

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

**CULTURAL HERITAGE COMMISSION**

**CASE NO.: CHC-2012-50-HCM  
ENV-2012-51-CE**

**HEARING DATE:** March 1, 2012  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 3320 N. Griffin Avenue  
Council District: 1  
Community Plan Area: Northeast Los Angeles  
Area Planning Commission: East Los Angeles  
Neighborhood Council: Lincoln Heights  
Legal Description: Lot 11, Foot Hill Tract

**PROJECT:** Historic-Cultural Monument Application for the  
YOUNG-GRIBLING RESIDENCE

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

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

**OWNER:** Paul B. Greestein and Dydia Y. Delysier  
3320 N. Griffin Avenue  
Los Angeles, CA 90031

**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.

MICHAEL J. LOGRANDE  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Ken Bernstein, AICP, Manager  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

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Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

Prepared by:

**[SIGNED ORIGINAL IN FILE]**

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Edgar Garcia, Preservation Planner  
Office of Historic Resources

Attachments:      Historic-Cultural Monument Application

## **FINDINGS**

The property “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” as a noteworthy example of Queen Anne style architecture.

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

The Commission hereby recommends that Council find the proposed designation of the Young-Gribbling Residence as a Historic-Cultural Monument to be exempt from further analysis under the California Environmental Quality Act pursuant to Title 14 of the California Code of Regulations, Sections 15308 (Class 8) and 15331 (Class 31).

## **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**

Constructed in 1885, this one and a half story single family residence exhibits character-defining features of the Queen Anne Style. The exterior is made up of a tall, rusticated stone foundation, horizontal wood siding, wood trim and decorative horizontal and vertical banding. The main roof is a high-pitched hipped roof, flat at the top and covered in composition shingles. Two gables extend at 45 degree angles from the main roof, framing the square tower at the southwest (front) corner of the residence. The tower has double hung windows on three sides and a pyramidal roof. Portions of the roof on the southwest gable have extended, flared eaves while the southwest gable is less ornamented. Underneath the southwest gable is a boxed window bay with four tall double hung windows; the southeast façade does not have a bay, but does have two double hung windows. A small casement window is in each pediment under the front-facing gables. On the rear façade, there is a small dormer on the second level with a multi-light door that opens onto the first-level roof. The decorative wooden entry door is accessed by wooden stairs leading to a partial wraparound porch with square pillars. There are two secondary entrances with craftsman style wood and glass doors not part of the original construction.

Significant interior spaces include extensive wainscoting, built-ins, box beam ceilings and decorative mantles in the living room and dining room, crown moldings in the parlor. Other interior details are picture rails, early lighting fixtures and pocket doors.

The Young-Gribbling Residence was designed by the architect Robert Brown Young for his brother A.J. Young and his wife, Jennie. Robert Brown Young was one of the early architects in Los Angeles, also known for his designs for prominent area hotels of the time period including the Hotel Lankershim, The Occidental and the Hollenbeck. Two HCMs (#317 and #728, the

Young Apartments and the upper two stories of the San Fernando Building, respectively) were designed by Young. A.J. Young sold the house in 1893, possibly due to his wife's illness, which led to her death in 1895. The house was sold to The Los Angeles Storage Commission and Lumber Company which converted the house into a triplex as a rental property. By 1902, the house had been sold to contractor Arthur Gribling, who made many improvements to the house, including converting it to a duplex and adding Arts and Crafts elements to the interior. It changed hands several times after the deaths of the Gribblings until its current owners bought the house in 1993.

Alterations to the Young-Gribling Residence include its conversion to a triplex in the 1890s, reduction to a duplex in 1902, rear additions to the kitchen in 1917 and 1938, an additional screened porch and interior remodeling in the early 1900s—all completed by Gribling—removal of a chimney from the front roof slope at an unknown date, and finally, the conversion back to a single-family residence around 1954.

## **DISCUSSION**

The Young-Gribling Residence 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 noteworthy example of Queen Anne style architecture, the property qualifies for designation as a Historic-Cultural Monument based on this criterion.

## **BACKGROUND**

At its meeting of January 19, 2012, the Cultural Heritage Commission voted to take the application under consideration. On February 16, 2012, 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 Young-Gribling Residence property 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**

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ENV-2012-51-CE**

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**OWNER:** Paul B. Greestein and Dydia Y. Delysier  
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Los Angeles, CA 90031

**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(c)4 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.
2. **Adopt** the report findings.

MICHAEL J. LOGRANDE  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

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Ken Bernstein, AICP, Manager  
Office of Historic Resources

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Prepared by:  
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## **CRITERIA**

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**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 YOUNG-GRIEBLING RESIDENCE
2. STREET ADDRESS 3320 N. GRIFFIN AVENUE  
CITY LINCOLN HEIGHTS ZIP CODE 90031 COUNCIL DISTRICT 1  
ASSESSOR'S PARCEL NO. 5207-023-003
3. COMPLETE LEGAL DESCRIPTION: TRACT FOOT HILL TRACT, AS PER MAP IN BOOK 5, PAGES 432 THROUGH 433 OF MISCELLANEOUS RECORDS FILED, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER.  
BLOCK 7 LOT(S) 11 ARB. NO. N/A  
RANGE OF ADDRESSES 3312-3322 N. GRIFFIN AVENUE AND 200-214 E. IDYLWILD AVENUE
4. PRESENT OWNER PAUL B. GREESTEIN AND DYDIA Y. DELYSER  
STREET ADDRESS 3320 GRIFFIN AVENUE  
CITY LOS ANGELES STATE CA ZIP CODE 90031 PHONE (213) 793-1937 EMAIL: BUMVIVANT@HOTMAIL.COM  
OWNER IS: PRIVATE  PUBLIC
5. PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE

## DESCRIPTION

6. ARCHITECTURAL STYLE VICTORIAN QUEEN ANNE
7. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)  
(SEE DESCRIPTION WORKSHEET)  
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# HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT YOUNG-GRIBLING RESIDENCE

10. CONSTRUCTION DATE: FACTUAL 1885 ESTIMATED \_\_\_\_\_

11. ARCHITECT, DESIGNER, OR ENGINEER: ROBERT BROWN YOUNG

12. CONTRACTOR OR OTHER BUILDER: A. J. YOUNG, FRANK C. YOUNG AND ROBERT BROWN YOUNG

13. DATES OF ENCLOSED PHOTOGRAPHS MARCH 17, 2011

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

ALTERATIONS: . HISTORIC CONVERSION TO THREE UNITS IN 1890S AND THEN TO A DUPLEX IN 1902 WITH PARTIAL INTERIOR REMODEL BY ARTHUR GRIBLING, A PORCH ADDITION CONNECTING TWO SEPARATE FRONT PORCHES AND A KITCHEN REMODEL WITHIN A VERY EARLY REAR KITCHEN ADDITION.. A CHIMNEY HAS BEEN REMOVED FROM THE FRONT ROOF SLOPE. ADDITIONAL SCREEN PORCH AT REAR IN 1938. LATER CONVERTED BACK TO A SINGLE FAMILY RESIDENCE.

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

16. IS THE STRUCTURE  ON ITS ORIGINAL SITE  MOVED  UNKNOWN

## 17. SIGNIFICANCE

BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET) BUILT IN 1885, THE GRIBLING HOUSE WAS ORIGINALLY CONSTRUCTED FOR A. J. YOUNG, A BROTHER OF THE ARCHITECT ROBERT BROWN YOUNG. YOUNG WAS ONE OF THE PIONEER ARCHITECTS IN LOS ANGELES. YOUNG SOLD THE HOUSE IN 1893 TO THE LOS ANGELES STORAGE COMMISSION AND LUMBER YARD. THE SECOND OWNER CONVERTED IT TO THREE UNITS. EVENTUALLY, IN 1902, THE HOUSE WAS SOLD TO THE CONTRACTOR ARTHUR L. GRIBLING AND HIS WIFE, MABEL. GRIBLING CONVERTED IT BACK TO A SINGLE FAMILY HOUSE, AUGMENTING THE INTERIOR WITH ADDITIONAL WOOD WORK IN THE ARTS AND CRAFTS STYLE AND MOVING INTO THE HOUSE, WHICH WAS TO REMAIN THE FAMILY HOME UNTIL MABEL'S DEATH IN 1954. THE GRIBLING RESIDENCE REMAINS A VISIBLE LANDMARK HIGH ON THE HILL ABOVE GRIFFIN AVENUE, WHERE IS REPRESENTS AN EXCELLENT EXAMPLE OF THE VICTORIAN ARCHITECTURE KNOWN AS "QUEEN ANNE", WITH ITS TALL TOWER AFFORDING A PANORAMIC VIEW OF DOWNTOWN LOS ANGELES AND THE ARROYO SECO.

18. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES CITY BUILDING PERMITS PER ATTACHED, LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS, CENSUS RECORDS, LOS ANGELES COUNTY SUBDIVISION MAPS, LOS ANGELES TIMES ARTICLES.

DATE FORM PREPARED NOVEMBER 22, 2011 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 YOUNG-GRIBLING RESIDENCE IS A 1 1/2 STORY,

NAME OF PROPOSED MONUMENT

NUMBER OF STORIES

STICK STYLE, IRREGULAR PLAN SINGLE FAMILY RESIDENCE

ARCHITECTURAL STYLE (SEE LINE 8 ABOVE)

PLAN SHAPE (SEE CHART)

STRUCTURE USE (RESIDENCE, ETC)

WITH A WOODEN SHIP LATH SIDING FINISH AND WOOD TRIM.

MATERIAL (WOOD SIDING, WOOD SHINGLES, BRICK, STUCCO, ETC)

MATERIAL (WOOD, METAL, ETC.)

ITS HIGH HIPPED ROOF IS COVERED WITH COMPOSITION SHINGLES, GLASS AND WOOD,

ROOF SHAPE (SEE CHART))

MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES)

WINDOW MATERIAL

DOUBLE HUNG, AND SOME LEADED GLASS FIXED PANE WINDOWS ARE PART OF THE DESIGN.

