



## **Attachment 3**

Resolution Designating the Joe E. Brown Residence  
at 707 Walden Drive as a Local Landmark

RESOLUTION NO. 14-R-

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
BEVERLY HILLS DESIGNATING THE JOE E. BROWN  
RESIDENCE AT 707 WALDEN DRIVE 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 April 9, 2014, the Cultural Heritage Commission, in response to a request from the property owners, conducted a preliminary consideration of the Master Architect property at 707 Walden Drive, Beverly Hills, pursuant to Section 10-3-3215 A of the Historic Preservation Ordinance, and concluded that the property at 707 Walden Drive, Beverly Hills warranted formal consideration by the Commission for inclusion onto the Local Register of Historic Properties as Local Landmarks.

Section 3. On July 9, 2014, the Cultural Heritage Commission considered a *City Landmark Assessment & Evaluation Report* for the Joe E. Brown Residence at 707 Walden Drive, Beverly Hills incorporated herein as Exhibit A, and other evidence provided during the proceedings and observations and moved to nominate the Joe E. Brown Residence at 707 Walden Drive, Beverly Hills as a local Landmark. The Commission based its action on the findings of fact and reasons listed in the *City Landmark Assessment & Evaluation Report* by Jan Ostashay of Ostashay and Associates Consulting and other evidence.

Section 4. On August 19, 2014, the City Council considered 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 Ostashay and Associates Consulting and other evidence provided during the proceedings.

Section 5. BACKGROUND. Constructed in 1930, this Spanish Colonial Revival residence has a strong horizontal orientation and is set back from the street by a well-manicured open lawn, buffered plantings, mature trees, driveway, and original flagstone stepped walkway approach to the front door gate vestibule. This well-executed Spanish Colonial Revival style residence was designed and built by Rene Rivierre, a local builder who designed, built and sold a number of residences in the community. The multi-level, stucco clad wood-frame structure was constructed at a cost of roughly \$25,000 with a large garage built at the rear of the lot for \$1,000. Just after it was completed the property sold to entertainer and comedic actor Joe E. Brown. According to an article in the *Beverly Hills Citizen* dated March 19, 1931, the house was sold to Brown from Rivierre at the cost of \$75,000 with the transaction handled by the Love Realty Company. The article went on to describe the property as having a frontage of 90 feet and a depth of 200 feet with three patios, four separate lawns, six tile baths [bathrooms], four master bedrooms, and fourteen rooms in all.<sup>1</sup>

Brown made only a few alterations to the house, including a screening room upstairs in 1934 and the cosmetic remodeling of the library and the formal dining room with new window treatments, glazed Spanish tiles, decorative moldings, and built-in bookcases. Upon completion of the latter remodeling work, the living room and dining room were prominently featured in an *Architectural Digest* publication from 1936/1937.<sup>2</sup> The film projection room work was also designed and completed by Rene Rivierre while the other work was completed by builder Tifal Limited in association with a number of suppliers

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<sup>1</sup> "Joe E. Brown Buys New Residence on N. Walden," *Beverly Hills Citizen*, March 19, 1931, pg. 2.

<sup>2</sup> *Architectural Digest*, volume 9, 1936/1937.

who are listed in the *Architectural Digest* article. The residence with its siting, plan configuration, design, and workmanship is an outstanding example of its period, architectural style, and artisanship.

Joe E. Brown and his family lived at the Walden property from 1931 to 1938 when he purchased an English Manor style residence in Brentwood. According to a *Los Angeles Times* article, it appears he moved into the Brentwood property sometime later as he had that house extensively remodeled upon purchase.<sup>3</sup> Brown sold the property in 1940 to Mr. and Mrs. Mavor J. Waller of Seattle, Washington.<sup>4</sup> Mavor Judge Waller was a high-profile real estate developer in the Seattle area and had retired to Palm Springs prior to purchasing the Walden property. He and his wife Mary owned and occupied the Walden house for many years though they also maintained a winter home in Palm Springs. Mavor Waller passed away in Palm Springs in 1945, but Mary Waller maintained the Walden property until 1953, when she became a full-time resident of Palm Springs. At that time, she sold the subject property to Otto S. and Esther L. Aber. Otto Schultz Aber was in the wholesale toy business while he and his wife Esther Louise resided in the Spanish style home. After only five years of occupancy and ownership did they sell the property to Ellis and Frances Ring in May of 1958. The couple hailed from New York though they relocated to southern California in the 1950s where Ellis Ring, a dentist, established his practice in Santa Monica. The Ring's in turn sold it a month later to Maxwell E. and Marcie C. Greenberg. According to Maxwell Greenberg's obituary he was a prominent local attorney who had served on the Los Angeles Board of Police Commissioners from 1980 to 1984 as an appointee of Mayor Tom Bradley. He was a strong advocate of civil liberties and was also named national chairman of the Anti-Defamation League from 1979 to 1982. He was a Los Angeles native and attended the University of California, Los Angeles and was a graduate of the Harvard Law School. Greenberg started his own private practice in Los Angeles in the early 1950s. After his firm dissolved in the mid-1980s, Greenberg joined the firm of Jeffer, Mangels, Butler & Marmaro in Century City as a senior partner. He passed away at the age of 85 on

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<sup>3</sup> "Dwelling Bought by Joe E. Brown," *Los Angeles Times*, November 13, 1938, pg. E3.

<sup>4</sup> "Newcomers Acquire Joe E. Brown House," *Los Angeles Times*, November 3, 1940.

October 9, 2007. The subject property was sold by the Marcie Greenberg Trust in 2013 to William and Jody Fay, the current owners.

Section 6. FINDINGS. Pursuant to the City of Beverly Hills Historic Preservation Ordinance (Title 10, Chapter 3, Article 32; BHMC 10-3-32), The Joe E. Brown Residence at 707 Walden Drive, Beverly Hills individually satisfies the necessary requirements for local landmark designation.

The Joe E. Brown Residence is individually eligible under "significance" criterion 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.* The subject property visually and physically exemplifies and manifests design features of the City's architectural heritage and residential development in that it conveys sufficient contextual history and architectural integrity to establish it as a distinct element of its period and style. The residence is a well-executed and clearly planned intact example of the Spanish Colonial Revival style as designed and constructed by master designer Rene Rivierre. As such it visually and physically memorializes an important aspect of the community's residential development history, architectural heritage, and direct association with a notable designer. Therefore, this property satisfies this criterion.

The Joe E. Brown Residence at 707 Walden Drive Beverly Hills is individually eligible under "significance" criterion A.2. *The property is directly associated with the lives of Significant Persons important to national, state, City or local history.* The property was built as speculation by the designer and builder Rene Rivierre in 1930. Rivierre sold the property directly to entertainer/comedic actor Joe E. Brown in 1931, just after it was finished. Brown and his family, wife and two sons, lived there until roughly 1938, when they moved to Brentwood. When Brown purchased and resided in the house during much of the 1930s, he was at the height of his film career starring in over two dozen motion pictures at that time. In 1934, Brown even installed a private projection room, den area on the second floor of his

Walden house so that he could preview his own movies, discuss roles and scripts with writers and producers, and entertain other movie moguls and industry clientele; of course later it was also used by his family as a den. As a result of Joe E. Brown's direct association with the subject the property does satisfy this criterion.

The Joe E. Brown Residence at 707 Walden Drive Beverly Hills is individually eligible under "significance" criterion A.3. *The property embodies the distinctive characteristics of a style, type, period, or method of construction.* The property is an excellent example of the Spanish Colonial Revival style and appropriately incorporates the signature character-defining features of the idiom in its plan, architectural style, composition, materials, and design philosophy. Although it has experienced minor exterior alterations in recent years, these modifications occurred on secondary elevations (side and rear) of the house and its primary façade evident from the street, its intimate inner courtyard, and main front elevations of the building remain intact and almost identical to its original appearance. Elements of the Spanish Colonial Revival idiom are design characteristics well incorporated into the property such as its multi-level roof forms with central tower; an inner courtyard area with embellished fountain; arch shape openings over doors and windows; terra cotta mission barrel roof tiles; asymmetrical façade and overall composition; smooth trowel finish stucco exterior wall materials; focal windows boxed by wrought iron grilles; prominent chimneys with decorative vent caps; and varied fenestration including casement, fix and sash with clear, multi-color stained, leaded, or bullseye glass. Other features of the dwelling include upper-story cantilever balconies supported by stucco and/or wood corbels; ornate wrought iron stair and balcony railings some with stanchions; turned balcony support posts with carved bracket capitals and beams; loggias with arch shape openings, flagstone paving, and beamed ceilings; stucco wing walls and other privacy walls; and privacy entrance gates with turned wood spindles and monumental front door. As an outstanding representative example of the Spanish Colonial Revival style that fully embodies the distinctive style, period, and characteristics of the idiom the property does satisfy this criterion.

The Joe E. Brown Residence at 707 Walden Drive Beverly Hills is individually eligible under "significance" criterion 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.* This Spanish Colonial Revival residence at 707 North Walden Drive was designed by master designer Rene Rivierre, an accomplished and well-respected designer in the area and an individual included on the City's List of Master Architects. His portfolio of work in Beverly Hills includes the design and construction of five grand homes north of Santa Monica Boulevard and twelve smaller tract type homes south of Wilshire Boulevard. In all Rivierre designed seventeen dwellings in the City all of which reflect the Spanish Colonial Revival style. The subject property is one of the finer examples of his works that visually and physically convey his distinct theory of design and construction techniques in the City. Rivierre also designed and constructed the detached garage in 1930 and second floor addition in 1934. Because the property represents one of Rene Rivierre's most notable works it does satisfy this criterion. The property also appears to possess high aesthetic value as its rich Spanish Colonial Revival architectural style and ornamentation so fully articulates the design philosophy and concept of the idiom.

The Joe E. Brown Residence at 707 Walden Drive is individually eligible under "significance" criterion B (BHMC 10-3-3212(B), because the building retains integrity from its period of significance. The period of significance for the subject property is 1930 to 1938, when the property was built and occupied by vaudeville entertainer/comedic actor Joe E. Brown and his family. Those important features of design, materials, location, setting, workmanship, feeling, and association from this period are still evident on the property and help to render it historically significant for architectural and historical importance.

Because of its historic architectural character, association with Joe E. Brown, and its contribution to the City's rich and unique architectural heritage the property is considered to have historic value. Therefore, the property is individually eligible under "significance" criterion C (BHMC 10-3-3212(C), because the property has Historic Value

Section 7. PARTICULAR CHARACTERISTICS JUSTIFYING LANDMARK DESIGNATION THAT SHOULD BE PRESERVED. Use and development of the Joe E. Brown Residence at 707 Walden Drive, Beverly Hills 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 historic resource do not compromise those qualities that justify the landmark listing.

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. Character-defining features associated with the Joe E. Brown Residence are those exterior features on the building dating from its original construction in 1930 and the property's association with Joe E. Brown 1931-1938. Such features include its siting on the lot and set back from the street; its landscaped setting; the height, shape, mass, and composition of the dwelling in relationship to its setting and immediate environment; as well as the physical attributes that define the Spanish Colonial Revival architectural style. The important exterior character-defining features of the property include, but are not limited to the following:

- Height, shape, form, massing, and overall multi-level composition of the house
- Physical attributes that help to define the Spanish Colonial Revival architectural style
- Multi-level complex hipped mission barrel tile covered roof, multi-pitch, distinct square shape stucco tower with finial
- Asymmetrical composition and placement of window openings and features (fenestration pattern), some deeply recessed into exterior wall plane
- Flagstone walkways, steps, and approach paths
- Wing wall with half arched opening
- Enclosed courtyard with decorative tiled quatrefoil shape fountain, mature landscape and trees, smooth stucco trowel finish walls with terra cotta tile coping, wrought iron trim, loggias with arch shape openings
- Decorative glazed ceramic tile
- Plain stucco walls
- Arched and quatrefoil shape openings (doors, windows, loggias, etc.)
- Wrought iron railings and boxed window grilles
- Terra cotta mission barrel roof tiles with minimal overhang and stucco cornice molding
- Madonna and Child bas relief recessed into niche along south side of front facing wing wall within entry loggia
- Entry tower with decorative cornice trim, terra cotta barrel roof tiles, and finial

- Vertical wood plank door shutters along east wall of courtyard loggia
- Irregularly shaped multi-pad concrete driveway
- Arched shape porte cochere and associated decorative features, flagstone steps, wrought iron railings, and arch shape side entry gate with decorative turned wood spindles
- Arcaded loggias with arched shape openings, flagstone paving, stucco walls and ceilings, and wood ceiling beams
- Exterior overhanging cantilever balconies some with turned wood posts and decorative carved wood bracket capitals and support beams, decorative wrought iron railings, wood beam corbels and stucco corbels; some balconies enclosed by multi-pane wood-frame windows
- Chimneys some with decorative brick and/or stucco caps, including stuccoed fireplace and chimney box at rear (west) of lot
- Enclosed inner courtyard location, size, shape, and spatial relationship and function to dwelling
- Front pedestrian entry gate with turned wood spindles, bronze mailbox slot on wall, door hardware, and “No Peddlers or Agents” signage on front of gate door
- Exterior staircases with wrought iron railings, decorative glazed tiles on risers, and terrace cotta paver treads
- Decorative stucco clad tiled screen vent openings at base of house and tiled canales at gable ends
- Fenestration: wood frame sash; wood frame and metal frame multi-pane casement windows; some with wood sills, stucco sill bases, and plank headers
- Arched shape French wood doors with flanking multi-pane side lites

- Arch shape decorative panel front entry door with wood carvings, flagstone steps, wrought iron railing, decorative hardware, and peek-a-boo window
- Wood frame French doors with flat heads set in pairs or singular
- Stained, leaded, bullseye, or bottle glass windows of varying size and shape some with decorative roundels
- Smooth trowel finish stucco clad three car garage with terra cotta covered side facing gable roof, arch shape garage door openings, wood panel garage doors with recessed octofoil shape panels set in rows

Section 8. REASONS FOR DESIGNATING THE JOE E. BROWN RESIDENCE AT 707 WALDEN DRIVE, AS A LANDMARK. The City Council finds that the Joe E. Brown Residence at 707 Walden Drive, meets the criteria for designation as a landmark, and that this building warrants designation because it meets the City of Beverly Hills' 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 "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." Because of its historical associations the subject property manifests an important period in the City's residential development and architectural heritage. The subject property satisfies the requirements of subsection 10-3-3212(A)(2), in that it is directly associated with an important person, early entertainer and comedic film star Joe E. Brown. In addition, the subject property satisfies the requirements of subsection 10-3-3212(A)(3), in that it "embodies the distinctive characteristics of a style, type, period, or method of construction." The design of

the subject property fully embodies the distinctive key features and characteristics of the Spanish Colonial Revival style. And under the requirements of subsection 10-3-3212(A)(4), the property satisfies this criterion in that it “represents the notable work of a person included on the City’s List of Master Architects,” the property is associated with noted designer Rene Rivierre. It also “possesses high aesthetic value” as it epitomizes the design concepts and philosophy of the Spanish Colonial Revival style. The property also satisfies the requirements of subsection 10-3-3212(B) in that it retains sufficient integrity to physically convey its historical significance, and subsection 10-3-3212(C) since its unique architecture and historical past are considered tangible evidence that help to give it historic value. The property at 707 North Walden Drive is, therefore, qualifies for landmark designation.

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 the 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 Joe E. Brown Residence at 707 Walden Drive, 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 the Joe E. Brown Residence 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 the Joe E. Brown Residence 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 the Joe E. Brown Residence is an action of the City to protect and preserve an historic resource.

Section 11. GENERAL PLAN CONSISTENCY. Designation of the Joe E. Brown Residence at 707 Walden Drive 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 the Joe E. Brown Residence at 707 Walden Drive as a local landmark in the City of Beverly Hills and places this property on the City of Beverly Hills Local Register of Historic Properties, as Landmark No. 25, for the reasons set forth in this resolution.

Section 13. The record of proceedings for designation of the Joe E. Brown Residence at 707 Walden Drive 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.

Adopted:

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Lili Bosse  
Mayor of the City of Beverly Hills,  
California

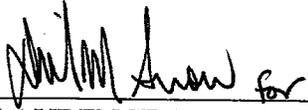
ATTEST:

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(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 – City Landmark Assessment & Evaluation Report and Attachments for the Joe. E. Brown Residence at 707 Walden Drive, Beverly Hills, CA Prepared by Ostashay & Associates Consulting

**EXHIBIT A**

# CITY LANDMARK ASSESSMENT & EVALUATION REPORT



JULY 2014

## JOE E. BROWN RESIDENCE

707 North Walden Drive, 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

## **Joe E. Brown Residence**

707 North Walden Drive

Beverly Hills, CA 90210

APN: 4345-017-004

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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 Joe E. Brown Residence located at 707 North Walden Drive 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 contextual history of the property, the landmark criteria considered and applied, 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.

For this current assessment a site inspection 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 with the property owner.
- 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 Joe E. Brown Residence 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 BHMC 10-3-3212 "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 subject property is located mid-block along the west side of North Walden Drive between Elevado Drive and Lomitas on lot 4 of block 177 of the Beverly Hills tract. The parcel is almost rectangular in shape and measures 85 feet along the street (east), roughly 201 feet along its southern boundary, 84 feet along the alley, and approximately 212 feet along its northern parcel line. According to the Los Angeles County Tax Assessor records the property was built in 1930 and currently has 7, 157 square feet of space with five bedrooms and five bathrooms. It is situated within a well-developed residential neighborhood that contains improvements from the late 1920s. There are also a few post World War II dwellings constructed on this block of North Walden Drive in addition to three infill properties that date from the 2000s.

The 707 North Walden Drive property has not been previously identified or evaluated under any of the City's past historic resources survey efforts. A historical narrative was prepared on the subject property by Historic Resources Group (HRG) of Pasadena for Richard Greenberg and the Marcie C. Greenberg Trust, the prior owners, in September 2012.<sup>1</sup> This report provides construction and historical background information on the property, but does not evaluate it for historical significance.

## **PROPERTY DESCRIPTION AND CONSTRUCTION HISTORY**

**Description.** A building permit was issued April 15, 1930 for the construction of a two-story thirteen room single-family residence to owner, builder, and designer Rene Rivierre of Los Angeles (Hollywood). On the same day a permit was issued to Rivierre for the assembly of a detached garage with a small man's room attached. The construction trade publication

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<sup>1</sup> *Historic Resources Group, 707 N. Walden Drive, Beverly Hills, CA, September 4, 2012.*

*Southwest Builder and Contractor* reported the proposed construction of the dwelling three days earlier on April 11, 1930. According to this periodical, the wood-frame house was to be stucco with hardwood floors, hardwood and pine trim, an automatic storage water heater, a gas unit heating system, wrought iron, electric refrigeration, tile baths and drain boards, and a garage. According to both the original permits and *Southwest Builder and Contractor* the improvement cost of the house and garage was valued at \$26,000.

Constructed in 1930, this Spanish Colonial Revival residence has a strong horizontal orientation and is set back from the street by a well-manicured open lawn, buffered plantings, mature trees, driveway, and original flagstone stepped walkway approach to the front door gate vestibule. Organized around a walled inner courtyard, the stuccoed structure has tiled hipped and gabled roofs atop one and two story wings. The main access entry, a turned wood gate door, is recessed within an arched opening below a square shaped "tower" that is surmounted by an ornate finial. A blind corbelled cornice and a paneled frieze wrap the tower just below the tiled roof eave. Punctuating the central portion of the front-facing gable wing north of the tower is a pair of French doors that are boxed by a decorative wrought iron grille set on a stuccoed bulkhead with flat tile caps. South of the tower, along the front of the extended side-facing gable roof wing is a pair of wood plank doors set within a rectangular shaped opening that is also behind a similar decorative wrought iron boxed grille set on a stucco bulkhead with flat tile caps. When these doors are open portions of the inner courtyard are visible from the front yard and sidewalk. Half of a parabolic arch is cut through the wing wall at the north end of the façade while a porte cochere with arched openings terminates the building on the south. Fenestration includes wood-frame and metal multi-pane casement windows, sash, tripartite, and fix-pane some with wood sills, stucco sill bases, and wood beam lintels. The shape, size, placement, and configuration of the windows vary depending on their type, location, and glazing. Window glass also varies and includes clear, stained, leaded, bullseye, and bottle glass. Decorative stucco clad chimneys with varied shape and size chimney vent crowns or arrestor caps punctuate the roof plain of the multi-level house. A large brick painted chimney is attached onto the west (rear) wall of the house and services what was Joe E. Brown's projection room and is now the upstairs entertainment room.

The inner courtyard, which occupies the southeast corner of the plan, is square shape and is covered with small stones. An ornately tiled quatrefoil shaped fountain is the central feature of this space while a stuccoed cantilever balcony with ornately turned wood posts and carved bracket capitals, tiled flooring, and wrought iron railing system overlooks this central outdoor area. Off set to the south of the balcony is a flat-headed window opening with three wood-frame, multi-pane casements. A pair of wood-frame French doors with side lites is set within a large arched shape opening off the balcony. Besides access from within to what is now the master bedroom, the balcony is also approached from the courtyard via an ornately glazed tiled staircase with wrought iron railing. The courtyard is also framed to the east (front) and north (side) by covered flagstone paved loggias with arched shape openings; and to the south by a high-rise stucco wall with ornate wrought iron features.

The approach to the actual front door of the dwelling is purposely processional and starts at the sidewalk and flagstone walkway to the recessed gated arched vestibule, then along along a covered arcade adjacent the courtyard to a stepped stoop with wrought iron railing and the ornately carved monumental wood door with peek-a-boo window. There is a reproduction Della Robbia-style Madonna and Child bas relief recessed in a wall niche just inside the front gate vestibule to the north.

The interior of the house is as richly decorated as the exterior with high ceilings in the living areas, stenciled ceilings, carved beamed ceilings, terrace cotta tiled floors, a “focal point” winding staircase with terrace cotta pavers and decorative glazed tile risers, built-in bookcases and corner nooks in the main rooms, and extensive peg/groove oak hardwood floors. The floor of the solarium that faces west out to the backyard, deck, garage, and swimming pool area is paved with brightly patterned encaustic imported tiles. What was probably the original master bedroom upstairs was wallpapered with suede upholstery, but has recently been replaced in-kind with paint that visually reads as suede. The former film projection room that Joe E. Brown had constructed as a second floor addition over the southern rear wing of the house in 1934 has been sympathetically adapted into the entertainment room with special surround sound, shelving, and television. The brick mantel and chimney also constructed in 1934 is still in place along the west wall of this room. The kitchen area that also included a separate pantry and butler pantry was recently remodeled into a larger kitchen space to accommodate the needs of the current owner and modern appliances. A staircase that provides direct access to the entertainment room upstairs was added as part of the recent kitchen remodel work. The bathrooms are rather intact with large areas of original 1930s multi-color glazed tiles, fixtures and fittings still evident and operational.

The driveway situated along the south side of the parcel is composed of concrete squares of varying size that are slightly separated by dirt (originally grass) and leads from the street to a three car garage at the west end of the lot. The garage also features smooth trowel finished stucco walls, a side facing tile covered gable roof, three arch shape garage door openings along the east elevation, and three wood panel garage doors with recessed octofoil shape panels set in rows. Auto access to the garage from the alley was added as part of the recent renovation work. What was original referred to as the “man’s room” on the building permit is attached to the north side of the garage. The backyard also includes an original outdoor fireplace, a recently installed swimming pool and spa, some landscaping, and a recently added paved deck with barbeque bar and counter centrally situated within the rear “U” shape of the house. Arched shape windows and cantilever balconies look out on to this rear patio area.

