

WHITE-MOOERS HOUSE

2650 S. Halldale Avenue

CHC-2022-7266-HCM

ENV-2022-7267-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—December 8, 2022](#)
3. [Real Estate Listing Photos, 2021 and 2009](#)
4. [Categorical Exemption](#)
5. [Under Consideration Staff Recommendation Report](#)
6. [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-2022-7266-HCM
ENV-2022-7267-CE

HEARING DATE: January 5, 2023
TIME: 10:00 AM
PLACE: Teleconference (see
agenda for login
information)

Location: 2650 S. Halldale Avenue
Council District: 8 – Harris-Dawson
Community Plan Area: South Los Angeles
Zoning: RD1.5-1-O-CPIO
Land Use Designation: Low Medium II Residential
Area Planning Commission: South Los Angeles
Neighborhood Council: Empowerment Congress
North Area
Legal Description: Charles Victor Hall Tract, Block 6,
Lot 15

EXPIRATION DATE: The original expiration date of January 17, 2023 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
WHITE-MOOERS HOUSE

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS/APPLICANTS: Sean Shim Boyle and Sophia Belsheim
2650 S. Halldale Avenue
Los Angeles, CA 90018

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

RECOMMENDATION **That the Cultural Heritage Commission:**

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

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

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Senior Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachments: Real Estate Listing Photos
Commission/Staff Site Inspection Photos—December 8, 2022
Historic-Cultural Monument Application

FINDINGS

- White-Mooers House “embodies the distinctive characteristics of a style, type, period, or method of construction” as an intact example of a single-family residence designed in the Transitional Craftsman architectural style.

CRITERIA

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

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

SUMMARY

The White-Mooers House is a two-story single-family residence located on the east side of S. Halldale Avenue between W. 27th Street and W. Adams Boulevard in the Adams-Normandie neighborhood of Los Angeles. Built in 1904 by contractor Fred S. Pettengill, the subject property was designed in the Transitional Craftsman architectural style for Pettengill and his wife, Julia. In April 1904, Pettengill sold the house to retired hotel manager Columbus Rodney White and his wife, Susan, who then deeded the house in 1908 to Charles H. Mooers, the former second vice-president of the Yellow Aster Mining and Milling Company.

T-shaped in plan, the subject property is of wood-frame construction with wood clapboard cladding at the lower level and narrow horizontal wood siding on the upper floor. It has a cross-gabled roof with composition shingles, wide overhanging eaves, exposed rafter tails, decorative brackets, decorative verge board, and gable vents. The primary, west-facing elevation features a full-width, recessed porch with square masonry columns and a low brick porch wall as well as horizontal bands with dentils and decorative brackets. Accessed off the porch, the main entrance consists of a paneled wood door flanked by partial-height side-lites. Also on this facade are a tripartite wood window, a large picture window with a transom window above, and two double-hung wood windows on the second floor. At the rear there are a pair of divided-lite French doors that lead onto a non-original porch. Fenestration generally consists of wood, double-hung windows, some with divided-lites. Interior features include wood flooring, plate rails, wood built-ins, wainscoting, and five-panel wood doors.

The subject property has experienced some alterations over the years that include the replacement of four windows with dual-glazed wood windows and a kitchen remodel in 2019, and the remodeling of several of the bathrooms, the replacement of the original wood floors with laminate flooring, and the removal of the chimney, all at unknown dates. During the Commission site visit it was noted that the original wood flooring had been restored, and by consulting real estate listing photos from 2009

and 2021, it appears that the wood pillars and casework leading into the living room from the entry foyer was added at an unknown date between 2009 and 2021.

The subject property was identified in the October 2011 Intensive Historic Resources Survey of the Normandie 5 Redevelopment Area prepared for the Community Redevelopment Agency by PCR Services Corporation as eligible for listing as a Contributor to the Charles Victor Hall Tract historic district under the local designation program. The Charles Victor Hall Tract historic district is significant as a good example of an early streetcar suburb. Contributors to the Charles Victor Hall Tract historic district are regulated by the Character Residential Sub Area of the South Los Angeles Community Plan Implementation Overlay, which includes conformance with the Secretary of the Interior's Standards for Rehabilitation.

DISCUSSION

The White-Mooers House meets one of the Historic-Cultural Monument criteria: it “embodies the distinctive characteristics of a style, type, period, or method of construction” as an intact example of a single-family residence designed in the Transitional Craftsman architectural style.

While Craftsman style features began to creep into the architectural vocabulary as early as 1895, the true expressions of the style were not constructed until 1905. With some Swiss-chalet influences, the subject property represents an early example of the Craftsman architectural style that was in the process of shifting away from the architecture of the late Victorian era. The property's broad front porch, clapboard cladding, knee braces, and wide eaves are all hallmarks of Craftsman residential architecture. Other distinguishing features include the plate rail in the dining room, built-in buffet, wainscoting, and original wood flooring.

Although the subject property has experienced numerous interior alterations, the exterior has only experienced minor changes and retains sufficient integrity of location, design, setting, materials, 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 White-Mooers House as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of the City of Los Angeles Administrative Code (“LAAC”) will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to an Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations to the interior and new construction

not protected under the South Los Angeles Community Plan Character Residential Area. 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.

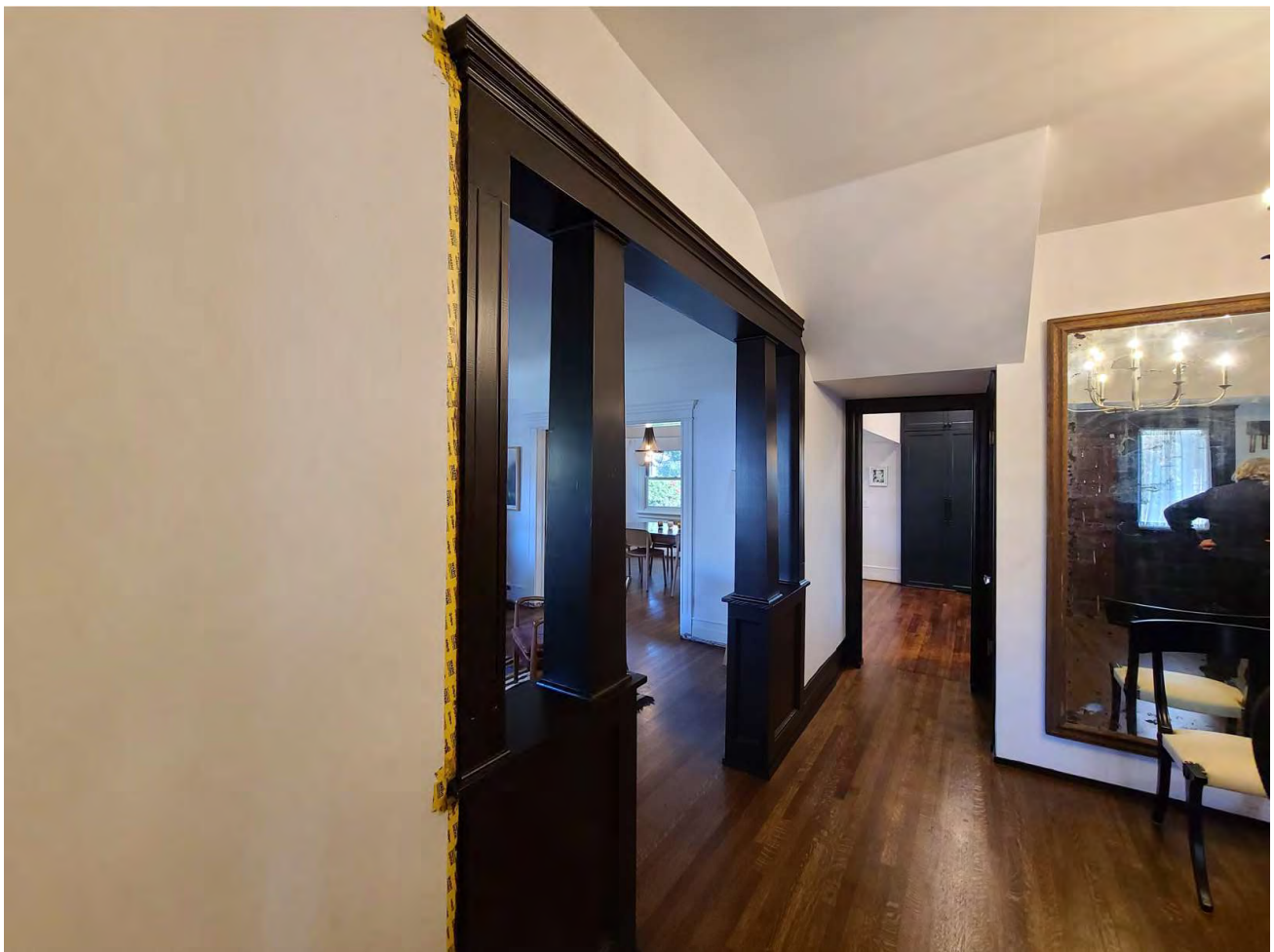
Categorical Exemption ENV-2022-7267-CE was prepared on December 12, 2022.

BACKGROUND

On October 6, 2022, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. On November 3, 2022, the Cultural Heritage Commission voted to take the property under consideration. On December 8, 2022, a subcommittee of the Commission consisting of Commissioners Kanner and Milofsky conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources. The original expiration date of January 17, 2023 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.

















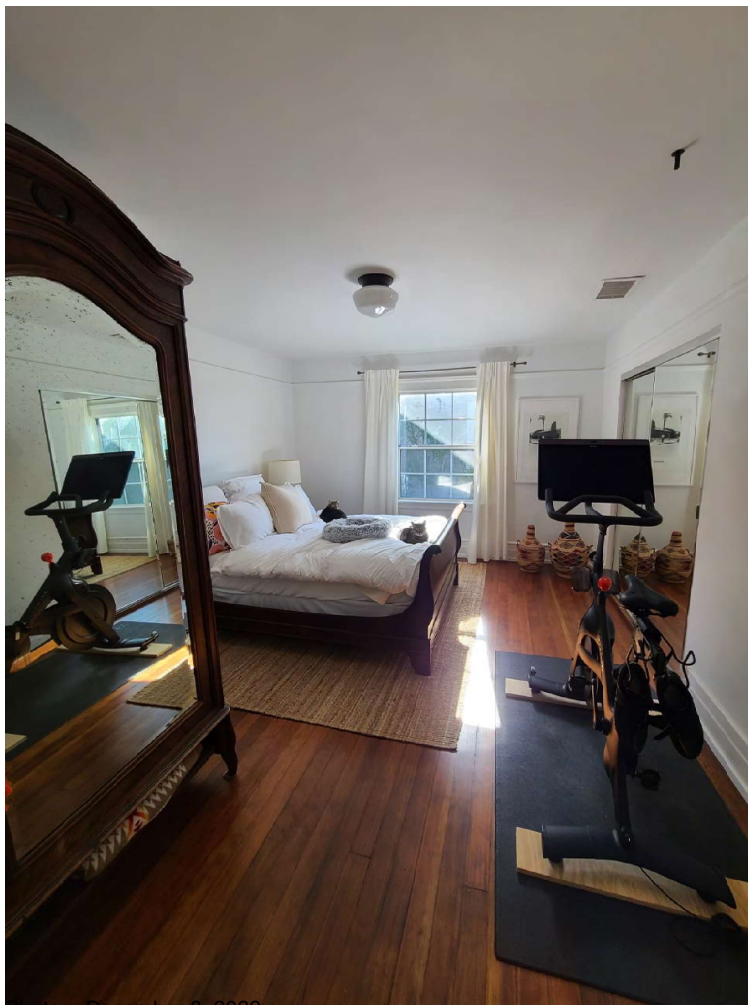


















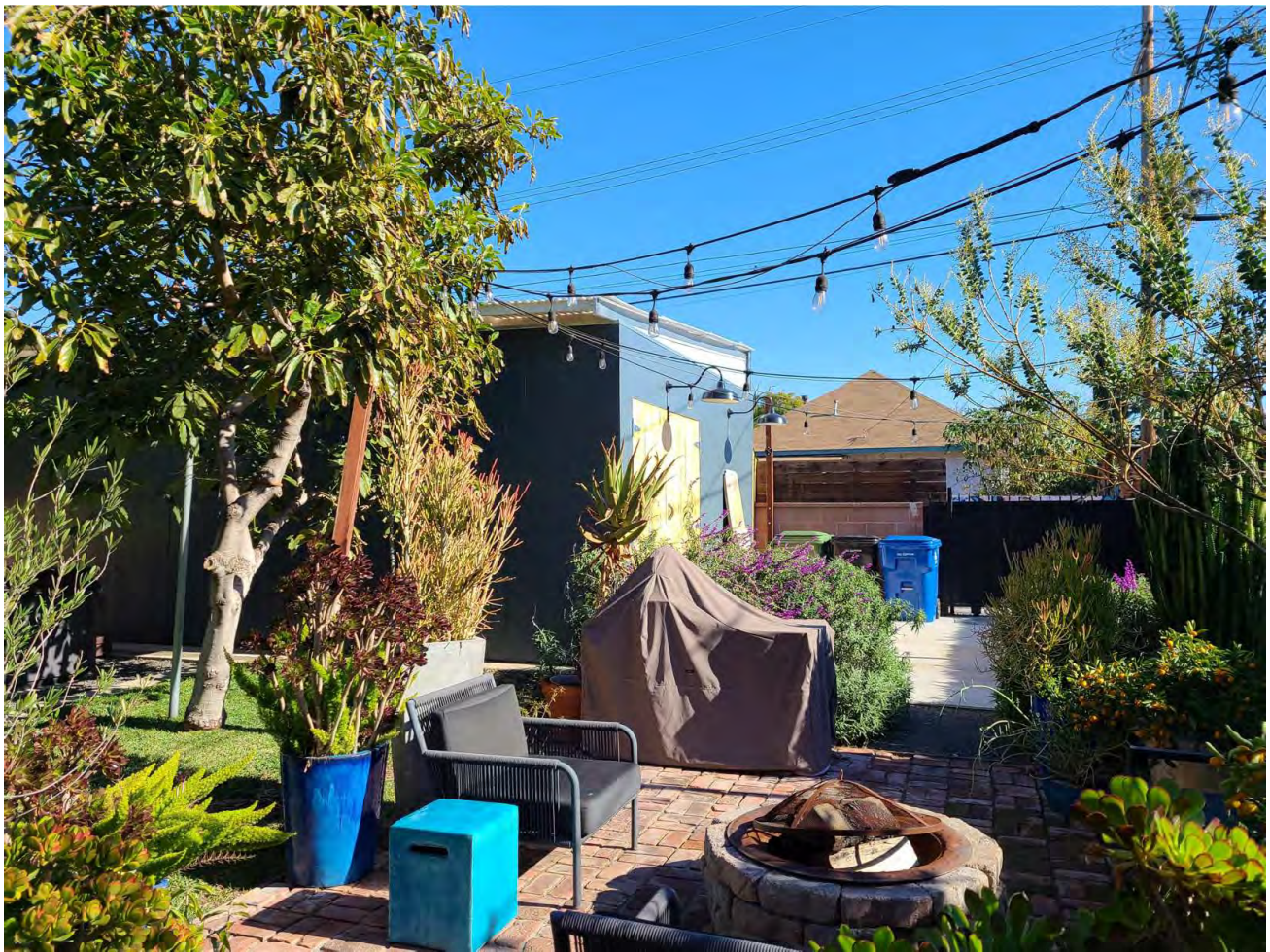


























































































































NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 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-2022-7266-HCM

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2022-7267-CE

PROJECT TITLE

White-Mooers House

COUNCIL DISTRICT

8

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

2650 S. Halldale Avenue, Los Angeles, CA 90018☐ Map attached.

PROJECT DESCRIPTION:

Designation of the White-Mooers House 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

213-847-3679

EXT.