WINDOW TYPE [DOUBLE HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.]

THE ENTRY FEATURES A WOODEN PARTIAL WRAP AROUND PORCH WITH SQUARE PILLARS AND WOODEN STEPS

DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

WITH A DECORATIVE WOODEN WITH SMALL WINDOW AND SURROUND DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS

ENTRY DOOR STYLE (SEE CHART)

OF THE STRUCTURE ARE A SQUARED TOWER ANGLED AT THE SOUTH WEST CORNER OF THE STRUCTURE IS THE MOST

IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (SEE CHART);

NOTICEABLE FEATURE OF THE RESIDENCE. THE TOWER IS TOPPED WITH A TALL PYRAMIDAL ROOF EXTENDING UP

NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

FROM A BOXED ENCLOSED EAVE. SECOND STORY DOUBLE HUNG WINDOWS FACE THREE DIRECTIONS AND ARE EACH

ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALITY;

TOPPED BY A BOXED FREEZE BELOW THE EAVES. TWO GABLES EXTEND AT 45° ANGLES TO THE TOWER, WITH ONE

VERTICALITY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

FACING THE FRONT AND THE OTHER FACING TOWARD THE SOUTHEAST SIDE. THE UPPER PORTION OF THE SOUTHWEST

ADDITIONAL DEFINING ELEMENTS

(FRONT) FACING GABLE HAS EXTENDED BOXED EAVES WITH FLARED EAVES AT THE BANDED BASE OF THE PEDIMENT. A

ADDITIONAL DEFINING ELEMENTS

BOXED BAY WITH FOUR TALL DOUBLE HUNG WINDOWS IS AT THE FIRST FLOOR LEVEL OF THAT GABLE. THE SIDE FACING GABLE IS

ADDITIONAL DEFINING ELEMENTS

LESS DETAILED AND DOES NOT HAVE THE EXTRA TOP EXTENSION AND HAS NO BAY WITH TWO DOUBLE HUNG WINDOWS

ADDITIONAL DEFINING ELEMENTS

IN THE LOWER FACE. THERE IS A SQUARE CASEMENT WINDOW AT THE CENTER OF EACH PEDIMENT. THE MAIN ROOF IS FLAT

ADDITIONAL DEFINING ELEMENTS

AT THE TOP. THE FAÇADE HAS VERTICAL AND HORIZONTAL BANDING. THE ORIGINAL SECONDARY ENTRIES BOTH HAVE

ADDITIONAL DEFINING ELEMENTS

CRAFTSMAN STYLE WOOD AND GLASS DOORS (PROBABLY INSTALLED BY GRIBLING IN THE EARLY 20<sup>TH</sup> CENTURY. THE

ADDITIONAL DEFINING ELEMENTS

DOOR TO THE LEFT OF THE MAIN ENTRY STILL HAS THE NUMBERS "3322" ABOVE IT, IN REFERENCE TO THAT ORIGINALLY

ADDITIONAL DEFINING ELEMENTS

BEING A SEPARATE UNIT FOR THE HISTORIC 3-UNIT GUESTHOUSE. THE HOUSE SETS UPON A TALL STONE FOUNDATION. A SLOPPED

ADDITIONAL DEFINING ELEMENTS

BAND IS LOCATED AT THE TOP OF THE FOUNDATION. A SMALL DORMER WITH A MULTI-LIGHT DOOR IS IN THE REAR FAÇADE.

ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF THERE ARE NO EXTANT SECONDARY BUILDING ON THE LOT.

IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE EXTENSIVE WAINSCOTING AND BUILT-INS IN LIVING ROOM AND DINING ROOM.

IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM, SPECIAL GLASS WINDOWS,

STAINED WOODEN CROWN MOLDING IN PARLOR, BOX BEAM CEILINGS IN LIVING AND DINING ROOMS, WITH BUILT IN LIGHTING, DARK

ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

TILE MANTLE IN LIVING ROOM & BRICK MANTLE IN DINING ROOM, PICTURE RAILS, EARLY LIGHTING FIXTURES, POCKET DOORS, ETC.

ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

**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 YOUNG-GRIBLING RESIDENCE IS AN IMPORTANT EXAMPLE OF  
NAME OF PROPOSED MONUMENT  
VICTORIAN QUEEN ANNE ARCHITECTURE  
ARCHITECTURAL STYLE (SEE LINE 8)

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 YOUNG-GRIBLING RESIDENCE WAS BUILT IN 1885  
NAME OF PROPOSED MONUMENT YEAR BUILT  
ROBERT BROWN YOUNG AND VICTORIAN QUEEN ANNE WAS IMPORTANT TO THE  
NAME OF FIRST OR OTHER SIGNIFICANT OWNER

DEVELOPMENT OF LOS ANGELES BECAUSE YOUNG WAS ONE OF THE PREMIER EARLY ARCHITECTS IN LOS ANGELES, ARRIVING IN 1883 AFTER GOING TO ARCHITECTURAL SCHOOL AND WORKING FOR TWO YEARS IN DENVER, COLORADO. AFTER A SHORT STAY IN SAN FRANCISCO, HE MADE LOS ANGELES HIS HOME AND OPENED A DESIGN-BUILD CONTRACTING OFFICE JUST AS THE TINY PUEBLO WAS STARTING TO GROW. THIS ENABLED BROWN TO BE WELL POSITIONED WHEN THE GREAT BUILDING BOOM BEGAN TWO YEARS LATER. BROWN'S EARLY COMMISSIONS WERE A COMBINATION OF COMMERCIAL AND RESIDENTIAL PROJECTS. HE WAS SOON JOINED BY HIS TWO BROTHERS, A. J. AND FRANK C. YOUNG, THE LATTER OF WHOM WAS TO EVENTUALLY BECOME A WELL RESPECTED LOCAL CONTRACTOR AS PARTNER IN THE FIRM OF MACKAY AND YOUNG. THE HOUSE ON GRIFFIN AVENUE WAS DESIGNED AND BUILT FOR A. J. AND HIS WIFE JENNIE IN 1885. THE QUEEN ANNE DESIGN INCORPORATED A SLENDER TOWER TURNED TOWARD THE GROWING CITY CENTER. THE HOUSE WAS BUILT IN THE FOOT HILL TRACT, WHICH HAD BEEN SUBDIVIDED BY DEVELOPERS H. A. BARCLAY, R. N. C. WILSON AND JOHN F GRAHAM IN 1883-84. THE ARTIST JOHN A VON KEITH PURCHASED A LARGE GROUPING OF ADJACENT LOTS IN JANUARY OF 1887 AND BUILT A POLYTECHNIC INSTITUTE ON THE HILLTOP ABOVE YOUNG'S HOUSE, DURING THAT YEAR. A PHOTOGRAPH SHOWING THE NEWLY COMPLETED INSTITUTE BUILDING IN 1887 CLEARLY SHOWS THE R. B. YOUNG DESIGNED HOUSE IN THE FOREGROUND. VON KEITH ALSO MADE THE BUILDING HIS FAMILY HOME AFTER HIS INSTITUTE QUICKLY FAILED. VON KEITH AND HIS PARTNERS ENDED UP

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

CONVERTING THE INSTITUTE TO A HOTEL UNDER THE NAME OF "IDYLWILD TERRACE", BUT IT FAILED TO TURN A PROFIT AND WAS LOST IN FORECLOSURE IN 1890. SHORTLY AFTER IT WAS TURNED OVER TO THE MORTGAGE HOLDER, THE HOTEL BUILDING CAUGHT FIRE AND WAS COMPLETELY DESTROYED. THE FIREFIGHTERS WERE UNABLE TO PUT WATER ON THE FIRE UNTIL IT WAS TOO LATE FOR THE BUILDING. FLYING DEBRIS STARTED SEVERAL SMALL FIRES ON THE YOUNG HOUSE, BUT A BUCKET BRIGADE OF FIREFIGHTERS AND BYSTANDERS WAS ABLE TO DOUSE THOSE FLAMES AND THE HOUSE WAS SAVED. YOUNG SOLD HIS HOUSE THREE YEARS LATER, POSSIBLY DUE TO HIS WIFE'S ILLNESS. JENNIE DIED TWO YEARS LATER AT THE AGE OF 38. A. J. YOUNG MADE THE NEWS A LITTLE OVER A MONTH AFTER HIS WIFE'S DEATH, WHEN HE WAS ARRESTED ALONG WITH TWO OTHER MEN FOR OBSTRUCTING THE SIDEWALK AT FIRST AND MAIN STREETS WHILE USING IT AS A PLATFORM TO DISCUSS VARIOUS RELIGIOUS AND POLITICAL ISSUES OF THE DAY. A. J. YOUNG EVENTUALLY REMARRIED AND BECAME A RANCHER NEAR HUNTINGTON BEACH. IN 1922 HE AGAIN MADE THE PAPERS FOR ASSAULTING A DELIVERYMAN WHO HE CLAIMED WAS TRYING TO SEDUCE HIS WIFE. HIS BROTHER, ROBERT BROWN YOUNG HAD PASSED AWAY IN 1914 AFTER A DISTINGUISHED ARCHITECTURAL CAREER WHICH SAW THE CONSTRUCTION OF MANY OF THE EARLY DOWNTOWN LANDMARK BUILDINGS THAT DEFINED LOS ANGELES AT THE TURN OF THE 20<sup>TH</sup> CENTURY. MUCH OF HIS WORK WAS LOST PRIOR TO THE FORMATION OF THE CULTURAL HERITAGE COMMISSION IN 1962, WITH ONLY TWO OF HIS LATER DESIGNS, THE YOUNG APARTMENTS AND THE UPPER TWO STORIES OF THE SAN FERNANDO BUILDING, BOTH DATING FROM 1911, WHICH ARE DESIGNATED HCMs 317 AND 728, RESPECTIVELY. PRECIOUS LITTLE OF BROWN'S EARLY WORK, ESPECIALLY IN THE DOMESTIC AREA, HAS SURVIVED. THE GRIBLING RESIDENCE MAY POSSIBLY BE THE EARLIEST EXTANT WORK BY THE ARCHITECT TO REMAIN STANDING. A. J. BROWN HAD SOLD THE HOUSE TO THE LOS ANGELES STORAGE COMMISSION AND LUMBER COMPANY, WHICH HAD BEEN IN BUSINESS IN LOS ANGELES AS EARLY AS 1882, UNDER THE AUSPICES OF ITS PRESIDENT, H. HILLER AND ITS SECRETARY, J. J. WOODWORTH. THE COMPANY OWNED A NUMBER OF RENTAL PROPERTIES AND CONVERTED THE SUBJECT HOUSE TO A TRIPLEX. THEY SOLD IT TO NELLIE DUNCAN IN SEPTEMBER OF 1901 AND IT WAS FLIPPED TO ARTHUR L. AND MABEL GRIBLING ON MARCH 28, 1902. ARTHUR GRIBLING WAS A CONTRACTOR BY PROFESSION AND CONVERTED THE HOUSE TO A DUPLEX. HE ALSO AUGMENTED THE HOME INTERIOR WITH ARTS AND CRAFTS ELEMENTS, SUCH AS WAINSCOTING AND A BOX BEAM CEILING. GRIBLING ADDED TWO REAR ADDITIONS TO THE KITCHEN AND AN ADDITIONAL SCREEN PORCH IN 1917 AND 1938. HE PASSED AWAY IN 1944. MABEL DIED TEN YEARS LATER AND THEIR SONS, ARTHUR JR. AND EZRA L., SOLD THE HOUSE, NOW CONVERTED BACK TO A SINGLE FAMILY RESIDENCE, TO MANUEL R. AND JOSEFINA SANCHEZ IN 1958. IT WAS SOLD TO ROGER AND









