen Anne architectural style already designated Historic-Cultural Monuments that are better examples of the style and maintain a higher degree of integrity, including the Residence at 1300 W. Carroll Avenue (1887, HCM #51); Residence at 1320 Carroll Avenue (1887, HCM #77); Benjamin J. Waters Residence (1899, HCM #598); and the Ziegler Estate (1904, HCM #416).

Although very few original features remain on the interior, the exterior of the subject property retains sufficient integrity of location, design, setting, workmanship, feeling, 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 Queen of Elysian Heights 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 a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of 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, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. 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.

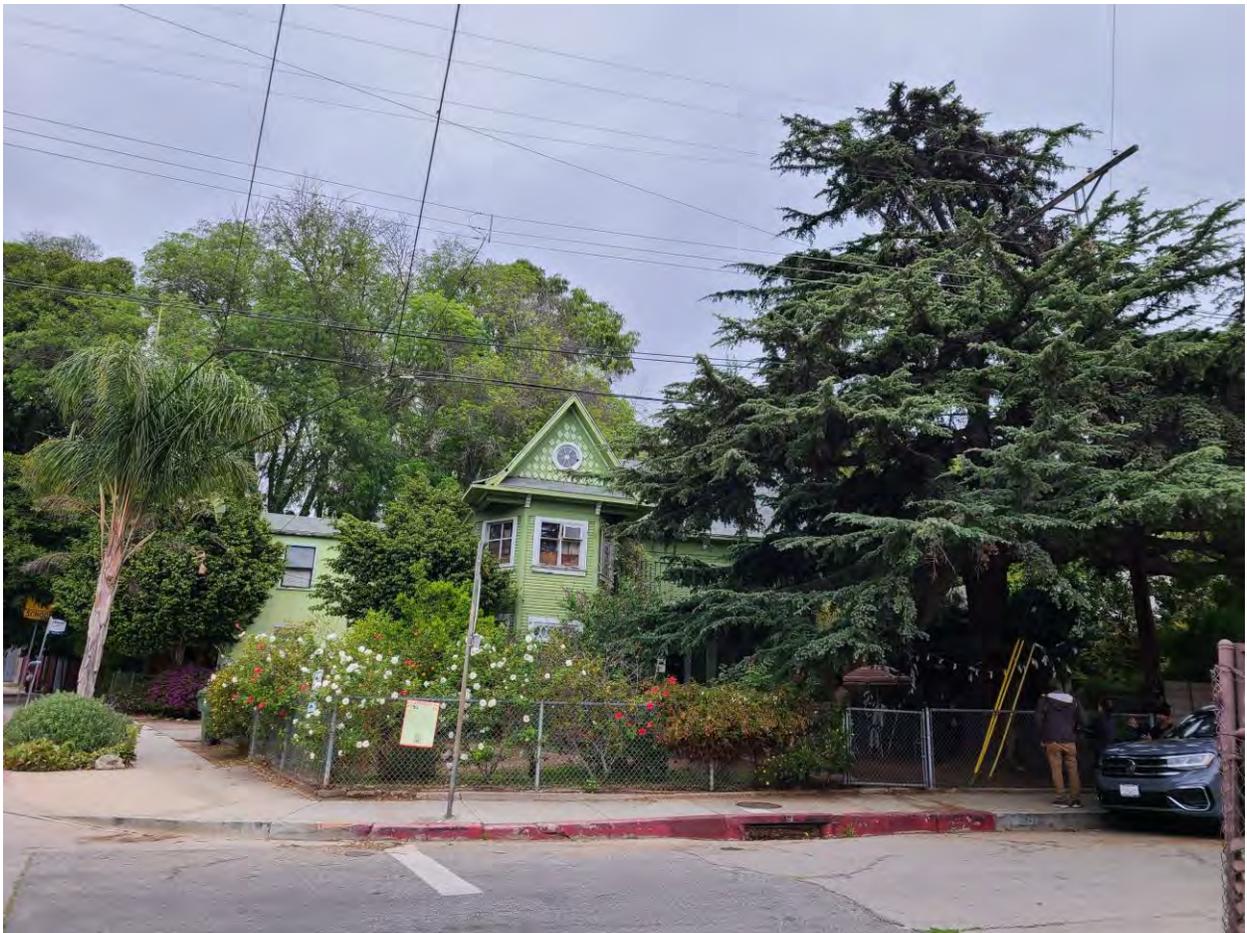
The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent

with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2022-435-CE was prepared on May 6, 2022.

BACKGROUND

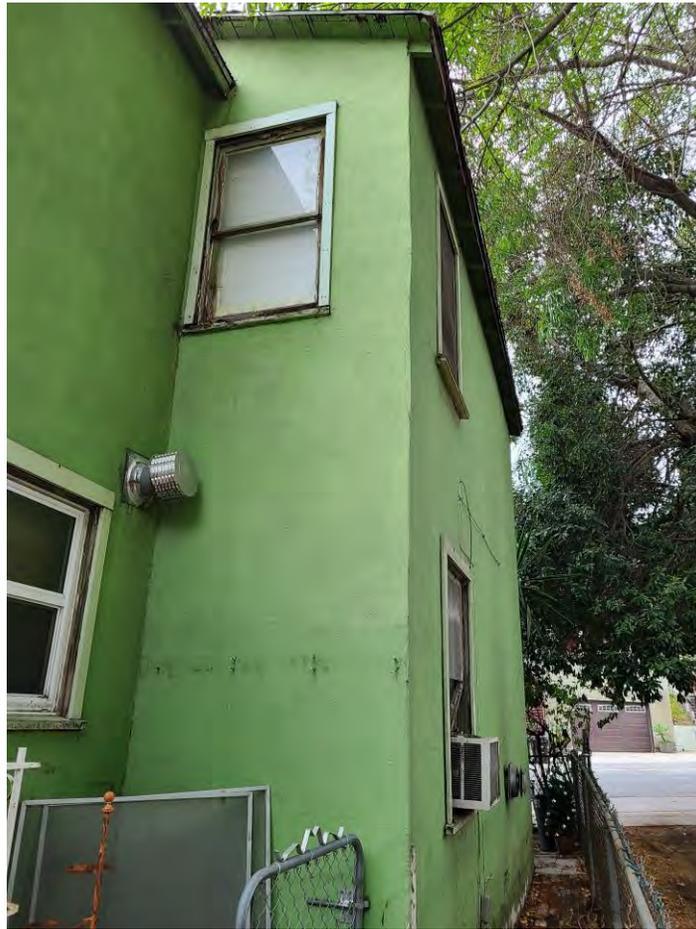
On January 21, 2022, the Director of Planning determined that the application for the proposed designation of the subject property as Historic-Cultural Monument was complete. On February 17, 2022, the Cultural Heritage Commission voted to take the property under consideration. In accordance with LAAC 22.171.10, on March 4, 2022, the owner's representative requested up to a 60-day extension to the time for the Commission to act. On March 31, 2022, a subcommittee of the Commission consisting of Commissioners Barron and Kanner conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources. The original expiration date of July 2, 2022, is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*. The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.

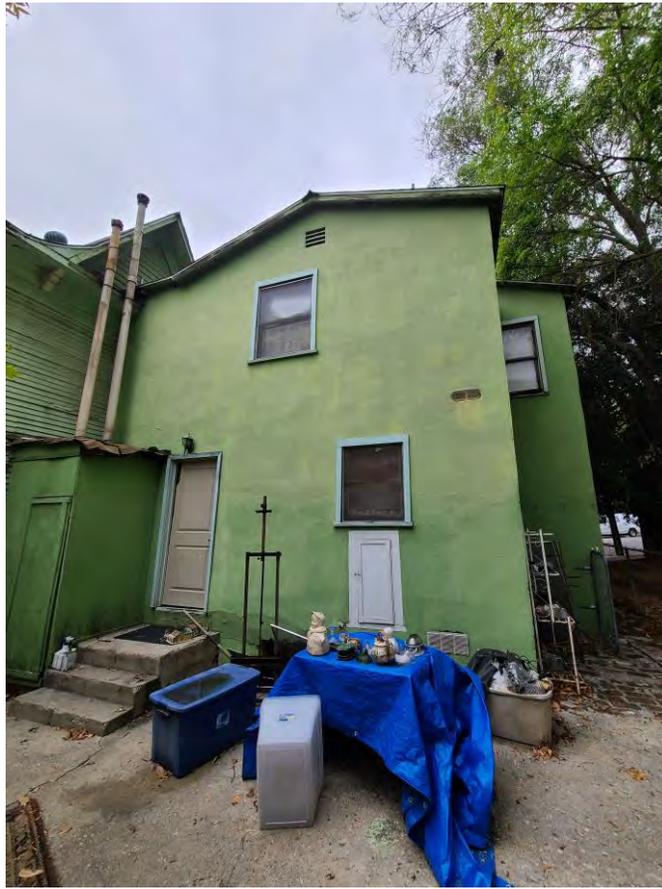












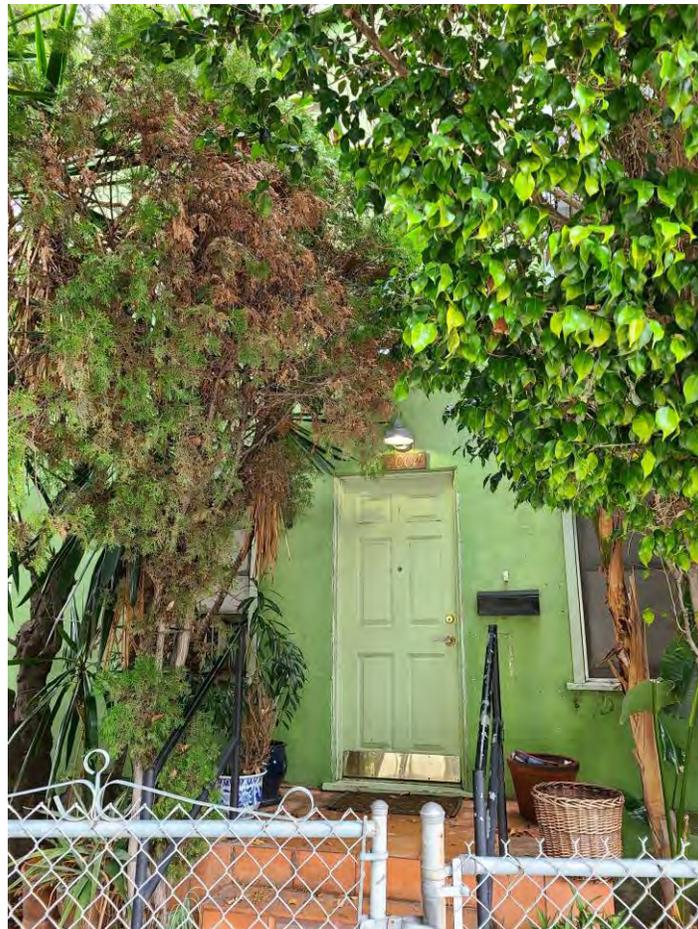














COUNTY CLERK'S USE

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-2022-434-HCM

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2022-435-CE

PROJECT TITLE
Queen of Elysian Heights

COUNCIL DISTRICT
13

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
1553 West Ewing Street; 2004 North Echo Park Avenue

Map attached.

PROJECT DESCRIPTION:
Designation of the Queen of Elysian Heights as an Historic-Cultural Monument.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
N/A

CONTACT PERSON (If different from Applicant/Owner above)
Melissa Jones

(AREA CODE) TELEPHONE NUMBER | EXT.
213-847-3679

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 Guidelines applies to where project's 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 **Queen of Elysian Heights** 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 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
Melissa Jones [SIGNED COPY IN FILE]

STAFF TITLE
City Planning Associate

ENTITLEMENTS APPROVED
N/A

FEE:
N/A

RECEIPT NO.
N/A

REC'D. BY (DCP DSC STAFF NAME)
N/A

DISTRIBUTION: County Clerk, Agency Record

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2022-434-HCM
ENV-2022-435-CE

HEARING DATE: February 17, 2022
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

Location: 1553 West Ewing Street, 2004 North Echo Park Avenue
Council District: 13 – O’Farrell
Community Plan Area: Silver Lake – Echo Park – Elysian Valley
Area Planning Commission: East Los Angeles
Neighborhood Council: Echo Park
Legal Description: Subdivision of blocks 12, 13, 14, 15, 16, and 17, Elysian Heights, Block 12, Arb 2 of Lot 11

EXPIRATION DATE: The original 30-day expiration date of February 21, 2022 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor’s March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency*

PROJECT: Historic-Cultural Monument Application for the QUEEN OF ELYSIAN HEIGHTS

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Elizabeth R. Dale
c/o Gifford, Dearing & Abernathy, LLP
515 South Figueroa Street, Suite 2060
Los Angeles, CA 90071

Alfred C. Jarrin and
Mary P. Jarrin
2004 Echo Park Avenue
Los Angeles, CA 90026

APPLICANT: Paul Bowers
Silver Lake Heritage Trust
2568 Griffith Park Boulevard #277
Los Angeles, CA 90039

PREPARER: Charles J. Fisher
140 South 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, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Jonathan Hagar, Student Professional Worker
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The Queen of Elysian Heights is a two-story residential building located at the east corner of Echo Park Avenue and Ewing Street in the Echo Park neighborhood of Los Angeles. It was constructed circa 1895 in the Queen Anne architectural style; though originally a single-family residence, the property currently consists of three residential units. The original builder and owner of the property are unknown.

The Elysian Heights Tract was subdivided between 1889 and 1901 by Scottish-born landowner John S. Maltman, who arrived in Los Angeles in 1884. Block 12, on which the subject property is located, was surveyed in 1887 and the subdivision recorded in 1895. The area benefitted early on from its proximity to Downtown Los Angeles, the establishment of Elysian Park, and the development of the oil and silent film industries in the neighboring communities of Echo Park and Edendale. Nonetheless, substantial development of the area did not begin until the 1920s, a period of rapid growth in Los Angeles. Elysian Heights, like Echo Park, attracted many artists, intellectuals, and political radicals, and was more socioeconomically and racially diverse than many communities of the time. In 1950, the Housing Authority of the City of Los Angeles decided to construct a large-scale public housing project designed by Richard Neutra on the site of Chavez Ravine, a mostly Mexican-American portion of Elysian Heights. Residential properties in Chavez Ravine were purchased by means of eminent domain before the project's cancellation due to public opposition. In 1959, the site was selected as the location for Dodger Stadium, and the remaining residents were evicted. Among those who resisted the City's efforts to acquire the property was the Arechiga family, which owned the subject property from 1959 to 1964; they were forcibly evicted from their home in Chavez Ravine shortly after purchasing the subject property.

Irregular in plan, the subject property consists of two attached wood-frame structures; both structures have cross-gabled composition shingle roofs. The original structure, facing Ewing Street to the southwest, is L-shaped in plan and clad in wood clapboard. The roof has projecting boxed eaves supported by brackets, as well as a circular window and diamond-shaped shingles on the gable facing Ewing Street. Below this gable is a two-story bay window. The remainder of the primary elevation consists of a covered porch on the first floor with wood pillars supporting a second-floor balcony; both are surrounded by wood railings. Two entrances are located on the ground floor porch, both consisting of a single-paneled, partially glazed wood door; the door facing Ewing Street has diamond-shaped lights. There is a single mutli-lite French door opening on to the second-floor balcony. Fenestration on all elevations consists of multi-lite and single-lite windows of varying types, with those on the ground floor of the primary elevation also featuring transoms with patterned muntins. A truncated brick chimney is located on the east elevation, where it terminates below the eaves of the gable. Interior features include coved ceilings, fireplaces, and decorative door surrounds.

The newer structure, built in 1946, faces Echo Park Avenue to the northwest. It is rectangular in plan with a narrow, two-story hyphen at the rear connecting it to the original structure to the east. It is clad in stucco and features single-hung windows of varying sizes. The primary entrance, located on the center of the primary elevation, consists of a paneled wood door with a transom and tiled steps. with tiled steps and a transom located at the center of the primary elevation serves as the primary entrance. There is also a paneled, partly glazed wood door located on the hyphen.

The subject property has experienced a number of alterations, including the addition of a front porch in 1919, addition of a two-story structure in 1946, replacement of the roof in 1978, and replacement of the roof in 2017. The chimney also suffered earthquake damage in 1994.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the national, state, and local designation programs as a rare, intact example of early residential development in the area.

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 21, 2022, the Director of Planning determined that the application for the proposed designation of the subject property as Historic-Cultural Monument was complete. The original 30-day expiration date of February 21, 2022 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Queen of Elysian Heights		Current name of property	
Other Associated Names: The Green House			
Street Address: 1553 W. Ewing Street & 2004 Echo Park Avenue		Zip: 90026	Council District: 13
Range of Addresses on Property: 1549-59 Ewing St & 2000-04 Elysian Park		Community Name: Elysian Heights	
Assessor Parcel Number: 5420-034-004	Tract: Sub of Lts 12-17, Elysian Hts	Block: 12	Lot: Ptn 11
Identification cont'd: Lot 11, Ex SE 45 Ft, Block 12, Sub of Blks 12, 13, 14, 15, 16 and 17, Elysian Hights			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here: Large deodar cedar tree in front yard.			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1885	<input type="radio"/> Factual	<input checked="" type="radio"/> Estimated	Threatened? Private Development
Architect/Designer: Unknown	Contractor: Unknown		
Original Use: Single family residence	Present Use: Triplex		
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7)	<input type="radio"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Queen Anne		Stories: 2	Plan Shape: T-shaped
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Select	
CLADDING	Material: Wood clapboards	Material: Select	
ROOF	Type: Gable	Type: Select	
	Material: Composition shingle	Material: Select	
WINDOWS	Type: Double-hung	Type: Select	
	Material: Wood	Material: Select	
ENTRY	Style: Centered	Style: Select	
DOOR	Type: Paneled, glazed	Type: Select	



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.

1919	New porch added to front.
1946	2-story stucco addition constructed at rear.
1978	Roof replaced.
1994	Chimney damaged in Northridge Earthquake
2003	Plumbing upgraded.
2017	Roof replaced.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

<input type="checkbox"/>	Listed in the National Register of Historic Places	
<input type="checkbox"/>	Listed in the California Register of Historical Resources	
<input type="checkbox"/>	Formally determined eligible for the National and/or California Registers	
<input type="checkbox"/>	Located in an Historic Preservation Overlay Zone (HPOZ)	<input type="radio"/> Contributing feature <input type="radio"/> Non-contributing feature
<input checked="" type="checkbox"/>	Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s): Historic Places L.A. 3S, 3CS & 5S3
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):

<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	2. Is associated with the lives of historic personages important to national, state, city, or local history.
<input checked="" type="checkbox"/>	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 Bowers	Company: Silver Lake Heritage Trust		
Street Address: 2568 Griffith Park Boulevard #277	City: Los Angeles	State: CA	
Zip: 90039	Phone Number: 323-337-2033	Email: paul.bowers.epnc@gmail.com	

Property Owner

Is the owner in support of the nomination? Yes No Unknown

Name: Elizabeth R. Dale (Conservator for Mary P. Jarrin)	Company: c/o Gifford, Dearing & Abernathy, LLP		
Street Address: 515 S. Figueroa Street, Suite 2060	City: Los Angeles	State: CA	
Zip: 90071	Phone Number: 213-626-4481	Email:	

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	



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 | 5. ✓ Copies of Primary/Secondary Documentation |
| 2. ✓ Written Statements A and B | 6. ✓ Copies of Building Permits for Major Alterations
(include first construction permits) |
| 3. ✓ Bibliography | 7. ✓ Additional, Contemporary Photos |
| 4. ✓ Two Primary Photos of Exterior/Main Facade
(8x10, the main photo of the proposed monument. Also
email a digital copy of the main photo to:
planning.ohr@lacity.org) | 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.	
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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

01-03-2021

Name:

Date:

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

Queen of Elysian Heights
1553 W. Ewing Street & 2600 Echo Park Boulevard
Architectural Description

The Queen of Elysian Heights is a two-story two-family residence built on a corner lot in a T-shaped plan consisting of a main L-shaped 2-story Victorian house and a two-story stucco clad addition set perpendicular to the left rear of the main body of the house. The main entrance is dominated by a large porch with roof forming a 2nd-story balcony. The front facing wing to the left of the front door is topped by a small gable with an enclosed shingle clad pediment rising from the roof. The original house is covered with three level clapboard siding. A second gable faces to the East.

Other architectural details include multi-light double hung windows, double paired on the second story and larger on the first story with a two-story bay at the front of the forward wing. A small six light circular window is at the center of the forward gable pediment. Decorative brackets are under the closed eaves on the front facade. The front porch (added in 1919) reaches from the forward wing to East edge of the house. It is supported by simple square pillars and has a low railing with square balustrades. A similar, though higher, railing is at the top of the porch. A brick chimney (capped after being earthquake damaged) is at the center of the East facing gable. The first story windows on the front facade are topped by decorative multi-light fixed transom windows. The front door has a rectangular window with a twelve light diamond pattern at the top with three tall panels under it.

A two-story stucco-clad addition (built in 1946) with double hung windows extends to the left at the rear of the house, almost appearing to be a separate building.

Interior features include hardwood floors, a simple painted brick fireplace in the living room, decorative door frames and window sills, coved ceilings and wide baseboards.

Queen of Elysian Heights

1553 W. Ewing Street & 2004 Echo Park Boulevard

Significance Statement

The Queen of Elysian Heights was possibly the first house built in the Elysian Heights Tract in what is now the Echo Park community of Los Angeles. The building is an example of Queen Anne Victorian architecture, built in what was then the outskirts of Los Angeles around 1895, when the subdivision was filed with the county recorder. At present it is unknown who the original owner was or who the architect or contractor may have been.

The design of the house is typical of the Queen Anne cottages of the late 19th Century. According to art historian Stephanie Przybylek:

“Some architectural styles celebrate excess. Have you ever seen a house embellished with lots of decorative flourishes? You might have been looking at an example of Queen Anne architecture, which seems to express the idea that more is better.

“**Queen Anne architecture** was a style found from around 1880 to 1900. It began in England and then became very popular in the United States, lasting in the Western states until around 1910. When you hear someone talking about Victorian architecture, chances are this is the style that comes to mind.

“The style was christened 'Queen Anne' by several English architects. But the name's a bit of a misnomer, because it was based on several medieval and early Renaissance architectural styles from the late 1500s and early 1600s. In reality, the actual Queen Anne didn't rule until at least one hundred years later, in the early 1700s. Nevertheless, the name Queen Anne stuck.

“In England, Queen Anne architecture is often seen in brick structures. As the style moved to the United States, it became even more eclectic, picking up other decorative flourishes and adding a little bit of everything. Printed **pattern books**--publications full of illustrations--helped spread its popularity and show builders, carpenters, and craftspeople how to add elements of the style to various structures.”

Since no record of the original construction of the house has been located, coupled with its smaller scale, it may be a perfect example of one of these “pattern book” houses. Due to COVID-19 restrictions, a full title search has not been completed. The earliest record located was in 1903, when the house was bought by Thomas D. Champion and his wife, Olive. It is one of the earliest houses to be constructed in Elysian Heights.

