

## **ATTACHMENT 3**

RESOLUTION NO. 13-R-

A RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS DESIGNATING WAVERLY MANSION AT 9401 SUNSET BOULEVARD, BEVERLY HILLS AS A LOCAL LANDMARK AND PLACING THE PROPERTY ON THE LOCAL REGISTER OF HISTORIC PROPERTIES

Section 1. On January 24, 2012, the City Council adopted Ordinance No. 12-O-2617 establishing a historic preservation program and establishing a Local Register of Historic Properties in the City of Beverly Hills. The Ordinance enables the City Council to designate local landmarks and historic districts and to place those properties and geographical areas on the City's Register of Historic Properties.

Section 2. On September 4, 2012, the Cultural Heritage Commission conducted a preliminary consideration of the Waverly Mansion located at 9401 Sunset Boulevard, Beverly Hills pursuant to section 10-3-3215 A. of the Historic Preservation Ordinance, and concluded that Waverly Mansion warranted formal consideration by the Commission for inclusion onto the Local Register of Historic Properties.

Section 3. On January 9, 2013 The Cultural Heritage Commission considered a *Landmark Assessment and Evaluation Report* for Waverly Mansion incorporated herein as Exhibit A, and other evidence provided during the proceedings and observations and moved to nominate Waverly Mansion as a Local Landmark. The Commission based its action on the findings of fact and reasons listed in the *Landmark Assessment and Evaluation Report* by Jan Ostashay of Ostashay and Associates Consulting and other evidence.

Section 4. On February 19, 2013, the City Council considered the application for landmark designation along with the recommendation of the Cultural Heritage Commission and adopted this resolution. The Council based its action on the findings of fact and reasons listed in the *Landmark Assessment and Evaluation Report* by Jan Ostashay of Ostashay and Associates Consulting and other evidence provided during the proceedings.

Section 5. BACKGROUND. The original building permit dated November 12, 1925, indicates that the foundation for Waverly Mansion was poured in late 1925. The massive Tudor style house was built early the following year. The permit for the residence lists the owners as Charles and Al Christie of Los Angeles and the architect as Leland F. Fuller. Erected in 1926, the large two-story, single-family property was originally situated on 5 acres of land (since partially subdivided) at the northwest corner of Hillcrest Road and Sunset Boulevard. Prior to the re-numbering of most streets in the city, the original address assigned to the property was 501 Sunset Boulevard. It was later changed in the early 1940s to its current mailing address. With an irregular footprint (a bent T-shaped plan) the monumental structure is capped by steep cross-hipped roofs of slate with varying size gabled dormers along portions of the roof plane. The wood-frame building is sheathed with half-timbered stucco on the upper story and red brick veneer on the lower. Several tall brick chimney stacks, some paired with chimney pots, emerge from the roof plane. Small-paned casement windows are set up under the eaves on the second floor and framed in stone on the first floor. Fenestration also includes elongated multi-pane bay windows and arched shape casements, of varying size and shape. Some windows and door openings are framed by stone tabbed (quoined) surrounds. Some gables are edged by decoratively sawn bargeboards and accented by pendants.

Built at a cost of roughly \$90,000 (though the Los Angeles Times states \$150,000), the residence included 20 rooms, a proposed building size of approximately 130 feet by 100 feet and 35 feet high, and manicured landscaping.<sup>1</sup> The referenced Los Angeles Times article also stated that "...the plan for house of the English manor type would include a large living room, reception room, library, dining room, private office, and two-story entry hall."<sup>2</sup> The interior spaces of the second floor included accommodations for seven master bedrooms and baths, each with sitting rooms and a guest gallery. A clubhouse, swimming pool with dressing rooms, servants' quarters and garages were added a few months later in mid-1926. An enclosed dog kennel with kitchen measuring approximately 10 feet by 28 feet was added to the property in 1927. Other Tudor style decorative features on the main building residence, garage/servants' quarters, throughout the grounds, and perimeter brick walls include patterned stonework and brickwork, cast stone trim, the use of multiple materials on exterior wall surfaces, overhanging gables and second floors, ornamental strapwork around monumental entry porch, and varied eave-line heights.

The formal landscaping throughout the site was initially designed by landscape architect Charles Gibbs Adams. The grounds are landscaped with tall mature trees, thick trimmed hedges, pruned shrubs, and gently rolling well-manicured lawns. Hardscape features include brick perimeter walls, fountain and ponds with bridges, low-profile concrete steps, decorative iron gates and formal paved driveway approach from the corner of Hillcrest Road and Sunset Boulevard to the house, and a secondary driveway approach off Hillcrest Road that leads directly to the garage structure at the west side of the parcel. At the northwest corner of the property is a non-original tennis court and swimming pool.

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<sup>1</sup> *Building Permit 4517, November 12, 1925.*

<sup>2</sup> *Los Angeles Times. "Residence Being Built for Charles and Al Christie: Begin Work on Christie Residence." November 15, 1925, p. E5.*

Section 6. FINDINGS. Pursuant to the City of Beverly Hills Historic Preservation Ordinance (Title 10, Chapter 3, Article 32; BHMC 10-3-32), this property satisfies the necessary requirements for local landmark designation. Waverly Mansion is eligible under “significance” criterion A.1, and is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City or community. Waverly Mansion eloquently exemplifies elements of the early architectural history and residential development of Beverly Hills, in that the dwelling and associated improvements so highly manifest the Tudor style and single-family residence property type in its design, composition, workmanship, materials, and association. In addition, the property symbolizes a period in the city when large-scale estate planning of land was for the highly elite and wealthy. Set upon five acres of land, the property was designed with a main residence; separate servants’ quarters and garages; a monumental driveway approach off Sunset Boulevard; and landscaped grounds with fountains, ponds, bridges, paved walkways and steps, along other design elements. In addition, the property physically and visually memorializes the lifestyle of the early film industry pioneers of the 1920s. The subject property was constructed in 1926 for Charles and Alfred Christie of the Christie Film Company. Hence, the property is associated with the early film industry in southern California. Together, the property satisfies this landmark criterion.

Waverly Mansion is eligible under “significance” criterion A.2, and is directly associated with the lives of Significant Persons important to national, state, City or local history. The subject property satisfies this criterion as it is directly associated with two prominent members of the early film industry in California. Charles and Al Christie were instrumental in developing and producing a vast array of comedy films during the early days of motion pictures. Waverly

Mansion is exemplary of the lifestyle of the film industry pioneers in the 1920s. Therefore, the subject property is eligible for local landmark designation under this criterion.

Waverly Mansion is eligible under “significance” criterion A.3, and the property embodies the distinctive characteristics of a style, type, period, or method of construction. Waverly Mansion thoroughly embodies the distinguishing design characteristics associated with the Tudor style of architecture. The residence and its grounds remain substantially intact today, and together represent an outstanding and rare extant example of the Tudor idiom along Sunset Boulevard. The materials, workmanship, design, setting, and overall character of the site epitomize the Tudor style so greatly associated with the wealthy and elite in its early years of popularity. Therefore, Waverly Mansion appears eligible for local landmark designation under this criterion.

Waverly Mansion is eligible under “significance” criterion A.4, and the property represents a notable work of a person included on the City’s List of Master Architects or possesses high artistic or aesthetic value. The design of the subject property was by local architect Leland F. Fuller. While Fuller designed the monumental Waverly Mansion, it appears his portfolio of work is not highly recognized by his peers. Little information on Fuller or his work could be found during the current research efforts for this evaluation and assessment report. In addition, Leland F. Fuller is not listed on the City’s List of Master Architects. Hence, there is no information to suggest that Leland F. Fuller should be considered a master architect, particularly in association with this property. As for the property possessing high artistic or aesthetic value, it does appear that Waverly Mansion is a fine example of an interwar period estate that sought to unify and harmonize the natural and built environment of the site. The formal landscaping throughout the site was initially designed by landscape architect Charles Gibbs Adams who is included on the City’s List of Master Architects. The design and function of the landscaped grounds further

complement and express the aesthetic ideal of estate planning. In addition, the property so fully articulates the classic expression of the design theories of the Tudor style that it possesses high artistic and aesthetic value. The property therefore satisfies this particular criterion.

Waverly Mansion is eligible under “significance” criterion B because the property retains integrity from its period of significance, 1925 to 1932. The proposed landmark retains integrity of location, design, setting, materials, workmanship, and association.

Waverly Mansion is eligible under “significance” criterion C because the property has historic value. The proposed landmark is of significant architectural value to the community, beyond its simple market value and its designation as a landmark is reasonable, appropriate, and necessary to promote protect, and further the goals and purposes of the City’s historic preservation ordinance.

Section 7. PARTICULAR CHARACTERISTICS JUSTIFYING LANDMARK

DESIGNATION THAT SHOULD BE PRESERVED. Use and development of the Waverly Mansion property shall be governed by the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995) by Weeks and Grimmer (herein referred to as the SOI Standards). These standards and guidelines have been formulated to ensure that any significant adverse changes to the property do not compromise those qualities that justify its listing as a landmark. Character-defining features associated with the subject property include, but are not limited to, the irregular footprint (a bent T-shaped plan) of the main residence; the steep cross-hipped roofs of slate with varying size gabled dormers along portions of the roof plane; the half-timbered stucco material on the upper story and red brick veneer on the lower level; the tall brick

chimney stacks, some paired with chimney pots; small-paned casement windows some framed in stone on the first floor; other fenestration such as elongated multi-pane bay windows and arched shape casements of varying size and shape; windows and door openings framed by stone tabbed (quoined) surrounds; decoratively sawn bargeboards and accented pendants; patterned stonework and brickwork; cast stone trim; the use of multiple materials on exterior wall surfaces; overhanging gables and second floors; ornamental strapwork around monumental entry porch; and the varied eave-line heights on the main residence. Character-defining out-features include the adjacent Tudor inspired garage and servants' quarters; the rolling landscaped grounds with tall mature trees, thick trimmed hedges, pruned shrubs, and well-manicured lawns; and complementary hardscape features such as the brick perimeter walls, fountains and ponds with bridges, low-profile concrete steps throughout estate, decorative iron gates and formal paved driveway approach from the corner of Hillcrest Road and Sunset Boulevard to the house.

Section 8. REASONS FOR DESIGNATING WAVERLY MANSION A LANDMARK. The City Council finds that the property meets the criteria for designation as a landmark, and that the property warrants designation because it exemplifies elements of the early architectural history and residential development of the City. The property also symbolizes a period in the city when large-scale estate planning of land was for the highly elite and wealthy. It also visually and physically memorializes the lifestyle of the early film industry pioneers of the 1920s in that Waverly Mansion is directly associated with Alfred and Charles Christie, proprietors of the Christie Film Company. The Christie brothers were instrumental in developing and producing an array of comedy films during the early days of motion pictures. Their grand residence, Waverly Mansion, physically manifests the lifestyle of these early motion

picture producers.” In addition, the subject property embodies the distinctive characteristics of the Tudor style as evident in estate planning and residential design. The materials, workmanship, design, setting, and overall character of the site so eloquently epitomize the Tudor style once associated with the wealthy and elite in its early years of popularity. Waverly Mansion clearly possesses high artistic and aesthetic value since it so fully articulates the classic expression of the design theories of the Tudor style.

Section 9. GENERAL GUIDELINES AND STANDARDS FOR FUTURE PROPOSED CHANGES PURSUANT TO THE HISTORIC PRESERVATION ORDINANCE (Section 10-3-3224). The *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995) by Weeks and Grimmer (herein referred to as the SOI Standards and Guidelines) are incorporated as reference. These standards and guidelines have been formulated to ensure that any significant adverse changes to the property do not compromise those qualities that justify its listing as a landmark. The guidelines and standards are an aid to public and private property owners, and others, formulating plans for new construction, for rehabilitation or alteration of existing structures, and for site development. The guidelines pertain to buildings of all occupancy and construction types, sizes and materials, and pertain to construction on exterior of existing buildings as well as new, attached, or adjacent construction. The SOI Standards and Guidelines are also designed to be standards which City Staff and the Cultural Heritage Commission shall apply when making decisions about Certificates of Appropriateness as required by the City of Beverly Hills Historic Preservation Ordinance. The location and boundaries of the delineated resource or resources are the property boundaries.

Section 10. ENVIRONMENTAL ANALYSIS. Designation of the Waverly Mansion located at 9401 Sunset Boulevard, Beverly Hills, as a local historic landmark was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. It has been determined that designation of Waverly Mansion would not have a significant environmental impact and is exempt from CEQA pursuant to Sections 15061(b)(3), 15308, and 15331 of Title 14 of the California Code of Regulations. It can be seen with certainty that there is no possibility that the designation of Waverly Mansion may have a significant effect on the environment, as no specific development is authorized by this resolution, and any future development proposed pursuant this resolution will require separate environmental analysis when the details of those proposals are known. Further, designating Waverly Mansion is an action of the City to protect and preserve an historic resource.

Section 11. GENERAL PLAN CONSISTENCY. Designation of Waverly Mansion as a local historic landmark is consistent with the objectives, principles, and standards of the General Plan. General Plan Policy “HP 1.3 – Promote National, State, and Local Designation of Historic Resources” encourages the establishment of programs encouraging the nomination of landmarks.