# City of Los Angeles Department of City Planning

## 12/7/2011 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

3322 N GRIFFIN AVE  
3320 N GRIFFIN AVE

### ZIP CODES

90031

### RECENT ACTIVITY

[Q]R1-1D, ORD-180403

### CASE NUMBERS

CPC-2008-1182-ZC  
CPC-1989-177-IPRO  
CPC-1986-826-GPC  
ORD-180403  
ORD-172316  
ORD-166216-SA2934  
ENV-2008-1183-MND

### Address/Legal Information

PIN Number	142-5A223 250
Lot/Parcel Area (Calculated)	17,082.5 (sq ft)
Thomas Brothers Grid	PAGE 595 - GRID A6
Assessor Parcel No. (APN)	5207023003
Tract	FOOT HILL TRACT
Map Reference	M R 5-432/433
Block	7
Lot	11
Arb (Lot Cut Reference)	None
Map Sheet	142-5A223

### Jurisdictional Information

Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles
Neighborhood Council	Lincoln Heights
Council District	CD 1 - Ed P. Reyes
Census Tract #	1993.00
LADBS District Office	Los Angeles Metro

### Planning and Zoning Information

Special Notes	None
Zoning	[Q]R1-1D
Zoning Information (ZI)	ZI-2399 Northeast Los Angeles Hillside ZI-2129 East Los Angeles State Enterprise Zone
General Plan Land Use	Low Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	Yes
Baseline Hillside Ordinance	Yes
Baseline Mansionization Ordinance	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
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Los Angeles Leadership Academy High School (1st Site) Active: Hillside Elementary School

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
(\* ) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.



500 Ft Park Zone	No
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	5207023003
APN Area (Co. Public Works)*	0.401 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$271,907
Assessed Improvement Val.	\$1,371
Last Owner Change	06/08/93
Last Sale Amount	\$198,001
Tax Rate Area	4
Deed Ref No. (City Clerk)	287588
	1390574
	1180340
	1092647-48

<b>Building 1</b>	
Year Built	1985
Building Class	D65D
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	2
Building Square Footage	1,334.0 (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

<b>Additional Information</b>	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None
Alquist-Priolo Fault Zone	No
Distance to Nearest Fault	1.42816 (km)
Landslide	No
Liquefaction	No

<b>Economic Development Areas</b>	
Business Improvement District	None
Federal Empowerment Zone	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	East Los Angeles State Enterprise Zone
Targeted Neighborhood Initiative	None

<b>Public Safety</b>	
Police Information	
Bureau	Central
Division / Station	Hollenbeck
Reporting District	414

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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Fire Information	
Division	2
Batallion	2
District / Fire Station	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-2008-1182-ZC  
**Required Action(s):** ZC-ZONE CHANGE  
**Project Descriptions(s):** THE PROPOSED PROJECT INVOLVES A ZONE CHANGE OF APPROXIMATELY 1,100 PARCELS WITHIN THE MT. OLYMPUS, PARADISE HILL, ROSE HILL, EL SERENO, MONTEREY HILLS, FLAT TOP AND ELEPHANT HILL NEIGHBORHOODS ("PROPOSED REZONING AREA") FOR THE ADDITION OF D AND Q CONDITIONS, WHILE MAINTAINING THE SAME GENERAL PLAN/COMMUNITY PLAN LAND USE DESIGNATIONS OF OPEN SPACE, PUBLIC FACILITIES, MINIMUM RESIDENTIAL, VERY LOW RESIDENTIAL, LOW RESIDENTIAL, AND LOW MEDIUM I & II RESIDENTIAL.

**Case Number:** CPC-1989-177-IPRO  
**Required Action(s):** IPRO-INTERIM PLAN REVISION ORDINANCE  
**Project Descriptions(s):** Data Not Available

**Case Number:** CPC-1986-826-GPC  
**Required Action(s):** GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)  
**Project Descriptions(s):** GENERAL PLAN/ZONING CONSISTENCY - ZONE CHANGES - HEIGHT DISTRICT CHANGES AND PLAN AMENDMENTS - VARIOUS LOCATIONS

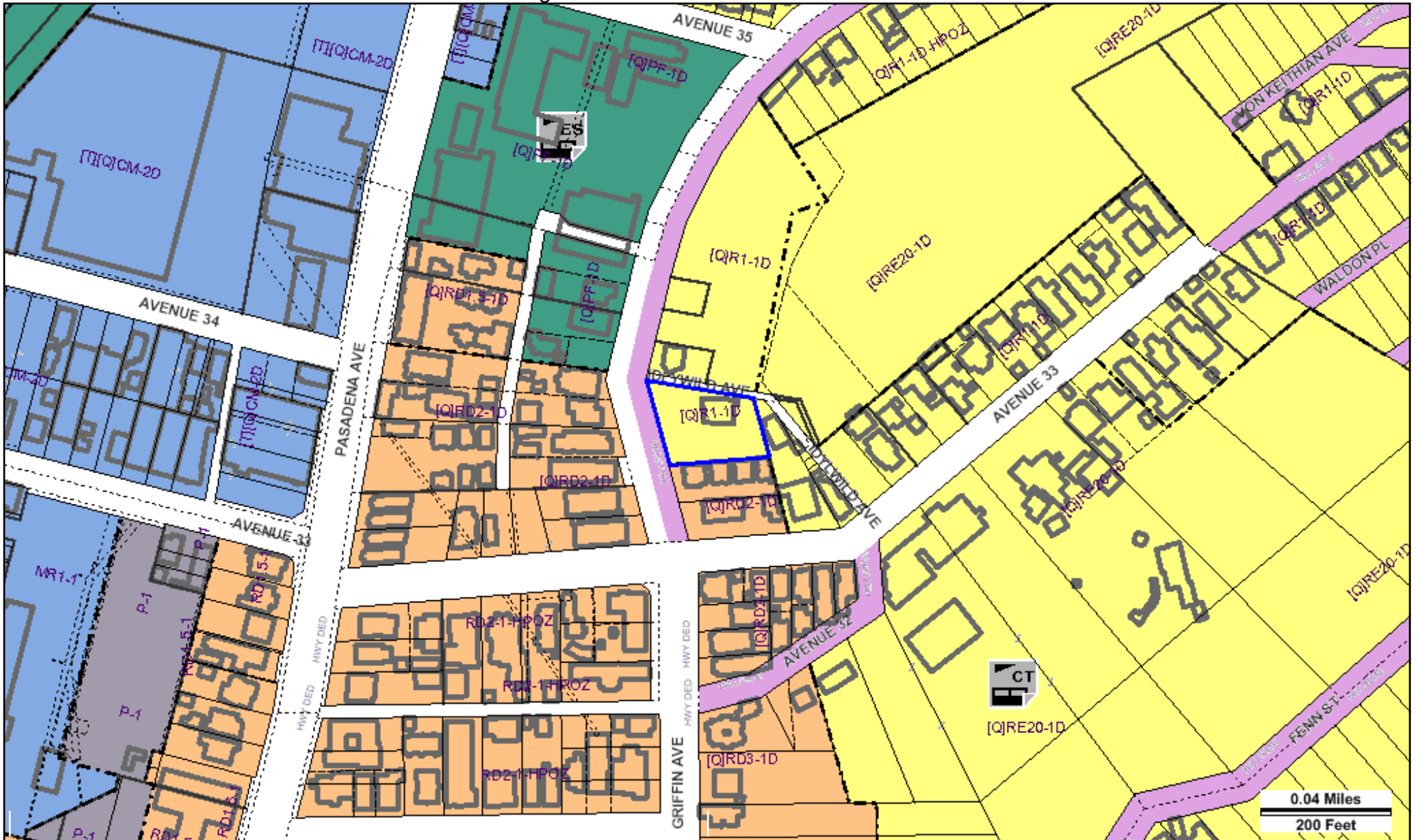
**Case Number:** ENV-2008-1183-MND  
**Required Action(s):** MND-MITIGATED NEGATIVE DECLARATION  
**Project Descriptions(s):** THE PROPOSED PROJECT INVOLVES A ZONE CHANGE OF APPROXIMATELY 1,100 PARCELS WITHIN THE MT. OLYMPUS, PARADISE HILL, ROSE HILL, EL SERENO, MONTEREY HILLS, FLAT TOP AND ELEPHANT HILL NEIGHBORHOODS ("PROPOSED REZONING AREA") FOR THE ADDITION OF D AND Q CONDITIONS, WHILE MAINTAINING THE SAME GENERAL PLAN/COMMUNITY PLAN LAND USE DESIGNATIONS OF OPEN SPACE, PUBLIC FACILITIES, MINIMUM RESIDENTIAL, VERY LOW RESIDENTIAL, LOW RESIDENTIAL, AND LOW MEDIUM I & II RESIDENTIAL.

