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- ❖ Local, State and National Landmarking

**4939 SYCAMORE TERRACE  
LOS ANGELES**

**“The Beach-Johnson House”  
AKA  
“Arroyo Stone House”**

**(Abbreviated Fact-sheet)**

**Previous Address:** 4939 North Figueroa Street (1892-1990)

**Year of Completion:** 1892 (according to the Los Angeles County Assessor)

**Architect:** Unknown. Since there were few professional architects in Los Angeles during these years, the floorplan may have been inspired by a pattern book, with the builder or owner adding his/her own details to make it unique.

**Builder:** S. M. Irvine (according to the City of Los Angeles). No information could be found about him/her in local or online resources.

**First Known Owner:** Elizabeth Young Gordon is said to have commissioned the house to be built, intending to offer it as housing for the faculty of Occidental College. The College, founded in Los Angeles in 1887 under the auspices of the United Presbyterian Church, moved in 1898 to Figueroa Street on land bought and donated by Mrs. Gordon’s husband, The Reverend John A. Gordon. Occidental College moved from Highland Park to Eagle Rock in 1912.

Mrs. Gordon was born Elizabeth (sometimes known as “Lizzie”) Young round 1848 in Ohio. Her Scottish-born father Alexander Young was a United Presbyterian minister. Her mother Lucy Young was born in England.

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[www.buildingbiographer.com](http://www.buildingbiographer.com)

Elizabeth graduated from Monmouth College in Monmouth, Illinois in 1866. In 1871 she married her husband John Gordon, a fellow student at Monmouth College, who had served as a Major during the Civil War. They would have seven children: Amy, Alexander, Frances, Kenneth, James, Lucy, and Alan. During the 1880s, the family lived in Pittsburgh where John served as a United Presbyterian minister. After moving to Southern California, the Gordon family settled for a time in the Pomona area where Mrs. Gordon was an active member of the Woman's Parliament and gave presentations in favor of women's suffrage.

In the 1890s, Rev. Gordon was appointed vice-president of Occidental College and also served as a professor there. The family settled in a home at 4911 Pasadena Avenue. In the 1910s Rev. Gordon was president of the Bible League and taught at the Bible Institute of Los Angeles (later known as Biola). Upon his death at the age of 78 in 1919, his widow, their son Kenneth (now a physician), and Kenneth's family all lived in the Pasadena Avenue home.

Mrs. Gordon would become known as one of a handful of female real estate investors and developers in Los Angeles in the 1890s. She bought and sold a number of properties. Besides 4939 North Figueroa she is known to have commissioned the construction of a four-story apartment house on South Olive Street in downtown Los Angeles in 1904. She was also remembered as a published poet of religious verse. Elizabeth Gordon died at age 84 in June 1932. Only a brief death notice was published for her in the *Los Angeles Times*. She is interred at Angelus Rosedale Cemetery.

**Building Permits:** There is no original building permit on file for this property. The City's permit file begins in 1905.

The earliest permit on file was issued in May 1939. It called for adding a 9.5-by10.5-foot bedroom at the rear of the house at a cost of \$200. It would have a concrete foundation, exterior walls of wood siding, a composition roof, and interior walls of Celotex. Carl H. Boller was the designer. The owner would serve as his own contractor.

In November 1991, permission was given to add a two-story, 1,050-square-foot room addition at a cost of \$64,000. R. Barron was the designer. No contractor had been selected.

Existing closets and a door were to be removed to make one larger room, according to a permit issued in November 2012. No floor area was to be added. Carlos M. Zubieta of Venice was the designer. The owner was to act as her own contractor. The cost was estimated at \$3,500.

A 240-volt electric vehicle charger was installed in May 2016.

Copies of some of these permits are attached on pages 8 through 14..

(Note: Permits for very minor alterations, such as water heater replacement, are not included. Also not included are permits missing from the file or whose microfilmed or digital copies are indecipherable and not otherwise recorded or described in Assessor's records.)

**Assessor's Records:** Los Angeles County Assessor's building records were unavailable at the time this report was written. The County currently estimates the square footage of the house at 2,317 with two bedrooms and two bathrooms.

**Later Owners:** In July 1920, Mrs. Gordon sold her Figueroa Street property to Roy King Voorhies, and his wife Juliet Voorhies. Mr. Voorhies (1884-1954), a native of Iowa, worked as a safety engineer and lived in Los Angeles for 56 years. In June 1965, Mrs. Voorhies, by then a widow, transferred ownership to her son Cleveland Greenfield Voorhies (1910-1984) and his wife Geraldine Oakley Voorhies (1911-1985). Mr. Voorhies was employed in the mining industry. His wife, born in Louisiana, was well-known for her extensive doll collection and served as president of the Angeleno Doll Club of the United Federation of Doll Clubs, Inc. She was also a member of the Occidental College Women's Club. A *Times* article about her is attached on page 5.

After over 65 years of Voorhies family ownership, the property was granted to Steven Anthony Johnsen and Katherine A. Walter, husband and wife, in June 1986. Ms. Walter was an illustrator.

Helen Blythe Danner became the owner in July 1998. Jason David Renfro joined her on title in August 2003.

Marc Helwig, a television and movie producer, gained title in February 2009.

Lucia Micarelli has been the owner since May 2012.

**Notes:** No information could be found as to why the house is sometimes referred to as "The Beach Johnson House." Online sources reveal there was a "house carpenter" named Seth Beach Johnson who went by the first name "Beach" (his mother's maiden name). Born into a farming family in 1877 in New York, he moved to San Francisco as a young man and lived there for the rest of his life with his wife Alice until his death in 1943. It is unknown whether he ever brought his carpentry skills south to Los Angeles.