Section 12. The City Council hereby designates Waverly Mansion as a local landmark in the City of Beverly Hills and places Waverly Mansion on the City of Beverly Hills

Local Register of Historic Properties as Landmark No. 9, for the reasons set forth in this resolution.

Section 13. The record of proceedings for designation of Waverly Mansion as a local landmark included on the City’s Register of Historic Properties is maintained by the City as part of the official records of the Community Development Department at 455 North Rexford Drive, Beverly Hills, California, 90210.

Section 14. The City Clerk shall certify to the adoption of the Resolution and shall cause the Resolution and his certification to be entered in the Book of Resolutions of the Council of the City of Beverly Hills. The City Clerk shall also cause the Resolution to be recorded in the office of the county recorder of the county of Los Angeles as authorized by Section 3215 K of Chapter 3 of Title 10 of the City of Beverly Hills Municipal Code.

Section 15. This Resolution shall go into effect on February 20, 2013 at 12:01 AM.

Adopted:

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WILLIAM W. BRIEN, M.D.  
Mayor of the City of Beverly Hills,  
California

ATTEST:

\_\_\_\_\_ (SEAL)

BYRON POPE  
City Clerk

APPROVED AS TO FORM

  
\_\_\_\_\_  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT

\_\_\_\_\_  
JEFFREY C. KOLIN  
City Manager

  
\_\_\_\_\_  
SUSAN HEALY KEENE  
Director of Community Development

Exhibit A – Landmark Assessment Report for the Waverly Mansion at 9401  
Sunset Boulevard, Beverly Hills, Prepared by Ostashay &  
Associates Consulting.

# CITY LANDMARK ASSESSMENT & EVALUATION REPORT



JANUARY 2013

## WAVERLY MANSION

9401 Sunset Boulevard, Beverly Hills, CA

**Prepared for:**

City of Beverly Hills  
Community Development Department  
Planning Division  
455 Rexford Drive, Beverly Hills, CA 90210

**Prepared by:**

Jan Ostashay Principal  
Ostashay & Associates Consulting  
PO BOX 542, Long Beach, CA 90801

# CITY LANDMARK ASSESSMENT AND EVALUATION

## **Waverly Mansion**

9401 Sunset Boulevard  
Beverly Hills, CA 90210

APN: 4350-002-005

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## **INTRODUCTION**

This landmark assessment and evaluation report, completed by Ostashay & Associates Consulting for the City of Beverly Hills, documents and evaluates the local significance and landmark eligibility of the Waverly Mansion property located at 9401 Sunset Boulevard in the City of Beverly Hills, California. This assessment report includes a discussion of the survey methodology used, a summarized description of the property, a brief history of the property, the landmark criteria considered, evaluation of significance, photographs, and applicable supporting materials.

## **METHODOLOGY**

The landmark assessment was conducted by Jan Ostashay, Principal with Ostashay & Associates Consulting. In order to identify and evaluate the subject property as a potential local landmark, an intensive-level survey was conducted. The assessment included a review of the National Register of Historic Places (National Register) and its annual updates, the California Register of Historical Resources (California Register), and the California Historic Resources Inventory list maintained by the State Office of Historic Preservation (OHP) in order to determine if any previous evaluations or survey assessments of the property had been performed. The results of the records search indicated that the subject property had been previously surveyed and documented, and was found through those surveys to be eligible for listing in the National Register under criteria associated with historical events, important personages, and architecture. For this current assessment site inspections and a review of building permits and tax assessor records were also done to document the property's existing condition and assist in evaluating the residence for historical significance. The City of Beverly Hills landmark criteria were employed to evaluate the local significance of the property and its eligibility for landmark designation. In addition, the following tasks were performed for the study:

- Searched records of the National Register, California Register, and OHP Historic Resources Inventory.
- Conducted a field inspection of the subject property.

- Conducted site-specific research on the subject property utilizing Sanborn fire insurance maps, city directories, newspaper articles, historical photographs, and building permits.
- Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment procedures, and related programs.
- Evaluated the potential historic resource based upon criteria established by the City of Beverly Hills and utilized the OHP survey methodology for conducting survey assessments.

## **FINDINGS**

The Waverly Mansion appears to meet the City's criteria for designation as a local landmark as required in Section 10-3-3212 of the Historic Preservation Ordinance (BHMC 10-3-3212(A)(B)(C)). The subject property satisfies the requirement of subsection A., which requires that at least two of the six "significance" criteria be met. Upon conclusion of the assessment and evaluation, the property appears to satisfy four of the "significance" criteria: criterion A.1, A.2, A.3, and A.4. It also meets the requirements of subsection 10-3-3212(B), which requires that: "The property retains integrity from its period of significance," and subsection 10-3-3212(C), which requires that: "The property has historic value."

## **BACKGROUND INFORMATION**

The Waverly Mansion (Christie Estate – Waverly Mansion) is located at the northwest corner of Hillcrest Road and Sunset Boulevard, and encompasses all of lot 2 and a very small portion of lot 1 of Tract Number 18624. Together, the two tied lots measure roughly 330 feet along the south end, 500 feet along the west side, 250 feet along the northern parcel line, and 310 feet along Hillcrest Road. The original Christie Estate – Waverly Mansion consisted of only one large parcel, though the northeast corner of the lot was eventually subdivided (into lot 1 and the larger parcel became lot 2), sold off and developed in the mid-1950s. The Waverly Mansion is substantially setback from Sunset Boulevard and the parcel abuts other large-parcel residences to the immediate north. The residence and its vast landscaped grounds cannot be seen from the public right-of-way.

The subject property has been previously identified and evaluated under the City's on-going historic resources survey process. It was first assessed as part of the 1985-1986 city-wide historic resources survey. At that time, the property was recognized for its distinctive architectural merit and was, therefore, assigned a National Register Status Code (now referred to as the California Historical Resource Status Codes) of 4, which identified the property as eligible for the National Register of Historic Places (National Register). At the time of the 2004 historic resources survey update of residential properties in the city, the property was undergoing rehabilitation work and was, therefore, not evaluated for historical significance (it was assigned a status code of 7R: identified in a reconnaissance level survey but not evaluated).

The property has not been re-evaluated for historical significance since the 1985-1986 survey work.

## PROPERTY DESCRIPTION AND CONSTRUCTION HISTORY

**Description.** According to the original building permit dated November 12, 1925, foundation for the residence was poured in late 1925. The massive Tudor style house was built early the following year. The permit for the residence lists the owners as Charles and Al Christie of Los Angeles and the architect as Leland F. Fuller. Erected in 1926, the large two-story, single-family property was originally situated on 5 acres of landscaped land (since partially subdivided) at the northwest corner of Hillcrest Road and Sunset Boulevard. Prior to the re-numbering of most streets in the city, the original address assigned to the property was 501 Sunset Boulevard. It was later changed in the early 1940s to its current mailing address.

With an irregular footprint (a bent T-shaped plan) the monumental structure is capped by steep cross-hipped roofs of slate with varying size gabled dormers along portions of the roof plane. The wood-frame building is sheathed with half-timbered stucco on the upper story and red brick veneer on the lower. Several tall brick chimney stacks, some paired with chimney pots, emerge from the roof plane. Small-paned casement windows are set up under the eaves on the second floor and framed in stone on the first floor. Fenestration also includes elongated multi-pane bay windows and arched shape casements, of varying size and shape. Some windows and door openings are framed by stone tabbed (quoined) surrounds. Some gables are edged by decoratively sawn bargeboards and accented by pendants.

Built at a cost of roughly \$90,000 (though the Los Angeles Times states \$150,000), the residence included 20 rooms, a proposed building size of approximately 130 feet by 100 feet and 35 feet high, and manicured landscaping.<sup>1</sup> The referenced Los Angeles Times article also stated that "...the plan for house of the English manor type would include a large living room, reception room, library, dining room, private office, and two-story entry hall."<sup>2</sup> The interior spaces of the second floor included accommodations for seven master bedrooms and baths each with sitting rooms and a guest gallery. A clubhouse, swimming pool with dressing rooms, servants' quarters and garages were added a few months later in mid-1926. An enclosed dog kennel with kitchen measuring approximately 10 feet by 28 feet was added to the property in 1927. Other Tudor style decorative features on the main building residence, garage/servants' quarters, throughout the grounds, and perimeter brick walls include patterned stonework and brickwork, cast stone trim, the use of multiple materials on exterior wall surfaces, overhanging gables and second floors, ornamental strapwork around monumental entry porch, and varied eave-line heights.

The formal landscaping throughout the site was initially designed by landscape architect Charles Gibbs Adams. His plan incorporated many of the existing trees on the site. Today the

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<sup>1</sup> *Building Permit 4517, November 12, 1925.*

<sup>2</sup> *Los Angeles Times. "Residence Being Built for Charles and Al Christie: Begin Work on Christie Residence." November 15, 1925, p. E5.*

grounds still contain the tall mature trees that were here prior to the construction of the residence, as well as thick well-trimmed hedges, pruned shrubs, and gently rolling manicured lawns. Hardscape features include brick perimeter walls, fountain and ponds with bridges, low-profile concrete steps, decorative iron gates and formal paved driveway approach from the corner of Hillcrest Road and Sunset Boulevard to the house, and a secondary driveway approach off Hillcrest Road that leads directly to the garage structure at the west side of the parcel. At the northwest corner of the property is a non-original tennis court and swimming pool.

**Building Permit History.** A review of building permits indicate that the site, including residence and outfeatures, has undergone some exterior and interior modifications since it was built in 1926. Relevant alterations that have been recorded with the City, which have occurred over the years, include the following:

YEAR	DESCRIPTION OF WORK
1925	Foundation for residence only (\$3500)
1925	Residence (\$90,000)
1926	Private garage and servants' quarters (\$10,000)
1926	Outbuilding (\$1500)
1926	Dressing rooms (adjacent pool), (\$200)
1927	Dog kennels (\$1000)
1927	Dog kennels (\$700)
1927	Kitchen for dog kennels (\$400)
1927	Room for pool filter system (\$1000)
1929	Construction of outer staircase (\$200)
1930	Interior work: repair damage to walls and floors (1500)
1945	Interior work: repairs to plaster walls and painting (\$500)
1945	Interior work: plaster and panel rooms, bathroom remodel (\$2000)
1945	Interior work: remove stud wall replace with steel beam (\$1000)
1945	Interior work: add fireplace on 2 <sup>nd</sup> floor to existing chimney (\$1000)
Illegible	Interior work: termite repairs on residence, garage and tool shed (\$900)

<b>YEAR</b>	<b>DESCRIPTION OF WORK</b>
Illegible	Repair bridge (\$1000)
1957	Swimming pool (\$8500)
1972	Interior work: non-structural remodeling (\$100)
1972	Interior work: non-structural remodeling (\$3000)
1972	Interior work: non-structural remodeling (\$15000)
1972	New roof framing and sauna bath (\$1800)
1992	Interior remodel work: non-structural (\$5000)
1992	Interior work: remove asbestos in attic, basement, and crawl space (\$2000)
1993	Residential fire sprinkler system (\$15000)
1993	Interior work: reframing of breakfast area (\$20000)
1993	New concrete bridge to replace existing per fire department request (\$60000)
1993	Refurbish planter and new retaining wall adjacent street (\$5000)
1993	Demolish existing guest house (\$2000)
1993	Remove and re-compact swimming pool (\$4000)
1993	New garden shed/accessory building [pool house/guest house (\$50000)
1994	Reconstruct, strap and reinforce chimneys (\$4000), [earthquake damage repair work]
1994	Add residential fire sprinklers in garden building (\$650)
1994	Add to garden house and convert to guard house (\$24000)
1994	Add 14 inch deep fountain, water feature (\$5000)
1994	Reinforce existing concrete bridge at northeast section of site (\$25000)
1994	New waterways and ponds up to 24 inch deep (\$55000)
1994	Install pair of gates, two pilasters and 6 foot high retaining brick walls in side yard (\$10000)
1995	Construct 6 foot retaining walls, brick walls (\$2000)
1996	Construct observation deck, location not specified (\$100000)

Upon visual inspection, it is difficult to ascertain most of the exterior changes made to the residence and its immediate environment. Most of the alterations appear to have been in-kind changes sympathetic to the sites overall historic character. Such evident changes have not significantly compromised the property's original architectural design, historical integrity, or important character-defining features.

## **HISTORICAL CONTEXT**

**Beverly Hills.** The early settlement and development of Beverly Hills began on what was called Rancho Rodeo de las Aguas. This land was originally claimed by Mexican settlers Maria Rita Valdez and her husband Vicente Valdez around 1822. Aptly named The Ranch of the Gathering of the Waters, the swamps or "cienegas" that characterize the natural landscape were created by rain run off flowing out of Coldwater and Benedict Canyons. Vegetable farming, sheep herding, bee keeping and the raising of walnut trees were the primary agricultural activities within the rancho lands during the latter half of the nineteenth century. Several attempts at subdividing and establishing communities on the ranch lands were attempted during the 1860s and 1880s, but ended in failure.<sup>3</sup>

In 1906, the Amalgamated Oil Company reorganized as the Rodeo Land and Water Company. Burton Green played a leading role in formulating the plans for a garden city, located between Whittier Drive on the west, Doheny Drive on the east, Wilshire Boulevard on the south, and the foothills above Sunset Boulevard to the north.<sup>4</sup> The syndicate hired notable California park planner, Wilbur F. Cook, Jr., to plan the new community. Cook had worked with landscape architect Frederick Law Olmsted prior to moving to Oakland in 1905 to establish his own firm. Comprised of "Beverly" in the commercial triangle between Santa Monica and Wilshire boulevards and "Beverly Hills" north of Santa Monica Boulevard, the new community was one of the earliest planned communities in southern California.