## DATA NOT AVAILABLE

ORD-180403

ORD-172316

ORD-166216-SA2934



Address: 3322 N GRIFFIN AVE  
 APN: 5207023003  
 PIN #: 142-5A223 250

Tract: FOOT HILL TRACT  
 Block: 7  
 Lot: 11  
 Arb: None

Zoning: [Q]R1-1D  
 General Plan: Low Residential



# LEGEND

## GENERALIZED ZONING

- OS
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, R4, R5
- CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, WC
- CM, MR, CCS, M1, M2, M3, SL
- P, PB
- PF
- HILLSIDE

## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

#### COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial - Mixed High Residential
- Regional Center Commercial

### FRAMEWORK

#### COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

#### INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing

#### PARKING

- Parking Buffer

#### PORT OF LOS ANGELES

- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- General / Bulk Cargo - Hazard
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

#### LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside
- Airport Airside
- Airport Northside

#### OPEN SPACE / PUBLIC FACILITIES
















- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities
















#### INDUSTRIAL

- Limited Industrial
- Light Industrial






# CIRCULATION

## STREET





































-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

## FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off-Ramp
-  Railroad
-  Scenic Freeway Highway




## MISC. LINES









-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor

## POINTS OF INTEREST


























 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	<b>HW</b> House of Worship	 Public Golf Course (Proposed)
 Bridge	<b>e</b> Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
<b>HW</b> Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	<b>MWD</b> MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	<b>P</b> Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	<b>RPD</b> Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
<b>DMV</b> DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
<b>DWP</b> DWP	 Police Training site	 Skill Center
 DWP Pumping Station	<b>PO</b> Post Office	<b>SS</b> Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	<b>C</b> Private College	 Steam Plant
 Fire Supply & Maintenance	<b>E</b> Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	<b>JH</b> Private Junior High School	<b>UTL</b> Utility Yard
 Helistop	<b>PS</b> Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	<b>SH</b> Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	<b>SF</b> Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

## SCHOOLS/PARKS WITH 500 FT. BUFFER

-  Existing School/Park Site
-  Planned School/Park Site
-  Inside 500 Ft. Buffer

- |   |  |
|---|--|
|  Aquatic Facilities   |  Opportunity School               |
|  Beaches              |  Other Facilities                 |
|  Charter School       |  Park / Recreation Centers        |
|  Child Care Centers   |  Parks                            |
|  Elementary School    |  Performing / Visual Arts Centers |
|  Golf Course          |  Recreation Centers               |
|  High School          |  Span School                      |
|  Historic Sites       |  Special Education School         |
|  Horticulture/Gardens |  Senior Citizen Centers           |
|  Middle School        |  Skate Parks                      |

## OTHER SYMBOLS

- |   |   |  |
|---|---|--|
|  Lot Line           |  Airport Hazard Zone   |  Flood Zone                          |
|  Tract Line         |  Census Tract          |  Hazardous Waste                     |
|  Lot Cut            |  Coastal Zone          |  High Wind Zone                      |
|  Easement           |  Council District      |  Hillside Grading                    |
|  Zone Boundary      |  LADBS District Office |  Historic Preservation Overlay Zone  |
|  Building Line      |  Downtown Parking      |  Specific Plan Area                  |
|  Lot Split          |  Fault Zone            |  Very High Fire Hazard Severity Zone |
|  Community Driveway |  Fire District No. 1   |  Oil Wells                          |
|  Tract Map          |   |  |
|  Parcel Map         |   |  |
|  Lot Ties           |   |  |
|  Building Outlines  |   |  |



# **Robert Brown Young, Architect**

## **(1852-1914)**

*By Charles J. Fisher*

Robert Brown Young was a native of Huntingdon County, Quebec, where he was born on April 1, 1852 to Alexander and Mary Ann (Dowler) Young. After receiving his early education in Canada, he emigrated to Denver, Colorado in 1878, where he attended architectural school, graduating in 1881. It was there that he met and married Mary C. Wilson, the Tennessee-born daughter of Henry and Eliza Wilson, whom he married in early 1880. Their first son, Salva P. Young was born in Missouri the following November, and their daughter, Mary Elizabeth Young (Moore) was born in Los Angeles two years later. Their last child, Francis Wilson Young, was born in June of 1887.

After operating an architectural office in Denver for two years, Young relocated to San Francisco in 1883 where he established a contracting office, but then relocated his business to Los Angeles two months later, where he was soon joined by his brothers A. J. and Frank C. Young. As there were only a handful of architectural firms in Los Angeles at that time, Brown decided to follow that direction, while his brother, Frank, continued as a builder.

His first large commission in Los Angeles was the Clifton Hotel, at the corner of Broadway and Temple Street. He then went on to design a number of large Downtown buildings, including the Hollenbeck Hotel, the Westminster Hotel and the Wilson Block, where his office was located during the 1890s.

He also designed a number of fine residences in the city, including a hilltop house for his brother, A. J., located above Griffin Avenue in 1885. The corner tower of the Stick Style Victorian, which still looks out over the city, is similar in placement to the towers of several of his early commercial buildings.

Brown's early experience in Los Angeles was to serve him well when the great building boom began in Los Angeles in 1885. He designed a number of large commercial buildings as well as some for schools. Brown designed Hanna College in 1887, but the school failed and the three story stick-style building was acquired by Abbot Kinney (who later built the town of Venice) and made into a hotel named the Abbotsford Inn. The Breed Block and the Lankershim Block on Spring Street were both designed and built in 1887.

The Vickrey-Brunswig Building on North Main Street, opposite the Plaza, was built in 1888 and was, at the time, the tallest building in the city. It has, in recent years, become the home of the Mexican American Museum.

Young helped to redefine the Downtown of Los Angeles from the sleepy pueblo to the beginnings of the metropolitan city center that we see today. During the 1890s, he also did work outside of the area, such as several commercial buildings as well as the first

County Courthouse in Yuma, Arizona. He also designed a number of churches, including the 1898 St. Andrews Catholic Church in Pasadena, California (1898) and St. Cecelia's Catholic Church (1910).

In later years, Young was joined in partnership by his son, Frank Wilson Young. In 1911 they designed and built an apartment building for their own use. The Young Apartments are today listed as Los Angeles Historic Cultural Monument No. 317. Another later project was adding the two top stories of the San Fernando Building in the same year, which is LA HCM No. 728.

By 1913, Young health had begun to deteriorate and his son took over the active work in the business. The pioneer architect passed away at his home on January 29, 1914, leaving an architectural legacy that inspired the Los Angeles Times to title his obituary as "Buildings are His Monument". A few months before he passed away, Young had been elected president of the Southern California Chapter of the American Institute of Architects.



**R. B. Young.**

One of the leading architects of Southern California, who died yesterday.

**Work Ended.**

## **B**UILDINGS ARE HIS MONUMENT.

**NOTED ARCHITECT DIES AFTER  
ILLNESS OF MONTHS.**



**Came to This City Thirty-five  
Years Ago and Many of the Structures  
Now Regarded as Landmarks  
Are of His Design—Was Born in  
Canada.**

Following closely upon the passing of William C. Curlett, who died at Menlo Park on January 21, death has claimed another distinguished Los Angeles architect in the person of Robert Brown Young, senior member of the firm of R. B. Young & Son, and one of the pioneer designers of buildings in this city. Young died at 12:20 yesterday morning at the family home, No. 1001 South Hoover street, failing to respond longer to the administrations of oxygen given

**(Continued on Fifth Page.)**

# His Monument.

(Continued from First Page.)

him at short intervals during several days. He had been ill for a number of months.

Young was the architect of some of the most important structures in Los Angeles and the Southwest. Notable among the buildings he planned in this city are the Lankershim, Occidental, Westminster, Lexington and Hollenbeck hotels, the Lankershim office building, the Barker Brothers' Block, the California Furniture Company's building, the Seminole Apartments and the Westonia apartment hotel.

Throughout Southern California are scattered notable structures of which he was the designer, among these being the Whittier Reform School, the Reynolds department store in Riverside, the Masonic Temple at Corona, and St. Andrew's Church at Pasadena. He was the architect of the Yuma county Courthouse and other noteworthy buildings in Arizona. He was resident architect for the Orpheum Theater in this city, and was also the designer of many of the churches and schools of the Roman Catholic diocese of Los Angeles and Monterey.

Young was born in Huntington county, Canada, April 1, 1855, the son of Alexander Young and Mary Ann (Dowler) Young. While a young man he studied architecture and construction in Denver, but learned most of all in the great school of experience. He first opened an office for himself in San Francisco, but left the Bay City two months afterward for Los Angeles, where he found himself in the midst of the first real building boom this city experienced.

When he arrived here in 1879, Young had for his competitors in the thriving little city of 10,000 inhabitants, Charles Davis and the firm of Kysor & Morgan (now Morgan, Wallis & Morgan.) The town extended only as far south as Fourth street, and boasted but few buildings of consequence. The new architect secured in short order a commission to prepare plans for the old Clifton Hotel at the corner of Broadway and Temple street. Later he planned the Hollenbeck Hotel and the Willson Block, both in their day architectural marvels of the city. A large number of the old-time structures that are today looked upon as landmarks in the city's growth, were planned by the young Canadian in the early '80s.