Elysian Heights was one of several tracts of land that were purchased by Scottish-born attorney John S. Maltman in what are now the Echo Park and Silver Lake communities. Born in Scotland in 1840, he came to the United States at the age of 11 and had to work in mining and as a sailor, earning enough to pay his way through Ann Arbor College in Michigan. At 22, he enlisted in the Union Army as a Sargent in Company E of the 17th Michigan Infantry during the Civil War, rising to the rank of Captain until he was wounded and captured at the battle of Spotsylvania Courthouse in May of 1864. He spent the following year in the horrid “Andersonville” prison camp, where he survived, in spite of his injuries and the harsh conditions. He arrived in Los Angeles in 1884, just before the beginning of the Great Land Boom.

Maltman subdivided Elysian Heights in three phases. Phase 1 was the Southern part of the tract, which covered blocks 11 through 24, was surveyed in September 1887, but not recorded until July 20, 1889. Blocks 11 through 17 were not broken down into lots. The lots for blocks 12 through 17 were also surveyed at the same time, but were not recorded until November 8, 1995. The subject house was probably constructed at that time or shortly thereafter. The Northern portion of the tract was also surveyed in 1887, but it was not filed until February 15, 1901, encompassing Block 1 through 10 of the tract.

Members of the current family that owns the house have reported finding a letter many years ago that was an ode to the house possibly written by the original owner in the late 1880s. The letter has not been seen for years and its location is presently unknown. If it is legitimate, it could date the construction of the house back to the 1880s. The 1895 date is based on the filing of the tract map of the subdivision of the blocks. No actual construction date is showing on the county records.

Lots 11 and 12 of Block 12 were bought by the Champions in 1903 with the house already there. At that time the address was 2460 N. Mecca Avenue. Since the house faced South, fronting on what was then Husted Street, the address was changed to 1621 Husted Avenue by 1906. The city realigned the addresses about a decade later and the house became 1553 Husted until the street was renamed Ewing Street in the 1920s. Mecca Avenue had become Echo Park Avenue before 1920. When the stucco addition was built in 1946, the official address was changed to 2004 N. Echo Park Avenue. However, the address for the historic house remains at 1553 Ewing Street.

Prior to 1903, Thomas D. Champion and his family had been living with his older brother, Columbus C. Champion, known as “Lum”, in a small cottage located across the street from the subject property. The Texas native had been working as a laborer but got a new job as a driver for the Elysian Springs Water Company, which was located just to the North of his brother’s house. Lum had been

suffering from mental issues which had driven all of his relatives, including his wife and children, out of his house. On December 27, 1904, Lum shot and killed his 56 year old brother in the middle of Mecca Avenue.

Olive Champion continued to live in the house, eventually remarrying to Charles A. Shely, another former Texan. The Shely's deeded the house to Ruben Most on July 23, 1919. Born Reuben Mostovnik in Warsaw, Poland on April 15, 1886, Most was a carpenter by trade. He and his wife, the former Blanchette "Blanche" Rebecca Juransky, never lived in the house. They lived nearby at 2041 Park Drive and rented the house to fellow Jewish immigrant Morris Udin and his extended family.

Shortly after buying the property, Most built the current porch onto the house. In 1922 he began a building process on the remaining land. He had a house moved onto Lot 12 at 2010 Echo Park Avenue and then added a store front to that house. He then built a duplex on the East 40 feet of Lot 11.

On April 26, 1927, the Mosts sold the property to John Garfield and Abba Claire Staub. John Staub was born in Wellington, Kansas on August 14, 1878. He was a real estate broker and continued to rent out the house. He married Abba Claire McCready on January 3, 1906. When the Great Depression hit, the real estate industry tanked and the Staubs were left with a greatly reduced income.

In what appears to be an attempt by Straub to protect his wife's assets, John and Abba split their property ownership. On October 18, 1933, Abba deeded her interest in the subject house to John as his sole and separate property. On August 2, 1934 he released the property to California Bank. He passed away on January 1, 1937, at the age of 68.

California Bank opted to split the property by separating the two buildings that Rueben Most had added in 1922 off and selling them separately, initiating a series of very quick transfers for the Queen of Elysian Heights. On October 7, 1937 the bank sold the remaining Northwest 4,002.2± square feet of Lot 11 to Clara E. Murray (nee Light), a 55 year old Ohio-born housewife. Her husband, Charles Murray, a contractor, quit-claimed his interest to her at the time of her purchase. On January 14, 1938, Murray deeded the house to Kathryn R. Holahan as her sole and separate property. Her husband, Lester Holahan was not mentioned on the deed. Four days later, Holahan flipped the house to Carrie F. Guay, also a married woman, as her sole and separate property. She transferred it to George Zenaire, a 44 year old recreation director, on November 9, 1938.

George Theodore Zenaire was born in Chicago, Illinois on November 4, 1894. His late wife, Carry, was a piano teacher. Zenaire quickly deeded the property to Frank A. Rodescheck on December 16, 1938.

A native of Jardine, Montana, where he was born on August 25, 1901, Frank Albert Rodecheck had just married 34 year old Edith Katherine Milligan on August 20, 1938. A real estate broker, Rodecheck continued to use the house as a rental over the year that he owned it. He and his wife deeded it to Samuel and Cecelia "Celia" S. Rudolph on January 19, 1940.

Samuel Herman Rudolph was born in Russia on September 21, 1887 and came to the United States in 1904. He married Celia, also of Russian birth, around 1917 and they both were naturalized in the early 1930s. He worked as a houseman for a hotel and they were the first owners to live in the house since 1919. However, by 1945, they had lease the house to Wesley Floyd Wood and his wife Laurretta Inez Wood. Born in Wayne Nebraska on May 4, 1890, Wood first followed in his father's footsteps and became a farmer before moving to Berkley, North Dakota in 1920. On July 8, 1914, before leaving Nebraska, he married Laurretta "Inez" Galbraith who had been born in Minier, Illinois on July 1, 1886.

The Woods moved to Los Angeles in 1935, where Floyd began working full-time as a carpenter. Although he did not own the property, it's possible that he had an agreement with the Rudolphs to add a second unit to the house. On November 5, 1945 he took out a permit to build an addition to the house. The following month, an engineer from Building and Safety determined that the foundation he had laid for the addition did not conform the requirements and ordered him it and start over. A second permit for the addition was taken out on January 8, 1946. This time the work was completed in the form of a plain stucco clad addition connected to the Northwest corner of the house. On July 12, 1948, the Rudolphs formally deeded the house to the Woods. A third unit was subsequently created within the existing building during the Woods ownership. Almost a decade later, the woods sold the house to Lloyd J. and Shirley P. Runyon on July 19, 1957.

Two months later, on September 5, 1957, 26 year old Carol Smith Sonnenberg, the tenant in the third unit, at 1553½, was stabbed to death by her husband. According to the Los Angeles Times, She collapsed and died in the arms of Don Barbato, her neighbor in the old house at 1553 Ewing Street, after she ran to him screaming. He called out for teenage boys to grab the suspect, but although the boys grabbed him, he managed to escape in his car. The chased him for a mile in their own vehicles but lost him in traffic. A later article noted that she had married 35 year old John Sonnenberg the previous December in Mexico. Her 4-year old son, Mark, was sleeping inside when his mother was slain. No published record was found on Sonnenberg's capture or trial.

On July 19, 1958, one year to the day after buying the house, the Runyon's sold it to Thomas E. Kelly. Due to the commonality of his name, he was not able to be isolated for biographical information. He didn't own the property for long, selling it John C. and Nellie T. Arechiga on March 10th of the following year. At the time

of the transfer, the Arechiga Family was involved in a very nasty and well publicized controversy. Two months after the purchase, John's parents, Manuel and Avrana Arechiga were forcibly evicted from their long time home in Chavez Ravine. They owned three homes at 1767, 1771 and 1801 Malvina Avenue, that were taken by eminent domain after a lawsuit in 1953.

The Chavez Ravine battle had begun in the 1940s when it was proposed as the site for a 3,355 unit government housing development to be designed by Richard Nuetra and Robert Alexander. Much of the land had been owned for years by the Department of Water and Power which had planned to build its headquarters there, but in the late 1930s, the plan was changed to build at Civic Center and the ravine land, mostly still improved with the now rented homes, became surplus property of the DWP.

It was deeded to the Federal Housing Authority which then set out to acquire the remaining parcels, including the Arechiga homes. In July 1950, all of the remaining residents of Chavez Ravine received letters from the city telling them that they would have to sell their homes in order to make the land available for the proposed project dubbed "Elysian Park Heights". Most came to an agreement, but a few could not agree on a price for their land. The government opted to use eminent domain proceedings when a price could not be agreed to. Shortly after the court proceedings ended in the government's favor, the city pulled the plug on the massive endeavor.

Even though the government had a ruling that the offered price was to be used, the abandonment of the project left the former owners on their land, refusing the payment. This arrangement ended when the land, which had been transferred back to the DWP, was traded to Walter O'Malley, owner of the then Brooklyn Dodgers for Wrigley Field in 1958. O'Malley was unaware that there were still disputed lots on the parcel at the time of the sale, so the City went after the evictions. One of the most famous photos of the evictions is of John Arechiga's sister, Aurora Vargas, being carried out of the family home by Sheriff's deputies, defiant to the end.

The Arechiga Family had become the faces of protest in May 1959 when they were forcibly removed from their homes which were then immediately bulldozed. They immediately set up a tent on the land and refused to leave until they reached an agreement with the city, making for a banner headline in the May 15, 1959 Los Angeles Times, "ARECHIGAS AGREE TO GET OFF OF LAND". It soon came out that the family owned eleven properties in Los Angeles besides the three they had in Chavez Ravine. The write up revealing that had a photo of the subject house as the first one in the article.

John Cabral Arechiga was born in Zelzah (now Northridge) California on February 8, 1923 and grew up in Chavez Ravine. He married Nellie Tavison on December 1, 1942. The Arechigas sold the house to Maurice O. Eubanks on March 31, 1964.

Born in Du Quoin, Illinois on May 6, 1906, Maurice Owen Eubanks was divorced at the time of his purchase, but on February 23, 1957 he married Grace Lafern Carter in Carson City, Nevada and added his new wife to the title on December 12, 1969. They sold the property to Alfred C. and Mary P. Jarrin on December 11, 1974.

Alfredo Cardenas Jarrin was a native of Guayaquil, Ecuador, where he was born on February 3, 1921. He immigrated to the United States in 1945 and became a citizen in 1953. His wife was born Mary Paz Gomez in Lompoc, California, California, on February 24, 1927 and grew up in Montebello, California, where her father worked as a nurseryman. The Jarrins were to become the longest owners of the house on record, raising their family there, owning it until Alfred's death on September 12, 2014, at the age of 93. His probate did not start until September 11, 2019 and on January 30, 2020 the property was placed into a conservatorship for Mary Jarrin. It is now listed for sale.

For many years it has been looked upon as a special home in the area, being the only remaining Victorian house in the neighborhood. Although the name "Queen of Elysian Heights" is a more recent moniker, it typifies the way that the Echo Park community has viewed the house for decades.

The house is noted in *Historic Places L. A.* as "representing a very early period of settlement/residential development in a neighborhood or community" and that it "retains significant integrity to convey significance", meeting the first criteria for Los Angeles Historic Cultural Monument in that it "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."

The Queen of Elysian Heights also qualifies for Los Angeles Historic Cultural Monument status as an important example of a Queen Anne Victorian that "embodies the distinctive characteristics of a style, type, period or method of construction". The house is cited in *Historic Places L.A.* as being "a rare surviving example of the type in the neighborhood or community." The house is an excellent example of a small Queen Anne Victorian.

The house is given a rating as being individually eligible for the National Register with ratings of 3S, 3CS and 5S3 as a "rare example of early residential development in *the* area; most examples from the period do not retain integrity."





Echo Park
SOUTH

2011

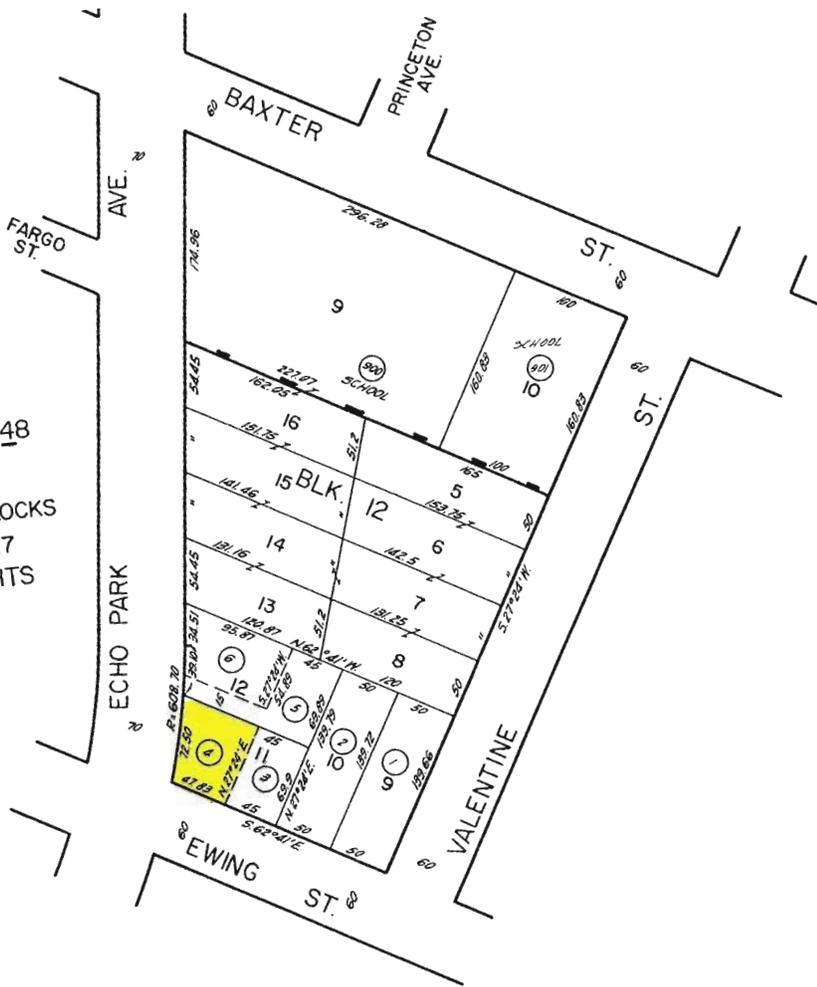
420 | 34
SCALE 1" = 80'

TRACT NO. 2848
M.B. 35-8
SUBDIVISION OF BLOCKS
12, 13, 14, 15, 16 & 17
ELYSIAN HEIGHTS
M.R. 59-2



CODE
13

FOR PREV. ASSMT. SEE: 252-23 & 36



Queen of Elysian Heights

Bibliography

Books:

Gleye, Paul.....The Architecture of Los Angeles.....©1981, Rosebud Books
McAlester, Virginia and Lee.....A Field Guide to American Houses.....©1990, Alfred A. Knopf

Los Angeles Examiner Articles:

Buys Gun to Kill Brother, Tragedy Near Elysian Park.....December 29, 1904

Los Angeles Times Articles:

Murdered by His Brother.....December 28, 1904, Page A1
Self-Defense The Defence.....February 14, 1905, Page II2
Pioneer to be Buried Here Today.....January 22, 1923, Page II1
Classified Ad as Rental.....March 2, 1926, Page A19
Huge Public Housing Plan in Chavez Ravine.....August 8, 1950, Page A1
Family's Suit Delays Housing Condemnation.....October 5, 1953, Page 16
Woman Slain, Boys Almost Seize Suspect.....September 6, 1957, Page 2
Hunt Widens for Mate of Fatally Stabbed Wife.....September 7, 1957, Page 14
LAST INNING: Chavez Park Evictees Glum on Deadline.....April 14, 1959, Page 2
Chavez Ravine Family Evicted; Melee Erupts.....May 9, 1959, Page 1
Hold Property Worth \$75,000; 11 L.A. Homes Owned by Chavez Evictees...May 14, 1959, Page 1
Evicted Chavez Family on Sit Down Strike.....May 16, 1959, Page 1
City Council Holds Stormy Session on Chavez Evictees.....May 12, 1959, Page B1
Battle of Chavez Ravine Moves to Federal CourtMay 13, 1959, Page B1
Daughter Goes but Elder Arechigas Stay in Ravine.....May 16, 1959, Page B3
Arechigas Pull Down Tent and Leave Chavez.....May 19, 1959, Page 2
Woman Asks \$91,000 in Chavez Row Case.....August 18, 1959, Page 2

20 Years Later, L.A. Ravine: Fertile Soil for O'Malley.....June 4, 1978, Page A1

L.A. Scene The City Then and Now by *Cecilia Rasmussen*.....December 6, 1993, Page B3

On-Line Sources:

Battle of Chavez Ravine.....Wikipedia

Elysian Heights.....Wikipedia

Historic Places L.A.....Los Angeles Historic Resources Survey

Queen Anne Architecture: Definition & History, Study.....Stephanie Przybylek

Additional Data Sources:

California Death Index

Find a Grave Website

Los Angeles City Building Permits (Attached)

Los Angeles County Assessors Records

Los Angeles County Subdivision Maps

Social Security Death Index

United States Census Records

World War I and II Draft Registration Records



City of Los Angeles Department of City Planning

1/5/2022 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2004 N ECHO PARK AVE
1553 W EWING ST

ZIP CODES

90026

REGENT ACTIVITY

None

CASE NUMBERS

CPC-1995-148-GPC
CPC-1988-255
ORD-165167-SA3580
ORD-129279

Address/Legal Information

PIN Number	144A211 295
Lot/Parcel Area (Calculated)	4,002.2 (sq ft)
Thomas Brothers Grid	PAGE 594 - GRID F6
Assessor Parcel No. (APN)	5420034004
Tract	SUBDIVISION OF BLOCKS 12, 13, 14, 15, 16 AND 17 ELYSIAN HEIGHTS
Map Reference	M R 59-2
Block	12
Lot	11
Arb (Lot Cut Reference)	2
Map Sheet	144A211

Jurisdictional Information

Community Plan Area	Silver Lake - Echo Park - Elysian Valley
Area Planning Commission	East Los Angeles
Neighborhood Council	Echo Park
Council District	CD 13 - Mitch O'Farrell
Census Tract #	1973.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	RD3-1VL
Zoning Information (ZI)	None
General Plan Land Use	Low Medium I Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	Yes
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High

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.

Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Elysian Heights Elementary School
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5420034004
APN Area (Co. Public Works)*	0.092 (ac)
Use Code	0300 - Residential - Three Units (Any Combination) - 4 Stories or Less
Assessed Land Val.	\$23,053
Assessed Improvement Val.	\$20,527
Last Owner Change	06/25/1975
Last Sale Amount	\$999,999,999
Tax Rate Area	13
Deed Ref No. (City Clerk)	8-135 3-604-5 1-421
Building 1	
Year Built	0
Building Class	D45
Number of Units	3
Number of Bedrooms	7
Number of Bathrooms	3
Building Square Footage	2,480.0 (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)	Yes [APN: 5420034004]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.269589504
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse

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.

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	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Hubzone	Not Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	Yes [APN: 5420034004]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No

Public Safety

Police Information

Bureau	Central
Division / Station	Northeast
Reporting District	1184

Fire Information

Bureau	Central
Batallion	11
District / Fire Station	20
Red Flag Restricted Parking	No

CASE SUMMARIES

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

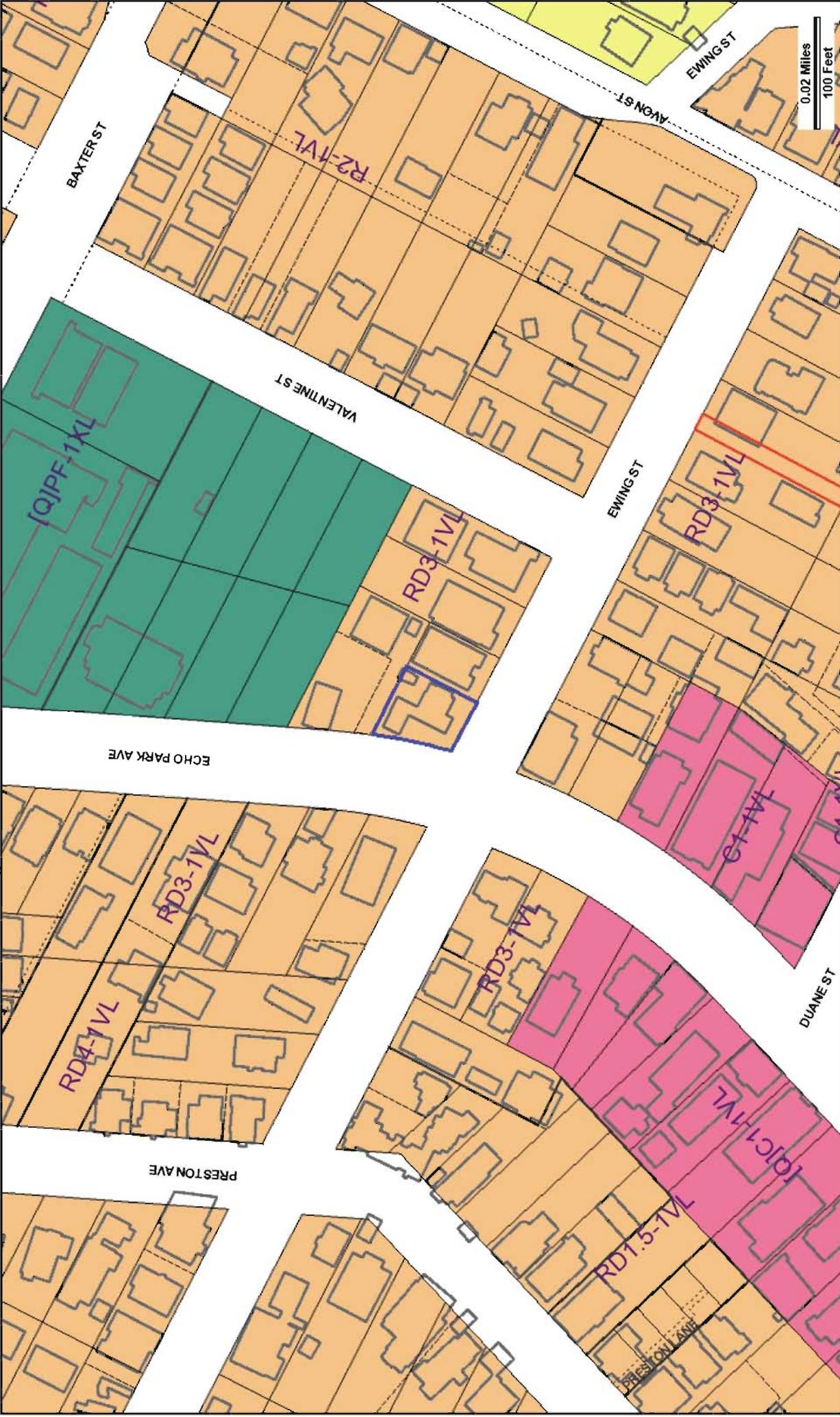
Case Number: CPC-1995-148-GPC
Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s): GENERAL PLAN/ZONE CONSISTENCY PROGRAM PLAN AMENDMENTS AND ZONECHANGES (PUBLIC FACILITIES, OPEN SPACE II AND CLEAN UP

Case Number: CPC-1986-255
Required Action(s): Data Not Available
Project Descriptions(s): AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - SILVER LAKE AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TOBRING 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.