Typical of the Spanish Colonial Revival idiom are design features incorporated into the property such as the multi-level roof forms with central tower; an inner courtyard area with embellished fountain; arch shape openings over doors and windows; terra cotta mission barrel roof tiles; asymmetrical façade and overall composition; smooth trowel finish stucco exterior wall materials; focal windows boxed by wrought iron grilles; prominent chimneys with decorative vent caps; and varied fenestration including casement, fix and sash with clear, multi-color stained, leaded, or bullseye glass. Other features of the dwelling include upper-story cantilever

balconies supported by stucco and/or wood corbels; ornate wrought iron stair and balcony railings some with stanchions; turned balcony support posts with carved bracket capitals and beams; loggias with arch shape openings, flagstone paving, and beamed ceilings; stucco wing walls and other privacy walls; and privacy entrance gates with turned wood spindles and monumental front door.

**Building Permit History.** In reviewing the building permits on file with the City it appears there have been modest changes to the property up to 2013. The initial owner Joe E. Brown who lived there with his family from 1931 to 1938 made only a few modifications including the addition of an upstairs private film projection room in 1934 and some decorative casework in the living room and dining room in 1935. The kitchen walls were re-plastered and the kitchen cabinets were refinished in 1958 by a later owner. Despite this work in the kitchen area in the late 1950s it remained largely the same in appearance.

The property is currently undergoing an extensive restoration/rehabilitation work effort to repair and restore many of the building's original exterior and interior features that have deteriorated over the years. The backyard is also being renovated with a new deck, yard, and swimming pool with spa. As mentioned, the kitchen was also recently renovated and expanded as part of that current work. The kitchen remodel, which also included the addition of a new staircase in the kitchen area required the alteration of some fenestration along the south (side) elevation. The three wood sash windows that originally opened at the kitchen sink were replaced with a compatible slightly smaller wood-frame tripartite type window. The elongated bottle glass casement originally set at the second floor along the south elevation was shifted slightly to the west and set in the wall between the two floors at the interior landing of the new staircase in the kitchen area. And, to accommodate the landing of the new staircase part of the exterior stucco corbel trim along this south elevation was lowered.

Relevant permits that have been recorded with the City of Beverly Hills over the years include the following work scopes:

YEAR	DESCRIPTION OF WORK
1930	Residence, architect (designer): Rene Rivierre (\$25,000)
1930	Garage (detached) and man's room, architect (designer): Rene Rivierre (\$1,000)
1934	Additions and alterations (no enlargement to present ground), architect (designer): Rene Rivierre (\$4,000)
1935	Decorative casework in dining room, contractor: Tifal Limited (\$1,000)
1958	Re-plaster entire kitchen and resurface existing cabinets (\$1,000)
2000	Remove tiles, install MSR underlayment, relay tiles (\$3,700)

2013	Install new roof mounted photovoltaic system (no value cited)
2014	Fire sprinkler system
2013	Remodel single-family residence: interior kitchen remodel with stair to 2 <sup>nd</sup> floor (\$120,000)
2013	New swimming pool and spa (\$30,000)
2013	Remodel master bath (\$35,000)

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Most of the modifications, as discussed and listed above, appear to have been interior changes that have not physically or visually affected the key primary elevations of the exterior of the house. The exterior restoration/rehabilitation work activities currently in progress at the property have been reviewed and approved by City staff for consistency with the Secretary of the Interior's Standards for Rehabilitation. Most of the interior features of the house that are under this current work effort are also being repaired and restored in-kind though the kitchen area was reconfigured and enlarged. Any exterior changes made to the residence appear sympathetic to the property's overall historic character and unique architectural qualities. Where exterior features, such as the driveway, warranted replacement the work was done in-kind to match the original feature in material, design, location, size, shape, and overall appearance. The recent work has not significantly compromised the property's original architectural design intent, 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>2</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>3</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

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<sup>2</sup> *Beverly Hills Historic Resources Survey 1985-1986*, pg. 5.

<sup>3</sup> *Ibid*, pp. 8-9.

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>4</sup>

It was not until the 1920s that Beverly Hills became a haven for movie stars who joined magnates such as Max Whittier and Burton Green. It began in 1920, when national attention was focused on the City as Douglas Fairbanks and his bride Mary Pickford moved into their house “Pickfair” at 1143 Summit Drive, setting the precedent for other entertainment industry figures to follow. It became the “social center of the movie colony and goal of tourists” as W.W. Robinson noted in his 1939 history of Beverly Hills. Within a few years, major entertainment industry figures such as Gloria Swanson, Will Rogers, and Charles Chaplin moved to the City and became Beverly Hills residents.<sup>5</sup> In later years, Hollywood luminaries such as Gary Cooper, Shirley Temple, Errol Flynn, Harold Lloyd, Daryl Zanuck, Clark Gable, Lucille Ball, Jack Benny, and others moved to Beverly Hills. Actors, musicians, celebrities and other figures in the entertainment industry continue to make the City their home today.

The architecture of Beverly Hills in the years following the City’s founding was dominated by the Craftsman, Mission Revival, and Period Revival styles (Spanish Colonial, Tudor, French, Georgian, Beaux-Arts Classicism, etc.). With Beverly Hills establishing itself as a haven for movie stars in the 1920s, the architectural character of the city began to realize a varying degree of extravagance in the design of its housing stock. Throughout the late 1920s and 1930s sophisticated period revival styles dominated the domestic architecture of the City. By the mid to late 1930s Beverly Hills became one of the areas in southern California most closely connected with the development of the Hollywood Regency style. Born of the meeting of Moderne sleekness with the elegance of early nineteenth century architectural forms, it used simple, primary forms and blank wall surfaces to project exclusivity and sophistication.<sup>6</sup> Beverly Hills’ domestic architecture in the post-World War II era saw the incorporation of Revival references in its new housing stock, and also the introduction of contemporary, luxury designs reflective of the Mid-century Modern idiom.

**Joe E. Brown Residence.** This well-executed Spanish Colonial Revival style residence was designed and built by Rene Rivierre, a local builder who designed, built and sold a number of residences in the community. The multi-level, stucco clad wood-frame structure was constructed at a cost of roughly \$25,000 with a large garage built at the rear of the lot for \$1,000. Just after it was completed the property sold to entertainer and comedic actor Joe E.

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<sup>4</sup> *Ibid*, pg. 11.

<sup>5</sup> *Ibid*, pg. 12-13.

<sup>6</sup> *Ibid*. pg. 17.

Brown. According to an article in the *Beverly Hills Citizen* dated March 19, 1931, the house was sold to Brown from Rivierre at the cost of \$75,000 with the transaction handled by the Love Realty Company. The article went on to describe the property as having a frontage of 90 feet and a depth of 200 feet with three patios, four separate lawns, six tile baths [bathrooms], four master bedrooms, and fourteen rooms in all.<sup>7</sup>

Brown made only a few alterations to the house, including a screening room upstairs in 1934 and the cosmetic remodeling of the library and the formal dining room with new window treatments, glazed Spanish tiles, decorative moldings, and built-in bookcases. Upon completion of the latter remodeling work, the living room and dining room were prominently featured in an *Architectural Digest* publication from 1936/1937.<sup>8</sup> The film projection room work was also designed and completed by Rene Rivierre while the other work was completed by builder Tifal, Limited in association with a number of suppliers who are listed in the *Architectural Digest* article. The residence with its siting, plan configuration, design, and workmanship is an outstanding example of its period, architectural style, and artisanship.

Joe E. Brown and his family lived at the Walden property from 1931 to 1938 when he purchased an English Manor style residence in Brentwood. According to a *Los Angeles Times* article, it appears he moved into the Brentwood property sometime later as he had that house extensively remodeled upon purchase.<sup>9</sup> Brown sold the property in 1940 to Mr. and Mrs. Mavor J. Waller of Seattle, Washington at a cost of \$35,000.<sup>10</sup> The Mavor Judge Waller was a high-profile real estate developer in the Seattle area and had retired to Palm Springs prior purchasing the Walden property. He and his wife Mary owned and occupied the Walden house for many years though they also maintained a winter home in Palm Springs. Mavor Waller passed away in Palm Springs in 1945, but Mary Waller maintained the Walden property until 1953, when she became a full-time resident of Palm Springs. At that time, she sold the subject property to Otto S. and Esther L. Aber. Otto Schultz Aber was in the wholesale toy business while he and his wife Esther Louise resided in the Spanish style home. After only five years of occupancy and ownership did they sell the property to Ellis and Frances Ring in May of 1958. The couple hailed from New York though they relocated to southern California in the 1950s where Ellis Ring, a dentist, established his practice in Santa Monica. The Ring's in turn sold it a month later to Maxwell E. and Marcie C. Greenberg. According to Maxwell Greenberg's obituary he was a prominent local attorney who had served on the Los Angeles Board of Police Commissioners from 1980 to 1984 as an appointee of Mayor Tom Bradley. He was a strong advocate of civil liberties and was also named national chairman of the Anti-Defamation League from 1979 to 1982. He was a Los Angeles native and attended the University of California, Los Angeles and was a graduate of the Harvard Law School. Greenberg started his own private practice in Los Angeles in the early 1950s. After his firm dissolved in the mid-1980s, Greenberg joined the firm of Jeffer, Mangels, Butler & Marmaro in Century City as a senior partner. He

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<sup>7</sup> "Joe E. Brown Buys New Residence on N. Walden," *Beverly Hills Citizen*, March 19, 1931, pg. 2.

<sup>8</sup> *Architectural Digest*, volume 9, 1936/1937.

<sup>9</sup> "Dwelling Bought by Joe E. Brown," *Los Angeles Times*, November 13, 1938, pg. E3.

<sup>10</sup> "Newcomers Acquire Joe E. Brown House," *Los Angeles Times*, November 3, 1940.

passed away at the age of 85 on October 9, 2007. The subject property was sold by the Marcie Greenberg Trust in 2013 to William and Jody Fay, the current owners.

**Joe E. Brown, entertainer/actor.** Soon after the house was completed the property was purchased directly from the builder/designer Rene Rivierre by noted actor and comedian Joe E. Brown. Born Joseph Evans Brown in Holgate, Ohio near Toledo on July 28, 1891, he spent most of his childhood in Toledo. At the age of nine he joined a troupe of circus tumblers which toured the country on both the circus and vaudeville circuits. He gradually added comedy to his act and transformed himself into a comedian. He made his Broadway debut in the musical comedy *Jim Jam Jems* in the 1920s. By the late 1920s he was in Hollywood working as a comedic actor and making movies. He shot to stardom after appearing in the 1929 talking musical comedy *On with the Show*. Brown also starred in a number of Warner Brothers musical comedies, including *Sally* (1929), *Hold Everything* (1930), and *Song of the West* (1930). He would be well known for his loud yell, his infectious grin and his cavernous mouth, all of which became his trademark. By 1931, his name began to appear alone above the title of his movies. It was at this time that he purchased the 707 North Walden Drive property. He lived there several years with his wife Kathryn McGraw (1892-1977), his two sons Joe L. Brown (1918-2010) and Don E. Brown (1916-1942), and later with his two adopted infant daughters Mary Brown (1930-) and Kathryn Brown (1934-).

During the 1930s he continued to star in comedy movies, including *Fireman, Save My Child* (1932); *Elmer, the Great* (1933) with Patricia Ellis and Claire Dodd; and *Alibi Ike* (1935) with Olivia de Havilland. His other movies included *Son of a Sailor* in 1933 with Jean Muir and Thelma Todd; *A Very Honorable Guy* (1934) with Alice White and Robert Barrat; and *The Circus Clown* (1934) with Patricia Ellis and Dorothy Burgess; as well as in the 1934 movie *Six-Day Bike Rider* with Maxine Doyle. He also starred in the 1936 films *Polo Joe* with Carol Hughes and Richard Gallagher and *Sons O'Guns* with Joan Blondell. Joe E. Brown was one of the top ten moneymaking stars for the years 1933 and 1936. Brown was such a noted celebrity that his stardom was immortalized in the wet cement at the "Forecourt of the Stars" at the Grauman's Chinese Theatre in Hollywood in 1936. His footprints, handprints, autograph and even his famous big mouth were imprinted into the cement.

In 1937, he left Warner Brothers to make films for producer David L. Loew starring in *When's Your Birthday* (1937), *Riding on Air* (1937), and *The Gladiator* (1938). Most of Brown's films produced under Loew were cheaply made with poor production values, and only a few were successful. With Loew his popularity fell and by the end of the 1930s he was working in "B" type pictures.<sup>11</sup>

During World War II, Brown worked to entertain the troops while his film career waned. Their enthusiastic response enabled Joe to overcome the death of his son, Captain Donald Brown, on a pilot training flight. After the war, he was back performing in a road company tour of the comedy "*Harvey*," in 1947. Few roles were offered to him in the following years, though he did play a small-town minister in the drama *The Tender Years* in 1948 and the role of Captain

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<sup>11</sup> *Joe E. Brown biography, IMDb website (www.IMDb.com).*

Hawks in the big-budget remake of *Show Boat* (1951). After a few small roles in the 1950s, he was discovered by a new generation of film goers as the millionaire Osgood Fielding III in Billy Wilder's classic film *Some Like It Hot* in 1959, uttering the last immortal line of the movie, "Well, nobody's perfect."<sup>12</sup>

The Joe E. Brown residence was listed regularly on the various "Maps to the Stars Homes" sightseeing maps that were sold throughout Hollywood and on various street corners of Beverly Hills. Brown's 707 North Walden Drive property was also memorialized in hand-tinted postcards that were sold throughout the southland. Sightseeing buses would regular stop in front of his house as part of their neighborhood celebrity tours of the area. Drivers with loud amplifiers would read their scripts of celebrity facts and gossip for each house they toured. According to an article in *The Beverly Hills Citizen* in 1936, a ban was sought on sightseeing buses that ferried tourists through the streets of Beverly Hills. "Among the complainants was Joe E. Brown, who declared the busses were stopping in front of his Walden Drive home and the drivers with loud amplifiers were disturbing his family and the neighbors. Brown gave this as a reason he was moving away from Beverly Hills." Joe E. Brown, however, remained in Beverly Hills a few more years though he did purchase a large English Manor style home in Brentwood in 1938.<sup>13</sup> He sold the Walden property at a reported price of \$35,000 in the latter part of 1940 to Mr. and Mrs. M.J. Waller, formerly of Seattle, Washington.

The house was featured in a 1936-1937 issue of *Architectural Digest*. This was after portions of the interior were remodeled by the Los Angeles building firm Tifal, Inc. in 1935. Photographs of the living room and dining room are illustrated in the article along with a list of suppliers and manufacturers of some of the building materials and finishes used in the remodel work.<sup>14</sup>

**Rene R. Rivierre, designer and builder.**<sup>15</sup> Born in New York in 1898, Rene Raphael Rivierre moved to Los Angeles at an early age with his sister, mother, and her new husband. He was a veteran of both great wars, World War I and World War II. During World War II he enlisted with the Army and was assigned to the Army Corps of Engineers as a sergeant. By 1918, he was living in Long Beach, California and working as a writer. Two years later he is back in Los Angeles as the city directory lists him on Florida Street as a writer. One of his stories, "Silk Purses and Cauliflower Ears," was turned into a movie in 1922 called *Glad Rags* produced by Hunt Stromberg and starring one-time wrestler turned actor Bull Montana for MGM.<sup>16</sup> According to his draft registration service cards he had two years of college, possibly studying architecture and design.<sup>17</sup> An engagement announcement in the Los Angeles Times in 1923 noted that "Mr. Rivierre, who has made his home in this city [Los Angeles] for several years, is a well-known

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<sup>12</sup> *Ibid.*

<sup>13</sup> "Ban Sought on Tourist Bus Routes," *The Beverly Hills Citizen*, July 24, 1936; historic narrative report "707 N. Walden Drive, Beverly Hills, CA," prepared by Historic Resources Group, 2012, pg.4.

<sup>14</sup> *Ibid.*, pg. 4.

<sup>15</sup> This section is largely derived from Historic Resources Group historical narrative report prepared for the subject property and dated September 4, 2012.

<sup>16</sup> *Holly Leaves* publication, October 13, 1922, pg. 13.

<sup>17</sup> The actual subject of college study is not known; however, because he was an exceptional designer it can be speculated that he studied architecture or other matter in the building trade.

builder of artistic homes.”<sup>18</sup> He was to marry Lillian Martha Peat also of Los Angeles, but rather called off that engagement and married someone else the following year.

In Beverly Hills, Rivierre designed and built seventeen houses in the years between 1926 and 1931, including two along the 700 block of North Walden Drive (707 North Walden Drive, 1930, and 703 North Walden Drive, 1926); a residence at 705 North Arden Drive (1927); and another at 1716 Chevy Chase Drive (1929); as well as dwelling at 803 North Roxbury (1926). He also designed and built several smaller homes south of Wilshire Boulevard primarily along 200 block of South La Peer Drive and the 300 block of Peck Drive, among others. Most of the homes he designed were reflective of the popular Spanish Colonial Revival style, and many included some type of private courtyard depending on the scale of the residence.

The local city directories from the late 1920s, newspaper articles, and the census records from 1930 list him as a builder. As he acted as the owner, architect, and contractor on most of the homes he built in Beverly Hills it is apparent that he built them as speculative development. This was a typical approach to housing construction in the 1920s in much of Beverly Hills and throughout most of southern California. By the 1920s, Beverly Hills was experiencing a similar population and building boom as Los Angeles and other southland communities. Areas in the city that had been subdivided for single-family residential dwellings as early as 1907 were now quickly developed with quality homes and estates. Certain amenities, including extensive gardens, swimming pools, tennis courts, and servant’s quarters were the norm rather than the exception.

Rene Rivierre designed and built an outstanding single-family dwelling by adeptly incorporating many of the key characteristics of the Spanish Colonial Revival idiom so popular in the 1930s. The design, composition, and materials of this residence with its courtyard plan and fountain, extensive use of decorative glazed ceramic tiles (inside and out), unusual stained glass windows, plain smooth stucco walls, arched opening in the wall planes, wrought iron grilles, terra cotta mission barrel roof tiles, multi-plane roof heights and forms, have been well-orchestrated into a richly embellished, authentic form of this romanticized style.

In 1933, Rene and his wife Elizabeth divorced after several years of marriage. It appears Rene Rivierre was an alcoholic and had an extremely violent temper.<sup>19</sup> Though according to city directory research he moved around a lot following his divorce, Rivierre continued his professional practice as a designer and builder both prior to and after World War II. He was last listed in the Los Angeles city directories as residing in North Hollywood in the late 1940s. Rene R. Rivierre died at the age of 55 on April 28, 1953 and was cremated and placed in a columbarium at the Los Angeles National Cemetery in West Los Angeles.

**Spanish Colonial Revival Style.** The popularity of the Spanish Colonial Revival style is generally dated to 1915, when the Panama California Exposition held in Balboa Park in San Diego showcased architects Bertram W. Goodhue’s and Carleton Winslow’s vision of an architecture

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<sup>18</sup> “Engagement told at Luncheon,” *Los Angeles Times*, December 23, 1923.

<sup>19</sup> “Wife Charges Mate, Has Lusty Temper,” *Los Angeles Times*, September 10, 1933, pg. 10.

appropriate to southern California's history, climate, and lifestyle. Many architects found southern California the ideal setting for an architectural style that idealized and romanticized the Spanish colonial period of California. In later years, numerous publications argued in favor of this style for the region's Mediterranean climate, including W. Sexton's *Spanish Influence on American Architecture and Decoration* of 1926, and Rexford Newcomb's *The Spanish Colonial Revival America: Its Design, Furnishing, and Garden*, published in 1927. The style was popular between the two World Wars.

Embracing a wide range of precedents and interpretations, the Spanish Colonial Revival style is generally characterized by asymmetrical facades; stucco exterior surfaces; tiled roofs; arched shaped openings; wrought iron window grilles; turned wood *rejas*; terra cotta canales; wood vigas; and the incorporation of courtyards into designs. Other material features of the idiom include the use of multi-pane casement, French, or sash windows; wrought iron; both terra cotta and polychromatic glazed tile; darkly stained wood; decorative carvings; architectural glazed terra cotta or cast stone. Spaces such as patios, balconies, verandas and/or loggias, and as mentioned courtyards are also considered as Spanish Colonial Revival design elements.

Precedents for the Spanish Colonial Revival included the Mission Revival style of the turn-of-the-twentieth century, based on the mission complexes built in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries in New Spain; the Mexican architecture imported by the earliest settlers of the region; and the inspiration provided to designers who traveled through, or read of, the architecture of the Mediterranean region.

Character-defining features associated with the Joe E. Brown Residence are those exterior features on the building dating from its original construction in 1930 and the property's association with Joe E. Brown 1931-1938. Such features include its siting on the lot and set back from the street; its landscaped setting; the height, shape, mass, and composition of the dwelling in relationship to its setting and immediate environment; as well as the physical attributes that define the Spanish Colonial Revival architectural style. The important exterior character-defining features of the property include, but are not limited to the following:

- Height, shape, form, massing, and overall multi-level composition of the house
- Physical attributes that help to define the Spanish Colonial Revival architectural style
- Multi-level complex hipped mission barrel tile covered roof, multi-pitch, distinct square shape stucco tower with finial
- Asymmetrical composition and placement of window openings and features (fenestration pattern), some deeply recessed into exterior wall plane
- Flagstone walkways, steps, and approach paths
- Wing wall with half arched opening

- Enclosed courtyard with decorative tiled quatrefoil shape fountain, mature landscape and trees, smooth stucco trowel finish walls with terra cotta tile coping, wrought iron trim, loggias with arch shape openings
- Decorative glazed ceramic tile
- Plain stucco walls
- Arched and quatrefoil shape openings (doors, windows, loggias, etc.)
- Wrought iron railings and boxed window grilles
- Terra cotta mission barrel roof tiles with minimal overhang and stucco cornice molding
- Madonna and Child bas relief recessed into niche along south side of front facing wing wall within entry loggia
- Entry tower with decorative cornice trim, terra cotta barrel roof tiles, and finial
- Vertical wood plank door shutters along east wall of courtyard loggia
- Irregularly shaped multi-pad concrete driveway
- Arched shape porte cochere and associated decorative features, flagstone steps, wrought iron railings, and arch shape side entry gate with decorative turned wood spindles
- Arcaded loggias with arched shape openings, flagstone paving, stucco walls and ceilings, and wood ceiling beams
- Exterior overhanging cantilever balconies some with turned wood posts and decorative carved wood bracket capitals and support beams, decorative wrought iron railings, wood beam corbels and stucco corbels; some balconies enclosed by multi-pane wood-frame windows
- Chimneys some with decorative brick and/or stucco caps, including stuccoed fireplace and chimney box at rear (west) of lot
- Enclosed inner courtyard location, size, shape, and spatial relationship and function to dwelling
- Front pedestrian entry gate with turned wood spindles, bronze mailbox slot on wall, door hardware, and “No Peddlers or Agents” signage on front of gate door
- Exterior staircases with wrought iron railings, decorative glazed tiles on risers, and terra cotta paver treads

- Decorative stucco clad tiled screen vent openings at base of house and tiled canales at gable ends
- Fenestration: wood frame sash; wood frame and metal frame multi-pane casement windows; some with wood sills, stucco sill bases, and plank headers
- Arched shape French wood doors with flanking multi-pane side lites
- Arch shape decorative panel front entry door with wood carvings, flagstone steps, wrought iron railing, decorative hardware, and peek-a-boo window
- Wood frame French doors with flat heads set in pairs or singular
- Stained, leaded, bullseye, or bottle glass windows of varying size and shape some with decorative roundels
- Smooth trowel finish stucco clad three car garage with terra cotta covered side facing gable roof, arch shape garage door openings, wood panel garage doors with recessed octofoil shape panels set in rows

## **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. 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 Joe E. Brown Residence located at 707 North Walden Drive appears to meet the necessary City of Beverly Hills Landmark criteria (BHMC 10-3-3212).