Young was married in 1880 to Mary C. Wilson of Denver. He leaves, besides his widow, two children, Frank Wilson Young and Mary Elizabeth Young Moore. His son, who was taken into partnership a number of years ago, will probably continue the architectural business under the firm name, having been in sole charge of the work of the office during his father's illness.

Young was a member of the Chamber of Commerce, of the Merchants' and Manufacturers' Association, the Engineers' and Architects' Association, the Jonathan Club, the Elks' Lodge, the Los Angeles Athletic Club and the Union League and Highland

Park clubs. He had been a member of the Southern California chapter of the American Institute of Architects for many years, and only a few months before his death was elected president of that organization.

5430

MR 5-432

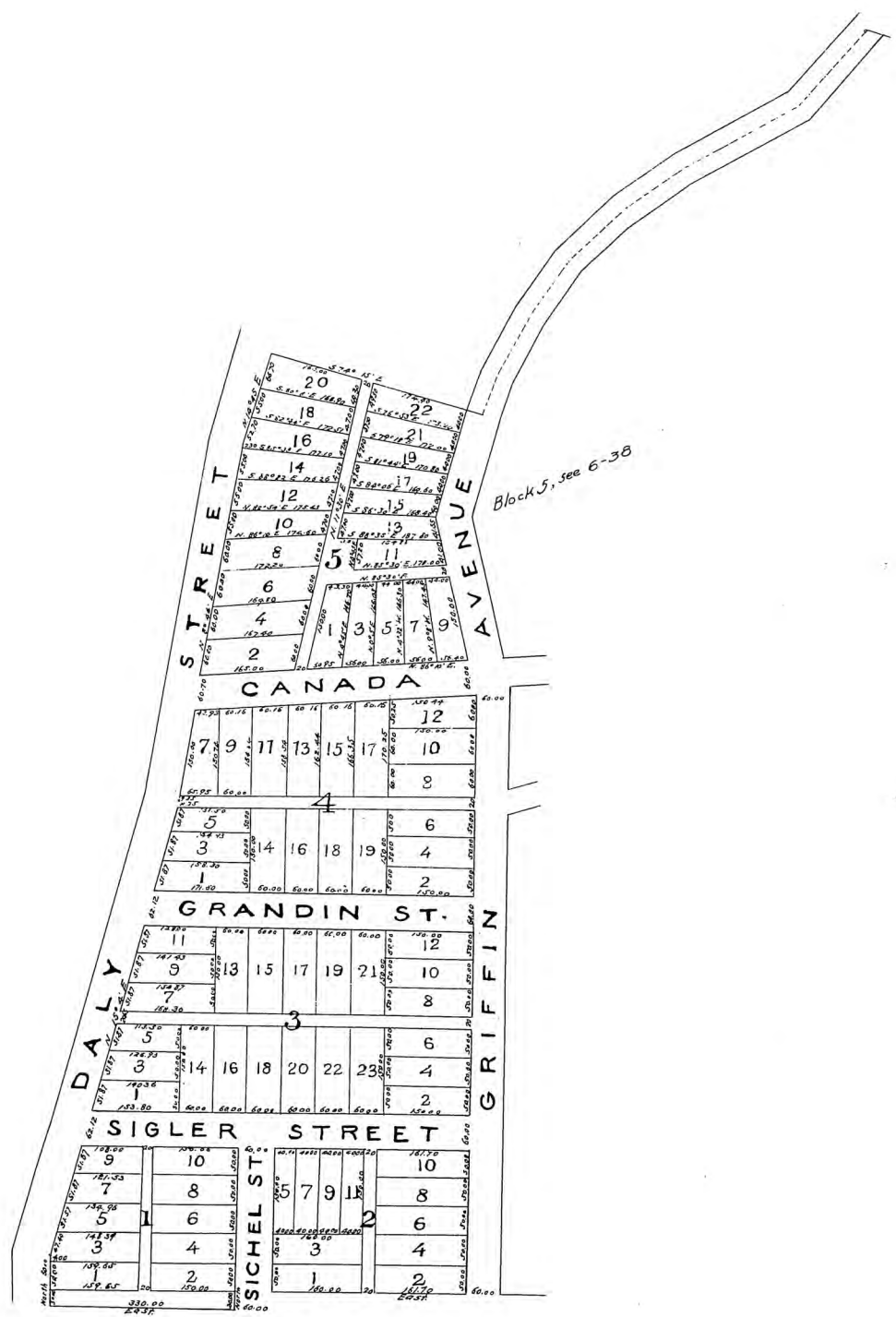
# MAP OF THE FOOT HILL TRACT

EAST LOS ANGELES, CAL.

SURVEYED IN NOVEMBER 1883

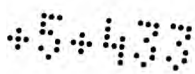
by E.T. WRIGHT

SCALE 100 FT. PER INCH.

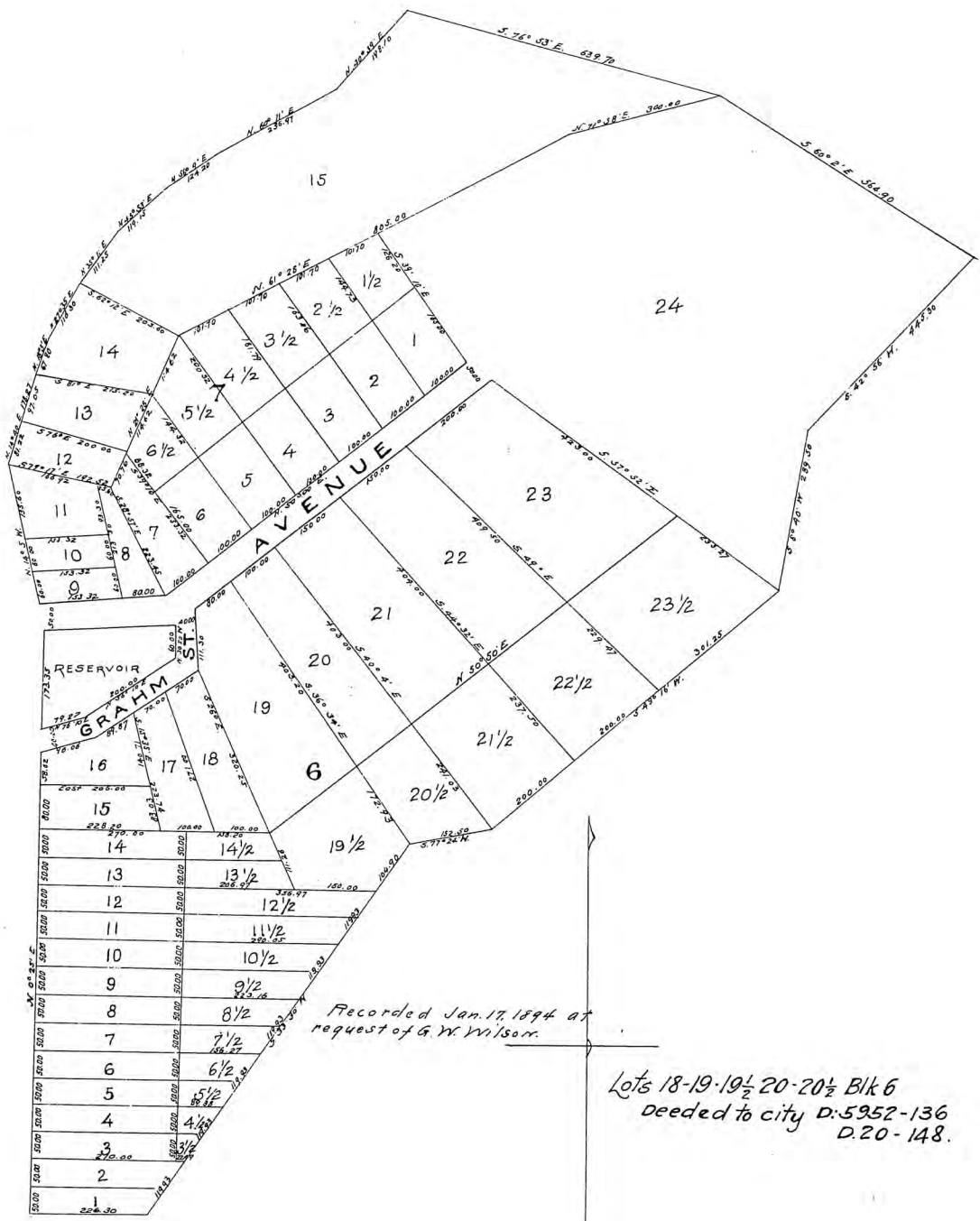


Scale reduced one half

Par. lot 2, Blk. 2, for Griffing Ave. D:40-230 O.R. 4838-274



MR 5-433



Recorded Jan. 17, 1894 at request of G. W. Wilson.

Lots 18-19-19 1/2 20-20 1/2 Blk 6  
deeded to city D. 5952-136  
D. 20-148.

sampled by J. J.

## THE EAST SIDE.

### The Villa Hotel Totally Destroyed by Fire.

The Villa Hotel, known as Idlewild Terrace, on the high hill at the Dally-street bridge, built by Prof. Von Keith and furnished about two years since, was totally destroyed by fire yesterday morning. The fire was first seen by parties in the arroyo bottom about 9 o'clock, near the center of the building, and before they could reach the spot it seemed to have been well distributed through the building, thus preventing any entrance therein. A messenger was immediately sent to turn in the fire alarm, which was at least half a mile from the place of the fire, and before the arrival of the engines the structure was ready to fall. The department made no effort to throw water for some twenty or thirty minutes after their arrival, until the engines from the West Side had put in an appearance, as the hose of the East Side engine was insufficient to reach the burning building. When the first stream of water was thrown the building was a heap of burning debris. Mr. Young's house near by caught fire in several places from flying shingles, which filled the air, but by the aid of bystanders and buckets it was soon extinguished; other buildings two blocks away were found on fire, caused by the fire brands flying in the air. The burned building was recently turned over by Prof. Von Keith to the parties holding a mortgage of \$5000 on the property. The building had been vacant for several months until quite recently, when it was occupied. It is reported that the building was partially insured. The people of the East Side regret the loss of the Idlewild very much, not because of the costliness of the structure, or its usefulness, but the location was so prominent that it caught the gaze of more people than almost any other building of many more times its value. The building was originally designed for a polytechnic institute.

