

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2011-176-HCM
ENV-2011-177-CE**

HEARING DATE: February 3, 2011
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 1505 S. 6th Avenue
Council District: 10
Community Plan Area: West Adams-Baldwin Hills-
Leimert
Area Planning Commission: South Los Angeles
Neighborhood Council: United Neighborhoods of
the Historic Arlington Heights, West Adams, and
Jefferson Park
Legal Description: Lot 1, Block 40, Central
Arlington Heights Tract

PROJECT: Historic-Cultural Monument Application for the
BOETTCHER HOUSE

REQUEST: Declare the property a Historic-Cultural Monument

**APPLICANT/
OWNER:** Todd R. Jackson
6291 Reubens Drive
Huntington Beach, CA 92647

**OWNER'S
REPRESENTATIVE:** 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 warrants further investigation.
2. **Adopt** the report findings.

MICHAEL J. LOGRANDE
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:

[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

SUMMARY

Built in 1905-06 and located in the Arlington Heights area, this two-story single-family residence exhibits character-defining features of Craftsman-style architecture. The proposed Boettcher House monument is rectangular in plan with a cross-gable roof covered in composition shingles. The front-gabled wood-frame building has decorative wood trimmed fascia, triangular knee braces, and rafters. A full-length porch on the main façade extends beyond the building to form a port-cochere on the southern portion of the property. A small front-facing gable with wood trimmed fascia bisects the porch and frames the off-centered entrance. This porch is supported by cast stone pillars. The second-story features a centered multi-pane fixed window with a small overhang supported by triangular knee bracing. A double horizontal grilled wooden vent is located at the apex of the front-facing gable. The building's exterior features wood siding. The windows are fixed single and multi-pane, multi-pane. Significant interior spaces include box beamed ceilings, original open stair landing and stairs, wainscoting, hardwood floors, and built-in cabinetry. Secondary buildings include a two-car garage sheathed in stucco.

The proposed Boettcher House historic monument was designed in 1906 using a design from the Radford Architectural Company catalog (Design No. 5066 in "Radford's Portfolio of Plans"). The building was built as the winter residence of Charles Boettcher (1852-1948), a noted businessman based in Colorado.

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 may be 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 BOETTCHER HOUSE
2. STREET ADDRESS 1505 S 6TH AVENUE
CITY LOS ANGELES ZIP CODE 90019 COUNCIL DISTRICT 10
ASSESSOR'S PARCEL NO. 5072-017-002
3. COMPLETE LEGAL DESCRIPTION: TRACT CENTRAL ARLINGTON HEIGHTS, AS PER MAP IN BOOK 30, PAGE 31 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.
BLOCK 40 LOT(S) S 50 FT OF LOT 1 MEAS ON E LINE & PTN 30 FT STRIP OF LAND ADJ TO WEST ARB. NO. 1
RANGE OF ADDRESSES 1505-1509 S. 6TH AVENUE
4. PRESENT OWNER TODD R. JACKSON
STREET ADDRESS 6291 REUBENS DRIVE EMAIL; TODD.R.JACKSON@BOEING.COM
CITY HUNTINGTON BEACH STATE CA ZIP CODE 92647 PHONE (562) 572-6670
OWNER IS: PRIVATE PUBLIC
5. PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE

DESCRIPTION

6. ARCHITECTURAL STYLE CRAFTSMAN
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 BOETTCHER HOUSE

10. CONSTRUCTION DATE: FACTUAL _____ ESTIMATED 1905

11. ARCHITECT, DESIGNER, OR ENGINEER: WILLIAM A. RADFORD COMPANY

12. CONTRACTOR OR OTHER BUILDER: UNKNOWN

13. DATES OF ENCLOSED PHOTOGRAPHS SEPTEMBER 24, 2010

14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE

15. ALTERATIONS: GARAGE WAS ENLARGED IN 1926, THEN REPAIRED AND COVERED WITH STUCCO AFTER FIRE DAMAGE IN 1973

16. THREATS TO SITE NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT

17. IS THE STRUCTURE ON ITS ORIGINAL SITE MOVED UNKNOWN

18. SIGNIFICANCE

BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET) THE BOETTCHER HOUSE WAS THE WINTER RESIDENCE OF CHARLES AND FANNIE BOETTCHER FROM ITS CONSTRUCTION IN EITHER 1904 OR 1905 UNTIL 1909. THE BOETTCHER'S MAIN RESIDENCE WAS IN DENVER COLORADO WHERE CHARLES HAD MADE HIS FORTUNE IN THE HARDWARE BUSINESS AND THE PROCESSING SUGAR BEETS. BOETTCHER HAD FIRST VISITED LOS ANGELES WITH HIS BROTHER, HERMAN IN 1880. HERMAN REMAINED AND EVENTUALLY ESTABLISHED THE SAN PEDRO WINERY SOUTH OF DOWNTOWN AND THEN SUBDIVIDING THE BOETTCHER TRACT DURING THE LATE 1880 LAND BOOM. ALTHOUGH HE REMAINED IN COLORADO AS HIS PRINCIPAL RESIDENCE, CHARLES BOETTCHER BOUGHT INTO A NUMBER OF REAL ESTATE LOS ANGELES DEVELOPMENTS OVER THE YEARS, INCLUDING CENTRAL ARLINGTON HEIGHTS, WHICH WAS SUBDIVIDED IN 1888. BOETTCHER WAS ONE OF THE RICHEST MEN IN COLORADO, USED A DESIGN FROM A WILLIAM RADFORD CATALOG FOR HIS LOS ANGELES WINTER HOME.

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES CITY BUILDING PERMITS PER ATTACHED, LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS, LOS ANGELES CITY DIRECTORIES, CENSUS RECORDS, LOS ANGELES COUNTY SUBDIVISION MAPS, LOS ANGELES TIME ARTICLES AND THE BOETTCHER MANSION WEBSITE.

DATE FORM PREPARED SEPTEMBER 10, 2010 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 BOETTCHER HOUSE IS A 2 STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES
CRAFTSMAN, RECTANGULAR PLAN RESIDENCE
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (SEE CHART) STRUCTURE USE (RESIDENCE, ETC)
WITH A CLAPBOARD SIDING FINISH AND WOOD TRIM.
MATERIAL (WOOD SIDING, WOOD SHINGLES, BRICK, STUCCO, ETC) MATERIAL (WOOD, METAL, ETC.)
ITS GABLED ROOF IS COMPOSITION SHINGLES, GLASS AND WOOD,
ROOF SHAPE (SEE CHART)) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES) WINDOW MATERIAL
MULTI LIGHT 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 SHED STYLE FRONT PORCH ACROSS THE FRONT FAÇADE WITH A CAST STONE FRONT
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)
WITH A VERTICAL PANELED WOODEN WITH THREE STAINED GLASS LIGHTS DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (SEE CHART)
OF THE STRUCTURE ARE A SHARP GABLE IN THE PORCH OVER THE FRONT ENTRY, WITH A PORTE-COCHERE ON THE
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (SEE CHART);

LEFT SIDES OF THE HOUSE OVER THE DRIVEWAY WHICH CONTINUES THE PORCH ROOF PLANE. THE PORCH IS
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

SUPPORTED BY FOUR SQUARE CAST STONE PILLARS, TWO OF WHICH FLANK THE CONCRETE FRONT STEPS, WHICH ARE
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALITY;

FLANKED BY CAST STONE STOOPS. TWO MORE CAST STONE PILLARS SUPPORT THE PORTE-COCHERE. THE ROOF
VERTICALITY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

PLANE SPLITS INTO FOUR MAIN GABLES, EACH TO ONE OF THE FOUR FACADES. DETAILS INCLUDE SCROLL CUT RAFTER
ADDITIONAL DEFINING ELEMENTS

TAILS AND DECORATIVE BRACKETS UNDER THE WIDE OPEN EAVES. THE GABLES HAVE SIMPLE FASCIA BOARDS WITH
ADDITIONAL DEFINING ELEMENTS

THE SCROLL CUT ENDS WITH THE SAME DESIGN AS THE RAFTERS. A RED BRICK CHIMNEY IS ALONG THE NORTHERN ELEVATION. A
ADDITIONAL DEFINING ELEMENTS

SHED STYLE WOODEN AWNING IS OVER THE CENTRAL SECOND STORY WINDOW IN THE FRONT GABLE, WITH A DOUBLE
ADDITIONAL DEFINING ELEMENTS

HORIZONTAL GRILLED WOODEN VENT IN THE UPPER PEDIMENT OF ALL GABLES. THE AWNING IS SUPPORTED BY SAME
ADDITIONAL DEFINING ELEMENTS

RAFTERS AND BRACKETS AS THE REST OF THE ROOF. A WINDOW BOX IS UNDER THE SECOND STORY WINDOW, WHICH, ALONG WITH
ADDITIONAL DEFINING ELEMENTS

THE ONE BELOW, HAS A MULTI SQUARE PANE FIXED TRANSOM ABOVE IT.
ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF A TWO-CAR GARAGE AT THE REAR WITH STUCCO SIDES AND SMOOTH
WOODEN DOORS AND SCROLL CUT RAFTERS.
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE BOXED BEAMED CEILINGS IN LIVING AND DINING ROOMS, HARDWOOD
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM, SPECIAL GLASS WINDOWS,

FLOORS., BATTERED COLUMNS ABOVE WOODEN DIVIDES BETWEEN LIVING ROOM AND ENTRY , TALL WAINSCOTING IN THE
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

DINING ROOM AND A SQUARE CUT BALUSTRADE ON THE STAIRCASE WITH SQUARE PILLARS AT CORNERS.
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

HISTORIC-CULTURAL MONUMENT APPLICATION

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 BOETTCHER HOUSE IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT
EARLY CRAFTSMAN ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE B)

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 BOETTCHER HOUSE WAS BUILT IN 1904-05
NAME OF PROPOSED MONUMENT YEAR BUILT
EARLY CRAFTSMAN ARCHITECTURE AND CHARLES BOETTCHER WAS IMPORTANT TO THE
NAME OF FIRST OR OTHER SIGNIFICANT OWNER