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.*

The subject property visually and physically exemplifies and manifests design features of the City's architectural heritage and residential development in that it conveys sufficient contextual history and architectural integrity to establish it as a distinct element of its period and style. The residence is a well-executed and clearly planned intact example of the Spanish Colonial Revival style as designed and constructed by master designer Rene Rivierre. As such it visually and physically memorializes an important aspect of the community's residential development history, architectural heritage, and direct association with a notable designer. Therefore, this property appears to satisfy this 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 property was built as speculation by the designer and builder Rene Rivierre in 1930. Rivierre sold the property directly to entertainer/comedic actor Joe E. Brown in 1931, just after it was finished. Brown and his family, wife and two sons, lived there until roughly 1938, when they moved to Brentwood. When Brown purchased and resided in the house during much of the 1930s, he was at the height of his film career starring in over two dozen motion pictures at that time. In 1934, Brown even installed a private projection room, den area on the second floor of his Walden house so that he could preview his own movies, discuss roles and scripts with writers and producers, and entertain other movie moguls and industry clientele; of course later it was also used by his family as a den. As a result of Joe E. Brown's direct association with the subject the property appears to satisfy this criterion.

There are no known other individuals whose significant contributions to local, regional, state, or national history are reflected by the property. No information was uncovered to indicate that any of the subsequent property owners should be considered as important personages.

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

The property is an excellent example of the Spanish Colonial Revival style and appropriately incorporates the signature character-defining features of the idiom in its plan, architectural style, composition, materials, and design philosophy. Although it has experienced minor exterior alterations in recent years, these modifications occurred on secondary elevations (side and rear) of the house and its primary façade evident from the street, its intimate inner courtyard, and main front elevations of the building remain intact and almost identical to its original appearance. Elements of the Spanish Colonial Revival idiom are design characteristics well incorporated into the property such as its multi-level roof forms with central tower; an inner courtyard area with embellished fountain; arch shape openings over doors and windows; terra cotta mission barrel roof tiles; asymmetrical façade and overall composition; smooth trowel finish stucco exterior wall materials; focal windows boxed by wrought iron grilles; prominent chimneys with decorative vent caps; and varied fenestration including casement, fix and sash with clear, multi-color stained, leaded, or bullseye glass. Other features of the dwelling include upper-story cantilever balconies supported by stucco and/or wood corbels; ornate wrought iron stair and balcony railings some with stanchions; turned balcony support posts with carved bracket capitals and beams; loggias with arch shape openings, flagstone paving, and beamed ceilings; stucco wing walls and other privacy walls; and privacy entrance gates with turned wood spindles and monumental front door. As an outstanding representative example of the Spanish Colonial Revival style that fully embodies the distinctive style, period, and characteristics of the idiom the property appears to satisfy 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.*

This Spanish Colonial Revival residence at 707 North Walden Drive was designed by master designer Rene Rivierre, an accomplished and well-respected designer in the area and an individual included on the City's List of Master Architects. His portfolio of work in Beverly Hills includes the design and construction of five grand homes north of Santa Monica Boulevard and twelve smaller tract type homes south of Wilshire Boulevard. In all Rivierre designed seventeen dwellings in the City all of which reflect the Spanish Colonial Revival style. The subject property is one of the finer examples of his works that visually and physically convey his distinct theory of design and construction techniques in the City. Rivierre also designed and constructed the detached garage in 1930 and second floor addition in 1934. Because the property represents one of Rene Rivierre's most notable works it appears to satisfy this criterion.

The property also appears to possess high aesthetic value as its rich Spanish Colonial Revival architectural style and ornamentation so fully articulates the design philosophy and concept of the idiom.

**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.*

There is no compelling information to indicate the subject property has the potential to yield information important in the prehistory or history of the Nation, State, City or community. Therefore, it 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. The property has not been previously recorded or assessed for historical significance.

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

The period of significance for the subject property is 1930 to 1938, when the property was built and occupied by vaudeville entertainer/comedic actor Joe E. Brown and his family. Those important features of design, materials, location, setting, workmanship, feeling, and association from this period are still evident on the property and help to render it historically significant for architectural and historical importance.

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

Because of its historic architectural character, association with Joe E. Brown, and its contribution to the City's rich and unique architectural heritage 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.

The character-defining features associated with the Joe E. Brown Residence are related to its setting; association with Brown; designer Rene Rivierre; and to its Spanish Colonial Revival style as previously discussed. Such features include, but are not limited to:

- Height, shape, form, massing, and overall multi-level composition of the residence
- Physical attributes that help to define the Spanish Colonial Revival architectural style
- Multi-level complex hipped mission barrel tile covered roof, multi-pitch, distinct square shape stucco tower with finial
- Asymmetrical composition and placement of window openings and features (fenestration pattern), some deeply recessed into exterior wall plane
- Flagstone walkways, steps, and approach paths
- Wing wall with half arched opening
- Enclosed courtyard with decorative tiled quatrefoil shape fountain, mature landscape and trees, smooth stucco trowel finish walls with terra cotta tile coping, wrought iron trim, loggias with arch shape openings
- Decorative glazed ceramic tile used within courtyard area, and else on exterior of house
- Plain smooth trowel finished stucco walls
- Arched and quatrefoil shape openings (doors, windows, loggias, etc.)
- Wrought iron railings and boxed window grilles
- Terra cotta mission barrel roof tiles with minimal overhang and stucco cornice molding
- Madonna and Child bas relief recessed into niche along south side of front facing wing wall within entry loggia

- Entry tower with decorative cornice trim, terra cotta barrel roof tiles, and finial
- Vertical wood plank door shutters along east wall of courtyard loggia
- Irregularly shaped multi-pad concrete driveway
- Arched shape porte cochere and associated decorative features, flagstone steps, wrought iron railings, and arch shape side entry gate with decorative turned wood spindles
- Arcaded loggias with arched shape openings, flagstone paving, stucco walls and ceilings, and wood ceiling beams
- Exterior overhanging cantilever balconies some with turned wood posts and decorative carved wood bracket capitals and support beams, decorative wrought iron railings, wood beam corbels and stucco corbels; some balconies enclosed by multi-pane wood-frame windows
- Chimneys some with decorative brick and/or stucco caps, including stuccoed fireplace and chimney box at rear (west) of lot
- Enclosed inner courtyard location, size, shape, and spatial relationship and function to dwelling
- Front pedestrian entry gate with turned wood spindles, bronze mailbox slot on wall, door hardware, and “No Peddlers or Agents” signage on front of gate door
- Exterior staircases with wrought iron railings, decorative glazed tiles on risers, and terrace cotta paver treads
- Decorative stucco clad tiled screen vent openings at base of house and tiled canales at gable ends
- Fenestration: wood frame sash; wood frame and metal frame multi-pane casement windows; some with wood sills, stucco sill bases, and plank headers
- Arched shape French wood doors with flanking multi-pane side lites
- Arch shape decorative panel front entry door with wood carvings, flagstone steps, wrought iron railing, decorative hardware, and peek-a-boo window
- Wood frame French doors with flat heads set in pairs or singular
- Stained, leaded, bullseye, or bottle glass windows of varying size and shape some with decorative roundels

- Smooth trowel finish stucco clad three car garage with terra cotta covered side facing gable roof, arch shape garage door openings, wood panel garage doors with recessed octofoil shape panels set in rows
- Mature landscape features and set back from street with open lawn area at front of property

## CONCLUSION

As discussed herein, the Joe E. Brown Residence 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 "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." Because of its historical associations the subject property manifests an important period in the City's residential development and architectural heritage. The subject property satisfies the requirements of subsection 10-3-3212(A)(2), in that it is directly associated with an important person, early entertainer and comedic film star Joe E. Brown. In addition, the subject property satisfies the requirements of subsection 10-3-3212(A)(3), in that it "embodies the distinctive characteristics of a style, type, period, or method of construction." The design of the subject property fully embodies the distinctive key features and characteristics of the Spanish Colonial Revival style. And under the requirements of subsection 10-3-3212(A)(4), the property satisfies this criterion in that it "represents the notable work of a person included on the City's List of Master Architects," the property is associated with noted designer Rene Rivierre. It also "possesses high aesthetic value" as it epitomizes the design concepts and philosophy of the Spanish Colonial Revival style. The property also satisfies the requirements of subsection 10-3-3212(B) in that it retains sufficient integrity to physically convey its historical significance, and subsection 10-3-3212(C) since its unique architecture and historical past are considered tangible evidence that help to give it historic value. The property at 707 North Walden Drive is, therefore, recommended for landmark designation.

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## **APPENDIX**

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Location Map

Tax Assessor Map

Sanborn Fire Insurance Map

Early Permit History and Building Information

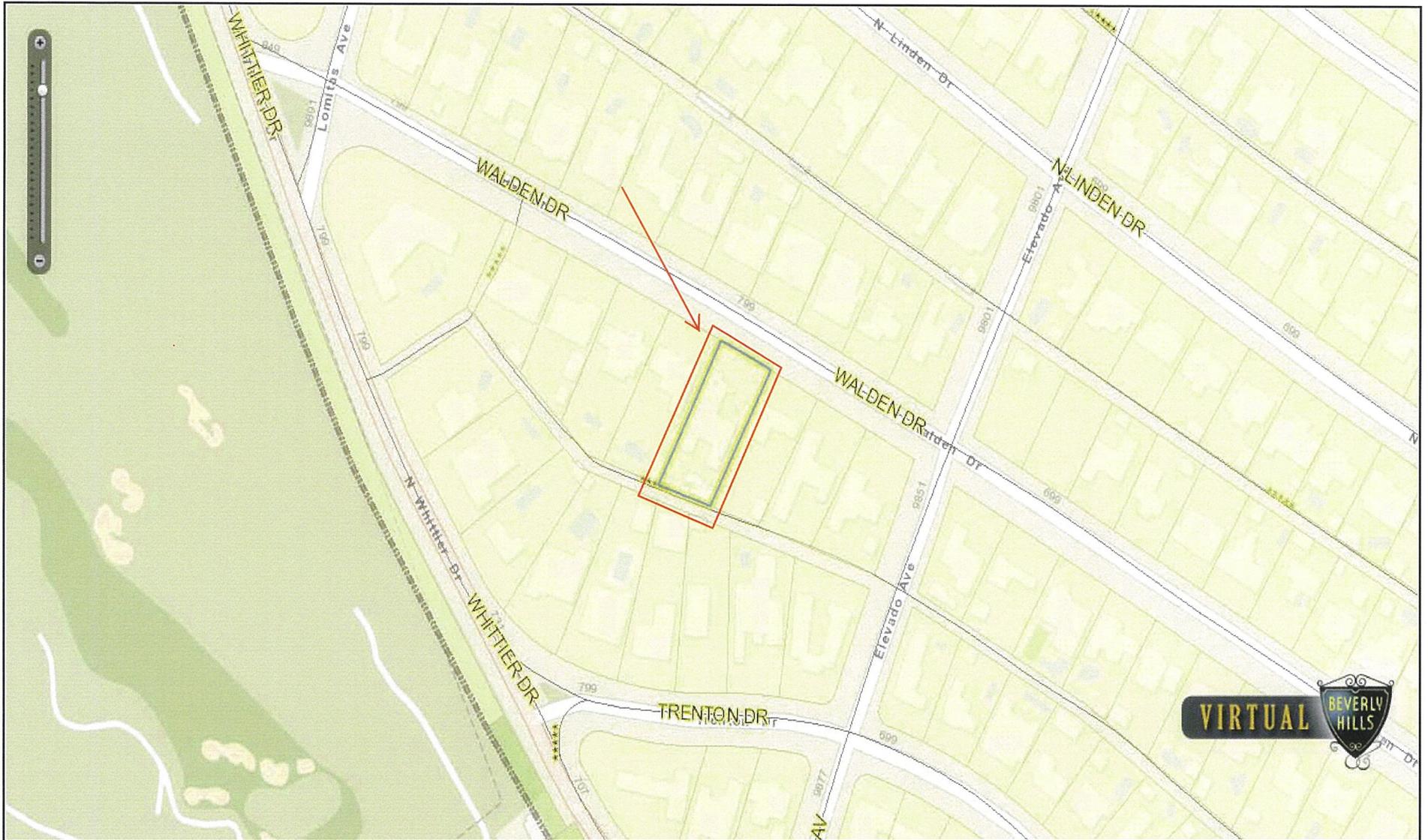
Ephemeral Material

Photographs

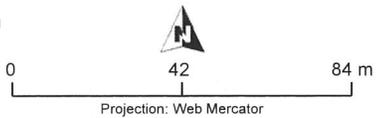
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**LOCATION MAP**

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© Copyright 2010 City of Beverly Hills All rights reserved. Although we make every effort to provide accurate data herein, this map is only representational and no warranties expressed or implied.



Author: OAC

Date: 22 June 2014

# 707 N. Walden Drive LocationMap

**TAX ASSESSOR MAP**

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4345 17

SCALE 1" = 100'

LOMITA AVE.

WALDEN DR.

DR.

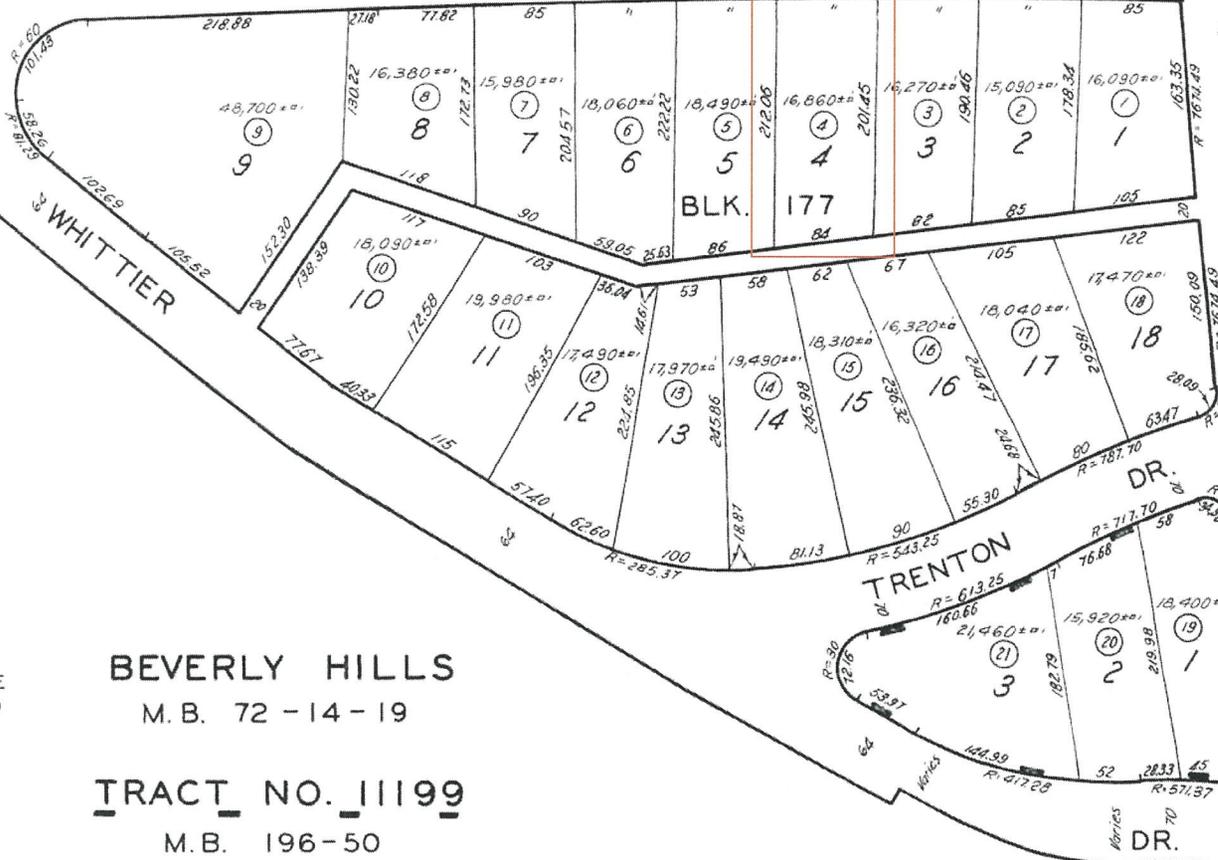
DR.

ELEVADO DR.

TRENTON DR.

DR.

BLK. 177



CODE 2410

BEVERLY HILLS  
M.B. 72 - 14 - 19

TRACT NO. 11199  
M.B. 196 - 50

**SANBORN FIRE INSURANCE MAP**

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SANBORN FIRE INSURANCE MAP, Beverly Hills

CALIF. 040  
LOS ANGELES, CALIF. VOL. 21  
**2140**  
ADDL SHEET  
JUNE 1929



See Los Angeles Volume 24  
LOS ANGELES COUNTY CLARIFIED COURSE

**EARLY PERMITS HISTORY AND BUILDING INFORMATION**

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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

APR - 7 1930

## 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. 4 Block 177 Tract BH  
 (Description of Job) *res 120 mms*  
 No. 727 Walden Drive  1/2 Street 570  
 (Location of Property)

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Residence No. of Rooms 13 No. of Families 1
2. Owner's Name Paul Kuerste Phone LA 9812
3. Owner's Address 3262 Fountain Ave
4. Architect's Name Paul Kuerste Phone OX 8180
5. Contractor's Name .....
6. Contractor's Address .....
7. VALUATION OF PROPOSED BLDG. {Including Plumbing, Gas Fitting, Sewers, Caspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 25,000.00 10/10
8. Is there any existing building on lot? No How used? .....
9. Clear Height of Ceiling: Bath, Toilet 8' Living Rooms 8' Halls 8' Cellars 7'  
 (State Law)
10. Number of Stories 2 Height to Highest Point 26'
11. Size of Lot 85 x 106 Area of Lot..... Per Cent of Area Covered by All Buildings.....  
 (Fill out Item 3 of No. 11 in case of Courts, Apartments, Hotels only.)
12. Set Back from Property Line {Including balconies, bays, porches, chimneys, steps, etc.} Front 40 Rear 45 Side 28' 6"
13. Foundation Material Concrete Footing Width 16 Depth Below Natural Ground 12"
14. Height of Foundation Above Finished Grade 12" Wall Width 8" Mud Sills 2" x 6"
15. Joist Clearance from Ground 12" Girders 4" x 6" Posts Under Girders 4" x 4"
16. Chimney Material Brick No. of Inlets to Flue 1 Sizes, Flues 8" x 17" Thickness of Chimney Wall 8"
17. Materials of Exterior Walls Frame & Stone Material of Interior Construction Same
18. Will all Provisions of State Dwelling House Act be complied with? Yes
19. 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 6" FIRST FLOOR JOISTS 2" x 6" Second Floor Joists 2" x 4" Roof Material Comp & Tile
20. Location of Plumbing Cleanouts..... Depth of Sewer "Y"..... Sewer Length..... Fall per ft.....

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) Paul Kuerste  
 (Owner or Authorized Agent)

(FOR DEPARTMENT USE ONLY)

PERMIT NO. <u>944</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
	Plan Examiner <u>[Signature]</u>	Clerk	<u>APR 15 1930</u>

Barnett  
 Superintendent of Building

All Applications must be  
filed out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

# DEPARTMENT OF BUILDINGS

APR - 7 1930 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. 4 Block 177 Tract D.H.  
(Description of Job)

No. 707 Walden Drive Street  
(Location of Property)

(USE INK OR INDELEBIL PENCIL)

- Purpose of Building Garage & Men's Room No. of Rooms 2 No. of Families.....
- Owner's Name Paul Purcell Phone.....
- Owner's Address 678 1/2 Montclair
- Architect's Name Paul Purcell Phone OX 8150
- Contractor's Name..... Phone.....
- Contractor's Address.....
- VALUATION OF PROPOSED BLDG. {Including Plumbing, Gas Fitting, Sew-  
era, Caspools, Elevators, Paintins,  
Plastering, all Labor, etc.} \$4,000.00
- Is there any existing building on lot? No How used?.....
- Clear Height of Ceiling: Bath, Toilet 8 1/2 Living Rooms 8 1/2 Halls..... Cellars.....  
(State Law)
- Number of Stories 1 Height to Highest Point 14
- Size of Lot 25 x 106 Area of Lot..... Per Cent of Area Covered by All Buildings.....  
(Fill out Item 3 of No. 11 in case of Courts, Apartments, Hotels only)
- Set Back from Property Line {Including balconies, bays, porches,  
patios, steps, etc.} Front..... Rear..... Side.....  
On lot lines
- Foundation Material concrete Footing Width 14 Depth Below Natural Ground 12
- Height of Foundation Above Finished Grade 6" Wall Width 8" Mud Sills 2 x 6
- Joist Clearance from Ground 12 Girders 4 x 6 Posts Under Girders 4 x 4
- Chimney Material..... No. of Inlets to Flue..... Sizes, Flues..... Thickness of Chimney Wall.....
- Materials of Exterior Walls..... Material of Interior Construction.....
- 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 4 x 4 Roof Rafters 2 x 6 FIRST FLOOR JOISTS 2 x 6  
Second Floor Joists..... Roof Material comp. & tile
- Location of Plumbing Cleanouts..... Depth of Sewer "Y"..... Sewer Length..... Fall per ft.....

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) Paul Purcell  
(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>1944</u>	<u>PP</u>	<u>PP</u>	
	Plan Examiner	Clerk	

J. J. Jamwell  
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-----

*Admitted to law*

**TO THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS:**

Application is hereby made to the Council 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 herein 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. 4 Block 177 Tract B. H.  
(Description of Job) Additions & alterations No enlargement of present ground area  
No. 707 Walden Drive B. H. Street  
(Location of Property)

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Residence No. of Rooms 11 No. of Families \_\_\_\_\_
- Owner's Name Joe C. Brown Phone \_\_\_\_\_
- Owner's Address 707 Walden Drive
- Architect's Name Gene Purvill Phone He 5637
- Contractor's Name Joe C. Brown Phone \_\_\_\_\_
- Contractor's Address 707 Walden Drive
- VALUATION OF PROPOSED BLDG. [Including Plumbing, Gas Fitting, Sew-ers, Ceaspoils, Elevators, Partials, Finishing, all Labor, etc.] \$4000.00
- Is there any existing building on lot? Yes How used? Residence
- Clear Height of Ceiling: Bath, Toilet 8'-0" Living Rooms 9' Halls \_\_\_\_\_ Cellars \_\_\_\_\_  
(State Law)
- Number of Stories Two Height to Highest Point 24'
- Size of Lot 80' x 180' Area of Lot \_\_\_\_\_ Per Cent of Area Covered by All Buildings \_\_\_\_\_  
(Fill out Item 3 on No. 11 in case of Courts, Apartments, Hotels only.)
- Set Back from Property Line [Including balconies, bays, porches, chimneys, steps, etc.] Front \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_
- Foundation Material \_\_\_\_\_ Footing Width \_\_\_\_\_ Depth Below Natural Ground \_\_\_\_\_
- Height of Foundation Above Finished Grade \_\_\_\_\_ Wall Width \_\_\_\_\_ Mud Sills \_\_\_\_\_ x \_\_\_\_\_
- Joist Clearance from Ground \_\_\_\_\_ Girders \_\_\_\_\_ x \_\_\_\_\_ Posts Under Girders \_\_\_\_\_ x \_\_\_\_\_
- Chimney Material brick No. of Inlets to Flue 1 Sizes, Flues 17" x 17" Thickness of Chimney Wall 8"
- Materials of Exterior Walls TAML & stone Material of Interior Construction 2x4, panelling, bath & plaster
- Will all Provisions of State Dwelling House Act be complied with? Yes
- EXTERIOR Studs 1" x 4" INTERIOR BEARING Studs 2" x 4" Interior Non-Bearing Studs 1/2" x 4" Ceiling Joists 2" x 4" Roof Rafters 2" x 6" FIRST FLOOR JOISTS 2" x 12" Second Floor Joists 2" x 12" Roof Material tile & comp.
- Location of Plumbing, Cleanouts \_\_\_\_\_ Depth of Sewer "Y" \_\_\_\_\_ Sewer Length \_\_\_\_\_ Fall per ft. \_\_\_\_\_

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)

*Gene Purvill*

(Owner or Authorized Agent)

(FOR DEPARTMENT USE ONLY)

PERMIT NO. <u>12563</u>	Plans & Specifications checked and found to conform to Ordinances, State Laws, Etc.	Application checked and found O.K.	Stamp here when permit is issued
	Plan Examiner	Clerk	APR - 4 1934 APR - 4 1934

*Gene Purvill* Superintendent of Building.