In 1914, concern over establishment of a secure water system and the desire to improve the local school system prompted incorporation of the City of Beverly Hills. The original boundaries of the City were much the same as they are today, except for the area south of Wilshire Boulevard, annexed in 1915, and Trousdale Estates, annexed in 1955. Most of the City was open land at the time of incorporation with development scattered around Canon Drive, Beverly Drive, Crescent Drive, and the downtown triangle.<sup>5</sup>

The architecture of Beverly Hills in the years following the City's founding was dominated by the Craftsman, Mission Revival, and Period Revival styles (Tudor, Georgian, Beaux-Arts Classicism). Burton Green's residence on the northwest corner of Lexington Road and Oxford Way was completed in 1914 in the Tudor Revival style. Many of the larger homes that were built in the City during its first decade or so after incorporation were designed in the Tudor style.

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<sup>3</sup> *Beverly Hills Historic Resources Survey 1985-1986*, pg. 5.

<sup>4</sup> *Ibid*, pg. 8-9.

<sup>5</sup> *Ibid*, pg. 11.

**Waverly Mansion.** Alfred and Charles Christie purchased the plot of land at the northwest corner of Hillcrest Road and Sunset Boulevard in 1924. They had landscape architect Charles Gibbs Adams prepare the site for the construction of a lavish mansion with landscaped grounds. On November 12, 1925, contractor Sterling Jeffers of Beverly Hills filed an application to lay a concrete foundation for the building of a new residence at 501 Sunset Boulevard (now 9401 Sunset Boulevard). Less than a month later, Jeffers filed an application to build a large twenty room dwelling designed by architect Leland Fuller for Charles and Al Christie. In the following months, Jeffers filed additional permits to build a garage with servants' quarters, outbuildings, dog kennels, and swimming pool dressing rooms, among other improvements on the site. The finishing result was a monumental Tudor designed two-story residence set on five acres of landscaped property. Sanborn maps from 1926 show the property as the only large-scale development in the immediate area. The Christie brothers had the property built to house their entire family, which included not only Charles and Alfred but their mother, Mary, and older sister Anne.

The Christies owned and occupied Waverly Mansion until the early 1930s when the Christies fell onto hard times and filed for bankruptcy in 1932. Subsequent owner/occupants of the property included silent screen actor Richard Barthelmess and his family in the 1930s; until Barthelmess with a diminishing actor profession joined the U.S. Armed Services at the beginning the World War II. For a brief stint, independent film producer Benjamin E. Bogeaus and landscape engineer Peter Swan shared the property. By 1945, Arthur S. Lyons, a talent agent, and his wife moved into estate and lived there for several years. Other occupants during the 1950s and 1960s included John Tuboni and Saul S. Pollack and his wife Sarah (Karl's Shoe Company president at the time). By the early 1970s the property was up for sale and was eventually purchased by Mr. and Mrs. Jay Herbert. During their tenure with the property they remodeled the interior and added a sauna bath. The property was again sold in 1982, with the interior furnishings sold off at a Butterfield and Butterfield estate sale in 1984. It was sold once again in 1988 for \$15 million as a future development project which was never realized. In 1992, musician-composer-actor-singer Phil Collins and his wife Jill Tavelman Collins purchased the property for \$8.5 million. Following a multi-year effort, the estate was completely restored under the supervision of Jill Collins. Jill Collins continues to own and occupy Waverly Mansion at this time.

**Charles and Alfred Christie.** The Christie family hailed from Ontario, Canada. Alfred (Al) Ernest Christie (1881-1951) came to the United States in 1909, followed by his brother Charles Herbert (1880-1955) in 1916.<sup>6</sup> The two brothers founded the Christie Film Company, a pioneering motion picture company located in Hollywood. While Charles served primarily in administration, it was Al Christie who made the films. Al came to California to run Nestor Studios, the first ever motion picture studio in Hollywood. He directed numerous short westerns and comedies for Nestor and its subsequent parent, Universal Pictures, at the studio's initial location at Sunset Boulevard and Gower Street. When Universal moved to the San Fernando Valley in 1915, Al and his brother Charles bought the existing studio property and

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<sup>6</sup> *Census records and immigration papers.*

began the Christie Film Company, which specialized in comedies. As comedy specialists, the Christie Film Company debuted comedy actors Harold Lloyd, Fatty Arbuckle, Anita Gavin and black actor Spencer Williams, later known for his portrayal of Andy Brown in the “Amos & Andy” CBS Television series. Al Christie continued to produce well into the 1930s. His brother Charles oversaw the business side of their activities and also invested the profits from the film business in real estate. By 1922, the brothers were so successful that they established the Christie Realty Corporation with \$1 million in capital stock.<sup>7</sup> By the mid-1920s, the Christies’ owned substantial property in the Hollywood area. In November 1927, the Christies had purchased a thirty acre studio site in Studio City, North Hollywood in order to meet demand and have more room for production. Other motion picture companies who had moved to the San Fernando Valley included Paramount-Famous-Lasky; Mack Sennett; First National; Universal City; and Metro-Goldwyn-Mayer.<sup>8</sup>

It wasn’t until the stock market crash of 1929 and the ensuing Great Depression that the Christie brothers’ felt the effects of the economic downturn of the times. Beginning in May 1932, they ended their film company and real estate business and the order for the liquidation of their assets.<sup>9</sup> The Christie Film Company owned valuable properties in Hollywood, including the Embassy Club and the Regent Hotel among their assets. It was at this time that they moved from Waverly Mansion to smaller quarters elsewhere in Beverly Hills. Their studio assets were later acquired by another larger film making company. Following that time, Charles Christie spent his years working in Beverly Hills real estate, while Al Christie continued producing comedies for other motion pictures studios. Al Christie passed away in 1951 followed by his brother Charles some four years later.

**Tudor Architectural Style.** The Waverly Mansion is a particularly fine example of the Tudor style. The subject property incorporates many characteristic of the idiom, including a steeply pitched roof, brick veneer, half timbering with stucco details, multi-pane casement windows, monumental entry way, chimneys crowned with decorative chimney pots, decorative stone details around window and door openings, and the overall asymmetrical configuration of its facade.

Tudor style architecture was derived from early English building traditions of Tudor England (early 16<sup>th</sup> century). The Tudor style, popular between 1890 and 1940, with an asymmetrical design showcased a medieval presence combined with several other styles such as Renaissance or Jacobethan. Tudor homes were meant to look quite different from the standard type architectural design of the period and ranged from simple folk houses to late medieval palaces. Tudor designs were first built for the wealthy, but in later years the style became extremely popular with more modest versions being constructed in communities across the country. Part of their popularity has been attributed to the numbers of servicemen returning from Europe after World War I having been exposed to the styles of Europe.

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<sup>7</sup> [http://en.wikipedia.org/wiki/Christie\\_film\\_company](http://en.wikipedia.org/wiki/Christie_film_company).

<sup>8</sup> LAT, “Christie Move Announced: Famous Producer Purchases Site at Studio City to Meet Demand for More Room.” 11/30/1927, pg. A1.

<sup>9</sup> LAT. “Christie Film Comedies Quit: Pioneer Hollywood Studio to Liquidate Assets.” May 27, 1932, pg. A1.

This style is typically identified by a steeply pitched roof, parapeted gables, decorative half-timbering combined with stucco, and brick or stone exterior walls. Other features include projecting oriel window bays, groups of elongated narrow windows with multi-pane glazing, detailed stone mullions, transoms, ornate strapwork, cast stone trim, varied eave-line heights, battlements, embellished doorways, and cantilevered second floor pop-outs.

The Tudor style fell out of popularity around World War II, when a resurgence of patriotism encouraged an appreciation for a more American style, that is, Colonial Revival. Tudor Revival was also expensive to construct, not easily replicated, and prone to maintenance issues.

One of the best extant early examples of a Tudor style single-family residence in Beverly Hills is the Waverly Mansion. The residence reflects all the key character-defining features of the style including the steeply pitched roof; gabled dormers; half-timbering with stucco second level; red brick veneer base on first floor; multi-pane, elongate casement windows; decorative brick chimney's with chimney pots; oriel bay window; cantilever pop-outs; asymmetrical façade; quoined details around window and door openings; stone trim and details; monumental two-story entry portico with Tudor arched shape features and strapwork; varied eave-line heights; accent pendants; and decorative panel entry doors. The Tudor style is also well incorporated into the design of the adjacent garage and servants' quarters and is evident throughout much of the grounds of the site.

## **EVALUATION OF HISTORICAL SIGNIFICANCE**

**Evaluation Criteria.** In analyzing the historical significance of the subject property, criteria for designation under the City's local landmark program was considered. Additionally, consideration of historical integrity and the State Office of Historic Preservation (OHP) survey methodology was used to survey and assess the relative significance of the property.

**City of Beverly Hills Landmark Criteria.** The City's Historic Preservation Ordinance (Municipal Code Title 10 Chapter 3 Article 32; BHMC 10-3-32) authorizes the Cultural Heritage Commission (CHC) to recommend the nomination of properties as local landmarks to the City Council. The Council may designate local landmarks and historic districts by the procedures outlined in the ordinance.

The Preservation Ordinance also establishes criteria and the process for evaluating and designating properties as potential local landmarks. Under the City's criteria a property must be more than 45 years old, unless it possesses exceptional significance; retain sufficient historical integrity to physically illustrate its significance; and satisfy significance criteria.

To be eligible for local designation as a historic landmark, properties must satisfy the following criteria:

A. The property meets at least two of the following (significance) criteria:

1. Is identified with important events in the main currents of national, state, or

local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community;

2. Is directly associated with the lives of Significant Persons important to national, state, City or local history;
3. Embodies the distinctive characteristics of a style, type, period, or method of construction;
4. Represents a notable work of a person included on the City's List of Master Architects or possesses high artistic or aesthetic value;
5. Has yielded or has the potential to yield, information important in the prehistory or history of the Nation, State, City or community;
6. Is listed or has been formally determined eligible by the National Park Service for listing on the National Register of Historic Places, or is listed or has been formally determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources.

B. The property retains integrity from its period of significance. The proposed landmark retains integrity of location, design, setting, materials, workmanship, and association. Integrity shall be judged with reference to the particular significance criteria specified above.

C. The property has historic value. The proposed landmark is of significant architectural value to the community, beyond its simple market value and its designation as a landmark is reasonable, appropriate, and necessary to promote protect, and further the goals and purposes of the City's historic preservation ordinance.

**California Office of Historic Preservation Survey Methodology.** The evaluation instructions and classification system prescribed by the California Office of Historic Preservation (OHP) in its publication Instructions for Recording Historical Resources provide a three-digit evaluation rating code for use in classifying potential historic resources. The first digit indicates one of the following general evaluation categories for use in conducting cultural resources surveys:

1. Property listed in the National Register or the California Register;
2. Property determined eligible for listing in the National Register or the California Register;
3. Property appears eligible for the National Register or the California Register through a survey evaluation;
4. Property appears eligible for the National Register or the California Register through other evaluation;

5. Property recognized as historically significant by local government;
6. Property not eligible for any listing or designation; and
7. Property not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the evaluation status code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register and/or California Register eligibility. The California Register, however, may also include surveyed resources with evaluation rating codes through level 5. In addition, properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation status code of 6.

**Historical Integrity.** “Integrity is the ability of a property to convey its significance.” In addition to meeting the criteria of significance, a property must have integrity. Integrity is the authenticity of a property’s physical identity clearly indicated by the retention of characteristics that existed during the property’s period of significance. Properties eligible for local landmark designation must meet at least two of the local landmark designation criteria and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their historical significance.

Both the National Register of Historic Places and the California Register of Historical Resources recognize the seven aspects of qualities that, in various combinations, define integrity. The City of Beverly Hills incorporates the applicability and consideration of historical integrity into its landmark criteria.

To retain historic integrity a property should possess several, and usually most, of these seven aspects. Thus, the retention of the specific aspects of integrity is paramount for a property to convey its significance. The seven qualities that define integrity are location, design, setting, materials, workmanship, feeling and association. The seven qualities or aspects of historical integrity are defined as follows:

- Location is the place where the historic property was constructed or the place where the historic event occurred.
- Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting is the physical environment of a historic property.
- Materials are the physical elements that were combined or deposited during a

particular period of time and in a particular pattern or configuration to form a historic property.

- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

**Application of City Landmark (Significance) Criteria.** In summary, based on current research and the above assessment the property located at 9401 Sunset Boulevard, Waverly Mansion, appears to meet the necessary City of Beverly Hills Landmark criteria.