DEVELOPMENT OF LOS ANGELES BECAUSE THE EARLY CRAFTSMAN DESIGN WAS STILL IN FLUX IN 1904-05 WHEN THIS HOUSE WAS BUILT. WITH THE CRAFTSMAN DETAILING COMING INTO VOGUE WHILE THE MASSING WAS STILL TALL AND VERTICAL, RATHER THAN THE MORE HORIZONTAL DESIGN THAT IS MORE ASSOCIATED WITH A CRAFTSMAN HOUSE. THE ARTS AND CRAFTS MOVEMENT HAD SPAWNED THE FIRST TRUE CRAFTSMAN DESIGNS IN THE ARROYO SECO AREA OF PASADENA, SOUTH PASADENA, GARVANZA AND HIGHLAND PARK BY THE DAWN OF THE 20TH CENTURY, HAVING BOTH THE EARLIER LOCAL MISSION REVIVAL AND MIDWESTERN PRAIRIE SCHOOL AS AN INSPIRATION. THIS LOW-PROFILE CONCEPT HAD NOT YET BEEN REALIZED FURTHER EAST, WHERE ARCHITECTS HAD BEGUN TO USE THE ARTS AND CRAFTS CONCEPTS ON MORE TRADITIONALLY MASSED STRUCTURES. THE RADFORD ARCHITECTURAL COMPANY HAD OFFICES ON CHICAGO AND NEW YORK. THE PRODUCED A NUMBER OF HOME DESIGN CATALOGS FROM THE LATE 1890S UP INTO THE 1920S. THE BOETTCHER HOUSE MADE USE OF RADFORD PLAN No. 5066 WITH TWO MAJOR CHANGES THAT BOETTCHER'S BUILDER MADE.. ONE WAS THE SMALL STEEP PITCHED GABLE RISING FROM THE PORCH ROOF OVER THE ENTRY AND THE OTHER IS THE PORTE-COCHERE OVER THE DRIVEWAY. THAT, ALONG WITH THE USE OF CAST STONE RATHER THAN BRICK, ON THE PORCH AND A STRAIGHT RATHER THAN ANGULAR ORIENTATION OF THE FRONT STEPS, THE PLAN APPEARS TO BE IDENTICAL TO THE EXISTING HOUSE. THE STRUCTURE IS

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET
CONTINUED

BUILT MORE ON THE PLAN OF AN AMERICAN FORESQUARE, BUT CLEARLY HAS CRAFTSMAN DETAILING, ALONG WITH THE USE OF THE FOUR GABLES RATHER THAN THE MORE TRADITION HIPPED ROOF AND SMALL FRONT GABLE NORMALLY ASSOCIATED WITH THAT DESIGN. THE ACTUAL FLOOR PLAN OF THE HOUSE IS VIRTUALLY IDENTICAL TO THE RADFORD PLAN. CHARLES BOETTCHER AND HIS WIFE, FANNIE A. (COWAN) BOETTCHER WERE RESIDENTS OF DENVER, COLORADO, BUT BUILT THE HOUSE ON SIXTH AVENUE AS A PLACE TO SPEND THEIR WINTERS. CHARLES BOETTCHER WAS BORN IN KOLLEDA, GERMANY IN 1852 AND EMIGRATED TO THE UNITED STATES IN 1869 TO MEET UP WITH HIS OLDER BROTHER, HERMAN, IN CHEYENNE, WYOMING. HIS BROTHER RAN A HARDWARE BUSINESS AND THE 18 YEAR OLD CHARLES TOOK OVER TWO OF THE STORES IN GREELEY AND FT. COLLINS, COLORADO. HE MARRIED FANNIE AUGUSTA COWAN, WHO HE HAD MET WHEN SHE WAS VISITING FROM HER NATIVE KANSAS AND THE COUPLE MOVED TO BOULDER, COLORADO IN 1874. THEIR SON CLAUDE WAS BORN THE FOLLOWING YEAR. HE ACQUIRED MINING INTERESTS IN LEADVILLE, COLORADO AND MOVED THE FAMILY THERE IN 1879, MUCH TO THE CHAGRIN OF HIS WIFE. HE SOON BECAME AN IMPORTANT PILLAR IN LEADVILLE SOCIETY AS HE EXPANDED HIS MINING INTERESTS. IN 1880, HE HELPED HIS BROTHER MOVE TO LOS ANGELES, WHERE HERMAN BOUGHT A LARGE TRACT OF LAND ALONG SAN PEDRO STREET BETWEEN WASHINGTON AND JEFFERSON AND ESTABLISHED THE SAN PEDRO WINERY. HE TOOK HIS FAMILY FOR A MORE EXTENDED VISIT IN 1882 AND BEGAN A PRACTICE OF SPENDING AT LEAST SOME OF THE WINTER IN LOS ANGELES EACH YEAR. THE MINING INTERESTS BEGAN TO FALTER AND THE HARDWARE BUSINESS WAS GROWING, SO THE BOETTCHERS MOVED TO DENVER IN 1890. CHARLES HAD A MANSION BUILT AT 1201 GRANT STREET (DEMOLISHED IN 1953, SHORTLY AFTER FANNIE'S DEATH AT 98.) IN DENVER IN 1890. THE MANSION WAS LARGE, BUT NOT TOO OPULENT. BOETTCHER WAS KNOWN TO BE FRUGAL AND DID NOT WEAR HIS WEALTH FOR THE WORLD TO SEE. HE BEGAN TO INVEST IN LOS ANGELES REAL ESTATE DURING THE LAND BOOM IN THE LATE 1880S AND CONTINUED TO BUY AND SELL LAND FOR MANY YEARS. HE EVENTUALLY BOUGHT INTO THE CENTRAL ARLINGTON HEIGHTS TRACT AS THE DEVELOPMENT MOVED FURTHER WEST. HE ACQUIRED LOT 1 OF BLOCK 40 OF THAT TRACT AND BUILT A WINTER HOME THERE, USING THE NORTH PORTION OF THE LOT AS A GARDEN. BOETTCHER'S FRUGALITY MAY EXPLAIN WHY HE BUILT A PLAN BOOK HOME THERE WITH ONLY A FEW DEVIATIONS FROM THE PLAN.. BOETTCHER SOLD HIS HARDWARE BUSINESS IN 1900 AND "RETIRED" FOR SIX MONTHS. HE TOOK HIS FAMILY TO HIS NATIVE GERMANY TO SEE HIS BIRTHPLACE BUT ALSO TO GET IDEAS FOR HIS NEXT BUSINESS VENTURE. BY THE TIME HE WAS BACK , HE WAS INVOLVED IN THE SUGAR BEET PROCESSING BUSINESS, WHICH WAS RUN BY FELLOW

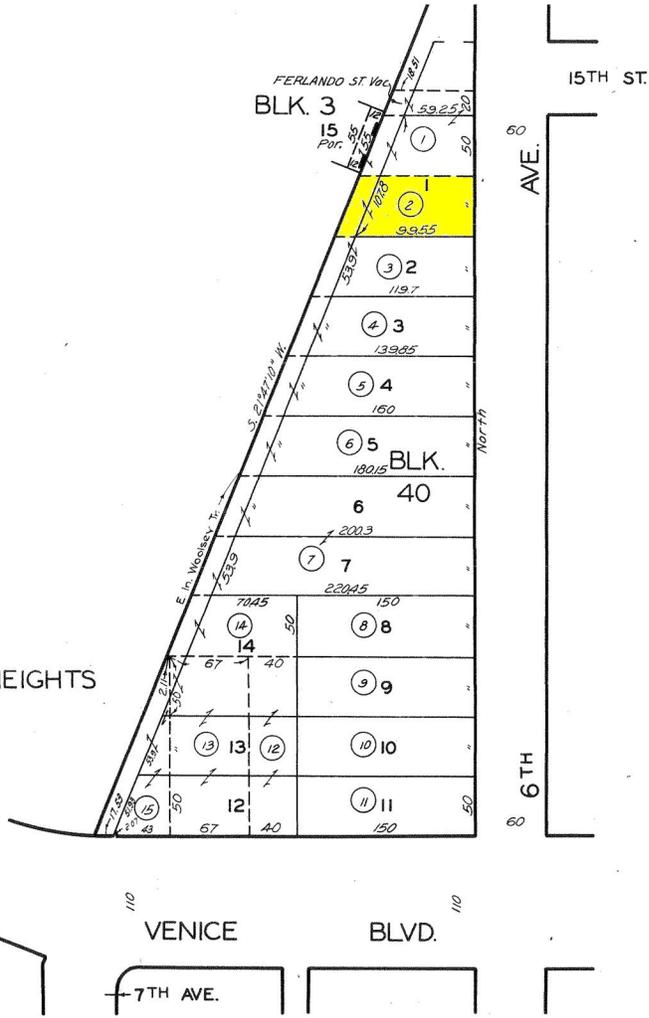


5072 17
SCALE 1" = 80'



WOOLSEY TRACT
M. B. 12-142-143

CENTRAL ARLINGTON HEIGHTS
M. R. 30-51



CODE
67

FOR PREV. ASSMT. SEE: 218-30 & 37



City of Los Angeles Department of City Planning

12/8/2010 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1505 S 6TH AVE

ZIP CODES

90019

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2004-2395-ICO

CPC-1986-821-GPC

ORD-177323

ORD-165481-SA1590

Address/Legal Information

PIN Number	126B189 75
Lot/Parcel Area (Calculated)	4,471.4 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID F5
Assessor Parcel No. (APN)	5072017002
Tract	CENTRAL ARLINGTON HEIGHTS
Map Reference	M R 30-51
Block	40
Lot	1
Arb (Lot Cut Reference)	1
Map Sheet	126B189

Jurisdictional Information

Community Plan Area	West Adams - Baldwin Hills - Leimert
Area Planning Commission	South Los Angeles
Neighborhood Council	United Neighborhoods of the Historic Arlington Heights, West Adams, and Jef
Council District	CD 10 - Herb J. Wesson, Jr.
Census Tract #	2181.10
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	RD2-1-O
Zoning Information (ZI)	None
General Plan Land Use	Low Medium II Residential
Plan Footnote - Site Req.	See Plan Footnotes
Additional Plan Footnotes	West Adams
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Special Land Use / Zoning	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	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
Baseline Mansionization Ordinance	No
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5072017002
APN Area (Co. Public Works)*	0.103 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$236,736
Assessed Improvement Val.	\$90,118
Last Owner Change	05/24/02
Last Sale Amount	\$280,002
Tax Rate Area	67
Deed Ref No. (City Clerk)	705960
	4-903
	2593
	158497
	1212084
	1201782
	1015755
Building 1	
Year Built	1905
Building Class	D55A
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	1
Building Square Footage	1,596.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
Alquist-Priolo Fault Zone	No
Distance to Nearest Fault	2.36497 (km)
Landslide	No
Liquefaction	No

Economic Development Areas

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

Public Safety

Police Information

Bureau	West
Division / Station	Wilshire

Reporting District	767
Fire Information	
District / Fire Station	26
Batallion	3
Division	2
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.