Andrew Bibber and wife are visiting Southern California with a view of locating. They are the guests of Mr. and Mrs. M. J. Washburn, who have taken special pains to show them about the city and surrounding country.

G. W. Randall of Pasadena avenue was the recipient of an eight-pound girl yesterday morning.

Mr. Blong of Toronto, Canada, is a guest of the Glenwood. He is here for the winter.

J. C. Robinson, brother-in-law of Dr. J. K. Carson, arrived yesterday from Springfield, Mo. He is reported to say that the gentleman is well pleased with the climate thus far, as all misshapenes can appreciate a good thing when they find it.

D. Summers is making some improvements on his residence, which will improve the looks of it very materially.

Mrs. Fetterman of Azusa is spending a few days with Mrs. Langworthy.

## Obituary 4 -- No Title

*Los Angeles Times (1886-1922)*; May 31, 1895;

ProQuest Historical Newspapers: Los Angeles Times (1881-1987)

pg. 12

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### **DIED.**

**YOUNG**—Near Hollywood, Mrs. Jennie Young, wife of A. J. Young, and sister-in-law of R. B. and Frank C. Young, aged 38 years.

Funeral services Saturday, June 1, at 10 a.m., in the funeral parlors of Kregel & Breese, Sixth and Broadway.

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## WOULDN'T MOVE ON.: A Prominent Citizen Arrested for Obstructing the Sidewalk.

*Los Angeles Times (1886-1922); Jul 12, 1895;*

ProQuest Historical Newspapers: Los Angeles Times (1881-1987)

pg. 9

### WOULDN'T MOVE ON.

#### **A Prominent Citizen Arrested for Obstructing the Sidewalk.**

For some nights past a crowd of men has been obstructing the streets at the corner of First and Main, where they would congregated and engage in animated discussions on various social, religious and political topics. Each night the crowd seemed to grow larger, and at last became such a nuisance that Chief of Police Glass gave instructions to his men to disperse the assemblage. Sergt. Jeffries went to the spot yesterday evening and ordered everybody to move on, and partially succeeded in clearing the street. Most of the men, however, simply fell back to the sidewalk, which was soon in a state of blockade. Officer Reynolds came to the sergeant's assistance, and every man who refused to move on when so ordered he placed under arrest.

The first victim was G. A. Frederick, who was taken to the station, but released on depositing \$5 bail. Reynolds then went back and arrested A. J. Young, of the well-known contracting firm of Mackay & Young. Mr. Young did not take his arrest kindly; in fact, he was highly indignant at being so treated. He, also, was released on bail. The officer then went out and brought in a third victim named J. A. Oliver. By this time the crowd had thinned out, and there was no further trouble.

**SIDEWALK OBSTRUCTORS.: Thursday Night's Meeting Adjourned to the Police Court.**

*Los Angeles Times (1886-1922); Jul 13, 1895;*

ProQuest Historical Newspapers: Los Angeles Times (1881-1987)

pg. 7

**SIDEWALK OBSTRUCTORS.**

**Thursday Night's Meeting Adjourned  
to the Police Court.**

The three men arrested by Officer Reynolds Thursday evening for obstructing the sidewalk, were arraigned in the Police Court yesterday afternoon and stoutly resisted the charge. It seemed as though the entire crowd of men in the habit of congregating at Main and First streets, where the obstruction is alleged to have occurred, had adjourned to the courtroom, for it was packed with interested spectators, a number of whom volunteered their services as witnesses for the defendants.

G. A. Frederick filed a demurrer to the complaint, argument on which will be heard today at 2 p.m. The cases of A. J. Young and A. J. Oliver were taken under advisement.

A. J. Young is not a member of the firm of Mackay & Young, his brother, Frank C. Young, being Capt. Mackay's partner.

# RANCHER HELD FOR ASSAULT

*'Asks Arrest of Laundry  
Wagon Driver, is Himself  
Taken Into Custody*

While A. J. Young, said to be a wealthy vegetable rancher of near Huntington Beach, was in the office of the District Attorney at Santa Ana yesterday seeking a warrant for the arrest of a laundry driver, who he asserted had kidnaped his wife, she was on the Huntington Beach end of a telephone, requesting an attache of the official's office to issue a complaint charging her husband with attempting assault with a deadly weapon.

Storm clouds are reported to have gathered over the Young ranch early yesterday morning when the laundry driver called to collect the soiled clothes.

According to reports, Mrs. Young who is described as being quite elderly, handed the laundryman a newspaper, remarking that he could find "some funny stories in it to read."

According to Young, his wife had inclosed a love note in the newspaper. He intercepted the message, he said, and ordered the laundryman to depart.

Mrs. Young's version to the District Attorney was that she, too, departed hurriedly and as she did her husband fired several shots from a revolver at her. This Mr. Young denied.

The Santa Ana officials issued a warrant for Mr. Young's arrest and he was later released on bonds in the sum of \$1000. No date has been set for his arraignment.

The officials declined to reveal the identity of the laundryman.

## OBITUARY

### Gustave G. Risse

Requiem Mass for Gustave G. Risse, 92, retired, will be celebrated at 9:30 a.m. today in Mother of Sorrows Church, with Cunningham & O'Connor Mortuary, 850 W Washington Blvd., in charge of arrangements. Interment will follow in Holy Cross Cemetery. Mr. Risse, who died Sunday, was a native of Germany and had resided here 58 years. He had lived at 234½ W 7th St. and leaves three daughters, Mrs. Minnie Berton, Mrs. Elizabeth Whaling and Mrs. Helen Lauer, and six sons, Gustave, Henry E., Charles J., Frank M., A. H. and Joseph A.

### Joyce Kjell

Rosary for Joyce Elaine Kjell, 16, who died Saturday, was recited yesterday at Utter-McKinley's Huntington Park Chapel. Requiem Mass will be celebrated today at 10 a.m. at St. Emydius Church. Interment will follow at Calvary Cemetery, with Utter-McKinley's Huntington Park Mortuary in charge of arrangements. Born in Illinois, Miss Kjell lived at 2620 E 109th St., Lynwood. She leaves her mother, Mrs. Lucille Agnew; father, Clifford G. Kjell; sisters, Greta and Hilde Kjell, and Janice Agnew; brother, Bradley Kjell.

### Morris O. Beaty

Funeral services for Morris Omer Beaty, 68, who died Sunday at his home, 217 W 118th St., will be conducted today at 1 p.m. at Utter-McKinley's Southwest Chapel. Interment will follow at Inglewood Park Cemetery. Born in Illinois, Mr. Beaty had resided here for 43 years. He was a member of the Wilmington Masonic Lodge 98 and the Boilermakers' Union Local 92. He leaves his widow, Pearl; sisters, Mamie Thompson, Mattie Ellis, Mabel Debbell, Helen Myers, Norma Burkenfield and Cora Smybe, and a brother, William T. Beaty.

### Mrs. Mabel Gribling

Funeral services for Mrs. Mabel Gribling, 79, will be conducted today at 2:30 p.m. in Pierce Bros. Lincoln Heights Mortuary, followed by interment in Forest Lawn Memorial-Park. Born in Alhambra, Ariz., Mrs. Gribling had been a California resident for 50 years. She died Sunday in her home, 3320 Griffin Ave., leaving two sons, Arthur and Ezra L. Gribling; two grandchildren, two great-grandchildren, two sisters and one brother.

### Fred Knepp

Funeral services for Fred Knepp, 60, retired police officer who died Sunday, will be conducted Friday at 11 a.m. at the Veterans Administration Cemetery at Sawtelle. Mr. Knepp retired from the Los Angeles Police Department last year after 31 years of service as a motor officer. A veteran of World War I, he leaves his widow, Mrs. Elizabeth B. Knepp of 632 N Dillon St.; a son, Fred Knepp Jr.; a brother, William, of Los Angeles, and two brothers and two sisters in Pennsylvania.

### Joseph G. Holzgang

Funeral services will be conducted at 2 p.m. tomorrow at St. Paul's Presbyterian Church for Joseph G. Holzgang, 51, of 4630 W 63rd St., who died yesterday following a long illness. The owner of a wholesale lighting equipment company and a deacon in his church, he erected a building resembling a church chapel to house his firm at 3018 W Pico Blvd. He was a native of Napa. Services will be under the direction of Edwards Bros. Colonial Mortuary. He leaves his widow Sigrid; two sons, Darryl and Donald; mother, Mrs. Frances Holzgang, and five sisters and eight brothers.

### William B. Ogden

Funeral services for William B. Ogden, 78, Past Grand Master of the Grand Masonic Lodge of California, will be conducted today at 2 p.m. in Scottish Rite Cathedral, Pierce Bros. Hollywood Mortuary in charge of arrangements. Interment will follow in Glen Haven Cemetery. Born in Picton, Ontario, Can., Mr. Ogden had been a California resident 45 years and died in his home, 1301 N Flores St., Sunday. He was a 33rd degree Scottish Rite Mason. He leaves his widow, Mrs. Alta M. Swarthout Ogden, and a son, Robert Ogden.

### Miss Edith Hinds

Funeral services for Miss Edith Bessie Hinds, 72, who died Friday will be conducted today at 3 p.m. at Utter-McKinley's Beaver Inglewood Chapel. Interment will follow at Inglewood Park Cemetery. Born in Michigan, Miss Hinds had resided here for 33 years. Her home was at 5018 W 98th St. She retired in 1942 after 20 years with the General Hospital and leaves her stepfather, Charles F. Clark; four brothers and two sisters.

