

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2008-1177-HCM

HEARING DATE: April 3, 2008
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 5027 El Verano Ave.
Council District: 14
Community Plan Area: Northeast Los Angeles
Area Planning Commission: East Los Angeles
Neighborhood Council: Eagle Rock
Legal Description: Eagle Rock Villa Tract No.1

PROJECT: Historic-Cultural Monument Application for the
CASTLE CRAGS

REQUEST: Declare the property a Historic-Cultural Monument

**OWNER/
APPLICANT:** Edward V. and Martha T. Hunt and Lucky K. Hunt
4928 Melrose Hill
Los Angeles, CA 90029

**OWNER'S
REPRESENTATIVE:** Charles J. Fisher
140 South Avenue 57
Los Angeles, CA 90042

RECOMMENDATION That the Cultural Heritage Commission:

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

S. GAIL GOLDBERG, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, Manager
Office of Historic Resources

Prepared by:
[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: March 18, 2008 Historic-Cultural Monument Application
ZIMAS Report

SUMMARY

Built in 1888, this two-and-one-half story residential building exhibits character-defining features of Queen Anne style architecture. The proposed Castle Crags monument is rectangular in plan with a high hipped roof covered in composition shingles and has an off-center entrance covered by raised porch supported by simple square pillars and a pediment. A bay turret with pointed finial rises from the partial third-story at the northwestern corner, demonstrating the asymmetry and irregular massing typical of Victorian-era buildings. The subject building's exterior features ship lath siding with fish-scale finishes on the upper levels. Windows are double-hung, transom, multi-paned and stained glass. Additional exterior features include: decorative classical banding across all of the façades and the pediment, a wraparound porch extending from the front to the eastern façade, and ornamental corbels around the turret and shed window. The interior has retained its original dark-brick fireplace, built-in furniture pieces including a dining room buffet, tongue-and-groove wainscoting and plat rails, flower moldings around the door frames, and Eastlake-style staircase balustrade.

The proposed Castle Crags monument was designed by an unknown architect or builder. Records indicate that the subject building was likely erected in 1888. The property was first incorporated when the area was almost entirely farmland and peach orchards. The original owner, H.S. Sale, sold the lot in 1889 to D. M. Ellis, whose relative E.S. Ellis subdivided the property into the Eagle Rock Villa Tract in 1906. In 1910 Ellis sold the house to Charles Young and his wife Emma, a local booster who eventually helped to establish the Eagle Rock Historical Society. She remained in the subject house until 1957.

In 2007, the property underwent a major overhaul that replaced non-load-bearing interior walls, parts of the foundation, closets, wiring, and paint. Additional renovations to the subject property include the reconfiguration of the front porch and stairs and the addition of a stained-glass window.

CRITERIA

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

FINDINGS

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

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT CASTLE CRAGS
2. STREET ADDRESS 5027 EL VERANO AVENUE
CITY EAGLE ROCK ZIP CODE 90041 COUNCIL DISTRICT 14
ASSESSOR'S PARCEL NO. 5682-029-007
3. COMPLETE LEGAL DESCRIPTION: TRACT EAGLE ROCK VILLA TRACT NO. 1, AS PER MAP FILED IN BOOK 9, PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.
BLOCK N/A LOT(S) S 60 FT OF N 200 FT OF LOT 37 AND THE E 40 FT OF S 101 FT OF N 241 FT, EX E 8 FT OF S 41 FT THEREOF OF LOT 38 ARB. NO. 2
RANGE OF ADDRESSES ON PROPERTY 5025 THROUGH 5029 EL VERANO AVENUE
4. PRESENT OWNER EDWARD V. AND MARTHA T. HUNT AND LUCY K. HUNT
STREET ADDRESS 4928 W. MELROSE HILL
CITY LOS ANGELES STATE CA ZIP CODE 90029 PHONE (323) 646-6287
OWNER IS: PRIVATE PUBLIC
5. PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE

DESCRIPTION

6. ARCHITECTURAL STYLE QUEEN ANNE
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 CASTLE CRAGS

10. CONSTRUCTION DATE: FACTUAL 1888 ESTIMATED _____
11. ARCHITECT, DESIGNER, OR ENGINEER: UNKNOWN
12. CONTRACTOR OR OTHER BUILDER: UNKNOWN (POSSIBLY HOWARD M. SALE-OWNER)
13. DATES OF ENCLOSED PHOTOGRAPHS JANUARY 30, 2008
14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE
15. ALTERATIONS: RECONFIGURATION OF FRONT PORCH STAIRS WITHOUT PERMIT IN MID 20TH CENTURY, NEW FOUNDATION UNDER PORCH AND KITCHEN AND RESTORED BATHROOMS IN 2007..
16. THREATS TO SITE NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
17. IS THE STRUCTURE ON ITS ORIGINAL SITE MOVED UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET) THIS RESIDENCE IS A 2 1/2-STORY QUEEN ANNE WITH A LARGE TURRET AT THE FRONT OF THE HILLSIDE STRUCTURE. BUILT IN 1888, CASTLE CRAGS IS ONE OF THE FEW REMAINING EARLY PIONEER RESIDENCE STRUCTURES BUILT DURING THE 1880S SOUTHERN CALIFORNIA LAND BOOM. THE STRUCTURE DATES BACK TO THE EARLY AGRARIAN PERIOD OF THE EAGLE ROCK VALLEY, WHERE IT WAS AT THE CENTER OF A TEN-ACRE LOT IN "WATT'S SUBDIVISION", WHICH WAS THE EARLIEST TRACT TO BE CARVED OUT OF THAT PORTION OF THE RANCHO SAN RAFAEL IN WHAT IS NOW THE WESTERN HALF OF THE COMMUNITY OF EAGLE ROCK AND A PORTION OF THE EASTERN PART OF THE CITY OF GLENDALE. THE HOUSE WAS BUILT FOR HOWARD M. SALE IN 1888.. THE LAND WAS RESUBDIVIDED IN 1906 BY THEN OWNER E. S. ELLIS, INTO THE EAGLE ROCK VILLA TRACT NO. 1. IN 1910, IT WAS SOLD TO LOCAL REALTOR CHARLES W. YOUNG AND HIS WIFE EMMA. A UNDATED NEWSPAPER ARTICLE OF THEIR EARLY OWNERSHIP IS THE FIRST REFERENCE TO THE NAME "CASTLE CRAGS". AFTER CHARLES DEATH IN 1932, EMMA E. YOUNG WAS TO REMAIN IN THE HOUSE UNTIL 1957. SHE WAS ONE OF THE EARLY HISTORIANS OF EAGLE ROCK AND A PRINCIPAL FOUNDER OF THE EAGLE ROCK VALLEY HISTORICAL SOCIETY.
19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES CITY BUILDING PERMITS PER ATTACHED, LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS, US CENSUS RECORDS, LOS ANGELES TIMES ARTICLES..
20. DATE FORM PREPARED MARCH 18, 2008 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 CASTLE CRAGS IS A 2 1/2 STORY,

NAME OF PROPOSED MONUMENT

NUMBER OF STORIES

QUEEN ANNE, RECTANGULAR PLAN RESIDENCE

ARCHITECTURAL STYLE (SEE LINE 8 ABOVE)

PLAN SHAPE (SEE CHART)

STRUCTURE USE (RESIDENCE, ETC)

WITH A SHIP LATH SIDING AND FISH SCALE SHINGLES FINISH AND WOOD TRIM.

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

MATERIAL (WOOD, METAL, ETC.)

ITS 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, TRANSOM AND STAINED GLASS WINDOWS ARE PART OF THE DESIGN.

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

THE ENTRY FEATURES A A PARTIAL WRAP AROUND PORCH

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

WITH A MULTI PANELED WOOD WITH A BEVELED GLASS WINDOW DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS

ENTRY DOOR STYLE (SEE CHART)

OF THE STRUCTURE ARE IRREGULAR MASSING WITH A LARGE THREE-STORY BAY TURRET TO THE RIGHT OF THE MAIN

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

ENTRY. THE TALL CONICAL PEAK OF THE TURRET IS BROKEN AT SYMMETRICAL POINTS WITH INDIVIDUAL ROOF PLANES.