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 **White-Mooers House** 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

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2022-7266-HCM
ENV-2022-7267-CE

HEARING DATE: November 3, 2022
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

Location: 2650 S. Halldale Avenue
Council District: 8 – Harris-Dawson
Community Plan Area: South Los Angeles
Zoning: RD1.5-1-O-CPIO
Land Use Designation: Low Medium II Residential
Area Planning Commission: South Los Angeles
Neighborhood Council: Empowerment Congress
North Area
Legal Description: Cha's Victor Hall Tract, Block 6, Lot 15

EXPIRATION DATE: The original 30-day expiration date of November 5, 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.*

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PROJECT: Historic-Cultural Monument Application for the WHITE-MOOERS HOUSE

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS/APPLICANTS: Sean Shim Boyle and Sophia Belsheim
2650 S. Halldale Avenue
Los Angeles, CA 90018

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

RECOMMENDATION That the Cultural Heritage Commission:

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

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

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The White-Mooers House is a two-story single-family residence located on the east side of S. Halldale Avenue between W. 27th Street and W. Adams Boulevard in the Adams-Normandie neighborhood of Los Angeles. Built in 1904 by contractor Fred S. Pettengill, the subject property was designed in the Transitional Craftsman architectural style for Pettengill and his wife, Julia. In April 1904, Pettengill sold the house to retired hotel man Columbus Rodney White and his wife, Susan, who then deeded the house in 1908 to Charles H. Mooers, the former second vice-president of the Yellow Aster Mining and Milling Company.

T-shaped in plan, the subject property is of wood-frame construction with wood clapboard cladding at the lower level and narrow horizontal wood siding on the upper floor. It has a cross-gabled roof with composition shingles, wide overhanging eaves, exposed rafter tails, decorative brackets, decorative verge board, and gable vents. The primary, west-facing elevation features a full-width, recessed porch with square masonry columns and a low brick porch wall as well as horizontal bands with dentils and decorative brackets. Accessed off the porch, the main entrance consists of a paneled wood door flanked by partial-height side-lites. Also on this facade are a tripartite wood window, a large picture window with a transom window above, and two double-hung wood windows on the second floor. At the rear there are a pair of divided-lite French doors that lead onto a non-original porch. Fenestration generally consists of wood, double-hung windows, some with divided-lites. Interior features include wood flooring, plate rails, wood built-ins, wainscoting, and five-panel wood doors.

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The subject property was identified in the October 2011 Intensive Historic Resources Survey of the Normandie 5 Redevelopment Area prepared for the Community Redevelopment Agency by PCR Services Corporation as eligible for listing as a Contributor to the Charles Victor Hall Tract historic district under the local designation program. The Charles Victor Hall Tract historic district is significant as a good example of an early streetcar suburb.

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 October 6, 2022, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. The original 30-day expiration date of November 5, 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*.

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HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: White-Mooers House		First Two Owners	
Other Associated Names:			
Street Address: 2650 S. Halldale Avenue		Zip: 90018	Council District: 8
Range of Addresses on Property: 2650-2652 S. Halldale Avenue		Community Name: South Los Angeles	
Assessor Parcel Number: 5053-028-014	Tract: Charles Victor Hall Tract	Block: 6	Lot: 15
Identification cont'd:			
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:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1904	<input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened? None
Architect/Designer: Unknown	Contractor: Fred S. Pettengill	
Original Use: Single Family Residence	Present Use: Single Family Residence	
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: Craftsman, Swiss		Stories: 2	Plan Shape: Square
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Select	
CLADDING	Material: Wood clapboards	Material: Select	
ROOF	Type: Gable, crossed	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, unglazed	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.

1946	Termite repair.
2015	Foundation upgraded and bolted.
2019	Four windows replaced with dual glazed wooden windows.

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): Normandie 5 CRA survey (2011)	
Status 5D3 as contributor to potential HPOZ	
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 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: Sophia Belshim		Company:	
Street Address: 2650 S. Halldale Avenue		City: Los Angeles	State: CA
Zip: 90018	Phone Number: 323-397-0755	Email: sophiabelsheim10@gmail.com	

Property Owner

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

Name: Sean Shim-Boyle and Sophia Belshim		Company:	
Street Address: 2650 S. Halldale Avenue		City: Los Angeles	State: CA
Zip: 90018	Phone Number: 323-397-0755	Email: sophiabelsheim10@gmail.com	

Nomination Preparer/Applicant's Representative

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



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.

✓	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
✓	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
✓	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Charles J. Fisher

02-22-2022

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

White-Mooers House
2650 S. Halldale Avenue
Architectural Description

The White-Mooers House is a two-story single-family Craftsman residence built in a T-shaped plan consisting of a main transverse gabled 2-story section with a front Chalet style gable over an open porch supported by three square brick columns topped with scroll cut wooden beams serving as capitals. The roofline has open eaves with bargeboards on the gable ends, which have scroll cut designs within each end of the front boards. The eaves are supported by scroll cut rafters. Narrow scroll cut purlins are across a top frieze board over the front porch which continues over the rest of the facade below the second story.

The early Craftsman house is covered in wide clapboard siding at the first floor level and narrow siding at the second story level. The wooden windows are mostly double-hung wooden sashes, some with muttons dividing the sash into four lights. A large double fixed pane picture window with small dentils below its smaller upper window is located to the right of the front porch. That porch has a brick railing with a rounded corner on the left facade. The paneled wooden front door is flanked by two small double-hung windows. A small covered porch is situated on the rear facade.

Interior features include hardwood floors, a simple stone block fireplace in the living room (exterior chimney has been removed), dining room built-ins, square columns flanking the dining room entry to the left of the entry foyer. A simple picture rail is found above the entrance to the dining room, with a more elaborate one supported by decorative brackets is found on the remaining dining room walls, below the coved ceiling.

White-Mooers House

2650 S. Halldale Avenue

Significance Statement

The White-Mooers House was one of the earlier houses built in the Charles Victor Hall Tract, one of the first and, at 720 lots, one of the largest of the suburban home tracts to be subdivided in the Western portion of the West-Adams area during the late 19th Century. Having been laid out during the Great Land Boom of 1885-88 with Adams Boulevard on the North and Jefferson Boulevard at the South.

The design of the house is often referred to as a “Chalet style Craftsman” in reference to the roofline of the front gable, which matches the rake of a Swiss Chalet. The Chalet design is generally an earlier expression of Craftsman architecture. Most Chalet style houses are of a single front to rear gable, such as the Field House (HCM 372) in Highland Park, but larger examples often use a cross-gable design with the front gable extending out from a main side-facing gable.

American Craftsman is an American domestic architectural style, inspired by the Arts and Crafts movement, which included interior design, landscape design, applied arts, and decorative arts, beginning in the last years of the 19th century. Its immediate ancestors in American architecture are the Shingle style, which began the move away from Victorian ornamentation toward simpler forms; and the Prairie style of Frank Lloyd Wright. The name "Craftsman" was appropriated from furniture-maker Gustav Stickley, whose magazine, *The Craftsman* was first published in 1901. The architectural style was most widely used in small-to-medium-sized Southern California single-family homes from about 1905, so that the smaller-scale Craftsman style became known alternatively as "California bungalow". The style remained popular into the 1930s, and has continued with revival and restoration projects through present times.

There are various subsets to the Craftsman style. The Chalet design is one of the earliest. A true Swiss Chalet is fairly rare in the United States, but the influence that the style had on the Craftsman movement is profound. Those picturesque wood details people tend to call “Craftsman” are actually chalet details: the wide, overhanging eaves, big brackets and knee braces, whimsical balustrades, exposed rafter tails, corbels, and banding. The use of the Swiss style gable in Craftsman design became popular at the beginning of the 20th Century. Several local architects, highly influenced by the “Arts and Crafts” movement, began to design these homes.

One of these was Frank Marcus Tyler, who did much of his early work in the West Adams area. Without the permit data for the original construction, it is unknown if this was a Tyler design, but he did design the house at 2654 Halldale, next door to the subject property, in 1907 for Morris C. White, the owner of 2650 Halldale, who then sold that house to Charles Mooers and moved into the new house.

The property is Lot 15, Block 6 of The Charles Victor Hall Tract, which was subdivided in October 1887 by Charles Victor Hall, a local real estate man. It was located in unincorporated territory on the outskirts of the City of Los Angeles. The tract consists of a the Northwest $\frac{1}{4}$ of Section 1, Township 2 South, Range 14 West, San Bernardino Base and Meridian. The land was bequeathed by his mother, Eliza Jane Hall, who died on March 22, 1887.

Charles Victor Hall, himself, led a colorful life. Born May 1, 1854 in San Francisco, Hall's British born father, Joseph Samuel Polack, soon left his mother. Hall was given his mother's family name and raised with two half-sisters from his mother's first marriage. She relocated the family to Los Angeles where she eventually acquired 160 acres of farm land located to the Southwest of the city.

In January 1876, at the age of 20, Hall established a real estate oriented newspaper called "Hall's Land Journal. In August of that year, he moved the paper to San Francisco and bought a printing office, where he published his "Hall's Illustrated Land Journal" on Merchant Street, near Montgomery. He later gave lectures on California accompanied by lantern slides, his slides are now preserved by the Huntington Library.

On September 11, 1878, he married Josephine S. Dalton in Los Angeles, the daughter of wealthy pioneer resident, George J. Dalton. By 1880, he was in Oakland, California, selling insurance. Hall returned to Los Angeles and, after his mother's death, subdivided the family farm. Ever the promoter, Hall went to work selling the lots of his tract. He named the central North-South street "Halldale Avenue", in honor of his mother.

The collapse of the Southern California land boom in 1888 had sent real estate prices tumbling and most of the land in the tract remained vacant. It was almost a decade before the land prices had made some recovery. When the area was annexed to the City of Los Angeles in 1896, the property became desirable. Most early sales were in the Northern part of the tract, which abuts the South side of West Adams Boulevard. Many of the lots sold for over \$1,000.00, each. The

Southern part of the tract was slower to sell, being away from the growth areas along Adams.

Hall built several spec houses in the area, including one on Halldale in 1899. That now demolished house was close to Adams Boulevard. By the first decade of the 20th Century, sales were starting to pick up and other houses began to be erected in the 2600 block of Couth Halldale Avenue.

In the meantime, Charles Victor Hall had branched from real estate to oil and mining. These two ventures were to net him a considerable fortune. He owned a series of oil companies, eventually becoming the president of the Industrial Oil Company.

However, by 1911, Hall's marriage was a shambles. He and Josephine had been living in Hollywood with their son, Frank and daughter, Rowena. After the children had grown up and married, Hall left home. His excuse was that his wife and children, along with his daughter-in-law and son-in-law, had become Christian Scientists and were pressuring him to do the same. He said that he was getting tired of finding Mrs. Eddy's* writings everywhere he turned in the house.

At the age of 57, Hall took off on a European trip with two young nurses. They all claimed that the relationship was strictly platonic, but Mrs. Hall saw red. Hall even purchased a new Peerless automobile and had it shipped to England ahead of them so they would have a vehicle to drive. Several months later, the women sailed back to the United States, while Hall remained in France. It was in Paris that he met an 18 year old Belgian flower vender named Maria Suetens. She was an aspiring artist and Hall agreed to take her under his wing. He returned to the United States with Maria and her mother. Madame Suetens soon decided to return to France. Hall and his young protégé took up residence in a fashionable suburb of Tampa, Florida. Mrs. Hall and their son, Frank, sent private detectives to gather information.

On June 22, 1912, Mrs. Hall filed for divorce, accusing her husband of desertion and naming Maria (aka Rita) Suetens as co-respondent. The situation of the couple was already public knowledge before the filing, having been dutifully reported by the Los Angeles Times, during the previous year. Hall put up a spirited defense,

**Christian Science Founder, Mary Baker Eddy*

especially in matters regarding his young ward's honor. Depositions were taken by both sides, from as far away as Tampa and both were represented by the best attorneys.

In the end, the divorce was granted and the Halls agreed to a 50-50 split of their assets. Within weeks of the final decree, the 59 year old Hall and the 20 year old Suetans were married on February 16, 1914 in Rome. The marriage was one of much travel. They drove the Santa Fe Trail several times by car, publicizing the use of the automobile as a vacation vehicle, and made frequent trips to France, probably to see Maria's family.

In the early 1930s, the couple moved to Vista, in Northern San Diego County. There, Charles Victor Hall passed away on July 21, 1933, at the age of 78. Maria remarried to a Carey R. Morgan and remained in Vista until her death on June 6, 1978 at the age of 84.

Hall continued to own many of the lots in his tract well into the 20th Century. It was most likely him that sold the subject lot to Building contractor Fred E. Pettengill and his wife, Julia, who lived next door, at 2646 Halldale, around 1903. Pettengill then built the house and sold it to retired hotel man Columbus Rodney White and his wife, Susan, on April 2, 1904.

The Whites had been renting the house at 2640 while their new home was being built by Pettengill. They had relocated to Los Angeles during the Great Land Boom of the 1880s from Milwaukee, Wisconsin, where Rodney had managed a hotel for many years. He briefly ran a hotel in Los Angeles before retiring and living off his investment portfolio. In 1908 they hired Frank M. Tyler to design a house on the lot next door, at 2654 Halldale, and moved there, selling the subject house. When Columbus White passed away on April 17, 1916, the Los Angeles Times reported that he had lived in the house at 2654 Halldale for 29 years, roughly the total time that he was in Los Angeles. In reality, he was only in that house for 8 years. He was in the subject house for about 4 years and in several previous locations before that.

In 1908, the Whites deeded the subject house to Charles H. Mooers, a brother to of Frederick H. Mooers, one of the original three owners of the famed Yellow Aster Mine, near Randsburg, California. The elder Mooers House, at 818 S. Bonnie Brae Street, is listed as HCM No. 45. Charles and his brothers, James and William, had inherited their older brother's interest in the mine when he passed away in 1900. Charles was industrious and worked to keep the mine profitable, as well as other investments.

However, William had a serious addiction to both alcohol and gambling, soon squandering his fortune. By 1910, newly divorced, he was living at his brother's house on Halldale, until he was arrested on Catalina Island for passing bad checks.

Charles H. Mooers passed away on February 26, 1918 at the age of 65. The house remained in his name until 1926, when it was sold to Cecelia C. Staples. From 1918 to 1926 it had been occupied by his nephew, also named Charles H. Mooers.

Cecelia C. Smith was born in Illinois in 1881. Records show two marriage ceremonies when she wed Fred Clarence Staples. The first in St. Joseph, Michigan, on October 4, 1902 and the second Evanston, Illinois on October 14, 1903. However, her marriage to Fred Staples ended in divorce sometime between 1920 and 1926. According to the 1930 census, she was living in the house with her 23 year old daughter, Juanita and her 19 year old son, Lloyd. Records show that she worked in the background in the entertainment industry. She sold the house to sisters Katherine A. Alexander and Yvonne A. Shelton.

Yvonne, who was either a widow or divorced, quitclaimed her interest to her sister on April 14, 1957, in her anticipation of her marriage to Elmer Wilson on June 2, 1957. She also had a young daughter, Mardell. They were one of the first black families to buy houses in the neighborhood. Katherine Alexander was to live in the house until her death. On September 5, 2000, the house was transferred back to Yvonne Shelton and her daughter, Mardell M. Reed. Yvonne passed away

According to the website for the "Advocates for African American Elders":

"Mardell M. Reed is a retired Los Angeles Unified School District (LAUSD) employee. After 32 years of serving children in the LAUSD, Ms. Reed assisted her son with opening and managing Mel's Memory Care; one of the first California State Licensed Residential Care Facilities for the Elderly for persons with Alzheimer's disease in South Los Angeles. Because of her interest in making a difference, her commitment to healthy aging, community building and social justice for seniors, Ms. Reed was nominated to be a member of the California Senior Leaders Program and Alliance, a project developed by the UC Berkeley School of Public Health. Ms. Reed volunteers her time as a Health Promoter with LA Care Health Plan, is a member of the Alzheimer's Association, California Southland Chapter West-Central Dementia Care Network and a founding member and acting secretary for the local senior group 'Justice and Dignity for Senior Rights'."