The Sycamore Terrace neighborhood came to be known as "Professor's Row," many of the houses having been built for Occidental College faculty.

**Significance:** In July 1988, the City of Los Angeles declared the Beach-Johnson house Historic-Cultural Monument #373. It was said that the stone used to build the house and neighborhood retaining walls came from the riverbed of the Arroyo Seco. Twelve other nearby houses were also nominated for landmark status, as discussed in an article in the *Los Angeles Times* (attached on pages 6 and 7).

In 1997, the City determined that the Beach-Johnson house is a contributor to the Highland Park/Garvanza Historic Preservation Overlay Zone. Its Craftsman/Arroyo Stone construction "embodies those distinguishing characteristics of an architectural type or engineering specimen." It has been noted that the house, despite having been updated and added on to over the years, retained its original unpainted moldings, original mural on the dining room wall, original oak floors, "high-character" windows, and original front patio made of Batchelder tile.

A copy of the City's recording documents are attached on pages 15 through 19.

**Sources:**

City of Los Angeles, Building & Safety Department  
Los Angeles County Assessor  
Los Angeles Public Library

City Directories: 1900-

*Herald & Presbyter*: 1919

*Los Angeles Times*: May 21, 1954; December 7, 1958; July 14, 1988

Internet Resources, including California Index, California Death Index,  
Gale Biography Master Index, Ancestry.com, and Historic *Los Angeles Times*  
Database.

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## Collection of Dolls Represents Many Stories, Happy and Tragic

Los Angeles Times (1923-1995); Dec 7, 1958; ProQuest Historical Newspapers: Los Angeles Times  
pg. GV12

### Collection of Dolls Represents Many Stories, Happy and Tragic

**HIGHLAND PARK**—To a little girl a doll is many things—a toy, a companion, an object on which to lavish immature, but real mother love.

As she grows to maturity, she loses interest in dolls except when they revive some heart-warming memory of childhood, or until she takes them up as a hobby.

That's about what happened to Mrs. Cleveland Voorhies of 4939 N Figueroa St. Until nine years ago her only interest in dolls was to occasionally purchase one for her children.

Today she has more than 200 dolls, each with a story behind it. Some of the stories deal with tragedy while others present the happy side of life. Still others were used for business.

#### Fashion Dolls

An example of the business use of dolls can be seen in Mrs. Voorhies' most valued doll, which was used as a manikin in the mid-1800s. The doll, a Jumeau, or French fashion doll is about 18 inches tall.

The Jumeaus were sent to the United States by French fashion designers in the 1800s dressed in the newest fashions for milady. If the prospective buyer liked the dress on the doll she would order one for herself. The order was then sent back to France, where the dress was made and shipped to the buyer.

"In the days when clothing was all made by hand, use of the dolls permitted large displays in stores without the worry of a large stock or big expense to designers and dressmakers," Mrs. Voorhies said.

Another doll in her collection was made in Germany during World War II. The doll is made to represent a small boy with a very sad face. Mrs. Voorhies said the facial expression on the doll is a direct reflection of the doll maker's mood.

#### Tragic Story

The maker of the doll, a German woman, had lost her small son in World War II and created the doll as a likeness of him. The only thing about the doll which was not a likeness of him was the expression. It was the expression of the grieving mother and doll maker, Mrs. Voorhies said.

Another prize in her collection is a Greiner doll, said



**GERMAN DOLL**— Mrs. Cleveland Voorhies is shown with an antique German doll, one of more than 200 in her collection. Doll in foreground is one of first to be made commercially in the United States.

Times photo

to be the first doll to be made commercially in the United States. She said the doll, which has a soft body and a china head was made and sold in the 1850s.

The best dolls for detail of features are the early French fashion dolls, she said. Their bodies were contoured and their faces all looked natural and real. Even the eyes appeared to be real and looking at you, she said.

With her big collection and her prized dolls, Mrs. Voorhies' small daughter, Anne Ardin, still thinks they are to cuddle and play with.

#### Favorite Doll

Anne, 5 years old, has a favorite doll, but it has no long history. She got it from a food company by saving labels.

Mrs. Voorhies isn't worried about that, however. She said her young daughter is beginning to take pride in the collection and eventually will see both sides of a doll—the fine toy they make and the history behind them.

She already knows about the toy part and the history will come easy. Anne hears about the history of dolls from her mother, who is the 1958-59 president of the Angeleno Doll Club of the United Federation of Doll



**OLD AND NEW**— Anne Ardin Voorhies is holding modern doll at left. Doll on right is sad-faced German boy made by woman who lost son in World War II.

Times photo

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## Pillars of History: Council to Weigh 12 Highland Park Houses for Monument Status

USHERY, DAVID

Los Angeles Times (1923-1995); Jul 14, 1988; ProQuest Historical Newspapers: Los Angeles Times  
pg. T1



TORD KAWANA / Los Angeles Times

Anne Marie Fisher stands in front of the William U. Smith House, an example of a Greek Revival bungalow, that she and her husband own.

# Pillars of History

## □ Council to Weigh 12 Highland Park Houses for Monument Status

By DAVID USHERY, *Times Staff Writer*

Twelve houses in Highland Park will be submitted to the Los Angeles City Council on Friday for designation as cultural-historic monuments.

Approval by the council would increase by 50% the number of cultural monuments in Highland Park and would boost efforts of community groups trying to spare two of the houses in the area from being demolished for development.

All the houses were built in the late 1800s or early 1900s. Several of them are Craftsman style, a type of architecture that originated in Southern California. Also included are examples of the Colonial Revival and Greek Revival styles and a house constructed largely of stones from the Arroyo Seco.