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

*alter to July*

# DEPARTMENT OF BUILDINGS

## Application for the Erection of Buildings

CLASS.....

TO THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS:

Application is hereby made to the Council 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. 4 Block ?? Tract BH  
(Description of Job)

No. 707 No Walden Street  
(Location of Property)

(USE INK OR INDELIBLE PENCIL)

*detail on back*

- Purpose of Building Res No. of Rooms ..... No. of Families one
- Owner's Name Joe E Brown Phone .....
- Owner's Address 707 No Walden
- Architect's Name ..... Phone .....
- Contractor's Name Tifal, Ltd Phone .....
- Contractor's Address 8904 No La Cienega Blvd
- VALUATION OF PROPOSED BLDG. (including Plumbing, Gas Fitting, Sewers, Ceasapools, Elevators, Painting, Finishing, all Labor, etc.) \$ 1000.00
- Is there any existing building on lot? Yes How used? Res
- Clear Height of Ceiling: Bath 8'0" Toilet 8'0" Living Rooms 9'3" Halls ..... Cellars .....
- Number of Stories 2 Height to Highest Point .....
- Size of Lot ..... Area of Lot ..... Per Cent of Area Covered by All Buildings .....  
(Fill out Item 3 on No. 11 in case of Courts, Apartments, Hotels only.)
- Set Back from Property Line | Including balconies, bays, porches, | Front ..... Rear ..... Side .....  
| chimneys, steps, etc.
- Foundation Material ..... Footing Width ..... Depth Below Natural Ground .....
- Height of Foundation Above Finished Grade ..... Wall Width ..... Mud Sills ..... x
- Joist Clearance from Ground ..... Girders ..... x Posts Under Girders ..... x
- Chimney Material ..... No. of Inlets to Flue ..... Sizes, Flues ..... x Thickness of Chimney Wall .....
- Materials of Exterior Walls ..... Material of Interior Construction .....
- Will all Provisions of State Dwelling House Act be complied with? .....
- 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 Roof Material .....
- Location of Plumbing Cleanouts ..... Depth of Sewer "Y" ..... Sewer Length ..... Fall per ft. ....

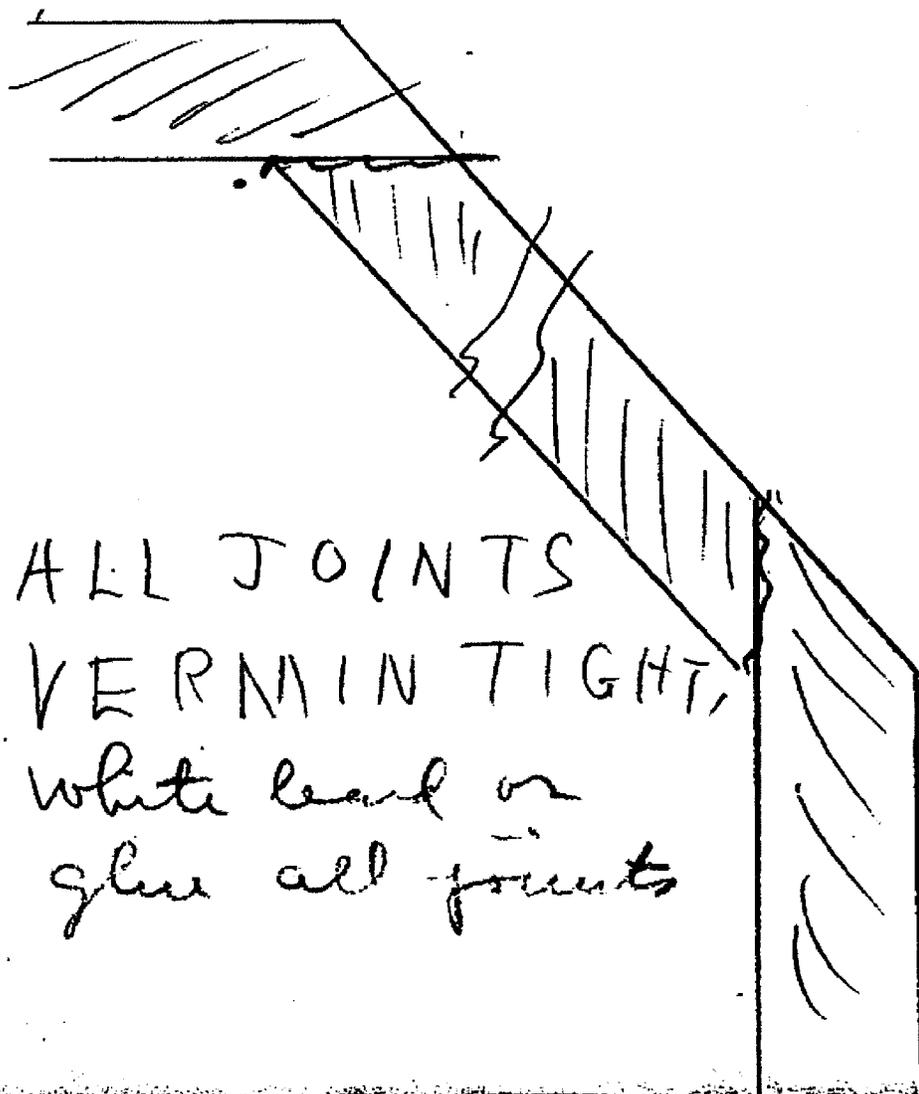
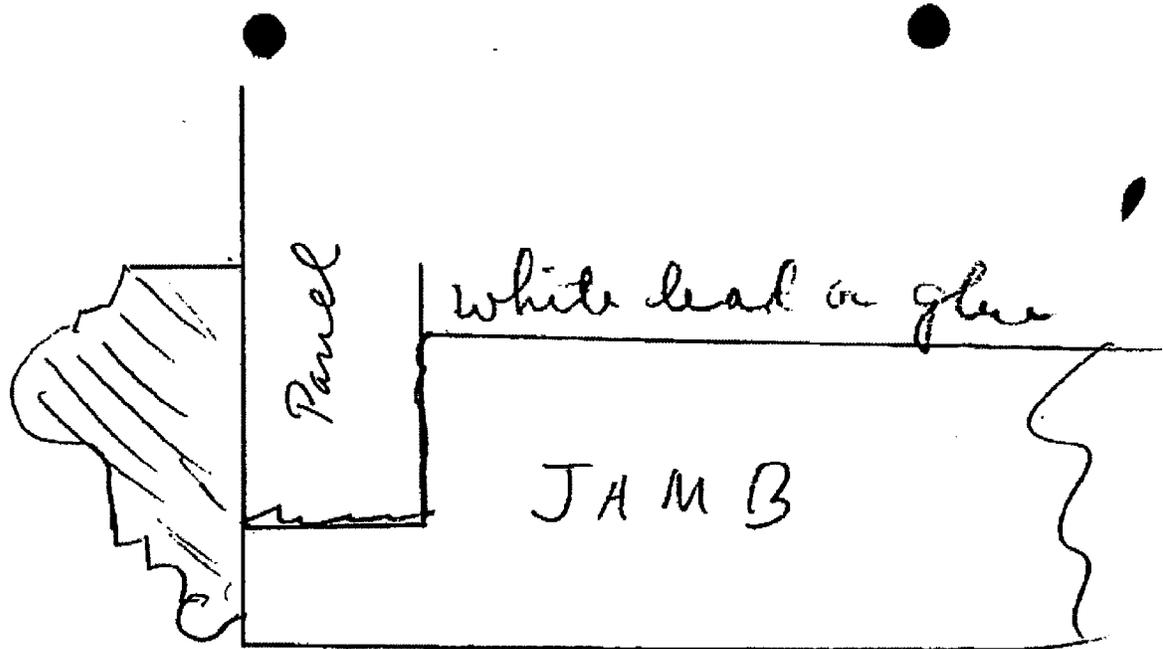
I have carefully examined and read the above application and know the same to be true and correct, and that all provisions of the Ordinances and Law governing Building Construction will be complied with, whether herein specified or not.

(Sign Here) Tifal Ltd, by R. S. Waters  
(Owner or Authorized Agent)

(FOR DEPARTMENT USE ONLY)

PERMIT NO.	Plans & Specifications checked and found to conform to Ordinances, State Laws, Etc.	Application checked and found O.K.	Stamp here when permit is issued
<u>145 4/1</u>		<u>[Signature]</u>	
	Plan Examiner	Clerk	

[Signature] Superintendent of Building



DEPARTMENT USE ONLY

PLAN CHECK FEE	\$	
BUILDING PERMIT FEE	\$	<del>200</del> 600
EXTRA FEE	\$	
PLANS CHECKED BY	CORRECTIONS VERIFIED BY	
APPLICATION APPROVED BY	<i>M. W. Strauss</i>	
BUILDING TYPE	GROUP	DIVISION
<i>Res</i>		
PLAN ON B. P.	PLAN ON BACK	NO PLANS <input checked="" type="checkbox"/>

STREET ADDRESS OF JOB 707 N. Walden Dr.

BUILDING

DEPT. OF BLDG. BEVERLY HILLS, CALIF.

LOT 4 BLK. 177 TR. BH

DESCRIPTION OF WORK Tear off existing bath + plaster AND replaster entire kitchen. Reface existing cabinets.

OWNER M. E. Greenberg

OWNER'S ADDRESS 305 S. Almont Dr.

PHONE

RES

TO THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS:

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FOURTH: Applicant agrees to hold the City of Beverly Hills, and all officers and employees harmless from all costs and damages, per Sec. 11-206(f), Beverly Hills Municipal Code.

ARCHITECT

STATE LIC. NO. PHONE

ENGINEER

STATE LIC. NO. PHONE

CONTRACTOR Hehring + Chabola, Inc.

CONTRACTOR'S ADDRESS 3001 Dell Al. Venice

PHONE Ex 69243

CITY LIC. NO. C 3246 STATE LIC. NO. 175867

VALUATION OF JOB \$ 1000.00

AREA OF BLDG.	NO. OF FAMILIES
	<u>1</u>
STORIES <u>2</u>	HEIGHT <u>20'</u>
FRONT SET BACK <u>40'</u>	SIDE SET BACK <u>10'</u>
MATERIALS OF EXTERIOR WALLS <u>Stucco</u>	
SIGNATURE OF APPLICANT <u>By <i>Frank Hehring</i></u>	

580740

WHEN PROPERLY VALIDATED THIS IS YOUR PERMIT

AUG-19-50 76019 B - 3 6.00

**BRICK BUILDING (Winslow, Ariz.)**—Robt. E. McKee, Central Bldg., Los Angeles, has been awarded contract for the erection of a fire inspector's building at Winslow, Ariz., for the Santa Fe Railway. It will be a one-story brick structure with composition roofing.

**FRATERNITY HOUSE (Westwood Hills)**—Wurst Construction Co., Architects Bldg., Los Angeles, has been awarded the general contract for the erection of three-story fraternity house in Westwood Hills for the Delta Rho Omega fraternity. Kemper Nomland, Architects Bldg., Los Angeles, is the architect. The building will be 70x80 feet and contain a banquet room, sleeping porches, study rooms, etc. It will be frame and stucco construction with tile roof, wrought iron, tiled baths and showers, automatic water heater, unit heating, hardwood and tile floors, mantle, electric refrigerator, lawn sprinkler system, landscaping, etc. The cost is estimated at \$30,000.

**STUCCO DWELLING (Beverly Hills)**—S. Backus, 309 S. Roxbury Dr., Beverly Hills, will build a two-story dwelling at 309 S. Roxbury Dr., Beverly Hills, for himself. The building will contain nine rooms and will be of frame and stucco construction; tile and composition roofing, hardwood floors, hardwood and pine trim, automatic storage water heater, gas unit heating system, wrought iron, electric refrigerator, tile baths and drainboards, garage.

**BRICK GARAGE AND STORE BUILDING**—H. W. Baum, Central Bldg., has announced that E. P. Nittenger has been awarded the plumbing contract in connection with the erection of a one-story and mezzanine class C brick garage and store building at 400 S. La Brea Ave. for the Serrano Corp. Morgan, Walls & Clements, 1135 Van Nuys Bldg., are the architects.

**ADDITION TO CLUBHOUSE**—Architect Sumner P. Hunt, Laughlin Bldg., has completed plans and C. J. Nordquist, 422 Bellevue Ave., has the contract for the construction of servants' quarters in the new addition to the Los Angeles Country Club, located at 10,101 Wilshire Blvd. The addition will be of frame and stucco construction with slate roofing, and is estimated to cost \$20,000.

**STUCCO LAT BUILDING**—Foster-Huntley, Inc., 611 S. Western Ave., has completed working drawings and has started construction of a four-family flat building at 1217 W. 62nd St. for Mrs. Anguillier. The building will be of frame and stucco construction and will have garages on the main floor and apartments above. Plans call for tile and composition roofing, hardwood floors, ornamental iron work, automatic storage water heaters, electrical refrigeration, etc. Cost is estimated at \$10,000.

**STUCCO RESIDENCE**—Shoff & Warrington, 1335 Santa Monica Blvd., Beverly Hills, have the contract for the erection of a two-story Spanish style dwelling in Brentwood Park, for Geo. Yardley. Wallace Neff, 180 E. California St., Pasadena, is the architect. It will contain about ten rooms, frame and stucco construction, tile roofing, tile and hardwood floors, hardwood and pine trim, tile baths and drainboards, mantle, cedar closets, gas unit heating system, wrought iron work, electric refrigerator, garage, etc. The estimated cost is \$30,000.

**SUBSTATIONS AND STORE BUILDINGS**—The Southern California Edison Co., 306 W. Third St., Los Angeles, has completed plans and will start work within 90 days on the erection of new substations and store buildings as follows: South Park substation at Compton, \$10,000; new concrete, brick and steel store building at Long Beach, \$60,000; Hathaway substation at Long Beach, \$10,000; Naples substation at Monrovia, \$50,000; Michellinda substation at Pomona, \$10,000; Palms Verde substation at Redondo Beach, \$5,000; Modoc substation at Santa Barbara, \$10,000; Pearl substation at Santa Monica, \$25,000. Work has been started on the Randolph substation and additions to store room and garage at Vernon. The amounts noted above represent money to be spent for buildings only. Work will be done by the owner's construction department and all materials purchased and subcontracts awarded by its purchasing department.

**GRADING**—Leo Honek, 1467 E. Sixth St., has been awarded contract for excavating in connection with the erection of a service station at the northeast corner of Seventh St. and Westminsterland Ave. for the Union Oil Co. Harmon-Pacific Co., general contractor.

**STUCCO DWELLING (Beverly Hills)**—A. W. Zimmerman, 1927 Manning Ave., West Los Angeles, will build a one-story dwelling at 309 S. Almont Dr., Beverly Hills, for C. R. Van Arsdull, 1533 Greenfield Ave., West Los Angeles. The building will contain seven rooms and will be of frame and stucco construction; tile and composition roofing, hardwood floors, hardwood and pine trim, automatic storage water heater, gas unit heating system, wrought iron, electric refrigerator, tile baths and drainboards, garage.

**SUBCONTRACTS—STORE AND APARTMENT BUILDING (West Los Angeles)**—The Westwood Mortgage & Investment Co., general contractors, 1081 Westwood Blvd., West Los Angeles, report additional subcontracts in connection with the erection of a two-story store and apartment building at the southeast corner of Kilmora and Gayley Aves., West Los Angeles. For Shepherd Mitchell, have been awarded as follows: Hardwood flooring to Pat-

ten & Davies Lumber Co.; roofing to Borland & Dorsey, 848 W. 3rd St., Morgan, Walls & Clements architects, 1135 Van Nuys Bldg. The building will cost \$50,000.

**AUDITORIUM (Long Beach)**—R. E. Campbell, 711 Central Bldg., Los Angeles, has announced that the R. G. Meyler Corp., 940 Maple Ave., Los Angeles, has been awarded the contract for furnishing and installing two 250-h.p. Keeler longitudinal drum straight tube type boilers in connection with the erection of the new municipal auditorium at Long Beach for the city of Long Beach. J. Harold MacDowell, New York City, is the architect. W. Horace Austin, Pacific Southwest Bank Bldg., Long Beach, is the resident architect.

**RESIDENCE (Long Beach)**—John H. Kuhl, Jr., 7360 Beverly Blvd., Los Angeles (OR. 6707), has been awarded the contract for the erection of a two-story residence on Country Club Drive, Long Beach, for D. Wallace, Arthur R. Hutchinson, 1129 Architects' Bldg., Los Angeles, is the architect. The building will be 42x56 ft. and will contain nine rooms with three bathrooms. It will be frame and stucco construction with split shakes roof, tiled baths and drainboards, automatic storage water heater, unit heating system, hardwood and tile floors, knotted pine trim, stone flagstones, electric refrigerator, lawn sprinkler system, radio room, dishwasher, garage, etc.

**ELECTRICAL WORK FOR UTILITIES (El Retiro)**—Stolpher Electric Shop, 14 E. San Fernando Rd., Burbank, was awarded contract by the county supervisors Apr. 7 at \$1494 for electric work for extensions to utilities for El Retiro School for Girls.

**STEEL FILING EQUIPMENT**—Steel Furniture Manufacturing Co., was awarded contract by the city purchasing agent, Thomas Oughton, April 7 at \$893 net for steel filing equipment under Spec. 2042.

**STUCCO DWELLING (West Los Angeles)**—Architect J. Robert Harrie, 871 Hollywood Blvd., Los Angeles, has completed working plans for a two-story dwelling to be built on Vernal Ave., West Los Angeles, for Ray E. Smith. The building will contain eight rooms and will be of frame and stucco construction, tile and composition roofing, hardwood floors, hardwood and pine trim, automatic storage water heater, gas unit heating system, wrought iron, electric refrigerator, tile baths and drainboards, garage.

**CLASS A OFFICE BUILDING (Pasadena)**—C. C. Overpeck, 711 California Reserve Bldg., Los Angeles, has announced subcontracts in connection with the erection of an eight-story, class A medical-dental office building on the northeast corner of Eerkimer St. and Madison Ave., Pasadena, for Pasadena Medical Building Co., awarded as follows: Electric elevators to Consolidated Steel Corp.; plumbing to Associated Plumbing & Heating Co.; cement to Victor Portland Cement Co.; steel sash to Fenestra Steel Window Co.; sheet metal to Shone Sheet Metal Co.; steam radiators to American Radiator Co.; terrazzo to David Williams Co.; electric wiring to Edwin Evenson; painting and decorating to Baldwin & Mills; Gilbert Stanley Underwood, 1404 California Reserve Bldg., Los Angeles, is the architect. The building will be of reinforced concrete construction and is estimated to cost \$340,000.

**BRICK STORE BUILDING (Glendale)**—Henry Auerbach, 11633 N. Kingsley Dr., Los Angeles, has been awarded contract for the erection of a one-story, class C store building, 48x50 ft., on Brand Blvd., near California St., Glendale, for Chamberlain & Proctor. Gordon R. Kaufmann, architect, 610 Union Bank Bldg., Los Angeles. Brick construction, stucco front, plate glass, composition roofing, cement floors.

**STORE FIXTURES**—Peterson Showcases & Fixture Co., 5760 S. San Pedro St., has been awarded contract for store fixtures to be installed on the ground floor of the Stimson building at Third and Spring Sts., for the Chambers Drug Co.

**PAINTING (Riverside)**—Saunders & Rawlins, Riverside, were awarded contract at \$1076 by Riverside county supervisors April 7 for painting the nurses' home at Riverside county hospital.

**FRAME AND STUCCO COMFORT STATION**—C. B. Stratton, 1914 Wedgewood Ave., Temple, was awarded contract by the county supervisors April 7, at \$5100 for constructing a frame and stucco comfort station at Manhattan Beach.

**EXTENSIONS TO UTILITIES (El Retiro)**—Thos. Haverly Co., 8th and Maple, was awarded contract by the county supervisors April 7, at \$1663, for extensions to utilities at El Retiro School for Girls.

**DOUBLE DWELLING (Alhambra)**—Harry E. Webster, Jr., 172 N. La Brea Ave., Los Angeles will build a one-story double dwelling on Sierra Vista Ave., Alhambra, for himself. The building will contain eight rooms and will be of frame and stucco construction; single roofing, hardwood and pine floors, pine trim, automatic water heaters, gas heating, tile baths and drainboards, garage.

**STORE AND LOFT BUILDING**—C. L. Peck, Inc., 721 H. W. Hellman Bldg., has announced subcontracts in connection with the erection of a two-story class C store and loft building at the northwest corner of Wilshire Blvd. and Catalina St. for R. C. Freud, awarded as follows: drilling to Robert V. La Barre; modeling to H. F. Wilson; plumbing and fixtures to Thomas Haverly Co.; sprinkler system to Pacific Pipe & Supply Co.; brick work to H. S. Haver;

structural steel to Consolidated Steel Corp.; waste mounds to Mission Staff & Stone Co.; folding partitions to J. G. Wilson Corp.; steel sash to Truscon Steel Corp. Walker & Blom, Western Pacific Bldg., are the architects. The building will be 125x162 ft., and is estimated to cost \$125,000. Plans call for ten stories, concrete and brick construction, composition roofing, metal skylights, cement plaster exterior, wrought iron rails, gas radiators, tiled toilet rooms, metal fire doors, concrete vault, ventilating system, pine trim, lockers, etc.

**MARKET BUILDING SUBCONTRACTS (Glendale)**—I. Cline, 324 N. Orange, Glendale, reports subcontracts for the erection of a market and store building on San Fernando Rd., Glendale, for the Davis-Glendale Co., have been awarded as follows: cement work to J. M. Durham; brick work to Betz Brothers; structural steel to McClintic-Marshall Co.; steel sash to Bentley Lumber Co.; rough lumber to Fox-Woodsum Lumber Co. The building will be an L-shaped structure, 260x40 feet; cost \$30,000. Alfred F. Priest, architect, 716 Fay Bldg., Los Angeles.

**BRICK BUILDING (Glendale)**—I. Cline, 324 N. Orange, Glendale, has been awarded a contract for the erection of a one-story and part two-story publishing building, 51x135 feet, at 1214 S. Brand Blvd., Glendale, for Carl Blumberg; brick construction, stucco exterior, tile and composition roofing, steel sash, cement and wood floors, structural steel; cost \$13,000. Subcontracts have been awarded as follows: cement work to J. M. Durham; brick work to Betz Brothers; structural steel to Consolidated Steel Corp.; steel sash to L. G. Bradfield Co.

**APARTMENT BUILDING SUBCONTRACTS**—Chas. Gale, 3913 Third Ave., reports subcontracts for the erection of a 20-unit frame and stucco apartment building on Ruthelen St., for himself, have been awarded as follows: electric wiring to J. W. Hill; roofing to L. W. Birn Lumber Co.; plastering to Harris & James; sash and doors to Ed Hill; plumbing to Carl Wieran; cabinets to Royal Cabinet Co.; heating to De Lute Heating Co. Plans by Dwight C. Powell, 135 S. La Brea Ave.