DATA NOT AVAILABLE

ORD-165167-SA3560

ORD-129279



Tract: SUBDIVISION OF BLOCKS 12, Zoning: RD3-1VL
13, 14, 15, 16 AND 17 ELYSIAN
HEIGHTS

Block: 12
Lot: 11
Arb: 2
General Plan: Low Medium I Residential

Address: 2004 N ECHO PARK AVE

APN: 5420034004
PIN #: 144A211 295

1553 W EWING ST Historic Resource

+-

Basemaps

i

Resource Report

Historic Resource Summary

Names

1553 W EWING ST (Primary)

Important Dates

1895-01-01 (Built Date)

Images



Resource Types

Building

Architect

Builder

Owner

Location Information

Addresses

1553 W EWING ST Primary
2004 N ECHO PARK AVE Alternative
1553 W EWING ST Primary
2004 N ECHO PARK AVE Alternative

Location Description

No descriptions recorded

Administrative Areas

Los Angeles City Council District 13 (Council District)
Silver Lake - Echo Park - Elysian Valley Community Plan Area (Community Plan Area)
GREATER ECHO PARK ELYSIAN NEIGHBORHOOD COUNCIL (Neighborhood Council)

Resource Description

Classification

Type: Residential-Single Family, House Use: Historic Style: Queen Anne

Type: California OHP Resource Attribute - HP02. Single family property

Features

Component: Chimney Type: Brick; Exterior Material: none defined
Component: Cladding Type: Wood shingles, fish scale; Stucco, smooth; Wood clapboards Material: none defined
Component: Door Type: Paneled; Single; Divided lights; Glazed, partially Material: Wood
Component: Façade Type: Asymmetrical Material: none defined
Component: Plan Type: Irregular Material: none defined
Component: Porch Type: Partial width; Wood (Porch Rail); Posts (Porch Supports); Recessed; Balustrade (Porch Rail) Material: Wood
Component: Roof Type: Gable, crossed; Brackets; Eaves, flared; Eaves, boxed Material: Composition shingle
Component: Window Type: Diamond pane; Single; Fixed; Transom Material: Wood
Component: Window Type: Diamond pane; Paired; Transom; Casement Material: Wood
Component: Window Type: Single; Double-hung Material: Wood

Narrative Description

No description available

Alterations

Addition to rear/side elevation

Resource Significance

Evaluation Details

Date Evaluated

2013-09-04

Context/Theme

Residential Development and Suburbanization, 1850-1980

Early Residential Development, 1880-1930

Early Single-Family Residential Development, 1880-1930

Residential

Single-Family Residence

Eligibility Standards

- Dates from the period of significance
- Is a rare surviving example of the type in the neighborhood or community
- Represents a very early period of settlement/residential development in a neighborhood or community

Integrity Aspects

Association

Design

Setting

Retains sufficient integrity to convey significance

Feeling

Materials

Location

Workmanship

California Historic

Resources Status

Codes [\(explanation of codes\)](#)

3S

3CS

5S3

Significance Statement

"Rare, intact example of early residential development in area; most examples from this period do not retain integrity."

Periods of Significance

From: 1895-01-01

External References

External System References

House ID: [725765](#)

Property Identification Number: [144A211 295](#)

SurveyLA ID: [ff6044c0-8a62-4c75-ba70-473a7d29b13a](#)

Queen Anne Architecture: Definition & History

Have you ever seen a house that resembled a real-life gingerbread house? You might have been looking at an example of Queen Anne architecture. In this lesson, learn what Queen Anne architecture is and explore its history.

Create an account

What is Queen Anne Architecture?

Have you ever driven through a neighborhood full of houses with colorful towers and turrets, lacy wood porch posts, gabled roofs, and elaborate decorative chimneys? What do such things have in common? They're all found in Queen Anne architecture.

Queen Ann architecture was an elaborate architecture style popular during the Victorian age in the United States, from roughly 1880 to 1900. It was often used on wooden residential buildings and featured lots of ornamentation; buildings sometimes included a variety of different patterned shingles on the exterior of a single structure. The challenge with Queen Anne architecture is that you can't really use one distinct set of elements to identify it. It's a little of everything, often used to decorative excess.



Example of a house done in Queen Anne architecture, ca. 1895

The amount of ornamentation in Queen Anne architecture reflects the industrial age; some of it was easily available as factory-made, pre-cut architectural parts. Companies produced pattern books filled with illustrations of architectural decoration that people could buy and add to their homes.

Think of it this way: the more you know about Queen Anne architecture, the more you can appreciate it.

I am a student

I am a teacher



Example of a hotel done in the Queen Anne style.

History of the Queen Anne style of architecture

But where did Queen Anne architecture come from? It didn't have anything to do with a contemporary British monarch, despite the name.

Queen Anne architecture developed in England in the 1860s, thanks mainly to a Scottish architect named **Richard Norman Shaw** (1831-1912). Shaw coined the phrase "Queen Anne" for a style he created, one that was an eclectic mix of earlier British architectural styles. He chose the name Queen Anne because he thought it reflected an aesthetic sense connected to a much earlier Anne Stuart, who had served as Queen of Scotland, England, and Ireland in the early 1700s. But Shaw combined elements of Elizabethan, Tudor, and Renaissance architecture (all found in England around the 1500s) and mashed it all up into a new style.

Examples of Queen Anne architecture first appeared in the United States at the Philadelphia Centennial Exposition in 1876 when the British government built a few houses to showcase the style. From there, the style spread across the country. In fact, it held on a little longer in the Western states and declined in popularity in places like California and Colorado by 1910.

Create your account today!

I am a student

I am a teacher





Example of Queen Anne architecture from California, ca. 1902



To unlock this lesson you must be a Study.com Member.
Create your account

Humanities / Types of Architecture Study Guide

Queen Anne Architecture: Definition & History **Related Study Materials**

Create an account to start this course today

Used by over 30 million students worldwide

Create an account

Create your account today!



I am a student

I am a teacher

Elysian Heights, Los Angeles

Elysian Heights is a neighborhood within the northern Echo Park district of the city of Los Angeles, California. It is located at the eastern end of the Santa Monica Mountains.

Contents
<u>Geography</u>
<u>History</u>
<u>See also</u>
<u>References</u>

Geography

Elysian Heights is within northern Echo Park, and borders Silver Lake on the northwest, Elysian Valley on the northeast, and Elysian Park on the east.

The area is mostly residential, with houses set on the northern hills of Echo Park proper.

Elysian Heights is largely within the ZIP code of 90026, but also encompasses a small area of the 90039 ZIP code in its northwest corner.

Before the Glendale Freeway was built, it was also part of the neighborhood known as Edendale.

Elysian Heights is served by Elysian Heights Elementary School. The author Beverly Mason was principal there for many years, and Toshi Ito, the mother of noted judge Lance Ito, taught kindergarten and 1st grade there for many years as well.

History

Since the 1910s, Elysian Heights, along with Edendale has been home to many of the counter-culture, political radicals, artists, writers, architects and filmmakers in Los Angeles. The children of many progressives attended school there during the 1930s, '40s and '50s.

Many architecturally notable and historic homes can be found on the hills of Elysian Heights, such as:

- Southhall house, designed by Rudolph Schindler
- Philip Dike house
- Harwell Hamilton house
- Paul Landacre house
- Estelle Lawton Lindsey house
- Carey McWilliams house
- Klock House
- Judd-Atwater bungalows
- Ross House – during the 1950s and '60s Al Nozaki lived here, the famed film art director who designed the Martian War Machines for George Pal's *The War of the Worlds* .

The 1906 Edendale water tank and the Volunteer Fire House are also in the neighborhood.

Elysian Heights was home to "Room 8 the Cat", at one time the most famous cat in America.

See also

- Populated places in the Santa Monica Mountains

At one time the home of Clara Kimball Young was an estate from Cerro Gordo St To Curran St on Valentine St. Young was a famous silent film star from approximately 1918 to 1930.

References

Retrieved from "https://en.wikipedia.org/w/index.php?title=Elysian_Heights,_Los_Angeles&oldid=1000608973"

This page was last edited on 15 January 2021, at 21:40.

Text is available under the Creative Commons Attribution-ShareAlike License; additional terms may apply. By using this site, you agree to the Terms of Use and Privacy Policy. Wikipedia® is a registered trademark of the Wikimedia Foundation, Inc., a non-profit organization.

Battle of Chavez Ravine

The **Battle of Chavez Ravine** refers to controversy surrounding government acquisition of land largely owned by Mexican-Americans in Los Angeles' Chavez Ravine. The efforts to repossess the land, which lasted approximately ten years (1951–1961), eventually resulted in the removal of the entire population of Chavez Ravine from land on which **Dodger Stadium** was constructed. The majority of the Chavez Ravine land was initially acquired by eminent domain by the City of Los Angeles to make way for proposed public housing. The public housing plan that had been advanced as politically "progressive" and had resulted in the removal of the Mexican-American landowners of Chavez Ravine was abandoned after the passage of a public referendum prohibiting the original housing proposal and the election of a conservative Los Angeles mayor opposed to public housing. By 1958, the public housing plans were abandoned and the land was conveyed by the city to the Brooklyn Dodgers to entice them to move to Los Angeles. The new plans were advanced to construct Dodger Stadium on the site, and in 1959, the Los Angeles County Sheriff's Department forcefully removed the last residents occupying Chavez Ravine.



Dodger Stadium in Chavez Ravine

Contents

- History of the community**
- Acquisition for public housing**
- Walter O'Malley and the Dodgers**
- Resistance to development**
- Resistance to final evictions**
- Notes**
- Further reading**
- External links**

History of the community

In the first half of the twentieth century, Chavez Ravine was a largely independent, semi-rural Mexican-American community in the suburbs of Los Angeles. The area was split up into three smaller neighborhoods: La Loma, Palo Verde, and Bishop. By 1951, right before the public housing proposal, Chavez Ravine was home to over 1,800 families. The residents of Chavez Ravine were generally poor and relied on farming for income. Many of the families living in Chavez Ravine by the 1950s moved there because of ethnic housing discrimination within the city of Los Angeles. Due to its reputation as a poor, rural area, the neighborhood of Chavez Ravine was viewed as an example of urban decay. Areas seen as suffering from urban blight were targeted by progressive legislation like the National Housing Act of 1949. Even though these areas were often depicted as poor, for Mexican-Americans during this time, the residents were doing well, with a good number of residents owning their own homes.

Acquisition for public housing

By 1951, Chavez Ravine was slated for redevelopment under the **National Housing Act of 1949**, which provided federal money to build public housing. The Los Angeles Housing Authority began acquiring the land of Chavez Ravine in 1951 through both voluntary purchases and the exercise of eminent domain. In furtherance of the public housing proposal, the city acquired almost all of the land of Chavez Ravine and razed nearly the entire community over the period from 1952 to 1953. The planned public housing development was entitled "**Elysian Park Heights**" and was designed by Austrian architect **Richard J. Neutra**. Planned on 54 acres, the development included 24 thirteen-story towers and 163 low-rises providing nearly 3,600 new low-cost apartments.^[1] Social critics of the era have argued that the urban renewal efforts of the 1950s under the National Housing Act often included significant and even dominant elements of racial and ethnic oppression, sometimes reflected in the dispossession of minority landowners in "renewed" areas. Residents were encouraged to sell property through a tiered buy-out scheme that offered increasingly lower amounts to sellers who stalled, exploiting their fear of losing out on the maximum payment. In reality, the prices paid were well below market value. Those who held out were ultimately forcefully removed in 1959 by Los Angeles County Sheriffs.^[2]

Walter O'Malley and the Dodgers

Walter O'Malley, who gained full control over the Dodgers organization in 1950, orchestrated the deal that eventually led to the construction of Dodger Stadium in Chavez Ravine between 1959 and 1962. O'Malley instantly had much success with multiple World Series appearances and one World Series championship during the 1950s, while also breaking the color barrier with Jackie Robinson in April 1947. However, Ebbets Field, the home of Brooklyn Dodgers, was quickly becoming outdated. At first, Walter O'Malley desired a new state-of-the-art stadium in Brooklyn, but due to political strife with local officials, O'Malley's plans were rejected. O'Malley ultimately turned his sights west after it was clear that he would not obtain what he wanted in New York. He decided to move the Dodgers to Los Angeles in 1958, almost a decade from the start of the displacement of the Chavez Ravine residents. Not only was O'Malley successful in moving the Dodgers to Los Angeles, but he was also instrumental in moving the New York Giants to San Francisco — decisions that proved to be beneficial for both franchises.

Resistance to development

In 1959 **Norris Poulson**, a political conservative, was elected mayor of Los Angeles on a platform that included opposition to construction of all new public housing projects. In addition, a public referendum was then passed barring all public housing in Los Angeles. Poulson's election and the referendum resulted in the termination of the "Elysian Park Heights" development. The City also agreed with the federal government to abandon the public housing project with the stipulation that the by then nearly-vacant land be used for a "public purpose." For years the nearly vacant Chavez Ravine land lay unused but for a tiny number of remaining original residents, and the land was offered by the city to various potential developers without success. Eventually, in the late 1950s, the city proposed to Brooklyn Dodgers owner **Walter O'Malley** that an entirely separate plot of land (a plot not part of or close to Chavez Ravine) be used as the site of a baseball stadium for the Dodgers team, which was exploring a move from Brooklyn's **Ebbets Field** to Los Angeles. O'Malley declined the original offer, but expressed an interest in Chavez Ravine, which he had seen from the air.

As of September 1957, prior to O'Malley's decision to move west, the territory of Chavez Ravine was still reserved for "public purposes." On these grounds, the proposal that Chavez Ravine be used for a baseball stadium received considerable backlash. Many did not believe that a professional baseball team was a "public use" required by the Constitution as a limit on the use of eminent domain. Some Los Angeles officials argued that the area should be used to establish a zoo, citing that a zoo would provide "public recreation" to the city. In 1957, the Los Angeles City Council approved the transfer of the land to the Dodgers. This process was halted by a successful petition that established the need for a public vote to decide whether or not the Dodgers could obtain the land. The referendum to stop the land transfer, in June 1958, failed by 25,000 out of 677,000 votes.^[3] The city ended up conveying the Chavez Ravine site to the Dodgers for small consideration. Dodger Stadium was then constructed with private funds and remains privately owned.

Resistance to final evictions

There was significant resistance to the eviction by the residents. After nearly 10 years, by 1959 Manuel and Abrana Arechiga (often cited as "Avrana"), with their daughter Aurora Vargas (a war widow, later surnamed Fernandez), were among the last of the tiny number of residents to hold out against the government land acquisition effort undertaken for the original public housing project. Forced removal by the Los Angeles County Sheriff's Department (LASD) on May 9, 1959, resulted in Vargas' arrest. Vargas was fined and briefly sent to jail for her resistance. Manuel Arechiga was the final holdout, living in a tent on the site of his demolished home for months. Public sympathy for the Arechigas quickly waned, however, when subsequent news reports indicated that the Arechigas owned twelve rental houses elsewhere in Los Angeles. This was, however, a false representation, as it was cousins, relatives, and children who owned these houses. Arechiga eventually relented and accepted the city's offer of \$10,500.^[4]

Notes

- Masters, Nathan (13 September 2012). "Chavez Ravine: Community to Controversial Real Estate" (<https://www.kcet.org/shows/lost-la/chavez-ravine-community-to-controversial-real-estate>). KCET.
- Dundon, Rian (25 October 2017). "Photos: These Latino families were forced out of their homes for a rich man's baseball stadium" (<https://timeline.com/chavez-ravine-evicted-dodgers-fc5c2e2b8c38>). Timeline.
- Podair, Jerald (2017-04-12). "How the Dodger baseball stadium shaped LA – and revealed its divisions" (<https://www.theguardian.com/cities/2017/apr/12/dodger-baseball-stadium-shaped-la-and-revealed-its-divisions>). *The Guardian*. ISSN 0261-3077 (<https://www.worldcat.org/issn/0261-3077>). Retrieved 2019-10-05.
- Harrison, Scott (May 9, 2017). "From the Archives: 1959 evictions from Chavez Ravine" (<http://www.latimes.com/visuals/photography/la-me-fw-archives-1959-evictions-from-chavez-ravine-20170328-story.html>). *Los Angeles Times*. Retrieved 14 May 2017.

Further reading

- Avila, Eric (2014). "L.A.'s Invisible Freeway Revolt". *Journal of Urban History*. **40** (5): 831–842. doi:10.1177/0096144214536857 (<https://doi.org/10.1177%2F0096144214536857>). S2CID 143937619 (<https://api.semanticscholar.org/CorpusID:143937619>).
- "Dodgers Still Bank on Home in Los Angeles Despite Snags" (<https://www.nytimes.com/1957/12/07/archives/dodgers-still-bank-on-home-in-los-angeles-despite-snags-harried.html>). *New York Times*. December 7, 1957.
- Harrison, Scott (June 1, 2015). "1951 Chavez Ravine Protest". *Los Angeles Times*. Photography Section.
- Hines, Thomas S. (April 20, 1997). "Field of Dreams History: The Battle of Chavez Ravine". *Los Angeles Times*. Opinion section, p. 1.
- McGarry, T.W. (July 12, 1988). "Postscript: 'My Grandchildren Go to the Games ... The Dodgers are my Favorite Team. But I Just Can't Go in That Stadium.'"'. *Los Angeles Times*. Metro section, p. 3.
- McMillan, Penelope (August 10, 1979). "From the Archives: Walter O'Malley, Owner of Dodgers, Dies at 75". *Los Angeles Times*. Obituaries Section.
- Nusbaum, Eric. *Stealing Home: Los Angeles, the Dodgers, and the Lives Caught in Between*. New York: PublicAffairs, 2020.
- Parlow, Matthew J. (2006). "SYMPOSIUM ARTICLE: UNINTENDED CONSEQUENCES: EMINENT DOMAIN AND AFFORDABLE HOUSING" (<https://digitalcommons.law.scu.edu/cgi/viewcontent.cgi?article=1155&context=lawreview>). *Santa Clara Law Review*. **46**: 841.
- Podair, Jerald. *City of Dreams: Dodger Stadium and the Birth of Modern Los Angeles*. Princeton: Princeton University Press, 2017.
- Schumach, Murray (September 30, 1957). "Deadline for Dodgers Decision Likely to Be Moved Past Today" (<https://www.nytimes.com/1957/09/30/archives/deadline-for-dodgers-decision-likely-to-be-moved-past-today.html>). *New York Times*.
- Becerra, Hector (April 5, 2012). "Decades Later, Bitter Memories of Chavez Ravine" (<https://www.latimes.com/local/la-xpm-2012-apr-05-la-me-adv-chavez-ravine-20120405-story.html>). *Los Angeles Times*.
- Lopez, Steve (March 14, 2015). "After 31 Years in Echo Park, Victims of Displacement by Gentrification" (<https://www.latimes.com/local/california/la-me-0315-lopez-echo-20150313-column.html>). *Los Angeles Times*.

External links

- University of California "calisphere" Photos and Documents (keyword: Arechiga) (<http://content.cdlib.org/search?facet=type-tab&relation=calisphere.universityofcalifornia.edu&style=cui&keyword=Arechiga&x=0&y=0>)
- Chavez Ravine: A Los Angeles story* PBS documentary (<https://www.pbs.org/independentlens/chavezravine/index.html>)
- Baxter, Kevin (March 29, 2008), "Orphans of the Ravine" (<http://www.latimes.com/sports/baseball/mlb/dodgers/la-sp-ravine29mar29,1,6043429.story>), *Los Angeles Times*
- Animation "The Chavez Ravine Story, or What Price Baseball." (<http://www.toonist.com/flash/ravine.html>)" Carlos Saldaña, December 2002

Retrieved from "https://en.wikipedia.org/w/index.php?title=Battle_of_Chavez_Ravine&oldid=1061191454"

This page was last edited on 20 December 2021, at 05:49.

Text is available under the Creative Commons Attribution-ShareAlike License; additional terms may apply. By using this site, you agree to the Terms of Use and Privacy Policy. Wikipedia® is a registered trademark of the Wikimedia Foundation, Inc., a non-profit organization.

BUYS GUN TO KILL BROTHER.

Tragedy Near Elysian Park, Los Angeles.

Los Angeles, Dec. 28.—Columbus Champion yesterday shot and instantly killed his brother, Thomas D. Champion, in the foothills near Elysian park. Bad blood had existed between the brothers for some time growing out of a debt. Monday Columbus purchased a shotgun and yesterday he set up an empty can and began firing at it for practice. The noise of the gun attracted the neighbors. Among them was Mary Champion, the daughter of Thomas. When she asked her uncle what he was doing she was told that he was preparing to kill the whole Thomas Champion family.

Her father returned home shortly afterward. His daughter told him of what had occurred and he went over to the house of Columbus to learn the cause of the trouble. Presently the onlookers heard Columbus scream at the top of his voice: "I'll kill you." He dashed into the cabin and came forth immediately with the gun. Advancing to within a few feet of his brother, he fired. The entire load of bird shot took effect in the right chest, tearing it completely away. Columbus came into town and gave himself up to the authorities.

MURDERED BY HIS BROTHER.

*Columbus C. Champion Wears
Brand of Cain.*

*Thomas D. Champion's Blood
is on His Head.*

*Sixth Murder in a Month is
Fratricide.*

The sixth murder in Los Angeles within one month occurred last evening, shortly after 5 o'clock. The sixth murderer is a modern Cain. Thomas D. Champion, aged 66, fell a victim



COLUMBUS C. CHAMPION, THE
MURDERER.

to a deadly fusillade from a shotgun in the hands of his elder brother, Columbus C. Champion, a man of 67. The tragedy was enacted in front of the Elysian Springs bottling house on Valentine street, within a few feet of the elder Champion's cottage, and only a few hundred feet from the home of the murdered man, where his wife and daughter stood and saw him shot down in cold blood.

TRAGEDY FORSHADOWED.

Back of this crime is a story of the domestic troubles of the fratricide, and strained relationship between the two brothers and their families for the past two or three years. Not only were the members of the murdered man's family in terror of the surly and churlish relative, but the whole settlement in the little valley through which runs the Echo Park electric line seems to have been in fear of the old man and to have dreaded some such tragic outcome as that which took place last night.

Thomas D. Champion, whose home was at No. 2450 Husted street, has been engaged for a year or more in delivering water for the Elysian Springs Water Company, whose plant is located on a lot adjoining the home of his brother, who is known in the neighborhood as "Lum" Champion. The family left by Thomas Champion is composed of the widow, a son, Sam, aged 18; a daughter, Myrtle, aged 18, and a younger son, Will or "Bud," who is a lad of 12.

TERROR OF NEIGHBORHOOD.

"Lum" Champion has a wife and one son, George Champion, a grown young man. For years the old man has had the reputation of being a grouchy, quarrelsome neighbor, with whom it was worth almost any effort to keep on good terms. It is said he has terrorized the neighborhood on numerous occasions, and has had trouble with many of the families there.

In his own household he is said to have been a tyrant, and he drove from his home his wife, son and aged father, several months ago, so that he has been living alone in the little cottage where yesterday he wiped out the life of his brother.

For weeks there had been trouble between the two brothers. Daily it was necessary for Thomas Champion to drive past the home of his brother in order to reach the Elysian Springs for his load of water; and the trouble had become so acute that he had tried to avoid the older man for some time past.