The houses have met criteria established in the Los Angeles Administrative Code and have been recommended by the city's Cultural Heritage Commission. The designation has also received approval of the City Council's Recreation, Library and

Cultural Affairs Committee.

Members of the Highland Park Heritage Trust and the Highland Park Neighborhood Assn. have been meeting with the owners of two of the houses that are in danger of being demolished, said Robert Spiro, an attorney who is co-chairing the legal affairs committee for the Highland Park Neighborhood Assn.

### Owners Oppose Designation

The owners of the two houses, the Morrell House at 215 N. Ave. 53 and the Reeves House, 219 N. Ave. 53, are opposed to the designation, said Nancy Fernandez, executive assistant to the Cultural Heritage Commission.

If a property is declared a monument and is in danger of being destroyed, the commission can block issuance of a permit for demolition, major alteration or removal of the property for 30 to 180 days and can

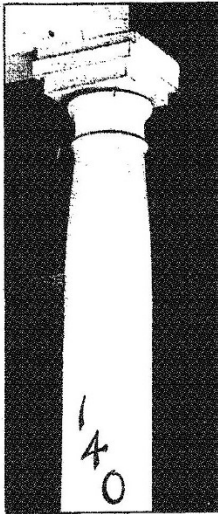
hold up the permit for as long as 360 days with the approval of the City Council.

The Morrell House is owned by developer Stanley T. Mak of Monterey Park. Mak is planning to build a 16-unit apartment building on the site, Spiro said.

"We're involved in negotiations with a number of parties," Mak said. "This is a delicate situation. We really have nothing to say at this time."

The Morrell House was built in 1906 for John G. Morrell, who was an organist. It was designed by architect Charles E. Shattuck, who was known for country club designs and who designed the first mausoleum in Southern California, said Charles J. Fisher, past president of the Highland Park Heritage Trust. He and his wife, Anne Marie, live in the Craftsman-style house that features as low-sloped roof, a deep porch that runs along the side of the house, leading to a large back yard.

Please see MONUMENT, Page 7



TORU KAWANA / Los Angeles Times

Details of the homes include Tuscan columns of the Smith House and arched window of the Morrell House, whose demolition is opposed by neighbors Frank and Rose Xochihua and son Gabriel.

## MONUMENT: 12 Houses

Continued from Page 1

Some residents in Highland Park are dismayed that the house might be torn down in favor of an apartment building.

"It's just inconceivable that this house could be destroyed. It's one of the best examples of Craftsman type in Los Angeles," said Hendrik Stooker, a member of the Highland Park Heritage Trust and the Highland Park Neighbors Assn.

Rose and Frank Xochihua, who live next door to the Morrell House, said the house is too beautiful to be destroyed. They also fear that an apartment building would ruin the intimacy of the neighborhood.

"We know everybody here. They're family," said Rose Xochihua. "There's years of neighborhood connections here."

The Reeves House was built in 1905 for Susan Reeves, a schoolteacher. It is a Colonial Revival house noted for the short "milk-bottle columns" on the front porch and inside the entryway, Fisher said.

The house is owned by the estate of the late Opal E. Vossbrink. Spiro said Vossbrink's grandson, Mike Murphy, is administrator of the estate.

Murphy could not be reached for comment, but Spiro said Murphy has entered a contract to sell the house to an Orange County developer who plans to build a 22-unit apartment building on the site once the sale is approved by probate court.

Spiro said the association is offering alternatives to the developers in an attempt to save the two houses. "We are in negotiations with the owners. . . . Our No. 1 priority is to save the structures," he said.

Two other houses on Friday's agenda, the Tustin House, 4973 N. Figueroa St. and the Mary P. Field House, 4967 N. Figueroa St., were saved from demolition when they were purchased last year from a developer who was planning to replace them with a 10-unit apartment building.

The other houses pending before the council are:

■ **The Arroyo Stone House, 4500 N. Figueroa St.** The L-shaped building with diamond-pane glass windows is constructed of wood frame overlaid with stones from the Arroyo Seco.

■ **The Mary P. Field House, 4967 N. Figueroa St.** This is a brown two-story Craftsman "barn type" bungalow with offset raised porch, high gable and roof dormer.

■ **The Mary Tustin House, 4973 N. Figueroa St.** The two-story Craftsman house was built for the widow of Columbus Tustin, founder of the City of Tustin in Orange County. It was designed by Meyer and Holler.

■ **The Margaret A. Herivel House, 4979 N. Figueroa St.** The house was constructed for John Cherry Johnson and purchased by Herivel in 1953. It is a two-story Craftsman with a low roof line and full porch with stone pillars.

■ **The Johnson House, 4885 N. Figueroa St.** This was also constructed for John Cherry Johnson, a prominent Highland Park banker and is still owned and occupied by his widow, Helene. It is a two-story Craftsman house with a tennis court in the back.

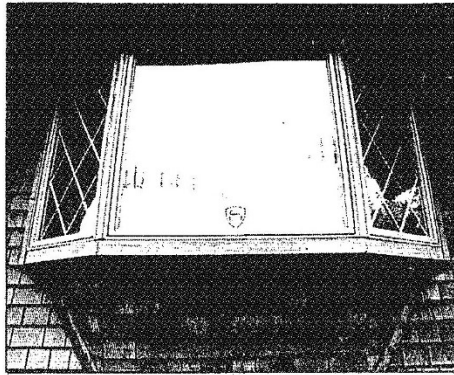
■ **The Wheeler-Smith House, 5684 Ash St.** The house is an eclectic design with different architectural nuances. A very narrow staircase leads up to a landing and a porch that is half an octagon supported by six pillars. It sits on a hill and is partially obscured from the street.

■ **The G. W. E. Griffith House, 5915 Echo St.** This two-story Colonial Revival house was the home of George W. E. Griffith, who was the founder of the Arroyo Seco Bank and one of the main developers in the area.