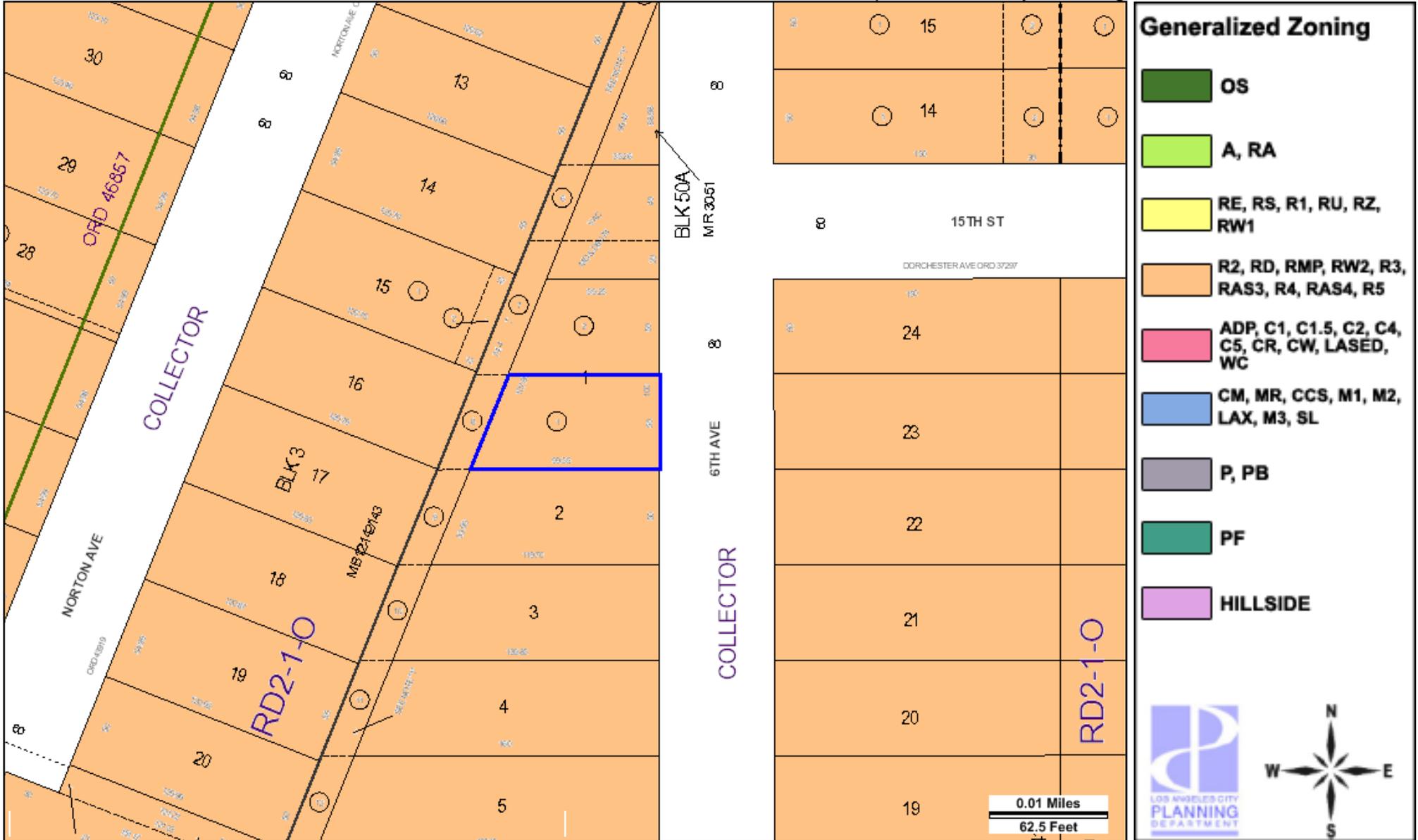
Case Number:	CPC-2004-2395-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	ICO TO REGULATE THE ISSUANCE OF PERMITS RELATED TO AUTOMOTIVE-RELATED USES, INCLUDING BUT NOT LIMITED TO AUTOMOBILE, TRAILER SALES, ETC

Case Number:	CPC-1986-821-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WEST ADAMS AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING 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

DATA NOT AVAILABLE

ORD-177323

ORD-165481-SA1590



Address: 1505 S 6TH AVE

Tract: CENTRAL ARLINGTON
HEIGHTS

Zoning: RD2-1-O

APN: 5072017002

Block: 40

General Plan: Low Medium II Residential

PIN #: 126B189 75

Lot: 1

Arb: 1



Charles Boettcher



Fannie Boettcher

BIOGRAPHY- CHARLES BOETTCHER



Charles Boettcher arrived in the U.S. a poor man, but would build one of Colorado's richest, longest lived, and most diversified industrial empires. His family would also share its riches with generations of Coloradoans in lasting and significant ways.

The youngest of six, Charles was born in 1852 in Germany. At 17, his parents sent him to America to visit his older brother Herman, who worked in a hardware store in Cheyenne. Herman enlisted Charles as a partner and they soon bought that store plus others in Greeley, Evans and Fort Collins.

The brothers, who had watched their parents run hardware stores in Germany, continued expansion and it was during this period that Charles met and married Fannie Augustus Cowan. The couple moved to Boulder where Charles opened the first hardware store in his own name.

The young family, which now included their young son Claudius Kedzie, relocated to Leadville in 1880 to capitalize on the silver boom by selling hardware to the miners. In the next decade, Charles' business flourished and his investments grew to include several mining properties, a ranch in North Park and Leadville's first electric company. Charles also invested in the First Carbonate Bank and was soon named Director of the financial institution.

When they moved to Denver in 1890, the Boettchers had become one of Colorado's wealthiest and most prominent founding families. That same year, the couple had a second child, Ruth Augusta. During this period, Charles held diverse interests including a meat packing company, a railroad and Capital Life Insurance. He also continued to build a banking empire and became president of the National Bank of Commerce. The swift decline in the silver boom forced Charles to keep his businesses solvent and to seek new opportunities.

At the end of the 19th Century, Colorado's economy had shifted from mining to agriculture, and the farming communities were desperate for a profitable crop. Charles, who had researched the lucrative sugar beet industry while visiting Germany, enlisted investors and formed the Great Western Sugar Company in Colorado. Sugar refineries were built in Loveland, Rocky Ford, Eaton, Greeley, Longmont, Fort Collins, Windsor and Holly. Between 1899 and 1900 the state's sugar industry grew from \$100,000 to \$3.6 million. By 1905 the company had expanded into Nebraska and Wyoming and into three more Colorado towns, Brighton, Johnstown and Ovid. By 1930 Great Western was one of the largest beet sugar producers in the world.

While he was building the sugar refineries, Charles saw the potential in the building material itself - high grade cement. This led him to another profitable enterprise and the Ideal Cement Company was established in 1924. By 1955 Ideal operated 13 plants in 26 states and was one of the nation's top three producing companies.

While Charles' investments helped ensure Colorado's economic stability throughout the 20th Century, they also included philanthropic work. He founded the Boettcher School for crippled children donated money to the University of Colorado and, even after his death in 1948 at the age of 96, Boettcher continued to help the state through the Boettcher Foundation. Since 1937, the Foundation has been dedicated to assisting, encouraging and promoting Colorado residents and has given \$200 million to grant recipients in four areas: education, civic/cultural programs, community/social services, and hospital/health services. Included in the Foundation's activities is the Boettcher Scholarship, established by Charles' son Claude in 1952. The merit-based scholarship covers the full cost of a public or private higher education in Colorado and has been awarded to thousands of residents, many of whom have continued the family legacy by becoming Colorado's professional and community leaders.

Other 2005 Laureates

[Kent and Caroline Rickenbaugh](#) • [Thor and Gerald Groszold](#) • [Carl M. Williams](#)

Back to [Laureate List](#)

BOETTCHER MANSION

Jefferson County, Colorado

I'm looking for...

SEARCH

Boettcher Home

[Cultural History](#)
[Tours](#)
[Events](#)
[Photo Gallery](#)
[Gift Shop](#)
[General Information](#)

Contact us:

Boettcher Mansion
 900 Colorow Road
 Golden, CO 80401
 720-497-7630

Social History

"Colorado has the best outlook of any state I know. She is rich in resources and when conditions improve, as they are beginning to, Colorado will be among the country's leaders. I have every confidence in the future of Colorado." (The Rocky Mountain News, April 23, 1939).

So spoke Charles Boettcher (1852-1948), one of Colorado's best known citizens, as he neared the end of his prolific career. In Colorado, "Boettcher" is practically a household name, with the Denver metropolitan area boasting the Boettcher Concert Hall, the Boettcher Foundation, the Boettcher Scholarship and, of course, the Boettcher Mansion. But what do we know about the man behind the name and the legacy he left behind?

Fortunately, Geraldine Bean's 1976 book, *Charles Boettcher: A Study in Pioneer Western Enterprise*, plus papers and other items contained in The Boettcher Collection, document nearly every aspect of Mr. Boettcher's personal and professional life. Born in Kolleda, Germany in 1852, Charles left his native land in 1869 to join his older brother, Herman, in Cheyenne, Wyoming where he was working at a hardware store. After Herman landed him a job in the store, Charles quickly carved a niche for himself by learning the tinner's trade.

By 1870, Herman had bought the business from his employer, renaming it "H. Boettcher and Company." The deal included another store in Greeley, Colorado, which Charles took over. Boasting the motto, "Quick Sales and Small Profits," the business was practically an overnight success, prompting the brothers to expand to Fort Collins. By the time Charles arrived there in 1872, he was ready for a change of pace. The next year, he was fortunate enough to meet Fannie Augusta Cowan, who had just arrived from Kansas for a visit with her uncle. Never one to waste anything (especially time) Charles had proposed to and married Fannie by April, 1874.

For more information on Fannie, click here: [The Elusive Fannie Boettcher 1854 - 1952](#)



That summer, when Fannie returned from a trip back to Kansas to visit her family, Charles had already arranged for them to move to Boulder, where he opened another hardware store. Along with his new partner, William P. McKinney (Herman's father in law), Charles rented a commercial structure on Main (now Pearl) Street, purchased the inventory of the former occupants, Phillips Brothers Hardware Company. Once again in the right place at the right time (a knack that would last his lifetime), Charles and his store prospered as Boulder's own population burgeoned. When the partnership with McKinney foundered, possibly over a dispute concerning expansion of the business, Charles sold McKinney his share of the business and subsequently bought another hardware business and lost just one dollar away. By 1876, he had acquired the stock of his remaining rivals which gave him a virtual monopoly on the sale of blasting powder (much coveted mining supply).

During this exciting period in Colorado history (it became a state the same year the United States celebrated its centennial), Charles and Fannie were happily ensconced in Boulder, building their first house and raising their son Claude, who was born in 1875. It is said that

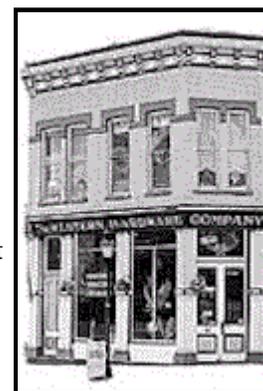


Charles, brought up by a stern Prussian patriarch, was a doting father who often took his family along on his frequent train trips to Denver.