Yesterday afternoon "Lum" Champion instituted a reign of terror in the neighborhood by getting out his old-style breech-loading single-barrel shotgun, and proceeding to fire No. 12 shells, loaded with BB, shot at rans, outhouses, and other objects in the vicinity.

SHOT AT NIECE.

The daughter of his brother, Myrtle Champion, happened to pass the place and he called to her that he intended to kill off the whole family, say witnesses of the affair, and with that took a shot in the direction of the young woman. She fled to her own home, and this was the beginning of the tragedy of last night.

Very soon after this, Thomas Champion and his son, Sam, returned from the city with the water delivery wagon. They stopped at their home, at the corner of Echo Park road and Husted street, and were informed by Mrs. Champion and her daughter of the actions of Lum Champion. They both begged the elder man to get off the wagon and let Sam take it up to the spring house.

Thomas refused, saying he had nothing to fear from his brother, and while his son dismounted he drove on, past his brother's home, stopping his team within probably fifty feet of the elder Champion's cottage. At once the old man rushed out of the house and began to abuse his brother, Sam Champion, fearing for his father's safety, secured a revolver from the home, and started up to where his father and uncle were quarreling. The younger brother was trying to ward off the attacks of Lum, and just as Sam arrived his father told Lum to go back into his own lot and leave him alone, or he would knock him down.

THE FRATRICIDAL ACT.

With an oath, Lum started toward the cottage, crying out that he would kill the whole outfit. He quickly reappeared with his gun, and when within about twenty feet of his brother fired the load of shot into his breast. Thomas sank to the ground and expired almost immediately.

Young Sam Champion then rushed upon his uncle, knocked him down, wrenched the gun from him, and held him down, while the mother of the boy, his sister and a neighbor, Mrs. Philip Martin, took away the weapons of both the man and boy, and brought ropes with which the young man tied the hands and feet of his uncle.

Lum Champion viewed the dead body of his brother, lying at his feet, with no evidence of concern, and when the patrol wagon arrived to carry him to jail, he joked about its going out of its way to find his place.

The body of the murdered man was removed to Breese Brothers' morgue, where an inquest will be held this afternoon.

AGED FATHER WEEPS.

Before the dead body of Thomas Champion was removed from where he had fallen in the road, his aged father had learned of the terrible act of fratricide, and he dragged his weak limbs up from the tank house in which he has found shelter since his eldest son drove him away from home. He knelt beside the dead body of his son, patted the cold cheeks and sobbed pitifully, as he called the most endearing names to his boy who would never respond. Within five feet of the old man sat the sullen murderer, but not a word did the old man say to him, nor did he appear to notice the son who had caused such anguish. It was such a heart-rending scene that the neighbors who had gathered turned away and wept.

While the neighbors of the Champions all speak of Thomas Champion in the highest terms, they have only ill reports for the fratricide. It is said Lum has been using alcohol freely of late, and that this has made him even more quarrelsome and ugly than ever.

The family of Philip Martin, whose home adjoins Lum Champion's place, has been in constant fear of the old man. Mrs. Martin was one of the witnesses of the tragedy last night. She declares that she believes Lum would have killed both father and son had he been able.

AT THE COURTHOUSE.

SELF-DEFENSE THE DEFENSE:

C. C. CHAMPION ON TRIAL ON MURDER CHARGE.

Testimony for Accused Indicates
that a Loaded Pistol Had Been
Left in the House of the Deceased.
Son of Dead Man Gives Account of
Tragedy.

Went with age and with a face cut
and carved by the cares of the world,
C. C. Champion crouched in his chair
yesterday, when put upon his trial on
the charge of having murdered his
brother, Thomas D. Champion.

By the side of the accused in Judge
Smith's court sat his aged wife, and
the two together made a curious pic-
ture. On the face of the man was less
of fear than of curiosity, and he fol-
lowed all of the testimony with close
attention. To the wife it was rather
wearisome; and not infrequently she
would withdraw her hand from her
husband's coat sleeve, where it lay
most of the time, and bow her head
down as if exhausted.

The charge against Champion is a
terrible one, and heretofore it has been
considered a deliberate and cold-blooded
affair. Yesterday, however, it was
developed by the prosecution that there
may have been causes that led up to
the quarrel, and the defense is going
to be that the deceased was killed
while C. C. Champion was defending
himself.

Sam H. Champion, a son of the de-
ceased, was the first witness called
and his statement was considered of
such importance that he was kept un-
der the fire of cross-examination for
several hours. He said that on the day
of the killing—December 27—he re-
turned home with his father from the
Blyssian Springs Bottling Works, and
as they alighted his uncle came from
his cottage close by and began quarrel-
ing with his father. His uncle was
armed with a big knife and challenged
his brother to fight a duel, but the lat-
ter refused and told his brother to go
away and that he didn't want to have
any trouble with him. The witness
said that suddenly his uncle ran into
his house and, returning with a shot-
gun, fired at his father, and the latter
fell. But in the meantime the witness
had tried to intervene, but too late to
do anything but struggle with his un-
cle for the gun.

"He turned his gun on me," said the
witness, "and snapped it. It was only
a single-barreled gun, but I guess he
thought for the moment that it was
double-barreled. I succeeded in throw-
ing him to the ground and then neigh-
bors came running to my assistance.
My uncle said that he didn't care, and
that he meant to do it."

Upon cross-examination young Cham-
pion stated that there were a few oth-
er remarks interchanged between the
brothers that he had not stated. His
uncle during the quarrel with his fa-
ther said:

"You have done all of the dirty work
you are going to do," and in response
the deceased said: "I have done no
dirty work to you. I have befriended
you in every way I could."

But the uncle would not be pleased,
and with the remark, "You
I'll fix you," he ran to his house and
obtained the gun.

The daughter of the deceased, an 18-
year-old girl named Myrtle Champion,
by her testimony showed that her un-
cle had wanted to meet and quarrel
with his brother. She said that be-
tween 3 and 4 o'clock in the afternoon
when the trouble occurred her uncle
came to her father's back fence and
called to her. She was in the chicken
yard close by and went toward him.
Taking her by the hand he led her over
across the intervening lot to his house,
making the remark that he was going
to kill her father. The girl remem-
bered but the defendant told her that
if she had anything to say about it
that he would kill her and the rest
of the family.

"I stood by him close to the porch of
his house," said the girl, "and he had
his gun close to his head. He drew it
but I didn't know whether he had
aimed it at me or not. I thought he
had pointed it at me and was so scared
that I ran away and ran into Mrs.
Howard's house. The powder from the
gun burned my face just a little bit."

After that episode it was over and
how before Thomas D. Champion and
his son appeared upon the scene, and
the killing was done.

Myrtle Champion said that she was
the favorite of her uncle and that he
had been very kind to her in many
ways.

A friend of the deceased named S. T.
Trotter told of having stopped at the
house of the deceased when he came
to work in the coach when he was
at work. He said that he had a revol-
ver loaded with him and had intended
returning to the ranch the day before,
the trouble out was asked by Thomas
Champion to stay until the new year.
He consented and held his revolver on
the mantle in one of the rooms, know-
ing that he would find it there when
he was ready to start homeward. He
stated that he was in the city at the
time of the shooting, but this pistol is
to play a prominent part when the
defense begins putting in testimony.
So far it has been made to appear
that the onslaught made upon Thomas
D. Champion was sudden and Sam
Champion merely said that his uncle
turned "suddenly" and ran into his
house, returning with the shotgun that
he at once used with deadly effect.
But he furnished no clue as to why
his uncle turned "suddenly" and ran
for a weapon. The defense will con-
tend that he did so because his brother
was armed.

Deputy District Attorney Donnell is
conducting the case for the prosecu-
tion, and Will D. Gould is defending.
This morning the prosecution will con-
tinue its case.

PIONEER TO BE BURIED HERE TODAY

J. S. Maltman Was Leader in Realty Development of Los Angeles

The funeral services of John S. Maltman, California pioneer and Civil War veteran, who died late Saturday night at the Angelus Hospital where he was taken after being struck by an automobile, will be held tomorrow at 4 p.m. in the private chapel at Rosedale Cemetery.

Mr. Maltman was born in Scotland in 1840. He came to this country when 11 years of age without any money. The next few years he followed the sea and worked in mines, gathering what education he could, and saving money enough to put himself through Ann Arbor College, Michigan.

When his college course was completed the Civil War broke out and he immediately enlisted as a private, soon after rising to the rank of captain. During the war he was badly wounded and was captured. He was held in the notorious prison camp at Andersonville for a year and was one of the few who were able to withstand the conditions there and return alive.

In 1884 Mr. Maltman came to Los Angeles and practiced law for a few years. Realizing the future in real estate he soon gathered together large holdings in what is now known as the Wishire district. It was on some of his holdings that oil was first discovered.

For a number of years Mr. Maltman was one of the leaders in the development of this city and was an important factor in all municipal affairs. Troubled by ill health he spent five years traveling around the world after disposing of part of his property.

At the time of his death Mr. Maltman was greatly interested in the development of the Silver Lake region and it was going there that he met with the accident which resulted in his death.

He leaves two children, John W. Maltman, Chief Deputy Attorney-General of California, and Mrs. Edwin H. Kennard of Altadena.

Classified Ad 4 -- No Title

Los Angeles Times (1923-1995); Los Angeles, Calif. [Los Angeles, Calif]. 02 Mar 1926; A19. [Browse this issue](#)

Full text - PDF

Page view - PDF

Details



NONE

1 / 1



500%



North and Northeast

8-RM. house, dbl. gar. 1553 EWING
ST. cor. Echo Park ave. \$45. Priv.
home or boarding house. DR. 6439.
Take Cerro Gordo car.

Huge Public Housing Plan in Chavez Ravine Disclosed

3350 Low-Rent Dwelling Units Will Be Built

Plans for the biggest public housing project in the history of the city were unveiled yesterday by Howard L. Holtzendorff, executive director of the Housing Authority of Los Angeles.

The project envisions 3355 low-rent multiple dwelling units that will be spread over 278 acres in the Chavez Ravine area, west of the Arroyo Seco Parkway and next to Elysian Park.

Holtzendorff said he has no idea when the project will be completed, because the war situation may delay construction. However, surveying and appraisals of the property are now under way.

The project will be erected in an area where present dwellings are considered 98% substandard by the Housing Authority.

Present Deficiencies

Substandard, Holtzendorff explained, means that the homes have basic deficiencies in such things as toilet facilities, sleeping space and structural damage.

The area has been classified as a "slum" area by the City Health Department, Holtzendorff said. He pointed out that there are some homes in the area that pass State Housing Law standards.

A total of 1086 families, including 3612 persons, will be affected by the purchase of the site. They will be offered low-rent housing in existing developments and given priority to return to the Chavez Ravine projects when completed.

"We will do everything possible to help them in finding new quarters, either to buy or to rent, as they wish," Holtzendorff said.

Holtzendorff pointed out that the relocation of the persons now living in the area shouldn't be too much of a problem, if the recent movement of about 3000 from the Bunker Hill area is any criterion.

Rent Based on Income

"We moved them very successfully without a major beef," he said. "They were in a three-block area that will be used for the new Department of Water and Power building."

Holtzendorff said the land will be acquired through purchases and right of eminent domain. The money will come from the 1949 Housing Act, which provides funds for slum clearance and low-rental housing construction.

The rent will be based completely upon income. Roughly, he said, no family will be allowed use of the project unless their income is below \$2400 a year. What those rents will be has not been decided.

"This will be the biggest public housing project in the history of Los Angeles," Holtzendorff said.

Family's Suit Delays Housing Condemnation

Los Angeles Times (1923-1995); Oct 5, 1953; ProQuest Historical Newspapers: Los Angeles Times
pg. 16

Family's Suit Delays Housing Condemnation

Red tape has apparently wrapped around the Los Angeles Housing Authority's brakes so tightly officials are unable to stop one small wheel on its abandoned Elysian Heights Park project.

That was revealed with the filing of a suit in Superior Court against the Housing Authority by Manuel Arechiga and his wife Avrana of 1771 Malvina Ave.

The complaint, prepared by Atty. G. G. Baumen, requests the setting aside of a condemnation judgment under which the couple was to be paid \$10,050 for their land and three small dwellings.

The property was acquired by the Housing Authority as a result of proceedings instituted May 9, 1951, and judgment was returned last Feb. 20.

When no appeal was made

by the Arechigas the purchase price was deposited with County Clerk Harold J. Ostly. However, in view of the fact the Housing Authority has decided to abandon the project, the Arechigas say they see no reason for giving up their home.

However, according to Atty. Baumen, in spite of the fact his clients have offered to release the money, the Housing Authority has insisted on going ahead with the deal.

One House Vacant

The Housing Authority asked for a writ of possession, which would have dispossessed the family immediately, but Atty. Baumen blocked the move by obtaining a 30-day stay of execution from Superior Judge Samuel R. Blake.

One of the Arechigas' three houses is now vacant, but the other two shelter four families,

including seven children. Almost all of the other dwellings in the tract have been razed already.

Woman Slain, Boys Almost Seize Suspect

A 26-year-old divorcee fell dead on the steps of her Silver Lake apartment home last night, fleeing from a man who stabbed her during a quarrel, police reported.

The suspect then eluded capture by a group of teenage boys who attacked him with belts, shoes and other assorted weapons and then chased him in a convoy of cars.

Police identified the dead woman as Mrs. Carol Smith, 1553½ Ewing St. The suspect was said to be a man who had been her companion the last few weeks.

Screams for Help

Mrs. Smith, police said, ran down the stairs of her apartment, screaming for help, and collapsed in the arms of a neighbor, Don Barbato, 1553 Ewing St.

Police said the suspect, carrying a sharp instrument, leaped over her body and fled toward his car, parked in front of the Ewing St. address.

Barbato, police reported, shouted to a group of teenage boys nearby, asking them to stop the man.

Followed in Autos

Police said the youths caught the fleeing man as he entered his car, broke open one of the windows and inflicted at least one gash across his face before he sped away. They followed him in several cars, police were told, but lost the suspect about a mile away.

Mrs. Smith's son Mark, 4, was asleep in the apartment when the stabbing took place, police said. The woman was stabbed once in the neck and once in the chest.

The boy was taken to Juvenile Hall for his protection, police said.

His father, Richard Smith, 412 S Curtis Ave., Alhambra, and his mother were divorced in December, 1955.

Hunt Widens for Mate of Fatally Stabbed Wife

Husband Flees in Car After Victim Falls Dying on Steps; Vainly Chased by Youths

Police yesterday issued an all-points bulletin for John Sonnenberg, 35, as a suspect in the Thursday night stabbing murder of his wife, Mrs. Carol Smith Sonnenberg, 26, at her Silver Lake home.

Sonnenberg, according to Det. Sgt. Harry Hansen, fled in his automobile after Mrs. Smith collapsed and died on the steps at 1553½ Ewing St. A group of teen-age youths tried to stop Sonnenberg, Sgt. Hansen said, and then chased him for a mile.

Seen by Neighbor

A neighbor, Don Barbato of 1553 Ewing St., told officers he heard sounds of a quarrel from Mrs. Sonnenberg's apartment. He stepped outside when she screamed for help, he told police, and caught her as she fell on the steps. Barbato called to the youths outside to stop Sonnenberg as the latter vaulted Mrs. Sonnenberg's body and ran toward his car.

The couple were married in Mexico last December. Mrs. Sonnenberg's son by an earlier marriage, Mark, 4, was asleep in the apartment when his mother was stabbed.

Last month, police said, Ave.



SLAIN—Mrs. Carol Sonnenberg, fatally stabbed in her Silver Lake home.

Mrs. Sonnenberg told police her husband had been threatening her, but the City Attorney's office refused to issue a complaint.

Sgt. Hansen said Sonnenberg was believed to be driving an automobile borrowed from a friend. Detectives said Sonnenberg apparently drove to his home at 740 S Cochran Ave. to change his bloody clothing, then abandoned his own car near 339 S Sycamore Ave.

Battle of Chavez Ravine Moves Into Federal Court

Suit Over Deal Looms; Health Angle Arises

The Manuel Arechiga family's embittered battle to hold property in Chavez Ravine moved into federal court yesterday in a civil action which would clear the way for a new suit charging their land had been taken through "extrinsic fraud."

Atty. Phill Silver filed petitions requesting the right to take depositions from four witnesses for testimony needed to prepare the formal suit.

A hearing is scheduled at 9:30 a.m. June 8 before U.S. Judge Ernest A. Tolin.

Plans Second Petition

Silver said that after obtaining testimony from the four he plans to file a second petition in federal district court asking that a condemnation judgment against the Arechigas be set aside.

The condemnation, he charged in his petition, was "procured by extrinsic fraud practiced upon a Superior Court of the state of California."

Meanwhile, the Arechigas, forcibly evicted last week, were braced for a battle with city health authorities for camping beside their razed homes.

Midnight Deadline

In a special report to the City Council, Dr. George M. Uhl, city health officer, defended the Health Department's order for the Arechigas to move out of tents on the disputed property by midnight today.

Failure to comply, he said, could lead to a citation ordering violators of the sanitation and health regulations to appear before the Board of Health Commissioners May 21. Even so, he added, the Arechiga family probably would be given an additional five to 20 days to find proper housing.

"In this instance I do not feel there is an extreme emergency," he said. "But a tent without adequate sanitary facilities is no place to raise a family."

Questioned Sharply

Dr. Uhl was questioned sharply by Councilmen John C. Holland, persistent critic of the city's proposed contract with the Dodgers to use Chavez Ravine as site for a baseball stadium, Karl L. Rundberg and Edward R. Roybal.

The Council referred to its public works committee a motion by Councilman Holland ordering city departments not to fulfill land acquisition provisions of the Dodger contract until a U.S. Supreme Court appeal has been decided.

The appeal to the Supreme Court also is being handled by Atty. Silver. This suit, brought by Louis Kirshbaum, a taxpayer, attacks the legality of the city's proposed contract deeding Chavez Ravine land to the baseball organization. The proposed contract has been held valid by the California Supreme Court.

Silver said his latest action on behalf of the Arechigas could not be taken until the

Please Turn to Pg. 2, Col. 3

CHAVEZ RAVINE

Continued from First Page
California Supreme Court had acted on the other case.

The city's claim to the property will be attacked in the proposed federal suit on the grounds that at the time title to the Arechiga property was obtained by condemnation, the city no longer planned to use the property for a public housing project, he said.

"Our petitions expect to show that both the Housing Authority and the city of Los

Angeles on or prior to May 12, 1953, had notice and knew that three separate bills had been introduced in Congress at the behest of the city of Los Angeles," he said.

The bills in effect called for dropping the public-housing project in Chavez Ravine.

Silver's petition filed yesterday asked for the right to obtain depositions from Mayor Poulson, John Phillips Banning, former congressman; John Melville, San Francisco, director of the Public Housing Administration, and George A. Beavers Jr., chairman of the Los Angeles Housing Authority.

LAST INNING

Chavez Park Evictees Glum on Deadline

It was the last of the ninth inning for a lot of people in Chavez Ravine yesterday, and the bases were loaded with police and sheriff's deputies waiting to put them out of their homes.

The condemned dwellings, about a dozen in all, happen to occupy the site for the Dodgers' ball park.

Embattled residents, claiming unfair treatment in the condemnation proceedings, waited determinedly behind barred doors as the 9 a.m. eviction deadline came and went.

Nothing happened. Capt. J. D. Brady, Sheriff's legal department head, drifted along Malvina Ave. in the heart of the disputed territory—in his official car at mid-morning.

Policemen Stroll

A couple of city policemen strolled along the block and on nearby slopes other officers could be seen training binoculars on the target area.

Finally, in mid-afternoon, the officers vanished but residents of the area had every reason to know it was only a question of time before they would return.

Terms of the eviction order, handed down in Superior Court last week, gives Sheriff's officers 60 days to carry out the order.

Some residents, voicing determination to stay put, went about their household routines but behind carefully locked doors.

Other made similar declarations, but packed their belongings resignedly.

Manuel Arechiga, 71, of 1771 Malvina Ave., claims the \$10,050 given him for two lots and houses is below valuation of the property.

Another resident, Mrs. Alice Martin, 1456 Davis St., insisted deputies will have to carry her off her property.

Chavez Ravine Family Evicted; Melee Erupts

Screaming Woman Removed

There was a melee in Chavez Ravine yesterday as forcible eviction of a few residents there began.

The action erupted only seconds after an army of sheriff's deputies, accompanied by three large moving vans, arrived at the Arechiga family's residences at 1767 and 1771 Malvina St. The deputies, led by Capt. Joe Brady, were armed with a writ of possession recently issued against the Arechigas by the Superior Court.

According to City Atty. Roger Arnebergh, the Arechigas have been occupying the property rent free since 1953 following its acquisition by condemnation by the City Housing Authority in 1951.

Bought in 1935

The city purchased the property from the Housing Authority in 1955. It is intended to be part of a recreational facility that will include a baseball park for the Los Angeles Dodgers.

It has been a long skirmish.

And yesterday the battle was joined in earnest.

It included a screaming kicking woman (Mrs. Aurora Vargas, 38, daughter of Mr. and Mrs. Manuel Arechiga) being carried from the house . . . children of the family wailing hysterically as their sobbing mother, Mrs. Victoria Angustian, 29, struggled fiercely in the grasp of deputies . . . the 72-year-old matriarch of the family, Mrs. Avraha Arechiga, hurling stones at deputies as movers hustled away her belongings . . . an obstreperous former neighbor, Mrs. Glen Walters, screeching defiance at the deputies and finally being forcibly ejected from the battleground, handcuffed, and taken to a squad car.

Woman Ejected

Also evicted yesterday were Mrs. Alice Martin of 1456 Davis St. and Mrs. Sally Ramirez of 1850 Reposa St.

There was no excitement at either of those places, however.

Mrs. Martin moved out quietly after being served

Please Turn to Pg. 3, Col.



OUT FEET FIRST—Mrs. Aurora Vargas, struggling ferociously, is carried from house by deputies as hold-

outs are cleared from Chavez Ravine. Fourteen deputies made eviction which turned into a melee. Times photo by John Malinin

CHAVEZ EVICTION STIRS UP MELEE

Continued from First Page

their married daughter, Mrs. Victoria Angustian, 29, and two of her three children, Ivy, 5, and Ira, 9 months. The third daughter, Ida, 7, was at school. Mrs. Angustian's husband Mike was at work as a gardener for the city. The twice-widowed daughter, Mrs. Aurora Vargas, who lived there with her two daughters by her first marriage, Dolores and Rachel Colon, 12 and 10, arrived minutes after the deputies.

Doors Broken

As the parade of deputies and moving vans rounded the corner, the Arechigas barricaded themselves in their house.

Deputies promptly broke in the doors.

A Spanish-speaking deputy, Ben Lubbon, tried to reason with the family. It turned into an exchange of screams.

Mrs. Vargas spotted Gabrielle Johnston, one of the women deputies with whom she had previously tussled, and unleashed furious comments.

At least four of the Arechigas' many dogs scampered about, some barking furiously. Chickens squawked in the yard outside where a giant tom turkey also strutted.

Meanwhile, perspiring movers were carting out furniture, some of it through a front window ripped away by a deputy.

Return Blocked

"It isn't their property," he explained. "And it's going to be demolished anyway."

