

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2009-3039-HCM  
ENV-2009-3040-CE

**HEARING DATE:** December 3, 2009  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 2508 Mayberry Street  
Council District: 13  
Community Plan Area: Silver Lake-Echo Park-Elysian Valley  
Area Planning Commission: East Los Angeles Neighborhood Council: Greater Echo Park Park Elysian Silver Lake  
Legal Description: Lot 59 of TR 368

**PROJECT:** Historic-Cultural Monument Application for the  
VILLA PALOMBO-TOGNERI

**REQUEST:** Declare the building a Historic-Cultural Monument

**APPLICANT/  
OWNER:** William W. Buckingham III  
2508 Mayberry Street  
Los Angeles, CA 90026

**APPLICANT'S  
REPRESENATIVE:** Charles J. Fisher  
140 S. Avenue 57  
Los Angeles, CA 90042

**RECOMMENDATION** **That the Cultural Heritage Commission:**

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

S. GAIL GOLDBERG, AICP

Director of Planning

**[SIGNED ORIGINAL IN FILE]**

**[SIGNED ORIGINAL IN FILE]**

---

Ken Bernstein, AICP, Manager  
Office of Historic Resources

---

Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

Prepared by:

**[SIGNED ORIGINAL IN FILE]**

---

Edgar Garcia, Preservation Planner  
Office of Historic Resources

Attachments: July, 2009 Historic-Cultural Monument Application  
ZIMAS Report

## **FINDINGS**

The building “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” as an example of Mediterranean Revival and Beaux Arts style residential architecture.

## **CRITERIA**

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

## **SUMMARY**

Built in 1927 and located in Silver Lake, this single-family residence exhibits character-defining features of Mediterranean Revival and Beaux Arts style architecture. The two-story, five-bedroom residence is rectangular in plan with a small rear wing. The slightly hipped roof has red clay tile. The exterior has a smooth stucco finish with wood and stucco trim. Windows include casement, double hung, and fixed-style windows. A single arched window adjacent to the centered front entrance contains a decorative iron surround and an iron window box. A decorative iron gate with a green and pink terrazzo landing marks the front entryway, which features an inset arched porch and a multi-paneled wooden door. The porch entrance is flanked by tall lamps and is accessed by a semi-circular concrete staircase from the street level. Additional exterior features include decorative quoins along the edges and corners of the main structure, second-story balconies with wrought iron railings, and a wooden pergola set atop an open balcony at the rear of the residence. Interior features include hand-painted murals and ceilings with allegorical themes, coved ceilings with crown moldings, Art Deco medallions, light fixtures and wall sconces, and inlaid hardwood floors.

The proposed historic monument was designed by Innocenti Palombo, an Italian immigrant who first arrived in New York in 1909 and who became a U.S. citizen in 1914 while working as a mechanic for the Los Angeles Times where he spent his entire career. Palombo designed and built the residence as a representation of a small palace of his hometown of Vicalvi, Italy. In 1947, Michale and Marina Togneri purchased the residence.

There are no alterations to the house except for a chimney repair in 1994. The Togneri family replanted the backyard with a small vineyard, fruit trees, and an arbor at an unknown date.

## **DISCUSSION**

The Villa Palombo-Togneri property successfully meets one of the specified Historic-Cultural Monument criteria: “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction.” As a residential building designed in the Mediterranean Revival and Beaux Arts style, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

## **BACKGROUND**

At its meeting of October 1, 2009, the Cultural Heritage Commission voted to take the application under consideration. On November 19, 2009, the Cultural Heritage Commission toured the subject property.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) REVIEW**

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 “*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*”

State of California CEQA Guidelines Article 19, Section 15331, Class 31 “*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*”

The designation of the Villa Palombo-Tognani Residence as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code (“LAAC”) will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior’s Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of Historic buildings in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving Rehabilitating, Restoring, and Reconstructing Historic Buildings.

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2009-3039-HCM  
ENV-2009-3040-CE

**HEARING DATE:** October 1, 2009  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 2508 Mayberry Street  
Council District: 13  
Community Plan Area: Silver Lake-Echo Park-Elysian Valley  
Area Planning Commission: East Los Angeles Neighborhood Council: Greater Echo Park Park Elysian Silver Lake  
Legal Description: Lot 59 of TR 368

**PROJECT:** Historic-Cultural Monument Application for the  
VILLA PALOMBO-TOGNERI

**REQUEST:** Declare the building a Historic-Cultural Monument

**APPLICANT/  
OWNER:** William W. Buckingham III  
2508 Mayberry Street  
Los Angeles, CA 90026

**APPLICANT'S  
REPRESENATIVE:** Charles J. Fisher  
140 S. Avenue 57  
Los Angeles, CA 90042

**RECOMMENDATION** **That the Cultural Heritage Commission:**

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

S. GAIL GOLDBERG, AICP

Director of Planning

**[SIGNED ORIGINAL IN FILE]**

**[SIGNED ORIGINAL IN FILE]**

---

Ken Bernstein, AICP, Manager  
Office of Historic Resources

---

Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

Prepared by:

**[SIGNED ORIGINAL IN FILE]**

---

Edgar Garcia, Preservation Planner  
Office of Historic Resources

Attachments: July, 2009 Historic-Cultural Monument Application  
ZIMAS Report

## **SUMMARY**

Built in 1927 and located in Silver Lake, this single-family residence exhibits character-defining features of Mediterranean Revival and Beaux Arts style architecture. The two-story, five-bedroom residence is rectangular in plan with a small rear wing. The slightly hipped roof has red clay tile. The exterior has a smooth stucco finish with wood and stucco trim. Windows include casement, double hung, and fixed-style windows. A single arched window adjacent to the centered front entrance contains a decorative iron surround and an iron window box. A decorative iron gate with a green and pink terrazzo landing marks the front entryway, which features an inset arched porch and a multi-paneled wooden door. The porch entrance is flanked by tall lamps and is accessed by a semi-circular concrete staircase from the street level. Additional exterior features include decorative quoins along the edges and corners of the main structure, second-story balconies with wrought iron railings, and a wooden pergola set atop an open balcony at the rear of the residence. Interior features include hand-painted murals and ceilings with allegorical themes, coved ceilings with crown moldings, Art Deco medallions, light fixtures and wall sconces, and inlaid hardwood floors.

The proposed historic monument was designed by Innocenti Palombo, an Italian immigrant who first arrived in New York in 1909 and who became a U.S. citizen in 1914 while working as a mechanic for the Los Angeles Times where he spent his entire career. Palombo designed and built the residence as a representation of a small palace of his hometown of Vicalvi, Italy. In 1947, Michale and Marina Togneri purchased the residence.

There are no alterations to the house except for a chimney repair in 1994. The Togneri family replanted the backyard with a small vineyard, fruit trees, and an arbor at an unknown date.

## **CRITERIA**

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

## **FINDINGS**

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property is significant enough to warrant further investigation as a potential Historic-Cultural Monument.

# **HISTORIC-CULTURAL MONUMENT APPLICATION**

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

## **IDENTIFICATION**

1. NAME OF PROPOSED MONUMENT VILLA PALOMBO-TOGNERI

2. STREET ADDRESS 2508 MAYBERRY STREET

CITY SILVER LAKE ZIP CODE 90026 COUNCIL DISTRICT 13

ASSESSOR'S PARCEL NO. 5424-005-014

3. COMPLETE LEGAL DESCRIPTION: TRACT TRACT No. 368 (MAYBERRY HEIGHTS) AS PER MAP IN Book 18, PAGE 108 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

BLOCK N/A LOT(S) 59 ARB. NO. N/A

RANGE OF ADDRESSES 2508 THRU 2512 MAYBERRY STREET

4. PRESENT OWNER WILLIAM W. BUCKINGHAM III

STREET ADDRESS 2508 MAYBERRY STREET

CITY LOS ANGELES STATE CA ZIP CODE 90026 PHONE (323) 663-6423

OWNER IS: PRIVATE X PUBLIC       

5. PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE

## **DESCRIPTION**

6. ARCHITECTURAL STYLE \_\_\_\_\_ BEAUX ARTS

7. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)  
(SEE DESCRIPTION WORKSHEET)

# HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT VILLA PALOMBO-TOGNERI

10. CONSTRUCTION DATE: FACTUAL 1927 ESTIMATED \_\_\_\_\_
11. ARCHITECT , DESIGNER, OR ENGINEER: INNOCENT PALOMBO
12. CONTRACTOR OR OTHER BUILDER: SAME
13. DATES OF ENCLOSED PHOTOGRAPHS JANUARY 31, 2008
14. CONDITION:  EXCELLENT  GOOD  FAIR  DETERIORATED  NO LONGER IN EXISTENCE
15. ALTERATIONS: THERE APPEAR TO BE NO ALTERATIONS TO THE HOUSE OTHER THAN SOME AT THE TIME OF THE ORIGINAL CONSTRUCTION AND A FEW REPAIRS, SUCH AS ONE TO THE CHIMNEY IN 1994. THE TOGNERI FAMILY REPLANTED THE BACKYARD WITH A SMALL VINEYARD, AND FRUIT TREES, AS WELL AS AN ARBOR. THE EXPANSION OF A ADJACENT SCHOOL HAD THE HILLSIDE CUT AWAY TO THE IMMEDIATE EAST OF THE PROPERTY.
16. THREATS TO SITE:  NONE KNOWN  PRIVATE DEVELOPMENT  VANDALISM  PUBLIC WORKS PROJECT
17. IS THE STRUCTURE  ON ITS ORIGINAL SITE  MOVED  UNKNOWN

## SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET) THIS BEAUX ARTS STYLED RESIDENCE IS A RARE EXAMPLE OF A DOMESTIC USE OF THE STYLE TO CREATE A LIVING SPACE FOR AN AVERAGE PERSON THAT WAS FIT FOR ROYALTY. IT WAS BUILT IN 1927 BY INNOCENT PALOMBO, AN ITALIAN NATIVE WHO SPENT HIS CAREER WITH THE LOS ANGELES TIMES AS A DRIVER AND A MECHANIC. IT IS UNKNOWN, AT THIS POINT, IF PALOMBO HAD THE SKILL TO FULLY DESIGN THE HOUSE HIMSELF, OR IF AN UNNAMED ARCHITECT OR BUILDER HELPED TO GUIDE HIM. THE DETAILING AS WELL AS THE OVERALL DESIGN OF THE HOUSE INDICATE THAT SOMEONE WHO WAS TRAINED IN ARCHITECTURE WAS CERTAINLY INVOLVED. THE GENERAL MASSING OF THE STRUCTURE IS REMINISCENT OF SOME OF THE LARGER DWELLINGS IN PALOMBO'S NATIVE TOWN OF VICALVI, WITH THE USE OF INTERIOR ART FRESCOES POSSIBLY COMING FROM A MEDIEVAL CASTLE LOCATED ABOVE THE TOWN. THE NAME VILLA TOGNERI WAS GIVEN BY THE SECOND ITALIAN FAMILY TO OWN THE HOUSE, FROM 1947 UNTIL 2008. LIKE PALOMBO, MICHAEL OR MIKE TOGNERI TREATED THE HOUSE AS A PLACE LIKE HIS ORIGINAL HOME AND PRESERVED ITS DESIGN AS HIS OWN.
19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES CITY BUILDING PERMITS PER ATTACHED, LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS, CENSUS AND IMMIGRATION RECORDS, LA CITY DIRECTORIES, TOGNERI FAMILY HISTORY SUPPLIED TO REALTORS WHO LISTED THE HOUSE AND VICALVI TOWN WEBSITE..
20. DATE FORM PREPARED JULY 14, 2009 PREPARER'S NAME CHARLES J. FISHER  
ORGANIZATION OWNER'S REPRESENTATIVE STREET ADDRESS 140 S. AVENUE 57  
CITY HIGHLAND PARK STATE CA ZIP CODE 90042 PHONE (323) 256-3593  
E-MAIL ADDRESS: ARROYOSECO@HOTMAIL.COM

# DESCRIPTION WORK SHEET

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

THE VILLA PALOMBO-TOGNERI IS A 2 STORY,  
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

BEAUX ARTS, RECTANGULAR WITH SMALL REAR WING PLAN RESIDENCE  
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (SEE CHART) STRUCTURE USE (RESIDENCE, ETC.)

WITH A STUCCO FINISH AND WOOD AND STUCCO TRIM.  
MATERIAL (WOOD SIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.) MATERIAL (WOOD, METAL, ETC.)

ITS HIPPED ROOF IS COVERED WITH RED CLAY TILE. GLASS AND WOOD,  
ROOF SHAPE (SEE CHART) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES) WINDOW MATERIAL

CASEMENT, DOUBLE HUNG AND FIXED WINDOWS ARE PART OF THE DESIGN.  
WINDOW TYPE [DOUBLE HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.]

THE ENTRY FEATURES A INSET ARCHED PORCH.  
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

WITH A MULTI-PANELED WOODEN DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS  
ENTRY DOOR STYLE (SEE CHART)

OF THE STRUCTURE ARE ARCHED WINDOWS AND AN ARCHED PORCH IN FRONT FAÇADE AT FIRST FLOOR WITH FULL  
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (SEE CHART);

HEIGHT CASEMENT WINDOWS OPENING TO BALCONIES WITH WROUGHT IRON RAILINGS ON EACH SIDE OF THE PORCH  
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

ON THE SECOND FLOOR, THE PORCH EXTENDS OUT FROM THE MAIN STRUCTURE AT BOTH LEVELS WITH QUOINS  
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALITY;

ALONG THE EDGES OF THE BUMP OUT AS WELL AS AT THE CORNERS OF THE MAIN STRUCTURE, A DOWNWARD WINGED  
VERTICALITY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SHIELD IS CAST ABOVE THE PORCH ENTRY. A CHIMNEY IS LOCATED ON THE WEST ELEVATION AND AN ARCHED GATE IS  
ADDITIONAL DEFINING ELEMENTS

ATTACHED TO THE STRUCTURE AT THE FRONT OF THE EAST ELEVATION. THREE SMALL MULTI-LIGHT CASEMENT WINDOWS ARE  
ADDITIONAL DEFINING ELEMENTS

ABOVE THE PORCH IMMEDIATELY BELOW A CONCAVE CORNICE THAT COVERS ALL OF THE EAVES. THE CORNICE IS BROKEN IN  
ADDITIONAL DEFINING ELEMENTS

SEVERAL LOCATIONS BY RECTANGULAR ATTIC VENTS. A DECORATIVE IRON GATE IS AT THE FRONT OF THE PORCH, WHICH HAS A  
ADDITIONAL DEFINING ELEMENTS

GREEN AND PINK TERRAZZO LANDING WITH A SINGLE STAR AT ITS CENTER. THE PORCH IS FLANKED BY TALL LIGHTS IMMEDIATELY IN  
ADDITIONAL DEFINING ELEMENTS

FRONT FLANKING THE ENTRANCE, WHICH IS ACCESSED BY A SEMI CIRCULAR CONCRETE STAIRCASE FROM THE STREET LEVEL. THE  
ADDITIONAL DEFINING ELEMENTS

SINGLE ARCHED WINDOW TO THE LEFT HAS A DECORATIVE IRON SURROUND AND AN IRON WINDOW BOX. A WOODEN

PERGOLA IS SET ATOP AN OPEN BALCONY AT THE REAR OF THE RESIDENCE.  
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE COVED CEILINGS WITH Insets IN MAIN ROOMS, DECORATIVE PLASTER  
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM, SPECIAL GLASS WINDOWS,

MOLDINGS ON CEILINGS, MEDALLIONS SURROUNDING ELABORATE LIGHTING FIXTURES. HARDWOOD FLOORS, A VERY  
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

ELABORATE MANTEL, ORIGINAL WALL PAINTINGS IN SEVERAL ROOMS, FRENCH DOORS LEADING OFF MAIN ENTRY FOYER.  
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

**CITY OF LOS ANGELES**  
**SIGNIFICANCE WORK SHEET**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

*Complete One or Both of the Upper and Lower Portions of This Page*

**ARCHITECTURAL SIGNIFICANCE**

THE VILLA PALOMBO-TOGNERI IS AN IMPORTANT EXAMPLE OF

NAME OF PROPOSED MONUMENT

BEAUX ARTS

ARCHITECTURAL STYLE (SEE LINE 8)