The property was evaluated according to statutory criteria, as follows:

A. The property meets at least two of the following criteria (BHMC 10-3-3212(A)).

***BHMC 10-3-3212(A)(1)*** *The property is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community.*

Waverly Mansion eloquently exemplifies elements of the early architectural history and residential development of Beverly Hills, in that the dwelling and associated improvements so highly manifest the Tudor style and single-family residence property type in its design, composition, workmanship, materials, and association. In addition, the property symbolizes a period in the city when large-scale estate planning of land was for the highly elite and wealthy. Set upon five acres of land, the property was designed with a main residence; separate servants' quarters and garages; a monumental driveway approach off Sunset Boulevard; and landscaped grounds with fountains, ponds, bridges, paved walkways and steps, along other design elements. In addition, the property physically and visually memorializes the lifestyle of the early film industry pioneers of the 1920s. The subject property was constructed in 1926 for Charles and Alfred Christie of the Christie Film Company. Hence, the property is associated with the early film industry in southern California. Together, the property appears to satisfy this landmark criterion.

***BHMC 10-3-3212(A)(2)*** *The property is directly associated with the lives of Significant Persons important to national, state, City or local history.*

The subject property appears to satisfy this criterion as it is directly associated with two prominent members of the early film industry in California. Charles and Al Christie were instrumental in developing and producing a vast array of comedy films during the early days of

motion pictures. Waverly Mansion is exemplary of the lifestyle of the film industry pioneers in the 1920s. Therefore, the subject property appears eligible for local landmark designation under this criterion.

***BHMC 10-3-3212(A)(3)*** The property embodies the distinctive characteristics of a style, type, period, or method of construction.

This property thoroughly embodies the distinguishing design characteristics associated with the Tudor style of architecture. The residence and its grounds remain substantially intact today, and together represent an outstanding and rare extant example of the Tudor idiom along Sunset Boulevard. The materials, workmanship, design, setting, and overall character of the site epitomize the Tudor style so greatly associated with the wealthy and elite in its early years of popularity. Therefore, Waverly Mansion appears eligible for local landmark designation under this criterion.

***BHMC 10-3-3212(A)(4)*** *The property represents a notable work of a person included on the City's List of Master Architects or possesses high artistic or aesthetic value.*

The design of the subject property was by local architect Leland F. Fuller. While Fuller designed the monumental Waverly Mansion, it appears his portfolio of work is not highly recognized by his peers. Little information on Fuller or his work could be found during the current research efforts for this evaluation and assessment report. In addition, Leland F. Fuller is not listed on the City's List of Master Architects. Hence, there is no information to suggest that Leland F. Fuller should be considered a master architect, particularly in association with this property. However, in considering the property's association with a notable master landscape architect, the property appears to satisfy this criterion. Not only is Charles Gibbs Adams listed on the City's List of Master Architects he is also associated with the landscape design of the Los Angeles County Arboretum & Botanic Garden (along with Edward Huntsman Trout and Harry Sims Bent), the W.K. Kellogg Ranch House at Cal Poly University Pomona (1928), and the Virginia Robinson Gardens in Beverly Hills, among other works.

As for the property possessing high artistic or aesthetic value, it does appear that Waverly Mansion is a fine example of an interwar period estate that sought to unify and harmonize the natural and built environment of the site. The design and function of the landscaped grounds further complement and express the aesthetic ideal of estate planning. In addition, the property so fully articulates the classic expression of the design theories of the Tudor style that it possesses high artistic and aesthetic value. The property, therefore, appears to satisfy this particular criterion.

***BHMC 10-3-3212(A)(5)*** *The property has yielded or has the potential to yield, information important in the prehistory or history of the Nation, State, City or community.*

The property does not appear to satisfy this criterion.

***BHMC 10-3-3212(A)(6)*** *The property is listed or has been formally determined eligible by the*

*National Park Service for listing on the National Register of Historic Places, or is listed or has been formally determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources.*

The property is not currently listed on the National Register of Historic Places or the California Register of Historical Resources, nor has it been formally determined eligible for listing on the National Register or the California Register. Though the property was previously evaluated as eligible for listing on the National Register as part of the 1985-1986 citywide survey process, it does not satisfy this criterion.

B. The property retains integrity from its Period of Significance (BHMC 10-3-3212(B)).

The period of significance for the subject property is from 1925 to 1932, when the property was built for and occupied by the Christie brothers. Those important features of location, design, workmanship, feeling, association, materials, and setting are still extant and sufficient on the property to adequately convey those important qualities that identify it as historically significant. The property, therefore, satisfies this criterion.

C. The property has Historic Value (BHMC 10-3-3212 (C)).

Because of its distinctive architecture, association with important personages, and connection with a notable, master landscape architect the property is considered to have historic value. Therefore, the property satisfies this criterion.

**Character-defining Features.** Every historic property is unique, with its own identity and its own distinguishing character. A property's form and detailing are important in defining its visual historic character and significance. It is a property's tangible features or elements that embody its significance for association with specific historical events, important personages, or distinctive architecture and it is those tangible elements; therefore, that should be retained and preserved.

Character refers to all those visual aspects and physical features that comprise the appearance of every historic property. According to *National Park Service Brief 17, Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*, character-defining features include the overall shape of a property (building, structure, etc.), its material, craftsmanship, decorative details, interior spaces and features (as applicable), as well as the various aspects of its site and immediate environment (form, configuration and orientation).

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* defines historic character by the form and detailing of materials, such as masonry, wood, stucco, plaster, terra cotta, metal, etc.; specific features, such as roofs, porches, windows and window elements, moldings, staircases, chimneys, driveways, garages, landscape and hardscape elements, etc.; as well as spatial relationships between buildings, structures, and features; room configurations; and archaic structural and mechanical systems.

Identifying those features or elements that give a historic property visual character and which should be taken into account and preserved to the maximum extent possible is important in order for the property to maintain its historical significance. Distinctive and important character-defining features associated with the subject property include its overall setting, immediate environment, materials and design, and any contributive out-features that aid in defining the property's association with its Tudor style architecture.

Character-defining features associated with the subject property include the irregular footprint (a bent T-shaped plan) of the main residence; the steep cross-hipped roofs of slate with varying size gabled dormers along portions of the roof plane; the half-timbered stucco material on the upper story and red brick veneer on the lower level; the tall brick chimney stacks, some paired with chimney pots; small-paned casement windows some framed in stone on the first floor; other fenestration such as elongated multi-pane bay windows and arched shape casements of varying size and shape; windows and door openings framed by stone tabbed (quoin) surrounds; decoratively sawn bargeboards and accented pendants; patterned stonework and brickwork; cast stone trim; the use of multiple materials on exterior wall surfaces; overhanging gables and second floors; ornamental strapwork around monumental entry porch; and the varied eave-line heights on the main residence. Character-defining outfeatures include the adjacent Tudor inspired garage and servants' quarters; the rolling landscaped grounds with tall mature trees, thick trimmed hedges, pruned shrubs, and well-manicured lawns; and complementary hardscape features such as the brick perimeter walls, fountains and ponds with bridges, low-profile concrete steps throughout estate, decorative iron gates and formal paved driveway approach from the corner of Hillcrest Road and Sunset Boulevard to the house.

## **CONCLUSION**

Upon review, the Waverly Mansion satisfies the City of Beverly Hill's criteria for designation as a local Landmark, as required in the City's Historic Preservation Ordinance (BHMC Section 10-3-3212).

The property satisfies the requirement of subsection 10-3-3212(A)(1), in that it "exemplifies elements of the early architectural history and residential development of the City. The property also symbolizes a period in the city when large-scale estate planning of land was for the highly elite and wealthy. It also visually and physically memorializes the lifestyle of the early film industry pioneers of the 1920s." Waverly Mansion also satisfies the requirements of subsection 10-3-3212(A)(2), in that it "is directly associated with Alfred and Charles Christie, proprietors of the Christie Film Company." The Christie brothers were instrumental in developing and producing an array of comedy films during the early days of motion pictures. Their grand residence, Waverly Mansion, physically manifests the lifestyle of these early motion picture producers." In addition, the subject property satisfies the requirements of subsection 10-3-3212(A)(3), in that it "embodies the distinctive characteristics of the Tudor style as evident in estate planning and residential design. The materials, workmanship, design, setting, and overall character of the site so eloquently epitomize the Tudor style once associated with the wealthy and elite in its early years of popularity." Under the requirements of subsection 10-3-

3212(A)(4), Waverly Mansion satisfies this criterion in that it “possesses high artistic and aesthetic value since it so fully articulates the classic expression of the design theories of the Tudor style.” The property also satisfies the requirements of subsection 10-3-3212(B) in that it retains sufficient integrity to physically manifest its historical significance, and subsection 10-3-3212(C) since its distinctive Tudor architecture and association with important personages and a master landscape architect help to further define its historic value.

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## **APPENDIX**

Photographs

Sanborn Fire Insurance Maps

Tax Assessor Map

Other Historical Data

Early Permit History

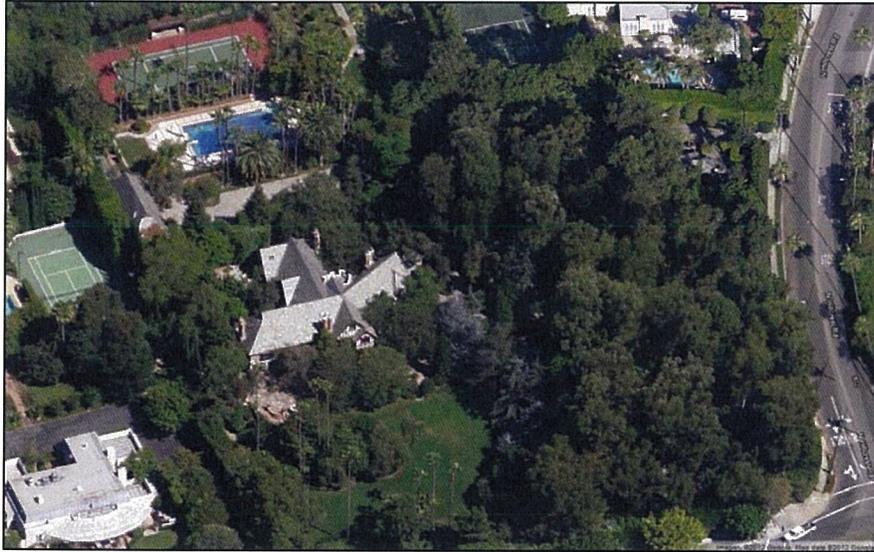
## PHOTOGRAPHS



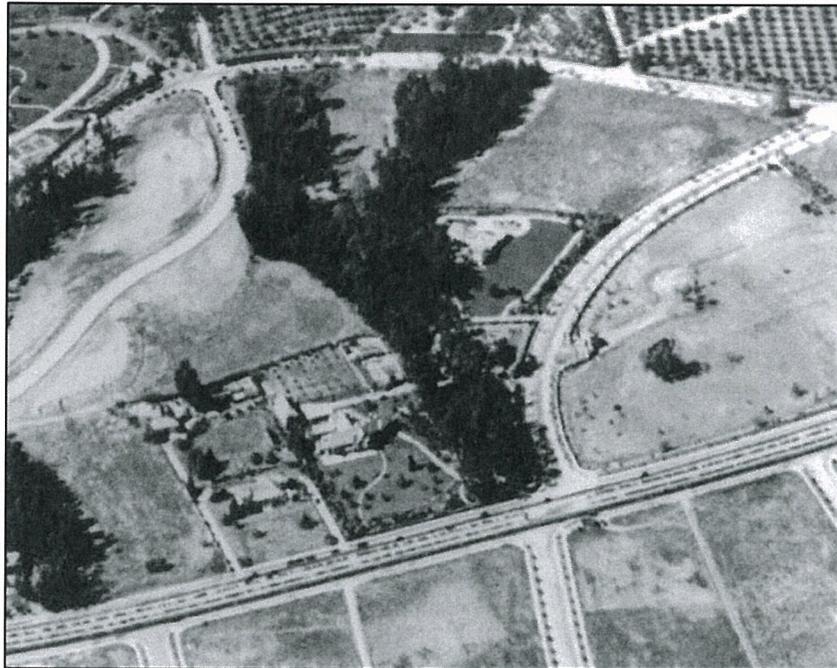
Waverly Mansion, 2012



Waverly Mansion corner entry off Sunset Boulevard and Hillcrest Road, 2012



Waverly Mansion, aerial, 2012



Waverly Mansion, aerial, 1929



Waverly Mansion, 1927



Pictured left to right: Mary Christie (mother), Al Christie, sister Anne, and Mr. and Mrs. Charles Christie, 1926