Five years later, Reed, who was then the sole owner of the family home, sold it to Hyuk C. and Hyun J. Kwon on September 2, 2005. Unfortunately the Kwons lost the house to foreclosure during the economic downturn on February 20, 2009.

EMC Mortgage Corporation sold the house to Peter F. King on August 14, 2009. King added his wife, Jessica G. King, to the title on May 10, 2016. The Kings then sold the property to the current owners on February 17, 2021.

The White-Mooers House qualifies as a Los Angeles Historic Cultural Monument as it “embodies the distinctive characteristics of a style, type, period, or method of construction” due to being an intact example of a “chalet-style” early Craftsman house. The ownership by the Mooers Family of the Yellow Aster Mine may also be of note as being “associated with the lives of historic personages important to national, state, city, or local history”.

White-Mooers House

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Los Angeles Times Articles:

Attention Southwest!.....February 11, 1893, Page 2

Arrested on Island.....December 2, 1910, Page 15

Once Wealthy Now in Straights.....December 3, 1910, Page II3

Craze for Girls Lured Father Away, Says Son.....August 24, 1911, Page II1

Fortune Squandered on Two Pretty Girls.....August 25, 1911, PageII1

Half and Half Settlement.....February 22, 1913, PageII12

Final Decree Paves Way for Marriage.....March 5, 1914, Page II11

Stuffs Wad in Gossip's Mouth, Charles Victor Hall Weds Mille. Rita Suetans....April 17, 1914, Page II1

Death Takes Last of Yellow Aster Trio.....May 21, 1914, Page II1

Long in One House, Former Minneapolis Hotel Man & Capitalist Dies Here.....April 18, 1916, Page II3

Old Board in Control of Yellow Aster Mine.....May 17, 1916, Page II8

Couple Plans Auto Trip Along Santa Fe Trail.....April 21, 1918, Page VI10

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Chalet, Lodge & Bungalow by Patricia Poore.....©2022, Home Group

Mardell M. Reed-Meet Our Members.....AAAE (Advocates for African American Elders)

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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](#)





SCALE 1" = 80'

CHAS. VICTOR HALL TRACT
M. R. 26-65

CODE
312

FOR PREV. ASSM'T. SEE: .
5053 - 28

- CONGRESS AVE.

ADAMS BLVD.

AVE-80

HALLDALE

BLK.

80 AVE.

BRIGHTON

27TH

ST.

700220
 710729/03
 750421
 780709818
 800321507
 800506411
 800607311
 810420305
 821026
 821012
 830126508
 8711300615002
 941050701001-09
 96021410008003-09

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

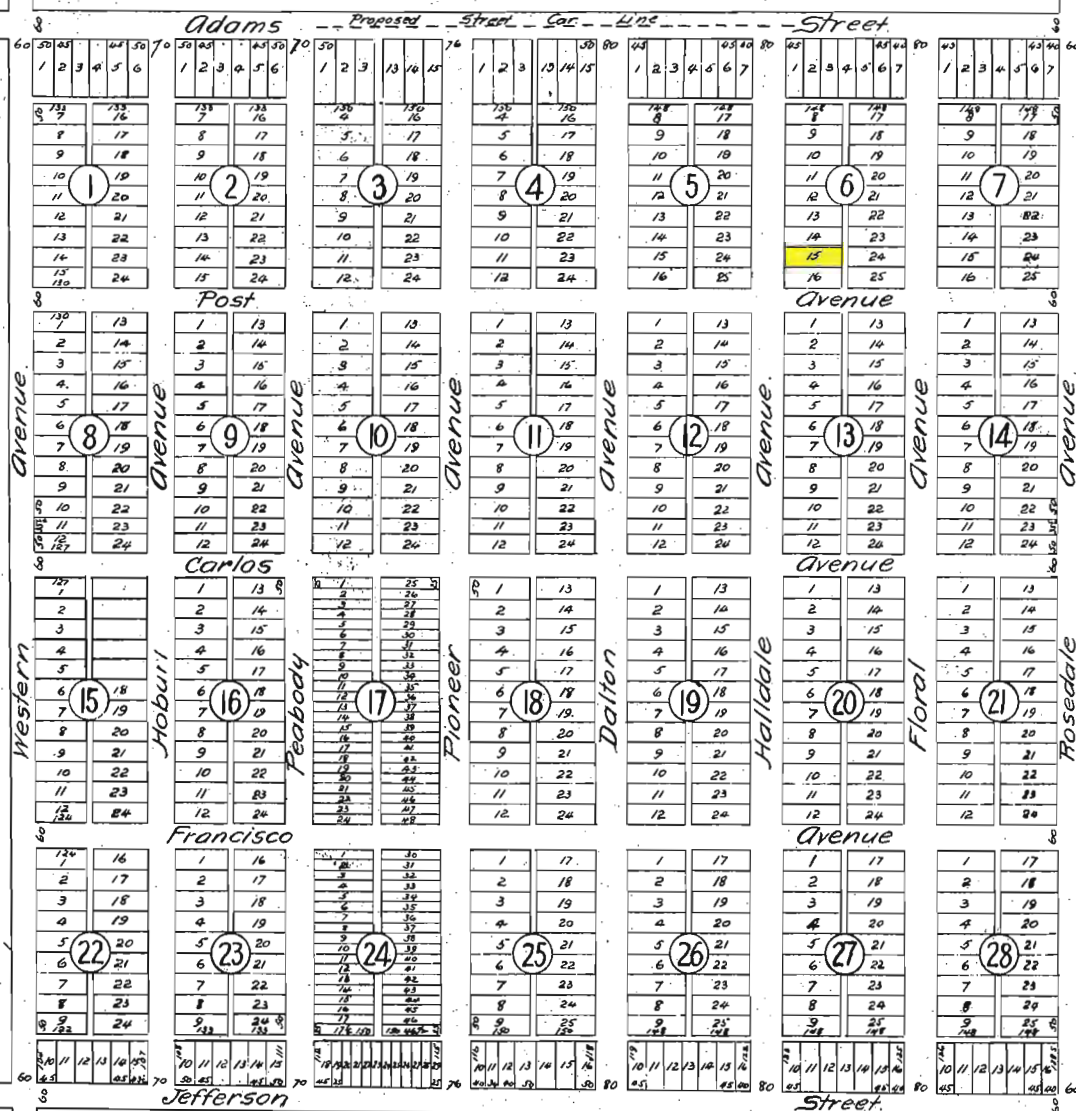
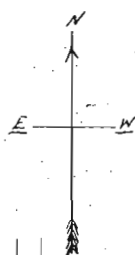
THE Chas. Victor Hall Tract

Located on Adams Street

West Los Angeles, California.

Being 71. W 1/2 of Sec 1 T 25. R 14 W. S. B. M.

Surveyed Oct. 1887 S. R. Longworthy, Civil Engineer.
Scale 80 feet = 1 inch.



A full, true and correct copy of the original
(reduced to the scale of 300 feet to one inch)
recorded Nov. 30, 1887 at 55 min. past 12 PM
at request of C. V. Hall.

Frank A. Gibson County Recorder.
By George Bugbee, Deputy.

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Other Listings

Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2650 HALLDALE Avenue

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted

a. County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** _____ ; **R** _____ ; **1/4 of** _____ **1/4 of Sec** _____ ; **B.M.** _____

c. Address: 2650 _____ **S** _____ **HALLDALE Avenue** **City** LOS ANGELES **Zip** _____

d. UTM: (Give more than one for large and/or linear resources) **Zone** _____ ; **mE/** _____ **mN** _____

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue.

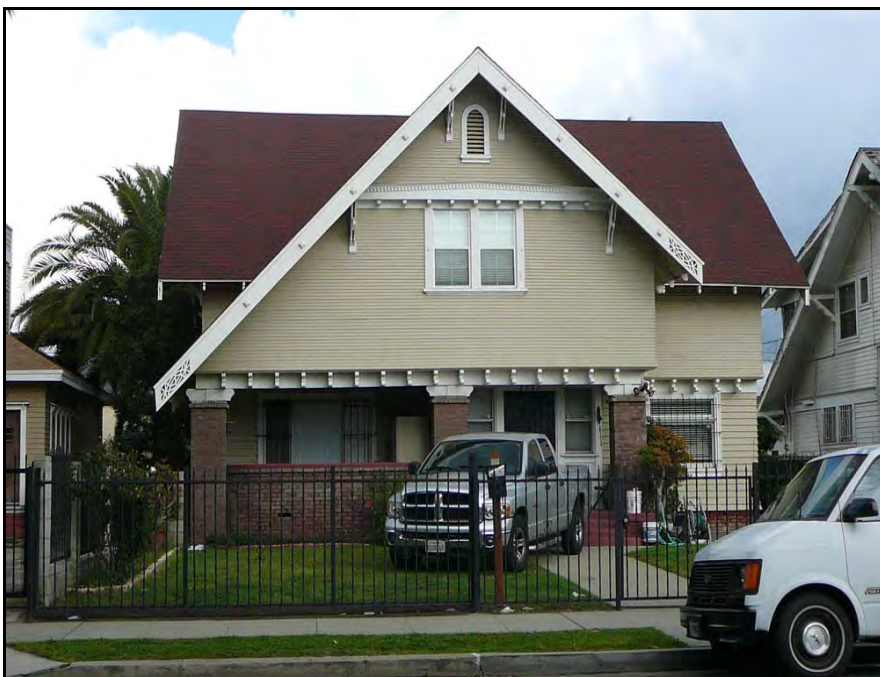
Parcel No. 5053028014

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Transitional Craftsman single-family residence; cross gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; recessed full-width front porch with square masonry columns above a masonry low porch wall; wide eaves with exposed rafters and decorative brackets; decorative verge board; horizontal band with dentils and decorative brackets; single-light and multi-light double-hung windows; metal security bar windows (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1905

P7. Owner Address:

2650 HALLDALE AVE
LOS ANGELES CA 90018

P8. Recorded by:

(Name, affiliation, and address)

Amanda Kainer

PCR Services

233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/12/2009

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record
☐ Other: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2650 HALLDALE Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Transitional Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)

No original permit on file.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area

Period of Significance: 1878-1948

Property Type Residential

Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract's history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Amanda Kainer

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/12/2009

(This space reserved for official comments.)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2650 HALLDALE Avenue

Recorded by Amanda Kainer

Date 3/12/2009

B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

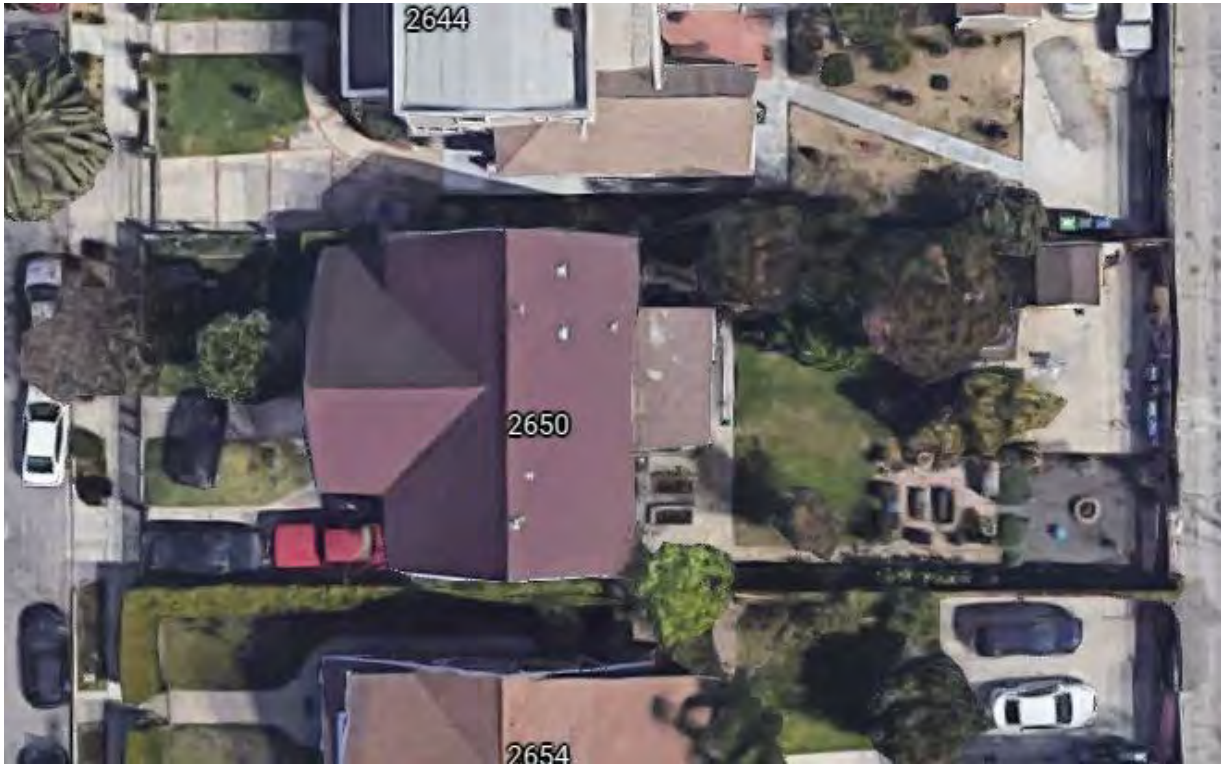
White-Mooers House Photographs



White-Mooers House, 2650 S. Halldale Avenue, May 14, 2021 (Photograph by Charles J. Fisher)



White-Mooers House, 2650 S. Halldale Avenue, May 14, 2021 (Photograph by Charles J. Fisher)



White-Mooers House, satellite view, 2650 S. Halldale Avenue, January 2022 (Google Earth)



White-Mooers House, barge board detail, 2650 S. Halldale Avenue, May 14, 2021 (Photograph by Charles J. Fisher)



White-Mooers House, barge board detail, 2650 S. Halldale Avenue, May 14, 2021 (Photograph by Charles J. Fisher)



White-Mooers House, decorative purlins, 2650 S. Halldale Avenue, May 14, 2021 (Photograph by Charles J. Fisher)



White-Mooers House, decorative purlins and pediment, 2650 S. Halldale Avenue, May 14, 2021 (Photograph by Charles J. Fisher)



White-Mooers House, front window, 2650 S. Halldale Avenue, May 14, 2021 (Photograph by Charles J. Fisher)



White-Mooers House, front porch, 2650 S. Halldale Avenue, May 14, 2021 (Photograph by Charles J. Fisher)



White-Mooers House, front porch, 2650 S. Halldale Avenue, May 14, 2021 (Photograph by Charles J. Fisher)



White-Mooers House, front entry, 2650 S. Halldale Avenue, May 14, 2021 (Photograph by Charles J. Fisher)



White-Mooers House, fireplace, 2650 S. Halldale Avenue, May 14, 2021 (Photograph by Charles J. Fisher)



White-Mooers House, dining room entry, 2650 S. Halldale Avenue, May 14, 2021 (Photograph by Charles J. Fisher)



White-Mooers House, dining room, 2650 S. Halldale Avenue, May 14, 2021 (Photograph by Charles J. Fisher)



White-Mooers House, dining room crown molding, 2650 S. Halldale Avenue, May 14, 2021 (Photograph by Charles J. Fisher)



White-Mooers House, 2650 S. Halldale Avenue, May 14, 2021 (Photograph by Charles J. Fisher)



White-Mooers House, 2650 S. Halldale Avenue, May 14, 2021 (Photograph by Charles J. Fisher)

Attention Southwest

Los Angeles Times (1886-1922); Feb 11, 1893; ProQuest Historical Newspapers: Los Angeles Times
pg. 2

Attention Southwest I

The southwest portion of Los Angeles city is growing rapidly and will continue to do so. Every one that visits that section is delighted. Right in the central location of the southwest we have the Charles Victor Hall tract. This magnificent plot of land is to be placed on the market at prices and on terms within the reach of all. Lots that have been held at \$1000 each you can have at much reduced prices. To begin with, all who wish fine home locations should view this tract located on West Adams street. The large villa lots consist of a frontage of 50x148 and 150 feet deep to 14 and 20 foot alleys; avenues 80 feet wide. Pepper trees will be planted in front of all the lots every fifty feet. In between these will be planted a choice and rare variety of the gum imported from Algiers and resembling the India rubber tree, and between these will be planted palms and other growths of interest. In place of holding and thereby getting a vast increase in value, the conclusion has been arrived at to live and let live, and give all a great opportunity for investment in realty, as well as the most attractive spot for a model home.