In 1877, Charles traveled to the east coast on a shopping spree for his store, and in 1878, he took the plunge and built an elaborate two story building in a prime spot - the southwest corner of Broadway and Pearl. The keystone marking the entrance of this imposing red brick building (now the Haagen Dazs ice cream store on the Pearl Street Mall, with an exterior that has been sandblasted and remodeled), still bears its original inscription, "C. Boettcher A.D. 1878." At its grand opening in February, 1879, the store was touted as "one of the handsomest in the state and the largest hardware store in Colorado."

By the late 1870s, it was clear that Charles Boettcher had found his niche selling hardware. As he later remarked, "Hardware is one of the best businesses there is. I like that line. I was brought in it. Axes and hammers don't go out of style like so many other things." He was quick to see the profits that could be realized from the silver boom, which had overtaken Leadville. As the story goes, the day after Charles first learned of the silver strike from a newsboy on Pearl Street, he turned the operation of the Boulder store over to an assistant and was enroute to the "City in the Clouds."

By March of 1879, Herman was in Boulder to run the business while Charles attempted to cash in on the mining craze. Although he later regretted moving his family at such a happy time in their life, always the businessman, he admitted: "the die was cast, it was too late to look back; I determined to follow out my decision vigorously come good or ill". Having paid a mere \$6,000 - considered a bargain - for two lots on Harrison Street (Leadville's business district), he scrambled to erect a building, a feat he accomplished by bribing a local lumberman. A subsequent, second story addition included space for an apartment so that Charles, who was working nearly round the clock, could spend more time with his wife and son.



Now grossing nearly \$40,000 monthly, there was no stopping Charles, who began to rise first within and then above Leadville's bourgeoisie circles. In 1882, he managed a short vacation, traveling with his family to visit Herman in California. While visiting other relatives on the way back, the trio stopped in North Park, Colorado where they filed a homestead claim that eventually blossomed into the 180 square mile Bighorn Ranch. Unable to oversee the property from Leadville, the Boettchers enlisted John Rigger, the husband of Fannie's sister, Alice, to manage the land, which at one time served as home to about 600 horses, some of which were purebreds imported from Europe.

By 1884, Charles had purchased a wholesale hardware business in Denver, renaming it the Boettcher Hardware Company. Well aware of the advantages of location, he soon relocated to 4 Lawrence Street, expanding his inventory to include everything from the mandatory nuts & bolts housewares. As in Leadville, the building was adjacent to the slightly larger Daniels & Fisher's store which soon became a well known Denver landmark and shopping destination (May D & F).

After surviving 11 years in Leadville, with business opportunities there continuing to wane, and profits from the Larimer Square store beginning to wax, the Boettchers were spending more and more time in Denver. Springing up in an area known as Brown's Bluff, Capitol Hill became "the place to be", and that is where many prosperous Denverites decided to build their private domain. By 1892, noteworthy architectural landmarks like The Brown Palace Hotel, a triangular shaped sandstone structure designed to fit into a wedge shaped lot at 17th and Broadway, were already in place.



It didn't take long for Fannie and Charles to start building their own residence at 1201 Grant Street. While it was not as grand as some of their neighbors, in Charles' mind it was "complete in every detail. [and] as well built as any place in Denver". And, although Charles was still a few dollars short, his home was well placed along "Millionaire's Row."

By 1900, Charles was nearly 50. Having tried and rejected retirement (he went on to work almost 50 more years), he turned to his native

Germany for new business ideas. Always the entrepreneur, Charles returned from a "grand tour Europe (taken with Fannie, 25-year-old Claude and 10-year-old Ruth) with visions of starting sugar beet and cement industries. Shortly thereafter, two extremely lucrative enterprises - The Great Western Sugar Company and the Portland Cement Company - were launched in Colorado.

Business is probably what first brought Charles Boettcher to Lookout Mountain. His donation of cement no doubt facilitated the construction and completion of the Lariat Trail from 1911-1914, making the mountain a popular tourist destination, particularly in the summertime. In 1915, the same year he was named president of the Denver & Salt Lake Railroad, he and Fannie separated. Charles first took up residence at the Denver Club, later moving into a suite at The Brown Palace, which he later purchased. But since their separation was not permanent for at least two more years, it is likely that they both enjoyed "Lorraine Lodge" in the beginning. By 1920, however, Lookout Mountain became Charles' exclusive stomping ground. The following excerpt from Geraldine Bean's book paints a lively portrait of his life here:



"Having built this elegant mansion on Lookout Mountain in 1917, Charles Boettcher often drove the Lariat Trail to Golden and Denver, which involved negotiating a series of switchbacks, hairpin turns and horseshoe curves on a steeply graded roadway, hundreds of feet above Clear Creek the summer months, Charles traveled this route twice every day.



On one particularly beautiful morning in early June of 1919, his attention was distracted momentarily by the loveliness of the day and allowed his sleek gray roadster to gather speed dangerously as it descended the mountainside. Startled, he slammed on the brakes, causing a briefcase on the rear shelf to topple forward and strike him on the back of the head. He lost consciousness briefly, during which time the car left the road and was impaled on a huge boulder

overhanging a sheer cliff. Summoning help, he had the vehicle pulled back to the road, found it relatively undamaged and proceeded to the office, seemingly unperturbed by the narrow escape. Charles, the automobile was a challenge. He liked fast cars and was impatient with associates who criticized his driving habits. Invitations to ride with him were graciously declined whenever possible."

Biographical Sketch of Charles Boettcher

- 1852 Born in Kolleda, Germany
- 1862 Begins education at "Gymnasium" (Lower University)
- 1869 Travels to visit brother in Cheyenne, Wyoming
- 1871 Becomes partner in brother's hardware Greeley and Ft. Collins
- 1874 Marries Fannie Augusta Cowan of Kansas, moves to Boulder, expands business
- 1875 First house built in Boulder for \$1500, birth of son Claude
- 1878 Business expanded to Leadville
- 1880 Acquires Leadville mining properties, investments grow
- 1890 Builds Mansion at 1201 Grant Street, downtown Denver, birth of daughter Ruth
- 1900 Retires for six months
- 1901 Organizes Great Western Sugar Company & Portland (Ideal) Cement Company
- 1915 Becomes President of Denver and Salt Lake Railroad
- 1917 Builds summer home and hunting lodge on Lookout Mountain
- 1920 Separates from Fannie, moves to Brown Palace Hotel
- 1922 Becomes joint owner of Brown Palace Hotel

- 1929 Charline Humphreys born, granddaughter to Charles.
- 1933 Grandson, Charles Boettcher II kidnaped, \$60,000 ransom paid
- 1937 Boettcher Foundation established for charitable activities
- 1940 Boettcher School for Crippled Children opened
- 1948 Charles dies at age 96

Thanks to the Boettcher Foundation, more information about Boettcher Hardware, Great Wester Sugar, Ideal Cement, Boettcher & Company, The Brown Palace, The Pioneer Couple, Pioneer Philanthropy, Legacy Builders, The Boettcher Mansion, A New Generation, The Boettcher Kidnap, The Boettcher Foundation, The Boettcher Scholarship, and Friends of the Foundation can be found here in the "[Boettcher Times](#)". (You must have the the latest version of Adobe Reader to view this file. [Download Adobe Reader here.](#))

Boettcher Family Tree

Charline Humphreys Breeden 1929 - 1972

The granddaughter of Charles Boettcher, Charline, was born in Denver on March 26, 1929, the daughter of A.E. Humphreys, Jr. and Ruth Boettcher. She grew up at 1022 Humboldt Street, attending Graland Country Day,



Kent School and later Ogonitz in Philadelphia. In 1955, Charline married Vic Breeden of San Francisco. Their three children are Holly, Vic III and Spicer. The family lived here from 1958 to 1971. Charline passed away on August 10, 1972. Spicer Breeden passed away in 1996 and Vic Breeden in 1998.



How Jefferson County Acquired the Boettcher Mansion



Charles Boettcher built "Lorraine Lodge", his beloved summer home and hunting lodge, atop Lookout Mountain while his family lived at their main residence at 1201 Grant Street on Capitol Hill near downtown Denver. Separated from his wife, Fannie, from 1920 on, he enjoyed his mountain getaway almost exclusively nearly 30 years. His granddaughter, Charline Humphreys Breeden, who later inherited the property, decided to winterize the house and live there in the 1960s while she and her husband raised their three children. In 1968, Charline, who was battling cancer, made plans to donate the 110-acre estate to Jefferson County for public use and enjoyment. It officially became County property upon her death in 1972.

Known first as "The Jefferson County Conference and Nature Center", the estate opened to the public in 1975. At that time the County's Cooperative Extension Department built a nature trail and organized both indoor and outdoor youth programs.

From 1980-1989, the property was managed by the County's Open Space Department. In 1984, it was listed on the National Register of Historic Places (Site #5JF323) in recognition of its social and architectural importance. In 1986, a two-story lobby entrance was added to the front (north) side of the Mansion, the kitchen was revamped to accommodate caterers, and the ground floor of the Carriage House was converted from a garage into a meeting space. In 2005-2007 the Mansion completed a \$3.1 million Capital Improvement Plan ([see Blog](#)) funded by the Jefferson County Conservation Trust Fund. These upgrades have not only been respectful to the original architecture but have enabled the facility to begin serving more than 40,000 visitors and hosting as many as 100 events per year.

In 1989, the Mansion (and its outbuildings) became its own entity (separate from Open Space) within the County's Community Resources Department, and was subsequently renamed "Boettcher Mansion". These changes helped the original 1917 structures and their immediate surroundings distinguish themselves from the Nature Center, which moved across the parking lot to an old cat

located on the property. In 1997, Open Space dedicated the new \$1.7 million [Lookout Mountain Nature Center](#) with expanded parking to handle needs required by both facilities. Today, while e facility has its own separate mission, both share the original 110 acreage (now called the Lookou Mountain Nature Preserve) and are part of the County's Community Resources Department.

Photos courtesy of the Colorado Historical So

Last Modified: Sep 8, 2010 03:0

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Gateway to the Rockies

BOETTCHER MANSION

Jefferson County, Colorado

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Contact us:
 Boettcher Mansion
 900 Colorow Road
 Golden, CO 80401
 720-497-7630

Fannie Boettcher

The Elusive Fannie Boettcher 1854 - 1952

"The death of Fannie Augusta Boettcher Sunday ended a long, spectacular financial and philanthropic career, but one seemingly shrouded in mystery because of her iron determination to remain in the background." (Denver Post, Monday, November 10, 1952).