Front gate and entry driveway at corner of Sunset and Hillcrest, 1933



Garage with servants' quarters above, 1933

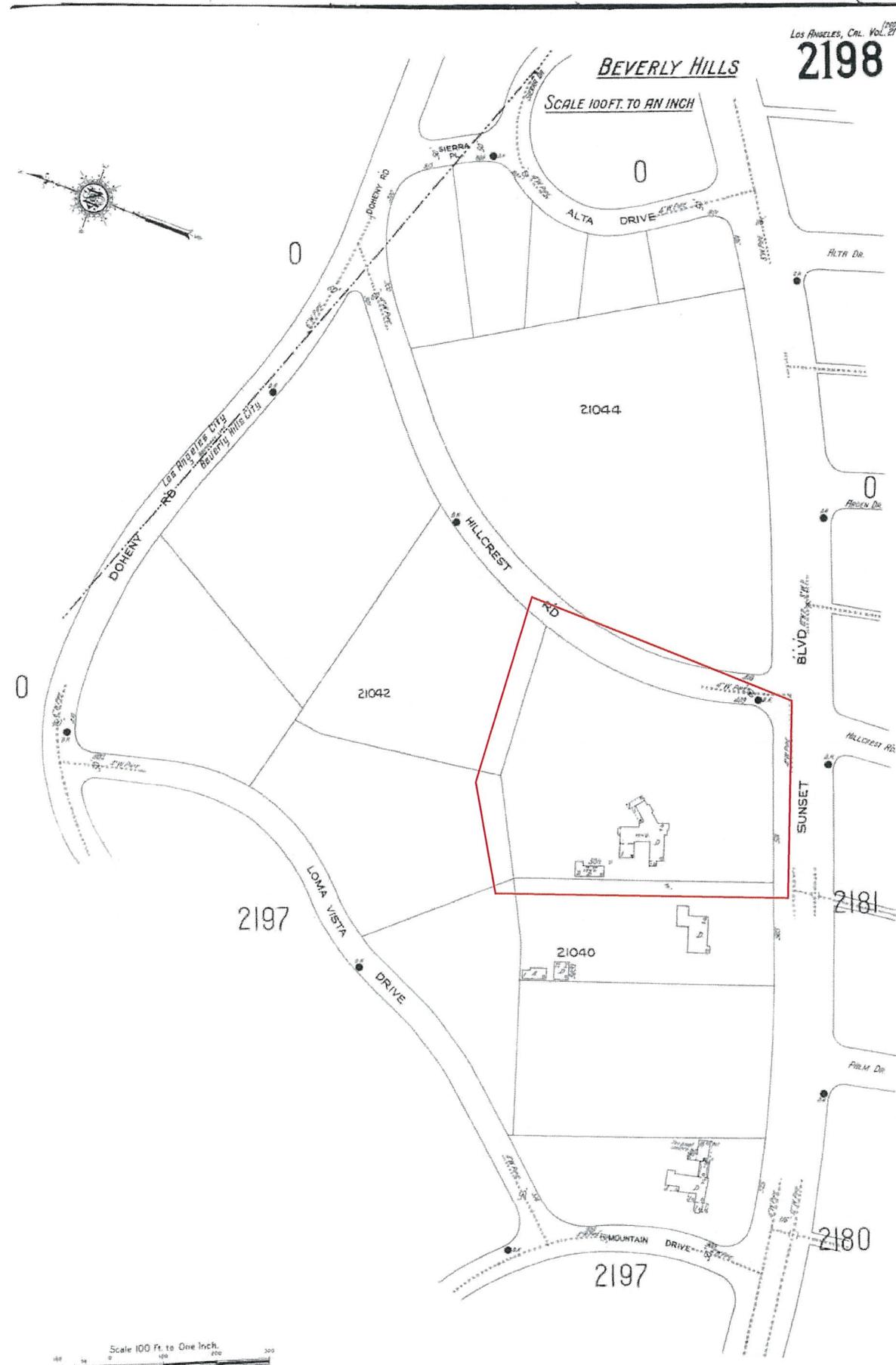
## SANBORN FIRE INSURANCE MAPS

SANBORN FIRE INSURANCE MAP

Los Angeles, Cal. Vol. 21  
**2198**

**BEVERLY HILLS**

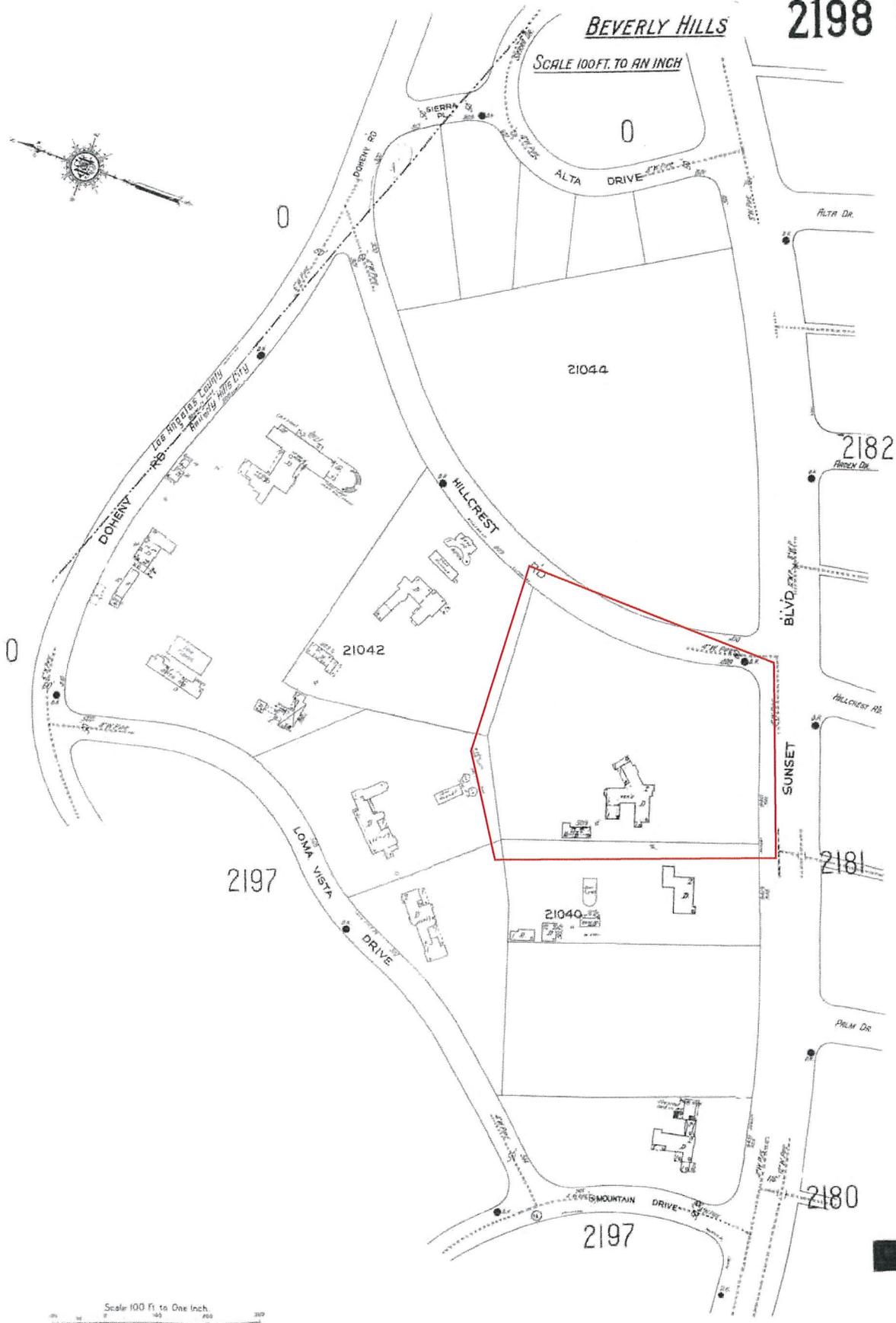
SCALE 100 FT. TO AN INCH



Scale 100 Ft. to One Inch.  
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Copyright 1926 by the Sanborn Map Co.

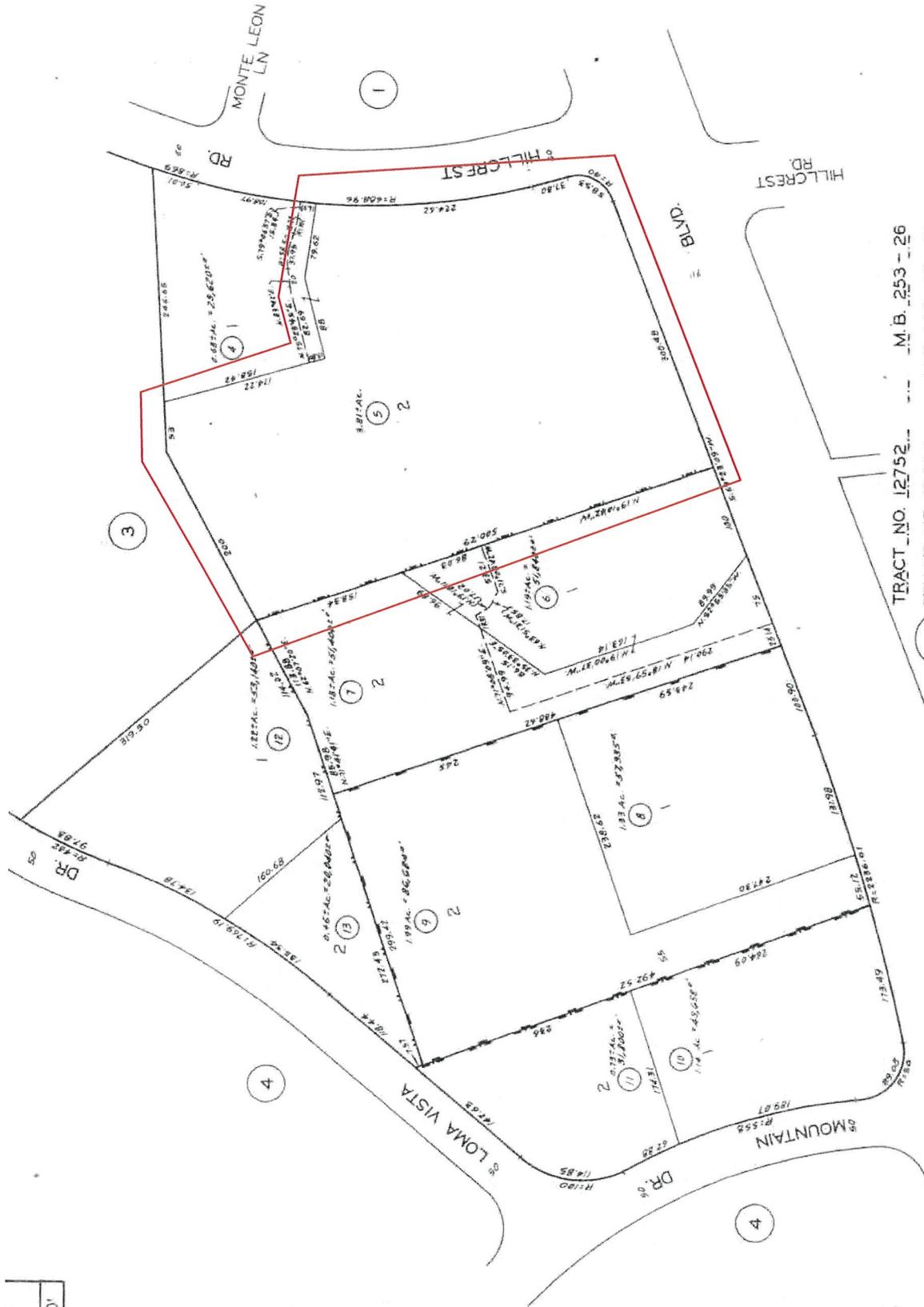
SANBORN FIRE INSURANCE MAP

CALIF. 040  
Los Angeles, Cal. Vol. 21  
**2198**



## TAX ASSESSOR MAP

4350 | 2  
 SCALE 1" = 100'



CODE 2410

- TRACT NO. 12752 --- M.B. 253-26
- TRACT NO. 18624 --- M.B. 460-48-49
- TRACT NO. 17929 --- M.B. 488-45-46
- TRACT NO. 17060 --- M.B. 494-13-14
- TRACT NO. 18728 --- M.B. 568-34

BK. 4341

FOR PREV. ASSMT SEE:  
 4349 - 26 & 32

ASSASSOR'S MAP  
 COUNTY OF LOS ANGELES, CALIF.

## OTHER HISTORICAL DATA

## Residence Being Built for Charles and Al Christie



Designed by Leland F. Fuller

Actual construction is under way at Waverly, the five-acre Beverly Hills estate of Charles and Al Christie, on the above home which is to include a clubhouse, swimming pool and servant's quarters and which, when completed, will represent an expenditure of \$150,000.

### BEGIN WORK ON CHRISTIE RESIDENCE

### Local Brokers to Compete in Speech Contest

**Structure Under Way on Beverly Hills Estate to Cost \$150,000**

Actual building operations have commenced at Waverly, the five-acre estate of Charles and Al Christie of Beverly Hills, on their \$150,000 residence.

For the past two years the work of landscaping has been carried on under the supervision of Charles Adams. Leland F. Fuller designed the home and construction will be under the supervision of Sterling Jeffers of Beverly Hills.

The plans call for a house of the English manor type of two stories with an exterior of brick, stone and half-timbering, containing a large living room, reception room, library, dining room, private office and two-story entry hall.

Accommodations for seven master bedrooms and baths with sitting rooms and a guests' gallery are on the second floor.

A clubhouse, swimming pool and servants' quarters, as well as the house, are included in the cost.

### TYPEWRITER FIRM PLANS MOVING SOON

With alterations practically completed, the Remington Typewriter Company expects to take possession of its new quarters in the Aggeler & Musser Seed Company building at 750-52 S. Spring street, by the first of December, according to H. A. Ecclestone, manager of the Remington Typewriter Company here.