Not very far from this property lots are selling as high as \$1500 to \$2000. The march of the city is southwest, and shortly these lots will bring high prices. It is not necessary to say much about this location; it speaks for itself louder than words. Parties not residing in the city and sending their orders to the undersigned will have the best selection we can make for them at the time, and any party so buying without first seeing this property, so as to give all an equal chance, can have this opportunity. And upon investigation if they find they do not wish them, they can have their money returned any time within 90 days after date of sale, and will so state on the receipt given. About every day of late we have had some one wish us to set a price on all this property. Now is your chance. We fully believe you are getting it at retail at about the same rate we could have for the entire tract as a whole. And mark Los Angeles is only on the first step of advancement. It's in the air no matter what your private idea may be. The tract is well known, and is bounded by Adams street 80 feet wide, Jefferson street, Rosedale and Western avenues. We will take you out daily at 2 p.m. The prices to begin with are inside lots \$300; corners, \$100 more, in payments of \$10 per month, 8 per cent interest on unpaid amount. On Adams street, the grand avenue of Los Angeles, only \$25 per front foot. The right is fully reserved to advance the price of lots in 60 days. Apply to Charles Victor Hall, 223 West First street.

ARRESTED ON ISLAND.

Redondo Beach Officer Takes Former Mining Man Into Custody on Worthless Check Charge.

W. H. Mooers, formerly a prominent mining man who has lived with his brother, C. H. Mooers, at No. 2650 Hillside avenue, this city, was arrested yesterday at Avalon, Catalina Island, by City Marshal Stanchfield of Redondo Beach, on a charge of issuing a worthless check for \$250, cashed by a man named Galloway, and drawn on the German-American Savings Bank of this city.

Mooers is said to have been drinking heavily but was sober when Stanchfield confronted him yesterday and placed him under arrest. He was conducted back to Redondo Beach where he will be held for a hearing.

It is said that Mooers has passed a number of worthless checks in the last few weeks, all of which have been drawn on the German-American Savings Bank. Some of these were passed in San Pedro, some in Santa Monica, and some in Redondo Beach.

Randsburg. His brother, C. H. Mooers, is second vice-president of the Yellow Aster Mining and Milling Company. It is stated that investigation will show that Mooers has passed checks for amounts which will total several thousands of dollars.

JOHN BARLEYCORN

ONCE WEALTHY NOW IN STRAITS.

MINING MAN LEAVES TRAIL OF WORTHLESS CHECKS.

**His Arrest in Avalon Puts an End
to Easy Way of Raising the Wind.
Drink and Domestic Trouble Al-
leged to Be Responsible for His
Downfall.**

The arrest Thursday afternoon in Avalon of W. H. Mooers, formerly a wealthy mining man, and his confinement in the city jail of Redondo, put an end to a long line of bad checks which Mooers is said to have passed from Santa Barbara to Los Angeles, in the various beach resorts and finally Catalina Island.

Mooers, who is said to have been drinking heavily for the last year or so, opened an account at the German-American Savings Bank last September. He deposited about \$100 and checked against this slowly until it was cut down to \$5, which amount he permitted to remain for a month or so.

Several weeks ago he had domestic difficulties and his wife secured a divorce from him. Friends say he started drinking more heavily than usual. He drew several checks against the bank which were returned for want of funds, and is supposed to have made these good. A month ago he appeared at the bank and withdrew his deposit of \$5. Shortly after this the bank received checks for amounts varying from \$10 to \$20. They were returned, and the bank officials notified banks in Venice, Long Beach and other beach resorts, and refused to cash any checks for Mooers.

After several local merchants on Spring street had been victimized by Mooers, he disappeared for a time. Then he reappeared in Redondo, and after staying at the Bon Ton restaurant, tendered a check for \$20 in payment of his board, receiving the difference in cash. Almost immediately the check was found to be bad and Constable Lee Stanchfield was sent after Mooers, learning that he sailed on the steamship President for San Pedro, later boarding a Banning boat for Catalina Island. Stanchfield followed to Avalon and placed Mooers under arrest. He was arraigned before Justice Wells at Redondo yesterday, and after a preliminary examination was held in \$1000 bail for court.

Mooers is believed to have obtained about \$1000 in all by issuing bad checks, which it is thought he squandered for drink.

While the money lasted he was a well known figure on Spring street and cut a wide swath. He possessed at one time considerable money made in mining ventures and is said to have stated that his sudden supply of money came from a fortunate investment in stocks

"Got Soft Spot for 'Em."

CRAZE FOR GIRLS LURED FATHER AWAY, SAYS SON.

Charles Victor Hall, Wealthy President of Industrial Oil Company, Leaves Home and Family, Say Members of Latter, for Round-the-World Pleasure Jaunt With Two Young Women—They Deny It.



Charles Victor Hall,

president of the Industrial Oil Company, who, according to his son, left his family in this city for a trip around the world with two young girls whom he introduced as his nieces at the different resorts which they visited. Young Hall asserts that the girls, both of whom are residents of Los Angeles, "roped the old man in and played him for what there was in it."

ACCORDING to the statement of his son, made public yesterday, Charles Victor Hall, wealthy president of the Industrial Oil Company, and widely known throughout the State in oil circles, has left his family and his beautiful Hollywood home to accompany two attractive young women on a pleasure jaunt half way around the world. At the various resorts in this country and abroad, which the three visited, the girls were known as Hall's "nieces," the son further states, and adds that divorce proceedings may be expected as the outcome.

Many weeks ago Hall, Mrs. Jessie L. Struve, and Miss Lillian Bennett, all of this city, departed for Boston via the Santa Fe. They stopped at the El Tovar Hotel, on the rim of the Grand Canyon for two days. Several days were passed in a small resort near Kansas City. Thence they went to Chicago, where they remained several days. Then to New York and Boston. Later Hall and the two girls sailed on the same steamer for Liverpool. Awaiting him at the English port was a new \$5000 Peerless machine which he had shipped to England two weeks before the party left Los Angeles.

The attractions of London kept them in the big city for a week. From there they started on their automobile tour of England, France and Germany. After two months of

continental honk honking the Angelino and the "nieces" returned to Liverpool where Hall bade adieu to Mrs. Struve and Miss Bennett and they sailed for Gotham. Hall remained in England, where he is at present.

Hall's family kept tab on his movements from the moment they got trace of him at the Grand Canyon until he reached Paris, where all track was lost. Since his departure Hall has written several letters to business associates in Los Angeles but has not communicated with his family or relatives, they say.

He met Mrs. Struve in Chicago sixteen months ago. She came to Los Angeles about a year ago, to visit her mother and sister, who live here. Mrs. Struve introduced Miss Bennett to Hall last October. The girls were friends and were often seen in the company of the oil operator, according to the latter's relatives. Last October the girls went to Shepherd's Inn, eighteen miles from Santa Barbara, where they remained six weeks. Hall is alleged to have visited them on several occasions there. When Mrs. Shepherd, wife of the proprietor of the resort, learned that he was a married man, she notified his son, F. D. Hall, of the facts.

Later Hall purchased a Peerless car and informed his family that he was going on a little trip and

(Continued on Third Page.)

LURED BY GIRL CRAZE.

(Continued from First Page.)

wouldn't be home for some time. He shipped the car East and made preparations for a year's sojourn abroad. The son states that he was made acquainted with the facts and kept a watch on him from the time he left the El Tovar until he reached Paris. For several weeks Hall's associates in the oil business did not know where he was and were greatly concerned about his absence. He wrote them from Boston, telling them he was going to England for a short rest and vacation.

"CRAZY ABOUT GIRLS."

"There isn't anything to this case except that my father is crazy about girls," said F. D. Hall, the son, at his pretty home in Hollywood yesterday. "Father is nearly 60 years old, and for several years he has had a soft spot in his brain about women. He had an idea that he could win almost any girl, and often came home and told my mother that he was in love with such and such a girl. He was always very selfish at home and didn't think about anyone else but himself."

"My mother has remained brave through it all. She tried for thirty years to make him happy, and this is her reward. My father endeavored to have mother divorce him a year or two ago, but when she told him that she was willing if he would permit her to base the complaint on statutory grounds he refused, and nothing has ever come of it."

DIVORCE PROBABLE.

"In all probability, at a later day, my mother will file suit for divorce, but not until the financial and other matters of the case are arranged to her satisfaction. My father has made a great deal of money in the past twenty years in oil and real estate, but has spent thousands of dollars foolishly."

Miss Bennett, when seen at the Angelus Hospital, where she is em-

ployed, denied that she knew Hall or Mrs. Struve, but finally admitted that she knew him, but only slightly. Later she admitted stopping at the Grand Canyon, Kansas City, Chicago, New York and Boston with Mrs. Struve and Hall, but said everything was entirely as it should be.

"Yes, we stopped at various hotels with Mr. Hall, and went abroad on the same steamer with him," she said. "We liked his company, he enjoyed being with us, and there was nothing more to it. We saw a great deal of him while abroad, and he treated us grand, but we paid all of our expenses going and coming."

"Some of my enemies have been spreading these scandal stories about me for some time, and I am getting tired of it. Mrs. Struve and myself are good friends, and Mr. Hall has been kind to us in many ways, but only as an old friend."

"The report that we bled him is outrageous and unqualifiedly false. We never asked him for a penny all the time we were with him. They say he gave us diamonds and jewelry. That isn't true. All of the diamonds we wore on our trip we purchased with our own money."

"Mr. Hall's relatives have it in for Mrs. Struve and myself and are making it very unpleasant for us. We had a dandy time across the water, and sometime Mrs. Struve and myself are going again. That is all I have to say."

Hall's secretary stated yesterday that he is out in the country resting up. He did not know his address or have any idea when he would return to his office.

Mrs. Hall and several friends are at Lyon's Hot Springs, some distance back of Shepherd's Inn. She will return to her beautiful home at No. 126 Andrews boulevard the latter part of September.

La Vieillesse Pourrait.

FORTUNE SQUANDERED ON TWO PRETTY GIRLS.

Remarkable Disclosures of Extent to Which Family of Wealthy Oil Man Assert He Was "Played" by Winsome Companions on Alleged Jaunt.—Say Thousands Lavished for Jewels.

FOLLOWING the publication yesterday morning of the sensational statements of the family of Charles Victor Hall, the wealthy president of the Imperial Oil Company, remarkable details came to light touching upon the extent to which two young Los Angeles girls roped the old man in and worked him for all they were worth. In the words of F. D. Hall, son of the prominent Hollywood man who is asserted to have left his home and family through a craze for pretty girls.

A comfortable fortune is asserted to have been squandered on the pair, Mrs. Jessie L. Struve and Miss Lillian Bennett, according to Hall's relatives. Automobiles, diamonds, theater-boxes, transcontinental and trans-oceanic journeys to the greatest—and most expensive—resorts on the civilized globe entered largely into the jaunt which the trio made together half-way round the world, following Hall's departure from Los Angeles last February.

The results of a defensive espionage upon the gay party, said to have begun at the Hotel El Tovar and to have ended on the Boulevard Saint Michel, in Paris, indicate that literally thousands of dollars passed as water from the fingers of the seavoyage oil man for the benefit and entertainment of his young "nieces." It is freely stated by the son of Hall that Mrs. Struve and Miss Bennett were fairly loaded down with jewels, pearl necklaces, diamonds, costly garments and every luxurious article which the feminine mind can suggest.

On one occasion, according to the story, he presented Mrs. Struve with

a \$2000 pearl necklace and she had examined a score or more in a local jewelry store. When the European tour was first broached Mrs. Struve and Miss Bennett are said to have intimated that the trip would be more enjoyable if he should purchase an automobile in which they could whirl over the macadam highways and boulevards of England and France. A few days later Hall bought a \$5000 Peerless car and shipped it to England. They toured England, France and Germany for several weeks in the machine, stopping at cozy taverns and palatial hotels. The atmosphere of Paris with its dazzling lights, gay boulevards and lobster palaces, appears to have appealed strongly to Hall and the girls and they remained a week in the French capital.

About this time business associates of Hall in Los Angeles became acquainted with the state of affairs and sent word to Hall that it was best for his interests to put the brakes on his personally-conducted tour. It was in London that the excursion ended and where Hall is said to have promised the girls he would see to it that they reached their respective homes in this country if they would take the next ocean greyhound for America. They agreed to his plan and set sail several days later. Miss Bennett came direct to Los Angeles while Mrs. Struve remained with friends in the Middle West.

Mrs. Struve's brother and sister, who reside in this city, refused to discuss the matter when called upon by a Times reporter yesterday. Early in the morning Miss Bennett left Los Angeles for the home of her parents, who live just outside of Redlands. She

(Continued on Tenth Page.)



Miss Lillian Bennett,

employed as a nurse at the Angelus Hospital and one of the two girls on whom Charles Victor Hall, president of the Imperial Oil Company, is asserted to have squandered a small fortune on the trans-oceanic jaunt which he, Miss Bennett and Mrs. Jessie L. Struve are asserted by the relatives of Hall to have made together.

FORTUNE SQUANDERED.

(Continued from Fifth Page.)

left word at the hospital where she is employed that she was going away for a few days' rest.

"I haven't the least idea how much money my father spent on these two women," said F. D. Hall, yesterday, "but I know that he gave them everything they asked for. I know he gave one of the girls a \$2000 necklace and Mrs. Shepherd, the proprietress of Shepherd's Inn, near Santa Barbara, where they stopped for six weeks, wrote me that the girls were wearing magnificent diamond rings while there.

"They just flattered my father until he didn't know what he was doing. He's just at that age where he'd fall for such sort of talk. I have tried to get a line on how much he spent but have been unable to get specific figures.

"My father was very selfish in many ways but was liberal to the point of prodigality with women who flattered him nicely.

"There is no truth in the report that he was driven away from home. It is ridiculous. This unfortunate affair is all his own doing."

HALF AND HALF IS SETTLEMENT.

Los Angeles Times 1886-Current; Feb 22, 1913; ProQuest Historical Newspapers Los Angeles Times (1881 - 1986)
pg. 1112

At the Courthouse.

HALF AND HALF IS SETTLEMENT.

HALL PROPERTY DIVISION IS
APPROVED BY COURT.

Each Gets Four Hundred Thousand Dollars and She a Decree of Divorce—His Investments Tied Up During Trial—Forecasts Bright Future for Belgian Girl.

A fair and amicable division of the separate and community property held by Charles Victor Hall and Mrs. Josephine Hall, following the divorce proceedings brought by her in which she was granted a decree, was approved by Judge Monroe yesterday. The value of the property approximates \$800,000 and is equally apportioned.