As the deputies argued with his women, Manuel Arechiga began methodically carrying out personal belongings. There was resignation in his lined face.

Mrs. Angustian began her spasmodic struggles with the deputies when they blocked her return to her parents' side in the house after she had left the property for a

television interview in the street.

Public utility crews arrived, climbed poles, and snipped electric and telephone wires leading into the property.

Mrs. Vargas was the last to leave — making good her threat that "they'll have to carry me."

Less than 10 minutes later, two bulldozers lumbered onto the property, pushed their might against the old dwellings, and began reducing them to rubble.

Among early spectators at the two-hour fray was Councilman John C. Holland, persistent foe of the city's present actions in Chavez Ravine, and who also opposed the burgeoning empire of the City Housing Authority in years past.

"It's the law, so I guess it's all right," commented Holland as he witnessed the start of the Arechigas' eviction.

Furniture to Be Stored

Arrangements had been made for storage of the family's furniture and other goods for the next 30 days. But they apparently had neglected to obtain new living quarters.

Pointing to the weed-grown vacant lot across from her former home, Mrs. Arechiga insisted, "We will stay here."

That she meant to carry out her intention was evident last night when the Arechigas and some 40 of their friends and relatives took up positions in and around a tent in the lot at Curtis St. and Malvina Ave.

In the tent were the elder Arechigas and four children. Outside were the others, along with about 30 cars in which they had arrived, plus numbers of dogs, chickens and other poultry not impounded by deputies.

During the evening, City Councilman Edward Roybal drove up to offer the family assistance if they needed food or other supplies.

Table of Contents 1 -- No Title

Los Angeles Times (1923-1995); May 10, 1959; ProQuest Historical Newspapers: Los Angeles Times
pg. 1

INDEX OF FEATURES

Evicted Chavez Family on Sit-Down Strike

Arechigas family refuses to budge from tent set up amid rubble left when their house in Chavez Ravine is demolished by the city. See story on Page 1, Part 2.

City Council Holds Stormy Session on Chavez Evictees



RESISTANCE HEARING—Mrs. Victoria Angustian sits at council hearing with daughters Ida, 7, left, and Ivy, 5, and her father Manuel Arechiga, Mrs.

Angustian was evicted from her home in the Chavez Ravine with her three children. She told the City Council her family only wants to be treated fairly.



OUSTED, TOO—Charles Wightkin, a speculator, was led out of the City Council chambers during Chavez Ravine eviction hearing. He was later allowed back.

Holdouts Assail Home Loss; Poulson Denies Any Prior Knowledge

BY AL THRASHER

The eviction of the Arechiga family from their two houses in Chavez Ravine last Friday had repercussions in City Council yesterday when that body held a day-long hearing to determine the facts.

The hearing rose from one dramatic height to another — first as members of the evicted family recounted their story, then as City Atty. Roger Arnebergh clarified the position of his office and of the city in the controversy, and finally when Mayor Poulson himself appeared to deny flatly that he had had any prior knowledge of the eviction plans.

Living in Tent

The day really began with the appearance in Judge Maa Lahey's Municipal Court of Miss Glen Walters of 1853 Repos St. and Mrs. Aurora Vargas, whose home is now a tent amid the ruins of two houses in Chavez Ravine. The two women were charged with having resisted arrest last Friday when deputy sheriffs came to the properties to evict the occupants. They were represented in court by Atty. Phil Silver who requested and was granted a continuance of the case until June 1.

The two women then went to the council chambers where a throng of sympathizers, neighbors and other members of their family were waiting. Many placards were borne into the chamber by sympathizers demanding "Justice for the Arechigas."

Houses Demolished

It was their opinion that justice was not served last Friday when Mr. and Mrs. Manuel Arechiga, Mrs. Vargas and her two children, and Mrs. Victoria Angustian and her three children were evicted from the two houses they had occupied at 1767 and 1771 Malvina St.

A few minutes after the persons and their goods were removed from the two houses a pair of bulldozers belonging to the Bureau of Public Works of the city moved in and demolished the two houses. Since that time the evictees, who also include Victoria's husband, Mike Angustian, have been camping amid the rubble.

They appeared before the council and told their story. Mrs. Victoria Angustian and her cousin, Polin Cabral, spokes direct representatives of the family.

A parade of other witnesses were also heard, some of whom sought only a little more humanness and mercy in the treatment being accorded the family, while others had political diatribes to deliver or made personal attacks against members of the council.

All were heard with patience.

Mrs. Angustian told the council the family wants only fair treatment. In their opinion this consists mainly of a price of \$17,500 for the property instead of the \$10,050 which has been fixed as a proper price. This decision was sustained by the Superior and Appellate Courts.

John Arechiga, Victoria's brother who lives at 1004 Echo Park Ave., told the council the husband of his other sister, Mrs. Vargas, was killed in action fighting for his country. He protested the manner in which the members of his family were evicted and declared, "If you must live in fear, why live at all. All the family wants is the fair replacement value of their property."

Others Speak

Others who spoke included Henry Lopez, an attorney, who urged renegotiation of the contract made with Walter O'Malley and the Dodgers organization and said, "Millions of citizens of this city feel terribly ashamed of the way this family has been treated."

Mrs. Margaret Wheeler Hess, president of a property owners group, announced she was "protesting communism in Los Angeles." She argued that when the public housing for which the Chavez Ravine property was originally condemned was voted out, the way was opened for the properties involved to be returned to their original owners.

After she had finished her

remarks she went up and down the main aisle of the council chamber soliciting others in the audience to get up and speak.

Adjournment Opposed

As noon approached there was a suggestion that the council adjourn for lunch. Mrs. Victoria Angustian scotched this move by volunteering to buy sandwiches for council members if they would remain in continuous session.

After all citizens were heard City Atty. Roger Arnebergh was called on to review the legal history of the matter.

He told the councilmen that the property was originally condemned for public housing by the City Housing Authority in 1951. The City Housing Authority is actually an instrumentality of the state and the city of Los Angeles had no part in that action. He said that a price of \$10,050 was fixed as proper. This was appealed and the valuation sustained by the courts.

The sum was set aside and still remains reserved for Manuel Arechiga to pick up at his pleasure except for a deduction of \$11 for unpaid personal property taxes.

In 1955, he said, the properties in Chavez Ravine were purchased from the City Housing Authority. This was also fought through the courts and the action sustained.

A writ of possession was issued and last April the sheriff was instructed to dispossess the tenants. The Sheriff's Department posted a notice on the property giving the tenants 48 hours to vacate but did not move in to actually dispossess them until 30 days after the posting of this notice.

Every legal requirement was observed in the matter, Arnebergh insisted, and the Arechigas had ample time to relocate themselves before they were evicted.

Property Substandard

The time and manner of the eviction, he pointed out forcefully, was determined by the Sheriff's Department alone and was not dealt with in any way by the City Attorney's office.

At one time a rent action against the family was instituted but when it was determined that the property was substandard this action was dropped "because the city could not be put in the position of being the landlord of substandard dwellings."

Following Arnebergh's presentation he was subjected to intensive questioning by several of the council members.

When it was clear that the manner of the eviction was not chargeable to him the council sought to have officials of the Board of Public Works and health officials and Mayor Poulson appear and answer to their part, if any, in the matter.

During the long session council chairman John S. Gibson had to rap for order on many occasions and one spectator, Charles Wightkin, was escorted from the room, but was allowed to return after a warning.

One of the most vehement speakers was Mrs. Arabella Jackson, a friend of the evic-

tees, who presented a petition bearing 1,122 signatures which she said she had obtained over the week and protesting the city's "hasty and unwarranted action in removing the family from their home."

Mrs. Alice Martin, 72, who was evicted from her home at 1456 Davis St. at the same time as the Arechiga family, said she has moved to a motel temporarily and is seeking other property to the Housing Authority for \$22,000, then bought back the two houses for \$2,500 and planned to move them to another lot. She later found out, she said, that the dwellings were considered substandard and could not be moved to a new location.

Offered Housing

During the afternoon the council voted several resolutions. One was to offer the family accommodations in public housing. Housing Administrator Howard Holtonendorf said he had three apartments in the Ramona Gardens project available. Councilman Ransom M. Calhoun and Charles Navarro each made personal donations of \$100 and Councilwoman Rosalind Wyman gave \$50 toward paying rent for the family until such time as they find new quarters. The family, however, refused to consider moving to the housing project.

The council also passed a resolution requesting that the Bureau of Right of Way and Land assign an expert to find a home which the family could buy with the money they receive for their Chavez Ravine property.

Mayor Appears

Demands were made for the appearance of Mayor Poulson and those officials of the various city departments concerned in the eviction proceedings.

Poulson sent word that he could not appear personally but was sending over a written statement.

At this Councilman Karl Rundberg demanded that the council issue a formal subpoena for the mayor. A few minutes later the mayor entered the chamber.

He read a prepared statement which said in part:

"... I appear before you only because you were talking of a subpoena. I did not want to make myself as ridiculous as some of you have by this demagogic show.

"This property was condemned by the Housing Authority and has gone through due process of law. The people have been awarded what the courts thought was fair. You had nothing to do with it and I had nothing to do with it."

"You make laws and you expect other people to enforce them and abide by them and the courts support them. If we decide at any time that we do not want to comply with the law, then we are inviting anarchy, especially when a duly authorized legislative body with the supposed dignity of this group leads the fight against the law."

On direct answer to questions by Councilman Rundberg the mayor denied that

he had any knowledge of the plans to evict the Arechiga family and no orders in the matter were issued from his office.

The mayor was then urged to view film clips of the eviction supplied by television stations.

TV station KTLA put films of the eviction on the air and a TV receiver was set up where the mayor could view the action. He arose and walked out of the chamber while the film was being run.

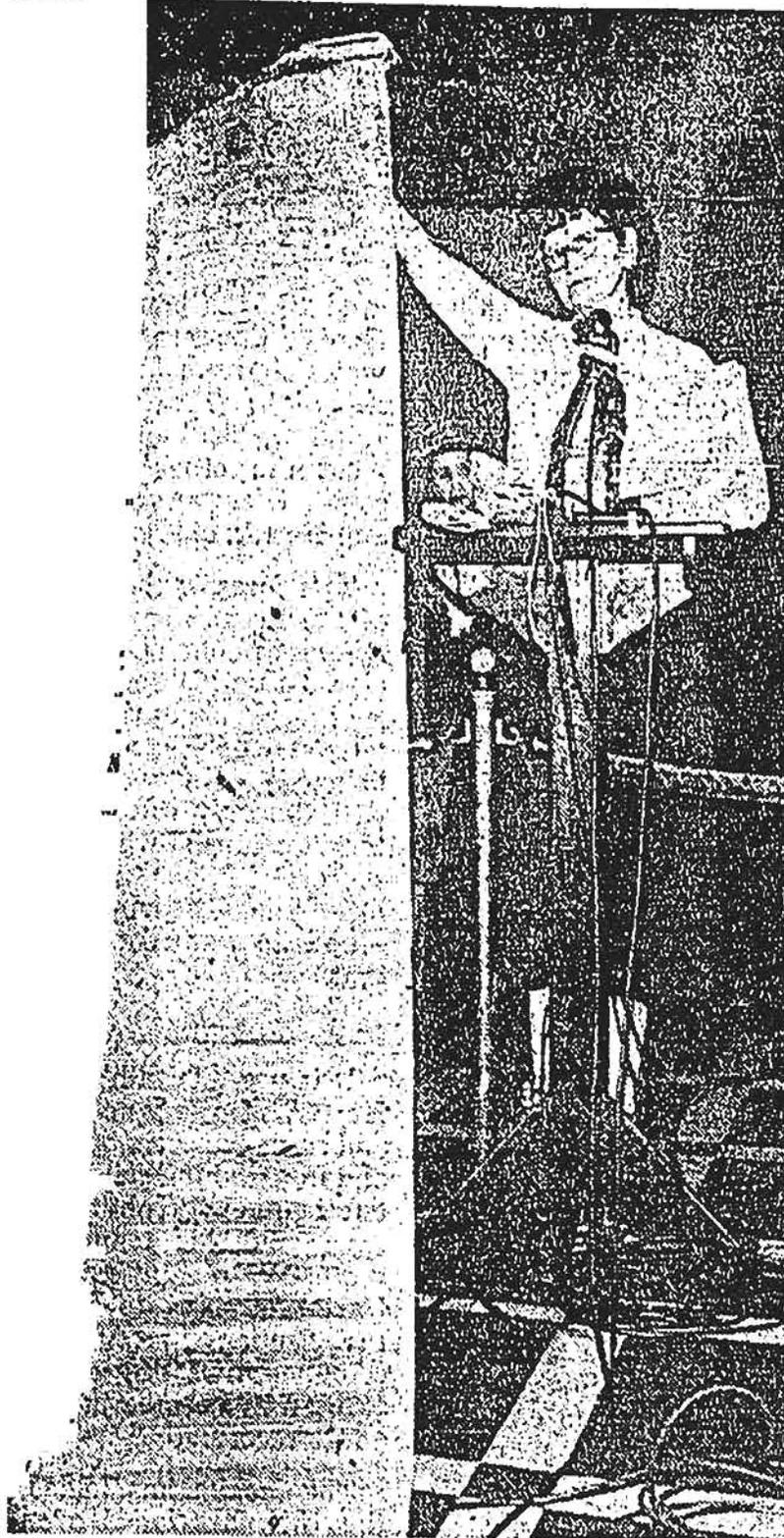
The council's final act was to request that the Public Health officials make an immediate survey of the conditions under which the family now is living and report to the council at 10:30 a.m. today.

City Council Holds Stormy Session on Chavez Evictees: Holdouts Assail ...

Thrasher, Al

Los Angeles Times (1923-1995); May 12, 1959; ProQuest Historical Newspapers: Los Angeles Times
pg. B1

CHAVEZ RAVINE



PROTEST OF 1,122 — Arabella Jackson shows Council petition protesting Chavez Ravine evictions.

Times photo

Battle of Chavez Ravine Moves Into Federal Court

Suit Over Deal Looms; Health Angle Arises

The Manuel Arechiga family's embittered battle to hold property in Chavez Ravine moved into federal court yesterday in a civil action which would clear the way for a new suit charging their land had been taken through "extrinsic fraud."

Atty. Phill Silver filed petitions requesting the right to take depositions from four witnesses for testimony needed to prepare the formal suit.

A hearing is scheduled at 9:30 a.m. June 8 before U.S. Judge Ernest A. Tolin.

Plans Second Petition

Silver said that after obtaining testimony from the four he plans to file a second petition in federal district court asking that a condemnation judgment against the Arechigas be set aside.

The condemnation, he charged in his petition, was "procured by extrinsic fraud practiced upon a Superior Court of the state of California."

Meanwhile, the Arechigas, forcibly evicted last week, were braced for a battle with city health authorities for camping beside their razed homes.

Midnight Deadline

In a special report to the City Council, Dr. George M. Uhl, city health officer, defended the Health Department's order for the Arechigas to move out of tents on the disputed property by midnight today.

Failure to comply, he said, could lead to a citation ordering violators of the sanitation and health regulations to appear before the Board of Health Commissioners May 21. Even so, he added, the Arechiga family probably would be given an additional five to 20 days to find proper housing.

"In this instance I do not feel there is an extreme emergency," he said. "But a tent without adequate sanitary facilities is no place to raise a family."

Questioned Sharply

Dr. Uhl was questioned sharply by Councilmen John C. Holland, persistent critic of the city's proposed contract with the Dodgers to use Chavez Ravine as site for a baseball stadium, Karl L. Rundberg and Edward R. Roybal.

The Council referred to its public works committee a motion by Councilman Holland ordering city departments not to fulfill land acquisition provisions of the Dodger contract until a U.S. Supreme Court appeal has been decided.

The appeal to the Supreme Court also is being handled by Atty. Silver. This suit, brought by Louis Kirshbaum, a taxpayer, attacks the legality of the city's proposed contract deeding Chavez Ravine land to the baseball organization. The proposed contract has been held valid by the California Supreme Court.

Silver said his latest action on behalf of the Arechigas could not be taken until the

Please Turn to Pg. 2, Col. 3

CHAVEZ RAVINE

Continued from First Page
California Supreme Court had acted on the other case.

The city's claim to the property will be attacked in the proposed federal suit on the grounds that at the time title to the Arechiga property was obtained by condemnation, the city no longer planned to use the property for a public housing project, he said.

"Our petitions expect to show that both the Housing Authority and the city of Los

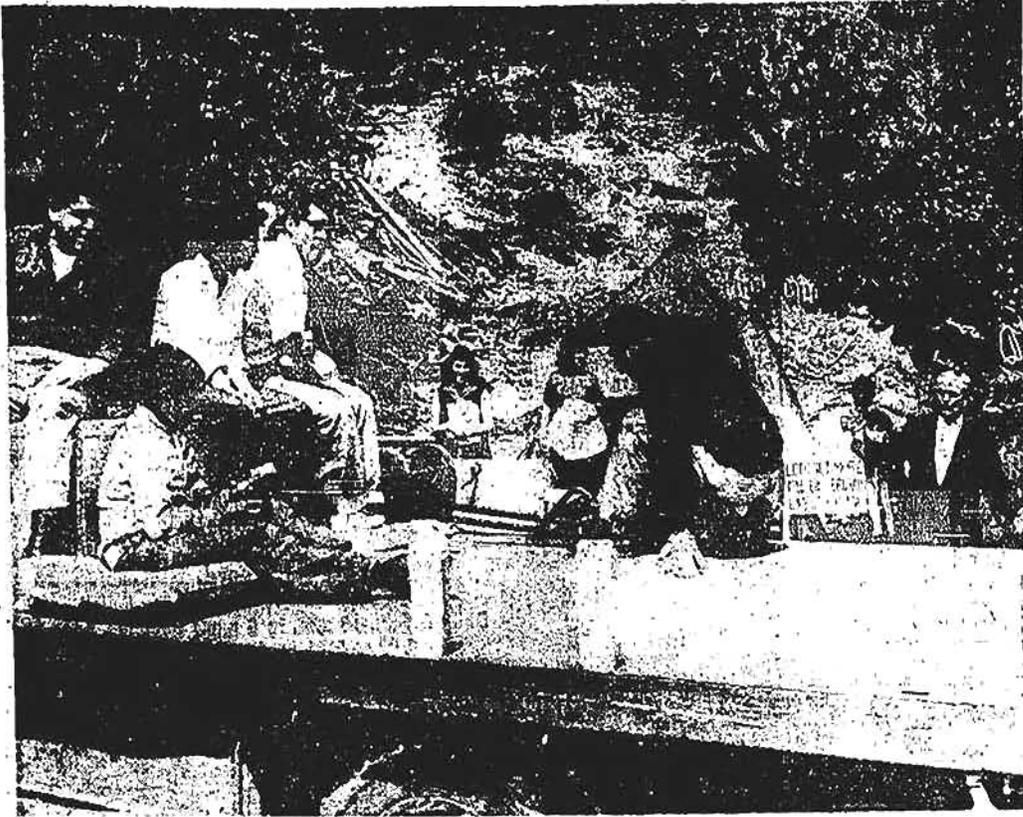
Angeles on or prior to May 12, 1953, had notice and knew that three separate bills had been introduced in Congress at the behest of the city of Los Angeles," he said.

The bills in effect called for dropping the public-housing project in Chavez Ravine.

Silver's petition filed yesterday asked for the right to obtain depositions from Mayor Poulson, John Phillips Banning, former congressman; John Melville, San Francisco, director of the Public Housing Administration, and George A. Beavers Jr., chairman of the Los Angeles Housing Authority.

DAUGHTER GOES BUT ELDER ARECHIGAS STAY IN RAVINE

Los Angeles Times (1923-1995); May 16, 1959; ProQuest Historical Newspapers: Los Angeles Times
pg. 3



SLIGHT BREAK—Manuel Arechiga, right, waves good-by as friends, kinsmen leave Chavez Ravine in truck to pick up furniture of the Mike Angus-

tain family. Mrs. Angustain, who moved out of her parents' tent encampment, returned soon after to join them again in their vigil at site of eviction. Times photo



DEBATE WITNESS—Councilman Karl L. Rundberg questions Mrs. Alice Martin, 73, on whether she was "coached" to make a show of resistance during eviction last week from her Chavez Ravine home. Times photo

DAUGHTER GOES BUT ELDER ARECHIGAS STAY IN RAVINE

The battling Arechigas, Manuel and Avrana, continued their siege of Chavez Ravine yesterday despite urgings from their children, their attorney and Councilman Ed Roybal that it was time to allow the courts to take over the battle.

One daughter, Mrs. Mike Angustain, 29, did move out of the tent encampment in which she has been keeping vigil with her parents since the stormy eviction scene a week ago and the destruction of the elderly couple's two homes in the future location of the Los Angeles Dodgers park.

She ordered her husband to retrieve their possessions from the Republic Van & Storage Co. warehouse and, after this was accomplished,

bundled her three children into the family car and took off for a new life at 1430% Allison Ave. in one of the three homes she and her husband own.

She came back a few hours later, however, to be with her parents. Joining her in attempting to induce the older folks to let the courts settle their difficulties with the city of Los Angeles was another son, John Arechiga.

Refuses to Talk

Roybal had obtained an agreement from the Arechigas late Thursday night that they would leave the ravine if the city would give them written promise that such action wouldn't jeopardize their contention that they still own the property.

Yesterday City Atty. Roger

Arnebergh drafted a letter with such assurances and handed it to Roybal.

Roybal again visited the Arechiga encampment but Manuel Arechiga refused to talk with him. The councilman read the letter aloud and then engaged in a question-and-answer quiz with not only the Arechigas, but also the more than 50 spectators who crowded around.

Phil Silver, foe of the Dodgers Chavez Ravine plan and attorney for the Arechigas, also was on hand to try to convince the family that further physical resistance would only build up prejudice against the various lawsuits he has filed in their behalf.

Manuel began to weaken. He said he would need time

to build chicken coops for his more than 200 chickens which still are laying eggs in the Ravine.

Silvers suggested he hurry and do it within the next 48 hours. Manuel promised he would try.

Check Postponed

Meanwhile Charles Senn, chief of the City Sanitation Department, held off sending out his inspectors to check on the tent living quarters until later in the day.

Upon learning the tent was still to be occupied, he assigned Inspectors R. A. Beach and Jack Zumstein to post a notice on the tent ordering the Arechigas to appear for a hearing next Thursday before the Board of Health. Senn said the tent was unfit for habitation.

Still on the property along with her parents late yesterday were Mrs. Aurora Var-

gas and her two children, Rachel, 10, and Dolores Colon, 12.

Investigation Asked

Silver said he had sent a letter to the FBI asking for a federal grand jury investigation of the Chavez Ravine land deals and had applied to the federal court for permission to take depositions from officials involved in the condemnation proceedings and sale of the land to the city.

In his letter to the Arechigas, Arnebergh promised that the city would not construe the moving of the Arechigas as a relinquishment of their rights in court suits now pending.

He emphasized, however, that the city does not concede that they have any rights to the property, contending it is the city's position that they have no right, title or interest in the land.

Arechigas Pull Down Tent and Leave Chavez

Manuel and Abrana Arechiga pulled down their tent, loaded four dogs in a car and moved from Chavez Ravine yesterday, ending a 10-day battle to live beside their razed homes.