ARCHITECTURE

AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

**AND / OR**

**HISTORICAL SIGNIFICANCE**

THE VILLA PALOMBO-TOGNERI WAS BUILT IN 1927

NAME OF PROPOSED MONUMENT

YEAR BUILT

INNOCENT PALOMBO AND MIKE TOGNERI

NAME OF FIRST OR OTHER SIGNIFICANT OWNER

WAS IMPORTANT TO THE

21. DEVELOPMENT OF LOS ANGELES BECAUSE BOTH MEN WERE ITALIAN IMMIGRANTS TO LOS ANGELES AND BROUGHT WITH THEM ASPECTS OF THEIR ITALIAN CULTURE THAT WERE ILLUSTRATED IN THE DESIGN, CONSTRUCTION AND LIFESTYLE OF THE VILLA TOGNERI. THE HOUSE WAS ORIGINALLY BUILT BY INNOCENT PALOMBO IN 1927 AS A REPRESENTATION OF A SMALL PALACE IN HIS HOME TOWN OF VICALVI. PALOMBO FIRST ARRIVED IN NEW YORK ON FEBRUARY 9, 1909 AND BECAME A US CITIZEN IN 1914 WHILE WORKING AS A MECHANIC FOR THE LOS ANGELES TIMES. BY 1918 HE WAS LISTED AS A CHAUFFEUR FOR THE TIMES. IN MOST RECORDS, PALOMBO LISTED HIMSELF AS A "MECHANIC", BUT HE WAS LISTED AS A NEWSPAPER TRUCK DRIVER IN THE 1930 CENSUS. IT APPEARS THAT PALOMBO WORKED FOR THE TIMES HIS ENTIRE CAREER. IN 1942, THE HOUSE WAS DEEDED TO THE TIMES MIRROR COMPANY, THOUGH VOTER RECORDS SHOW THE PALOMBO'S THERE TWO YEARS LATER. AFTER ANOTHER OWNER IN 1946, THE HOME WAS BOUGHT BY MICHALE AND MARINA TOGNERI IN 1947. AS WAS PALOMBO, THE TOGNERI'S WERE NATIVES OF ITALY. MICHALE TOGNERI BOUGHT THE FIVE BEDROOM HOUSE AS IT REMINDED HIM OF HIS NATIVE TUSCANY. HE SET UP A VINEYARD IN THE BACKYARD AND PLANTED AN OLIVE TREE AND CITRUS TREES TO GIVE IT A FULL MEDITERRANEAN LOOK. TODAY THE HOUSE SURVIVES AS A UNIQUE TIME CAPSULE, CONVEYING NOT ONLY A FORMAL PRESENCE IN DESIGN BUT ALSO A LIFESTYLE OF ITS LONG TIME OWNERS WHO LIVED IN A MANNER THAT GAVE THEM A TASTE OF THEIR ORIGINAL HOMELAND IN A PLACE FAR AWAY FROM THEIR BIRTH. THE BEAUX ARTS EDIFICE IS SIMILAR IN MASSING TO SOME OF THE LARGER HOMES IN VICALVI, ALTHOUGH THE FORMALITY OF THE HOME HARKENS TO THE MORE COSMOPOLITAN NAPLES WHERE PALOMBO EMBARKED TO THE UNITED STATES. THE IDEA FOR THE INTERIOR FRESCOES MAY HAVE COME FROM HIS CHILDHOOD EXPLORATIONS OF A EIGHTH CENTURY CASTLE ABOVE VICALVI, WHICH STILL SHOWS REMNANTS OF IT'S OWN INTERIOR ART.







## City of Los Angeles Department of City Planning

03/04/2009

### PARCEL PROFILE REPORT

#### PROPERTY ADDRESSES

2508 W MAYBERRY ST

#### ZIP CODES

90026

#### RECENT ACTIVITY

None

#### CASE NUMBERS

CPC-1986-255  
ORD-165167-SA1760

#### Address/Legal Information

PIN Number: 142-5A207 249  
Lot Area (Calculated): 7,349.4 (sq ft)  
Thomas Brothers Grid: PAGE 594 - GRID D6  
Assessor Parcel No. (APN): 5424005014  
Tract: TR 368  
Map Reference: M B 18-108  
Block: None  
Lot: 59  
Arb (Lot Cut Reference): None  
Map Sheet: 142-5A207

#### Jurisdictional Information

Community Plan Area: Silver Lake - Echo Park - Elysian Valley  
Area Planning Commission: East Los Angeles  
Neighborhood Council: Greater Echo Park Elysian Silver Lake  
Council District: CD 13 - Eric Garcetti  
Census Tract #: 1955.00  
LADBS District Office: Los Angeles Metro

#### Planning and Zoning Information

Special Notes: None  
Zoning: R2-1VL  
Zoning Information (ZI): None  
General Plan Land Use: Low Medium I Residential  
Plan Footnote - Site Req.: See Plan Footnotes  
Additional Plan Footnotes: Silver Lake  
Specific Plan Area: None  
Design Review Board: No  
Historic Preservation Review: No  
Historic Preservation Overlay Zone: None  
Other Historic Designations: None  
Other Historic Survey Information: None  
Mills Act Contract: None  
POD - Pedestrian Oriented Districts: None  
CDO - Community Design Overlay: None  
NSO - Neighborhood Stabilization Overlay: None  
Streetscape: No  
Sign District: No  
Adaptive Reuse Incentive Area: None  
CRA - Community Redevelopment Agency: None  
Central City Parking: No  
Downtown Parking: No  
Building Line: None  
500 Ft School Zone: Active: Mayberry Elementary School  
500 Ft Park Zone: No

#### Assessor Information

Assessor Parcel No. (APN): 5424005014  
APN Area (Co. Public Works)\*: 0.170 (ac)  
Use Code: 0100 - Single Residence  
Assessed Land Val.: \$611,289  
Assessed Improvement Val.: \$175,099  
Last Owner Change: 07/16/08  
Last Sale Amount: \$0  
Tax Rate Area: 13  
Deed Ref No. (City Clerk): 4-48

	3295
	1760687
	157
Building 1:	
1. Year Built:	1927
1. Building Class:	D75A
1. Number of Units:	1
1. Number of Bedrooms:	5
1. Number of Bathrooms:	3
1. Building Square Footage:	2,564.0 (sq ft)
Building 2:	
2. Year Built:	Not Available
2. Building Class:	Not Available
2. Number of Units:	0
2. Number of Bedrooms:	0
2. Number of Bathrooms:	0
2. Building Square Footage:	0.0 (sq ft)
Building 3:	
3. Year Built:	Not Available
3. Building Class:	Not Available
3. Number of Units:	0
3. Number of Bedrooms:	0
3. Number of Bathrooms:	0
3. Building Square Footage:	0.0 (sq ft)
Building 4:	
4. Year Built:	Not Available
4. Building Class:	Not Available
4. Number of Units:	0
4. Number of Bedrooms:	0
4. Number of Bathrooms:	0
4. Building Square Footage:	None
Building 5:	
5. Year Built:	Not Available
5. Building Class:	Not Available
5. Number of Units:	0
5. Number of Bedrooms:	0
5. Number of Bathrooms:	0
5. Building Square Footage:	0.0 (sq ft)

### Additional Information

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	Yes
Fire District No. 1:	No
Fire District No. 2:	No
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	No
Hillside Grading:	Yes
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	0.00000 (km)
Landslide:	No
Liquefaction:	No

### Economic Development Areas

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	No
State Enterprise Zone:	No
Targeted Neighborhood Initiative:	No

### Public Safety

Police Information:	
Bureau:	Central
Division / Station:	Northeast

Report District:	1172
Fire Information:	
District / Fire Station:	20
Battallion:	11
Division:	1
Red Flag Restricted Parking:	No

## CASE SUMMARIES

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

**Case Number:** CPC-1986-255

**Required Action(s):** Data Not Available

**Project Description(s):** AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - SILVER LAKE AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TOBRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT

CONTINUATION OF CPC-86-255. SEE GENERAL COMMENTS FOR CONTINUATION.

## DATA NOT AVAILABLE

ORD-165167-SA1760

## Villa Togneri, Innocenti Palombo, Designer 1927



A Beaux-Arts Masterpiece c. 1927. Popularized by the great classical architects of the time (*like Paul Williams and Irving Gill*), Mediterranean and Spanish style mansions were all the rage of the rich and famous of the period. Not much is known about the builder, however, it is said, that he hoped that in building this fine mansion others would follow suit. It must have been a little more than disappointing to realize the result. The house, located on Mayberry Street, is set in a neighborhood characterized by modest California bungalows, and yet it makes a statement. It is considered the 'Crown Jewel' of Mayberry Heights.

Set on the eastern reaches of Silver Lake, a visit to the mansion is a step back in time: hand-painted murals and ceilings with allegorical themes, authentic *art deco* light fixtures and inlaid hardwood floors; coved ceilings with crown moldings; a 1929 Studebaker Touring Car can still be seen parked in the garage.