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

THE TURRET ALSO DISPLAYS A STICK STYLE INFLUENCE WITH HORIZONTAL AND VERTICAL BANDS AT EACH LEVEL,

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

WITH EACH STORY PUNCTUATED WITH WINDOWS. THE TURRET IS TOPPED BY A POINTED FINIAL. AN ORNATE SHED

VERTICALITY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

IS LOCATED TO THE LEFT OF THE TURRET, WHICH IS PUNCTUATED WITH A MULTI-PANE TRANSOM WINDOW. A MULTI-

ADDITIONAL DEFINING ELEMENTS

FACETED BAND IS SITUATED BETWEEN THE FIRST AND SECOND STORY WITH A PLAIN BAND AT THE ROOF/THIRD-STORY LEVEL. A

ADDITIONAL DEFINING ELEMENTS

SECOND FINIAL IS LOCATED AT THE EAST POINT OF THE HIPPED ROOF, AT THE TOP OF WHAT IS ESSENTIALLY MASSED AS A LARGE

ADDITIONAL DEFINING ELEMENTS

JERKIN-HEAD GABLE ON THE EASTERN FAÇADE WITH FISH SCALE SHINGLES ON THE PEDIMENT. A GABLED FRONT PORCH WITH

ADDITIONAL DEFINING ELEMENTS

SIMPLE SQUARE COLUMNS WITH SIMPLE FRET WORK AT THE CAPITALS. THE PORCH EXTENDS AROUND THE EAST SIDE WITH A ARBOR

ADDITIONAL DEFINING ELEMENTS

LIKE PARTIAL COVERING. A TRANSOM WINDOW IS SITUATED ABOVE THE FRONT DOOR.

ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF A ONE CAR LATTICE-ENCLOSED CARPORT

IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE A DARK BRICK FIREPLACE, ORIGINAL BUILT-INS, INCLUDING A DINING

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

ROOM BUFFET, PICTURE RAILS, VERTICAL BEADED BOARD TONGUE AND GROOVE WAINSCOTING, FLOWER MOLDINGS

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

ON DOOR FRAMES, EASTLAKE STYLE STAIRCASE BALUSTRADE. A WINDOW SEAT IS LOCATED IN THE TURRET.

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 CASTLE CRAGS IS AN IMPORTANT EXAMPLE OF

NAME OF PROPOSED MONUMENT

QUEEN ANNE

ARCHITECTURAL STYLE (SEE LINE B)

ARCHITECTURE

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

AND/OR

HISTORICAL SIGNIFICANCE

THE CASTLE CRAGS WAS BUILT IN 1888

NAME OF PROPOSED MONUMENT

YEAR BUILT

QUEEN ANNE ARCHITECTURE

NAME OF FIRST OR OTHER SIGNIFICANT OWNER

WAS IMPORTANT TO THE

DEVELOPMENT OF LOS ANGELES BECAUSE THIS HOUSE EMBLEMATIC OF THE QUEEN ANNE STYLE THAT BEGAN DURING THE REIGN OF QUEEN VICTORIA, IN ENGLAND. THE BRITISH ARCHITECTS BORROWED FROM THE MEDIEVAL PERIOD WHILE AMERICANS TENDED BRING IN MORE ELABORATE TREATMENTS, INCLUDING THE APPLICATION OF EASTLAKE INTERIOR DESIGN ELEMENTS TO THE EXTERIOR OF THE HOUSE. THIS TREATMENT WAS MINIMAL ON CASTLE CRAGS, BEING FOUND IN SOME EXTERIOR FRET WORK AND IN THE USE OF FINIALS AND THE TREATMENT OF THE ROOFTOP DORMER. THE STRUCTURE DOES DISPLAY A MAJOR INFLUENCE OF THE EARLIER "STICK STYLE" WITH THE BANDING TREATMENT OF THE TURRET BAY. THE RESIDENCE WAS BUILT AS A COUNTRY HOME, WHICH APPEARS TO HAVE BEEN SURROUNDED BY A PEACH ORCHARD. A NUMBER OF OLDER PEACH TREES SURVIVE IN THE AREA. THE ASSESSORS ROLLS IN 1901 NOTE A \$300.00 VALUATION FOR "TREES OR VINES" ALONG WITH THAT OF THE HOUSE. NO RECORD HAS YET BEEN LOCATED OF THE ARCHITECT OF THE HOME, YET IT'S CLEARLY BASED UPON A SET OF PLANS AND IT'S VERY SITE ON THE HILLSIDE IS CHALLENGING ENOUGH TO REQUIRE SOMEONE WITH ARCHITECTURAL OR ENGINEERING CREDENTIALS. THE STRUCTURE HAS HELD UP QUITE WELL OVER THE PAST 120 YEARS. LITTLE HAS BEEN FOUND ON THE HOME'S ORIGINAL OWNER, HOWARD M. SALE, WHO ACQUIRED THE PROPERTY FOR \$6,500.00 AND THEN SOLD THE IMPROVED PROPERTY TO D. M. ELLIS IN 1889 FOR THE SUM OF \$13,000.00, IN SPITE OF THE REAL ESTATE BOOM ENDING THE PREVIOUS YEAR. ORIGINALLY BUILT ON 10 ACRE LOT 68 OF WATTS SUBDIVISION IN THE RANCHO SAN RAFAEL, THE PROPERTY WAS SUBDIVIDED INTO EAGLE ROCK VILLA TRACT NO.1, BY E. S. ELLIS IN 1906. ELLIS SOLD THE HOUSE TO CHARLES W. AND EMMA YOUNG IN 1910. THE YOUNGS WERE PROMINENT RESIDENTS OF THE AREA, WITH CHARLES RUNNING A LOCAL REAL ESTATE BUSINESS UNTIL HIS DEATH IN 1932. IN