■ **The Putnam House, 5944 Hayes Ave.** This is a mix of Craftsman and Colonial Revival designs. Its most prominent feature is a square tower that is on the left of the main entrance.

■ **The William U. Smith House, 140 S. Avenue 57.** Currently owned by Fisher of the Highland Park Heritage Trust, the house is an example of the Greek Revival bungalow. Its porch is supported by three Tuscan columns, and its tall gable stretches almost the entire length of the house.

■ **The Ollie Tract.** It is a park-like stretch of land with ancient oak trees and other native trees and shrubs surrounding a 1½-story Craftsman bungalow at 199 S. Ave. 57. It was designed and built by John Scott, who constructed many of the older homes in Highland Park.



3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth.

REMOVED FROM Lot 2 Tract Glenview Tract. REMOVED TO Lot Tract. Present location of building 4939 No. Figueroa St. New location of building same. Between what cross streets Ave. 49 and Ave 50 - Highland Park. Approved by City Engineer. Deputy.

- 1. Purpose of PRESENT building Residence Families 1 Rooms 5
2. Use of building AFTER alteration or moving Same Families 1 Rooms 6
3. Owner (Print Name) R.K. Voorhies Phone 663886
4. Owner's Address 4939 No. Figueroa St
5. Certificated Architect Carl H. G. Fuller State License No. 81050 Phone 665961
6. Licensed Engineer State License No. Phone
7. Contractor W. O. N. State License No. Phone
8. Contractor's Address OKWMT
9. VALUATION OF PROPOSED WORK \$200.00
10. State how many buildings NOW on lot and give use of each one residence
11. Size of existing building 49 X 26 Number of stories high 1 Height to highest point 20 ft.
12. Class of building D Material of existing walls wood Exterior framework wood Describe briefly and fully all proposed construction and work: Addition to house concrete foundation & piers - standard code stud & joist work - crowd siding - ceiling & wall finish.

5/9/39 (and Red Cow Bureau) Fill in Application on other Side and Sign Statement (OVER)

Table with 4 columns: PERMIT NO. (18333), FOR DEPARTMENT USE ONLY (Plans, Corrections, Plans checked), Fee (2.00), and Inspector (Shaw). Includes dates 5/9/39 and 5/10/39.

(1939)



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

NEW CONSTRUCTION

Size of Addition 9'-4" x 10'-5" Size of Lot 35 x 135 Number of Stories when complete ONE  
 Material of Foundation Cement Width of Footing 12 Depth of footing below ground 8"  
 Width Foundation Wall 6" Size of Redwood Sill 2" x 6" Material Exterior Walls wood  
 Size of Exterior Studs 2 x 4 Size of Interior Bearing Studs 2 x 4  
 Joists: First Floor 2 x 6 Second Floor 2 x 4 Rafters 2 x 4 Roofing Material Composition

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

Sign Here R. K. Woodhiser  
 (Owner or Authorized Agent)

By \_\_\_\_\_

FOR DEPARTMENT USE ONLY			
Application <u>AA</u>	Fire District <u>AA</u>	Bldg. Line <u>AA</u>	Termite Inspection _____
Construction _____	Zoning _____	Street Widening _____	Forced Draft Ventil. _____

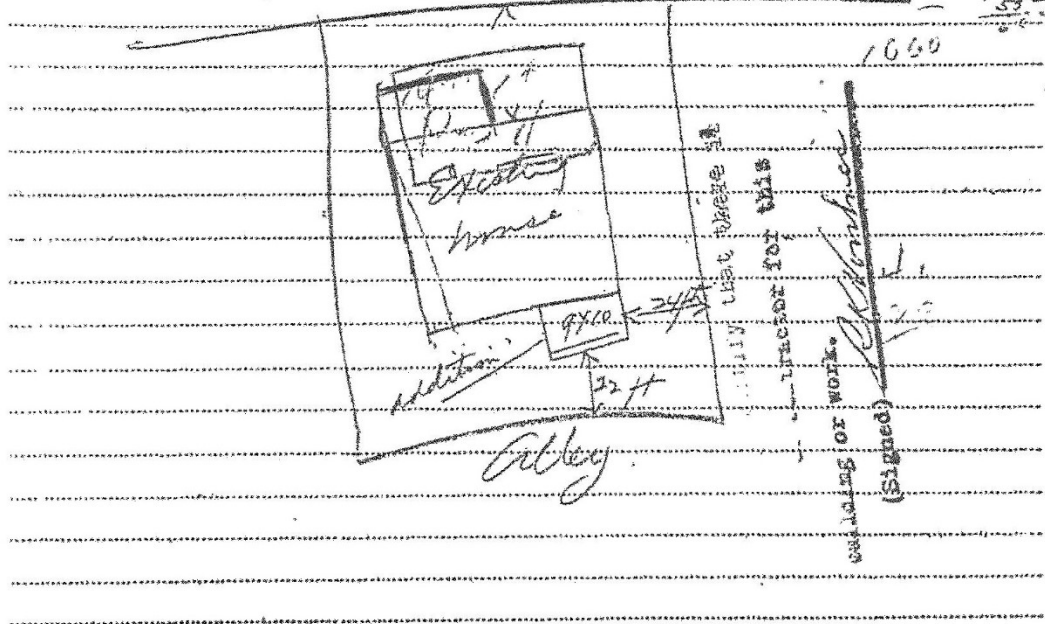
(1) REINFORCED CONCRETE  
 Barrels of Cement \_\_\_\_\_  
 Tons of Reinforcing Steel \_\_\_\_\_

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from \_\_\_\_\_ Street  
 Sign Here \_\_\_\_\_  
 (Owner or Authorized Agent)