The reluctant withdrawal came at 12:25 p.m. after a brief conference with Councilman Ed Roybal.

Roybal said the Arechigas were complying with their part of an agreement to quit the condemned property providing their leaving would not affect their claims.

Car Camp Vetoed

Mrs. Arechiga, 62, said she and her 72-year-old husband would probably spend the night in their car but the elder Arechiga vetoed the suggestion later.

Arechiga said she would spend the afternoon in the park and then go to the home of a daughter, Mrs. Celia Molano, 9112 Arlee Ave., Santa Fe Springs.

The Arechigas and their

Please Turn to Pg. 12, Col. 1

CHAVEZ RAVINE

Continued from Second Page
children own 11 houses, some of them rental units. Two other homes in Chavez were knocked down by a bulldozer after the family was forcibly evicted last May 8.

Action Filed

The Arechigas refused to accept \$10,500 awarded them in a condemnation suit in 1953 for the property. They lost an appeal through state courts, but a new suit is planned in federal court.

Atty. Phill Silver said he had filed a *lis pendens* action with the county recorder which serves notice to any prospective buyer that the property is involved in litigation.

The Chavez Ravine land was originally condemned for a public housing project which subsequently was abandoned. The city current-

ly plans to turn part of it over to the Dodgers for a baseball stadium and use the other as site for a zoo.

The Arechigas' decision to quit their ravine camp presumably will result in dismissal of a citation to appear before the Board of Health Thursday.

Charles Senn, head of the City Sanitation Department, said he doubted that any action would be taken against the Arechigas if they moved from the tent.

WOMAN ASKS \$91,000 IN CHAVEZ ROW CASE

Los Angeles Times (1923-1995); Aug 18, 1959; ProQuest Historical Newspapers: Los Angeles Times
pg. 2

WOMAN ASKS \$91,000 IN CHAVEZ ROW CASE

Mrs. Aurora Vargas, 34, demanded \$91,000 damages yesterday in a Superior Court suit against seven deputy sheriffs, two police officers and 10 "John Doe" lawmen involved in eviction of her parents from their Chavez Ravine home last June 8.

The woman complained she was treated in a "cruel and inhuman" manner by

the defendants when she resisted their efforts to oust her father, Manuel Arechiga, from his home at 1771 Malvina St. on the site of the proposed Dodger baseball park.

Mrs. Vargas and Mrs. Glenn Walters, 58, convicted last Friday of battery and disturbing the peace in connection with the eviction incident, face sentence Aug. 31.

20 YEARS LATER

L.A. Ravine: Fertile Soil for O'Malley

BY PENELOPE McMILLAN
Times Staff Writer

A door leads from Walter O'Malley's office to a small balcony near the back side of Dodger Stadium. O'Malley himself rarely uses it, but he is out there on a sunny California morning, gazing across the massive blacktop parking lots to his sod fields, his Japanese garden and, of course, his hills.

Once these hills were called Chavez Ravine.

Walter O'Malley, Bock panatella in hand, motions here and there.

"We will have to move that hill," he says, pointing to one on the left, "over there." He sweeps his arm to the right.

He pauses in a lengthy explanation of why this hill must be moved, how it will provide more parking for his stadium.

Moving a hill is a feat, but 20 years ago he moved many hills—"a million tons," he says, of earth, rock and rough political terrain—when he brought his Brooklyn Dodgers to Los Angeles.

O'Malley's pause, as he looks out over this land, is not sentimental. He may put his wife's name on every Dodger plane and even on the license plate of his blue Mercedes, but he is not sentimental about anything related to money. He also never dwells on the past.

It was 20 years ago, on June 3, 1958, that Los Angeles citizens voted, by a tiny margin of 25,785, to honor a contract the city politicians had made to exchange the city's 315-acre Chavez Ravine, once a Mexican-American community, for O'Malley's nine-acre Wrigley Field.

Once the masterful deal—likened by one writer to "bartering a shoe for a pair of boots"—was done, O'Malley built his \$20 million, 56,000-seat stadium, now one of only four privately owned ballparks in the country.

Walter O'Malley, now 74, is not a



Walter O'Malley with son Peter.

Times photo by Joe Kennedy

tall man. He is large and bulky, but after a lung cancer and a heart operation during the past year, he is no longer the "whalebelly," as Leo Duracher used to call him.

The moon-shaped jowls that once dropped from his cheeks have almost disappeared, and sometimes he complains he can't gain weight anymore and that his clothes don't fit.

"History is yesterday," O'Malley says with another wave of his cigar. "I'm interested in the future."

He heads back into his gold-carpeted office, past a polar bear skin with a huge Mexican hat on its head, to his desk. There is not much on it now, since he has essentially passed the Dodger reins to his son Peter, now 40. O'Malley is chairman of the board but works only about four hours a day.

This is the man who was first to bring a major league club West and make the "national pastime" national. He was not the first to think of it. Bill DeWitt and Don Barnes were going to bring the St. Louis Browns to L.A. before Pearl Harbor scotched their plans, and White Sox owner Bill Veeck, in 1954, worked up proposals that even identified Chavez Ravine as a good site.

Not as much an innovator as a man who could put ideas into reality,

O'Malley pulled it off, persuading Horace Stoneham to come with him and take the Giants to San Francisco so that National League scheduling would be feasible.

O'Malley chose to take his big league club to a town that after World War II felt "little league" in every way and had only just begun to try to attract major sports, education and culture. The champion Dodgers matched L.A.'s hopes for itself.

Aspects of the Dodger "giveaway" would be bitterly contested for nearly seven years, but when they won a pennant and World Series in their second year, factory sirens blared, horns honked and strangers clapped each other on the back.

"It sounded like Brooklyn," a reporter at that time wrote, and others noted that Los Angeles, the sprawl of suburbs, acted like a city for the first time.

O'Malley saw his team win six pennants, three World Series and then last year break all attendance records in baseball's 102-year history. The Dodgers are widely considered to be the most successful franchise in the game with, according to one estimate, a value of at least \$30 million (excluding real estate, which is appraised at \$29.8 million).

And Walter O'Malley, called shrewd, visionary, manipulative, became the fabled "power" of baseball. He has served on the game's five-man Executive Council for 27 years. His ex-players now serve as field managers on no fewer than 14 of the 26 major league clubs.

In a well-worn ritual, O'Malley denies he is the power of baseball. "I don't think it's true. I've been in it longer than most people," he says in his low voice, the one former National League president Warren Giles describes as "the husky voice everyone hears."

He has on the bright blue jacket with a design of crossed golf clubs all over it that he wears quite often. He has several like it, in different colors.

Of course he also is wearing the O'Malley mask, a veil of charm so beguiling it becomes hard to remember he is a tough, ambitious man who is, above all, pragmatic. He rarely shows anger. And it has always been his style to cover up the toughness, the ambition, the way he covers his competitiveness on the golf course by playing practical "jokes" like blowing smoke and coughing when his opponents are hitting. He loves practical jokes.

Walter O'Malley's life is like a poker game in which all the players have so much fun they don't realize until it's over they lost as much as

they did, to Walter O'Malley.

O'Malley loves poker. As in life, he doesn't play his cards. He gauges the people, and bets accordingly.

He loves to gamble. It is possible he would not have been interested in Los Angeles had it not been a gamble to come.

"I like challenges, fighting the battles," he says. "Almost everything I started had a great potential for causing me to lose my shirt. I gambled recklessly on a number of things. I did in this," he adds with a gesture out the window, overlooking the ball field. "I could have gone broke as easily as not."

It was a gamble to swing the contract with Los Angeles, quell the po-



MEMORIES—Lou Santillan was born 43 years ago where the Dodger's third base is now.

Times photo by Fitzgerald Whitney

litical fires that came with it and work out the arrangements with Bank of America and Union Oil to finance the construction.

It had been a gamble long before, when his father Edwin went bankrupt while Walter was at Columbia Law School. Walter, the self-described "spoiled, overindulged" only son who'd been given a cabin cruiser sleeping eight as a college graduation present, went out and started the Walter F. O'Malley Engineering Co. with a \$15,000 loan.

Having majored in engineering at University of Pennsylvania, where he graduated in 1926, he did geological surveys and foundation test borings for New York's Midtown Tunnel, among other things, and made money. He finished law school by going to Fordham University at night.

It had been another gamble when he bought out Branch Rickey, the brilliant Dodger president he hated, for \$1.05 million in 1950, becoming

Please Turn to Page 24, Col. 1

O'Malley Still Has Hills to Move

Continued from First Page

the majority owner and president himself.

"I liquidated most everything to do that," O'Malley says. Everything had been a subway advertising business, a gas company, a building supply company, a publishing venture and a law practice.

The big face across the desk looks as joyous as a kid about to tell a secret, which of course he would never do. He leans forward, his eyes open and wide and sparkling.

"I might have become a Supreme Court Judge in Brooklyn," he says, if he'd never been appointed Dodger attorney in 1942 and had never started buying stock. And screwing his face into an impish laugh, he adds delightfully, "I'd be retired right now, living on a pension."

He'd never intended, at first, to buy the Dodgers. His New York law practice specialized in recognizing properties with defaulted mortgages, and the Dodgers in 1942 were on the brink of default. The club was almost bankrupt.

"It was another client," he says.

Success, O'Malley believes, is "not necessarily ability or hard work. I think it's largely a matter of chance, how opportunities present themselves and (whether) you happen to take the right one, if there is a choice."

O'Malley says, by way of explaining why he was so ambitious, "I always had to be involved." Even as early as college, he ran the freshman election campaign, became sophomore and then senior class president and head of the student council. It wasn't enough to be first scholastically in a class of 1,600; he had to be in charge.

He never wanted to sit around. "I can't even sleep at night," he says. "I guess there'd be a way to sleep better with a pill or something, but I don't take pills. The main thing is to stop thinking, turn off the think tank, for godsakes, and get some sleep."

He spends insomniac nights reading the National Geographic cover to cover, Damon Runyon stories about the New York he loved and always missed, or the "paperback detectives," as he calls them. He has always liked Nero Wolfe particularly, because the brilliant sleuth was well over 200 pounds, an "epicurean chef" an avid orchid hobbyist, and so, O'Malley says, is he.

"I was vice president of the Brooklyn Club, the oldest club in New York," he says. "They had special dinners and I'd plan the menus. Once I was on an oyster binge so I planned one of all oysters, Oysters Rockefeller, oyster bisque, oysters on a half-shell."

He chuckles. "Nobody wanted oysters for a year after that party."

O'Malley is so engaging it is hard to realize people consider him a man who can make or break careers "with a shrug."

"All he has to do is say, 'I don't know about that guy,'" one ex-employee says. "It's the kiss of death."

He has a book on his desk, an account by former Dodger catcher John Roseboro of his career. O'Malley says he is "very upset" about it.

"This could be a charming story," he says. "But he has to go into this sex thing, with the performance of players with prostitutes, unnatural sex. Kids will read this, they will think everyone does this. It's terrible."

O'Malley is sensitive about such things and calls himself square. He has it written into his new pay TV contract, through which 12 home games are being televised this year for the first time, that he can pull out if the channel runs anything that might be offensive "to the Dodgers."

Roseboro's book, however briefly it dwells on players' sexual exploits, runs counter to Dodger, and thereby, the O'Malley image.

O'Malley pauses. "We hired him," he says. Roseboro is a batting instructor. "I don't know how long he'll continue."

O'Malley wears his blue jacket with the crossed golf clubs all over it again when he presides over the Walter O'Malley Boy Scout Invitational Golf Tournament at the Wilshire Country Club.

Executives from around the city pay \$300 to play, and O'Malley is pleased with the turnout. "We'll make over \$60,000," he says, adding "for the scouts."

He is not a Wilshire club member here; his son Peter is. O'Malley himself belongs to the Los Angeles Country Club and to the Hillcrest, where he is a "token" Christian member, he says.

He also belongs to the Bohemian Club in San Francisco and has never resigned his membership from the Metropolitan Club, one of New York's most exclusive.

"I have a low ego," he says. Dick Young, a New York columnist who has covered baseball more than 30 years, calls it "an inward ego. He doesn't seek headlines. His ego is manifested in being with important people."

"We don't invite the press here," O'Malley says of his tournament. "They don't ask either. No great names, just the important names in town."

He goes into the clubhouse to eat

with Peter and his daughter Terry's husband, Roland Seidler, whose four-some finished first in the morning competition.

Peter, many say, is competent, efficient, and doesn't compete with his father's ebullient personality. He's also, some think, more sensitive.

"Peter's soft, like his mother," O'Malley says. "He can be hard, too, but he can be soft, more so than me. He has a very good balance, more so than I have."

His father never pushed him, Peter says, and never gave him direct advice. "I observed the process he went through," he explains, by watching him at sports, especially on the annual hunting safaris they took together for 10 years. "His decision-making process is very fast. Then he never looked back. He said, if you made a mistake you went on."

O'Malley believes he did direct Peter, before naming him president in 1970. "He's been given difficult jobs deliberately," he says. "If you want to make silver strong, you beat it with a hammer."

O'Malley is having trouble with his voice, which sounds raspy. "I hope it's not connected to something more serious," he says, puffing his cigar.

"You ought to stop talking," Peter says to him, "or you won't have any voice later." Later he would have to hand out the tournament prizes.

O'Malley ignores this advice and talks to everyone he sees. When his son-in-law says he has to leave and gets up, he doesn't go far before, out of nowhere, O'Malley's voice suddenly roars:

"Rolly!" Then, to Peter, he commands, "Get him!"

Back to a rasp, O'Malley explains, "If he's going to leave, we might as well get his liquor chits." These would provide the tournament's wealthy sponsor with "free" drinks.

O'Malley produces an envelope of tickets from his pocket and gives it to a friend. "I brought it from the office to save postage," he says.

O'Malley's money-pinching is legendary. Harold Parrott, former Dodger front office man, recalls once being told to take an ailing O'Malley friend off a trip list for Japan with the remonstrance:

"Have you stopped to think what it would cost to send a body home from Japan?"

Ever money-minded, he built his stadium without drinking fountains, the better to sell refreshments, and had to be forced by the city to put them in.

"He's the kind of guy who'll spend

Please Turn to Page 25, Col. 1

O'Malley Successful but Not Sentimental 20 Years After Moving to Chavez Ravine

Continued from 24th Page

\$10,000 entertaining people and then on something else argue about \$5," Buzzy Bavasi, the California Angels executive who was once O'Malley's vice president and general manager, says.

O'Malley is a combination of generosity and tenacity. There are stories of an alcoholic kept on, a Cuban refugee carried on the payroll, of a player's medical bills paid. As kind as he can be, he is also considered tough on those who have outlived their usefulness to him.

"Compassion is not one of the words used for him," says one discarded associate.

O'Malley, lunch finished, announces to Peter he'll ride around the Wilshire course in a golf cart.

"You shouldn't talk. Look, Dad—" Peter says.

"I have to go. Hell, they paid money to come, and I want to show appreciation," O'Malley insists, adding, "for the scouts."

O'Malley gets into the cart and rides up and down fairways, happily greeting telephone, railroad, banking and entertainment executives as he goes.

"I've had," he says, "a marvelously interesting life. I don't know what there was that I missed."

O'Malley attends the Dodgers-St. Louis game that begins a 12-game home stand. His team at this point still is in first place in the Western division. This time he has on his gold jacket with the design of crossed golf clubs all over it.

His box is a surprisingly simple place, except for the gold-jacketed waiter serving salad, veal and spaetzle on the two white counter-like tables, adorned with volume-adjustable speakers for listening to Vince Scully announce the game.

"This is the greatest Dodger," O'Malley says, turning the volume up and down. "People ask me, who was



EVICTED- In 1959, sheriff's deputies carried Aurora Vargas Fernandez from her house to make way for Dodger Stadium.

Times photo by Fitzgerald Whitney

the greatest Dodger? Was it Robinson?" Actually, O'Malley didn't like Jackie Robinson very much, was "disappointed" in his behavior.

"It's Scully. You know, we hired him right out of school."

Scully, is loyal, and loyalty is something O'Malley rewards. Manager Tom Lasorda, the 28-year Dodger veteran who calls God "the big Dodger in the sky" and says he prays for O'Malley every day is an example. Al Campanis, player personnel vice president who has been with the organization 39 years and calls O'Malley "the nearest thing to Jesus Christ," is another.

"If you do a good job for Mr. O'Malley, he'll take care of you," Walt Alston, his field manager for 23 years, says.

With O'Malley to watch the St. Louis game are his wife, Kay, Peter and Peter's wife, Annette, and a half-dozen friends. Peter monitors,

through a ticker tape machine in one corner, the rain-delayed Cincinnati-Mets game, now heading into its 10th inning.

As the sky dims, the hills beyond the stadium that O'Malley has so carefully landscaped with eucalyptus, olive, pine, redwoods and jacarandas stand out in darkening greens.

"I planted a lot of trees," he says. "I love to plant trees."

In addition to building the stadium, he also developed Dodgertown, the training complex at Vero Beach, and personally designed its two golf courses and the clubhouse.

"He loves building," Warren Giles says, "like a kid with blocks."

"The secret here," O'Malley says, looking around, "is cleanliness. You know, the concrete here is washed every day after a game." He goes on like a hotel owner about the state of the rest rooms, the seats, even the parking spaces.

"I didn't want to come out here," Mrs. O'Malley, a brown-eyed woman with an angelic expression, says of Los Angeles. She speaks in a dim whisper because of a cancer operation to remove her larynx when she was young, before O'Malley married her 46 years ago.

She is a devout and highly moral person about whom people tell stories of many kindnesses she has performed. O'Malley is generally a jovial man in public—"unfettered," one friend says—but his eyes soften only when he looks at her.

It had been hard to let go of Brooklyn, she says. "I was born there."

O'Malley was born in the Bronx Oct. 9, 1903. A common theory about him holds that his efforts to stay in New York before he moved the team were "a smokescreen," which he has always denied.

His roots were in New York. His father had been commissioner of Public Markets in the city and so he understood, early and well, how its power structure worked.

Politically savvy, to the point

where he has always been a registered Democrat although he voted for Republican Presidents, he understood what it meant in 1955 when with great hoopla, New York created the Brooklyn Sports Center Authority to help replace the decrepit, too-small Ebbets Field, then quietly gave it no budget for an office or a phone.

O'Malley had begun negotiating with New York City for a new site for a stadium in 1953. He wanted his own stadium, a concept he brought with him to Los Angeles. "We didn't want to be captive of a political entity," says O'Malley.

O'Malley met his match in Robert Moses, then New York's parks commissioner. The powerful and stubborn Moses opposed the site O'Malley wanted, and O'Malley, equally stubborn, refused the sites Moses proposed, including Flushing Meadows, where the Mets eventually went.

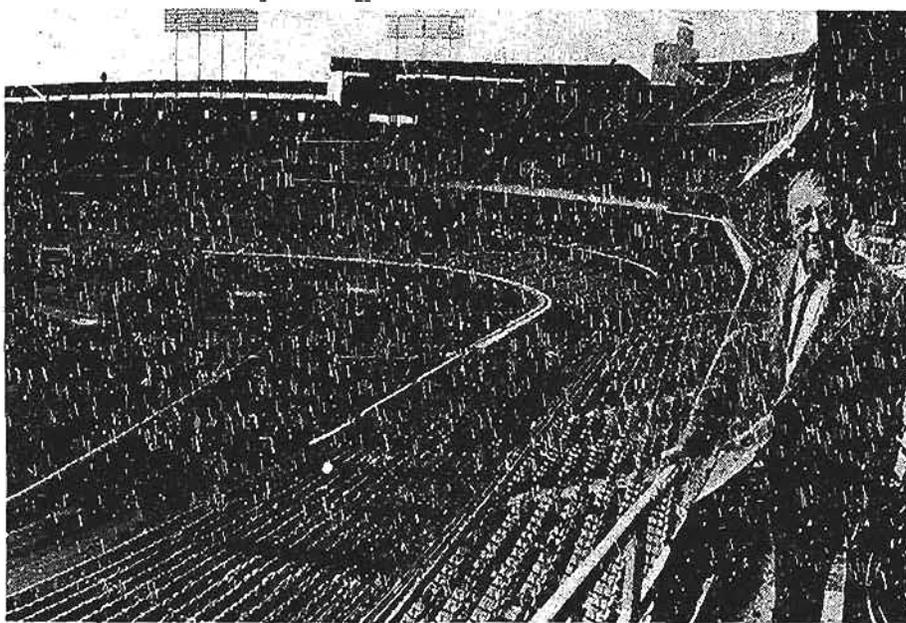
"The jig's up, Walter," O'Malley remembers Moses telling him. So he left, and persuaded Stoneham and the Giants to go with him. New York fans forever after called them traitors.

Rumors of O'Malley's interest in Los Angeles surfaced in local papers in 1954. Squelching that, O'Malley nevertheless told a reporter three years before it happened:

"It is conceivable something could happen in regard to San Francisco and Los Angeles rather abruptly."

O'Malley says he did not take Los Angeles "seriously" until 1956. At that time, the county Board of Supervisors dispatched fellow member Kenneth Hahn to the World Series, with instructions to approach Calvin

Please Turn to Page 26, Col. 1



THE OLD BALL PARK -Walter O'Malley in his 56,000-seat, privately owned Dodger Stadium.
Times photo by Joe Kennedy

PAYOFF FOR O'MALLEY'S GAMBLE

Continued from 25th Page

Griffith, owner of the last-place Washington Senators (now Minnesota Twins), to come to L. A.

But O'Malley sent Hahn a note and asked to meet him in Los Angeles a few weeks later, when the Dodgers would be stopping over on their way to Japan.

Hahn's idea, he says, was that "a team could use the Coliseum" (the Dodgers eventually did, for four seasons), although the board was offering to build a stadium "out of county retirement funds."

O'Malley still wanted his own, and says now he already knew of Chavez Ravine, a site two miles from downtown and accessible to every major highway in the Los Angeles area. He decided to take a look at it.

"I had my daughter Terry with me," says O'Malley. "We got a cab and I said, 'we want to run out to Chavez Ravine.' And the taxi driver says, 'Where's that?' So we went to a Union Oil gas station for a map, and we couldn't find it. We finally went to a map company on Wilshire.

"The clerk was very decent. He got out some old maps that showed Chavez Ravine. With that, we found our way. We went along old dirt roads, saw old tin cans and junk. There wasn't a paved road here. Then I got in touch with Capt. Emil Praeger (his architect) to come out and look at it."

From that time on, until he announced in October, 1957, that the team was leaving, O'Malley denied it was.

His fight for Los Angeles and Chavez Ravine began after he arrived, when he thought he had already won.

"I thought they were enthusiastic," he says now. "Then, boom, right away, here's the negative."

His contract with Los Angeles, worked out during 1957 and approved Oct. 7, 1957 by City Council in a 10-5 vote after tumultuous debates, provided in part for the famous exchange, Chavez Ravine for Wrigley Field.

O'Malley had actually acquired Wrigley Field for no money in February, 1957, when he and Phil Wrigley exchanged minor league teams—the Los Angeles Angels and Wrigley Field for O'Malley's Fort Worth Cats.

Chavez Ravine had been a political

issue for the better part of a decade before O'Malley arrived. There was no site more controversial. It had housed a Mexican community of about 1,000 people who grew food, raised sheep and cattle on the hills while the city spread out on the flatlands below.