The attorneys in the case have been engaged since the termination of the sensational divorce suit, preparing a statement of the property owned by Hall. Attorneys Meserve and Goudge, who represent Hall and Mrs. Hall, respectively, appeared before Judge Monroe yesterday and presented the basis of settlement. The decree of divorce was signed.

Hall, who contested the allegation of Mrs. Hall connecting his name with Miss Rita Suetans, a Belgian girl, asserted his relations with the young woman are platonic and philanthropic. He said that in the near future the public will be glad to pay \$5 a seat for the privilege of hearing his protege sing.

Hall is president of the Industrial Oil Company and holds a large block of stock. His property and stock were tied up by an injunction pending the termination of the divorce action.

FINAL DECREE PAVES WAY FOR MARRIAGE.

Los Angeles Times (1886-Current File); Mar 5, 1914; ProQuest Historical Newspapers Los Angeles Times (1881 - 1986)
pg. IIII

Hall.

FINAL DECREE PAVES WAY FOR MARRIAGE.

A FINAL decree of divorce was granted yesterday to Mrs. Charles Victor Hall, wife of the president of the Industrial Oil Company, one year having elapsed since the interlocutory decree was entered. The final settlement of the sensational case leaves the way legally clear for Hall to marry Mlle. Rita Suctans, the pretty French flower girl, who was named as the correspondent.

Hall and Mlle. Suctans are supposed to be in Paris, where they first met while Hall was on a tour of the world. They left Los Angeles immediately after the divorce trial in January, 1913, and at a time when government immigration agents were investigating the manner in which the young woman was brought into the country by Hall.

At the time the divorce was

granted and the \$770,000 estate divided, Hall indicated that he would marry the young woman in whom he proclaimed a philanthropic interest, as soon as the law would permit.

Hall and his ward and a chaperon were living in an elegantly-furnished home at No. 2231 Ocean View avenue at the time of the divorce trial. The house, which was surrounded by a stone wall, was alluded to in the trial as the "red plush mansion," for the reason that the interior decorations, including the rugs, draperies and upholstery of the furniture were a rich crimson.

Mrs. Hall is living in the old Hall home at No. 226 Andrews boulevard. She received the residence when the property settlement was made.

Neither of the principals in the case were present in court yesterday when the final decree was entered. Mrs. Hall was represented by Attorney Herbert J. Gouge of the law firm of Williams, Gouge & Chandler, and Hall, by a member of the law firm of Stephens & Stephens.

STUFFS WAD IN GOSSIP'S MOUTH.

Los Angeles Times (1886-Current File); Apr 17, 1914; ProQuest Historical Newspapers Los Angeles Times (1881 - 1986)
pg. III

Famous Scandal Silenced at the Altar.



Mr. and Mrs. Charles Victor Hall.

The oil man and his pretty French protege, an ex-Parisian flower girl, were married yesterday in Rome. As Mlle. Rita Suetans the young lady was the central figure in the sensational Hall divorce case in this city.

Scandal Squashed.

STUFFS WAD IN GOSSIP'S MOUTH.

*Charles Victor Hall Weds
Mlle. Rita Suetans.*

*Oil Magnate and Flower Girl
United in Rome.*

*To Return Here After a Year
of Travel-Honeymoon.*

In a cipher cablegram from Rome, Italy, Charles Victor Hall of New York and Los Angeles, wealthy president of the Industrial Oil Company of this city, yesterday wrote a new chapter into his famous international romance. He announced that dainty Mlle. Rita Suetans, sometime Parisian flower girl, is no longer his ward but his wife.

The marriage in the Italian capital yesterday is the echo of a series of amorous adventures which led the 60-year-old oil operator over two continents and finally to the Los Angeles divorce court, where Mrs. Josephine S. Hall, now living at No. 226 St. Andrews boulevard, obtained a legal separation from him. Mlle. Rita's name was very prominent in the evidence. Mrs. Hall had not heard yesterday that her former husband had married his 19-year-old ward and disclaimed any interest in the news.

After a year in travel in Europe, Hall and his bride will return to Los Angeles.

SURPRISING STORY.

Hall, conventionally married at last, has often flouted the conventions. With surprising readiness he disclosed, during the court proceedings, that he had taken a Mrs. Strew and a Miss Bennett, nurses living at Santa Barbara, to Europe. There they passed as his nieces. Hall's explanation was that he was trying an experiment. He found one of the nurses a very good companion. That, he explained, was the experiment. After he had broken with the nurses he returned to his home here for a short time.

The efforts of his wife and son and daughter—both married—to convert him to Christian Science became unbearable, he testified. An estrangement resulted and Hall started on a world tour for "something," he testified later, "that would make me forget." He found Mlle. Rita.

One day in 1911 Hall strolled into a booth where flowers and theater tickets were to be had. He wanted the theater tickets. It was a bewitching maiden who sold them to him. He noticed that. He also noticed that she had been studying an English

text-book. It happened that Hall was then deeply engrossed in learning French. Surely, the ambition of each was providential. They would help each other. Thereafter a large, gray-haired man was seen each day at the flower booth. They were studying each other's language.

SELECTS HER CLOTHES.

Shortly thereafter Mlle. Rita resigned her position. Hall had sought out her mother and obtained legal guardianship of the dainty miss. He was to improve her education. She was to have lessons in singing and in painting. Hall helped select her clothes. He liked harmony, he explained. With the mother of the girl they came to New York, and then left for Tampa, Fla. There Hall obtained a cottage set in a beautiful tropical garden. There was a swimming pool and here Mlle. Rita, Diana-like, sported nymph-like.

There were boat rides on the sheeny waters of Tampa Bay and the boatman's eyes saw the young woman made comfortable in Hall's enfolding arms.

In Los Angeles the couple were installed in a residence at No. 2231 Ocean View avenue, which won the name of the "red plush mansion," because of the luxurious fittings. Hall's interest in the pretty little flower girl was impelled by philanthropic motives entirely, he claimed, but the court found otherwise. Community property to the amount of \$800,000 was divided.

The decree became final this month and Hall and the young Parisian, who had been traveling together, were married in Rome. The cablegram from Hall was turned over to Albert M. Stephens, Jr., of the law firm of Stephens & Stephens, by the board of directors of the Industrial Oil Company, to whom it was addressed.

Final Strike.

DEATH TAKES LAST OF YELLOW ASTER TRIO.

Death Takes Last One.

(Continued from First Page.)

JOHN SINGLETON, last of a trio of Argonauts who discovered the famous Yellow Aster mine in Kern county, died yesterday at Randsburg as suddenly as had come wealth. Apoplexy smote him in the early morning and in a few minutes he was dead. He was at the mine, which had been his practical home for nearly twenty years, according to telegraphic reports received here.

He was 67 years of age and died the oldest of the three men who in April, 1895, stumbled across a big deposit of free gold in the hills near the present Randsburg, followed this to the mother lode, and two years later were rated among the wealthy and famous men of the West.

The other two were F. M. Mooers, who died in 1900, and C. A. Burcham, who died suddenly of heart failure last August. All three men came to a quick end. They had met in one of the mining camps of Kern county during the bonanza days and determined to cast their lot together. There were two others who were invited to join the exploring expedition, but when the moment came to leave they decided that opportunities were better

in the established camps. A few days later the trio found the Yellow Aster.

Two years later they incorporated the Yellow Aster Mining and Milling Company, a close corporation, with headquarters in the Coulter building, this city. The headquarters have never changed, and the mine has produced about \$7,000,000 on the reduction of 2,500,000 tons of ore. There are still 8,000,000 tons of the same ore to mine. A good portion of the proceeds of this will go to the heirs of the deceased president of the company, a brother, two sisters, an adopted daughter, and possibly Mrs. M. Singleton, from whom he separated in 1910, when Mrs. Singleton brought divorce proceedings. These were later dropped.

The widow has been abroad for nearly two years and at intervals during that period resided in New York. She was prominently mentioned at the time her sister, Miss Lillian Graham, an actress, was charged with shooting W. E. D. Stokes at the Ansonia Hotel, which he owned. The adopted daughter, Mary Lillian Singleton, is now a girl of 11 years. She was found in New York and so impressed Mrs. Singleton and her husband with her beauty that they secured permission

(Continued on Second Page.)

of her father, who is still living, to make her their own child by law. It is predicted that the girl will come into a large, if not the largest portion, of the millions left by her foster father.

Singleton's brother, Robert L. Singleton, and his two sisters, Mrs. M. E. Cooper and Miss Sally Singleton, still reside in his native State, Tennessee. The dead man was born there in 1847 and came West in the gold rush of 1869. He wandered from mining camp to prospect holes, from desert to mountains, and from time to time made small strikes.

With the returns from the Yellow Aster he purchased considerable Los Angeles property and his one-time home, Singleton Court, just off of West Adams street, was a show place of the city for a number of years. The house burned and the ruins stood for years while creepers spread their green to hide its charred frame and cover the scene of many elaborate entertainments. Because of his marital troubles Singleton's home was never rebuilt.

These same troubles took him back to the mine and he was seldom in Los Angeles during the past five years. His widow has not as yet been located to inform her of the death. Dr. Rose L. Burcham, widow of Charles A. Burcham, was at the mine at the time of the death and is bringing the body to Los Angeles for burial. Funeral arrangements will be made on her arrival this morning.



The three men who discovered the Yellow Aster mine.

The last of the three died yesterday at Randsburg, suddenly, as did the others. This picture was taken in 1897, just after the incorporation by the three of the Yellow Aster Mining and Milling Company, a close corporation which has produced over \$7,000,000 so far. From left to right the three men are C. A. Burcham, who died last August, John Singleton, who died yesterday, and Frederick M. Mooers, who died in 1900.

LONG IN ONE HOUSE.

Los Angeles Times (1886-1922); Apr 18, 1916; ProQuest Historical Newspapers: Los Angeles Times
pg. 113

LONG IN ONE HOUSE.

Former Minneapolis Hotel Man and Capitalist Dies Suddenly Here.

Columbus R. White, 88 years old, a retired capitalist, who had resided twenty-nine years at No. 2654 Halldale street, passed away suddenly yesterday morning at his late residence. He leaves a widow, Mrs. Susan White, and one son, Morris C. White, both of Los Angeles.

Before coming to Los Angeles Mr. White was a prominent hotel man of Minneapolis. His nephew, Walter K. Bowker, is a prominent ranch owner and cattleman of Los Angeles. Funeral services will be conducted at 10 o'clock this morning at Rosedale.

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OLD BOARD IN CONTROL OF YELLOW ASTER MINE.

Los Angeles Times (1886-1922); May 17, 1916; ProQuest Historical Newspapers: Los Angeles Times
pg. 118

Over De Pauw Protest.

OLD BOARD IN CONTROL OF YELLOW ASTER MINE.

AT THE annual stockholders' meeting of the Yellow Aster Mining and Milling Company yesterday in room 311 Coulter Building the Ancher-Mooers-Burcham faction voted a majority of the stock and retained control of the directorate in spite of the objections of Count C. G. A. M. de Pauw, who was present with his attorney.

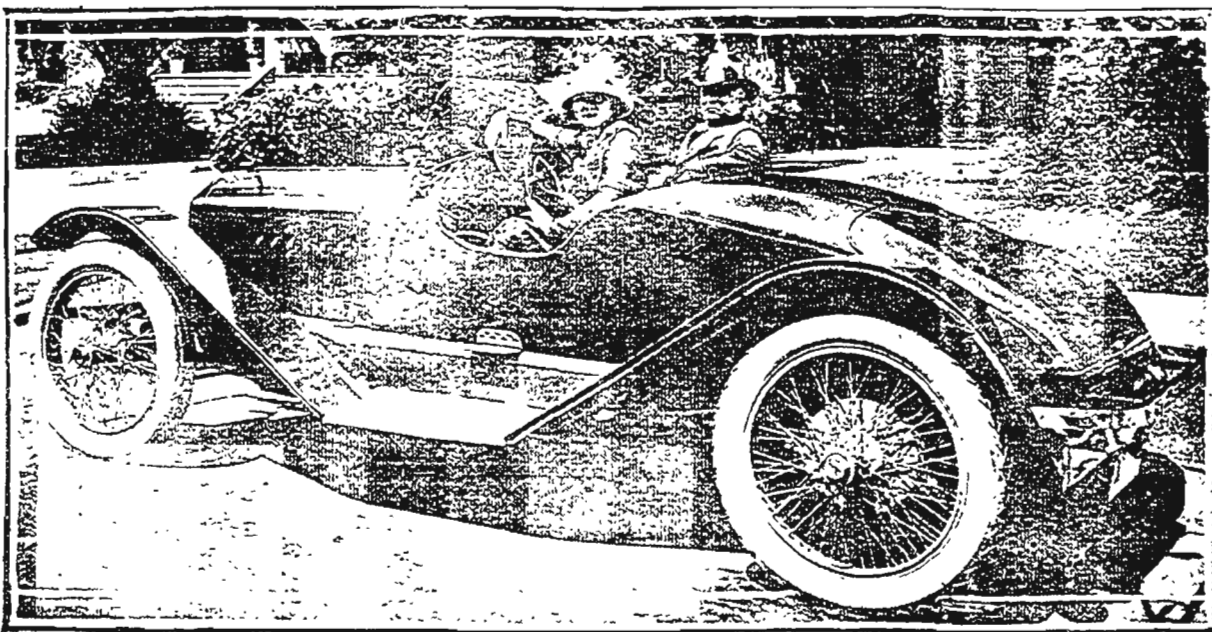
The board elected last December at the time when Count de Pauw and his wife, who was the widow of John Singleton, discoverer of the mine, were outvoted and the former ousted from his position as vice-president, was re-elected as follows: Albert Ancher, E. D. Mooers, W. K. Cotton, Miss E. L. Kenney, Dr. R. L. Burch-

am, C. G. A. M. de Pauw and R. A. Dalluge. Messrs. Ancher and Mooers and Mrs. Burcham voted a majority of the stock and were in control of the meeting.

President Ancher, after the meeting, said the company is being operated successfully, is paying dividends and that the prospects are bright. The company, he said, intends to improve the plant this year to cheapen the cost of production.

The Yellow Aster Mine has been operated nineteen years. There are 100,000 shares of stock of a par value of \$10 each. Eight million dollars have been taken from the mine and \$1,250,000 has been paid in dividends. The fight for control between the Ancher-Burcham-Mooers interests and the De Pauws has resulted in litigation and stormy stockholders' meetings.

Second Transcontinental Round Trip Planned



Starting on another transcontinental journey.

This is Mr. and Mrs. Charles Victor Hall of this city in their Peerless Green Dragon speedster. They are planning a trip to the eastern coast and return very shortly, this being the second trip of the kind that they have made. They will be gone about a year.

Seeing World.

COUPLE PLANS AUTO TRIP ALONG SANTA FE TRAIL.

There is probably no one in Los Angeles who finds more thorough enjoyment in long-distance motoring than Mr. and Mrs. Charles Victor Hall of No. 2151 Ocean View avenue, who are now making ready for their second double transcontinental tour. Last year the trip to New York was made in a Peerless and this time it is a Peerless of the 1918 roadster type.

The Halls plan to be absent about one year and will follow the Santa Fe trail going and returning. From St. Louis the eastward trip will be by way of Chicago, Niagara Falls, down the Hudson to New York and then by leisurely stages through New England. It is probable that next winter will be passed in New York City.

Last year the couple camped while en route, but this time overnight stops will be made in hotels. "It is all right to camp in our western country," said Mr. Hall, "but farther East, where the land is all fenced in and permission must usually be secured, it is not so pleasant." The eastern run last year was made with Mrs. Hall at the wheel in ten days' actual driving time, and she was one of the few women awarded a medal in New York for accomplishing the feat.