(3) No required windows will be obstructed.  
 Sign Here R. K. Woodhiser  
 (Owner or Authorized Agent)

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

REMARKS: \_\_\_\_\_



FOR INSPECTION 4745.3081-21 REPAIR-DEM AND FOR CERT OF OCCUPA Kous/87

1. LOT 2, BLOCK Glenview Tract, COUNTY REF. NO. 7-94, DIST. MAP 1508225, GEN'S TRACT 1051. 2. PRESENT USE OF BUILDING (01) SFD, NEW USE OF BUILDING (01) Same. 3. JOB ADDRESS 4939 N. Figueroa St. 4. BETWEEN CROSS STREETS Ave. 50 AND Pasadena Ave. Ter. 5. OWNER'S NAME Steve Johnson. 6. OWNER'S ADDRESS 4939 N. Figueroa, Los Angeles, CA 90042. 7. ENGINEER (N/A) BUS. LIC. NO. CA 28564, ACTIVE STATE LIC. NO. 305-8667. 8. ARCHITECT OR DESIGNER R. Barron BUS. LIC. NO. CA 254-6488, ACTIVE STATE LIC. NO. 254-6488. 9. ARCHITECT OR ENGINEER'S ADDRESS 4925 N. Figueroa, Los Angeles, CA 90042. 10. CONTRACTOR N/A. 11. SIZE OF EXISTING BLDG. 15' x 35' x 23', NO. OF EXISTING BUILDINGS ON LOT AND USE 2, ORG-Residence. 12. FINISHING MATERIAL wood, EXT. WALLS wood, ROOF wood, FLOOR wood. 13. JOB ADDRESS 4939 N. Figueroa St. 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 64,000.00. 15. NEW WORK Room addition, 2 story (1050 sf).

\*(SEE ADDRESS CORRECTION)

NEW USE OF BUILDING Same, SIZE OF ADDITION 1050 sq ft, STORIES 2, HEIGHT 23'. TYPE DWELL UNITS (1) MAX OCC. R3, FLOOR AREA 1050, TOTAL 2390. DWELL UNITS (1) MAX OCC. R3. LIVERY ROOMS, PARKING REQ, PARKING PROVIDED. INSPECTION ACTIVITY. 11/14/91 10:00 AM PERMIT 104 T-2675 C 07. PEG PERMITS & RI RESIDENTIAL 367.52, USE STOP 9.48, SYS REV 7.46, SCHOOL REV RES 27.88, TOTAL 413.34, CHECK 2:061.76. 911A 84162, 911A 84162.

DECLARATIONS AND CERTIFICATIONS

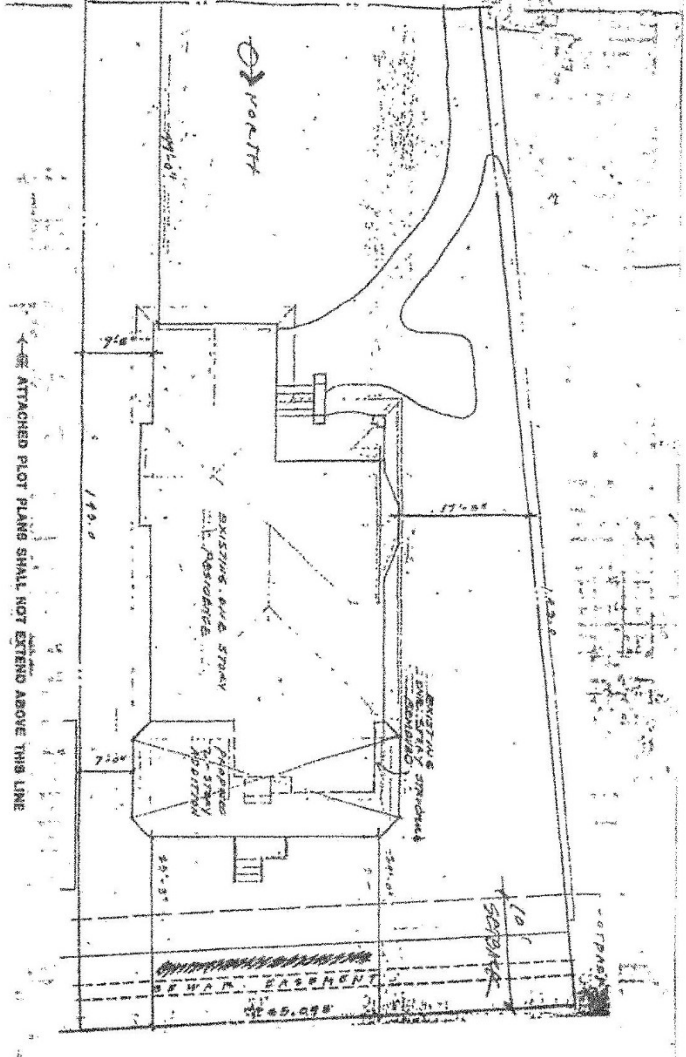
16. I hereby affirm that I am licensed under the provisions of Chapter 2 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. 17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7001.5, Business and Professions Code). 18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.). 19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Law. 20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3805, Lab. C.). 21. I certify that I have read the application and state that the above information is correct, I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

(1991)