The new offices and storerooms which will occupy approximately half the ground floor space in addition to the entire Spring street frontage of the second and third floors of the building, is said to be the most complete of its kind in the West.

The Remington Typewriter Company transaction was handled through the W. Ross Campbell Company, business and industrial property brokers.

sition and in the finale upon these two points and delivery.

The Wright trophy was won last year by William C. Keim, member of the board of governors of the Realty Board.

### OUTLINES NURSERY

Plans have been prepared by Robert Field for a two-story and part-basement brick day nursery on Stanford between Seventh and Eighth streets for the Salvation Army. The structure will contain sleeping-rooms, offices, playrooms, kitchen and dining-room.

### FLAT JOB LET

A contract has been awarded to F. E. Temple for a two-story frame and stucco apartment building at 533 North Alexandria avenue for Mrs. V. H. Betts. The structure will cost \$45,000 and will contain thirty-four rooms and fourteen apartments.

## CHRISTIE FILM COMEDIES QUIT

*Pioneer Hollywood Studio to  
Liquidate Assets*

*Meeting of Creditors Called  
to Make Assignments*

*Two Companies Involved in  
Voluntary Dissolution*

Final was written yesterday to the career of Christie Comedies, pioneer Hollywood film studio and leading producer of screen comedies, when arrangements were begun for an orderly liquidation of the assets of Al and Charles Christie, heads of the studio and affiliated enterprises.

The Christies, who have been producing motion pictures since 1911, instructed their attorney, Paul Lowenthal, to call meetings of creditors to make assignments of all assets of their two companies, the Christie Film Company and the Christie Realty Company to an assignee, who will administer affairs of the affiliated firms in what virtually amounts to a receivership.

### TAUBER SELECTED

Michael Tauber has been tentatively selected as assignee, to manage the properties until such time as they can be sold for sufficient returns to pay creditors, Attorney Lowenthal said.

The combined assets of the Christie interests recently were estimated at between \$2,500,000 and \$3,000,000, the attorney said, while liabilities and secured and unsecured indebtedness amounts to approximately \$2,500,000.

A meeting of creditors of the Christies as individuals and of the Christie Film Company have already been held, while a meeting of creditors of the Christie Realty Company is scheduled for today and a final meeting, bringing together creditors of the Metropolitan Sound Studio will be held next week in Lowenthal's office.

Creditors of the Christies as individuals have unanimously agreed to the assignment plan, Lowenthal said, while it is expected that all other creditors will also agree, their agreement being necessary for the assignment plan, which has been resorted to in preference to receivership or other court methods.

### ONE ASSIGNEE PLAN

"It is the intention of all concerned to have one assignee operate under separate assignments so that affairs of all the enterprises can be conducted with one overhead," Lowenthal said. "In this way operating expenses can be reduced to a minimum. The proposed assignment will transfer to the assignee all Christie assets, including real estate, various interests in motion pictures, accounts receivable, contracts and matters of that nature.

"While the Christies owe a considerable sum, they have valuable assets, which under present conditions could not be sold at sufficient profit to prevent a hardship being wrought on all concerned. It is hoped that under the plan the properties can be held until the time when selling them will settle all accounts, and that the difference between assets and liabilities can be saved. The proceedings to date, which have been friendly, are the outgrowth of joint suggestions of both the Christies and their creditors."

While the Christies hope to continue in the film-producing business they will no longer produce pictures under the arrangement which pioneered in Hollywood, Lowenthal said.

The Christie Comedy studio, situated at Sunset Boulevard and Tower street, and valuable properties in Hollywood, including the Embassy Club and the Regent Hotel, are included in the Christie holdings. The Metropolitan Sound Studio was sold by them six months ago.

# CHRISTIE PLAN ACCEPTED

## *Realty Company Creditors Approve Liquidation Scheme, With Resubmission Due Next Week*

Liquidation of the assets of Al and Charles Christie, pioneer film producers, advanced a step nearer realization yesterday when creditors of the Christie Realty Company, one of their enterprises, tentatively agreed to the assignment plan under which the brothers wish to have the affairs of their affiliated interests administered.

The creditors, between thirty and forty in number, met in the offices of Paul Lowenthal, attorney for the Christies, and heard the plan outlined to them.

"They all exhibited a very friendly attitude toward the plan," Lowenthal said after the conference, "and a general willingness to accept it in the same way that the creditors of the Christies as individuals have done."

The plan, however, Lowenthal declared, will have to be resubmitted before it can be put into effect. On its resubmission, he explained, it will be more detailed in nature and in final shape to be acted on officially by the creditors. This will be done probably next week.

Creditors of the Christies as individuals already have indorsed the plan and accordingly Michael Tauber has been named assignee pro tem to manage the properties until they can be disposed of for sufficient funds with which to meet indebtedness.

The plan, which obviates the necessity of court procedure and the appointment of a receiver, was resorted to in the interests of economy.

# C. H. Christie, Once-Famous Film Man, Dies

Charles H. Christie, 75, of the once famous Christie Comedies, died yesterday morning at his home at 460 S Bedford Drive, Beverly Hills, after a prolonged illness, leaving a sister, Ann. His brother, Al, who handled production of the early-day films while Charles held down the administrative job, died in 1951.

Charles Christie came to Los Angeles in 1915, four years after his brother had launched upon the production of what were stated to be Hollywood's first screen comedies. The two were a major factor in the film business until 1929.

## Worked in Real Estate

Christie Comedies maintained a studio at Sunset Blvd. and Gower St. Out of the plant came such hits as "Charley's Aunt," starring Charles Ruggles and Syd Chaplin, brother of Charles Chaplin; "The Nervous Wreck." "Up in Mabel's Room." "Getting Gertie's Garter" and "Seven Days."

The Christies were hard hit in the depression. Charles went into the real estate business and worked the last 20 years for Lawrence A. Block, Beverly Hills.

Funeral services will be conducted at 11 a.m. Tuesday in the Hollywood Cemetery Chapel under the direction of Pierce Bros. Beverly Hills Mortuary.

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## Eisenhower Plea for Chest Slated

NEW YORK, Oct. 1 (AP)—A message from President Eisenhower filmed and recorded before he became ill will be carried on all radio and television networks at 8:55 p.m. (4:55 PST) tomorrow.

The message was prepared in behalf of the nation's Community Chest and United Fund campaigns, which are scheduled to last from tomorrow until Thanksgiving.

## EARLY PERMIT HISTORY

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

# DEPARTMENT OF BUILDINGS

## Application for the Erection of Buildings

CLASS D

To the Board of Trustees of the City of Beverly Hills:

Application is hereby made to the Trustees of the City of Beverly Hills, through the office of the Chief Inspector of Buildings for a permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.  
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Beverly Hills.  
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 8 Block 122 Tract 1a 7447 Cost \$100,000

(Description of Job) Foundation for Residence only.

No. 501 Sunset Blvd Residence to Cost \$100,000

(Location of Property) my dept 7447 Street

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Residence No. of Rooms 17 No. of Families one
  - Owner's Name Charles & Al Christie Phone Holly 3100
  - Owner's Address Sunset & Sower - Los Angeles
  - Architect's Name Lee F Fuller Phone VA 0703
  - Contractor's Name Sterling Jeffers Phone Ox 5657
  - Contractor's Address 676 Bedford Dr
  - VALUATION OF PROPOSED ~~WORK~~ Foundation {including Plumbing, Gas Fitting, Sew-  
ere, Cesspools, Elevators, Painting,  
Finishing, all Labor, etc.} \$ 3500.00
  - Is there any existing building on lot? No How used? \_\_\_\_\_
  - Size of proposed building 90 x 120 Height to highest point \_\_\_\_\_ feet
  - Size of lot \_\_\_\_\_ Character of ground \_\_\_\_\_
  - Number of Stories in height \_\_\_\_\_ set back from property line: Front 1/2" Rear \_\_\_\_\_ Side \_\_\_\_\_
  - Material of foundation Concrete Size of footings 24" Size of wall 12" Depth below ground 24"
  - Redwood Mud Sills 3 x 6 Girders \_\_\_\_\_ x \_\_\_\_\_ Posts under Girders \_\_\_\_\_ x \_\_\_\_\_
  - Material of chimneys \_\_\_\_\_ No. of inlets to flue \_\_\_\_\_ Interior sizes of flues \_\_\_\_\_ x \_\_\_\_\_ Thickness of flue \_\_\_\_\_
  - Materials of Exterior Walls ? Material of Interior construction \_\_\_\_\_
  - Area of lot 5 acres Area of all Bldgs on lot \_\_\_\_\_ Per cent of lot covered only
  - Will all provisions of State Dwelling House Act be complied with? Yes
- EXTERIOR studs \_\_\_\_\_ x \_\_\_\_\_ INTERIOR-BEARING studs \_\_\_\_\_ x \_\_\_\_\_ Interior Non-Bearing studs \_\_\_\_\_ x \_\_\_\_\_  
 Ceiling joists \_\_\_\_\_ x \_\_\_\_\_ Roof rafters \_\_\_\_\_ x \_\_\_\_\_ FIRST FLOOR JOISTS \_\_\_\_\_ x \_\_\_\_\_  
 Second floor joists \_\_\_\_\_ x \_\_\_\_\_ Specify material of roof \_\_\_\_\_

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

(Sign here) Sterling Jeffers  
(Owner or Authorized Agent)

(FOR DEPARTMENT USE ONLY)

PERMIT NO. <u>4517</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued
	<u>[Signature]</u> Plan Examiner	<u>[Signature]</u> Clerk	<u>NOV 14 1925</u>

11/12/25 Superintendent of Building

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

# DEPARTMENT OF BUILDINGS

## Application for the Erection of Buildings

CLASS .....

To the Board of Trustees of the City of Beverly Hills:

Application is hereby made to the Trustees of the City of Beverly Hills, through the office of the Chief Inspector of Buildings for a permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which shall be deemed conditions entering into the exercise of the permit:

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- Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Beverly Hills.
- Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 8 Block 172 Tract 744 T. D. H.  
(Description of Job)

No. 501 Sunset Blvd Street  
(Location of Property)

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Residence No. of Rooms 20 No. of Families 249
  - Owner's Name Charles & Al Christie Phone Ho 3100
  - Owner's Address Gower St & Sunset Blvd
  - Architect's Name Ieland F. Fuller Phone Un 0703
  - Contractor's Name Sterling Jeffers Phone Or 5657
  - Contractor's Address 676 Bedford Drive
  - VALUATION OF PROPOSED BLDG. (Including Plumbing, Gas Fitting, Sew-  
ers, Cesspools, Elevators, Paintings,  
Finishing, all Labor, etc.) \$ 90,000.00
  - Is there any existing building on lot? No How used? \_\_\_\_\_
  - Size of proposed building 130 x 100 Height to highest point 35 feet
  - Size of lot 5 Acres Character of ground Gravel
  - Number of Stories in height 2 set back from property line: Front 25.0 Rear \_\_\_\_\_ Side \_\_\_\_\_
  - Material of foundation Concrete Size of footings 24" Size of wall 12 Depth below ground 3'-0"
  - Redwood Mud Sills 3 x 6 Girders 4 x 8 Posts under Girders 4 x 4
  - Material of chimneys Brick No. of inlets to flue 2 Interior sizes of flues 8 x 12 Thickness of flue 8"
  - Materials of Exterior Walls Brick Veneer Material of interior construction Wood
  - Area of lot 5 Acres Area of all Bldgs. on lot 10,000 Per cent of lot covered \_\_\_\_\_
  - Will all provisions of State Dwelling House Act be complied with? Yes
- EXTERIOR studs 2 x 6 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 4  
Ceiling joists 2 x 4 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 8  
Second floor joists 2 x 12 Specify material of roof Slate

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

(Sign here) Sterling Jeffers  
(Owner or Authorized Agent)

(FOR DEPARTMENT USE ONLY)

PERMIT NO. <u>4797</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>12-23-23</u>	Application checked and found O. K.	Stamp here when permit issued
	<u>Bannum</u> Plan Examiner	<u>CP</u> Clerk	<u>1-24-23</u>

Bannum Superintendent of Building

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

# DEPARTMENT OF BUILDINGS

## Application for the Erection of Buildings

CLASS .....