### Mrs. Maude Hancock

Funeral services for Mrs. Maude Hancock, 79, resident here for 34 years, who died Sunday, will be conducted today at 3 p.m. at Utter-McKinley's Eagle Rock Chapel. Interment will follow at Grandview Cemetery. Mrs. Hancock was born in Illinois. She lived at 6150 S Sepulveda Ave., Culver City. She leaves two daughters, Vera Wilson and Fae Cooper, and a son, Adrian J. Hancock.

**Building Permit History**  
**3320 Griffin Avenue**  
**Lincoln Heights**

- 1885: Construction of a 1½ story, 24' X 30'4-room frame dwelling on Lot 11, Block 7 of the Foot Hill Tract. (No permit issued)  
Owner: A. J. and Jennie Young  
Architect: Robert Brown Young  
Contractor: A. J., Frank C. and R. B. Young  
Cost: \$4,500.00 (Based on 1900 assessment)
- December 6, 1893: Building Permit No. Unknown to convert residence from single family to a triplex. (Date of sale listed.)  
Owner: Los Angeles Storage Commission and Lumber Co.  
Architect: None  
Contractor: Unknown  
Cost: Unknown
- February 16, 1917: Building Permit No. 999 for new plumbing, plastering, wiring and exterior finishing. Build to present building kitchen, bath & screen porch 1-story of frame construction of 2"x 3" studs & rustic exterior 9' high flat roof, composition. 10' X 25' addition.  
Owner: A. L. Gribling  
Architect: None  
Contractor: A. L. Gribling  
Cost: \$600.00
- April 1, 1919: Building Permit No. 2250 for this is additional cost to permit issued before, #999 (Increased valuation)  
Owner: A. L. Gribling  
Architect: None  
Contractor: A. L. Gribling  
Cost: \$600.00

July 15, 1938:

Building Permit No. 20467 to build kitchen 8' X 10' and screen porch.

Owner: A. L. Gribling

Architect: None

Engineer: None

Contractor: A. L. Gribling

Cost: \$250.00

All applications must be filled out by applicant

PLANS AND SPECIFICATIONS and other data must also be filed

WARD.....

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

3

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, 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.

TAKE TO ROOM No. 6 FIRST FLOOR ASSESSOR PLEASE VERIFY

REMOVED FROM		REMOVED TO	
Lot.....	Block.....	Lot.....	Block.....
Tract.....		Tract <i>Foot Hill</i>	
Book.....	Page..... F. B. Page.....	Book.....	Page..... F. B. Page.....

O. K. City Assessor Deputy O. K. City Engineer Deputy

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

From No. *3320 No Griffin Ave* Street

To No. \_\_\_\_\_ Street

(USE INK OR INDELIBLE PENCIL)

1. What Purpose is the present Building used for? *Residence*
2. Owner's name *A. G. Gribling* Phone *East 2617*
3. Owner's address *3320 No Griffin Ave*
4. Architect's name *Moye* Phone \_\_\_\_\_
5. Contractor's name *A. G. Gribling* Phone \_\_\_\_\_
6. Contractor's address *3320 No Griffin*
7. ENTIRE COST OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sowers, Cesspools, Elevators, Painting, Finishing, etc.} \$ *600.00*
8. Class of Present Building *Frame* No. of Rooms at present *4*
9. No. of stories in height *1 1/2* Size of present building *34 x 30*
10. State how many Buildings are on this lot. *One*
11. State purpose Buildings on lot are used for. \_\_\_\_\_  
(Tenement House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO.

*New Plumbing, Plastering, wiring, and exterior finishing. Build to present building kitchen, Bath & screen porch 1 story of frame construction of 2 x 3 studs & Rustic exterior 9' high flat roof, Composition*

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) *A. G. Gribling*  
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <i>999</i>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink)	Application checked and found O. K. (Use Rubber Stamp)	
	Plan Examiner. <i>Moye</i>	Clerk. <i>R.B.</i>	

8

FILL IN ALL BLANKS THAT APPLY TO WORK PROPOSED TO BE DONE,  
OR TO ASCERTAIN IF SAME CAN BE DONE.

- 12. Size of new addition 10 x 25 No. of Stories in height one
- 13. Material of foundation concrete Size footings 12" Size wall 6" Depth below ground 12"
- 14. Size of Redwood Mudsills 2 x 4 Size of exterior studs 2 x 3
- 15. Size of interior bearing studs ~~2 x 4~~ Size of interior non-bearing studs 2 x 3
- 16. Size of first floor joist 2 x 6 Second floor joist 2 x 6 Roof Joist

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) A. L. Gibling  
(Owner or Authorized Agent)

Remarks

[Lined area for Remarks]



All applications must be filled out by applicant.

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

3

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, 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 Lot Block Tract Book Page F. B. Page From No. To No. REMOVED TO Lot Block Tract Book Page F. B. Page

- 1. What Purpose is the present Building used for?
2. Owner's name
3. Owner's address
4. Architect's name
5. Contractor's name
6. Contractor's address
7. ENTIRE COST OF PROPOSED WORK
8. Class of Present Building
9. No. of stories in height
10. State how many buildings are on this lot
11. State purpose Buildings on lot are used for

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

This is additional cost to permit owner before #999 (Increased valuation)

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) A. L. Gubbling (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO 2250 Plans and specifications checked and found to conform to Ordinances, State Laws, Etc. Application checked and found O. K. APR 1 1919

Handwritten signatures and stamps at the bottom of the page.



3

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

502

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 grant 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 in, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot 11-Block 7

Lot

Same

Tract Foot Hill tract

Tract

Present location of building

3396 N. 1st St. (House Number and Street)

New location of building

3320-22 N. Griffin Ave. (House Number and Street)

Between what cross streets

Ans. 33 and 35

Approved by City Engineer

*[Signature]*  
Deputy

1. Purpose of PRESENT building Residence Families 1 Rooms 2  
(Store, Residence, Apartment House, Hotel, or any other purpose)

2. Use of building AFTER alteration or moving Residence Families 2 Rooms 9

3. Owner (Print Name) A. L. GRIFIN Phone CA 12466

4. Owner's Address 3320 N. Griffin Ave

5. Certificated Architect None State License No. Phone

6. Licensed Engineer None State License No. Phone

7. Contractor B. L. Griffin State License No. 18209 Phone CA 12466

8. Contractor's Address 3320 N. Griffin Ave

9. VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.} \$ 250.00

10. State how many buildings NOW on lot and give use of each. 1 Residence x 3 car garage  
(Residence, Hotel, Apartment House, or any other purpose)

11. Size of existing building 33 x 47. Number of stories high 1 1/2. Height to highest point 25.0

12. Class of building D. Material of existing walls Frame. Exterior framework Wood  
(Wood or Steel)

Describe briefly and fully all proposed construction and work:

Build Kitchen 8' x 10'. Screen Porch 5' x 6' x 6'

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO.		FOR DEPARTMENT USE ONLY		Fee	
20467	Plans and Specifications checked	Zone	Fire District		State here why Permit is issued
	Corrections verified	Blkg. Line	Street Widening		
PLANS	Plans, Specifications and Applications rechecked and approved	Application checked and approved	City	Inspector	
Rev'd	For Plans By	Inspector	Inspector		



# Young-Gribling Residence Photographs



*Young-Gribling Residence, 3320 Griffin Avenue, September 2, 1991 (Photograph by Charles J. Fisher)*



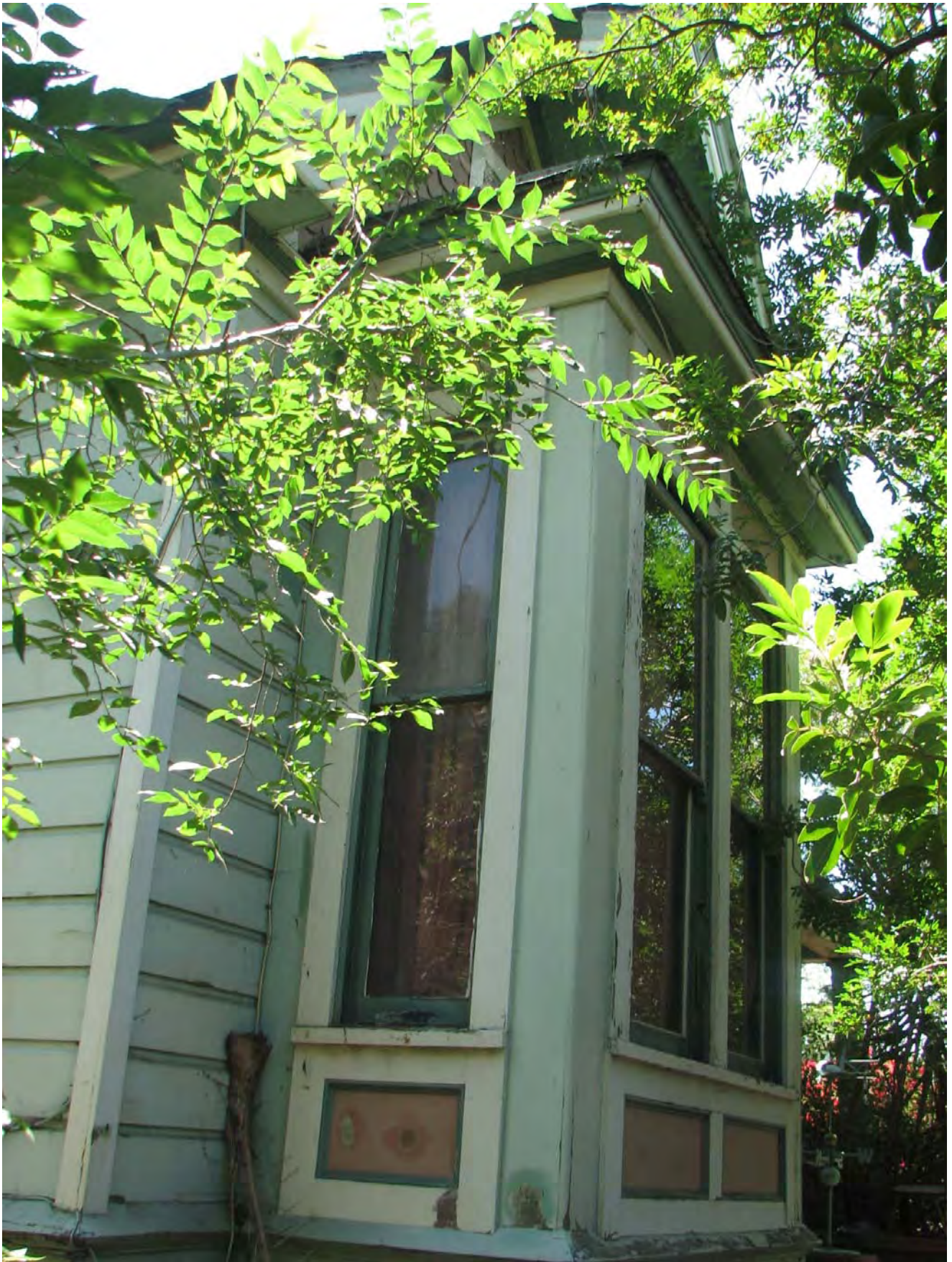
*Young-Gribling Residence in front of Idylwild Terrace in 1887*