Bureau of Engineering	ADDRESS APPROVED	Roger 10-6-89
	DRIVEWAY	
	HIGHWAY DEDICATION	REQUIRED COMPLETED
	FLOOD CLEARANCE	
SEWERS RES. NO. 4923-6	SEWERS AVAILABLE	Check 12/27/89
CERT. NO. [S86510752] 12/27/89	NOT AVAILABLE	
SFC NOT APPLICABLE [None]	SFC PAID	
	SFC DUE	
Grading	PRIVATE SEWAGE SYSTEM APPROVED	
Conc. Safety	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>	
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)	
Housing	HOUSING AUTHORITY APPROVAL	
Planning	APPROVED UNDER CASE # [NSACU-118]	[Signature]
Transportation	APPROVED FOR	
Construction Tax	RECEIPT NO.	DWELLING UNITS
* 71 1500 sq. ft. exempt under Sec 382 with 16/6/85, 21 1500 sq. ft. parcel effective 1/89		
LEGAL DESCRIPTION	Tracing Bull Run to 46 = No. 1000000's Parcel	
	SD = [unclear] (1050 = [unclear]) 150 = 1050	
	Notification OK [unclear] 10/31/89	
	& Posting Done 10/15/89 324	

ON PLOT PLAN SHOW ALL BUILDINGS, DRIVEWAYS AND USE OF EACH

BY CAMORE TERRACE



4939 N Sycamore Ter ✓



Permit #: 12016 - 10000 - 17365  
 Plan Check #: B12LA10230 Printed: 11/02/12 12:41 PM  
 Event Code: \* FINALED 12/3/12

Bldg-Alter/Repair  
 1 or 2 Family Dwelling  
 Plan Check at Counter  
 Plan Check

City of Los Angeles - Department of Building and Safety

**APPLICATION FOR BUILDING PERMIT  
 AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue  
 Status Date: 11/02/2012

1. TRACT	BLOCK	LOT(s)	ARR	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
GLENVIEW TRACT	2			M B 7-94	150A225 340	5467 - 016 - 007

**3. PARCEL INFORMATION**

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

Census Tract - 1851.00  
 District Map - 150A225  
 Energy Zone - 9  
 Fire District - VHFHSZ  
 Hillside Grading Area - YES

Near Source Zone Distance - 1.7  
 School Within 500 Foot Radius - YES  
 Thomas Brothers Map Grid - 595-B3

ZONES(S): RD2-1-HPOZ

**4. DOCUMENTS**

ZI - ZI-2129 East Los Angeles State Ent	ORD - ORD-175891	CPC - CPC-1989-177-IPRO	CDBG - SEZ-East Los Angeles State Ent
ORD - ORD-165351-SA1892	HPOZ - Highland Park - Garvanza	CPC - CPC-1992-283-HPOZ	
ORD - ORD-169776	HCM - LA-373	CPC - CPC-2003-1501-CA	
ORD - ORD-172316	CPC - CPC-1986-826-GPC	CPC - CPC-2010-943-HPOZ	

**5. CHECKLIST ITEMS**

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):  
 Micarelli, Lucia 3365 Tyburn St LOS ANGELES CA 90039

Tenant:

Applicant (Relationship Architect):  
 Carlos Zubieta - 1725 Abbot Kinney #C VENICE, CA 90291 (818) 571-8970

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
(01) Dwelling - Single Family		REMOVE/DEMO EXISTING CLOSETS & DOOR AND MAKE ONE LARGER ROOM. REMOVE EXISTING PLASTER CEILING & ADD 1/2" DRYWALL UNDER 2 X 6 RAFTERS / R-30 INSULA. NO CHANGE IN FLOOR AREA.

**9. # Bldgs on Site & Uses:**

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Jesse Cardoza  
 OK for Cashier: Ronald Allen  
 Signature: *[Signature]* Date: 11/02/12

DAS PC By: \_\_\_\_\_  
 Coord. OK: \_\_\_\_\_

For inspection requests, call toll-free (888) LA4BUILD (514-2845).  
 Outside LA County, call (213) 482-0000 or request inspections via  
[www.ladbs.org](http://www.ladbs.org). To speak to a Call Center agent, call 311 or  
 (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only: \_\_\_\_\_ W/O #: 21617365

**11. PROJECT VALUATION & FEE INFORMATION** Fiscal Fee Period

Permit Valuation: \$3,500	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	163.64
Permit Fee Subtotal Bldg-Alter/Re	130.00
Plan Check Subtotal Bldg-Alter/Rc	0.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	0.50
O.S. Surcharge	2.61
Sys. Surcharge	7.83
Planning Surcharge	7.80
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surchar	3.90
CA Bldg Std Commission Surchar	1.00
Permit Issuing Fee	0.00
Total Bond(s) Due:	

**12. ATTACHMENTS**

Owner-Builder Declaration *BA*  
 Plot Plan *2/26*





**14. STRUCTURE INVENTORY** (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") 12016 - 10000 - 17365

**14. APPLICATION COMMENTS:**

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

**15. BUILDING RELOCATED FROM:**

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(A) Zubieta, Carlos M (O) Owner-Builder	1725-C Abbot Kinney Blvd, Venice, CA 90291		C33074 0	(310) 877-8190

**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. OWNER-BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code. Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 2 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500)).

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

OR

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

**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: \_\_\_\_\_ Policy Number: \_\_\_\_\_

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](http://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/sbldlead](http://www.dhs.ca.gov/sbldlead).