So read the obituary that appeared the day after Fannie Boettcher's death at age 98. Now almost half a century later, Mrs. Boettcher's penchant for privacy lives on. While Geraldine Bean's 1971 book entitled Charles Boettcher: A Study in Pioneer Western Enterprise, plus papers and other items contained in The Boettcher Collection document nearly every aspect of Charles Boettcher's personal and professional life, details concerning the life of his wife remain as mysterious as ever.

Although she and Charles separated in 1915 (legally in 1920) after more than 40 years of marriage, Fannie kept herself well informed of her husband's business dealings, reinvesting part of her share in the family trust in a number of enterprises until she had a controlling interest in some of them. As was noted at the time, "The personal matters which sundered the couple were not enough to swerve her opinion of his business acumen" (The Denver Post, November 23, 1947). And it remains a little-known fact that Fannie - forever determined to stay out of the limelight - managed her estate so deftly that her portion was worth half a million more upon her death than the financial legacy left behind by Charles four years earlier.

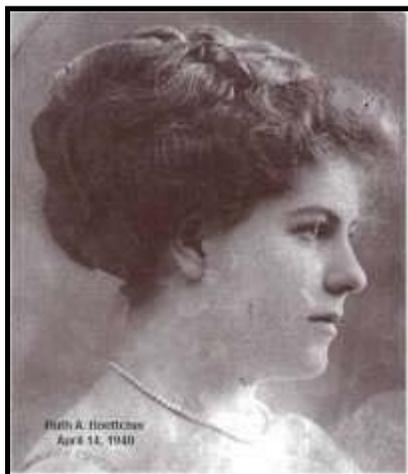
Born in Liberty, Missouri in 1854, Fannie Augusta Cowan was the oldest of seven children raised by her parents, John and Elizabeth Jones Cowan, in and around various farming communities in the state. In 1871, the Cowans moved to northern Kansas, and in 1873 19-year-old Fannie, described as the "most adventurous daughter" (Bean, p.31), traveled to Colorado to visit her uncle in Fort Collins. There she met 21-year-old Charles Boettcher, who had recently opened a branch of his brother's hardware business. Within a matter of months, after what had to have been a whirlwind courtship, Fannie had met and agreed to marry Charles. Their wedding took place in April of 1874, and by September of that year, they were living in Boulder, where Charles opened yet another hardware store. Just a few blocks west of the business, they built a small brick cottage. Their son, Claudius Kedzie Boettcher (Kedzie was a Cowan family name, and the child was called Claude), was born in June of 1875.

The first five years of their marriage were always remembered fondly by Charles, who later reminisced that, "I had done fairly well and had a nice store in Boulder. We built a nice little house on Main Street (Pearl) and had our baby there. Business was good and Boulder was a pretty town and we were happy there" (Bean, p. 35). During this promising period in Charles' career, Fannie was equally busy, raising Claude in their residence at 925 Pearl Street. Extensively remodeled over the years, primarily for use as a popular Boulder restaurant (Pasta Jay's), the dwelling was moved in 1996 to its final resting place in Erie. The "Fannie Boettcher Cottage" is now owned by the Erie Library and Historical Associations, which plan to renovate it for use as a children's library.

When the silver boom overtook Colorado in the late 1870s Charles, always able to see potential profits, moved his family to Leadville, where they built an apartment above their new store. Fannie worked in the shop as needed, and Claude took to racing up and down the town's many steep hills in his goat cart. He was subsequently sent to a private school in Indiana, a not-so-subtle ploy to keep him "off the streets" of Leadville, which was hardly safe for children. Charles later



expressed remorse about his spur-of-the-moment decision to move there: "Looking back now it seems like it was a foolish thing to do. Here I was established in a profitable business; I had a wife and three year old baby. I feel sure now that had I stayed in Boulder, I would have led a happy life. Very likely I wouldn't have made much money, but money isn't everything although it often helps" (Bean, p. 42).



The Leadville Daily Herald.

By 1884, Charles had purchased a wholesale hardware business in Denver, and in 1888 the Boettcher hired English architect J. J. Huddart to design them a sophisticated residence at 1201 C Street. The \$26,000 spent on its materials were the best that money could buy, and its location in the midst of "Millionaire's Row" (on Capitol Hill) was prized. Completion of the house coincided with the birth of Ruth Augusta Boettcher, born in 1884. With Charles and Fannie now in their mid-to-late 30s, and Claude age 15 and away at boarding school, the arrival of a new baby coupled with the Boettcher's new "urban" lifestyle - must have been an adjustment. But few facts are known of Fannie's day-to-day life during this period, even though she was surrounded by - and was now considered - "high society." Although she entertained often, she was mentioned only occasionally in the local newspapers. For example, her first trip abroad in 1884 - where she met her German in-laws for the first time as Claude celebrated his 10th birthday - made headlines

The turn of the century was an incredibly industrious time for Charles Boettcher. Approaching age 50, he had already amassed a fortune, and was entertaining thoughts of retirement (this lasted less than a year, after which he worked another 48 years until his death). A banner year in every way 1900 encompassed not just the quintessential "grand tour" of Europe (by Charles, Fannie and Ruth with another 10th birthday celebration for Ruth in Germany), but also Claude's marriage to DeAl McMurtrie of Kansas City (a union which produced Charles Boettcher II the following year). After scrupulously studying the German sugar beet and cement industries, Charles shipped seed and machinery back to Colorado. As a result, two more extremely lucrative enterprises - The Great Western Sugar Company and The Ideal Cement Company - were launched practically overnight.

In 1902, Fannie took Ruth around the world, stopping in Japan to purchase a multitude of Oriental items for their Denver mansion. Imperial India - seen from a private railway car - was another destination, and in 1911 the Boettcher women witnessed the coronation of George V in London. Fannie's last trip abroad - complicated by the outbreak of World War I - occurred in 1914, and she forever blamed the Germans for the 12-week delay in her return home. After that, she traveled as far as Hawaii.

In 1915, Fannie took it upon herself to remodel their Denver residence, taking care to properly display items from her international collection. Her flair for interior decorating did not go unnoticed. As the society pages noted: "Embroidered fire screens, and pictures, brocaded silk screens, silk velvet coverlets, rugs and furniture are testimonials to the Japanese influence on her life." One room was "completely furnished with Japanese objects, including antique temple chairs, bought in a Paris shop, an ancient desk and an exquisite prayer table." The "Dutch Room" featured "lovely delft blue tiles that stand out in the art work of Holland, surmounted by a fine Dutch frieze. Everything in that room is from the Netherlands - clocks, decorative coffee tiles, vases and pitchers, table china and even furniture" (The Denver Post, November 23, 1947).

While the exact forces behind the fissure that ultimately caused Fannie and Charles' marriage to crack wide open are unknown, by now it was clear to both that they had drifted apart. In 1919, as Ruth prepared to marry Albert E. Humphreys Jr., the son of an oil and mining magnate, their marriage came to a halt. In planning for what was undoubtedly one of the grandest weddings of the year, Fannie decided their Denver residence needed a sunporch. When Charles stated he would leave if the addition took place, Fannie built it anyway (The Rocky Mountain News, June 17, 1979). Whether it was Fannie's tenacity - or Charles' thriftiness (he was



once called "a notorious tightwad"), that caused their final separation after a long and prosperous marriage, is pure speculation. But after Charles moved out, he never returned.

Sadly, the Edwardian-style residence that served as the couple's Denver homestead for more than three decades was demolished in 1953. Occupied only by family members, and exclusively by Fannie after her separation from Charles, it could have shed such light on her taste and temperament had been preserved. With its fanciful turrets and gables, the red brick residence contained 16 rooms, servants quarters and an adjacent carriage house. Surrounded by a high iron fence, and growing increasingly infirm of body and mind, Fannie lived there until the last months of her life, when she finally asked Claude to move her to a nursing home (Bean, p. 200).

In the meantime, Charles took up residence at the Denver Club, later moving to The Brown Palace (which he eventually purchased). Having commissioned the architectural firm of Fisher & Fisher to design and build a summer cottage and seasonal hunting lodge on top of Lookout Mountain in 1919, "Lorraine Lodge" (now known as The Boettcher Mansion) must have been a much welcomed retreat. Whether it was initially intended this way or not, the rustic dwelling and surrounding 110 acres turned out to be his near-exclusive stomping ground. It is not known how much time (if any) Fannie spent at the Mansion. From 1920 until Charles' death on November 2, 1948, Fannie led a quiet life in Denver. It is interesting to note that, up until 1947 (perhaps in anticipation of Charles' passing), The Denver Post's own files contained nothing on Fannie Boettcher. That year, she bequeathed large sums of money to a few carefully chosen charities (her criteria was apparently stringent). These included gifts of \$55,000 to the Kent School (a private all-girls school attended by some of her descendants) and \$128,000 worth of stock to Children's Hospital. These gifts - too generous to go unnoticed - prompted The Denver Post to publish a series of articles on Mrs. Boettcher which were later copywritten. As staff writer Robert Steinbruner observed:



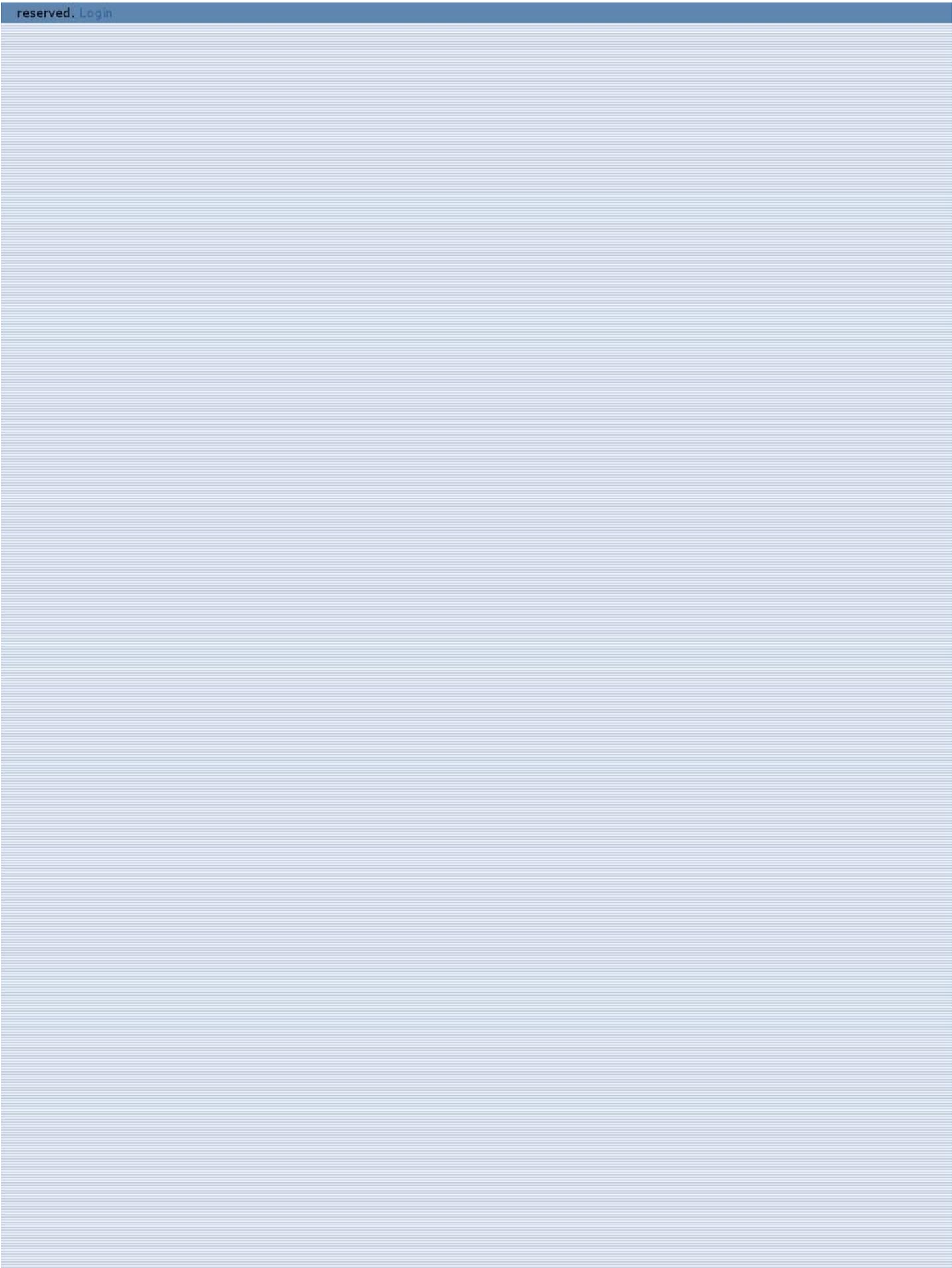
"Other women enjoying her position have spent their energies and money in making displays - high and fancy living, giving and attending social functions, wearing expensive attire and jewelry. Not so the wife of Charles Boettcher, pioneer merchant prince with the Midas touch. Mrs. Boettcher always has lived simply and has been hostess at very few large parties. Her abstinance from exhibitions of the very rich plus her nature to prefer to be in the background plus her travel proclivities account for the almost total lack of knowledge that Denver has about one of its most unusual and wealthiest citizens." (The Denver Post, November 23, 1947).

Although Fannie's own propensity for managing money may have been her best-guarded secret, a rare self-quote reveals one of her and-true financial strategy: "I didn't always buy the most expensive things, but the best I could afford." (The Denver Post, November 23, 1947). One particular pet peeve she had concerning the excessive use of alcohol supports her reputation for "integrity, straightforwardness of will (and) an uncompromising persistence where principle is involved." According to one account, when living alone at age 93, an inebriated itinerant rapped on the doorbell of her Denver home. Slow to heed her request that he leave the premises immediately, Mrs. Boettcher literally scared him off by sounding the brass gong hanging on the front porch. "The last I saw of him he was running as fast as he could go," she said afterwards (The Denver Post, November 23, 1947).

Today, with the Boettcher name as much in the news as it must have been in Charles' heyday, the family spirit lives on at The Boettcher Mansion. Was it Fannie who initially set the tone for this unique mountaintop retreat, now owned and operated as a popular Jefferson County event and meeting site? Did she ever live here? To date, these questions remain unanswered. And knowing what little we do know of Fannie, that is probably just how she would want it.

Photos courtesy of the Colorado Historical Society.

Last Modified: Mar 28, 2009 10:00



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CANNOT BEAR EACH OTHER.

KAISER AND KING EDWARD RE- PORTED HOSTILE.

**Influential Business Man and a Di-
plomatist Agree That Court Circles
Feel Intense Animosity—All Other
International Feuds are Overshad-
owed by It.**

(BY DIRECT WIRE TO THE TIMES.)

BERLIN, Oct. 20.—[Exclusive Dis-
patch.] Regarding the strained rela-
tions between England and Germany,
one of the most influential business
men in the Kaiser's realm said yester-
day:

"I quite agree that war between Ger-
many and England would be ruinous
to both countries, and that anything
that can be done to stop matters go-
ing too far should be done. It comes
from court circles. There is danger
that Emperor William and King Ed-
ward cannot bear each other owing
to this."

On the same subject a diplomatist
who has a large experience in both
countries said:

"Of the intensity of animosity be-
tween the two countries, there can be
no doubt. It overshadows all other in-
ternational feuds today. But in Ger-
many, according to my observations,
the anti-English sentiment does not
come from the people. It is vehement-
ly strong in court and aristocratic cir-
cles.

"But in England, it is quite different.
The whole country is to a man anti-
German. Not only that, it is an an-
tagonism which takes an aggressive
tone. Times have changed prodigiously
in England since the death of Queen
Victoria. In her time, England was
insular in her ideas, isolated as regards
her relations with other powers, but
today, Great Britain appears to be
transformed and modernized, and to
have become Europeanized."

CORPSES TOO STRONG.

**Consul Dobson Resigns His Post at
Hang-Chau Because of Chinese
Indignities.**

(BY DIRECT WIRE TO THE TIMES.)

CANON CITY (Colo.) Oct. 20.—[Ex-
clusive Dispatch.] Dr. G. W. Cannon
has a letter from George L. Dobson,
United States Consul to Hang-Chau,
China, saying he will arrive in Seattle
Monday, on his way back to Des
Moines, Iowa, having resigned his posi-
tion. Dobson was appointed by Presi-
dent Roosevelt last spring. The boycott
against American goods went into ef-
fect soon after Dobson arrived in
China, and many indignities were
heaped upon him. Chinese bankers at
Hang-Chau refused to cash the drafts
presented by the consul.

With the intention of driving Dob-
son out of their city, the bodies of more
than one hundred victims of cholera
and other contagious diseases were
buried on property adjoining the con-
sulate, although it had not been used
previously as a cemetery. This neces-
sitated the removal of Dobson and his
family.

Dobson is a brother-in-law of Dr.
Cannon.

HAVEMEYER PULLS STRINGS.

DENVER (Colo.) Oct. 20.—[Exclusive
Dispatch.] "We will not spend another
dollar in Colorado until we discover
what effect the importation of Philip-
pine sugar, if it is imported, will have
on the situation." That is the positive
statement of H. O. Havemeyer, presi-
dent of the sugar trust, who, with C.
S. Morey and Charles Boettcher of the
Great Western Sugar Company, which
is dominated by Havemeyer, left this
morning on a tour of inspection of the
sugar plants in Northern Colorado.
They will probably return Saturday,
when Havemeyer will go East.

DISCUSSES BEET SUGAR PRODUCTION

*Vice-President Boettcher
of Colorado Corporation is
Van Nuys Guest*

Picture 320 freight trains, fifty boxcars in each all loaded with beet sugar. The total in 100-pound bags would be 3,000,000 and in pounds, 800,000,000.

That's the amount of saccharine substance turned out in 1924 by the Great Western Sugar Company of Denver, according to its vice-president, Charles Boettcher, who is now a Los Angeles visitor and a guest at the Van Nuys.

"Last year's beet sugar crop in Colorado was the greatest in the history of sugar production in that State," said Mr. Boettcher. "It has been a prosperous year for our beet farmers, though the price of sugar is low at this time, running only about 5 cents a pound to the producer."

Mr. Boettcher was the organizer of the Great Western about twenty-five years ago. It was then capitalized at \$1,000,000, its capitalization now being \$75,000,000. The corporation operates seventeen sugar factories, most of them in Colorado, and is credited with manufacturing a third of all the beet sugar produced in this country.

In addition to being an executive of the sugar company, Mr. Boettcher is the president of the Ideal Portland Cement Company of Denver. This concern furnishes much of the cement used in the road construction now going forward in Colorado, on which he said the State is spending between \$8,000,000 and \$10,000,000 annually.

The Denver man is here on a vacation, stating that he comes to Los Angeles to spend a part of every winter. He remarked on the vast growth of the city since he made his first visit here in 1880.

"First street was the heart of Los Angeles at that time and the principal hotel was the Pico House," he remarked. "At Fourth street the town began to thin out visibly."

Building Permit History
1505 S. 6th Avenue
Los Angeles

- c1905: Construction of a 2-story 23' 6" X 32' 6" 6-room frame residence and one-car frame garage at 1505 S. 6th Avenue on Lot 1, Central Arlington Heights. (No permit as property is outside of City of Los Angeles.)
Owner: Charles and Fannie Boettcher
Architect: William A. Radford Architectural Company
Contractor: Unknown
Cost: \$2,500.00
- December 10, 1926: Building Permit No. 35883 for making addition to garage from one-car to two-car.
Owner: Miles Burden
Architect: None
Contractor: Owner
Cost: \$100.00
- January 7, 1973: Building Permit No. LA63426 to repair fire damage to garage and stucco same.
Owner: John Getz
Architect: None
Engineer: None
Contractor: W. C. Lane
Cost: \$500.00
- September 13, 1989: Building Permit No. LA41843 to remodel kitchen - non structural - new cabinets, etc.
Owner: Eleanor Lee Napier
Architect: None
Engineer: None
Contractor: Owner
Cost: \$4,000.00

May 17, 2002: Plumbing Permit No. WO24213249 to install earthquake shutoff valve.
Owner: Elinor L. Napier
Architect: None
Engineer: None
Contractor: Aqua, Inc.
Cost: Not shown

June 21, 2003: Building Permit No. EP01392 to reroof with 27 squares of composition shingle roofing over new solid sheathing.
Owner: Todd R. Jackson
Architect: None
Engineer: None
Contractor: Owner
Cost: \$8,100.00

Radford's Portfolio of Plans

A STANDARD COLLECTION OF

NEW AND ORIGINAL DESIGNS FOR HOUSES, BUNGALOWS, STORE
AND FLAT BUILDINGS, APARTMENT HOUSES, BANKS,
CHURCHES, SCHOOLHOUSES, BARNs, OUTBUILDINGS,
ETC., TOGETHER WITH ESTIMATES OF COST

Selected and Compiled by

WILLIAM A. RADFORD

President of the Radford Architectural Company, Editor-in-Chief of "Radford's Cyclopaedia
of Construction," "American Carpenter and Builder," "Cement World," Etc.