In its first controversy during the early 1950's, most residents were evicted for a federally funded housing project the city later repudiated in a referendum. With the project dead, the federal government sold the land it had bought to the city for \$1,279,203, taking a \$4 million loss, but stipulating that the land be used "for public purposes only."

In the second controversy, in the late 1950's, opponents of the deal with the Dodgers focused largely on the fact that private ownership did not serve a public purpose. The decrepit Wrigley Field, (razed in 1964) was not comparable in value to Chavez Ravine, they said, especially when the contract failed to ask for any percentage of Dodger gate receipts or parking.

It took the better part of two years, the first months fighting for a victory on the June, 1958, referendum ("I was not aware of a thing called a referendum," O'Malley says. "We don't have them in New York.") and the better part of another year until court fights upheld the contract. O'Malley broke ground Sept. 17, 1959, and opened the stadium April 10, 1962.

"It was an ugly time," Rosalind Wyman, the former city councilwoman who led the Dodgers political fight says now. "You have no concept, because we just don't seem to have those battles anymore."

O'Malley does not remember the period fondly.

"There was no 'gift of land' to the Dodgers," he explains, referring to the land exchange. He is still bitter when people call it a giveaway. "If I bought 10,000 barrels of apples, I still bought them, and then if I exchange that for something else that's the equivalent of money."

The contract had also provided the city would spend \$2 million on site improvement. But O'Malley says he spent, over and above that, "almost \$2 million for grading and site improvement" the city didn't do, and "\$750,000" to about 20 homeowners

still left in the ravine—after the televised eviction of one of them, Manuel Arechiga and his family, by sheriff's deputies and bulldozers May 8, 1959.

In addition, the contract said O'Malley would build, for not more than \$500,000, a recreational facility on a 40-acre parcel in the ravine and pay \$60,000 to maintain it for 20 years.

The facility was never built. O'Malley graded the land—now ball fields across from the Police Academy—and after that paid the city the balance of the promised \$500,000. He still pays \$60,000 to the city to "maintain" something that isn't there, and will for three more years.

Around the country, 21 stadiums are publicly financed, with ball clubs paying various rents with or without percentages of parking, admissions or concession incomes. Private owner O'Malley pays the \$60,000 plus \$1,083,670 in real estate taxes, which is well above the lowest rental and well below the highest.

The highest rental last year was \$2.6 million, paid by the Cincinnati Reds, and the lowest was \$147,267, paid by the New York Yankees.

"We didn't get a good deal," O'Malley says. It would have been, except for the taxes. He never thought they would go so high.

"It was written, on the campaign literature for the referendum, our taxes would be \$320,000," he says. "In New York, a politician tells you something, you can count on it. Here," he waves an arm, "someone looks you in the eye and the next day it's all forgotten."

"I think he thought he had a permanent assessment," Supervisor Hahn says. "I imagine when he looks at his attendance, when he looks at his bank account, sometimes he weeps tears, smiling Irish tears. He's been good for Los Angeles and Los Angeles has been good for him."

"It turned out," O'Malley says, flashing his impish smile.

The Dodgers are beating St. Louis, and he prepares to leave in the sixth inning.

"A writer wrote once—and I was absolutely misquoted, though I didn't correct it," he says, "that I said, 'This stadium is a monument to me.' I'd never be that arrogant."

He pauses. "Even if I thought it, I'd be smart enough not to say it."

L.A. Scene The City Then and Now

In the years of hope and expansion in the 1950s, Los Angeles was a city that seemed to have all the ingredients for greatness, except for one thing—a major league baseball team.

The Music Center was on the drawing boards, the great thoroughfare of Interstate 10 was being built, and the bustling plants of Lockheed and McDonnell Douglas were cranking out the latest aircraft, drawing thousands in search of work to the city.

But for all the signs of growth, when it came to baseball, L.A. was still in the minor leagues—the only baseball in town was played by the triple-A Hollywood Stars and the Los Angeles Angels.

When rumors surfaced that Brooklyn Dodger owner Walter O'Malley might be interested in moving his team to Los Angeles, city fathers leaped at the chance.

O'Malley was disgruntled with the dilapidated shape of his team's ballpark, Ebbets Field. New York City had offered him a chance to move to Flushing Meadows.

But O'Malley was enticed by the offer from Los Angeles officials, who promised to build him a stadium of grand proportions using county retirement funds. In the meantime, they offered him use of the Coliseum.

O'Malley finally decided to pull up stakes and move west in 1957. Plus, he persuaded New York Giants owner Horace Stoneham to move his team to San Francisco so at least some games could be played on the West Coast without a cross-country trip.

Many New York fans have branded them traitors ever since.

For four seasons, the Dodgers played in the Coliseum while O'Malley dreamed of having his own stadium—built his own way and exactly where he wanted it.

A few years earlier, while visiting L.A., O'Malley had seen a patch of eroded gullies, stunted trees and a few ramshackle dwellings. The site, known as Chavez Ravine, had been turned down by Disney as a possible location for its amusement park.

But O'Malley liked the site. It was only two miles from Downtown and accessible by every major highway in the Los Angeles area. It could not have been more perfect.

But he couldn't have picked a more controversial location. It had formerly housed a close-knit community of at least 1,000 Mexican Americans who called the rugged hills of Chavez Ravine home. To them, it was called Palo Verde, or Green Tree.

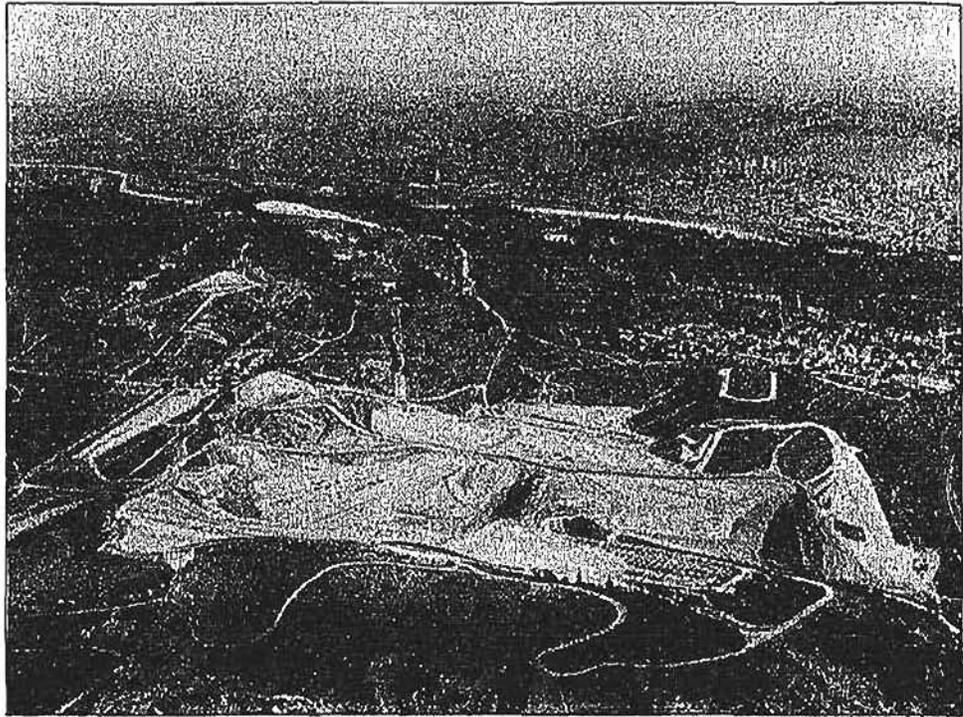
It was a rural area, with unpaved roads, back-yard farms, and goats, sheep and cattle roaming the terrain. Palo Verde was an area where children would take wooden carts, fit them with wheelbarrow wheels and ride fast down the hills.

Ravine resident Chris-Pin Martin, an actor who played a Cisco Kid movie, would come out of his house each morning and jokingly yell out, "My people!" to the delight of neighborhood children.

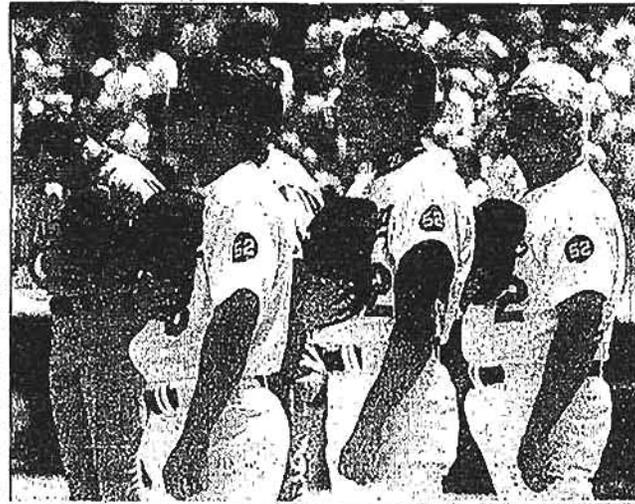
By the time O'Malley arrived, most residents had been evicted to make way for a federally funded housing project. The city, however, refused to have anything to do with the project and the site had remained vacant for several years.

Finally, the federal government agreed to sell the land to the city for \$1.3 million—a \$4-million loss—with the condition that it be used "for public purposes only."

In 1958, the city agreed to trade the land in Chavez Ravine for nine acres



The future site of Dodger Stadium, shown from the air in 1960.



Chavez Ravine, right, was once a rural area with unpaved streets. Now the Dodgers call the area home.

that O'Malley owned at Avalon Boulevard and 42nd Place, the site of Wrigley Field.

O'Malley was now set to begin construction of Dodger Stadium. But more problems were still ahead.

About 20 homeowners in the area refused to accept the city's buyout offer and remained in their cluster of modest homes.

On May 9, 1959, the city moved to evict the group. Television cameras recorded one particularly ugly confrontation, in which sheriff's deputies tried to evict the Arechiga family from the property where they had lived for 36 years.

Four sheriff's deputies carried one daughter kicking and screaming out of the house and arrested her for

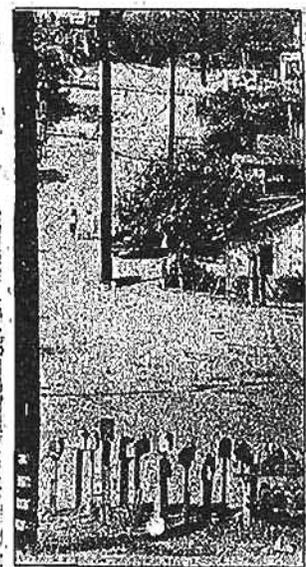
battery; her mother, Abrana, cursed at everyone. Chickens, dogs and a turkey ran wildly as bulldozers pulled down the house. The head of the family, Manuel Arechiga, set up a tent and refused to budge, saying he had no place to go.

Public sympathy was aroused. A trailer company provided to the Arechigas the latest and most expensive model available.

Several days later, the Los Angeles Mirror reported that the Arechiga family as a whole owned 11 dwellings in the city and therefore did have a place to go.

The Arechigas accepted the city's offer of \$10,500.

The families were all eventually removed and O'Malley began building



his \$20-million stadium on Sept. 17, 1959.

Dodger Stadium officially opened on April 10, 1962. O'Malley, ever the businessman, built the stadium with only two drinking fountains—one in each team's dugout—to help boost refreshment sales.

The next season, the Dodgers beat the New York Yankees in the World Series. Factory sirens blared, horns honked, strangers clapped each other on the back. Chavez Ravine had now become a gathering place for the new Los Angeles, with the community that once occupied the site becoming a part of the city's history.

—CECILIA RASMUSSEN

Building Permit History

2004 Echo Park Boulevard and 1553 W. Ewing Street

Echo Park

- Circa 1895: Construction of a 2-story, 6-room, 32' X 24', frame residence, at 1621 Husted Street (now 1553 W. Ewing Street), on Lots 11 and 12, Block 12 of the Subdivision of Blocks 12, 13, 14, 15, 16 & 17 of Elysian Heights.
Owner: Unknown
Architect: Unknown
Contractor: Unknown
Cost: Unknown
- September 27, 1919: Building Permit No. 8362 for one addition front porch 6' X 20' and one screen porch, 7' X 10'.
Owner: Reuben Most
Architect: None
Contractor: Reuben Most
Cost: \$200.00
- November 5, 1945: Building Permit No. 21387 for proposed 2-story, 20' X 27', stucco 1 family addition at 2004 Echo Park Boulevard, part of Lot 11, Block 12, Elysian Heights. (Note on rear dated Dec. 28, 1945: "I agree to demolish & remove all portions of the foundation which, after checking by the engineer of the Dept. of Building and Safety, are found not to conform with the building code and the state housing act or other applicable laws." Floyd Wood by Laurretta Wood.
Owner: Floyd Wood
Architect: None
Engineer: None
Contractor: Owner
Cost: \$550.00
- January 8, 1946: Building Permit No. 514 for proposed 2-story, 20' X 27', stucco 1 family addition {2nd permit}. Architectural OK required
Owner: Floyd Wood
Architect: None
Engineer: None
Contractor: Owner
Cost: \$550.00

- February 8, 1978: Building Permit No. LA58371 to comply with conservation letter dated January 13, 1978.
Owner: Mary Jarrin
Architect: None
Engineer: None
Contractor: Owner
Cost: \$500.00
- November 11, 1993: Building Permit No. LA12515 to remove existing roofing and replace with ½ CDX plywood, 15 lb. felt, asphalt shingles 16 sq.
Owner: Mary Jarrin
Architect: None
Engineer: None
Contractor: Owner
Cost: \$5,000.00
- February 3, 2003: Plumbing Permit No. WO34203615 for replacing old drain pipes (cast iron).
Owner: Alfred C. and Mary P. Jarrin
Architect: None
Engineer: None
Contractor: Owner
Cost: Not Shown
- January 12, 2017: Building Permit No. OL15813 to reroof with 18 sqrs COMP SHINGLE roofing. Existing solid sheathing. Re-roof with class A or B material weighing less than 6 pounds per sq. ft. for residential roof replacement > 50% of the total roof area, apply Cool Roof Product labeled and certified by Cool Roof Rating Council (CRRC). Cool Roof may be required for non-residential buildings per Title 24, Part 6, Section 149(b).
Owner: Mary P. Jarrin
Architect: None
Engineer: None
Contractor: T & U Roofing
Cost: \$3,600.00

All applications must be filled out by applicant.

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

3

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

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

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

Form with fields: REMOVED FROM (Lot, Block, Tract), REMOVED TO (Lot, Block, Tract), CITY CLERK VERIFY, TAKE TO ROOM No. 6 FIRST FLOOR, TAKE TO ROOM No. 405 SOUTH ANNEX, ENGINEER PLEASE VERIFY, From No. 1553, To No. 5553 Husted St.

(USE INK OR INDELIBLE PENCIL)

- 1. What Purpose is the present Building used for? Dwelling
2. Owner's name Reuben Most
3. Owner's address 2041 park Dr.
4. Architect's name
5. Contractor's name Reuben Most
6. Contractor's address 2041 park Dr.
7. ENTIRE COST OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sowers, Ceaspoils, Elevators, Painting, Finishing, Etc.} \$200.00
8. Class of Present Building D No. of Rooms at present 6
9. No. of stories in height 3 Size of present building 32x24
10. State how many buildings are on this lot 1
11. State purpose Buildings on lot are used for Dwelling

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

one addition front porch 6x20
and one screen porch 7x10

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) Reuben Most (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY. PERMIT NO. 8362. Plans and specifications checked and found to conform to Ordinances, State Laws, Etc. Application checked and found O. K. SEP 26 1919. Plan Examiner, Clerk.

(61) Burch

6

- 7410
12. Size of new addition front 6 x 90 No. of Stories in height 1
13. Material of foundation Re. (un) Size footings _____ Size wall _____ Depth below ground _____
14. Size of Redwood Mudkills 2 x 6 Size of interior bearing studs _____
15. Size of exterior studs 2 x 4 Size of interior non-bearing studs _____
16. Size of first floor joist 2 x 6 Second floor joist _____

NOTE—Answer the Following Questions For Dwellings and Flats Only:--

STATE DWELLING HOUSE ACT

17. Are there any living room in basement? No
18. What is least area of any living room? 1244 140 square ft
19. What is the least width of any living room? 19 ft
20. What is the minimum ceiling height? 9 ft
21. Give least size of any window court 20 x 10
(A window court is the unoccupied area in front of all windows, as required by the State Law, and such area must be entirely open and uncovered, and be at least 4 foot in width, except that the eaves or cornice may project into same not to exceed 8 inches. Such area must contain at least 25 sq. ft.)
22. Give maximum cornice projection into such court 12"
23. Will windows in each room be equal to one-eighth (1/8) of floor area? Yes
24. What is the minimum height of floor joists above ground? 2 ft
25. Will entire space underneath building be enclosed? No yes
26. Will removable ventilating screens be provided for space under building? yes
27. Will a toilet be provided for each family? yes
28. Give size of windows for toilets or bathrooms 2 x 3
29. Will all provisions of State Dwelling House Act be complied with? yes

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

(Sign here) Richard Mast
(Owner or Authorized Agent)

Please change application
 from 5533 to 1553
 Husted St.
 reason mistake over there
 Date 10/25/19 Richard Mast
(Owner or Agent)

3

APPLICATION TO ALTER, REPAIR MOVE OR DEMOLISH

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

From Lot 11 Bl. 12 To Lot _____
 Tract 2004 Echo Park Tract Same
 Present location of building _____ (House Number and Street)
 New location of building 2004 Echo Park (House Number and Street)
 Between what cross streets Ewing & Boston
 Approved by City Engineer _____ Deputy _____

USE INK OR INDELIBLE PENCIL

1. Present use of building Dwelling Families 1 Rooms 2
 (Store, Dwelling, Apartment House, Hotel or other purpose)
 2. State how long building has been used for present occupancy _____
 3. Use of building AFTER alteration or moving Dwelling Families 2 Rooms 14
 4. Owner Floyd Wood Phone _____ (Print Name)
 5. Owner's Address 7553 Ewing St P. O. _____
 6. Certificated Architect _____ State License No. _____ Phone _____
 7. Licensed Engineer _____ State License No. _____ Phone _____
 8. Contractor Acme State License No. _____ Phone _____
 9. Contractor's Address _____
 10. VALUATION OF PROPOSED WORK 5500.00
 (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment thereon or thereoff)
 11. State how many buildings NOW on lot and give use of each 1 Dwelling
 (Store, Dwelling, Apartment House, Hotel or other purpose)
 12. Size of existing building 27 x 31 Number of stories high 2 Height to highest point 24
 13. Material Exterior Walls Wood Exterior framework Wood
 (Wood, Steel or Masonry) (Wood or Steel)
 14. Describe briefly all proposed construction and work:
Proposed 2 story structure 1 family residence

NEW CONSTRUCTION

15. Size of Addition 20 x 27 Size of Lot 30 x 8 Number of Stories when complete 2
 16. Footing: Width 12 Depth in Ground 14 Width of Wall 8 Size of Floor Joists asphalt
 17. Size of Studs 2 x 4 Material of Floor Wood Size of Rafters 2 x 4 Type of Roofing Shingle

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 Floyd Wood (Owner or Authorized Agent)
 By John Wood

FOR DEPARTMENT USE ONLY

(1) PLAN CHECKING		(2) REINFORCED CONCRETE		(3) The building referred to in this Application will be more than 100 ft. from Street	
Receipt No. <u>1127</u>		Block _____		Sign here _____	Owner or Authorized Agent
Valuation \$ <u>5500</u>		Comments _____			
Fees Paid \$ <u>15.00</u>		Type of Reinforcing Steel _____			
TYPE	GROUP	Maximum No. Occupants	Inside Lot	Corner Lot Kept	Lot Size
			<u>Corner Lot</u>		<u>30 x 8</u>
PERMIT No. <u>21587</u>		Plans and Specifications checked	Sign _____	Fire Station No. <u>2</u>	Street Widening _____
		Correction Verified	<u>6-3</u>	Application checked and approved	Stamp here when Permit is issued
PLANS		Plans, Specifications and Application checked and approved	<u>12/26/45</u>	Inspector _____	
Rec'd _____		For Plans See _____	Filed with _____	Specified-Required Valuation Included _____	

Dec. 28, 45

I agree to demolish & remove all portions
of the foundation & hereby after checking by the
engineer of the Dept. of Building & Safety, our
foundations conform with all requirements
of the building code and the State Housing
act or other applicable laws

John J. Wood
by Thomas Wood

3

APPLICATION TO ALTER, REPAIR MOVE OR DEMOLISH

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

From Lot 17 Block 12 To Lot 17 Block 12 Tract 17 Block 12 Present location of building 1553 Ewing St New location of building 2004 E. 17th St Between what cross streets Ewing St & 17th St

USE INK OR INDELIBLE PENCIL 1. Present use of building Dwelling Families 1 Rooms 7 2. State how long building has been used for present occupancy 3. Use of building AFTER alteration or moving Dwelling Families 2 Rooms 14 4. Owner Floyd Wood Phone 5. Owner's Address 1553 Ewing P. O. L.A. 6. Certificated Architect 7. Licensed Engineer 8. Contractor owner License No. 9. Contractor's Address 1553 Ewing 10. VALUATION OF PROPOSED WORK \$4,000 11. State how many buildings NOW 1 Dwelling on lot and give use of each 12. Size of existing building 32 x 31 Number of stories high 2 Height to highest point 24 13. Material Exterior Walls Wood Exterior framework Wood 14. Describe briefly all proposed construction and work: Proposed 2 story structure 7 room 1 family residence

NEW CONSTRUCTION

15. Site of Addition 20 x 27 Size of Lot 30 x 48 Number of Stories when complete 2 16. Footing: Width 16 Depth in Ground 24 Width of Wall 8 Size of Floor Joists 2x6 17. Size of Studs 2 x 4 Material of Floor Wood Size of Rafters 2 x 4 Type of Roofing Shingles

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 Floyd Wood (Owner or Authorized Agent) By Lou Wood

FOR DEPARTMENT USE ONLY

Table with columns for PLAN CHECKING, REINFORCED CONCRETE, and permit details. Includes permit number 514, date JAN-8-55, and various inspection and valuation fields.