**Michael Togneri** an immigrant from the small town of *Coreglia Anteiminelli* near Lucca, Italy purchased the home in the 1940s. Togneri came to the U.S. during the massive migration brought about the worldwide Great Depression. Arriving at Ellis Island, he moved on to Chicago, but found the weather depressing. Hearing that the Southern California climate would remind him of his home in Italy, he arrived in Los Angeles at the age of 21. He found employment washing window in the high-rises of downtown Los Angeles. The dangerous work fetched him the princely sum of 10 cents per window. Within a few short years the resourceful immigrant had his own business was able to send for his wife, Marina, who had remained behind in Italy, and their first child, Bianca, who was now seven years old.

The purchase of the house on Mayberry Street symbolized Togneri's achievement in realizing the 'American Dream' of owning his own home, similar to the style he remembered from his youth in Italy, with room to grow grapes and make fine wine. His family grew to include two sons and three daughters. He worked well into his '70s and

retired, enjoying cooking, gardening, tending to his fruit and olive trees (*some of which still remain on the property*). A huge wooden wine vat remains in the underground basement.

The Villa, which has been in the Togneri family for more than 60 years, was listed for sale in November 2008 for \$990,900. It has five bedrooms, some with dressing rooms and cedar closets, a formal/parlor living room, formal dining room, breakfast room, a full basement and a level backyard, large enough for a swimming pool or tennis court.

*The Villa Togneri is located at 2508 Mayberry Street in the Mayberry Heights neighborhood of Silver Lake.*

**Lake@Walnut From the low \$400s!**

Where it's @ in Pasadena → [CLICK HERE](#)

**Lake@Walnut From the low \$400s!**

Where it's @ in Pasadena → [CLICK HERE](#)

LAT Home | Print Edition

**Los Angeles Times** | **Real Estate**

SEARCH

Now fast.

You are here: LAT Home &gt; Real Estate

**Real Estate**

- » Hot Property
- » L.A. Land Blog
- » Home & Garden

## Buying

- » Getting Started
- » Search Homes
- » Tools for Buyers
- » Financing
- » Offers, Contracts
- » Closing Help
- » Plan Your Move
- » Find an Agent
- » Foreclosures

## Selling

- » How To Sell
- » Value Your Home
- » Navigate the Deal
- » Place Ad

## Renting

- » Search
- » News, Info
- » Plan Your Move
- » Place Ad

## Commercial

- » Search
- » News, Info
- » Place Online Ad
- » Place Ad

**News/Opinion**

## California | Local

## National

## World

## Business

## Sports

## Washington

## Science

## Environment

## Opinion

**Arts/Entertainment**

## Entertainment

## The Guide

## Company Town

## Arts &amp; Culture

## The Envelope

## TV Listings

## Movie Showtimes

**Living**

## Travel

## Health

## Autos

## Home &amp; Garden

## Food

HOME OF THE WEEK

**Lone grand mansion on Mayberry Street**

Michael Locke

This 1927 Mediterranean in Silver Lake has been the lone grand mansion of Mayberry Street since it was built. The 2,564-square-foot house, perched above street level, has a full basement, an underground three-car garage and a rooftop sun porch. The estate is showing its years and is being sold "as is" for \$999,900.

**This 1927 Mediterranean in Silver Lake, a huge time capsule, is being sold 'as is.'**

By Valli Herman  
January 4, 2009

Sitting on a high perch on the border of Silver Lake and Echo Park, this stately Mediterranean house has been the lone grand mansion of Mayberry Street since it was built in 1927.

The 2,564-square-foot house is unique in this neighborhood of small, unassuming bungalows. Built above street level, the two-story home towers over the adjacent Mayberry Street Elementary School and has a rare full basement, an underground three-car garage and views of Silver Lake and city lights from its rooftop sun porch.

- [Home of the Week details](#)



Photos: Home of the Week



Home of the Week Archive

ADS BY GOOGLE

Kobe Bryant's IQ is 126

Inside, however, not much has changed in the five-bedroom home since Italian immigrant-made-good Michael Tognoli bought it in the early 1940s as a reminder of his Tuscan

[Email](#) | [Print](#) | [Text](#) | [RSS](#)

ADVERTISEMENT

**Special Event****FINANCING YOUR DREAM HOME IN TODAY'S MARKET**

Saturday, March 7 - 10 a.m.-12 p.m.

[Learn more & RSVP >](#)
**RICHMOND**  
AMERICAN HOMES

Local Housing Opportunities

**Special Event****FINANCING YOUR DREAM HOME IN TODAY'S MARKET**

Saturday, March 7 - 10 a.m.-12 p.m.

[Learn more & RSVP >](#)
**RICHMOND**  
AMERICAN HOMES

Local Housing Opportunities

**Special Event****FINANCING YOUR DREAM HOME IN TODAY'S MARKET**

Saturday, March 7 - 10 a.m.-12 p.m.

[Learn more & RSVP >](#)
**RICHMOND**  
AMERICAN HOMES

Local Housing Opportunities

**Most Viewed**      **Most E-mailed**

1. [Man on trial in Stockton stabs judge and is killed by police](#)
2. [State Supreme Court meets on gay marriage](#)
3. [Craigslist to be sued for sex ads](#)
4. ['Watchmen'](#)
5. [Phil Jackson gives Lakers the day off](#)
6. [President Obama's czar system concerns some](#)
7. [Manny Ramirez's deal with Dodgers is a lesson in leverage](#)

Homeland.

Inside, however, not much has changed in the five-bedroom home since Italian immigrant-made-good Michale Togneri bought it in the early 1940s as a reminder of his Tuscan homeland.

In this 1927 time capsule, Art Deco chandeliers and wall sconces toss light onto glass prism knobs on built-in gumwood cabinets and French doors. In nearly every room, the original, hand-painted murals of kissing cherubs or delicate flora and fauna trail across walls, along ceilings and above the wood-burning fireplace.

Two of the bathrooms feature the era's hexagonal floor tile, brilliant blue wall tiles and period fixtures. Wrought-iron railings edge balconies, trace arched windows and frame the imposing front door. A citrus grove, remnants of a grape orchard and an olive tree give the large, flat backyard its Mediterranean look.

Though the house is showing its years and is being sold "as is," preservationists may appreciate that no significant remodeling has changed the period feel, not even in the kitchen, where a large, vintage Western-Holly oven stands as testament to the many family dinners produced there.

Members of the large Togneri clan, including two spinster sisters who were Silver Lake beauty salon operators, the late Gloria and Clara Togneri, lived in the house during the nearly 60 years it remained in the family, virtually untouched.

"When we walked into that home and closed the door, we were in another world," said Marie Togneri, granddaughter of Michale and Marina Togneri. "It was like being in Italy."

[real.estate@latimes.com](mailto:real.estate@latimes.com)

To submit a candidate for Home of the Week, send high-resolution color photos with caption and credit information on a CD and a detailed description of the house to Lauren Beale, Real Estate, Los Angeles Times, 202 W. 1st St., L.A., CA 90012. Questions may be sent to [homeoftheweek@latimes.com](mailto:homeoftheweek@latimes.com).

**VILLA TOGNERI** Classic Mediterranean Residence designed by Innocenti Palombo c. 1927; Hand-painted ceilings, *art deco* fixtures; hardwood floors with inlaid detailing. There are five bedrooms, some with dressing rooms, and 2 1/4 baths. A sunporch on the upper level provides expansive views. Huge, flat back yard with room for a pool. A full daylight basement with three entrances/exits to the backyard provides additional sq. footage. This is one you won't want to miss! The "Crown Jewel" of Mayberry Heights.