To the Board of Trustees of the City of Beverly Hills:

Application is hereby made to the Trustees of the City of Beverly Hills, through the office of the Chief Inspector of Buildings for a permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which shall be deemed conditions entering into the exercise of the permit:  
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Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Beverly Hills.  
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 8 Block 122 Tract 7447 B.H.  
(Description of Job)

No. 501 Sunset Blvd. Street  
00  
(Location of Property)

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Private Garage & servant quarters No. of Rooms 5 No. of Families 1
  - Owner's Name Chas. F. Christie Phone Holly 3100
  - Owner's Address Sunset Blvd x Gower St. Hollywood
  - Architect's Name Walter F. Fuller Phone Du 8564
  - Contractor's Name Sterling Jeffers Phone Ox 5657
  - Contractor's Address 626 Bedford Dr.
  - VALUATION OF PROPOSED BLDG. (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) \$10,000.00
  - Is there any existing building on lot? Yes How used? under Cons.
  - Size of proposed building 22 x 58 Height to highest point 7.5 feet
  - Size of lot 5 acres Character of ground Gravel
  - Number of Stories in height 2 set back from property line: Front.....Rear 4 Side.....
  - Material of foundation Concrete Size of footings 20 Size of wall 12 Depth below ground 30"
  - Redwood Mud Sills 2 x 6 Girders 8 x 10 Posts under Girders 8 x 8
  - Material of chimneys.....No. of inlets to flue.....Interior sizes of flues.....x.....Thickness of flue.....
  - Materials of Exterior Walls Stucco & Brick Material of interior construction wood lath Plaster
  - Area of lot 5 acres Area of all Bldgs. on lot..... Per cent of lot covered.....
  - Will all provisions of State Dwelling House Act be complied with? Yes
- EXTERIOR studs 2 x 6 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 4 Ceiling joists 2 x 4 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 6 SECOND FLOOR JOISTS 2 x 12 Specify material of roof Slate

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

(Sign here)

Sterling Jeffers  
(Owner or Authorized Agent)

(FOR DEPARTMENT USE ONLY)

PERMIT NO. <u>5175</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>O. Barnwell</u> Plan Examiner	Application checked and found O. K. <u>M.H.</u> Clerk	Stamp here when permit is issued <u>MAR 1 - 1936</u>
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O. Barnwell Superintendent of Building

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

# DEPARTMENT OF BUILDINGS

## Application for the Erection of Buildings

CLASS 1

To the Board of Trustees of the City of Beverly Hills:

Application is hereby made to the Trustees of the City of Beverly Hills, through the office of the Chief Inspector of Buildings for a permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which shall be deemed conditions entering into the exercise of the permit:  
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Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 8 Block 172 Tract Beverly Hills  
(Description of Job)

No. 501 Sunset Blvd Street  
(Location of Property)

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Out building No. of Rooms 1 No. of Families None
- Owner's Name Chas. H. Christie Phone 661-3100
- Owner's Address .....
- Architect's Name Lee F. Fuller Phone Du. 8564
- Contractor's Name J.S. Jeffers Phone " " "
- Contractor's Address 3305 Wilshire
- VALUATION OF PROPOSED BLDG. {Including Plumbing, Gas Fitting, Sewers, Ceapools, Elevators, Painting, Finishing, all Labor, etc.} \$ 1500.00
- Is there any existing building on lot? Yes How used? Res. + Private Garage
- Size of proposed building 13' Dia Height to highest point 18 feet
- Size of lot 5 Acres Character of ground .....
- Number of Stories in height 1 set back from property line: Front 5.00 Rear 1.50 Side 2.00
- Material of foundation Concrete Size of footings 18 Size of wall 12 Depth below ground 2'
- Redwood Mud Sills 2 x 6 Girders - x - Posts under Girders - x -
- Material of chimneys.....No. of inlets to flue.....Interior sizes of flues.....x.....Thickness of flue.....
- Materials of Exterior Walls Brick Veneer Material of interior construction Plaster
- Area of lot.....Area of all Bldgs. on lot.....Per cent of lot covered.....
- Will all provisions of State Dwelling House Act be complied with? Yes
- EXTERIOR studs 2 x 6 INTERIOR BEARING studs - x - Interior Non-Bearing studs - x -  
Ceiling joists 2 x 4 Roof rafters 2 x 6 FIRST FLOOR JOISTS - x -  
Second floor joists - x - Specify material of roof Slate

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

(Sign here)

Lee F. Fuller  
(Owner or Authorized Agent.)

(FOR DEPARTMENT USE ONLY)

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued
<u>5842</u>	<u>Barnwell</u> Plan Examiner	<u>Barnwell</u> Clerk	<u>19</u> <u>7-22-76</u>

Barnwell Superintendent of Building

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

# DEPARTMENT OF BUILDINGS

## Application for the Erection of Buildings

CLASS .....

To the Board of Trustees of the City of Beverly Hills:

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Lot No. 8 Block 122 Tract Beverly Hills  
(Description of Job)

No. 501 Sunset Blvd Street  
(Location of Property)

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Dressing Rooms No. of Rooms 2 No. of Families 2
- Owner's Name Chas. M. Christie Phone Holly 3100
- Owner's Address .....
- Architect's Name Lee F. Fuller Phone Du 2564
- Contractor's Name J.S. Jeffers Phone .....
- Contractor's Address 3305 Wilshire Blvd
- VALUATION OF PROPOSED BLDG. {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$200.00
- Is there any existing building on lot? Yes How used? Res. & Private Garage
- Size of proposed building 7 x 7 Height to highest point 8' feet
- Size of lot 5 Acres Character of ground .....
- Number of Stories in height 1 set back from property line: Front 600 Rear 100 Side 200
- Material of foundation Concrete Size of footings 12 Size of wall 8 Depth below ground 2'
- Redwood Mud Sills 3 x 4 Girders .....
- Material of chimneys .....
- Materials of Exterior Walls Boards & Batten Material of interior construction Same
- Area of lot 5 Area of all Bldgs. on lot .....
- Will all provisions of State Dwelling House Act be complied with? Yes  
EXTERIOR studs .....

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

(Sign here)

(Owner or Authorized Agent)

(FOR DEPARTMENT USE ONLY)

PERMIT NO. <u>5843</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued
	<u>Barnwell</u> Plan Examiner	<u>Clark</u> Clark	<u>7-20-26</u>

Barnwell Superintendent of Building.

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

# DEPARTMENT OF BUILDINGS

## Application for the Erection of Buildings

CLASS .....

To the Board of Trustees of the City of Beverly Hills:

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

Lot No. 8 Block 122 Tract B.H.I.  
(Description of Job)

No. 501 Sunset Blvd Street  
(Location of Property)

*place under garage*

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Dog Kennel No. of Rooms 1 No. of Families 1
  - Owner's Name Alvin P. Christie Phone
  - Owner's Address 501 Sunset Blvd
  - Architect's Name          Phone
  - Contractor's Name Louis E. Moter Phone
  - Contractor's Address 10374 Eastern Ave. Western Hills
  - VALUATION OF PROPOSED BLDG. {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$1800.00  
1000
  - Is there any existing building on lot? 5. 1922 How used?
  - Size of proposed building 10 x 28 Height to highest point 10 feet
  - Size of lot          Character of ground Cedars
  - Number of Stories in height 1 set back from property line: Front          Rear 150 Side
  - Material of foundation Concrete Size of footings 6x12 Size of wall 6 Depth below ground 6
  - Redwood Mud Sills 2 x 4 Girders          Posts under Girders
  - Material of chimneys          No. of inlets to flue          Interior sizes of flues          Thickness of flue
  - Materials of Exterior Walls Siding Material of interior construction 1 1/2" flooring
  - Area of lot          Area of all Bldgs. on lot          Per cent of lot covered
  - Will all provisions of State Dwelling House Act be complied with? Yes
- EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 4  
Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS           
Second floor joists          Specify material of roof Composition

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

(Sign here) Louis E. Moter  
(Owner or Authorized Agent.)

(FOR DEPARTMENT USE ONLY)

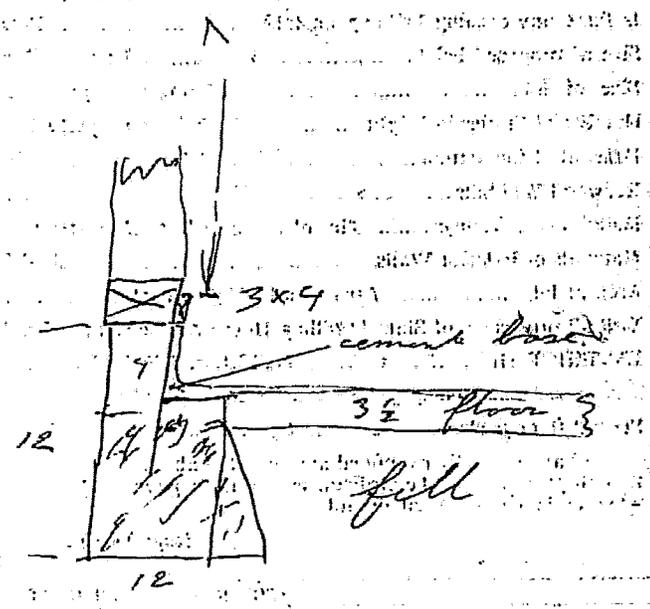
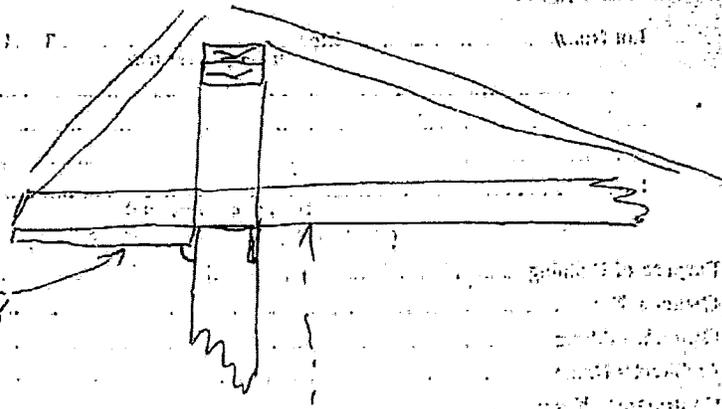
PERMIT NO. <u>6671</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued
	<u>        </u> Plan Examiner	<u>        </u> Clerk	APR 12 1927

         Superintendent of Building

7, 1-3

SECTION THROUGH WALL

T and G floor



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All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

# DEPARTMENT OF BUILDINGS

## Application for the Erection of Buildings

CLASS .....

To the Board of Trustees of the City of Beverly Hills:

Application is hereby made to the Trustees of the City of Beverly Hills, through the office of the Chief Inspector of Buildings for a permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which shall be deemed conditions entering into the exercise of the permit:

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

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

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

Lot No. 8 Block 7/122 Tract R. H.  
(Description of Job)

No. 501 Sunset Blvd Street  
(Location of Property)

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Dog Kennel No. of Rooms 1 No. of Families 1
- Owner's Name Christie Bros Phone OX 4079
- Owner's Address 501 Sunset Blvd
- Architect's Name \_\_\_\_\_ Phone \_\_\_\_\_
- Contractor's Name Louis E. Stone Phone OX 4079
- Contractor's Address 10374 Eastman Ave Westbury
- VALUATION OF PROPOSED BLDG. {Including Plumbing, Gas Fitting, Sewers, Ceasapools, Elevators, Painting, Finishing, all Labor, etc.} \$2000
- Is there any existing building on lot? Yes How used? Res etc
- Size of proposed building 7 x 12 Height to highest point 7 feet
- Size of lot 5 acres Character of ground Grass
- Number of Stories in height \_\_\_\_\_ set back from property line: Front \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_
- Material of foundation concrete Size of footings 6 Size of wall 12 Depth below ground 6
- Redwood Mud Sills 3 x 4 Girders \_\_\_\_\_ x \_\_\_\_\_ Posts under Girders \_\_\_\_\_ x \_\_\_\_\_
- Material of chimneys \_\_\_\_\_ No. of inlets to flue \_\_\_\_\_ Interior sizes of flues \_\_\_\_\_ Thickness of flue \_\_\_\_\_
- Materials of Exterior Walls Siding Material of interior construction Tough B
- Area of lot \_\_\_\_\_ Area of all Bldgs. on lot \_\_\_\_\_ Per cent of lot covered \_\_\_\_\_
- Will all provisions of State Dwelling House Act be complied with?  
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 4  
Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS \_\_\_\_\_  
Second floor joists \_\_\_\_\_ Specify material of roof Composition

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

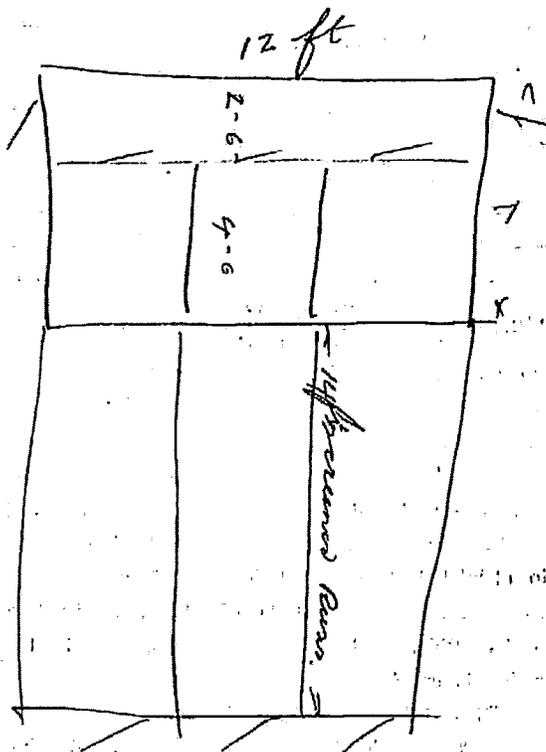
(Sign here) Louis E. Stone  
(Owner or Authorized Agent)

(FOR DEPARTMENT USE ONLY)		
PERMIT NO. <u>6737</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.
	<u>Barnwell</u> Plan Examiner	<u>Clark</u> Clerk
		Stamp here when permit is issued <u>APR 28 1921</u> <u>10 29 1921</u>

Barnwell Superintendent of Building.