9297

ARCHITECTURAL OR
ENGINEERING
REQUIRED

Insufficient information for draw to 13/1/31

3

APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

R&S B 3 (R7 77) DEPT OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 11 EXCEPT	BLK 12	TRAC DIVISION OF BLK. 12, 13, 14, 15, 16 and 17	DIST. MAP 144-209
	ELY HS		ELYSIAN HEIGHTS	CENSUS TRACT 1973.00
2. PRESENT USE OF BUILDING (02) FAM. DWLG.	NEW USE OF BUILDING () SAME		ZONE C2-1	
3. JOB ADDRESS	1553 EWING STREET		FIRE DIST. TWO	
4. BETWEEN CROSS STREETS	ECHO PARK AVE.	AND	VALENTINE STREET	LOT (TYPE) REV. COR.
5. OWNER'S NAME	MARY JARRIN		LOT SIZE	
6. OWNER'S ADDRESS	SAME		IRREG.	
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE
9. CONTRACTOR	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	AFFIDAVITS PRIOR 7/29/62
10. BRANCH LENDER	ADDRESS		CITY	
11. SIZE OF EXISTING BLDG.	WIDTH 50	LENGTH 62	STORIES 2	HEIGHT
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS	WOOD SIDING	ROOF	FLOOR
	STUCCO		COMPO	WOOD
13. JOB ADDRESS	1553 EWING STREET		SEISMIC STUDY ZONE	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 500.00		DIST. OFFICE L.A.	
15. NEW WORK (Describe)	COMPLY WITH CONSERVATION LETTER DATED		CRIT SOIL YES	
	JANUARY 13, 1978		GRADING YES	
NEW USE OF BUILDING	SAME		HIGHWAY DED	
TYPE	GROUP OCC.	BLDG AREA	PLANS CHECKED	FLOOD
DWELL UNITS	MAX OCC.	TOTAL	PLANS APPROVED	CONS. YES
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	APPLICATION APPROVED	ZONED BY PRANCEVIC
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.	STD COMP.	INSPECTION ACTIVITY	FILE WITH CONS
P.C.	S.P.C.	B.P. 9.00	T.I.	INSPECTOR STRUVE
P.C. NO.	WORKER'S COMPENSATION INSURANCE CERTIFICATE ON FILE		EXEMPT	TYPIST lw
PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.				
FEB--8-78 632415 •58371 T-1CK 9.00				

CASHER'S USE ONLY

LIMIT OF PERMIT

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. 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 L.A.M.C.)

X Signed Mary Jarrin (Owner or Agent having Property Owner's Consent) ALSO, sign statement on reverse side, if applicable.

Bureau of Engineering	ADDRESS APPROVED	Signature/Date
	DRIVEWAY	R. KEARNEY 2/7/78
	HIGHWAY DEDICATION	REQUIRED
		COMPLETED
	FLOOD CLEARANCE	
SEWERS	SEWERS AVAILABLE	
	NOT AVAILABLE	
	SFC PAID	
	SFC DUE	
Conservation	APPROVED FOR ISSUE <input checked="" type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>	
Fire	APPROVED (TITLE 19) (L.A.M.C-S700)	
Housing	HOUSING AUTHORITY APPROVAL	
Planning	APPROVED UNDER CASE #	
Traffic	APPROVED FOR	
RECEIPT NO.	DWELLING UNITS	

ON FOOT LEAR SHOW ALL POSITION OF FOOT AND USE OF LEAR

ON FOOT LEAR SHOW ALL POSITION OF FOOT AND USE OF LEAR

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT Pt 11	BLOCK 12	TRACT Sub'd of blks 12,13, 14, 15, 16, & 17, Wylsian Heights	CITY CLERK REF. NO. Mr 59-2	DIST. MAP 144A211
2. PRESENT USE OF BUILDING	(02) Duplex			NEW USE OF BUILDING (02) Same	ZONE CE-1
3. JOB ADDRESS	2004 Echo Park Ave			SUITE/UNIT NO.	FIRE DIST. II
4. BETWEEN CROSS STREETS	Ewing AND Baxter				COUN. DIST. 1
5. OWNER'S NAME	Mary Jarrin			PHONE 213-661-7848	LOT TYPE COT
6. OWNER'S ADDRESS	2004 Echo Park Ave			CITY LA CA ZIP 90026	LOT SIZE irr
7. ENGINEER				BUS. LIC. NO.	ACTIVE STATE LIC. NO.
8. ARCHITECT OR DESIGNER				BUS. LIC. NO.	ACTIVE STATE LIC. NO.
9. ARCHITECT OR ENGINEER'S ADDRESS				CITY	ZIP
10. CONTRACTOR	owner builder			BUS. LIC. NO.	ACTIVE STATE LIC. NO.
11. SIZE OF EXISTING BLDG.	WIDTH	LENGTH	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS		ROOF		FLOOR
13. JOB ADDRESS	2004 Echo Park Ave			SUITE/UNIT NO.	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING				\$ 5,000.	DIST. OFF. LA P.C. REQ'D ---
15. NEW WORK (Describe)	Remove existing roofing and replace with 1/2 CDX plywood, 15lb. felt, asphalt shingles 16 sq				GRADING yes SEISMIC ---
NEW USE OF BUILDING	Same			SIZE OF ADDITION	STORIES
TYPE	GROUP OCC.	MAX. OCC.	BUILDING PLANS CHECKED		ZONING
DWELL UNITS	BUILDING AREA	ZONING AREA	APPLICANT APPROVED		ZONES BY
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTION ACTIVITY		INSPECTOR
P.C.	G.P.I. + NP	CONT. INSP.	3.99		SSYS
S.P.C.	PM.				
B.R.	E.I.		11/22/93 03:12:05PM LA05 T-7644 C 06		
I.F.	F.H.		BLDG PERMITS R 66.00		
S.D.	O.S.S.		INVOICE # 0048306 8B		
ISS. OFF	S.O.S.S.	SPRINKLERS REQ'D SPEC.	EI RESIDENTIAL 0.50		
P.C. NO.	C/O	ENERGY	SYS DEV 3.99		
		DAS	ONE STOP 1.33		
			TOTAL 71.82		
			CASH 100.00		
			CHANGE 28.18		

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.

NEW AFFIDAVITS

PLAN CHECK EXTENDED TO _____ PER _____

ADMINISTRATIVE APPROVAL DATED _____ BY _____

D.A.D. PLANS CHECKED _____

HOUSING MITIGATION FEE ORDINANCE REQUIRED EXEMPT

ASBESTOS NOTIFICATION

Check Box: Notification letter sent to AQMD or EPA.
 I declare that notification of asbestos removal is not applicable to addressed project.

Signature: Mary Jarrin Date: 11-22-93

DECLARATIONS AND CERTIFICATIONS

16. LICENSED CONTRACTORS DECLARATION

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) _____

17. OWNER-BUILDER DECLARATION

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 11-22-93 Owner's Signature Mary Jarrin

18. WORKERS' COMPENSATION DECLARATION

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 _____

19. CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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 11-22-93 Applicant's Signature Mary Jarrin

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.

20. CONSTRUCTION LENDING AGENCY

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)

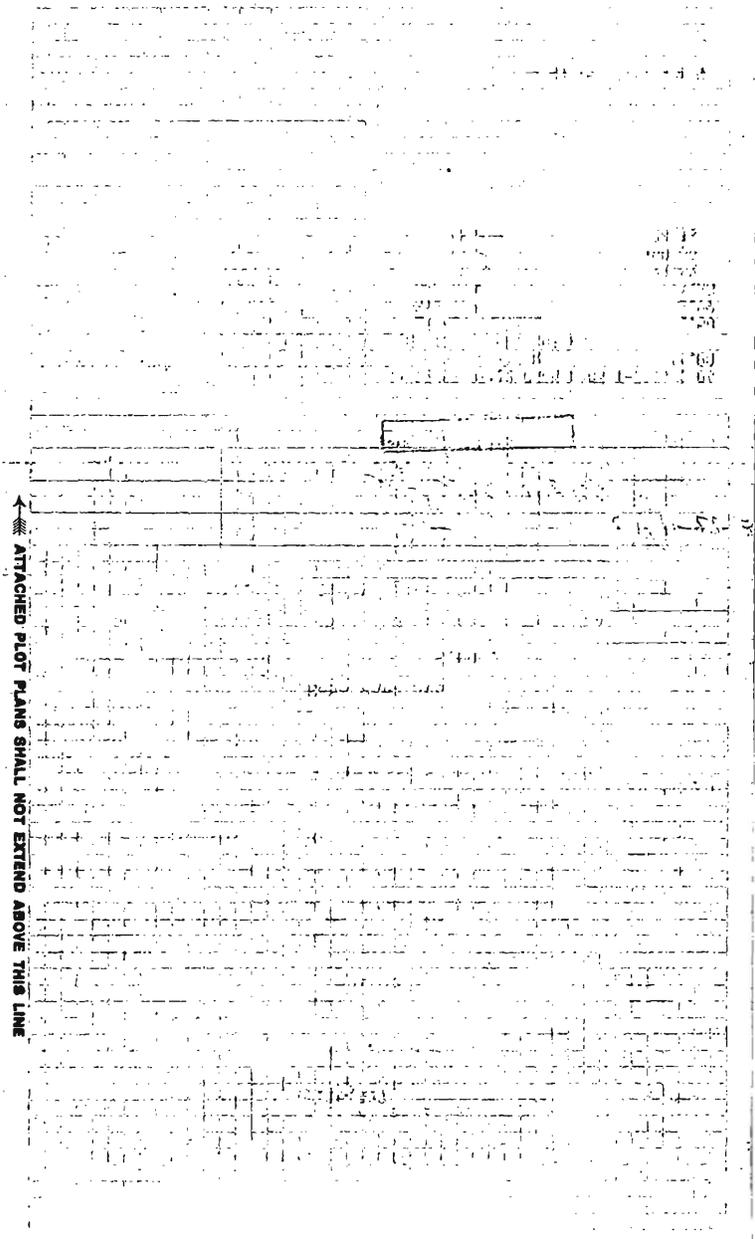
Signed Mary Jarrin Owner Date 11-22-93

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

Bureau of Engineering		ADDRESS APPROVED	Bullard 11/22/93
		DRIVEWAY	
		HIGHWAY	REQUIRED
		DEDICATION	COMPLETED
		FLOOD CLEARANCE	
Public Works Improvement	Required YES <input type="checkbox"/> NO <input type="checkbox"/> PERMIT	#	
SEWERS		SEWERS AVAILABLE	
RES. NO.		NOT AVAILABLE	
CERT. NO.		SFC PAID	
	SFC NOT APPLICABLE	SFC DUE	
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Comm. Safety	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>		
CEQA			
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)		
	APPROVED - HYDRANT UNIT, ROOM 920 CHE		
CRA	APPROVED PER REDEV. PROJECT		
Transportation	APPROVED FOR DRIVEWAY LOCATION		
	APPROVED FOR ORD. #		
Planning	WORK SHEET #		
	APPROVED UNDER CASE #		
	LANDSCAPE / XERISCAPE		
	SIGHT PLAN REVIEW		
Housing	HOUSING AUTHORITY AFFIDAVIT NO.		
Construction Tax	RECEIPT NO.	DWELLING UNITS	
Cultural Affairs			
Rent Stabilization Division			

LEGAL DESCRIPTION

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



10. FEE ITEM INFORMATION**SEWER AND WASTE**

Waste and Vent Alter/Repair

(1)

7.00

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 LADBS (Sec. 22.12 & 22.13 LAMC).

11. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 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 or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she 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 the 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 & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors 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 Contractors License Law.)

12. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, the following declaration:

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.

13. 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.

14. 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 Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: ALFRED JARRIN Sign: Internet ePermit System Declaration Date: 02/03/2003 Owner Authorized Agent



Bldg-Alter/Repair Apartment Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued On: 01/12/2017 Last Status: Issued Status Date: 01/12/2017
---	--	---

1. TRACT SUBDIVISION OF BLOCKS 12, 13,	BLOCK 12	LOT(s) 11	ARB 2	COUNTY MAP REF # M R 59-2	PARCEL ID # (PIN #) 144A211 295	2. ASSESSOR PARCEL # 5420 - 034 - 004
--	--------------------	---------------------	-----------------	-------------------------------------	---	---

3. PARCEL INFORMATION Area Planning Commission - East Los Angeles LADBS Branch Office - LA Council District - 13 Certified Neighborhood Council - Greater Echo Park Elysian Community Plan Area - Silver Lake - Echo Park - Elysian	Census Tract - 1973.00 District Map - 144A211 Energy Zone - 9 Fire District - VHFHSZ Hillside Grading Area - YES	Hillside Ordinance - YES Lot Cut Date - 10/07/1937 Near Source Zone Distance - .3 School Within 500 Foot Radius - YES Thomas Brothers Map Grid - 594-F6
---	--	---

ZONE(S): RD3-1VL

4. DOCUMENTS	RENT - YES ORD - ORD-129279 ORD - ORD-165167-SA3560 HLSAREA - Yes
	CPC - CPC-1986-255 CPC - CPC-1995-148-GPC

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION			
Owner(s):			
JARRIN, ALFRED C AND	2004 ECHO PARK AVE	LOS ANGELES CA 90026	
Tenant:			
Applicant: (Relationship: Not Applicant)			
BEATRIZ ISABEL ULLOA	11100 SEPULVEDA BLVD 554	MISSION HILLS, CA 91345	(818) 899-1919

7. EXISTING USE	PROPOSED USE
(05) Apartment	

8. DESCRIPTION OF WORK
Reroof with 18 sqrs COMP SHINGLE roofing. Existing solid sheathing.
Re-roof with Class A or B material weighing less than 6 pounds per sq. ft. For residential roof replacement > 50% of the total roof area, apply Cool Roof Product labeled and certified by Cool Roof Rating Council (CRRC). Cool Roof may be required for non-residential buildings per Title 24, Part 6, Section 149(b).

9. # Bldgs. on Site & Use:

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By:	DAS PC By :
OK for Cashier:	Coord. OK :
Signature:	Date :

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 473-3231 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 71600738**

11. PROJECT VALUATION & FEE INFORMATION	
<u>Permit Valuation:</u> \$3,600.00	<u>PC Valuation:</u>
FINAL TOTAL Bldg-Alter/Repair	145.95
Permit Fee Subtotal Bldg-Alter/Repair	85.00
E.Q. Instrumentation	0.50
D.S.C. Surcharge	3.38
Sys. Surcharge	6.75
Planning Surcharge	6.72
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surcharge	5.60
CA Bldg Std Commission Surcharge	1.00
Permit Issuing Fee	27.00
Permit Fee-Single Inspection Flag	
Sewer Cap ID:	Total Bond(s) Due:

Payment Date: 01/12/17
Receipt No: ON167416
Amount: \$145.95

2017OL15813

12. ATTACHMENTS

14. APPLICATION COMMENTS:

E-Permit paid by credit card, fax number-> (818)363-8906.

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) T & U ROOFING

11100 SEPULVEDA MISSION HILLS, CA 91345

C39 872976

(818) 899-1919

PERMIT EXPIRATION/REFUNDS : 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 LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

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. 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: C39 License No.: 872976 Contractor: T & U 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. INS. FUND Policy Number: 1837549
- 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 / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead www.aqmd.gov (909) 396-2336 and the notification form at per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead

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 / Lead Hazard Warning, 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: BEATRIZ ULLOASign: Internet e-Permit System DeclarationDate: 01/12/2017

Contractor



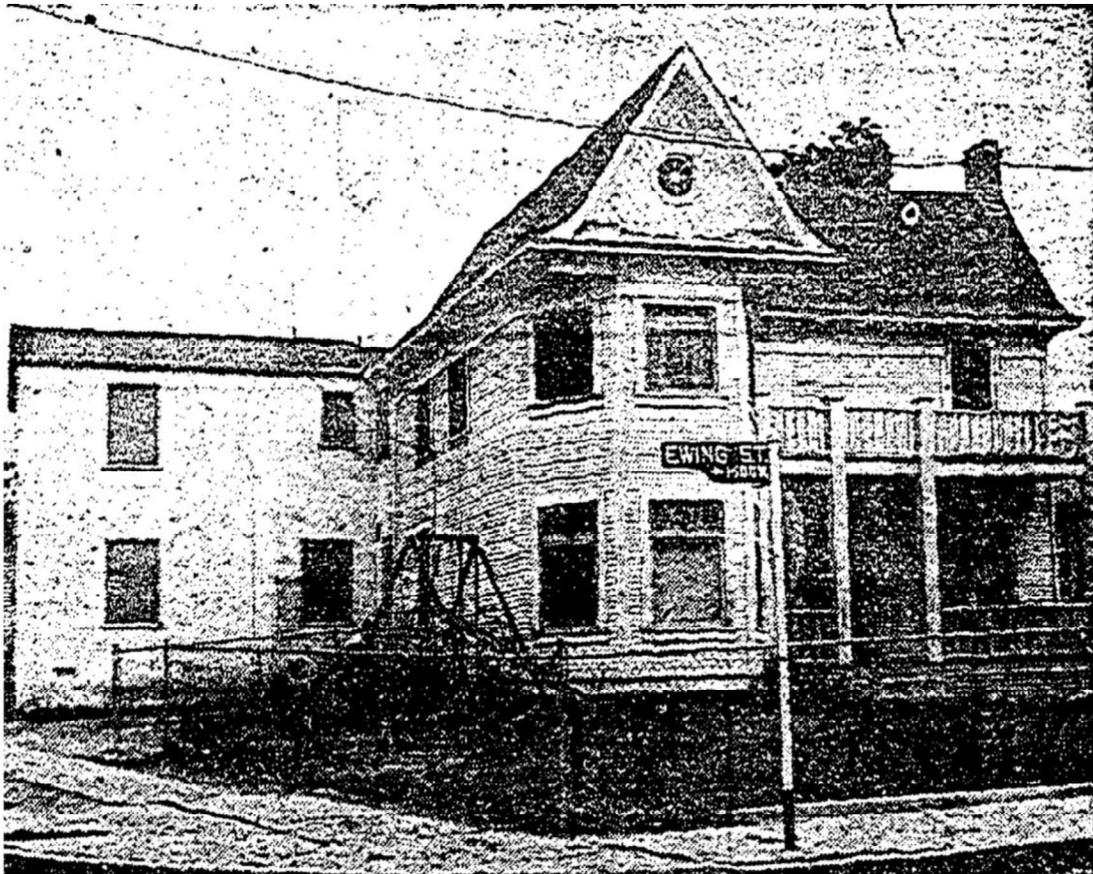
Authorized Agent

Photographs

Queen of Elysian Heights, 2004 Echo Park Avenue & 1553 Ewing Avenue, Echo Park



Queen of Elysian Heights, 1553 W. Ewing Avenue, November 22, 2021 (Photo by Charles J. Fisher)



Queen of Elysian Heights, 1553 W. Ewing Avenue, May 13, 1959 (Los Angeles Times Photo)



Queen of Elysian Heights, West facade, 1553 W. Ewing Avenue, November 22, 2021 (Photo by Charles J. Fisher)



Queen of Elysian Heights, 2nd story windows, 1553 W. Ewing Avenue, November 22, 2021 (Photo by Charles J. Fisher)



Queen of Elysian Heights, enclosed eaves & brackets, 1553 W. Ewing Avenue, November 22, 2021 (Photo by Charles J. Fisher)



Queen of Elysian Heights, 1946 addition, 2004 Echo Park Avenue, November 22, 2021 (Photo by Charles J. Fisher)



Queen of Elysian Heights, entry to 1946 addition, 2004. Echo Park Avenue, November 22, 2021 (Photo by Charles J. Fisher)



Queen of Elysian Heights, satellite view, 1553 W. Ewing Avenue, January, 2021 (Photo by Google Earth)



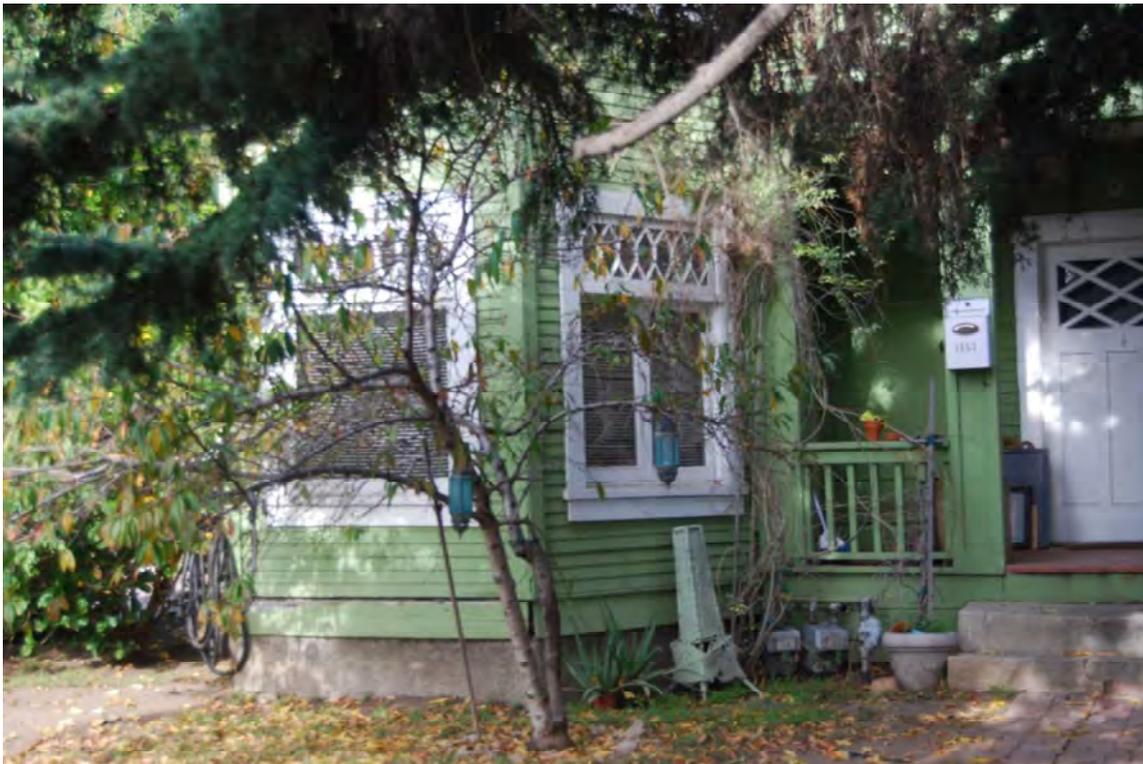
Queen of Elysian Heights, front gable, 1553 W. Ewing Avenue, November 22, 2021 (Photo by Charles J. Fisher)



Queen of Elysian Heights, rear facade, 1553 W. Ewing Avenue, November 22, 2021 (Photo by Charles J. Fisher)



Queen of Elysian Heights, earthquake damaged chimney, 1553 W. Ewing Avenue, November 22, 2021 (Photo by Charles J. Fisher)



Queen of Elysian Heights, front bay, 1553 W. Ewing Avenue, November 22, 2021 (Photo by Charles J. Fisher)



Queen of Elysian Heights, front bay window, 1553 W. Ewing Avenue, November 22, 2021 (Photo by Charles J. Fisher)



Queen of Elysian Heights, front porch (built in 1919), 1553 W. Ewing Avenue, November 22, 2021 (Photo by Charles J. Fisher)



Queen of Elysian Heights, front balcony, 1553 W. Ewing Avenue, November 22, 2021 (Photo by Charles J. Fisher)



Queen of Elysian Heights, front door, 1553 W. Ewing Avenue, November 22, 2021 (Photo by Charles J. Fisher)



Queen of Elysian Heights, living room, 1553 W. Ewing Avenue, November 2021 (Multiple listings Photo)



Queen of Elysian Heights, interior of bay, 1553 W. Ewing Avenue, November 22, 2021 (Photo by Charles J. Fisher)



Queen of Elysian Heights, fireplace, 1553 W. Ewing Avenue, November 22, 2021 (Photo by Charles J. Fisher)



Queen of Elysian Heights, covered ceiling, 1553 W. Ewing Avenue, November 22, 2021 (Photo by Charles J. Fisher)



Queen of Elysian Heights, 1553 W. Ewing Avenue, November 22, 2021 (Photo by Charles J. Fisher)



Queen of Elysian Heights, 1553 W. Ewing Avenue, November 22, 2021 (Photo by Charles J. Fisher)