**20. 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 abovementioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property; but in the event such work does destroy or unreasonably interfere with such easement a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

**By signing below, I certify that:**

(1) I accept all the declarations above namely the Owner/Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, and Final Declaration, and

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

*[Signature]* Date: 1/10/17

4939 N Sycamore Ter

Permit Application #: 12016 - 10000 - 17365

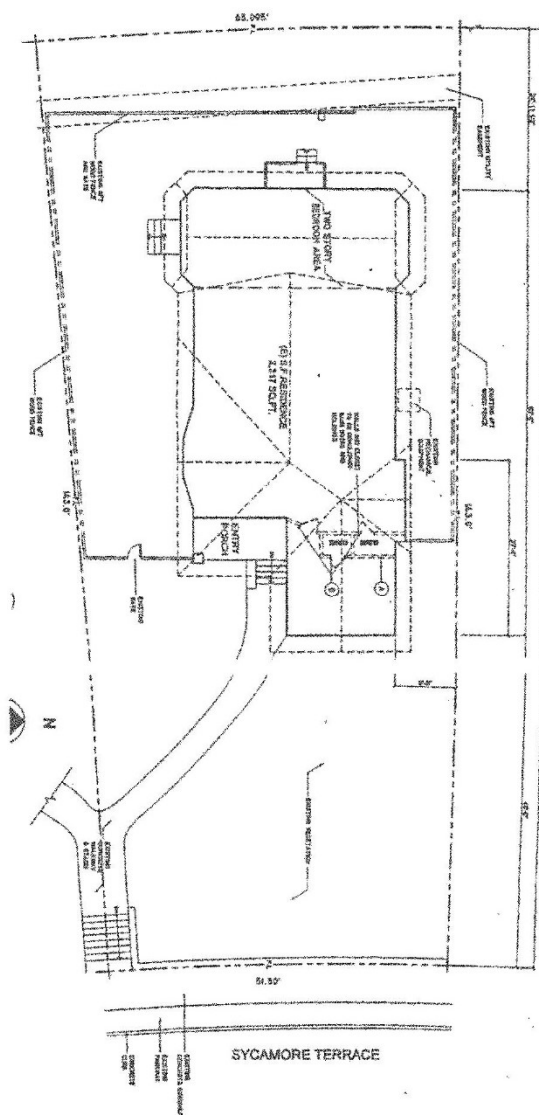
Bldg-Alter/Repair  
1 or 2 Family Dwelling  
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B12LA10230  
Initiating Office: METRO  
Printed on: 11/02/12 12:50:54

### PLOT PLAN ATTACHMENT

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



94- 1982756

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
4 MIN. 8 A.M. NOV 2 1994  
PAST

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

) FREE RECORDING REQUESTED  
) (Govt. Code Sec. 6103)  
)  
)  
)

CULTURAL HERITAGE COMMISSION  
433 S. Spring St., 10th Floor  
Los Angeles, CA 90012

FREE J

RESOLUTION  
HISTORICAL RESOURCES DESIGNATION

(Public Resources Code Section 5029;  
Government Code Section 27288.2)

Pursuant to Los Angeles Administrative Code Section 22.126, on July 15, 1988,  
the City Council of the City of Los Angeles designated the hereinafter described  
property Historic-Cultural Monument No. 373.

The property is located within the County of Los Angeles and is commonly known as:

Arroyo Stone House & Wall  
4939 N. Sycamore Terrace  
Los Angeles, CA 90065

The legal description of the property is:

Tract MP7-94, Lot 2, District Map 150B225  
Assessor's Parcel #5467-016-007

The current property owner is:

S. Johnsen & K. Walter  
4939 Sycamore Terrace  
Los Angeles, CA 90042

I certify that the foregoing is true and correct. Executed this 22<sup>nd</sup> day of August, 1994 at Los Angeles, California.

By Nancy Fernandez  
Nancy Fernandez,  
Commission Executive Assistant  
CULTURAL HERITAGE COMMISSION,  
acting for the CITY OF LOS ANGELES.

### CERTIFICATION

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES, } ss.

I, City Clerk of the City of Los Angeles and ex-officio Clerk of the City Council of the City of Los Angeles, do hereby certify and attest the foregoing to be a full, true and correct copy of the original City Council action of 7-15-88 from C.F. 88-1128. On this date, the Council approved the inclusion of the Arroyo Stone House and Arroyo Stone Wall in the list of Historic-Cultural Monuments on file in my office, and that I have carefully compared the same with the original.

In Witness Whereof, I have hereunto set my hand and affixed the Seal of the City of Los Angeles, this 9<sup>th</sup> day of Sept., 1994.

City Clerk of the City of Los Angeles

By Maria C. Riza  
Deputy



94 1982756



## Historic-Cultural Monuments

358. **BROCK JEWELERS / CLIFTON'S**, 513 West 7th Street. This four-story building constructed in 1922 for a prominent Los Angeles manufacturing jeweler from a design by Dodd & Richards includes many of the original interior appointments, although it now houses a cafeteria. Declared: 4/15/88
359. **CONGREGATION TALMUD TORAH**, 247 North Breed Street. The synagogue was dedicated in 1923. The architects A. M. Edelman & Leo W. Barnett designed the building with a Renaissance exterior and an interior reminiscent of the Folk Art tradition of East European synagogues. Declared: 6/7/88
360. **BRATSKELLER / EGYPTIAN THEATER**, 1142 - 1154 Westwood Boulevard. This structure designed in 1929 by Russell Collins conformed to the Mediterranean architectural guidelines for Westwood Village set up by the Janss Corporation. Originally opened as a Ralph's Grocery Store, it has been adapted to function as a restaurant and movie theater. Declared: 6/21/88
361. **FOX BRUIN THEATER**, 926 - 950 Broxton Avenue. It was designed by prolific theater architect S. Charles Lee in 1937. The Streamline Moderne marquee is the principal visual feature of the facade. Declared: 6/21/88
362. **FOX VILLAGE THEATER**, 945 Broxton Avenue. This theater was the first entertainment facility in Westwood Village. Designed by P. P. Lewis in Spanish/Classical Revival style for the Janss Corporation, it was completed in 1931. The exterior remains virtually unchanged, with the original neon sign. Declared: 6/21/88
363. **GAYLEY TERRACE**, 959 Gayley Avenue. This Spanish Colonial Revival apartment building was completed in 1940 and designed by Laurence B. Clapp. The white stucco structure accommodates itself to its lot by stepping up the slope in the manner of a Mediterranean hill town. Declared: 6/21/88