**SUBCONTRACTS**—Architect Richard D. King, 1122 Van Nuys Bldg., reports additional subcontracts for remodeling and adding a second story to the class C theater and store building at the southwest corner of Eighth St. and Vermont Ave., for the Chotiner Investment Company, have been awarded as follows: cast stone to California Star & Stone Co.; structural steel to McClintic-Marshall Co.; plumbing to W. P. McArthur; electric wiring to English Electric Company.

**BANK FIXTURES, MARBLE WORK**—McKeefrey Bros., 1422 E. Sixth St., have been awarded contract for fixture work and Bruner Marble & Tile Co., 615 Rives-Strong Bldg., has been awarded contract for marble work for bank quarters to be fitted up in the building under construction at North Broadway and Daly St. for the Lincoln Heights branch of the Bank of Italy. John E. Krempel and Walter E. Erker, architects, 415 Bank of Italy Bldg., Harvey A. Nichols, general contractor.

**STRUCTURAL STEEL (Las Vegas, Nev.)**—Pacific Iron & Steel Co., 241 W. Ave. 26, Los Angeles, has been awarded contract for structural steel in connection with the repeater station to be erected south of Las Vegas, Nev., for the Bell Telephone Company of Nevada. Storm & Mahoney, general contractors, First National Bldg., Pomona. Plans were prepared by the engineering department of the Pacific Telephone & Telegraph Co., 710 S. Olive St., Los Angeles.

**STUCCO DWELLING (West Los Angeles)**—H. M. Hiestand, 10961 Ashton Ave., West Los Angeles, will build a one-story dwelling at 2135 Midvale Ave., West Los Angeles, for himself. The building will contain seven rooms and will be of frame and stucco construction, tile and composition roofing, hardwood floors, hardwood and pine trim, automatic storage water heater, gas unit heating system, wrought iron, electric refrigerator, tile baths and drainboards, garage.

**BUNGALOW COURT (West Los Angeles)**—S. S. Gross, 2234 Sawtelle Blvd., West Los Angeles, will build a bungalow court at 2235 Beloit Ave., West Los Angeles, for himself. The building will contain 10 units and will be of frame and stucco construction, tile and composition roofing, hardwood and pine floors, pine trim, automatic water heaters, gas radiators, wall beds, electric refrigerator, tile baths and drainboards, garages.

**STUCCO DWELLING (Beverly Hills)**—Irene Rivlorre, 8262 Fountain Ave., Los Angeles, has prepared plans and will build a two-story dwelling at 707 N. Walden Dr., Beverly Hills, for himself. The building will contain nine rooms and will be of frame and stucco construction, tile and composition roofing, hardwood floors, hardwood and pine trim, automatic storage water heater, gas unit heating system, wrought iron, electric refrigerator, tile baths and drainboards, garage. The building will cost \$26,000.

**SHEET METAL WORK (West Los Angeles)**—Paller & Goldstein, 1231 W. Pico St., Los Angeles, were awarded the contract for the sheet metal work in connection with the erection of a two-story store and apartment building at the southeast corner of Kilmora and Gayley Aves., West Los Angeles, for Shepherd Mitchell. Morgan, Walls & Clements, architects, 1134 Van Nuys Bldg., Los Angeles. The Westwood Mortgage & Investment Co., builders, 1081 Westwood Blvd., West Los Angeles.

11,657 (West Hollywood Dist)—Add to Market, 27x72; 8417 Santa Monica Blvd, lot 17, Tr 1444; Alfred G Watts, own, 1144 Flores St, Harold Hansen, bldr, same \$2500

11,659 (Maywood Dist)—Bungalow Court, 2 bldgs, 20x12, ea; Maywood Ave; lot 1095, Tr 3607; A J Wilson and L H Stover, own & bldr, 2605 Cudany St, Walnut Park, Calif \$8000

11,660 (Monterey Park Dist)—Dwlg and Garage, 45x37; 3133 Mesa Dr; lot 67, Tr 701; J C Meany, own, 1671 Paloma St, Pasadena; Jos W Reifer, bldr, 220 N San Marino Ave, San Gabriel \$3750

11,662 (View Park Dist)—Dwlg and Garage, 55x65; Homeway Dr; lot 47, Tr 9955; P M Schlegel, own, 2153 W 76th St, Los Angeles; W J Morehart, Jr, bldr, 9542 Santa Monica Blvd, Los Angeles \$10,000

11,663 (Palm Ranch Dist)—Dwlg, 25x35; a side Quartz Hill Rd, 1-4 mi e of Snowden Rd; pt s e 1-4 Sec 2, T 6 N, R 13 W; Chas Hill, own, R F D No 2, Lancaster; W N Scott, bldr, R F D No 2, Box 89, Lancaster \$20 0

11,667 (Montebello Dist)—Dwlg and Garage, 22x22; 6134 Easton St; lot 212, Tr 9033; Harriett Frampton, own, 300 17th St; Lloyd W Wood, bldr, 5961 Whittier Blvd \$2500

11,671 (Manhattan Beach Dist)—Dwlg and Garage, 26x24; Sea View St 150 ft from Ocean Dr; lot 28, blk 6, Tr 4104; Jas S Gingrich, own, 200 S Chapel St, Alhambra; Ball & Son, bldr, 1206 Prairie St, Glendale \$2300

11,674 (Southwest Dist)—Dwlg and Garage, 42x55; 478 Angelus Vista Blvd; lot 478, Tr 5635; M Peratis, own & bldr, 5914 Middleton St, Huntington Park \$9500

11,676 (Gloria Gardens Dist)—2 Dwlg and 2 Garages, 24x20 ea; 922-24 Priscilla St; lot 83, Tr 8828; Fred B and Emily L Wright, own, Hondo, Calif; Herman J Orr, bldr, 1844 N Mariposa Ave, Los Angeles

11,677 (Itana Dist)—Dwlg and Garage, 35x57; 1776 Homewood Dr; Edwin Verne Van Amringe, own, 1640 Winship St, Pasadena; W A Hall, bldr, 1641 Hillside Dr, Glendale \$6000

11,679 (Southeast Dist)—Dwlg and Garage, 27x33; 9627 Zamora St; lot 136, Tr 6384; Abe Blumenthal, own & bldr, 517 N Bronson Ave \$25 0

11,682 (Bellflower Dist)—Chicken House and Garage, 20x74; n side E Park St betw Woodruff and Bixby St; lot 27, Bellflower; Peter and Mary A Graham, own & bldr, 3591 E 114th St, Lynwood \$800

11,685 (Compton Dist)—Dwlg and Garage, 20x24; a side Carous St betw Railroad and Santa Ana Aves; lot 83, Tr 8716; Robt E and Marie Seidinger, own & bldr, 321 E 66th St, Los Angeles \$1000

11,688 (Bellflower Dist)—Office Bldg, 18x75; a side Artesia Blvd, e of Woodruff St; Richard International Brake Co, own, Bellflower; Fred C Haeger, bldr, 602 E Mayne St, Bellflower \$700

11,691 (East Pasadena Dist)—Add to Dwlg, 1921 E Villa St; lot 155, Tr 208; Andrew Peterson, own & bldr, at lot \$500

11,693 (Rosemead Dist)—Store Bldg, 12x16; 1040 E Mission Rd; lot 2, Tr 5808; John Chamberlin, own, at lot; C L Schanwaker, bldr, 1014 E Mission Dr \$550

11,694 (Belvedere Dist)—Apts, 27x95; cor Wonda Ave and Union Pacific Ave; lot 149, Tr 9787; Chas L Mills, own & bldr, 6683 S Alvarado St, Los Angeles \$15,000

11,695 (Belvedere Dist)—3 Dwlg and Garages, 22x20 ea; 3991-95 Princeton Ave; lot 32, blk C, Honn Tr; own & bldr, 3997 Princeton Ave; John Weston, bldr, 3722 Whittier Blvd \$4000

11,697 (Southwest Dist)—Add to Dwlg, 25x35, 5 rms; 10 925 Rudlong Ave; lot 104, Woodcrest Tr; John Edwin Olson, own & bldr, at lot \$800

ALHAMBRA PERMITS

Dwlg and Garage, stucco, 5 rms, tile-comp rf; 1800 S 8th St; lot 212, Tr 4704; J W Rafoth, own, L A; Earl E Taylor, bldr, 844 S 9th St \$4350

Dwlg and Garage, stucco, 6 rms, comp rf; 2924 M'awick Dr; lot 33, blk 10, Tr 5465; Karl G Johnston, own, 5572 Valley Blvd, L A; J & B Constr Co, bldr, same \$3500

Duplex and Garage, stucco, 6 rms, comp rf; 1828-30 S Sierra Vista Ave; lot 64, Tr 5795; M Francis Clark, own, 4714 3rd Ave, L A; H B Webster, Jr, bldr, 172 N La Brea Ave, Los Angeles \$3000

Garage and Apt, stucco, 4 rms tile-comp rf; 3051 N 4th St; H R Setterlund, own & bldr, 305 N 4th St \$2000

Dwlg and Garage, stucco, 5 rms, comp-tile rf; 1721 Elm St; lot 90, Tr 7348; G E La Caze, own, 3312 Flower St, Huntington Park; Geo Demming, bldr, same \$8000

Dwlg and Garage, stucco, 7 rms, tile-comp rf; 1145 S 3rd St; lot 170, Tr 10522; A T Davies, own, 1820 S 3rd St; Geo Peterson, bldr, 825 Date Ave \$7000

Dwlg and Garage, stucco, 6 rms, tile-comp rf; 1153 S 3rd St; lot 168, Tr 10522; John Fried, own, 3143 W Commonwealth Ave; Harner Constr Co, bldr, same \$4500

Dwlg and Garage, stucco, 6 rms, tile-comp rf; 1718 S Date St; lot 12, Tr 8115; Arthur W Gray, own, 936 S Ford Blvd, L A; Culbertson Bros, bldr, 713 Vancouver Ave, L A \$5000

Dwlg and Garage, stucco, 6 rms, tile-comp rf; 400 Westmont Dr; lot 9, blk 15, Tr 4948; Howard T Crosby, own & bldr, 5247 Oakland St, L A \$4000

Garage and Salesroom, brick, comp rf; 100-106 E Valley Blvd; lot 71, Tr 5868; M Herzberg, own, Omaha, Neb; E J Baume, bldr, 317 National Bldg, Santa Monica \$10,000

Dwlg and Garage, stucco, 6 rms, tile-comp rf; 2015 S Raymond Ave; lot 318, Tr 8150; Albert G Bonn, own, 2608 Griffith Ave; J J Toomey, bldr, 1201 S Raymond Ave \$3000

Dwlg and Garage, stucco, 6 rms, tile-comp rf; 1705 S Palm Ave; lot 121, Tr 8115; Chester Welch, own, 2229 Waltona, Montrose; Thos P Welch, bldr, same \$4000

Dwlg and Garage, stucco, 5 rms, tile rf; 1144 Sierra Vista Ave; lot 150, Tr 6033; G Boyd, own & bldr, 5103 San Rafael, L A \$4000

BELL PERMITS

Dwlg, stucco, 5 rms, tile-comp rf; 6638 Orchard St; lot 12, Tr 23691; Elsie Noland, own, 6638 Orchard St; Fidelity Mortgage, bldr, 4589 Whittier Blvd \$2000

BEVERLY HILLS PERMITS

Duplex and Gar.—14 rms; tile & comp rf; 257-59 S Doheny Dr; lot 538, Tr 6380; Phil Gersdorf, own, 346 N Sweetzer Ave (CR 9643) Los Angeles; Bernard Lindberg, bldr, 8636 Olympia Blvd; (CR 5011) Los Angeles \$10,000

Market Bldg.—9026 Burton Way; Selena Shapiro, own, A V Perkinson, bldr, 3977 S Vermont Ave; (RE 4191) \$6000

Alterations.—328 N Rexford Dr, Lawrence Tibbett, own; at lot; Lloyd Jones, bldr, 1035 Meadowbrook (WY 4223) Los Angeles \$1500

Dwlg and Garage, 13 rms, tile and comp rf; 707 N Walden Dr; lot 1, Tr 177; Rene Riviere, own & bldr, 8262 Fountain Ave, L A (CR 9812) \$26,000

Dwlg, 7 rms, tile and comp rf; 325 S Peck Dr; lot 304, Tr 7710; Grand W Lund, own & bldr, 474 S Armatage Pl (CR 9888) \$2500

Dwlg & Gar, 7 rms, tile and comp rf; 309 S Almont Dr; lot 576, Tr 6380; G B Van Ardall, own, 1533 Greenfield Ave, Los Angeles; A W Zimmerla, bldr, 1927 Munning Ave, West Los Angeles \$7800

Dwlg and Gar, 8 rms; 611 Beverly Dr; lot 21, blk 16, M Bermond, own, 628 S St Andrews Pl (EX 4446) Los Angeles; W A Quinn, bldr, 3923 W 6th St (DU 5730), Los Angeles \$13,000

Store Bldg, comp rf; 8815 Wilshire Blvd; lot 33, Tr 7005; Frank M Gould, own & bldr, 1016 S Bundy Dr, West Los Angeles \$8000

Apt, 720 Foothill Road; J J Murdock, owner at lot; Hart Bros Constr. Co., builder, 3321 W 6th St, Los Angeles \$10,000

Tennis Club, 8 rms, tile and comp rf; 338 N Maple Dr; lot 5, blk 11, Tr 5647; Beverly Hills; Tennis Club, Ltd, own, 120 S Reeves Dr \$7500

Dwlg & Gar, 6 rms, tile and comp rf; 471 S Almont Dr; lot 609, Tr 6380; M C Taylor, own & bldr, 1327 S Adams St, Glendale \$5250

BURBANK PERMITS

2 Dwlg & Gar, stucco, 7 rms; 840 and 832 N Providencia; lot 35 and 33, Tr 3263; A Herbrand, own & bldr, 3900 E 5th St, Los Angeles; \$5000 each \$10,000

Dwlg & Gar, stucco, 5 rms; 1337 Orchard Dr; lot 114, Tr 7649; J L Roberts, own & bldr, Jerome, Idaho \$3000

Dwlg & Gar, stucco, 6 rms; 2411 Scott Rd; John Gangetto, own, 2401 Scott Rd; H H Long and D H Long, bldr, 1900 Fairview St \$5500

FULLERTON PERMITS

Dwlg, 4 rms, comp rf; 110 S Thompson; lot 3, Tr 887; S D Roberts, own, at lot; day wk \$2000

GLENDALE PERMITS

Dwlg, stucco, 7 rms, comp-tile rf; 228 Vallejo; lot 63, Tr 5230; R R & M M Hensler, own, 5128 Eagle Rock Blvd, Eagle Rock; Geo D Hale, bldr, 5064 College View, Eagle Rock, Calif \$7000

Store, brick, comp rf; 321-23 N Brand Blvd; lot 42, Glendale; Tr Chamberlain & Proctor, own, Union Bank Bldg, Los Angeles; Harry Auerback, bldr, 11633 N Kingsley Dr, Los Angeles \$15,000

Bldg, steel, steel rf; 1348 E Colorado; pt lot 8, Tr 4478; C E Perrin, own; Gus Kubos, bldr, 1007 S Brand Blvd \$1500

Alter, 402 W Lexington; lot 72, Houston's West Glendale Tr; Edith Norton, own & bldr, at lot \$650

Dwlg, stucco, 7 rms, tile rf; 1958 Eden; lot 29, Tr 8648; W M Lewis, own & bldr, at lot \$5000

Dwlg, 2 rms, comp rf; 338A West Eulalia; lot 11, blk 4, Tr 910; Earl E Tubbs, own, at lot; H R Culp, bldr, 951 S Berendo St, Los Angeles \$500

Market, brick, comp rf; 802 N San Fernando Rd, e Coltonwood, own, 919 Patterson; Keating Constr Co, bldr, 741 S Alvarado, Los Angeles \$3000

Dwlg, stucco, 6 rms, single rf; 646 Russell; lot 2, Tr 7427; Mabel H Bassert, own & bldr, 227 N Harvard \$3500

Dwlg, stucco, comp rf, 7 rms; 1008 N Cedar; lot 61, Bellehurst Park Tr; E B Boyd, own & bldr, 437 Monaco \$4500

Dwlg & Gar, stucco, 7 rms, tile-comp rf; 557 Eighth St; lot 16, Tr 8064; John Fisher, own & bldr, 321 Pioneer Dr \$5000

Dwlg & Gar, stucco, 7 rms, tile-comp rf; 1616 Country Club Dr; lot 23, blk 40, Selvas De Verdugo Tr; F W Hayzons, own & bldr, 629 N Calaveras, Los Angeles \$4500

Dwlg & Gar, stucco, 2 apt, 7 rms, tile-comp rf; 2231 Buckingham Rd; lot 11, blk 2, Tr 5327; J H Blinlock, own, 3915 Rudlong, Los Angeles; J G Seiner, bldr, 300 Fay Bldg, Los Angeles \$13,500

2 Dwlg & Gars, stucco, 4 rms, single rf; 1837 Thurn and 1951 Vassar; lot 13, Tr 1578; T L Thompson, own, 433 S Lake, Los Angeles; R L Fealey, bldr, 500 Pioneer Dr; \$1800 each \$3800

Dwlg & Gar, stucco, 2 apt, 9 rms, tile rf; 144 Ross St; lot 473, Bellehurst Tr; J D Moughmer, own, 1002 N Jackson; Wardell Eng & Constr Co, bldr, 1416 Monaco \$12,000

Auto Laundry steel steel rf; 797 S Brand Blvd; lots 1-2-3-4-5, Brigham Tr; J A Menard and A O Anderson, own, 1001 S Central; Pac Steel Bldg Co, bldr, 2065 E 51st St, Los Angeles \$75 0

Dwlg & Gar, stucco, 8 rms, tile rf; 1539 Winchester; lot 35, Tr 6695; Mr and Mrs Leroy Russell own 1902 Van Ness Ave, L A; J S Bohannon, bldr, 611 Delta Bldg, L A \$4740

Dwlg & Gar, stucco, 7 rms, comp rf; 1516 Ardmore; part lot 2, Tr 1576; Seth J Rice, own & bldr, 727 Glenwood Rd \$7000

Store, stucco; 519 S Verdugo Rd; J Wilman, own & bldr, 1381 E Maple \$500

HUNTINGTON PARK PERMITS

Dwlg and Garage, stucco, 6 rms, comp rf; 3404 Live Oak St; pt lot 72, Tr 2509; Silas Noel, own & bldr, 939 State St, South Gate \$4000

2 Dwlg, stucco, 3 rms ea, comp rf; 6528-30 Seville Ave; lot 14, blk 55, 3rd add; John H Nearing, own, 1434 W 92nd St, L A; D W Patterson, bldr, 1114 E 81st St, L A; \$1790 ea \$3400

2 Double Dwlg, stucco, 6 rms, comp rf; 6528-30 Seville Ave; lot 14, blk 55, 3rd add; John H Nearing, own, 1434 W 92nd St, L A; D W Patterson, bldr, 1114 E 81st St, L A; \$3400 ea \$6800

Apts and Garage, stucco, 2 apt, 6 rms, comp rf; 6528-30 Seville Ave; lot 14, blk 55, 3rd add; John H Nearing, own, 1434 W 92nd St, L A; D W Patterson, bldr, 1114 E 81st St, Los Angeles \$3500

Dwlg, 3 rms, shgl rf; 3547B 61st St; pt lot 739, Tr 3126; Peter Walters, own, 3547 61st St; D L Moore, bldr, 4012 Baker Ave, Bell \$1500

Dwlg, stucco, 3 rms, comp rf; 6730A Benson St; lot 10, Tr 3389; W R Howell, own & bldr, 6730 Benson St \$1400

Dwlg and Garage, stucco, 7 rms, shgl rf; 3241 Broadway St; pt lot 205, Tr 2599; P O Hammann, own & bldr, 7013 Pacific Blvd \$4200

Store Bldg, brick, 3 rms, comp rf; 6711-13-15 Pacific Blvd; lot 20, blk 46, Huntington Park Tr; National Comm Properties, Ltd, 601 Bank of Italy Bldg, L A; J D Sherer & Son, bldr, 1865 E Anaheim St, Long Beach \$15,800

INGLEWOOD PERMITS

Store Bldg, stucco, comp rf; 315-17-19 W Arbor Vitae; lot 12 and pt lot 13, Tr 2354; O O Berry, own, 305 W Arbor Vitae; Arthur L Lawrence, bldr, 125 E Buckthorne St \$8000

Dwlg, stucco, 6 rms, comp-tile rf; 2507 W 7th St; lot 17, blk 23, Tr 1924; Alfred M Martin, own, 8734 Beach St, Graham; Marques & Michael, bldr, 228 W 82nd St, L A \$3000

Dwlg, stucco, 7 rms, comp-tile rf; 318 N Willcrest Blvd; lot 7, Tr 4484; Frederic Gilmore, own, 520 Ellis St; R E Payne, bldr, 2509 W 85th St \$2500

Tire Sho, steel, 1 rm; 425 S Market St; Gibson Motor Parts, own, at lot; Pacific Steel Bldg Co, bldr, 2065 E 51st St, L A \$1000

MANHATTAN BEACH PERMITS

3 Dwlg & Gars, stucco, 2 apt, 4 rms each, comp rf; 3213-21 Alma St; nts lot 1, blk 49, Tr 3427; H Zahn, own & bldr; \$2500 each \$7500

Dwlg, stucco, 5 rms, single rf; 452 Marine Ave; lot 1, blk 1, Tr 3149; A H Fisher, own, Pasadena; R C Heath, bldr, 906 S Market St, Inglewood \$3400

Dwlg & Gar, stucco, 2 apt, 5 rms, shgl rf; 468 34th St; lot 64, Tr 4861; F Montroy, own, 4048 Floral Ave, Los Angeles; Tri Guaranty Bldg Co, bldr, 3519 West 6th St, Los Angeles \$2600

Dwlg & Gar, stucco, 2 apt, 7 rms, comp rf; 720 Highland Ave; lot 1, blk 87, Manhattan Beach No 2 Tr; L D Taylor, own & bldr, 1861 W 52nd St, Los Angeles \$3000

Dwlg 3 rms, comp rf; 3520 Alma; lot 55, Peck's Manhattan Beach No 2 Tr; J P Newton, own & bldr, 6467 Lexington Ave \$1000

ONTARIO PERMITS

Dwlg, 6 rms, 1520 S Bon View; S J Honeycutt, own; day work \$3000

Dwlg, 5 rms; 1514 S Bon View; Robert Barclay, own, at lot; Bohnet & Perrier, bldr \$3000

Dwlg, stucco, 6 rms; 845 Berkeley Court; lot 9, blk 2, Tr 2247; Lewis Hughes, own; day work \$2000

POMONA PERMITS

Dwlg, 6 rms, comp rf; 1855 N Palomares; lot 58, Tr 8861; Mrs Emma J Morgan, own; Ed Nolte, bldr \$3800

Poultry House, 1471 S Rebecca; lots 6-11, blk R, Mulis Sub; W W Wood, own, at lot; day work \$1000

Dwlg, stucco, 8 rms, comp rf; 1306 Huntington; lot 7, blk A, Ganesha Park Tr; C P Stensgaard, own & bldr, \$5000

Dwlg, 5 rms, comp rf; 1315 E Grand; Ralph O Kruptke, own; F W Ritter & Co, bldr \$3300

Dwlg, 5 rms, comp rf; 538 W Monterey; George Jacobs, own; Chas Gamme, bldr \$3000