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W/ of my Kennel 763,457 1926



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All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

# DEPARTMENT OF BUILDINGS

## Application for the Erection of Buildings

CLASS D

To the Board of Trustees of the City of Beverly Hills:

Application is hereby made to the Trustees of the City of Beverly Hills, through the office of the Chief Inspector of Buildings for a permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which shall be deemed conditions entering into the exercise of the permit:  
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.  
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Beverly Hills.  
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 8 Block 122 Tract BH  
(Description of Job)

No. 501 Sunset Blvd Street  
(Location of Property)

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Kitchen No. of Rooms 1 No. of Families 1
  - Owner's Name W. Christie Phone
  - Owner's Address 501 Sunset Blvd
  - Architect's Name Lee Fuller Phone Ua 0703
  - Contractor's Name Sterling Ebers Phone OR 4413
  - Contractor's Address 740 So. Mansfield Ave
  - VALUATION OF PROPOSED BLDG. {Including Plumbing, Gas Fitting, Sewers, Ceaspoils, Elevators, Painting, Finishing, all Labor, etc.} \$ 400.00
  - Is there any existing building on lot? Yes How used? Res
  - Size of proposed building 10 x 12 Height to highest point 8 feet
  - Size of lot  Character of ground
  - Number of Stories in height 1 set back from property line: Front  Rear  Side 2.50
  - Material of foundation concrete Size of footings 12 Size of wall 9 Depth below ground 12"
  - Redwood Mud Sills x Girders x Posts under Girders x
  - Material of chimneys  No. of inlets to flue x Interior sizes of flues x Thickness of flue
  - Materials of Exterior Walls Brick Material of interior construction Brick
  - Area of lot  Area of all Bldgs. on lot  Per cent of lot covered
  - Will all provisions of State Dwelling House Act be complied with? Yes
- EXTERIOR studs x INTERIOR BEARING studs x INTERIOR Non-Bearing studs x  
Ceiling joists x Roof rafters 12 x 12 FIRST FLOOR JOISTS x  
Second floor joists x Specify material of roof composition

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

(Sign here) Sterling Ebers  
(Owner or Authorized Agent)

(FOR DEPARTMENT USE ONLY)

PERMIT NO. <u>6783</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K. <u>MAY 16 1927</u>	Stamp here when permit is issued
	<u>Barnwell</u> Plan Examiner	<u>CS</u> Clerk	<u>MAY 16 1927</u>

Barnwell Superintendent of Building.

no plan

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

# DEPARTMENT OF BUILDINGS

## Application for the Erection of Buildings

CLASS \$ .....

To the Board of Trustees of the City of Beverly Hills:

Application is hereby made to the Trustees of the City of Beverly Hills, through the office of the Chief Inspector of Buildings for a permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which shall be deemed conditions entering into the exercise of the permit:

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- Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Beverly Hills.
- Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 8 Block 122 Tract B.H.  
(Description of Job)

No. 501 Sunset Blvd Street  
(Location of Property)

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Room for Pool Filter No. of Rooms 1 No. of Families None
  - Owner's Name Chas. Christie Phone Or. 3723
  - Owner's Address 501 Sunset Blvd
  - Architect's Name J. S. Jeffers Phone Or. 4413
  - Contractor's Name Same Phone 11
  - Contractor's Address 738 So Mansfield Ave. L. H. Phone 1070-5
  - VALUATION OF PROPOSED BLDG. (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) \$ 750.00
  - Is there any existing building on lot? Yes How used? Res. & Private Garage
  - Size of proposed building 9 x 12 Height to highest point 9 feet
  - Size of lot 5 Acres Character of ground Gravel
  - Number of Stories in height set back from property line: Front 350 Rear 120 Side 150
  - Material of foundation Concrete Size of footings 16 Size of wall 12 Depth below ground 9'
  - Redwood Mud Sills x Girders x Posts under Girders x
  - Material of chimneys No. of inlets to flue Interior sizes of flues x Thickness of flue
  - Materials of Exterior Walls Concrete Material of interior construction
  - Area of lot Area of all Bldgs. on lot Per cent of lot covered
  - Will all provisions of State Dwelling House Act be complied with? Yes
- EXTERIOR studs x INTERIOR BEARING studs x INTERIOR Non-Bearing studs x  
Ceiling joists x Roof rafters Concrete FIRST FLOOR JOISTS x  
Second floor joists x Specify material of roof Concrete

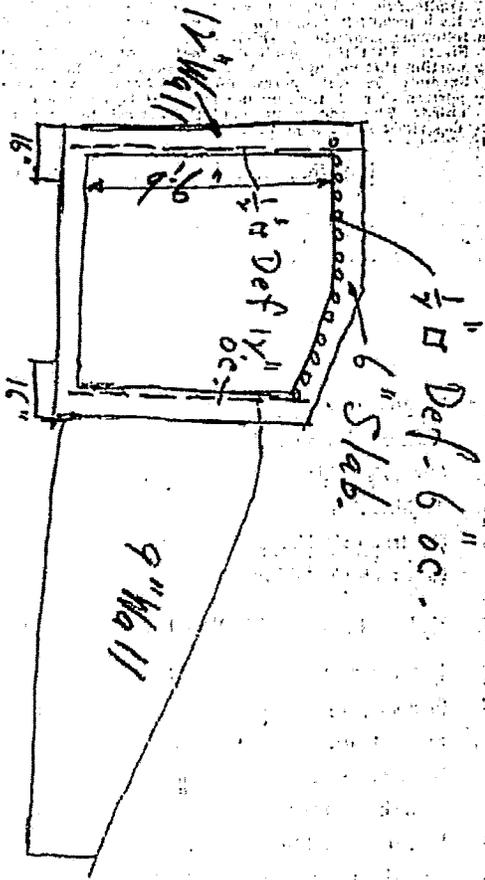
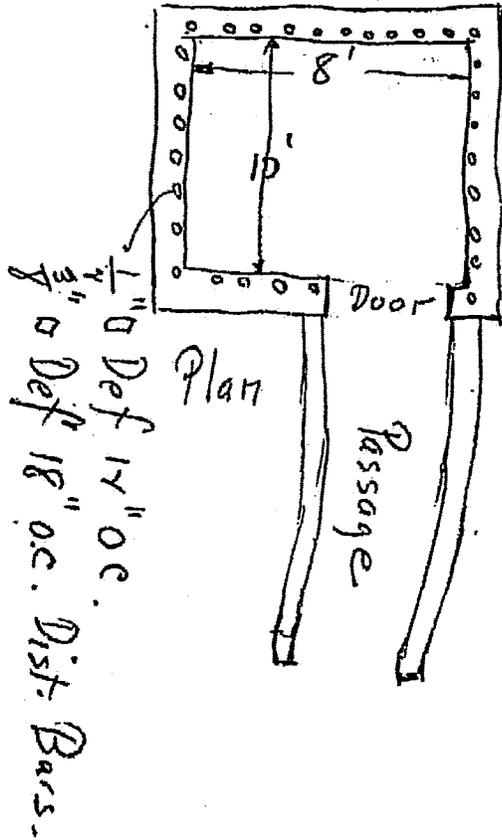
I have carefully examined and read the above application and know the same to be true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here) J. S. Jeffers  
(Owner or Authorized Agent.)

(FOR DEPARTMENT USE ONLY)		
PERMIT NO. <u>7112</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Stamp here when permit is issued
	Application checked and found O. K.	<u>SEP 18 1927</u>
	<u>J. S. Jeffers</u> Plan Examiner	<u>W. C.</u> Clerk

J. S. Jeffers Superintendent of Building.

Pool



All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

# DEPARTMENT OF BUILDINGS

## Application for the Erection of Buildings

*added to class P*

CLASS .....

To the Board of Trustees of the City of Beverly Hills:

Application is hereby made to the Trustees of the City of Beverly Hills, through the office of the Chief Inspector of Buildings for a permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which shall be deemed conditions entering into the exercise of the permit:

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
- Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinances of the City of Beverly Hills.
- Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 8 Block 122 Tract BH  
(Description of Job)

No. 501 Sunset Blvd Street  
(Location of Property)

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building ..... No. of Rooms ..... No. of Families .....
- Owner's Name Charles Christie Phone .....
- Owner's Address 501 Sunset Blvd .....
- Architect's Name ..... Phone .....
- Contractor's Name Stirling Jeffers Phone Oregon 1110
- Contractor's Address 733 So. Washfield Ave .....
- VALUATION OF PROPOSED BLDG. {Including Plumbing, Gas Fitting, Sew-  
ers, Ceaspoons, Elevators, Painting,  
Finishing, all Labor, etc.} ..... \$ 200.00
- Is there any existing building on lot? Yes How used? Res.
- Size of proposed building ..... Height to highest point ..... feet
- Size of lot ..... Character of ground .....
- Number of Stories in height ..... Front ..... Rear ..... Side .....
- Material of foundation concrete Size of footings ..... Size of wall 10 Depth below ground .....
- Redwood Mud Sills ..... Girders ..... Posts under Girders .....
- Material of chimneys ..... No. of inlets to flue ..... Interior sizes of flues ..... Thickness of flue .....
- Materials of Exterior Walls ..... Material of interior construction .....
- Area of lot ..... Area of all Bldgs. on lot ..... Per cent of lot covered .....
- Will all provisions of State Dwelling House Act be complied with? Yes
- EXTERIOR studs ..... INTERIOR BEARING studs ..... Interior Non-Bearing studs .....
- ..... Ceiling joists ..... Roof rafters ..... FIRST FLOOR JOISTS .....
- Second floor joists ..... Specify material of roof .....

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

(Sign here) Stirling Jeffers  
(Owner or Authorized Agent)

(FOR DEPARTMENT USE ONLY)

PERMIT NO. <u>8119</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued
	<u>Barrett</u> Plan Examiner	<u>Barrett</u> Clerk	<u>25 1926</u>

Barrett Superintendent of Building.

Application

# DEPARTMENT OF BUILDING

1930

## Application for the Erection of Buildings

CLASS

Trustees of the City of Beverly Hills  
 hereby made to the Trustees of the City of Beverly Hills through the office of the Chief  
 in accordance with the description and for the purpose and matter set forth. This application  
 conditions, which shall be deemed conforming with the provisions of the permit.  
 that the permit does not grant any right, title, or interest in any building or other structure  
 upon any street, alley, or other public place, or upon the public domain.  
 the permit does not grant any right, title, or interest in any building or other structure  
 for any purpose that is, or may hereafter be, prohibited by ordinance of the City of  
 the granting of the permit does not affect or constitute any claim of title to, or right  
 in such permit.

Lot No. 8 Block 122 Tract D  
 (Description of Job)

Wigan single garage on lot  
White

No. 391 Sunset Blvd  
 (Location of Property)

(USE INK OR INDELEIBLE PENCIL)

Surface of Building \_\_\_\_\_ No. of Rooms \_\_\_\_\_ No. of Floors \_\_\_\_\_

Owner's Name Chas. M. Gentry \_\_\_\_\_ Phone \_\_\_\_\_

Address 541 Sunset Blvd \_\_\_\_\_

Builder's Name \_\_\_\_\_ Phone \_\_\_\_\_

Builder's Address 1220 E 11th \_\_\_\_\_

DESCRIPTION OF PROPOSED BLDG. [including Planning, San. Utina, Sew.,  
 or, Chimney, Electrical, Paintings,  
 Piping, and Labor, etc.] 1500

Is there any existing building on lot? Yes How used? Garage

Height of Ceiling: Bath Toilet \_\_\_\_\_ Living Rooms \_\_\_\_\_ Halls \_\_\_\_\_  
 (State Law)

Number of Stories \_\_\_\_\_ Height to Highest Point \_\_\_\_\_

Area of Lot \_\_\_\_\_ Part Cent of Area Covered by Bldg. \_\_\_\_\_  
 (Fill out Item 2 of No. 1 in case of Courts, Apartments, Hotels, etc.)

Distance from Property Line {including no. steps, ways, porches,  
 balconies, steps, etc.} Front \_\_\_\_\_ Side \_\_\_\_\_

Foundation Material \_\_\_\_\_ Footing Width \_\_\_\_\_ Depth Below \_\_\_\_\_

Foundation Above Finished Grade \_\_\_\_\_ Wall Width \_\_\_\_\_

Distance from Ground \_\_\_\_\_ Garden \_\_\_\_\_ Base Under \_\_\_\_\_

Material \_\_\_\_\_ No. of Inters to Floor \_\_\_\_\_ Size \_\_\_\_\_

Material of Exterior Walls \_\_\_\_\_ Material of Cornice \_\_\_\_\_

Provisions of State Dwelling House Act to be complied with \_\_\_\_\_

Roof Sides \_\_\_\_\_ INTERIOR \_\_\_\_\_

Ceiling Joists \_\_\_\_\_ Roof Joists \_\_\_\_\_

Roof Joists \_\_\_\_\_ Roof Material \_\_\_\_\_

Attending Casework \_\_\_\_\_

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**OSTASHAY & ASSOCIATES CONSULTING**

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PO BOX 542

LONG BEACH, CA 90801

562.500.9451