Ivy Substation - Monument #182

364. **JANSS INVESTMENT COMPANY BUILDING**, 1045 - 1099 Westwood Boulevard. This building was designed in 1929 in the Classical style by Allison & Allison for the Janss Corporation, creators of Westwood Village, to use as their offices. It occupies the focal point of the Village. The building's dome is a visual highlight which distinguishes it from its surroundings. Declared: 6/21/88
365. **KELTON APARTMENTS**, 644 Kelton Avenue. The Kelton Apartments were designed by Richard Neutra in 1941 in the International style. Declared: 6/21/88
366. **LATTER HOUSE & ARROYO STONE WALL**, 141 South Avenue 57. This unique example of Nineteenth Century design known as Midwestern Gothic appears to have been built in the late 1880's. Declared: 6/21/88
367. **SHEETS APARTMENTS**, 10901 - 10919 Strathmore Drive. Designed by John Lautner in 1949, it is one of the most futuristic structures in Westwood's North Village. Declared: 6/21/88
368. **ELKAY APARTMENTS**, 638 Kelton Avenue. The Elkay Apartments is the last design of International-style architect Richard Neutra to be completed in Westwood's North Village. Built in 1948, it combines clean lines and horizontal orientation. Declared: 6/21/88

369. **JOHNSON HOUSE & ARROYO STONE WALL**, 4985 Sycamore Terrace. The Johnson House was the first of three Craftsman houses that were designed by Meyer & Holler (Milwaukee Building Company) to be constructed on "The Terrace" in 1911. The billiard room was added in 1912. The tennis court was constructed across the Johnson House property and Herivel House property, (Historic-Cultural Monument #370). Declared: 7/15/88
370. **HERIVEL HOUSE & ARROYO STONE WALL**, 4979 Sycamore Terrace. The Herivel House was constructed in the Craftsman style in 1912 for John Johnson. It was designed by the Meyer & Holler (Milwaukee Building Company) and constructed by the California Real Estate & Building Company. When purchased in 1953, it had been converted to a duplex but has since been restored to its original single-family state. Declared: 7/15/88



Doria Apartments - Monument #432

371. **TUSTIN HOUSE & ARROYO STONE WALL**, 4973 Sycamore Terrace. This house was built for Mary Tustin, widow of the founder of the City of Tustin. It was built in 1912 in Craftsman style, by Meyer & Holler (Milwaukee Building Company). Declared: 7/15/88
372. **MARY P. FIELD HOUSE & ARROYO STONE WALL**, 4967 Sycamore Terrace. This house was built in 1903 for Mary Field. It is a prime example of a chalet-style, barn-type Craftsman bungalow. Declared: 7/15/88
- 373. **ARROYO STONE HOUSE & ARROYO STONE WALL**, 4939 Sycamore Terrace. The Arroyo Stone House, also known as the Beach-Johnson House, is a one-story structure built circa 1900 with stone from the Arroyo Seco. Declared: 7/15/88
374. **G. W. E. GRIFFITH HOUSE**, 5915 Echo Street. Originally built in 1903 and located at 110 South Avenue 58, it was moved in 1914 to its present address. The structure is two-story, Colonial Revival with two upstairs balconies with Moorish influences. Declared: 7/15/88
375. **PUTMAN HOUSE**, 5944 Hayes Avenue. This house was constructed in 1903 in a mix of both Craftsman and Colonial Revival style. It has been restored by the present owner. Declared: 7/15/88
376. **WILLIAM U. SMITH HOUSE AND ARROYO STONE WALL**, 140 South Avenue 57. The William U. Smith House is an owner-built home patterned after the owner's former home in Pennsylvania. It is a single-story, Greek Revival bungalow built in 1908. Declared: 7/15/88
377. **OLLIE TRACT**, 179 - 199 South Avenue 57. The Ollie Tract has two homes (one a 1906 Craftsman designed by architect John Scott), surrounded by a park-like setting of ancient oak trees and other native trees and shrubs. Declared: 7/15/88
378. **WHEELER - SMITH HOUSE**, 5684 Ash Street. In 1897, Edgar Wheeler, who was Los Angeles City Engineer, built this house on his five-acre property. The house, designed by Howard & Train, is Victorian in its detailing but is Transitional in its Classical symmetry. Declared: 7/15/88

## Historical Preservation Overlay Zone 4939 N SYCAMORE TER

**HPOZ Name:**

Highland Park - Garvanza

**Historic Designation:**

Contributing Feature

**Historic Name:**

None

**Common Name:**

None

**Year Built:**

1992

**Architecture:**

Craftsman / Arroyo Stone Construction

**Architect:****Builder:**

S. M. Irvine

**Survey Notes:**

Embodies those distinguishing characteristics of an architectural type or engineering specimen.

**Structural Alterations:**

Appears to be unaltered.

**Landscaping:**

Not Noted

**Survey Date:**

June 1997

**Mills Act:**

Contract Number: None

Case Number: None





## Other Historical Designation 4939 N SYCAMORE TER

The designation and survey information displayed currently includes properties with California Historical Resource Status Codes 1 and 2. Information with properties with Status Codes 3 through 7 will be added in the future. Please refer to California Historical Resource Status Codes for a definition of the codes.



### CITY OF LOS ANGELES DESIGNATION

Monument No.	LA-373
Name:	Arroyo Stone House & Arroyo Stone Wall
Location:	4939 North Sycamore Terrace
Date Listed:	07/15/1988

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### Mills Act 4939 N SYCAMORE TER

This property does not have a Mills Act Contract.