PALOS VERDES ESTATES PERMITS

Dwlg, stucco, 5 rms, tile rf; 4021 Via Picconetti; lot 16, blk 6333, Tr 7143; M S Butler, own & bldr, 871 E Dornington, Los Angeles \$4000

Dwlg, stucco, apt, 10 rms, tile rf; 632 Via Del Monte; lot 9, blk 1516, Tr 6884; Clarence Lee, own, Claremont; W S Caldwell, bldr, 158 E 3rd St, Pomona \$10,000

**L. A. Tile Setting Permits**

- 4720—Creamery Bldg, 1120 Towne Ave; Golden State Co, own; Universal Tile Co, contr
- 4795—Dwlg, 5001 Van Alden St, Van Nuys Dist; Mrs Winifred Riebold, own; Diato Flooring Co, contr
- 4800—Dwlg, 2420 Alsace Ave; J P Lynch, own; Universal Tile Co, contr
- 4813—Dwlg, 753 S Detroit St S Krasney, own; John Jaeger Tile Co, contr
- 4834—Apts, 741 S Detroit St; S Nelson, own; Washington Tile Co, contr
- 4835—Dwlg, 1486 S Crescent Heights Blvd; Public Construction Co, own; Washington Tile Co, contr
- 4836—Dwlg, 8705 Rosewood Ave; S Montgomery, own; Washington Tile Co, contr
- 4837—Dwlg, 1228 West 80th St; Claude Cole, own; Washington Tile Co, contr
- 4838—Dwlg, 730 West 10th Place; Robert E Breyer, own; Sunset Tile & Marble Co, contr
- 4842—Dwlg, 1121 S La Jolla Ave; Arthur W Hames, own; Washington Tile Co, contr
- 4843—Dwlg, 2263 Ronda Vista Dr; Thelma Willard, own; Washington Tile Co, contr
- 4844—Duplex, 1148 S Stanley Dr; R S Diller, own; Washington Tile Co, contr
- 4845—Dwlg, 1540 S Gramercy Pl; Paul Martin, own; Washington Tile Co, contr
- 4846—Dwlg, 3276 Fernwood St; Will S Kellogg, own; Washington Tile Co, contr
- 4847—Bldg, 171 S Gardner St; Mr Sandler, own; B Lenchiner, contr
- 4848—Dwlg, 1012 S Stanley Dr; T C Bowles, own; R L Freeberg, contr
- 4869—Dwlg, 738 Dominguez St, San Pedro Dist; Sam Rogon, own & contr
- 4874—Dwlg, 5210 Hermosa Ave, Eagle Rock Dist; Mr Birchenough, own; Dohnel Tile Co, contr

**Building Permits**

- ALHAMBRA**
- Steel Crane Way, 3201 W Mission Rd; S W Welding Co, own, at lot; Pacific Iron & Steel Co, bldr \$600
- Dwlg, 609 Westminster; lot 47, blk 3, Tr 4952; R A Backus, own & bldr, 3130 Dorchester St \$2500
- BAKERSFIELD**
- Alter and Repair Bldg, 2429 H Street; Robert E McCarthy, own; Fred F Moore, bldr \$250
- Alter Bldg, 2205 B Street; Elwood McKinley, own & bldr \$450
- Alter Bldg, 1131 19th St; Pauline and Morris Himovitz, own; F E Cremer, bldr \$175
- Garage, 423 Flower St; A R Hitchcock, own & bldr \$450
- Add to Bldg, 2800 Sunset St; Raymond L Cross, own; Adolph Hansen, bldr \$1175
- Garage, 2120 I Street; C E Houchin, own; Carl Ingalls, Inc, bldr \$3000
- Add to Bldg, 631 East 19th St; Charles V Kent, own & bldr \$450
- BEVERLY HILLS**
- Add to Dwlg, 125 N Stanley Dr; Frank M Warren, own & bldr, at lot \$200
- Add to Dwlg, 707 Walden Dr; Joe E Brown, own & bldr, at lot \$4000
- Alter Dwlg, 714 N Crescent Dr; Fred L Glascock, M.D., own & bldr, at lot \$500
- Stucco Dwlg & Garage, 123 S Hamet Dr, lot 778, tr 4988; Wm C Hyde, own, at lot; Harry L Agrell, bldr, 1248 Ozeta Terrace, West Hollywood; 6 rms, tile & comp rf \$3250
- Garage, 306 Foothill Rd; J E Byers, own & bldr, at lot \$100

**BURBANK**

- Stucco Dwlg and Garage, 408 E Sunset Canyon Dr; lot 11, Villa Tr; Robert DeVicini, own, 911 N Cypress Ave; Hunt Bros, bldr, 215 N Olive Ave; mission tile and comp rf, 36x49, 9 rms, 2 sto \$5362
- Stucco Dwlg and Garage, 1035 N Fairmont Rd; lot 54, Tr 7590; Frank W Crocker, own & bldr, 1028 N Brighton Ave; mission tile and comp rf, 38x55, 7 rms, 1 sto \$5000
- steinf Concrete Market Bldg, 324 E Glenoaks Blvd; Mrs Ida M Randolph, own; Paul Hutchinson, bldr; 50x80, 1 sto \$3000
- Stucco Dwlg, 901 Kemp St; Hollywood State Bank, own & bldr, Los Angeles; 5 rms, 1 sto \$2000
- Steel Filling Station, 1821 S Olive Ave; Mission Supply Co, own & bldr \$1000

**COMPTON**

- Add to Dwlg, 409 W Cedar St; Geo Conley, own & bldr, 233 E Indigo St \$400

**FULLERTON**

- Add to Frame Dwlg, 2423 W Commonwealth Ave; part of lot 18, Stern & Nichols Tr; George Lyons, own & bldr, 3631 Valencia St; 10x14, sleeping porch, 1 sto \$50
- Alter Duplex, 141 E Elm St; lot 29, Tr 448; Mrs D E Gibson, own & bldr, at lot; re-stucco exterior \$150
- Add to Frame Dwlg, 243 W Amerige St; lot 14, blk 18, Townsite of Fullerton; John R Portland, own & bldr, at lot; 16x32, 2 rms, 1 sto \$200

**GLENDALE**

- Repair Dwlg, 400 W. California; John McConachie, own & bldr, 1242 Cederedge Ave, Eagle Rock \$225
- Stucco Dwlg, 1345 Linden Ave; lot 34, Tr 6185; Emil Pachaeek, own, 1129 Orange Grove Ave; W D Walker, bldr, 1180 W 29th St, Los Angeles; 7 rms, 38x67 ft, tile and comp rf \$4500
- Stucco Dwlg, 1331 Spazier St; lot 31, Tr 9471; Emil Cottave, own, 2029 Workman St, Los Angeles; Walter E Burris, bldr, 2939 Westview St, Los Angeles; 7 rms, tile rf \$4280
- Repair Dwlg, 1812 E Glenoaks Ave; Mrs Minnie C Chaney, own & bldr \$300
- Add to Dwlg, 125 W Mountain St; J Gardner, own, at lot; I Cilne, bldr, 324 N Orange \$1000
- Dwlg, 1547 Merriman Dr; lot 11, Tr 8280; F L Hardcastle, own & bldr, 606 S Central Ave; 7 rms, 2 sto, 40x45 ft, shgl rf \$7500
- Caddy House, Oakmont Club; W W Crenshaw, own, 4151 Dundee Dr, Los Angeles; Ira Sander, bldr, 6015 W 3rd St, Los Angeles \$2850

**HUNTINGTON PARK**

- Install Glass, 6051 Pacific Blvd; Norton Bros & Norris, own, at lot; Tyre Bros Glass Co, bldr, Los Angeles \$800
- Demolish Dwlg, 6351 Seville St; Roy D Klinkner, own, 6363 Seville Ave; L A Wrecking Co, bldr, 810 E 9th St, Los Angeles \$200
- Add to Dwlg, 6922-C Santa Fe Ave; Mr Abrams, own & bldr, at lot \$450

**INGLEWOOD**

- School Addition, 120th St and 8th Ave; s w 1/4 of s w 1/4 of Sec 11, Twshp 3 S, Range 14 W; Frank J Ishida, chairman of school board, 2061 W El Segundo Blvd, Los Angeles; Wm Giles, bldr, 1131 Hawthorne Blvd, Lennox; 2 rms, comp rf \$1419
- Add to Dwlg, 305 W Ellis Ave; lot 8, Tr 9576; E J Fahey, own, at lot; H S Thatcher, bldr, 123 W Ellis Ave; shgl rf \$100

**LONG BEACH**

- New Foundation, 1243 W State St; John Usher, own, at lot; A J Lofrier, bldr, 1730 Locust Ave \$400
- Repair Bldg, 2275 Pacific Ave; Edward W Hannah, own & bldr, 2932 Marquita St \$1000
- Repair Garage Front, 2000 American Ave; C B Bullows, own; W Jay Burgin, bldr, 1100 Redondo Ave \$1000
- Add to Dwlg, 1765 Pine Ave; F G Stickels, own & bldr, at lot \$500
- Frame Dwlg, 232 E 52nd St; Mrs Sara Grunn, own & bldr, at lot \$800
- Repair Bldg, 19 S Termino St; Emma Carpenter, own & bldr, 55 Roswell Ave \$500
- Repair Stand, 106 W Pike; Adam Linke, own, at lot; Wm Bull, bldr, 286 Prospect \$500
- Repair Store and Apts, 125 E 14th St; Metropolitan Life Insurance Co, own & bldr, 726 Board of Trade Bldg, Los Angeles \$3950
- Repair Bldg, 3025 E Anaheim St; L B Peoples Ice Co, own & bldr, at lot \$2060

**MANHATTAN BEACH**

- Stucco Cafe, 3615 Highland Ave; lot 1, blk 40, Peck's Manhattan Beach Tr; Charles A Pole, own & bldr, Traymore Hotel, Los Angeles; comp rf, 16x20, 1 rm, 1 sto \$350
- Add to Stucco Dwlg, 1204 Strand; lot 5, blk 4, Manhattan Beach Sub No 2; Bertha F Howard, own, at lot; Joe Sidie, bldr, 217 30th Pl; comp rf, 12x24, sun room, 2nd sto \$758
- Frame Studio Bldg, 432 32nd St; lot 1, blk 59, Peck's Manhattan Beach Sub No 2; Maud Wilde, own & bldr, 428 32nd St; comp rf, 28x36, 1 rm, 1 sto \$1000

**ONTARIO**

- Add to Processing Plant, cor 4th and Columbia Sts; C C Graber, own & bldr \$3000
- 2 Frame Auto Camp Cabins, 905 East A St; Frank P Hill, own & bldr \$400

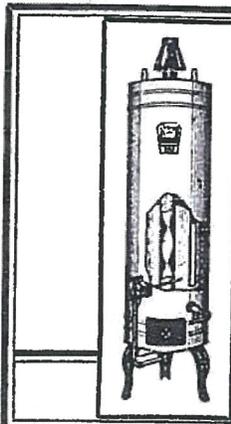
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**EPHEMERAL MATERIAL**

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### ORDINANCE IS UP ON REGISTRATION

Chief of Police Checking and Will Make Report

### LEGION COUNCIL ACTION

First Reading May Be Given at Meeting Tuesday

An ordinance providing for the adoption of the "Universal Registration" system in Beverly Hills which includes the cataloging of every resident in the hands of the chief of police today being checked and revised in order to make it practical.

The preliminary draft was drawn up by the city attorney at the request of the city council and referred to the chief for recommendations.

It is the upshot of a plan inaugurated by the Beverly Hills post, American Legion, which hopes to get nation-wide adoption of the universal registration system similar to that used in Berlin and other foreign cities.

Under the terms of the ordinance as it is now drafted, fingerprinting will not be compulsory but fingerprints will be filed with other data of each individual if so desired.

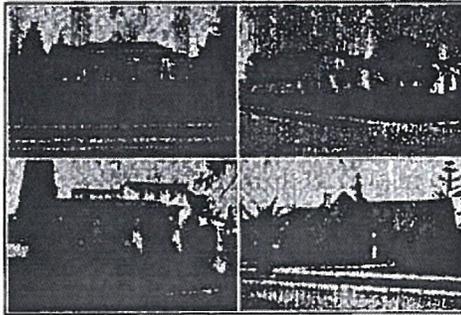
Essentially the plan calls for a card index and files containing the name of every resident of Beverly Hills together with the address and other data. It is anticipated that the information to be filed will be of no more personal nature than that required for voting registration.

If the check on the present draft of the ordinance is completed this week, the measure may come before the city council Tuesday for further discussion and possible first reading.

A resolution by the local post of the American Legion sent to the county council of the same organization has been referred back for rewording. Failing to indicate just what changes should be made, the members of the county council merely stated that the purpose was clear but that "it will be necessary to change the wording and put it in the proper form" for submission to the state legion.

Afterward it is hoped that favorable action by the state will permit the resolution to go to the national headquarters of the legion with a view of urging the system for the entire nation.

### Pauline Frederick Buys Residence



Announcement of the sale of the large residence of Pauline Frederick at 601 Sunset Boulevard made last week to Claude Grahame-White, London sportsman and aviator, was followed closely by the sale of the G. Harry Brown house at 319 N. Roxford Drive to Miss Frederick. Photo at upper left shows the attractive Sunset Boulevard estate while lower left is of the new house purchased by the actress. Upper right is 601 N. Walden Drive sold during the week to G. L. Richards of Detroit. Lower right is the eight-room English type house sold to Albert Green, who is now occupying it. All of the deals were made by the Arthur M. Kelley Company with offices in the Chamber of Commerce building.

**MAN TRIES TO PICK UP SMALL GIRL IN AUTO**  
H. B. Warner, 814 N. Linden Drive, reported to police that a

man in an automobile tried to pick up his eight-year-old daughter on Benedict Canyon Drive last Tuesday.

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General Insurance

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### The El-Dorado Drive-In Market CORNER ALMONT AND WILSHIRE OPEN ALL DAY SUNDAY

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FOR DELIVERY SERVICE PHONE OXFORD 1161

# To those whose only thought is to find The Car of Cars

No satisfaction can be deeper than the sure knowledge that one has bought the car of cars—and paid no premium for that performance and prestige. The three things which can make one sure, are, of course:

- A... Long-sustained high repute and unusual social acceptance.
- B... Outstanding dignity and impressiveness of appearance.
- C... Engineering soundness developed through the years and expressed in richly comfortable riding quality.

In these respects, the new Pierce-Arrow can surely be said to isolate and distinguish itself among the few fine cars which the buyer can consider. Long-sustained high repute and universal acceptance—these are surely conceded to Pierce-Arrow. Outstanding dignity and impres-

siveness of appearance—surely Pierce-Arrow proclaims itself on any boulevard or highway. Engineering soundness and rich riding quality—nothing in these respects can be asked or procured beyond Pierce-Arrow. To be literal and exact—the capacities of Pierce-Arrow's superb

eight-cylinder power plant, with the added safety and smoothness of free wheeling, will assert themselves triumphantly in any test.

In this community, careful buyers are scrutinizing fine cars with special thought of Pierce-Arrow—seeking the satisfaction of owning the car of cars.

We promise them without reserve that the new Pierce-Arrow will acquit itself faultlessly in any and every comparison.

Three new groups, featuring the new Salon Group at \$4275 and up; the new Group A, at \$3450 and up; the new Group B, at \$2685 and up. Special custom-built models up to \$10,000. All prices f. o. b. Buffalo. 118

### JOE E. BROWN BUYS NEW RESIDENCE ON N. WALDEN

Joe E. Brown, inimitable comic of stage and screen, is the latest addition to Beverly Hills' celebrity list, having moved late last week into the attractive new residence at 707 N. Walden Drive.

The house was purchased from Rene Riviera at a reported figure of \$75,000. The transaction was handled by the Love Realty Company.

The property has a frontage of 90 feet and a depth of 200. It is Spanish in design with three patios, four separate lawns, six tile baths, four master bedrooms and 14 rooms in all.

### Bel-Air Estate

Owner will take Beverly Hills home or Los Angeles income property part trade.

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OXFORD 6121

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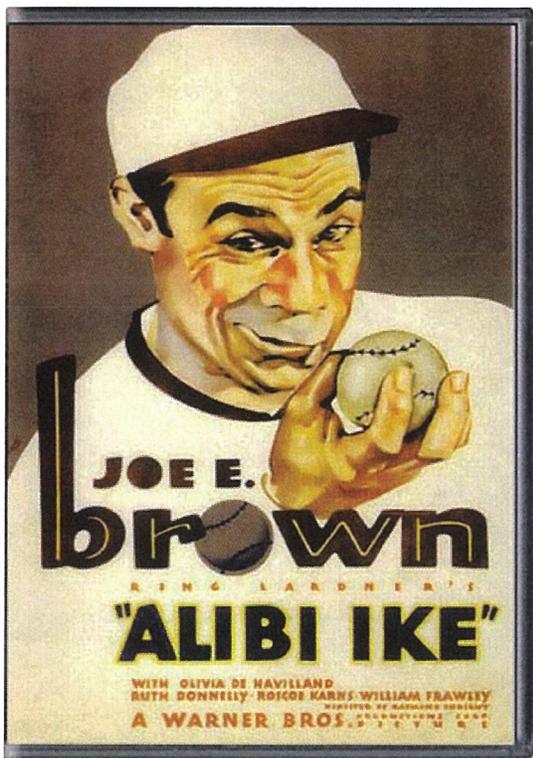
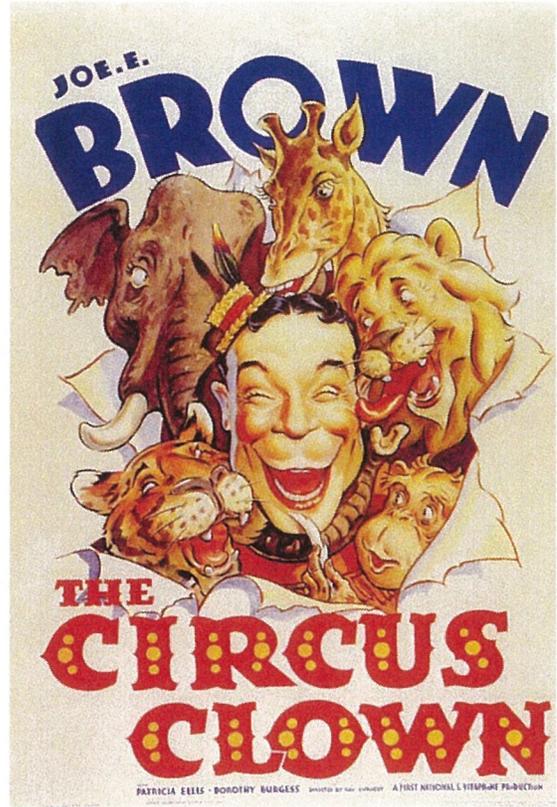
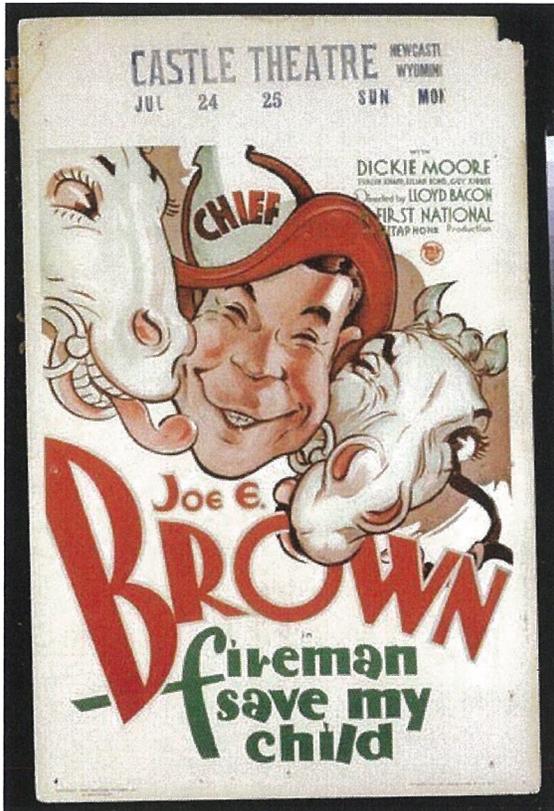
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MOVIE POSTERS OF JOE E. BROWN FILMS PRODUCED IN THE 1930s



GRAUMAN'S CHINESE THEATRE FORECOURT OF THE STARS



SONS O' GUNS PRESS PHOTO, 1936

BEVERLY ROBERTS, JOE E. BROWN, AND JOAN BLONDELL



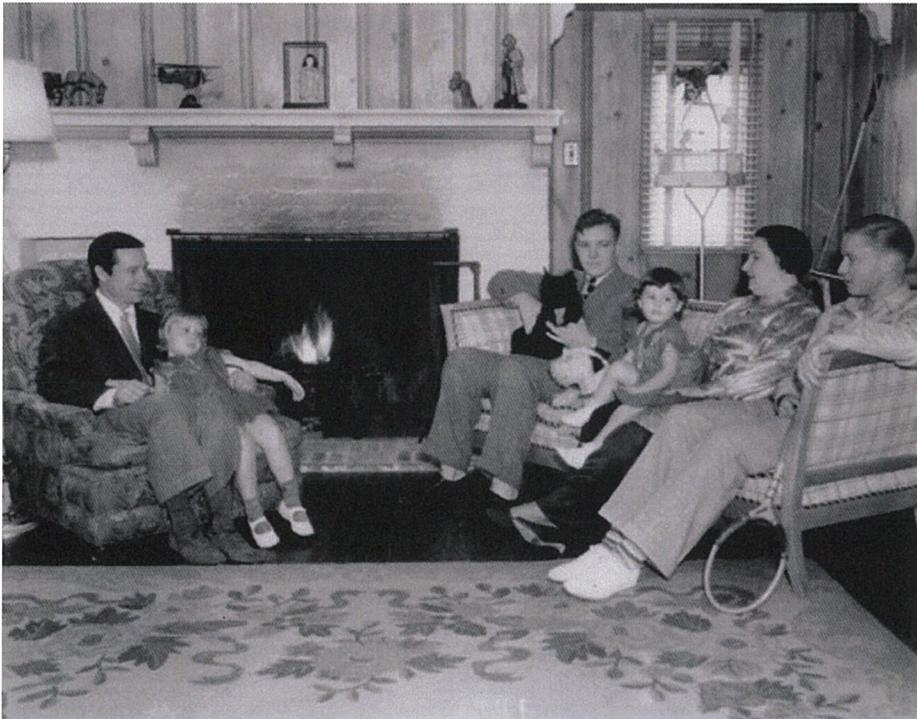
"SOME LIKE IT HOT" FILM CLIP, 1959  
JOE E. BROWN AND JACK LEMMON



JOE L. BROWN, DON E. BROWN, JOE E. BROWN ON COURTYARD STAIRS AT 707 N WALDEN DRIVE, EARLY 1930s



JOE E. BROWN IN UPSTAIRS SCREENING ROOM MID-1930s



BROWN FAMILY IN UPSTAIRS SCREENING ROOM, LATE 1930s



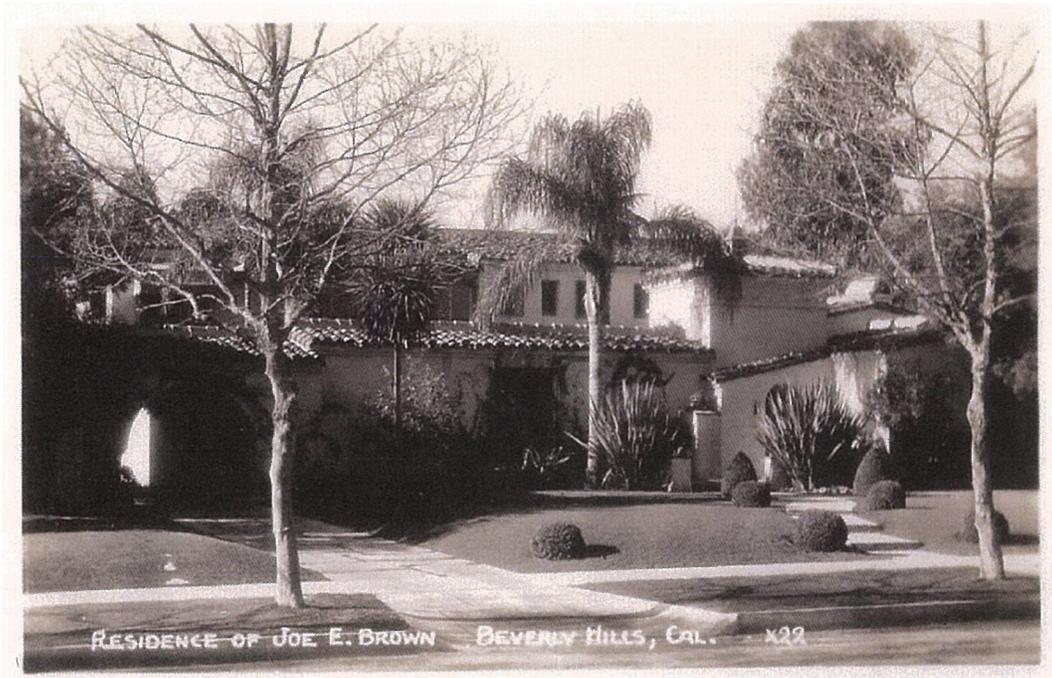
POSTCARD JOE E. BROWN RESIDENCE, 707 N WALDEN DRIVE (c. 1936)