**Building Permit History  
2508 Mayberry Street  
Silver Lake**

- September 10, 1927: Building Permit No. 26086 for the construction of a 2-story, 40' X 38' 7-room frame and stucco residence on Lot 59, of Tract No. 368 (Mayberry Heights).  
Owner: I. Palombo  
Architect: Owner  
Contractor: Owner  
Cost: \$7,000.00
- September 10, 1927: Building Permit No. 26087 for the construction of a 1-story, 18' X 20' 1-room frame and stucco garage on Lot 59, of Tract No. 368 (Mayberry Heights).  
Owner: I. Palombo  
Architect: Owner  
Contractor: Owner  
Cost: \$300.00
- September 23, 1927: Building Permit No. 27771 for the installation of a warm air furnace.  
Owner: I. Palombo  
Architect: None  
Contractor: Writ Furnace Company  
Cost: Not Shown
- December 8, 1927: Building Permit No. 36748 to increase valuation of Building Permit No. 26086 by \$2,000.00.  
Owner: I. Palombo  
Architect: Owner  
Contractor: Owner  
Cost: \$9,000.00 Total

February 17, 1994: Building Permit No. HO26109 to repair earthquake damaged chimney, top only.  
Owner: Mrs. Togneri  
Architect: None  
Engineer: None  
Contractor: Henry L. Tella  
Cost: \$3,250.00

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

Form No. 4

BUILDING DIVISION

**2**

**DEPARTMENT OF BUILDING AND SAFETY**  
**Application for the Erection of Frame Buildings**  
**CLASS "D"**

To the Board of Building and Safety Commissioners of the City of Los Angeles:  
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions which are hereto annexed to the unexecuted agreement and which shall be binding conditions entering into the existence of this permit:

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

Demands: That the permit does not grant any right or permission to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may become so prohibited by ordinance of the City of Los Angeles.

Waived: That the grantee of the permit does not affect or prejudice any claim of the to, or right of possession to, the property described in each permit.

**TAKE TO  
ROOM No. 6  
REAR OF  
NORTH  
ANNEX  
1st Floor**

**CITY CLERK  
PLEASE  
VERIFY**

**TAKE TO  
FIRST FLOOR  
242 SO.  
BROADWAY  
ENGINEER  
PLEASE  
VERIFY**

Lot No.

59

Block

(Description of Property)

District No.

3112

368

M. B. Page

F. B. Page

113

No.

2508 Mayberry

(Location of Job)

Street

25 Waterloo St & Collam St

K. C. Clerk  
O. O. Deputy  
K. C. City Engineer  
O. O. Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building *One Family Dwelling* No. of Rooms *7* No. of Families *One*
2. Owner's name *S. Palomba* Phone.
3. Owner's address *2508 Mayberry St*
4. Architect's name.
5. Contractor's name.
6. Contractor's address.
7. **VALUATION OF PROPOSED WORK** Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc. *\$7000.00*
8. Is there any existing building or permit for a building on lot? *No* How used?
9. Size of proposed building *14' x 38'* Height to highest point *24'* feet
10. Number of Stories in height *Two* Character of ground *level*
11. Material of foundation *concrete* size of footing *12" x 14"* size of wall *16"* Depth below ground *1.2*
12. Material of chimneys *brick* Number of inlets to flue *one* Interior size of flues *8" x 12"*
13. Material of exterior walls *frame*
14. Give sizes of following materials: REDWOOD MUDSILLS *2" x 6" x 6' x 10'*  
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 12"*
15. Second floor joists *2" x 10"* Specify material of roof *best tiles last course*
16. Will all provisions of State Housing Act be complied with? *Yes*

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

**OVER**

(Sign Here)

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO.  26086	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.  <i>[Signature]</i>	Application checked and found O. K.  <i>[Signature]</i>	Stamp Received and Date SEP 10 1927 DDULY
Plan Examiner  <i>[Signature]</i>	Clerk		

*[Signature]*

*(A)*

*C. Robinson*

1575

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. <i>Finkley</i> <i>Shaw</i>
CONSTRUCTION	O. K. <i>"</i>
ZONING	O. K. <i>"</i>
SET-BACK LINE	O. K. <i>"</i>
ORD. 33761 (N. S.)	O. K. <i>"</i>
FIRE DISTRICT	O. K. <i>"</i>

REMARKS

Lathing and Plastering Ordinance

will be complied with

*Terry Jeff Becht*  
Owner or Authorized Agent

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

Form No. 2

BUILDING DIVISION

**2**

**DEPARTMENT OF BUILDING AND SAFETY**  
**Application for the Erection of Frame Buildings**  
**CLASS "D"**

To the Board of Building and Safety Commissioners of the City of Los Angeles:  
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Department of Building and Safety, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be observed in the erection of the proposed building:

The permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, nor any street, alley, or other public place or portion thereof.

However, when the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Notice that the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property mentioned in such permit.

TAKE TO  
ROOM No. 6  
REAR OF  
NORTH  
ANNEX  
1st Floor

CITY CLERK  
PLEASE  
VERIFY

TAKE TO  
FIRST FLOOR  
242 SO.  
BROADWAY  
ENGINEER  
PLEASE  
VERIFY

Lot No.

59

Block

(Description of Property)

District No.

842

M. B. Page

10

F. B. Page

113

No.

2508 Mayberry

Street

(Location of Job)

Pet Waterloo 3rd & McCollom St

(USE INK OR INDELIBLE PENCIL)

O. K. CITY CLERK  
By \_\_\_\_\_  
O. K. CITY ENGINEER  
By \_\_\_\_\_  
O. K. CITY DEPUTY  
By \_\_\_\_\_

1. Purpose of Building *Private garage* No. of Rooms *one* No. of Families *one*
2. Owner's name *J. Palomino* Phone *.....*
3. Owner's address *2508 Mayberry St*
4. Architect's name *.....* Phone *.....*
5. Contractor's name *.....* Pt. *.....*
6. Contractor's address *.....*
7. VALUATION OF PROPOSED WORK *.....* Including Plumbing, Gas Fitting, Sewers, Campools, Elevators, Painting, Finishing, all Labor, etc. *\$3,000.00*
8. Is there any existing building or permit for a building on lot? *No* How used? *.....*
9. Size of proposed building *18 x 20* Height to highest point *.....* feet
10. Number of Stories in height *One* Character of ground *Flat*
11. Material of foundation *Concrete* Size of footings *12* Size of wall *16* D. in below ground *12*
12. Material of chimneys *concrete* Number of inlets to flue *.....* Interior size of flues *.....*
13. Material of exterior walls *Wood* Plaster *.....*
14. Give sizes of following materials: REDWOOD MUDSILLS *2 x 4* Girders *.....*  
EXTERIOR studs *2 x 4* INTERIOR BEARING studs *2 x 4* Interior Non-Bearing studs *.....*  
Ceiling joists *.....* Roof rafters *.....* FIRST FLOOR JOISTS *Concrete*
15. Second floor joists *.....* Specify material of roof *Concreto*
16. Will all provisions of State Housing Act be complied with? *Yes*

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

OVER

(Sign Here)

(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.	ICE ROLL SEP 10 1927
26087	Planned by <i>John F. Schumann</i>	Approved by <i>John F. Schumann</i>	SEP 10 1927
	Plan Examiner	Clerk	100000

PLANS

PLANS

PLANS

FOR DEPARTMENT USE ONLY

APPLICATION	O.K. <i>J. Miley</i> <i>Horn</i>
CONSTRUCTION	O.K. <i>J. Miley</i>
ZONING	O.K. <i>J. Miley</i>
SET-BACK LINE	O.K. <i>J. Miley</i>
ORD. 33761 (N. S.)	O.K. <i>J. Miley</i>
FIRE DISTRICT	O.K. <i>J. Miley</i>

REMARKS

Lathing and Plastering Ordinance

will be compiled with

*Town of Duxbury*

Owner or Authorized Agent

# All Applications Must be Filled Out by Applicant

Page 5

PLANS AND SPECIFICATIONS  
and other data must also be filed

BUILDING DIVISION

## DEPARTMENT OF BUILDING AND SAFETY

### Application to Alter, Repair or Demolish

I, the undersigned, do hereby make to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Department of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be observed and enforced, upon any grant, alibi, or other public place or portion thereof.

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 grant, alibi, 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 be, prohibited by ordinance of the City of Los Angeles.

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

#### REMOVED FROM

#### REMOVED TO

TAKE TO  
ROOM No. 6  
REAR OF  
NORTH  
ANNEX  
1st Floor  
  
CITY CLERK  
PLEASE  
VERIFY

TAKE TO  
1ST FLOOR  
342 S.  
BROADWAY  
ENGINEER  
PLEASE  
VERIFY

Lot:

Tract:

Block:

Lot:

Tract:

Block:

Book:

Page:

F. B. Page:

Book:

Page:

F. B. Page:

From No.:

To No.:

*2508 Maybury St Ca*

*1st Corrando 20 Cullone st*

Street:

Street:

O. K. City Clerk  
By \_\_\_\_\_ Deputy \_\_\_\_\_

O. K. City Engineer  
By \_\_\_\_\_ Deputy \_\_\_\_\_

#### (USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? *Residence see family*
2. What purpose will Building be used for hereafter?
3. Owner's name: *J. Delante*
4. Owner's address:
5. Architect's name:
6. Contractor's name: *Unit Furnace Co*
7. Contractor's address: *1001-10-252 st 2a*
8. VALUATION OF PROPOSED WORK WARM AIR  
FURNACE  
Including Plumbing, Gas Fitting, Sewers, Carpentry, Elevators, Painting, Finishing, all Labor, etc.
9. Class of present Building
10. Number of stories in height *2*
11. State how many buildings are on this lot.
12. State purpose buildings on lot are used for  
(Apartment House, Hotel, Residence, or any other purpose.)