Every Plan Designed and Executed by a Corps of

LICENSED ARCHITECTS OF THE HIGHEST PROFESSIONAL STANDING,
ASSISTED BY A STAFF OF EXPERT DRAFTSMEN

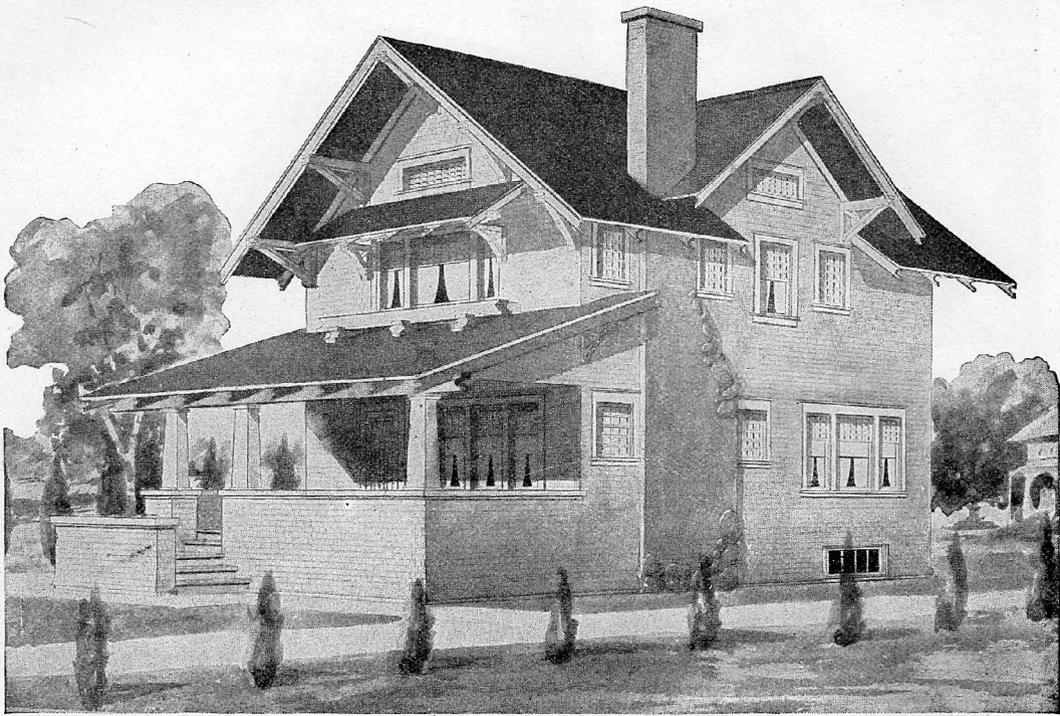
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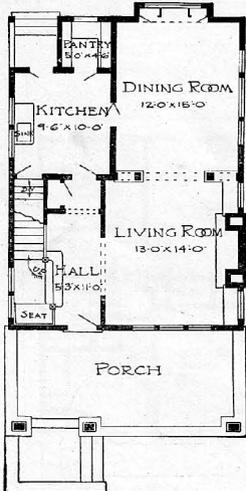
185 E. JACKSON BLVD.
CHICAGO, ILL.

178 FULTON STREET
NEW YORK, N. Y.



Design No. 5066

Size: Width, 23 feet 6 inches; Length, 32 feet 6 inches



First Floor Plan

Blue prints consist of foundation plan; roof plan; first and second floor plan; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of twenty-two pages of typewritten matter.

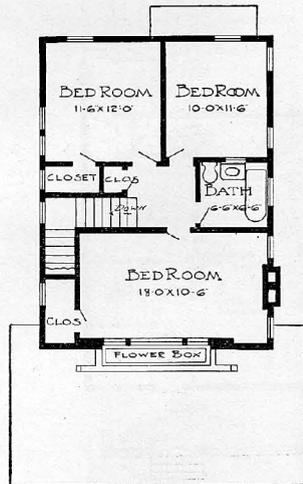
PRICE

of Blue Prints, together with a complete set of typewritten specifications

ONLY

\$15.00

We mail Plans and Specifications the same day order is received.



Second Floor Plan

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 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 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 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

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.....Block.....
Tract.....
.....
.....

Lot.....Block.....
Tract.....
.....
.....

Book.....Page.....F. B. Page.....
Form No. 1505 6th ave
No. 1505 6th ave

Book.....Page.....F. B. Page.....
Street.....
Street.....

By O. K. City Clerk
Deputy
By O. K. City Engineer
Deputy

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? one car Garage
2. What purpose will Building be used for hereafter? 2 cars Garage
3. Owner's name Miles Burden Phone PO 0553
4. Owner's address 1505 6th ave
5. Architect's name..... Phone.....
6. Contractor's name..... Phone.....
7. Contractor's address.....
8. VALUATION OF PROPOSED WORK NO (Including Plumbing, Gas Fitting, Sowers, Ceaspoils, Elevators, Painting, Plinishing, all Labor, etc.) \$ 105
9. Class of present Building NO No. of rooms at present.....
10. Number of stories in height 1 Size of present Building.....
11. State how many buildings are on this lot 2
12. State purpose buildings on lot are used for House - Garage
(Apartment House, Hotel, Restaurant, or any other purpose.)

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

Making addition to Garage

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) Miles Burden
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. 35883	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O.K. <u>ZB</u>	Stamp here when ready to issue RECEIVED DEC 10 1926 TOWLE <small>L. A. Bldg. Dept.</small>
	Plan Examiner <u>L. J. ...</u>	Clerk <u>...</u>	

J. H. ...

1. LOT NO. 1 BLK 40 TRACT Central Arlington Hts. 2181 CENSUS TRACT

2. PRESENT USE OF BUILDING 07 Garage NEW USE OF BUILDING 07 same DIST. MAP 4677

3. JOB ADDRESS 1505 6th Ave. ZONE RA-1-0

4. BETWEEN CROSS STREETS Vanine Blvd AND Pico Blvd. FIRE DIST

5. OWNER'S NAME John Getz PHONE LOT TYPE irreg

6. OWNER'S ADDRESS 1672 N 20 St. LA 90007 CITY ZIP LOT SIZE irreg

7. ARCHITECT OR DESIGNER STATE LICENSE NO. PHONE

8. ENGINEER STATE LICENSE No. PHONE ALLEY

9. CONTRACTOR V.C. Lane 238881 467-7024 STATE LICENSE No. PHONE BLDG LINE

10. LENDER BRANCH ADDRESS AFFIDAVITS

11. SIZE OF EXISTING BLDG. LENGTH 26 WIDTH 21 STORIES 1 HEIGHT 9 NO. OF EXISTING BUILDINGS ON LOT AND USE

12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG. EXT. WALLS wd/siding ROOF comp FLOOR cement

13. JOB ADDRESS 3 1505 6th Ave. DISTRICT OFFICE LA

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$500 GRADING

15. NEW WORK: (describe) repair fire damage & stucco (25% Damage) CRIT. SOIL HIGHWAY DED.

NEW USE OF BUILDING 07 same SIZE OF ADDITION n/c STORIES HEIGHT FLOOD

TYPE GROUP R-1 acc SPRINKLERS REQ'D SPECIFIED / INSPECTION ACTIVITY /

BLDG. AREA MAX. OCC. TOTAL PLANE CHECKED / ZONED BY Ball

DWELL. UNITS GUEST ROOMS / PARKING REQ'D PROVIDED PLANS APPROVED FILE WITH

P.C. NO. CONT. TRIP. n/c n/c APPLICATION APPROVED INSPECTOR

P.C. S.P.C. G.P.I. B.P. 825 I.F. O.S. C/O TYPIST B.J.

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

JAN-2-73 72068 E 063426 V-2 CB 8.25

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

This permit is on application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 L.A.M.C.)

Name	Date
Rodriguez	1-2-73
ADDRESS APPROVED	
SEWERS AVAILABLE	
NOT AVAILABLE	
DRIVEWAY APPROVED	
HIGHWAY DEDICATION REQUIRED COMPLETED	
PLUM CLEARANCE APPROVED	
APPROVED FOR ISSUE	
FILE #	
WASTE DEBRIS DISPOSAL	
APPROVED	
APPROVED	
APPROVED	

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

3

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT	BLOCK	TRACT	COUNTY REF. NO.	CITY MAP
	010	40	Central Arlington Heights	Bk 30 Pg 51	1268189 2181
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING			ZONE	
1 01 SFD	0100			R4-1-0	
3. JOB ADDRESS	FINE DIST. COLOR DIST.				LOT TYPE
1505 6th Ave					10
4. BETWEEN CROSS STREETS	AND				LOT SIZE
Venice	15th				
5. OWNER'S NAME	PHONE				ALLEY
Blaine Lee Taylor	733-3711				BLOC LINE
6. OWNER'S ADDRESS	CITY				AFFIDANTS
RD 88 #3	L.A. 90019				
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY				ZIP
10. CONTRACTOR	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		
047037					
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		
WIDTH LENGTH	2				
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. FINISH	ROOF	FLOR.		
13 ->	wood	wood	wood		
13a. JOB ADDRESS	STREET GUIDE				
3 1505 6th Ave					
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 4,000				CHG. OFF. P.D. PROB. L.A. BEISVIC
15. NEW WORK (Describe)	kitchen remodel- non structural- cabinets etc.				HWY. OAD. FLOOD.
NEW USE OF BUILDING	SIZE OF ADDITION		STORIES	HEIGHT	FILE WITH
Same					
TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED		ZONED BY
					Taxaynna
SMALL UNITS	BAS. REC.	TOTAL	INSPECTION AVAIL. CHG. OFF. P.D. PROB. L.A. BEISVIC		TYPE
					ldr
APPLY FOR	APPROVAL REQ'D	APPROVAL PROVIDED	INSPECTION AVAIL. CHG. OFF. P.D. PROB. L.A. BEISVIC		INSPECTOR
P.C.	G.S.	CONT. REQ.	CHG. OFF. P.D. PROB. L.A. BEISVIC		
38.00	1.50		38.00 BACI		
			.60 EI-R		
			1.00 OSS		
			41843 ODCI		
			66589 1 09/13/89 39.60 CMTD		

DECLARATIONS AND CERTIFICATIONS LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 5 commencing with Section 70001 of Division 3 of the Business and Professions Code, and my license is in full force and effect.