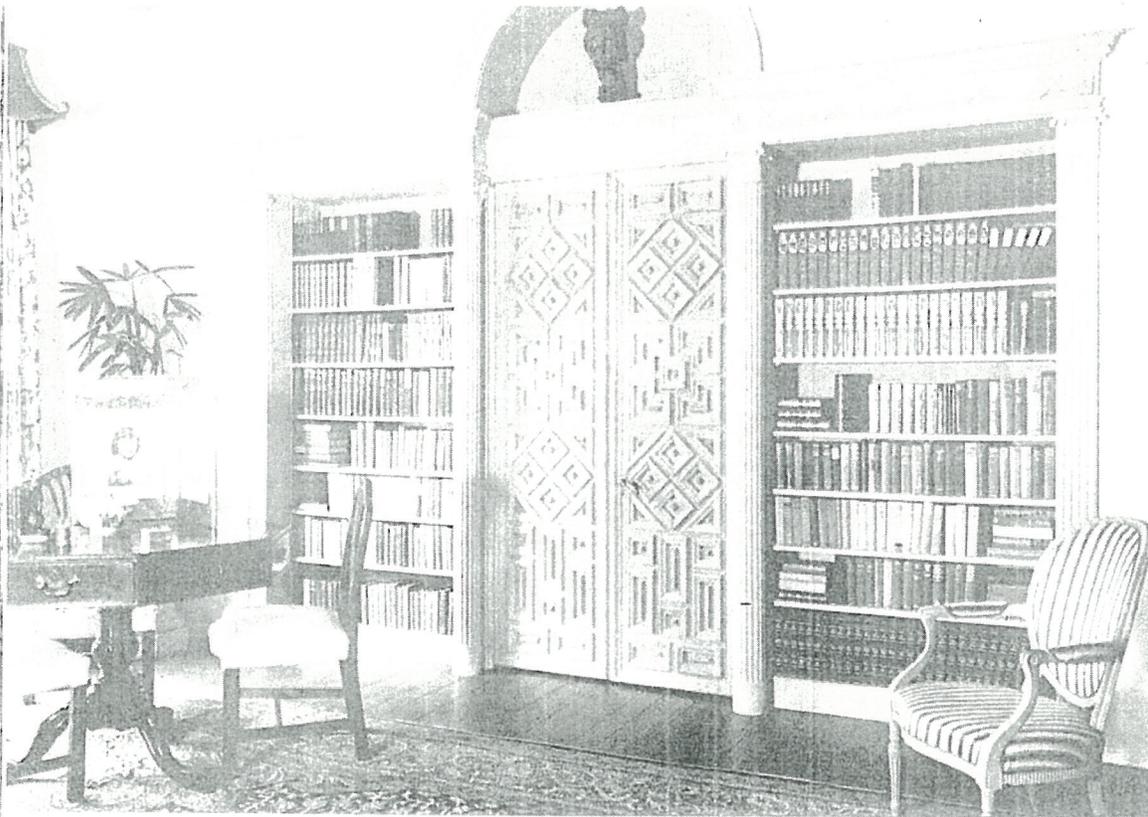
POSTCARD JOE E. BROWN RESIDENCE, 707 N WALDEN DRIVE (c. 1936)



HISTORICAL PHOTOGRAPH, JOE E. BROWN RESIDENCE (c. 1938)



HISTORICAL PHOTOGRAPH, JOE E. BROWN RESIDENCE (c. 1934)



*Library*

Photos Mott

*Residence of Mr. and Mrs. Joe E. Brown, Hollywood  
Tifal Limited, Builders*

*Builders and Period Hardware: Daniel C. Hay*

*Dining Room Paneling: Clear Sugar Pine*

*Fireplace Fixtures: Colonial Shops*

*Gas Fired Heating Equipment: Payne Furnace & Supply Company, Inc.*

*Imported Spanish Tile: Fred M. Dean*

*Lighting Fixtures: Hollywood Lighting Fixture Company*

*Plumbing Fixtures: Standard Sanitary Manufacturing Company*

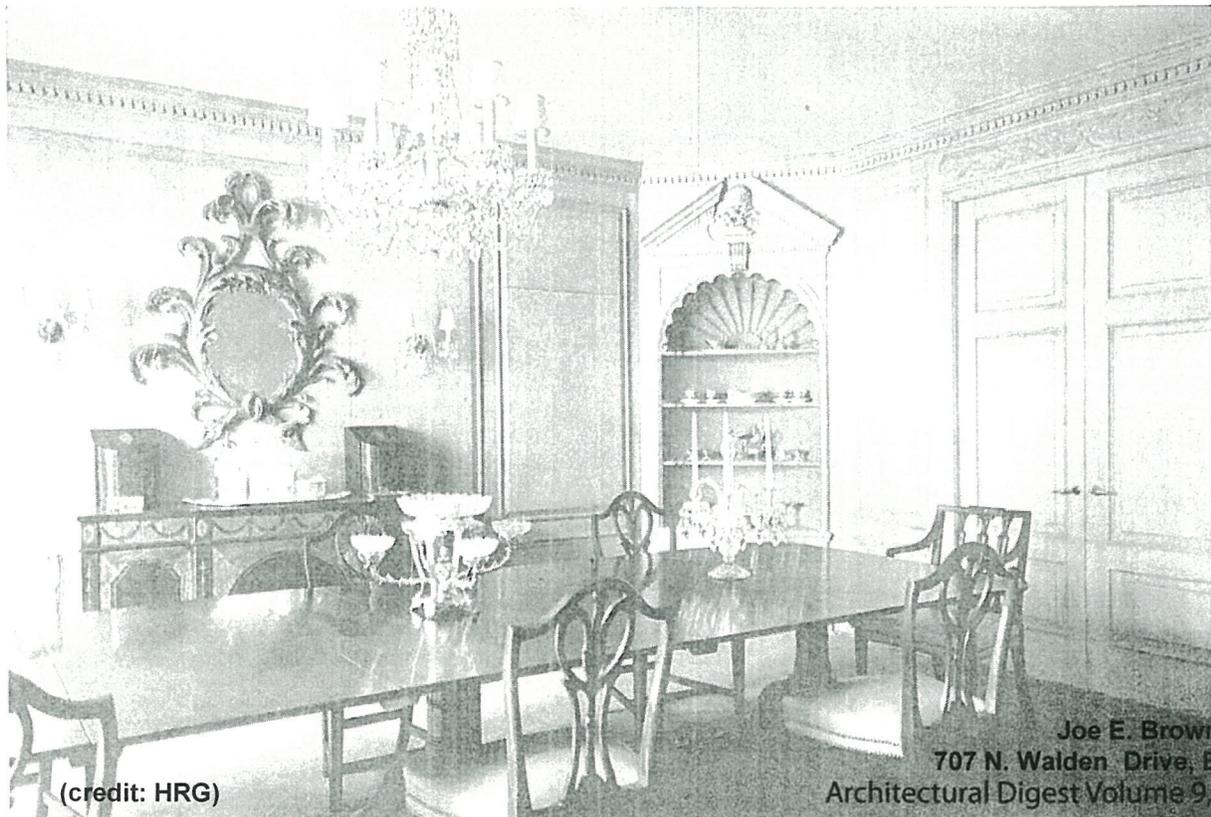
*Roller Screens and Metal Frame Flat Screens: Roll-Away Window Screen Company, Ltd.*

*Stainless Steel and General Metal Work: Hollywood Metal Products Company*

*Venetian Blinds: National Venetian Blind Company*

*Wall Paper: W. H. S. Lloyd Company*

*Dining Room*



(credit: HRG)

**Joe E. Brown Residence**  
707 N. Walden Drive, Beverly Hills  
Architectural Digest Volume 9, 1936/1937

# R. H. LEWIS, Inc., Ltd.

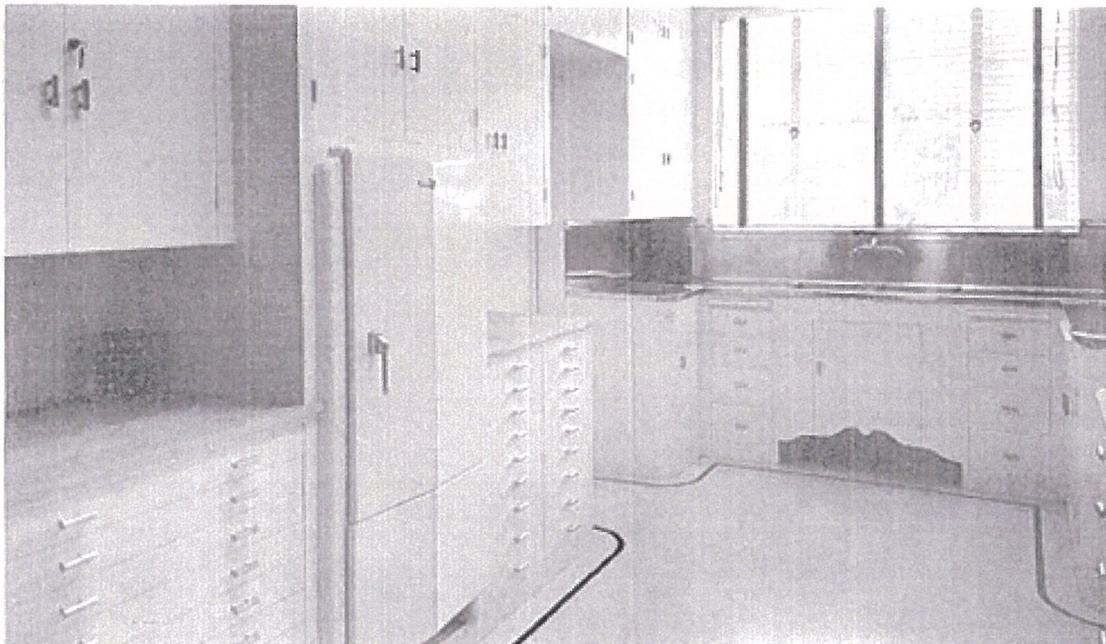
## *Builders*

of the

Homer Samuels (Madam Galli-Curci) and the P. H. Young  
Homes Shown in This Issue

95256 Beverly Boulevard

Beverly Hills, Calif.



## **Hollywood Metal Products Co.**

*Manufacturers of Light Sheet Metal Products*

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HOLLYWOOD

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**DWELLING BOUGHT BY JOE E. BROWN**  
*Los Angeles Times (1923-Current File); Nov 13, 1938;*  
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)  
pg. E3

## **DWELLING BOUGHT BY JOE E. BROWN**



This English Manor home bought by Joe E. Brown, motion-picture star, is on the former six-acre Potter estate in the Oakmont district of Brentwood. The property was purchased from the Security-First National Bank. With completion of extensive remodeling there, Brown's investment in the property will exceed \$67,500, according to Guy Price, of Guy Price Co., Beverly Hills realtors, who represented buyer and seller.

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*Good Reading for Everybody.*

# The Los Angeles Times Illustrated Weekly Magazine

*Some of Its Contents  
This Week:*

Ketchikan, First Port of Call in  
Alaska.

By Frank C. Carpenter.

United States' Opportunities in  
Asia.

By Baron Shibusawa.

The Presidential Election in  
Panama.

By James Stewart.

Civil War's Effects on Southern  
Life.

By Elizabeth Wyson Klingberg.

Little Sam Manuel.

By L. Worthington Green.

A Woman's Work for Blind  
Soldiers.

By Sterling Hellig.

Remarkable Vegetation of the Sea.

By Mame E. Buxton.

The Story of the Little Gray Box.

By Vlasta A. Hungerford.

Mixing the Rations.

By Eugene Brown.

A Girl's Way of Paying for a  
Motor Car.

By A. Hunter.

A Modern Hermit Changes His  
Place of Abode.

By G. W. Jose.

An Aviator's Sacrifice for His  
Country.

By Rene R. Riviere.

One Who Was All the World to  
Her.

By Eva Davis Cogswell.

Strange Facts About Spiders.

By Edwin Tarrise.

The Surprising Artfulness of  
Emma.

By Perne Hunter.

The Daily Married Life of  
Helen and Warren.

By Mabel Herbert Umer.

Dawn of an Ideal in a Darkened  
Mind.

By O. K. Britell.

Domestic Propagation of Wild  
Ducks.

By Edward T. Martin.

Harvesting and Storing the  
Rain Crop.

By M. V. Hartranft.

Egg-laying Percentages  
Considered.

By Henry W. Kruckeberg.

Good Short Stories—California, Land of  
the Sun—The Eagle—The Lancer—  
The City and Home Beautiful—The  
Human Body; Its Care, Use and Abuse  
—"Home, Sweet Home"—Poetry,  
Humor, Etc.

## Pictorial Features

*Two-page Halftone*—"Winding Way of  
a Southern California Stream."

*One-page Halftone*—"Veteran Guardian  
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*One-page Halftone*—Recent Notable  
Cartoons.

Many Other Handsome Illustrative  
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Sunday Mornings.*

## JOHNSON MAY RUN AS AN INDEPENDENT NEXT YEAR

### 'Republican' Senator in a Dilemma; Army of Democrats Eye Rolph's Seat; Political Carnage On

BY KYLE D. PALMER  
Judging from the alarm with which some Republicans and some Democrats witness members of the opposite party enjoying the privileges and prerogatives of office the average politician's vision of a political heaven is encompassed by a political job.  
Hence, political jobs being obtainable through the fortunes of wars that come at election time after strenuous and organized political effort both the Democrats and the Republicans are beginning to bestir themselves with respect to the Congressional and State elections next year.

And in California, where the political pot bubbles and boils year after year with merry zest, the next twelve months hold promise of exceptional activity all along the line, with carnage not only between the two major parties, but within the party organizations.

#### WHO TO FIGHT

The whole matter comes down to an Einsteinian question of political relativity; which is to say that the embattled Democrats and Republicans soon must decide whether they prefer to fight among themselves or against the forces of the opposing political group.

Laying aside for a moment what the Republican regulars think about Senator Johnson and his remaining cohorts, it is easy to discover that a not inconsiderable body of practicing Democrats in California regard their own United States Senator—W. G. McAdoo—as a species of political Beelzebub sent to lord it over them for their political sins. Recent events in the State have furnished some slight evidence of the hearty manner in which the McAdoo adherents are responding to the hostilities directed at their political chieftain, and thus the dilemma begins to shape up.

Each stone tossed into the rolled pool of personal and party politics sends its rippling murmurings to the outermost edges. Storms are brewing. There will be a knock-down-and-drag-out battle next year for the Democratic nomination for Governor, and the fight for nominations for State offices of lesser importance will be but slightly less intense. With the Republicans, of course, the primary election contests in this State for several decades have been the important consideration, as the relative weakness of the Democrats left little danger to Republican nominees in the final election.

Next year, with a Democrat in the White House and the country more or less looking to the Democrats for economic salvation, California Democratic leaders—and followers—are confident that they have at least a fighting chance to name the State's next Governor.

On the subject of the United States Senatorship they are in disagreement. It is generally recognized that the McAdoo faction expects to manipulate the party organization in such fashion as to reward Senator Johnson, candidate for re-election, for his desertion of the Republican Presidential ticket in 1932.

The first effort to "deliver" for Mr. Johnson failed at Sacramento a few months ago when the State Legislature rejected the McAdoo-Johnson scheme for breaking down party lines in California. The next move will take the form, in all probability, of an attempt by McAdoo and his cohorts to keep any strong Democrat from entering the Senatorial contest, and thus enable Mr. Johnson to concentrate his attack on the party which, at election time only, he calls his own.

#### JOHNSON'S DILEMMA

Senator Johnson's dilemma with regard to the Republican Senatorial nomination next year is a real one and not merely the imagined difficulties of a candidate known to be temperamentally pessimistic even when his political fortunes have been at their highest.

The ebb tide of politics that carried so many thousands of Republicans out of the party ranks for the 1932 Presidential and Congressional elections by no means left the Republicans in California in a disorganized condition. Despite the drift into Democratic ranks in this State, there are upward of 600,000 more registered California Republicans than there are registered Democrats. And while it is entirely within the realm of possibility that events may even up this disproportion, nothing at this time looms on the local political horizon of such formidable proportions as to indicate the likelihood of another Democratic landslide.

The Republicans, in fact, expect to win back many of the seats in the national House of Representatives to which Democratic nominees fell heir in the Roosevelt-Garner victory last year.

But getting back to Senator Johnson, it seems that he is so gravely concerned about the situation that he may not enter the Republican primaries next year at all, but will stay out of the contest until he can get his name on the ballot as an "independent." Such a course, while depriving the Republican party of an opportunity to decide

for itself whether it prefers Senator Johnson or a Republican to represent the party and the State, would place the Senator in position to receive his pieces of political silver.

#### THIRD PARTY?

There is another avenue open to him, and one which he is said to have under consideration that calls for an ambitious effort to revive the old Progressive party and set it up as a third political organization in this State. Running as a candidate for the nomination of his own thus created party, the Senator would have no difficulty in getting the nomination, but he would face the danger of Democratic as well as Republican resentment by such an obvious move.

Another obstacle to re-creating, if possible, the Progressive movement in California is the Governorship—a post which the Democrats will strive to capture for themselves and without regard to the wishes of Senator Johnson and his satellites. The Johnson group itself is determined to make a drive for the gubernatorial plum, with B. B. Meek—most assiduous of the Senator's admirers—as first choice. Meek was appointed to State service by former Gov. Young and resigned to associate himself with the business interests of W. R. Hearst and, later, with the Bank of America.

Meek, if he seeks the Governorship, unquestionably and despite his 100 per cent Johnsonism, would prefer to seek the Republican nomination.

#### WILL ROLPH RUN?

From this point the political woods are full of gubernatorial candidates, either actually in the field or are preparing to enter the fray.

Looking first at the Republican side, it would seem that some members of Gov. Rolph's official family believe that Mr. Rolph may not be a candidate to succeed himself. One of these, in particular, former Gov. Richardson, undoubtedly is a candidate at this time—either for the Governorship—which he lost to Young in 1926—or for the toga of Senator Johnson.

Mr. Richardson has his own peculiar methods of campaigning and no grass is growing in the office of the State Building and Loan Commissioner which the former Governor now occupies.

Richardson's name brings to the fore a somewhat fantastic but by no means untenable report that Hearst's chief political generalissimo in California, John Francis Neylan of San Francisco, an old-time Richardson foe, would like to see Richardson nominated for Governor on the Republican ticket.

Far from being a disinterested or friendly inspiration, however, it is represented that Mr. Neylan's reported plans include the possibility of Richardson's nomination only because Neylan believes this eventually would assure the election of a Democratic nominee next November.

Whether dictated by Neylan's aforementioned prejudice against the former Governor, or due to a less biased estimate of Mr. Richardson's political strength, it would be surprising, indeed, to see these two ancient political enemies throwing bouquets instead of brickbats in a political contest.

Lieut.-Gov. Merriam, lacking only the technically of formal announcement of his candidacy, is out in the highways and byways of the State, lining up all and sundry who may be enlisted in his cause.

State Treasurer Charles G. (Gus) Johnson also is paying indefatigable attention to his gubernatorial aspirations, and there are rumors of a possible attempt of former Gov. Young—defeated by Rolph in 1930—to stage a comeback next year.

With nothing to say for publication at this time, Supervisor Quinn of Los Angeles, is understood to have a weather eye cocked in the general direction of Sacramento—either with respect to the Governorship or the Lieutenant-Governorship, a post once held by Dist.-Atty. Flitts, and one which, it is rumored,

he may not be averse to occupying again.

#### BOURBON ASPIRANTS

The Democratic outlook with respect to the fight for Mr. Rolph's office is somewhat obscure at this writing, due not so much to a dearth of candidates, but to a reluctance of potential aspirants to make the first move.

First in possible importance is John B. Elliott, Federal office-holder under Woodrow Wilson, a staunch ally of Senator McAdoo, a successful candidate several years ago for the (at the time) empty honor of Democracy's nomination for United States Senator, and a supporter of Herbert Hoover for President in 1932.

Mr. Elliott, for the most part, has derived his chief pleasure in politics from backing the aspirations and directing the political destinies of others. In all probability he ran for the Democratic Senatorial nomination largely for the purpose of defeating his own party antagonist, Istvoro B. Dockweiler.

It is reported that some of the McAdoo faction would like to recall J. F. T. O'Connor, former McAdoo law partner and present Comptroller of the Currency, to run for the Democratic gubernatorial nomination. Mr. Elliott, on the other hand, is said to think less of O'Connor's candidacy than of the potential political strength of Associate Supreme Court Justice Emmett Sewell.

In all probability the Democratic factions not controlled by Messrs. Dockweiler and Elliott will strongly urge Justus Wardell, Public Works administrator for this region by virtue of a Presidential appointment which McAdoo opposed, to enter the lists.

#### RUSH TO COME LATER

All of this scrambling about, of course, is merely preliminary to a general sortle in which candidates, not in ones or twos, or in half-dozen lots, but by the score, will vie for place and position.

It is probable that California will have an almost round 3,000,000 registered voters when the primaries roll around next August. Such a total is contemplated on the assumption that those who have failed to vote during the two-year period since the permanent registration law became effective will re-register and that the normal increase in new registrations will occur.

Since January of this year more than 100,000 of the more than 200,000 registrants who were stricken from the rolls under the two-year limit have placed their names again on the register.

#### WIFE CHARGES MATE HAS LUSTY TEMPER

In a complaint for divorce on file yesterday in Superior Court Mrs. Elizabeth Riviere accuses her husband, Rene R. Riviere, an architect and builder, of having a violent temper, especially at meal time. The wife charges that he would throw bread in her face and on one occasion when she did not bring his food fast enough he threw a pot of coffee at her. The wife also asserts that Riviere drank intoxicants to excess and was arrested at least fourteen times for intoxication during the nine and one-half years of their married life. She asks for \$300 a month alimony and all of the community property valued at \$20,000.