*Young-Gribbling Residence, stone foundation, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)*



*Young-Gribbling Residence, bay window, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)*



*Young-Gribbling Residence, window bay, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)*



*Young-Gribbling Residence, front tower, 3320 Griffin Avenue, September 21, 1991 (Photograph by Charles J. Fisher)*



*Young-Gribbling Residence, side porch, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)*





*Young-Gribbling Residence, rear façade with 1917 addition, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)*



*Young-Gribbling Residence, rear dormer, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)*



*Young-Gribbling Residence, steps to front porch, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)*



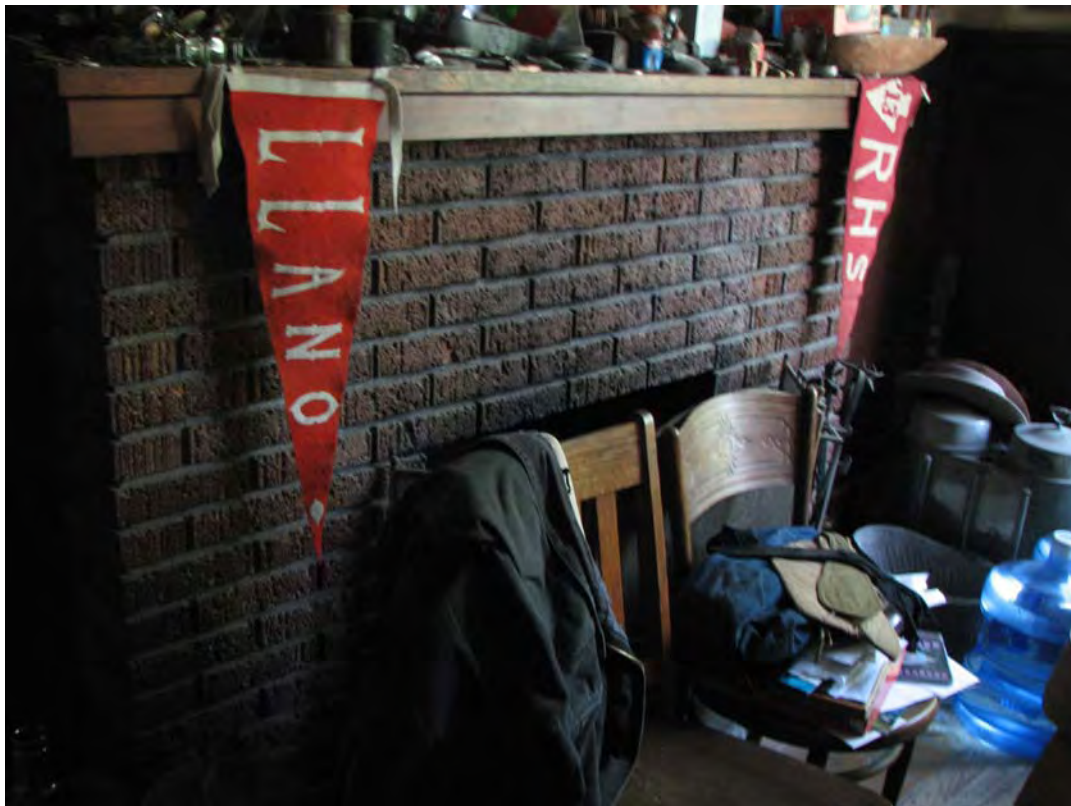
*Young-Gribbling Residence, front door, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)*



*Young-Gribbling Residence, door to former 2<sup>nd</sup> unit at 3322 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)*



*Young-Gribbling Residence, living room and pocket doors, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)*



*Young-Gribbling Residence, living room fireplace, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)*



*Young-Gribbling Residence, dining room ceiling, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)*



*Young-Gribbling Residence, dining room built-in, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)*



*Young-Gribling Residence, crown molding in parlor, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)*



*Young-Gribling Residence, crown molding in parlor, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)*



*Young-Gribbling Residence, fireplace in parlor, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)*



*Young-Gribbling Residence, light fixture installed by Gribbling, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)*

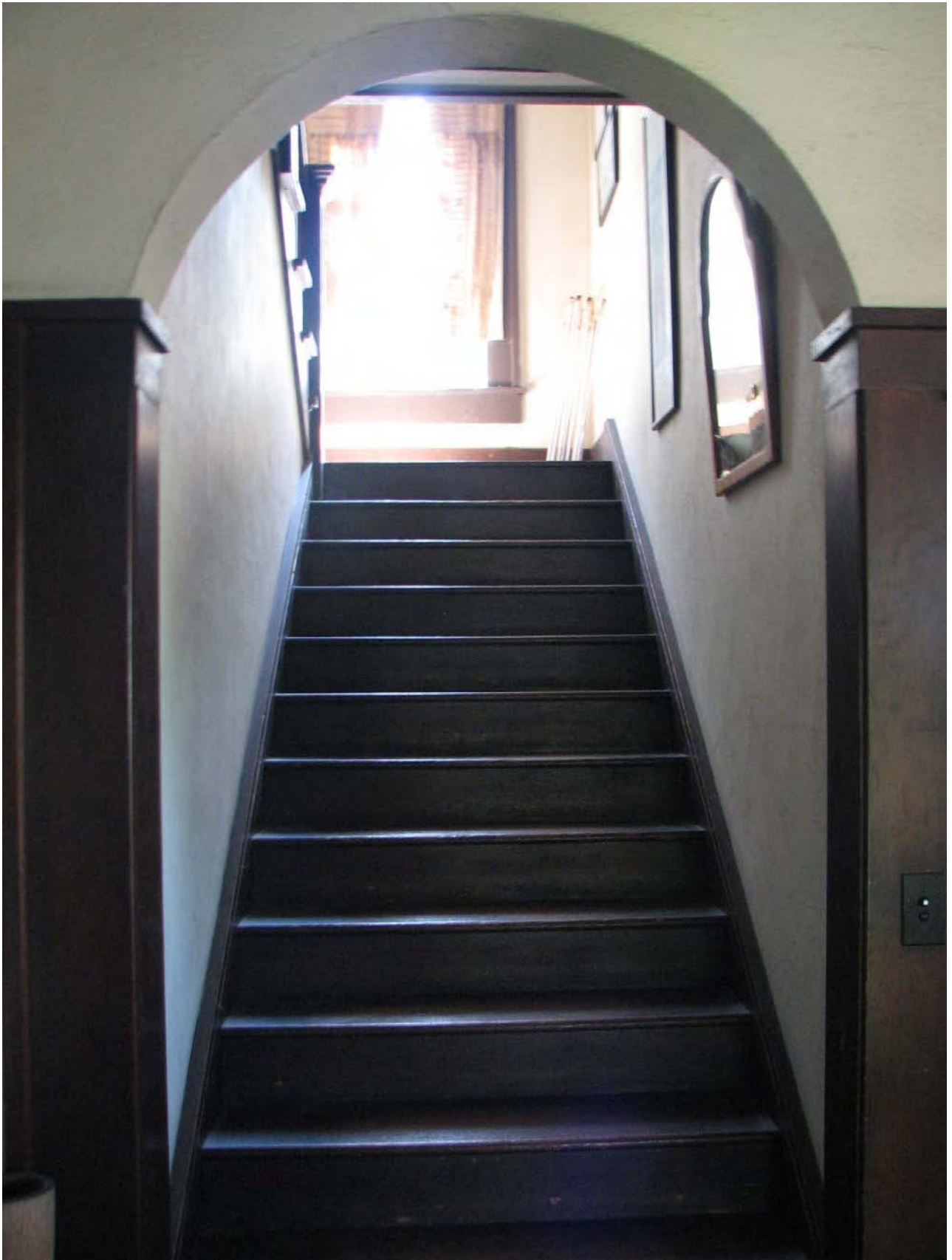


*Young-Gribbling Residence, leaded glass window, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)*



*Young-Gribbling Residence, staircase landing, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)*





*Young-Gribbling Residence, staircase, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)*



*Young-Gribbling Residence, upstairs room, 3320 Griffin Avenue, July 1, 2011 (Photograph by Charles J. Fisher)*



*Young-Gribbling Residence, before current paint job, 3320 Griffin Avenue, March 30, 1989 (Photograph by Charles J. Fisher)*