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

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

OVER *4/11/47*

(Sign here)

*Unit Furnace Co*  
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Substitutions checked and found in accordance with Ordinances, State Board, etc.	Application checked and found O. K.	RECEIVED Bldg. Dept. Supt. of Ins. APR 12 1947 RECEIVED TOOKED
27771	<i>R. B.</i>	<i>4/12/47</i>	

*Pls. file*  
*S. P. Schlesinger*

13. Size of new addition ..... x ..... No. of Stories in height.....
14. Material of foundation..... Size footings..... Size wall..... Depth below ground.....
15. Size of Redwood Mudsills..... x ..... Size of interior bearing studs..... x .....
16. Size of exterior studs..... x ..... Size of interior non-bearing studs..... x .....
17. Size of first floor joists..... x ..... Second floor joists..... x .....
18. Will all provisions of State Housing Act be complied with?.....

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

(Sign here).....

(Owner or Authorized Agent)

### FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

### REMARKS

**All Applications Must be Filled Out by Applicant**

Bldg. Form 8

PLANS AND SPECIFICATIONS  
and other data must also be filed

BUILDING DIVISION

**3**

**DEPARTMENT OF BUILDING AND SAFETY**

**Application to Alter, Repair or Demolish**

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purposes hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

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

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

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

**REMOVED FROM**

**REMOVED TO**

<b>TAKE TO</b> ROOM No. 6 <b>REAR OF</b> NORTH ANNEX 1st Floor  <b>CITY CLERK</b> <b>PLEASE</b> <b>VERIFY</b>	Lot _____ Tract _____	Block _____ Book _____ Page _____ F. B. Page _____	Lot _____ Tract _____	Block _____ Book _____ Page _____ F. B. Page _____	O. K. City Clerk O. K. City Engineer
		From No. <i>2508</i> <i>Mayberry St</i> <i>Walton &amp; Mayberry Sts</i> To No. _____		Street _____ Street _____	

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? *Our family residence*
2. What purpose will Building be used for hereafter? *Our family residence*
3. Owner's name. *Walton*
4. Owner's address. *2508 Mayberry St*
5. Architect's name. *Architectural Record*
6. Cc or's name. *Lafayette Bank*
7. Contractor's address. *None*
8. VALUATION OF PROPOSED WORK *Including Plumbing, Gas Fitting, Sewers, Ceppos, Elevators, Painting, Finishing, all Labor, etc.* \$ *2000.00*
9. Class of present Building. *A. A.* No. of rooms at present. *8*
10. Number of stories in height. *1 story* Size of present Building. *40' x 32'*
11. St.: how many buildings are on this lot. *One*
12. State purpose buildings on lot are used for. *residence*  
What kind of Property is *Residence* (Apartment House, Hotel, Residence, or any other purpose.)

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

*Increase elevation to 2000.00*

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

*OK OVER*

(Sign here)

*By Clerk*  
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

<b>PERMIT NO.</b> <i>36748</i>	Plans and Specifications checked and found to conform to Orgi- nations, State Laws, etc.	Application checked and found O. K.	<i>Plans were submitted to Building Department</i>  <i>DEC 8 1927</i>
Plan Examiner		Clerk	

13. Size of new addition  No. of Stories in height \_\_\_\_\_  
 14. Material of foundation  Size footings \_\_\_\_\_ Size wall \_\_\_\_\_ Depth below ground \_\_\_\_\_  
 15. Size of Redwood Mudjills  Size of interior bearing studs \_\_\_\_\_  
 16. Size of exterior studs  Size of interior non-bearing studs \_\_\_\_\_  
 17. Size of first floor joists  Second floor joists \_\_\_\_\_  
 18. Will all provisions of State Housing Act be complied with?

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

(Sign here) *Terry Del Bentz*  
(Owner or Authorized Agent)

### FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

### REMARKS

*Lathing and Plastering Ordinance  
will be complied with*

*Owner or Authorized Agent*

APPLICATION FOR INSPECTION				CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY				TO ADD-ALTER- REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY CBM-70266			
<b>3</b>				INSTRUCTION: 1. Applicant to Complete Numbered Items Only.							
1. LEGAL DESCR.	LOT 59	BLOCK 368	TRACT	CITY CLERK REF. NO.				DIST. MAP <b>142.5A207</b>	CENSUS TRACT <b>1955</b>	ZONE <b>R2-1VL</b>	FIRE DIST. CODE OR <b>13</b>
2. PRESENT USE OF BLDG <b>Q1 SFD</b>	NEW USE OF BUILDING ( ) same							INT'L. MAP		LOT TYPE <b>int</b>	LOT SIZE <b>50x147.55</b>
3. JOB ADDRESS <b>2508 Mayberry Street Berkeley</b>	SUITE/UNIT NO.									DOCUMENTS EASEMENTS	
4. BETWEEN CROSS STREETS <b>---</b>	CITY <b>L.A.</b>			ZIP <b>90026</b>							
5. OWNER'S NAME <b>Mrs. Tognari</b>	1. TENANT	1. BUILDING	PHONE <b>213 413 4910</b>								
6. OWNER'S ADDRESS <b>same as #3</b>	CITY <b>L.A.</b>			ZIP <b>90026</b>							
7. ENGINEER <b>---</b>	BUS. LIC. NO. <b>A 017406-72</b>			ACTIVE STATE LIC. NO. <b>359162/818 246 8920</b>				ALLEY			
8. ARCHITECT OR DESIGNER <b>---</b>	BUS. LIC. NO. <b>---</b>			ACTIVE STATE LIC. NO. <b>---</b>				BLDG. LINE			
9. ARCHITECT OR ENGINEER'S ADDRESS <b>---</b>	CITY <b>---</b>			ZIP <b>---</b>				DOCUMENTS EASEMENTS			
10. CONTRACTOR <b>Harry L Tell</b>	BUS. LIC. NO. <b>A 017406-72</b>			ACTIVE STATE LIC. NO. <b>359162/818 246 8920</b>							
11. SIZE OF EXISTING BLDG WIDTH 65 LENGTH 70	STORIES <b>2</b>	HEIGHT <b>32</b>	NO. OF EXISTING BUILDINGS ON LOT AND USE <b>1 SFD</b>								
12. FRAMING MATERIAL OF EXISTING BLDG <b>Stucco</b>	EXT. WALLS <b>Stucco</b>	ROOF <b>tile</b>	FLOOR <b>Wood</b>								
13. JOB ADDRESS <b>208 Mayberry Street</b>	SUITE/UNIT NO.										
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUI'D TO OPERATE AND USE PROPOSED BUILDING				\$ 3250.00							
15. NEW WORK (Describe) <b>Repair EQ damaged chimney top only</b>											
<b>No Fee per Ord 169351</b>											
NEW USE OF BUILDING <b>SFD</b>	SIZE OF ADDITION			HEIGHT							
YEAR <b>TEN</b>	GROUP <b>R3</b>	MAY <b>006</b>			BUILDING PLANS CHECKED						
OWNERSHIP UNITS AREA	BUILDING TYPE	ZONING <b>---</b>			ZONING APPROVED						
GUEST ROOMS	PARKING REQ'D	BUILDING PROVIDED <b>---</b>			INSPECTION ACTIVITY						
REG'D	S O H C				OB	GEN	MAJ. S	EQ			
4.0	OPI - NP	CONT. INSP.			276	8898	E & S 06-5-2197				
4.0	PM										
4.0	P.F.	Claims for refund of this fee paid earlier must be filed by 1 month after year from date of payment or before 9/2. Within one year from the date of payment, if no claim is filed, the fee is hereby waived. This provision does not apply to fees assessed under the Dept. of B. & S. Sections 2612 4 vs 13 LAMC.									
4.0	O.S.S.	SPRINKLERS RECO. SPEC.									
4.0	O/D	ENERGY									
Unless a shorter period of time has been specified by an order, action shall then begin 6 months one year after the fee is paid and that permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.											
NEW AFFIDAVITS											
PLAN CHECK EXTENDED TO _____ PER											
ADMINISTRATIVE APPROVAL DATED											
A.D. PLANS CHECKED DRAWING SET GATIO: <input type="checkbox"/> FEES ORDINANCE <input type="checkbox"/> REQUIRED <input type="checkbox"/> EXEMPT											
NOTICES NOTIFIED Check Box: <input type="checkbox"/> Notification letter sent to ADMO or EPA <input type="checkbox"/> I declare that notification of asbestos removal is not applicable to addressed project											
Signature _____ Date _____											
DECLARATIONS AND CERTIFICATIONS											
LICENSED CONTRACTORS DECLARATION											
I hereby affirm that I am licensed under the provisions of Chapter 8 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.											
Date <b>2/17/94</b> Lic. Class <b>C 24</b> Lic. Number <b>359162</b> Contractor <b>Harry L Tell</b> (Signature)											
OWNER-BUILDER DECLARATION											
I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7033, Business and Professions Code). Any city or county which requires a permit to construct, repair, improve, alter, or demolish any structure or other work in its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 8, commencing with Section 7000) of Division 3 of the Business and Professions Code, and that such work will be performed in accordance with the requirements of the Building and Safety Code. Any permit issued for work which does not require a license under the Building and Safety Code, or any other local law, is hereby denied.											
I am owner of the property, or my em. involved with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereof, and who does such work himself or through his own employees provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold prior to completion, the owner-builder will have the burden of showing that he did not build or improve for sale purposes (Sec. 7044).											
I am owner of the property, and exclusively contracting with licensed contractors to construct the project, then, 7044 Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereof, and who contracts for such project with a contractor(s) licensed pursuant to the Contractor's License Law.											
I am exempt under Sec. <b>B &amp; P.C.</b> for this reason.											
Date _____ Owner's Signature _____											
WORKERS' COMPENSATION DECLARATION											
I hereby affirm that I have a certificate of coverage in my name, or a certificate of Workers' Compensation insurance, or a certified copy thereof, (Sec. 3800, Lab. C.)											
Policy No. _____ Insurance Company _____											
<input type="checkbox"/> Certified copy is hereby furnished. <input type="checkbox"/> Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.											
Date _____ Appraiser's Signature _____											
Appraiser's Mailing Address _____											
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE											
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner as an employee, independent contractor, or otherwise, without workers' compensation insurance coverage. This certificate of exemption applies to all employees of the contractor, subcontractor, or any other person engaged in the performance of the work described herein or the condition of the property at any time upon which such work is performed.											
APPLICANT TO APPLICANT: If after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you shall remain covered with such provisions of this permit shall be deemed revoked.											
CONSTRUCTION LENDING AGENCY											
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3007, Civ. C.)											
Lender's Name _____ Lender's Address _____											
I hereby certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and rules laws relating to building construction, and hereby authorize representatives of this city to enter upon the above mentioned property for inspection purposes.											
I further certify that I do not approve or authorize the work described herein, nor do I have authority or power to violate any applicable law, that neither I nor any agent, employee, or any other person, firm, association, or any board, department, officer or employee thereof make any warranty or shall be responsible for the performance of results of any work described herein or the condition of the property at any time upon which such work is performed (Sec. 81202, AMCL).											
Signed <b>Harry L Tell</b> Owner <b>2-17-94</b>											
Dated at <b>Los Angeles California</b> on <b>2-17-94</b>											