HURRY TOO MUCH.

"We hurried too much on that trip," declared Mrs. Hall, who is Belgian born. "We have been reading up on those sections through which we shall pass and this year we shall loaf along and glean some first-hand knowledge of our country. One motorist to be out of doors. We are having a flat top made for our car so we shall not be closed in."

Both are thoroughgoing motorists, know cars inside and out and possess a working knowledge which is always valuable. Their initial overland journey gave them many valuable pointers and this time their Peerless speedster will be equipped with almost everything that might be needful, including two extra wire wheels. The front fenders will be so arranged that these may be carried along the sides of the car.

From twenty-two to twenty-five

miles an hour," said Mrs. Hall, "is the best driving pace I believe. At this rate you always know what you have ahead of you as a rule, and when it becomes necessary to put on your brakes you can do so and come to a ready stop without sliding your tires."

"We made over 16,000 miles last year and in that distance only suffered one small puncture. We kept our tires, you see, in good shape by careful driving and still rolled up a good average for each day. I seldom use my brakes downhill, but go into low and coast down, and so enjoy the scenery in the mountainous country."

"What a pleasure it is to keep in touch with the road signs of the Automobile Club of Southern California. You may be a bit worried about your road, but one of those dear signs reassures you. My, how good they look to you on the desert runs! I have felt sometimes as though I could hug them. Last year in all our touring we only went astray a distance of three miles. That wasn't so bad, was it?"

BOOSTERS.

The Halls are boosters for the Santa Fe trail and believe it is the best overland route. Mr. Hall thinks Los Angeles should make it a point to advertise this highway in the Middle West and the East, as it brings motorists directly to this city.

In 1913 the Halls toured Europe. When she speaks of Belgium Mrs. Hall's blue eyes sadden. "It was only the year before the war we were in Liege" and witnessed a review of troops. And the same year we were also in Berlin."

"Yes," broke in Mr. Hall, "and in Berlin we saw the Emperor returning from a review of troops there. We particularly noticed his arrogant, cold, military face, and we have both mentally seen it since. I imagine, many, many times."

The Halls have owned three Peerless cars. "This car we have is wonderfully flexible. I made the Torrey Pine grade on high at twelve miles an hour last week," said Mrs. Hall, who declares it has forty-one improvements and who went a long way toward enumerating what those improvements were. When it comes to cars she has many a male owner appearing like a dub.



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Chalet, Lodge & Bungalow

1885–1925: Picturesque wood details have roots in European chalets.

[Patricia Poore](#)



A Swiss Chalet bungalow.
Doug Keister

Widely considered to be rare in the United States, the Swiss [Chalet](#) deserves more credit for its influence on [American Bungalows](#). Those picturesque wood details people tend to call “Craftsman” are actually chalet details: the wide, overhanging eaves, big brackets and knee braces, whimsical balustrades, exposed rafter tails, corbels, and banding.

Bungalows, too, are usually low and spreading, not more than a storey-and-a-half tall, with porches, sunrooms, pergolas and patios tying them to the outdoors. The Craftsman bungalow follows an informal aesthetic; it is a house without strong allusions to formal English or classical precedents.

Also like the chalet, indigenous materials are used for bungalows. An artistic



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or Moorish arches and tilework, or Japonesque orientalism, but also stick ornament in the manner of Swiss Chalets.

Bungalows came from India, sort of—variations of the word existed for hundreds of years before any bungalows showed up in England or the U.S. “Bunguloues,” temporary and quickly erected shelters, were houses for Englishmen built by native labor in India: long, low buildings with wide verandahs and deeply overhanging eaves. Around 1870, builders of newly fashionable English seacoast vacation houses referred to them as “bungalows,” to give them an exotic, rough-and-ready image.

But it was in California that the bungalow boom began. The climate was perfect for a rambling “natural” house with porches and patios. Los Angeles and upscale Pasadena, a resort town in the 1890s, were growing fast. An essential part of mass suburbanization was “an innovative, small, single-family, simple but artistic dwelling; inexpensive, easily built, yet at the same time attractive to the new middle-class buyer.” The California Bungalow (a term used by 1905) was soon a well-defined new style. Architects Greene and Greene in California called their millionaires’ chalets “bungalows.”



Nevertheless, it was the European chalet—which David Mathias, author of *Greene & Greene Furniture*, calls “a folk carpenter’s dream”—that influenced the Greenes. Indeed the essence of the chalet form shows up in the Pasadena houses: the uncomplicated but massive roof, the exposed structure—and wood details inside and out. Their “ultimate bungalows” were, of course, a higher architecture. While Gustav Stickley sang the praises of the bungalow (both California and Midwest types) in his magazine *The Craftsman*, his published house plans included several Swiss Chalets along with bungalows.

The word “lodge” is loosely defined. It might be the small cottage of a gate keeper; a country house or hotel occupied seasonally for fishing or skiing; a large inn in the mountains; or the main build-ing at a camp or resort. With northern European roots and nature-inspired architecture, picturesque and rooted to its place, the lodge is related to the chalet and the bungalow. It is often a timber-framed building or at least makes a show of structure and decoration in wood.

The most famous examples are the Great Camps of the Adirondacks and the National Park hotels, both dating to the late 19th century and built into the mid-20th century. Somewhat smaller family houses, usually sited on a lake or in the mountains, and featuring capacious porches and informal, woodsy interiors also were called lodges.

Swiss Chalet Bungalow (see top photo) “The Chalet Bungalow is easy to spot—it looks like a Swiss Chalet,” quips photographer and architectural historian Doug Keister. “Berkeley, California, is known more for political yak-yak than for yodeling, but that’s the location of this Swiss Chalet.”

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A Chalet.
Rob Leanna



Swiss Chalets were a minor fad during the Victorian era (and related to the Stick Style), but chalet elements were common during the bungalow era of the 1910s. In this example, the first level is brick and stucco, with shingles above. More often the cladding is weatherboards.



A lodge.
Rob Leanna

Lodge The rustic vacation retreats of Gilded Age barons, particularly those built in the mountains, often had Swiss or Nordic design elements. The illustration is



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A bungalow.

Rob Leanna

Bungalow is an Anglicized Bengal (Indian) word that makes reference to the low-slung roof and indoor-outdoor porches of this house type. But many of the picturesque examples built in the U.S. have elements derived from chalet architecture.



A 1910 house in Spokane is a medieval take on the Swiss Chalet with its clipped gable and huge brackets under the balcony.

Doug Kiester

Chalet Hallmarks

- **Alpine elements** carry over to American houses, typically squarish and two and a half storeys. (Chalet Bungalows are one and a half storeys.)
- **A pitched roof** with front gable and wide eaves, usually with brackets or exposed rafter tails, is a defining element.
- **Balconies and balustrades** are identifying characteristics of the Swiss Chalet. In this country, the balustrade morphed into a second-storey porch, a balcony, or



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- **Decorative work** appears structural: gable ornament looks like a truss, brackets are oversized, and diagonal boards evoke framing timbers. Some American chalets are brick, stone, or stucco with wood above. Late Victorian chalets might have ornate carving and polychrome paint decoration.
- **A galleried second level** may look like the main floor, with the ground level secondary and sometimes of a different material. This mimics chalets in Germany and Switzerland, which were often tucked into hilly slopes with only a partial first floor.



Large, plain knee braces and decorative “half timber” trim boards have an Alpine appeal on this house with a broad, gabled roof and generous eave overhangs.

Doug Kiester

A Brief History of the Chalet

The chalet is an Alpine (German, Swiss, Austrian, etc.) dwelling built for snow-covered mountain areas, usually in wood and with overhanging eaves. Stucco and occasionally brick are also used, but wood trim remains prominent. The type is based on ancient vernacular forms.

- **American** Swiss architecture was promoted along with other Romantic styles by A.J. Downing in the mid-19th century. “Swiss” cottages were popular in 19th-century England. The style here had brief periods of popularity during the 1850s, later in the Victorian era (related to the Stick Style), and during the bungalow years of the early 20th century. It is particularly associated with Cincinnati and seaside resorts in New Jersey.



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• **Resort** Over-scaled chalets with whimsical or bold details have long been built in ski areas and mountain resorts, for use as inns, restaurants, and rustic lodges. In the hotel industry today, “chalet” is used interchangeably with “cottage” or “bungalow.”



There’s no missing the point made by this chalet in Vallejo, Cal.: the gable roof, second-level porch, knee braces, and dark wood stain mimic Swiss models.
Doug Kiester

Chalet Vocabulary

- **Bargeboard** A flat or ornamented board attached along the projecting edge of a gable roof. It may be carved, incised, scroll-sawn, or cusped. Used on houses influenced by the Gothic, Chalet, and Tudor styles.
- **Bracket** The general term for a discrete projection that provides structural or visual support under a roof cornice, balcony, etc.
- **Corbel** A stone or brick bracket that supports a cornice, arch, etc. Also a masonry projection that steps out, increasing in depth to support an overhanging member above.
- **Fancy butt** Describes ornamental cuts on the visible ends of wood shingles, such as round, fish-scale, diamond, arrow, and octagonal.
- **half timbering** Here it refers to a faux treatment of boards used decoratively over the facade, popular in Swiss- or German-influenced and Tudor Revival, and Arts & Crafts houses.
- **Knee brace** A diagonal support between vertical and horizontal members or a bracket that includes a diagonal support.
- **Roof tails** The ends of roof eaves that flow over sometimes decorative brackets



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[GALLERY](#)

3 IMAGES

Gable, Verge & Truss

European chalets generally have only a scalloped bargeboard at the eaves, and exposed (sometimes carved) rafters or knee braces as gable details. In this country, fanciful, non-structural trusses, brackets, and gable ornaments were more common.



[GALLERY](#)

2 IMAGE

Balustrade & Balcony

Along with the roof, balconies and balustrades are the identifying characteristics of the Swiss Chalet. In the Alps, a wide gallery above the ground



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The Swiss Chalet, 1885–1910

Widely considered to be rare in the United States, the Swiss Chalet deserves more credit for its influence on bungalows.

Patricia Poore • Updated: Aug 17, 2018 · Original: Aug 16, 2011

Those picturesque wood details people tend to call “Craftsman” are actually chalet details: the wide, overhanging eaves, big brackets and knee braces, whimsical balustrades, exposed rafter tails, corbels and banding.

Hallmarks

- Alpine Swiss Chalets and Swiss Chalet houses in America are typically squarish and two-and-a-half storeys high. (Chalet bungalows are one-and-a-half storeys.)
- All have a style-defining low-pitched, front-gabled roof with wide eaves, supported by decorative brackets or exposed rafter tails. The houses often look as though the galleried second floor is the main floor, the ground floor secondary (and sometimes of a different material, especially stone or stucco). This mimics the chalets in Germany and Switzerland, which were often tucked into hilly slopes with only a partial first floor.
- Balconies and balustrades are, along with the roof, the identifying characteristics of the Swiss Chalet. In the Alps, a wide gallery above the ground storey was typical. In this country, the balustrade morphed into a second-storey porch, a balcony, or simply a decorative effect.
- Some American chalets were built entirely of wood. Others are brick, stone, or stucco with wood above. Earlier chalets might have ornate carving and even polychrome paint decoration. Decorative work appears to have structural use: gable ornament looks like a truss, brackets are oversized, and diagonal boards evoke framing timbers.

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ALPINE An Alpine (German, Swiss, Austrian, etc.) dwelling built for snow-covered mountain areas, usually in wood with a sloping gabled roof and widely overhanging eaves. Stucco and occasionally brick are also used, but decorative wood trim remains prominent. Generally a 19th-century type, based on ancient vernacular forms.

AMERICAN Swiss architecture was promoted along with other Romantic styles by Downing in the mid-19th century. “Swiss” cottages were popular in 19th-century England. The style was not widely built here, but did have brief periods of popularity during the 1850s, during the late Victorian era (when it was related to the Stick Style), and during the bungalow years of the early 20th-century. As a residential style, it is particularly associated with Cincinnati and seaside resorts in New Jersey.

RESORT Overscaled chalets with whimsical or bold wood details—decoratively cut rafter tails and vertical cladding, balconies, vergeboards, roof trusses, brackets—have long been built in ski areas and mountain resorts, for use as inns, restaurants, and lodges. In the hotel industry today, “chalet” is used interchangeably with “cottage” or “bungalow” to mean a small, discrete housekeeping unit.

VERGE & TRUSS European chalets generally have only a scalloped vergeboard at the eaves, and exposed (sometimes carved) rafters or knee braces as gable details. In this country, fanciful, non-structural trusses, brackets, and gable ornament were more common.

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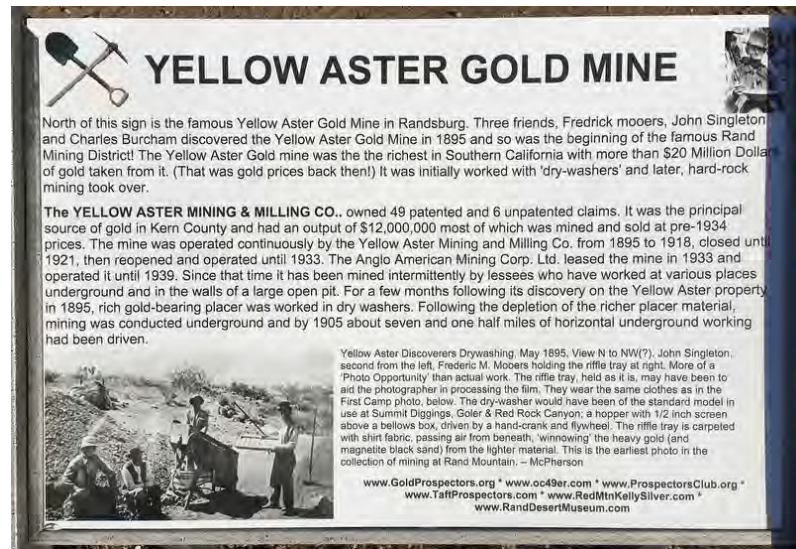
Near Red Mountain in Kern County, California — *The American West (Pacific Coastal)*

Yellow Aster Gold Mine

Inscription.

North of this sign is the famous Yellow Aster Gold Mine in Randsburg. Three friends, Fredrick Mooers, John Singleton and Charles Burcham discovered the Yellow Aster Gold Mine in 1895 and so was the beginning of the famous Rand Mining District! The Yellow Aster Gold mine was the richest in Southern California with more than \$20 Million Dollars of gold taken from it. (That was gold prices back then!) It was initially worked with 'dry-washers' and later, hard-rock mining took over.

The Yellow Aster Mining & Milling Co. owned 49 patented and 6 unpatented claims. It was the principal source of gold in Kern County and had an output of \$12,000,000 most of which was mined and sold at pre-1934 prices. The mine was operated continuously by the Yellow Aster Mining and Milling Co. from 1895 to 1918, closed until 1921, then reopened and operated until 1933. The Anglo American Mining Corp. Ltd. leased the mine in 1933 and operated it until 1939. Since that time it has been mined intermittently by lessees who have worked at various places underground and in the walls of a large open pit. For a few months following its discovery on the Yellow Aster property in



Photographed By Craig Baker, June 27, 2020

1. Yellow Aster Gold Mine Marker

1895, rich gold-bearing placer was worked in dry washers. Following the depletion of the richer placer material, mining was conducted underground and by 1905 about seven and one half miles of horizontal underground working had been driven.