#### BELVEDERE PICNIC TODAY

Former Belvedere (Ill.) residents will conduct their annual reunion and picnic today at Spycamore Grove. Coffee will be served and those who attend will bring basket lunches, according to Mrs. T. F. Foote of Altadena, secretary.

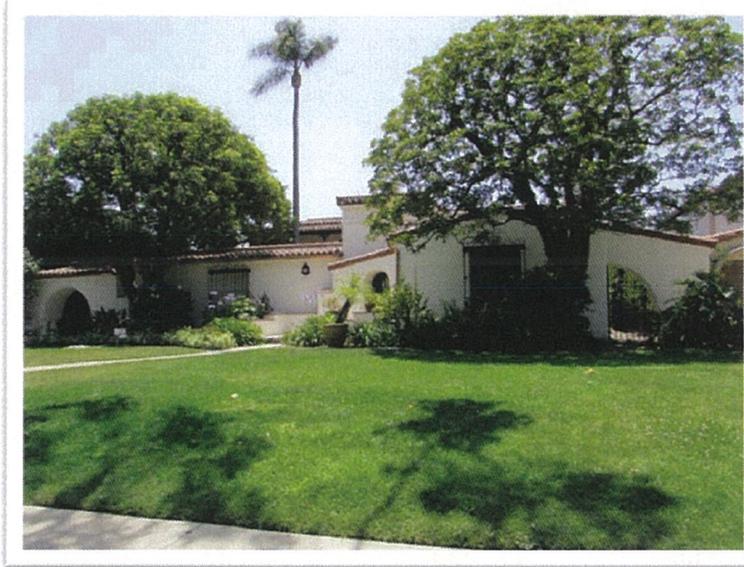
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**PHOTOGRAPHS**

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**PHOTO - 1: Context view from North N. Walden Drive, looking west (credit, MLS)**



**PHOTO - 2: Context view from N. Walden Drive, looking southwest**



PHOTO - 3: Inner courtyard area, looking west (credit, MLS)

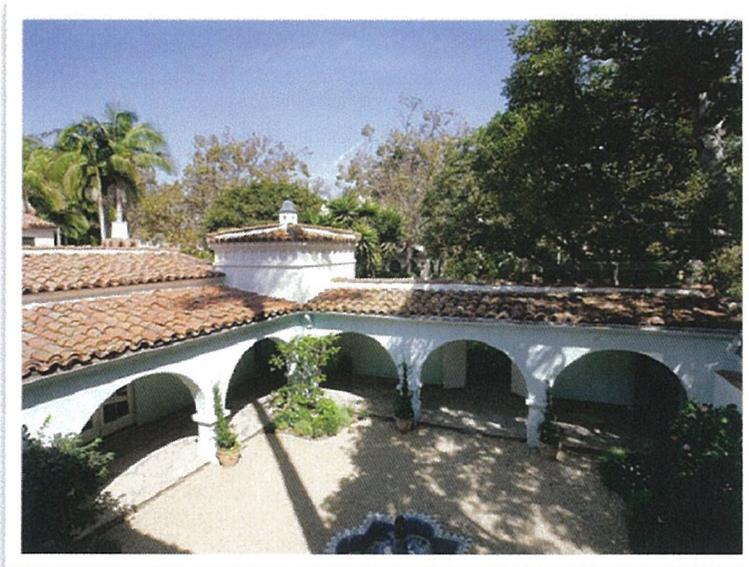


PHOTO - 4: Inner courtyard area, looking northeast from balcony (credit, MLS)

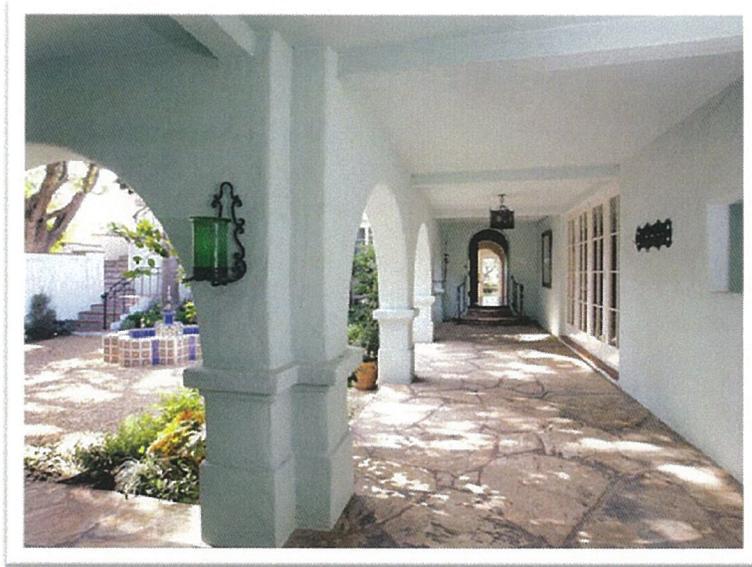


PHOTO - 5: Loggia along north wing, looking west at front door entry (credit, MLS)



PHOTO - 6: Madonna and Child bas relief on south wall of north wing, looking north (credit, MLS)



PHOTO - 7: South (side) elevation, driveway, and garage, looking west



PHOTO - 8: North (side) elevation detail, looking east



PHOTO - 9: North (side) elevation and front wing wall, looking east

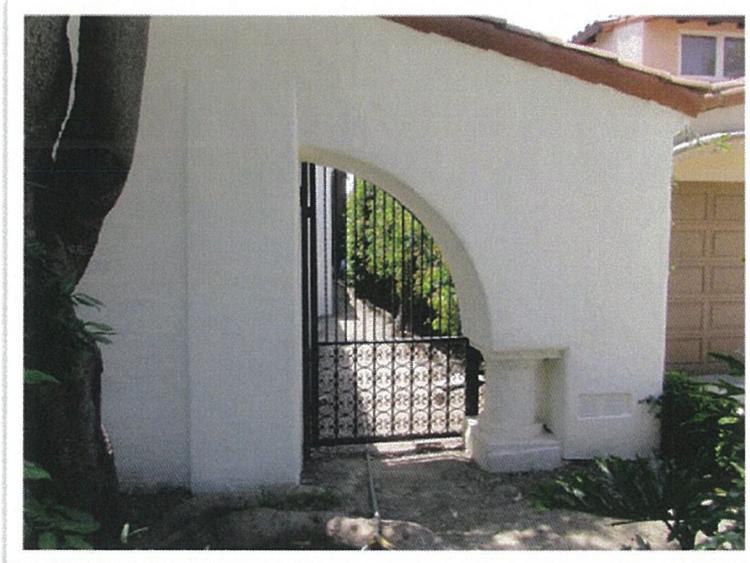


PHOTO - 10: Wing wall detail from front yard, looking west



PHOTO - 11: Garage detail along east (front) elevation, looking northwest



PHOTO - 12: Driveway detail, south wall of inner courtyard (left), and porte cochere, looking northeast



PHOTO - 13: Porte cochere entry detail street view, looking northwest



PHOTO - 14: Porte cochere courtyard entry access detail, looking north



PHOTO - 15: Wrought iron box window grille detail along front façade, looking southwest



PHOTO - 16: Wrought iron box window grille and fenestration detail front-facing wing



PHOTO - 17: Multi-level roof forms and massing perspective from public right-of-way, looking west



PHOTO - 18: Roofing materials and varied chimney details

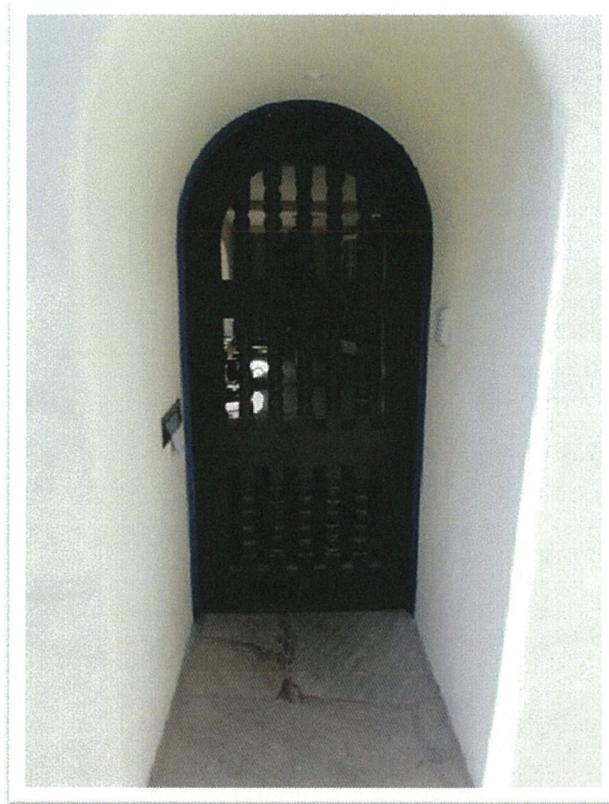


PHOTO - 19: Front entry gate approach along front façade, looking west

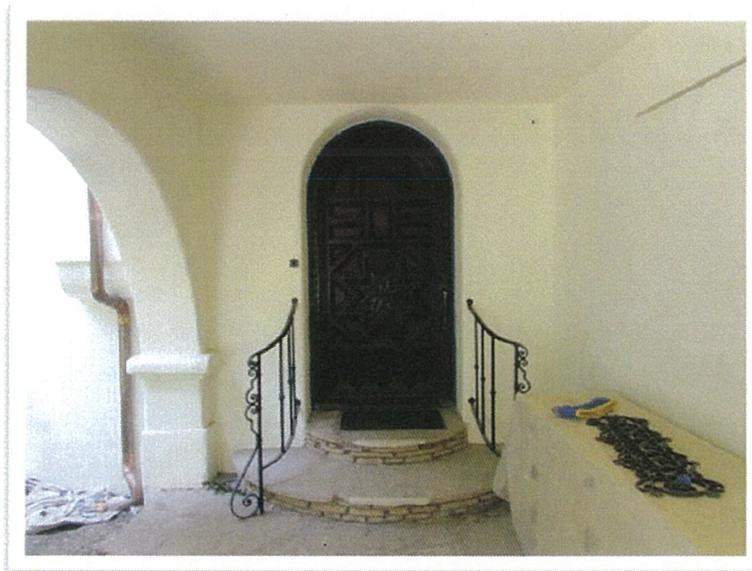


PHOTO - 20: Front entry door detail set within loggia along north wing, looking west

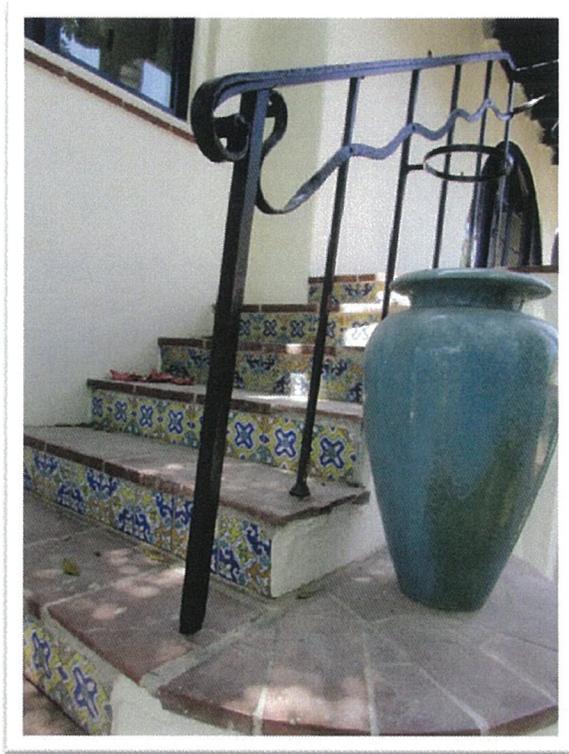


PHOTO - 21: Courtyard staircase detail to balcony

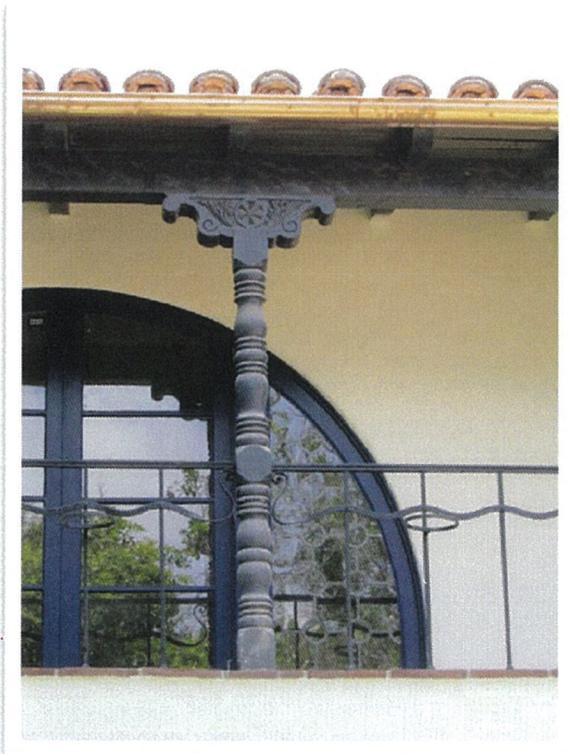


PHOTO - 22: Courtyard balcony detail, looking west



PHOTO - 23: Quatrefoil shape stained glass window with roundel glass panel along north wall, exterior view

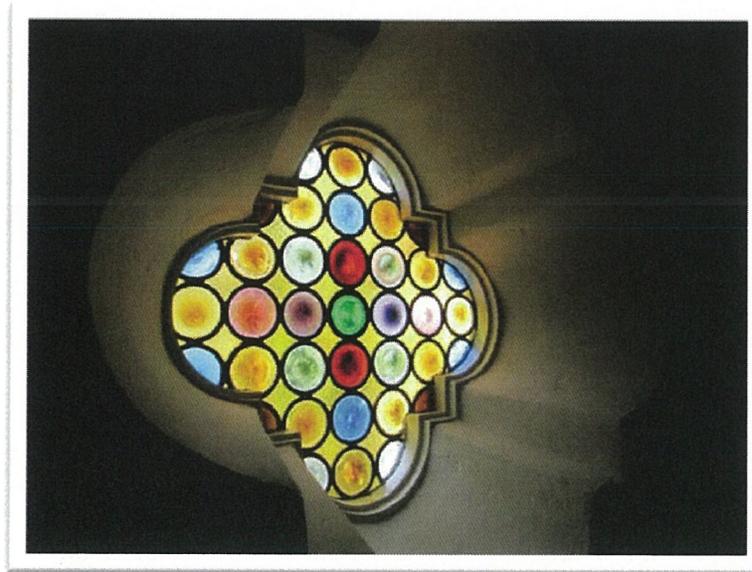


PHOTO - 24: Quatrefoil shape stained glass window with roundel glass panel along north wall, interior view



PHOTO - 25: Entry foyer area, front door left, looking south (credit, MLS)

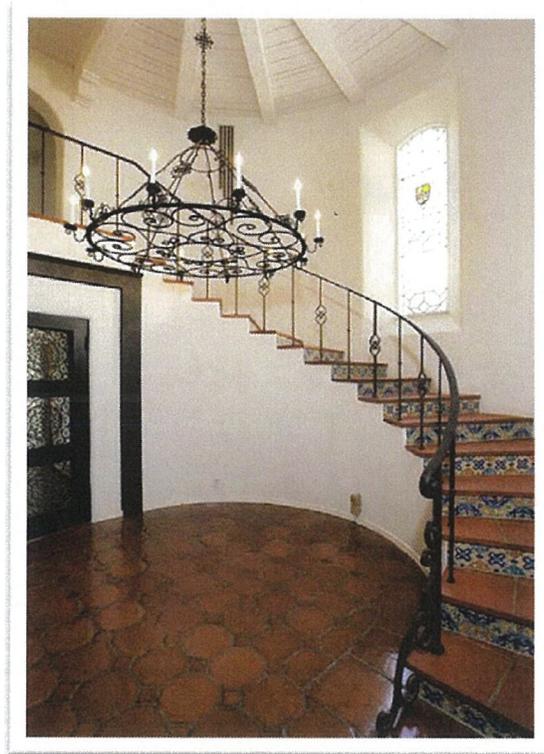


PHOTO - 26: Interior staircase at foyer with leaded glass window detail (credit, MLS)

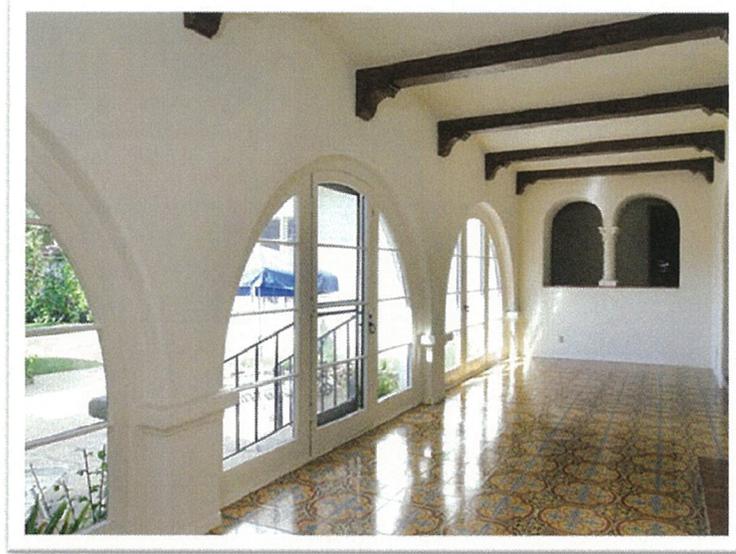


PHOTO - 27: Solarium detail at rear of house along west elevation, looking north (credit, MLS)

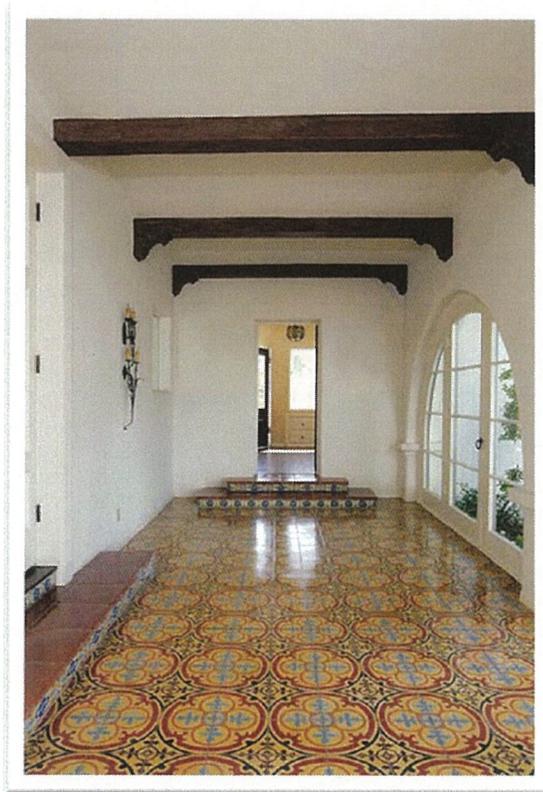


PHOTO - 28: Solarium detail at rear of house along west elevation, looking south (credit, MLS)

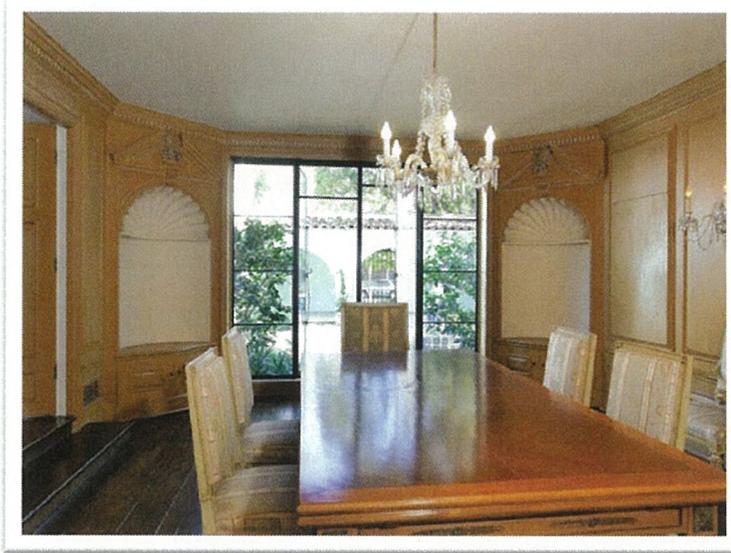


PHOTO - 29: Formal dining room, looking out onto inner courtyard (credit, MLS)

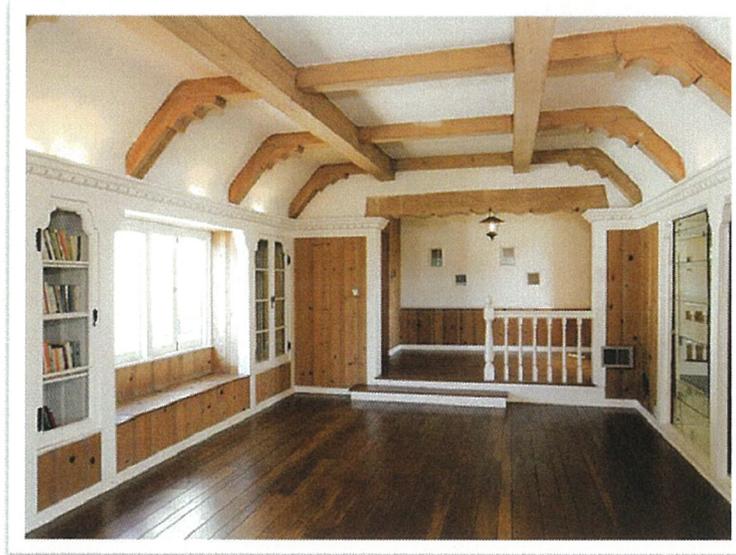


PHOTO - 30: Upstairs private screening room, entertainment room, looking east (credit, MLS)



PHOTO - 31: Decorative glazed tile work and fixtures in bathroom 1 (credit, MLS)

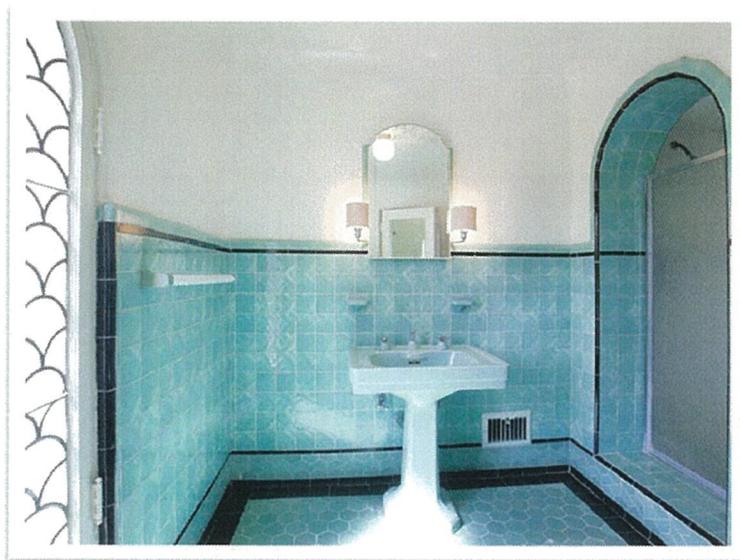


PHOTO - 32: Decorative glazed tile work and fixtures in bathroom 2 (credit, MLS)



PHOTO - 33: Decorative glazed tile work and fixtures in bathroom 3 (credit, MLS)



PHOTO - 34: Decorative glazed tile work and fixtures in bathroom 4 (credit, MLS)

**OSTASHAY & ASSOCIATES CONSULTING**

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