4 3 2 0 0 5 0 0 2 4 0

Bureau of  
Engineering

		ADDRESS APPROVED	
		DRIVEWAY	
		HIGHWAY	REQUIRED
		DEDICATION	COMPLETED
		FLOOD CLEARANCE	
Public Works Improvement:	APPROVED <input checked="" type="checkbox"/> NO <input type="checkbox"/>	PERMIT	
SEWERS	SEWERS AVAILABLE		
RES. NO.	NOT AVAILABLE		
CERT. NO.	SFC PAID		
	SFC DUE		
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Comm. Safety	APPROVED FOR ISSUE <input type="checkbox"/>	NO FILE <input type="checkbox"/>	FILE CLOSED <input type="checkbox"/>
CEQA			
Fire	APPROVED (TITLE 19) (L A M C 5700)		
GRA	APPROVED - HYDRANT # 1 ROOM 920 CHE		
Transportation	APPROVED PER REDEV. PROJECT		
	APPROVED FOR DRIVEWAY LOCATION		
	APPROVED FOR ORD #		
Planning	WORK SHEET #		
	APPROVED UNDER CASE #		
	LANDSCAPE/XERISCAPE		
	SIGHT PLAN REVIEW		
Housing	HOUSING AUTHORITY AFFIDAVIT NO.		
Construction Tax	RECEIPT NO.	DWELLING UNITS	
Cultural Affairs			
Rent Stabilization Division			

LEGAL DESCRIPTION

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

ATTACHED PERTAINING TO THIS PLAT ARE MADE THE LINE

# Villa Palombo-Togneri Photographs



*Villa Palombo-Togneri, 2508 Mayberry Street (Photograph by Charles J. Fisher)*



*Villa Palombo-Togneri, 2508 Mayberry Street (Photograph by Charles J. Fisher)*



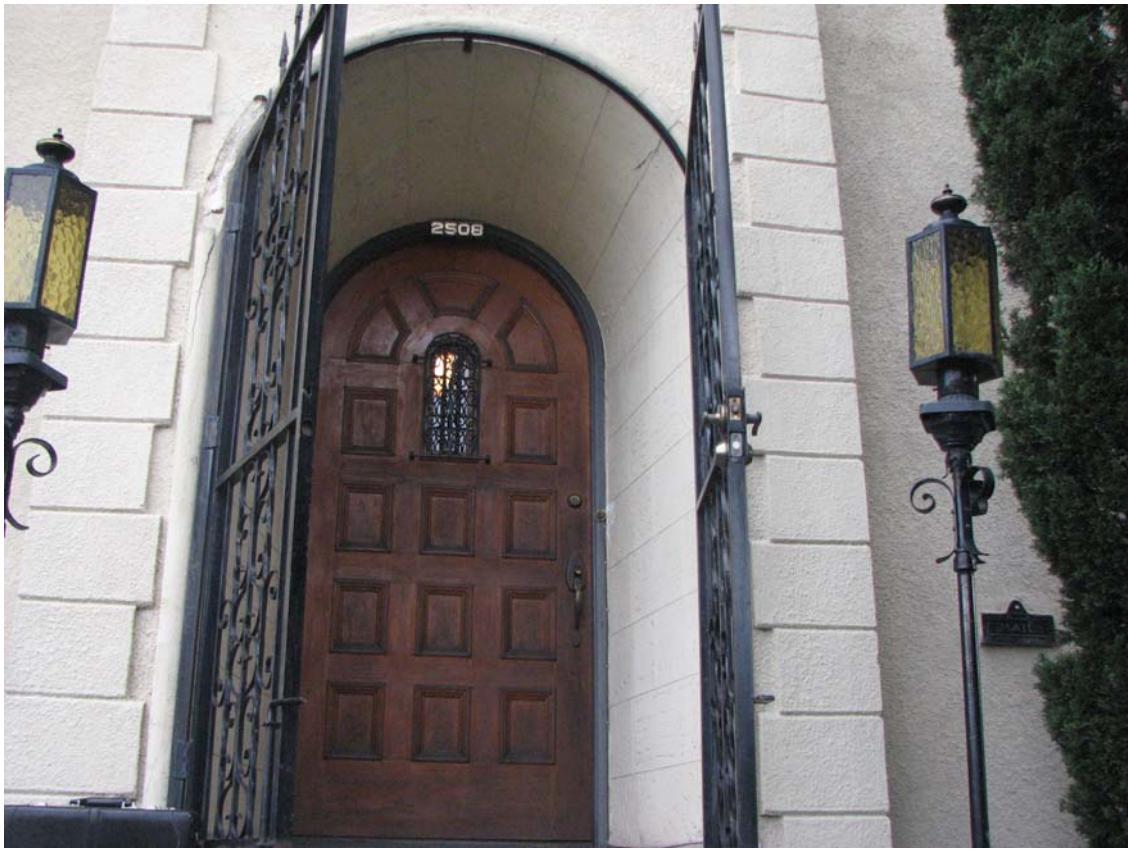
*Villa Palombo-Togneri, rear elevation, 2508 Mayberry Street (Photograph by Michael Locke)*