Click or scan to see this page online

Photo caption: Yellow Aster Discoverers Drywashing, May 1895, View N to NW(?). John Singleton, second from the left, Frederic M. Mooers holding the riffle tray at right. More of a 'Photo Opportunity' than actual work. The riffle tray, held as it is, may have been to aid the photographer in processing the film. They wear the same clothes as in the First Camp photo, below. The dry-washer would have been of the standard model in use at Summit Diggings, Goler & Red Rock Canyon; a hopper with 1/2 inch screen above a bellows box, driven by a hand-crank and flywheel. The riffle tray is carpeted with shirt fabric, passing air from beneath, 'winnowing' the heavy gold (and magnetite black sand) from the lighter material. This is the earliest photo in the collection of mining at Rand Mountain. – McPherson



Photographed By Craig Baker, June 27, 2020

2. Yellow Aster Gold Mine Marker

The marker is on the right.

Topics. This historical marker is listed in these topic lists: [Industry & Commerce](#) • [Natural Resources](#). A significant historical month for this entry is May 1895.

Location. 35° 21.053' N, 117° 37.909' W. Marker is near Red Mountain, California, in Kern County. Located at the end of an unmarked dirt road, at the top of a hill. [Touch for map](#). Marker is in this post office area: Randsburg CA 93554, United States of America. [Touch for directions](#).

Other nearby markers. At least 8 other markers are within 2 miles of this marker, measured as the crow flies. [The Baltic Mine](#) (here, next to this marker); [The Kelly Silver Mine](#) (here, next to this marker); a different marker also named [Kelly Silver Mine](#) (approx. 0.7 miles away); [The Owl Hotel](#) (approx. 0.7 miles away); [Silver Dollar Saloon](#) (approx. 0.8 miles away); [The King Solomon Mine](#) (approx. 1.2 miles away); [Rand District Community Cemetery](#) (approx. 1.3 miles away); [Rand Mining District](#) (approx. 1.8 miles away). [Touch for a list and map](#) of all markers in Red Mountain.

Also see . . . [RedMtnKellySilver.com](#). Local mining history. *(Submitted on July 18, 2020.)*

Credits. This page was last revised on July 19, 2020. It was originally submitted on July 18, 2020, by Craig Baker of Sylmar, California. This page has been viewed 79 times since then and 13 times this year. **Photos:** **1**, **2**. submitted on July 18, 2020, by Craig Baker of Sylmar, California. • J. Makali Bruton was the editor who published this page.

m=153138

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MEET OUR MEMBERS



Mardell M. Reed
California Senior Leaders Program and Alliance
Justice and Dignity for Senior Rights
AAAE Senior Advisory Council

Mardell M. Reed is a retired Los Angeles Unified School District (LAUSD) employee. After 32 years of serving children in the LAUSD, Ms. Reed assisted her son with opening and managing Mel's Memory Care; one of the first California State Licensed Residential Care Facilities for the Elderly for persons with Alzheimer's disease in South Los Angeles. Because of her interest in making a difference, her commitment to healthy aging, community building and social justice for seniors, Ms. Reed was nominated to be a member of the California Senior Leaders Program and Alliance, a project developed by the UC Berkeley School of Public Health. Ms. Reed volunteers her time as a Health Promoter with LA Care Health Plan, is a member of the Alzheimer's Association, California Southland Chapter West-Central Dementia Care Network and a founding member and acting secretary for the local senior group "Justice and Dignity for Senior Rights."

Building Permit History
2650 S. Halldale Avenue
Los Angeles

Circa 1904:	Building Permit No. ????? to Construct a 2-story, 8-room, 40' X 50', frame residence at 2650 S. Halldale Avenue on Lot 15, Block 6 of the Charles Victor Hall Tract. Owner: Fred S and Julia M Pettengill Architect: Unknown Contractor: Fred S. Pettengill Cost: Unknown
June 27, 1946:	Building Permit No. LA16200 for general repair and construction work in connection with termite repair. Owner: Mrs. Cecelia S. Staples Architect: None Engineer: None Contractor: California Termite Control Co., Inc. Cost: \$99.00
February 26, 2003:	Plumbing Permit No. WO34206177 for sewer repair. Owner: Mardell M. Reed Architect: None Engineer: None Contractor: Bob Adee Plumbing and Heating Cost: Not Shown
July 26, 2004:	Plumbing Permit No. WO44221689 for sewer repair. Owner: Mardell M. Reed Architect: None Engineer: None Contractor: Bob Adee Plumbing and Heating Cost: Not Shown
September 8, 2005:	Plumbing Permit No. WO54222734 for Earthquake valve installation. Owner: Hyuk C. and Hyun J. Kwon Architect: None Engineer: None Contractor: PRC Mechanical Cost: Not Shown

March 26, 2015: Building Permit No. SL55529 to add sill plate anchor bolts, cripple wall plywood and replace foundation per L. A. City Standard Plan #1 (Earthquake hazard reduction per Chapter 92 of the Los Angeles Building Code) (Houses, residential buildings up to 3 stories and up to 4 units). 150 ft of foundation replacement.
Owner: Peter F. King
Architect: None
Engineer: None
Contractor: Julian Construction Inc.
Cost: \$9,800.00

May 9, 2019: Building Permit No. VN93524 for kitchen remodel for residential buildings (no structural changes). Window (4) change-out (Same size & type) for residential buildings. Dual glazing, labeled and certified by National Fenestration Rating Council (NFRC), is required for doors and windows replaced in all residential buildings, three stories or less, per Section 150.2(b) 1B of Title 24.
Owner: Peter F. and Jessica G. King
Architect: None
Engineer: None
Contractor: Elite Remodeling Group, Inc.
Cost: \$12,000.00

3

APPLICATION TO ALTER, REPAIR MOVE OR DEMOLISH

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

From Lot	To Lot	Tract	Tract
Present location of building	2650 Halldale Avenue, Los Angeles 7, California		Approved by City Engineer
New location of building	Same		
Between what cross streets			
USE INK OR INDELIBLE PENCIL			

- Present use of building Residence Families 1 Rooms
(Store, Dwelling, Apartment House, Hotel or other purpose)
- State how long building has been used for present occupancy
- Use of building AFTER alteration or moving same Families Rooms
- Owner Mrs. Cecelia S. Staples Phone PA 2307
(Print Name)
- Owner's Address 2650 Halldale Avenue P. O. Los Angeles 27, Calif.
- Certificated Architect State License No. Phone
- Licensed Engineer State License No. Phone
- Contractor California Termite Control Co., Inc. State License No. 1156 Phone HI 1118
- Contractor's Address 915 North Western Avenue, Los Angeles 27, California
- VALUATION OF PROPOSED WORK \$99.00
(Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon)
- State how many buildings NOW on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)
- Size of existing building x Number of stories high Height to highest point
- Material Exterior Walls Exterior framework
(Wood, Steel or Masonry) (Wood or Steel)
- Describe briefly all proposed construction and work:
General repair and construction work in connection with termite damage.

NEW CONSTRUCTION

- Size of Addition x Size of Lot x Number of Stories when complete
- Footing: Width Depth in Ground Width of Wall Size of Floor Joists x
- Size of Studs x Material of Floor Size of Rafters x Type of Roofing

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 California Termite Control Co., Inc.
(Owner or Authorized Agent)

By

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> </u>		Bbls. Cement <u> </u>		Sign here <u> </u>	
Valuation \$ <u> </u>		Tons of Reinforcing Steel <u> </u>		Owner or Authorized Agent	
Fee Paid \$ <u> </u>				Clerk	
TYPE	GROUP	Maximum No. Occupants	Inside Lot	Key Lot	Lot Size
			Corner Lot	Corner Lot Keyed	Feet rear alley
					Feet side alley
PERMIT No.		Plans and Specifications checked	Zone	Fire District	District Map No.
16200		Correction Verified	Bldg. Line	No.	Street Widening
		Plans, Specifications and Application rechecked and approved.	Application checked and approved	Stamp here when Permit is issued	
PLANS		For Plans Fee	Filed with	SPRINKLER	Inspector
				Specialty Inspection	Valuation Inspected

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Plumbing
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

Issued On: 02/26/2003

APPLICATION FOR PLUMBING PLAN CHECK AND INSPECTION

Last Status: Issued

Status Date: 02/26/2003

1. PROPERTY OWNER

Reed, Mardell M

2650 Halldale Ave

LOS ANGELES CA 90018

2. APPLICANT INFORMATION

(Relationship: Net Applicant)

Mas Wakimoto -

5457 Crenshaw Blvd

LOS ANGELES, CA 90043

(323) 296-8787

3. TENANT INFORMATION4. CONTRACTOR, ARCHITECT, & ENGINEER NAME

(C) Adee Bob Plbg & Htg

5457 S Crenshaw Blvd,

Los Angeles, CA 90043

CLASS LICENSE#

C36 240186

PHONE #

3232968787

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (323)290-8139.

6. DESCRIPTION OF WORK

SEWER REPAIR

7. COUNCIL DISTRICT: 8

For information and/or inspection requests originating within LA County.

Call toll-free (888) LA4BUILD

Outside LA County, call (213)-977-6941.

(LA4BUILD = 524-2845)

8. APPLICATION PROCESSING INFORMATION

PC OK By:

OK for Cashier:

Signature: _____ Date: _____

For Cashier's Use Only**W/O #: 34206177****Project Name:**

In the event that any box (i.e. 1-10) is filled to its 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.

9. FEE INFORMATION**Inspection Fee Period**Permit Fee: **43.40**

INSPECTION TOTAL Plumbing	43.40
Permit Total	43.40
Permit Fee Subtotal Plumbing	40.00
Permit One Stop Surcharge	1.00
Permit Sys. Development Surcharge	2.40
Permit Issuing Fee	0.00

Payment Date: 02/26/03

Receipt No: IN050114612

Amount: \$43.40

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

Sewer Alter/Repair/Cap

(1)

17.00

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. LICENSED CONTRACTOR'S DECLARATION

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

License Class: **C36** Lic. No.: **240186** Contractor: **ADEE PLUMBING & HEATING, INC**

12. 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 FUND COMPENSATION** Policy Number: **1622969-01**

☐ 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.

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. 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: _____

15. FINAL DECLARATION

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

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration, Construction Lending Agency Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **MAS WAKIMOTO** Sign: _____ Internet ePermit System Declaration Date: **02/26/2003**

X Contractor Authorized Agent



Plumbing
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

Issued On: 07/26/2004

APPLICATION FOR PLUMBING PLAN CHECK AND INSPECTION

Last Status: Issued

Status Date: 07/26/2004

1. PROPERTY OWNER

Reed, Mardell M

2650 Halldale Ave

LOS ANGELES CA 90018

2. APPLICANT INFORMATION

(Relationship: Net Applicant)

Mas Wakimoto -

5457 S Crenshaw Blvd

LOS ANGELES, CA 90043

(323) 296-8787

3. TENANT INFORMATION**4. CONTRACTOR, ARCHITECT, & ENGINEER NAME**

(C) Adee Bob Plbg & Htg

5457 S Crenshaw Blvd,

Los Angeles, CA 90043

CLASS LICENSE#

C36 240186

PHONE #

3232968787

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (323)290-8139.

6. DESCRIPTION OF WORK

SEWER REPAIR

7. COUNCIL DISTRICT: 8

For information and/or inspection requests originating within LA County.

Call toll-free (888) LA4BUILD

Outside LA County, call (213)-977-6941.

(LA4BUILD = 524-2845)

8. APPLICATION PROCESSING INFORMATION

PC OK By:

OK for Cashier:

Signature: _____ Date: _____

NOTICE: The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy.

In the event that any box (i.e. 1-10) is filled to its 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.

For Cashier's Use Only**W/O #: 44221689****Project Name:**

2650 S Halldale Ave
04042-90000-21689

9. FEE INFORMATION**Inspection Fee Period**Permit Fee: **43.40**

INSPECTION TOTAL Plumbing	43.40
Permit Total	43.40
Permit Fee Subtotal Plumbing	40.00
Permit One Stop Surcharge	1.00
Permit Sys. Development Surcharge	2.40
Permit Issuing Fee	0.00

Payment Date: 07/26/04

Receipt No: IN050142823

Amount: \$43.40

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

Sewer Alter/Repair/Cap

(1)

17.00

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. LICENSED CONTRACTOR'S DECLARATION

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

License Class: **C36** Lic. No.: **240186** Contractor: **ADEE PLUMBING & HEATING, INC**

12. 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 FUND COMPENSATION** Policy Number: **1622969-01**

☐ 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.

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. 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: _____

15. FINAL DECLARATION

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

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration, Construction Lending Agency Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **MAS WAKIMOTO** Sign: _____ Internet ePermit System Declaration Date: **07/26/2004** **X** Contractor Authorized Agent



Plumbing
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

**APPLICATION FOR PLUMBING
PLAN CHECK AND INSPECTION**

Issued On: 09/08/2005

Last Status: Issued

Status Date: 09/08/2005

1. PROPERTY OWNER

Reed, Mardell M

2650 Halldale Ave

LOS ANGELES CA 90018

2. APPLICANT INFORMATION (Relationship: Net Applicant)

Michael Christensen -

3249 Casitas Ave

ATWATER VILLAGE, CA 90031 (818) 549-0636

3. TENANT INFORMATION**4. CONTRACTOR, ARCHITECT, & ENGINEER NAME**

(C) Prc Mechanical

3249 Casitas Avenue, Atwater Los Angeles, CA 90039

CLASS LICENSE#

C36 311690

PHONE #

8185490636

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (818)240-1492.

6. DESCRIPTION OF WORK

EARTHQUAKE VALVE

7. COUNCIL DISTRICT: 8

For information and/or inspection requests originating within LA County.

Call toll-free (888) LA4BUILD

Outside LA County, call (213) 482-0000.

(LA4BUILD = 524-2845)

8. APPLICATION PROCESSING INFORMATION

PC OK By:

OK for Cashier:

Signature: _____ Date: _____

For Cashier's Use Only**W/O #: 54222734**

NOTICE: The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy.

In the event that any box (i.e. 1-10) is filled to its 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.

9. FEE INFORMATION**Inspection Fee Period**Permit Fee: **43.40**

INSPECTION TOTAL Plumbing	43.40
Permit Total	43.40
Permit Fee Subtotal Plumbing	40.00
Permit One Stop Surcharge	1.00
Permit Sys. Development Surcharge	2.40
Permit Issuing Fee	0.00

Payment Date: 09/08/05

Receipt No: IN050169545

Amount: \$43.40

10. FEE ITEM INFORMATION**WATER HEATERS AND GAS SYSTEMS**

Earthquake Valve (1) 16.00

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).

11. 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: C36 Lic. No.: 311690 Contractor: PRC MECHANICAL

12. 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 INSUR FUND Policy Number: 1661961

☐ 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.

13. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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. Due to the possible presence of lead-based paint, lead safe work practices are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Section 17920.10 and 105256 and may be subject to a \$1000 fine or criminal prosecution. For more information call LA County's Department of Health Services at (800)524-5323. In order to locate a Lead Certified Professional and obtain additional information, call California DHS at (800)597-5323 or go to the DHS Website at <http://www.dhs.ca.gov/childlead/html/GENclst.html>.