OWNER-BUILDER DECLARATION 17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (See 70013, Business and Professions Code. Any city or county which requires a permit to construct alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 5 commencing with Section 70001 of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the stated exemption. Any violation of Section 70015 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500). I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7004, Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon, 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 within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.) I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7004, Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor licensed pursuant to the Contractor's License Law.) I am exempt under Sec. 6 & P. C. for the reason: 9/13/89 Owner's Signature: Blaine Lee Taylor

WORKERS' COMPENSATION DECLARATION 18. I hereby affirm that I have a certificate of consent to contribute to a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3000, Lab. C.). Policy No. Insurance Company: Certified copy is hereby furnished. Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety. Date: Applicant's Signature:

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE 19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' Compensation Law of California. Date: 9/13/89 Applicant's Signature: Blaine Lee Taylor NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY 20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3007, Ch. C.). Lender's Name: Lender's Address:

21. I 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 state laws relating to building construction, and hereby authorize representatives of the city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the City of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed (See Sec. 910002 L.A.M.C.) Signed: Blaine Lee Taylor, Owner or agent having property owner's consent; Date: 9/13/89

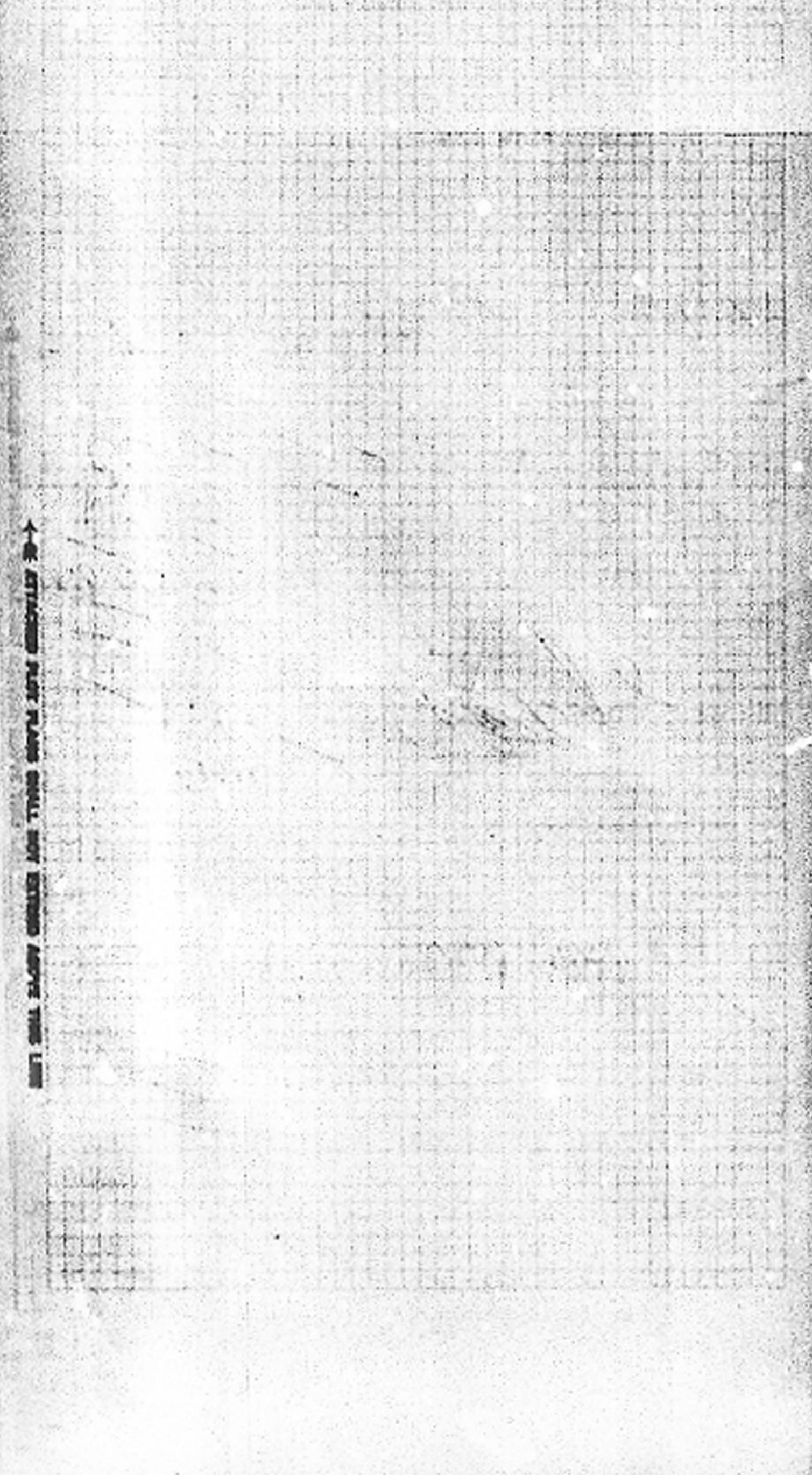
'89 LA 41843

2 5 4 0 0 4 0 0 3 7 8

Bureau of Engineering	ADDRESS APPROVED		Paul 9-13-89
	DRIVEWAY		
	HIGHWAY DEDICATION	REQUIRED	
		COMPLETED	
SEWERs REQ. NO. CERT. NO.	FLOOD CLEARANCE		
		SEWERS AVAILABLE	
		NOT AVAILABLE	
		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"/>		
Fire	APPROVED (TITLE 14 (L.A.M.C.-5700))		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		
Transportation	APPROVED FOR		
Construction Tax	RECEIPT NO.	DWELLING UNITS	

LEGAL DESCRIPTION

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



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

10. FEE ITEM INFORMATION

WATER HEATERS AND GAS SYSTEMS

Earthquake Valve	(1)	16.00
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14. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (323)737-5523. Toilet and shower water conservation devices required. Battery operated smoke detectors required located per code.

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

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(O) , Owner-Builder

CLASS LICENSE# PHONE

0

3237375523

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

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

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

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, the following declaration:

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

19. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

20. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106 4,3,4 LAMC).

By signing below, I certify that:

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

Print Name: TODD JACKSON Sign: Internet e-Permit System Declaration Date: 06/21/2003 Owner Authorized Agent

EXPRESS PERMIT INSPECTION RECORD



For use by cashier only

PERMIT #: 03016 - 90000 - 11948

ADDRESS: 1505 S 6th Ave

OWNER: Jackson, Todd R
1505 6th Ave
LOS ANGELES CA 90019

Bldg-Alter/Repair
1 or 2 Family Dwelling
Express Permit
No Plan Check

Payment Date: 06/21/03
Receipt No: IN050119894
Amount: \$184.86
Method: Credit Card

JOB DESCRIPTION: Reroof with 27 sqrs COMP SHINGLE roofing over new solid sheathing.

INSPECTION RECORDS MUST BE AVAILABLE WHEN REQUESTED

GROUNDWORK INSPECTIONS	
Electrical	
Plumbing	
Gas Piping	
Heating & Refrigeration	
OK to Place Floor	

DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED

ROUGH INSPECTIONS	
Electrical	
Plumbing	
Fire Sprinkler	
Heating & Refrigeration	
Roof Sheathing	
Framing	
Insulation	
Elevator	
Suspended Ceiling	
OK to Cover	

DO NOT COVER UNTIL PREVIOUS IS SIGNED	
Exterior Lathing	
Interior Lathing	
Drywall	
OK to Cover Walls	

DO NOT COVER UNTIL ABOVE IS SIGNED

WORK OUTSIDE OF THE BUILDING	
Electrical Underground	
Gas	
Heating & Refrigeration	
Sewer	

FINAL INSPECTIONS

Electrical	
Plumbing	
Gas	
Gas Test	
Heating & Refrigeration	
Elevator	
Fire Sprinkler	
LAFD (Title 19 only)	
LAFD Fire Life Safety	
PROJECT FINAL	

**FOR INSPECTION REQUESTS, PLEASE CALL
(888) LA-4BUILD (524-2845)
Outside LA County, call (213) 482-0000**

SUPPLEMENTAL NOTES: _____

IMPORTANT NOTICE

- Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.).
- Inspection(s) may be requested anytime via the Internet or touch tone phone. To request an inspection via the Internet, go to www.ladbs.org and click the "Inspection" link. To request an inspection via touch tone phone, call toll free (888) LA4BUILD (888-524-2845) and select option 1 for the Automated Inspection Request System. To request an inspection via the Customer Call Center between 7:00 a.m. and 5:00 p.m., select option 2. Outside LA County, call (213) 482-0000.
- When requesting an inspection, the following information may be requested: job address, type of inspection, use of building, 15 digit permit number and a contact phone number of the person who can be reached on the day of the inspection. Inspection request(s) received by the Customer Call Center before 2:00 p.m. or Internet or Automated Inspection Request System before 3:00 p.m. can be requested for the following business day. An automated system will attempt to telephone the contact phone number before 10:00 a.m. on the day of the inspection.
- Permit fees provide for a limited number of inspections. A re-inspection fee may be assessed when the work for which an inspection was requested is not ready, when inspection records are not available, or where no site access is made available.
- No person shall perform any construction or repair work between the hours of 9:00 p.m. (6:00 p.m. grading) and 7:00 a.m. the following day which results in loud noises to the disturbance of persons occupying sleeping quarters in any dwelling, hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A.M.C.).
- No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land so occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
- Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting, or demolition.
- Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The Department reserves the right to expire any permit where work has been suspended for a period of 180 days.
- Inspection services will not be provided when there is an unleashed dog on the premises.

Boettcher House Photographs



Boettcher House, 1505 S. 6th Avenue, September 24, 2010 (Photograph by Charles J. Fisher)



Boettcher House, 1505 S. 6th Avenue, August 2, 2008 (Photograph by Todd Jackson)



Boettcher House, 1505 S. 6th Avenue, September 24, 2010 (Photograph by Charles J. Fisher)



Boettcher House, rafters, 1505 S. 6th Avenue, September 24, 2010 (Photograph by Charles J. Fisher)



Boettcher House, porte-cochere, 1505 S. 6th Avenue, September 24, 2010 (Photograph by Charles J. Fisher)



Boettcher House, rear elevation, 1505 S. 6th Avenue, September 24, 2010 (Photograph by Charles J. Fisher)



Boettcher House, garage, 1505 S. 6th Avenue, September 24, 2010 (Photograph by Charles J. Fisher)



Boettcher House, front porch, 1505 S. 6th Avenue, September 24, 2010 (Photograph by Charles J. Fisher)



Boettcher House, front door, 1505 S. 6th Avenue, September 24, 2010 (Photograph by Charles J. Fisher)



Boettcher House, front entry, 1505 S. 6th Avenue, September 24, 2010 (Photograph by Charles J. Fisher)



Boettcher House, staircase, 1505 S. 6th Avenue, September 24, 2010 (Photograph by Charles J. Fisher)



Boettcher House, living room, 1505 S. 6th Avenue, September 24, 2010 (Photograph by Charles J. Fisher)



Boettcher House, fireplace, 1505 S. 6th Avenue, September 24, 2010 (Photograph by Charles J. Fisher)



Boettcher House, dining room, 1505 S. 6th Avenue, September 24, 2010 (Photograph by Charles J. Fisher)



Boettcher House, dining room ceiling, 1505 S. 6th Avenue, September 24, 2010 (Photograph by Charles J. Fisher)



Boettcher House, dining room wainscoting, 1505 S. 6th Avenue, September 24, 2010 (Photograph by Charles J. Fisher)