*Villa Palombo-Togneri, 2508 Mayberry Street (Photograph by Michael Locke)*



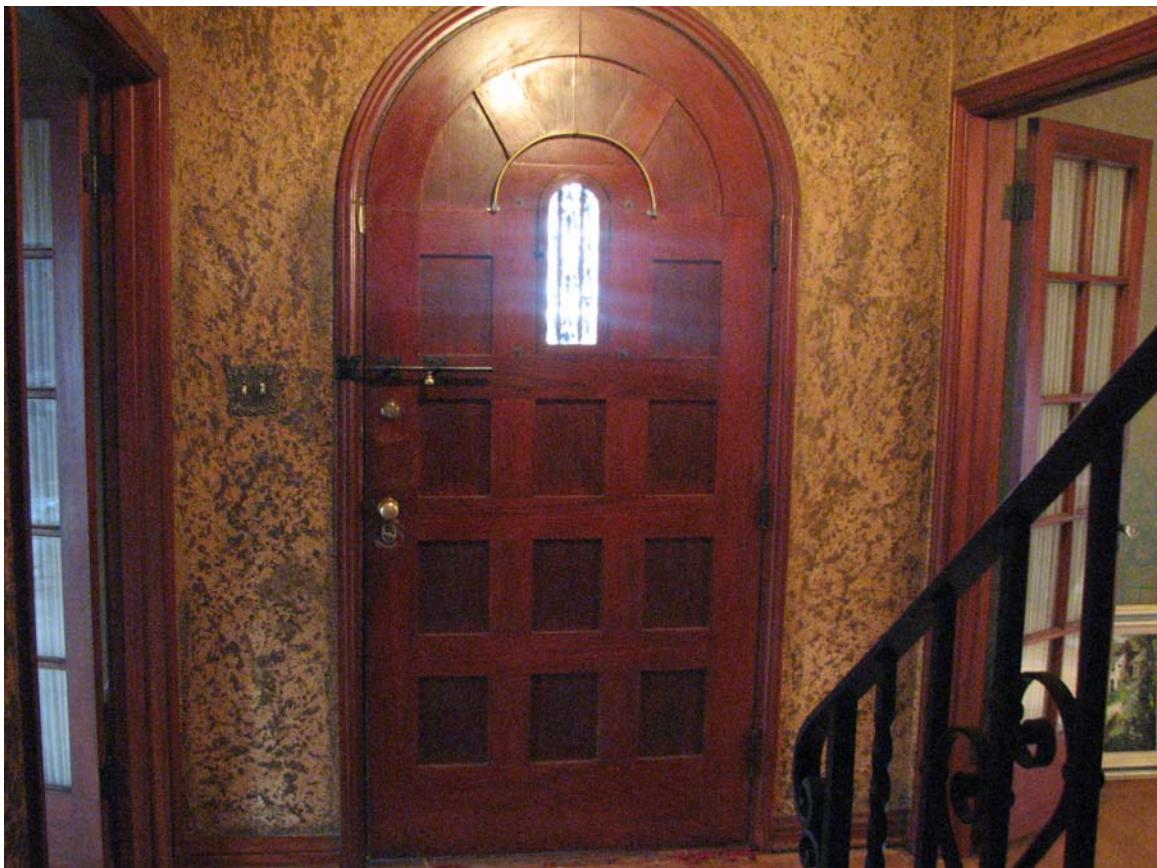
*Villa Palombo-Togneri, 2508 Mayberry Street (Photograph by Michael Locke)*



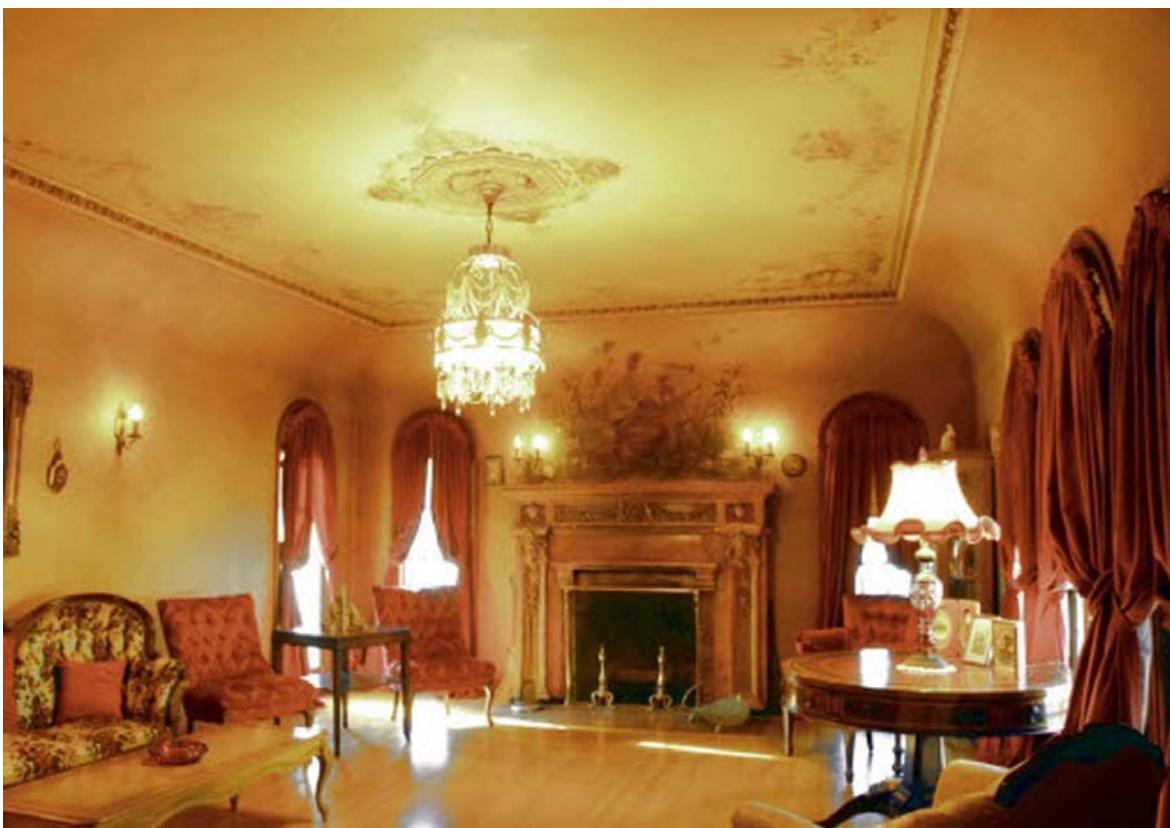
Villa Palombo-Togneri, front porch, 2508 Mayberry Street (Photograph by Charles J. Fisher)



Villa Palombo-Togneri, terrazzo porch step, 2508 Mayberry Street (Photograph by Charles J. Fisher)



Villa Palombo-Togneri, 2508 Mayberry Street (Photograph by Charles J. Fisher)



Villa Palombo-Togneri, living room, 2508 Mayberry Street (Photograph by Michael Locke)



Villa Palombo-Togneri, fireplace, 2508 Mayberry Street (Photograph by Charles J. Fisher)



Villa Togneri, fireplace detail, 2508 Mayberry Street (Photograph by Michael Locke)



Villa Palombo-Togneri, fresco above fireplace, 2508 Mayberry Street (Photograph by Michael Locke)



Villa Palombo-Togneri, living room, 2508 Mayberry Street (Photograph by Michael Locke)



Villa Palombo-Togneri, living room chandelier, 2508 Mayberry Street (Photograph by Michael Locke)



Villa Palombo-Togneri, dining room, 2508 Mayberry Street (Photograph by Michael Locke)



Villa Palombo-Togneri, crown molding in dining room, 2508 Mayberry Street (Photograph by Charles J. Fisher)



Villa Palombo-Togneri, dining room buffet, 2508 Mayberry Street (Photograph by Charles J. Fisher)



*Villa Palombo-Togneri, kitchen, 2508 Mayberry Street (Photograph by Michael Locke)*



*Villa Palombo-Togneri, breakfast room, 2508 Mayberry Street (Photograph by Michael Locke)*



*Villa Palombo-Togneri, upstairs bedroom, 2508 Mayberry Street (Photograph by Michael Locke)*



*Villa Palombo-Togneri, 2508 Mayberry Street (Photograph by Michael Locke)*