14. 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: _____

15. 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: MICHAEL CHRISTENSEN Sign: Internet ePermit System Declaration Date: 09/08/2005 ☒ Contractor ☐ Authorized Agent

2650 S Halldale Ave



Permit #:
Plan Check #: X15SL01024
Event Code:

15016 - 70000 - 06308

Printed: 03/26/15 09:22 AM

Bldg-Alter/Repair 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 03/26/2015 Last Status: Issued Status Date: 03/26/2015
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1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
CHA'S VICTOR HALL TRACT	6	15		M R 26-65	123B193 835	5053 - 028 - 014

3. PARCEL INFORMATION	
Area Planning Commission - South Los Angeles LADBS Branch Office - LA Council District - 8 Certified Neighborhood Council - Empowerment Congress North Community Plan Area - South Los Angeles	Census Tract - 2222.00 District Map - 123B193 Energy Zone - 8 Methane Hazard Site - Methane Zone Near Source Zone Distance - 2.1
School Within 500 Foot Radius - YES Thomas Brothers Map Grid - 633-J7	
ZONES(S): RD1.5-1-O	

4. DOCUMENTS			
ZI - ZI-2374 LOS ANGELES STATE ENTER ORD - ORD-121727	ORD - ORD-171682	CPC - CPC-1986-447-GPC	
ZI - ZI-699 Normandie 5 Redevelopment Proj. ORD - ORD-162128	CRA - ZI 699 NORMANDIE 5	CPC - CPC-1986-603-GPC	
TNI - West Adams ORD - ORD-167121-SA952	CPC - CPC-12641	CPC - CPC-1990-346-CA	
SPA - South Los Angeles Alcohol Sales ORD - ORD-171681	CPC - CPC-1983-506-SP	CDBG - LARZ-Central City	

5. CHECKLIST ITEMS
Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION	For Cashier's Use Only	W/O #: 51606308
Owner(s): KING, PETER F 2650 HALDDALE AVE, LOS ANGELES CA 90018 -- Tenant:		
Applicant: (Relationship: Agent for Contractor) ROBERTO GOMEZ - -- (323) 742-5720		

7. EXISTING USE	PROPOSED USE
(01) Dwelling - Single Family	

8. DESCRIPTION OF WORK
Add sill plate anchor bolts, cripple wall plywood and replace foundation per L.A. City Standard Plan #1 (Earthquake hazard reduction per Chapter 92 of the Los Angeles Building Code). (Houses, residential buildings up to 3 stories and up to 4 units). 150 ft of foundation replacement

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By:	DAS PC By:
OK for Cashier: Nedra Journigan	Coord. OK:
Signature: <i>Nedra Journigan</i>	Date: 03/26/2015

11. PROJECT VALUATION	
Permit Valuation: \$9,800	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org . To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.
--

SL 0004 501023229 3/26/2015 9:22:40 AM
 BUILDING PERMIT-RES \$162.50
 EI RESIDENTIAL \$1.27
 ONE STOP SURCH \$3.82
 SYSTEMS DEVT FEE \$11.45
 CITY PLANNING SURCH \$11.37
 MISCELLANEOUS \$10.00
 PLANNING GEN PLAN MAINT SURCH \$9.48
 CA BLDG STD COMMISSION SURCHARGE \$1.00
 BUILDING PLAN CHECK \$27.00

Sub Total: \$237.89

Permit #: 150167000006308
 Building Card #: 2015SL55529
 Receipt #: 0501027531



* P 1 5 0 1 6 7 0 0 0 0 6 3 0 8 F N *

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

15016 - 70000 - 06308

14. APPLICATION COMMENTS:

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

15. BUILDING RELOCATED FROM:**16. CONTRACTOR, ARCHITECT & ENGINEER NAME**

(C) JULIAN CONSTRUCTION INC

ADDRESS

2900 W JEFFERSON BLVD,

LOS ANGELES, CA 90018

CLASS

B

LICENSE #

788526

PHONE #

(323) 733-3377

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: B License No.: 788526 Contractor: JULIAN CONSTRUCTION INC

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: GRANITE STATE INS. CO.

Policy Number: WC65256269

☐ 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 (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for L.A 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: ROBERTO GOMEZ

Sign: _____

Date: 03/26/2015

☐ Contractor

☒ Authorized Agent

2650 S Halldale Ave



Permit #:

Plan Check #: X19VN09346

Event Code:

19016 - 20000 - 13739

Printed: 05/09/19 09:07 AM

Bldg-Alter/Repair 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety	Issued on: 05/09/2019
APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY		Last Status: Issued
		Status Date: 05/09/2019

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
CHA'S VICTOR HALL TRACT	6	15		M R 26-65	123B193 835	5053 - 028 - 014

3. PARCEL INFORMATION	
Area Planning Commission - South Los Angeles LADBS Branch Office - LA Council District - 8 Certified Neighborhood Council - Empowerment Congress North Community Plan Area - South Los Angeles	Census Tract - 2222.00 District Map - 123B193 Energy Zone - 8 Methane Hazard Site - Methane Zone Near Source Zone Distance - 2.1
Thomas Brothers Map Grid - 633-J7	
ZONES(S): RD1.5-1-O	

4. DOCUMENTS		
ZI - ZI-2374 LOS ANGELES STATE ENTER ORD - ORD-121727	ORD - ORD-171682	CPC - CPC-1983-506-SP
ZI - ZI-2452 Transit Priority Area in the Cit ORD - ORD-162128	ORD - ORD-185926-SA1834	CPC - CPC-1986-447-GPC
ZI - ZI-2477 South Los Angeles Community F ORD - ORD-167121-SA952	CPC - CPC-12641	CPC - CPC-1986-603-GPC
TNI - West Adams ORD - ORD-171681	CPC - CPC-1983-506	CPC - CPC-1990-346-CA

5. CHECKLIST ITEMS	
Std. Work Descr - Seismic Gas Shut Off Valve	Combine HVAC - Wrk. per 91.107.2.1.1.1
Combine Plumbg - Wrk. per 91.107.2.1.1.1	
Combine Elec - Wrk. per 91.107.2.1.1.1	

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION	For Cashier's Use Only	W/O #: 91613739
Owner(s): KING, PETER F AND JESSICA G 2650 HALDDALE AVE, LOS ANGELES CA 90018 -- Tenant:		
Applicant: (Relationship: Agent for Contractor) DOR LEVY - -- (310) 658-0662		

7. EXISTING USE	PROPOSED USE
(01) Dwelling - Single Family	

8. DESCRIPTION OF WORK
Kitchen remodel for residential buildings (no structural changes). Window (4) change-out (same size & type) for residential buildings. Dual glazing, labeled and certified by National Fenestration Rating Council (NFRC), is required for doors and windows replaced in all residential buildings, three stories or less, per Section 150.2(b)1 B of Title 24.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By:	DAS PC By:
OK for Cashier: Rahim Robinson	Coord. OK:
Signature:	Date: 05/09/2019

11. PROJECT VALUATION	
Permit Valuation: \$12,000	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS

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

VN LAUR 203159307 5/9/2019 9:07:27 AM

BUILDING PERMIT-RES	\$190.00
ELECTRICAL PERMIT RES	\$49.40
HTG/REF PMT RES	\$24.70
PLUMBING PERMIT RES	\$49.40
EI RESIDENTIAL	\$1.56
DEV SERV CENTER SURCH	\$10.26
SYSTEMS DEVT FEE	\$20.52
CITY PLANNING SURCH	\$13.02
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$15.19
CA BLDG STD COMMISSION SURCHARGE	\$1.00
BUILDING PLAN CHECK	\$27.00

Sub Total: \$412.05

Permit #: 190162000013739
Building Card #: 2019VN93524
Receipt #: 0203630355



* P 1 9 0 1 6 2 0 0 0 1 3 7 3 9 F N *

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

19016 - 20000 - 13739**14. APPLICATION COMMENTS:**

** Approved Seismic Gas Shut-Off Valve may be required. **

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**

(C) ELITE REMODELING GROUP INC

ADDRESS

22287 MULHOLLAND HWY,

CALABASAS, CA 91302

CLASS

B

LICENSE #

1023088

PHONE #

(310) 658-0662

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: **B** License No.: **1023088** Contractor: **ELITE REMODELING GROUP INC****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: **9211278**

☐ 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 (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead 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/chil3lead.

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: **DOR**Sign: Date: **05/09/2019**☐ Contractor☒ Authorized Agent



City of Los Angeles Department of City Planning

10/6/2022 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2650 S HALLDALE AVE

ZIP CODES

90018

RECENT ACTIVITY

ENV-2022-7267-CE

CHC-2022-7266-HCM

CASE NUMBERS

CPC-2008-1552-CPU

CPC-1990-346-CA

CPC-1986-603-GPC

CPC-1986-447-GPC

CPC-1983-506

CPC-12641

ORD-185927

ORD-185926-SA1834

ORD-171682

ORD-171681

ORD-167121-SA952

ORD-162128

ORD-121727

ENV-2008-1781-EIR

Address/Legal Information

PIN Number	123B193 835
Lot/Parcel Area (Calculated)	7,400.1 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID J7
Assessor Parcel No. (APN)	5053028014
Tract	CHA'S VICTOR HALL TRACT
Map Reference	M R 26-65
Block	6
Lot	15
Arb (Lot Cut Reference)	None
Map Sheet	123B193

Jurisdictional Information

Community Plan Area	South Los Angeles
Area Planning Commission	South Los Angeles
Neighborhood Council	Empowerment Congress North Area
Council District	CD 8 - Marqueece Harris-Dawson
Census Tract #	2222.00
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	RD1.5-1-O-CPIO
Zoning Information (ZI)	ZI-2484 Community Plan Implementation Overlay: South Los Angeles ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2374 State Enterprise Zone: Los Angeles ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
General Plan Land Use	Low Medium II Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	SOUTH LOS ANGELES ALCOHOL SALES
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	South Los Angeles
Subarea	Character Residential
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None

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.

RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Low
Transit Oriented Communities (TOC)	Tier 1
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	Active: Loren Miller Recreation Center

Assessor Information

Assessor Parcel No. (APN)	5053028014
Ownership (Assessor)	
Owner1	SHIM BOYLE,SEAN AND BELSHEIM,SOPHIA
Address	2650 HALLDALE AVE LOS ANGELES CA 90018
Ownership (Bureau of Engineering, Land Records)	
Owner	SHIM BOYLE, SCAN BEISHEIM, SOPHIA
Address	2650 HALLDALE AVE LOS ANGELES CA 90018
APN Area (Co. Public Works)*	0.170 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$281,850
Assessed Improvement Val.	\$333,240
Last Owner Change	02/17/2021
Last Sale Amount	\$1,330,013
Tax Rate Area	312
Deed Ref No. (City Clerk)	531341
	234160
	2124001
	1688578
	1251731
	1251730
	0264083
Building 1	
Year Built	1905
Building Class	D45B
Number of Units	1
Number of Bedrooms	4
Number of Bathrooms	1
Building Square Footage	2,546.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5053028014]

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES

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Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.11619592
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Hubzone	Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5053028014]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	5053028014
Address	2650 HALLDALE AVE
Year Built	1905
Use Code	0100 - Residential - Single Family Residence
Notes	The property is subject to AB 1482 if the owner is a corporation, limited liability company with a corporate member, or real estate trust. Does not apply to owner-occupied duplexes & government-subsidized housing.
Housing Crisis Act Replacement Review	Yes

Public Safety

Police Information	
Bureau	South
Division / Station	Southwest

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Reporting District	326
Fire Information	
Bureau	Central
Battalion	11
District / Fire Station	26
Red Flag Restricted Parking	No

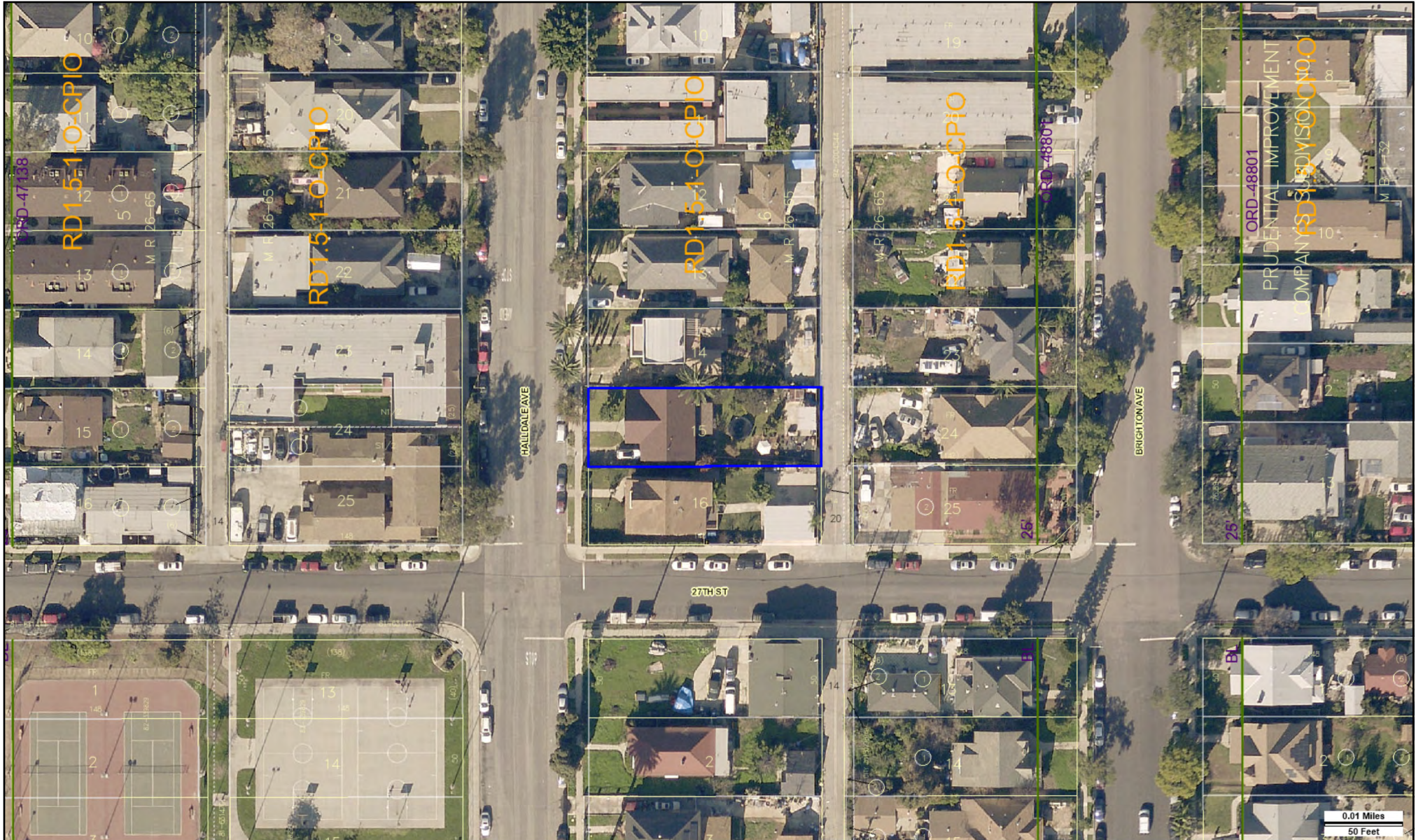
CASE SUMMARIES

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

Case Number:	CPC-2008-1552-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SOUTH LOS ANGELES NEW COMMUNITY PLAN PROGRAM
Case Number:	CPC-1990-346-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)\
Case Number:	CPC-1986-603-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONING CONSISTENCY PROGRAM
Case Number:	CPC-1986-447-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AND ZONE CONSISTENCY - SOUTH CENTRAL LOS ANGELES (HERB GLASCOW)
Case Number:	CPC-1983-506
Required Action(s):	Data Not Available
Project Descriptions(s):	SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED INTHE SOUTH CENTRAL AREA OF THE CITY
Case Number:	ENV-2008-1781-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	SOUTH LOS ANGELES NEW COMMUNITY PLAN PROGRAM

DATA NOT AVAILABLE

- CPC-12641
- ORD-185927
- ORD-185926-SA1834
- ORD-171682
- ORD-171681
- ORD-167121-SA952
- ORD-162128
- ORD-121727



Address: 2650 S HALLDALE AVE

APN: 5053028014

PIN #: 123B193 835

Tract: CHA'S VICTOR HALL TRACT

Block: 6

Lot: 15

Arb: None

Zoning: RD1.5-1-O-CPIO

General Plan: Low Medium II Residential