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET
CONTINUED

1924, YOUNG SERVED AS PRESIDENT OF THE EAGLE ROCK CHAMBER OF COMMERCE. A CONTEMPORARY NEWS ACCOUNT OF YOUNG NOTED THAT HE WAS AN AVID HORSE BREEDER AND MAINTAINED AN ORCHARD ON THE PROPERTY WHICH BY THEN CONSISTED OF 2 ACRES, BEING LOTS 37 AND 38 OF EAGLE ROCK VILLA TRACT NO. 1. THE ADDRESS OF THE PROPERTY THEN WAS 2810 ROCK GLEN AVENUE. AN ADJACENT HOUSE THAT WAS ON THE SAME PROPERTY WAS THE HOME OF "GRAPES OF WRATH" AUTHOR JOHN STEINBECK, AT 2814 ROCK GLEN DURING THE EARLY 1930s. THE STEINBECK HOME, ALONG WITH OTHER PARCELS, WERE SOLD OFF OVER THE YEARS, LEAVING CASTLE CRAGS WITH AN "L" SHAPED 10,132 SQUARE FOOT PORTION OF THE TWO LOTS USING THE CURRENT ADDRESS ON EL VERANO, WHICH IS A PRIVATE ROAD THAT WAS THE ORIGINAL DRIVEWAY FOR CASTLE CRAGS. MRS. YOUNG CONTINUED IN THE HOME AFTER HER HUSBANDS DEATH. SHE WAS AN ACTIVE MEMBER OF MANY OF THE LOCAL CLUBS AND TOWARD THE END OF HER LIFE, WAS ONE OF THE PRINCIPAL FOUNDERS OF THE EAGLE ROCK VALLEY HISTORICAL SOCIETY. TODAY CASTLE CRAGS (THE NAME GOES BACK AT LEAST TO THE EARLY YEARS OF THE YOUNG'S RESIDENCE) IS A VISIBLE REMINDER OF THE EARLIEST PERIOD OF THE DEVELOPMENT OF EAGLE ROCK. ORIGINALLY BUILT AS A LARGE COUNTRY HOME, SURROUNDED BY ORCHARDS, THE HOUSE IS NOW SITUATED BEHIND THE EAGLE ROCK PLAZA SHOPPING MALL, WHERE IT RISES ABOVE THE MORE RECENT STRUCTURES, AS THE OLDEST SURVIVING HOME IN THE WESTERN PORTION OF THE EAGLE ROCK COMMUNITY.



5682 29

1996

SCALE 1" = 100'

1507226-14
631445
5682-30 & 31



CODE 4

EAGLE ROCK VILLA TRACT NO. 1 M.B. 9-18
 EAGLE DALE - - - M.B. 16-185
 TRACT NO. 7034 - - - M.B. 86-26-27
 TRACT NO. 5141 - - - M.B. 130-75-77

FOR PREV. ASSMPT SEE:
1306-29
5682-30 & 31

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



**City of Los Angeles
Department of City Planning**

03/13/2008

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

5027 N EL VERANO AVE

ZIP CODES

90041

RECENT ACTIVITY

None

CASE NUMBERS

CPC-1989-177-IPRO
ORD-172316

Address/Legal Information

PIN Number: 162A219 68
 Area (Calculated): 6,419.9 (sq ft)
 Thomas Brothers Grid: PAGE 564 - GRID H6
 Assessor Parcel Number: 5682029007
 Tract: EAGLE ROCK VILLA TRACT NO.
 1
 Map Reference: M B 9-18
 Block: None
 Lot: 37
 Arb (Lot Cut Reference): 2
 Map Sheet: 162A219

Jurisdictional Information

Community Plan Area: Northeast Los Angeles
 Area Planning Commission: East Los Angeles
 Neighborhood Council: Eagle Rock
 Council District: CD 14 - Jose Huizar
 Census Tract #: 1813.00
 LADBS District Office: Los Angeles Metro

Planning and Zoning Information

Special Notes: None
 Zoning: R1-1
 Zoning Information (ZI): None
 General Plan Land Use: Low Residential
 Plan Footnote - Site Req.: See Plan Footnotes
 Additional Plan Footnotes: Northeast Los Angeles
 Specific Plan Area: None
 Design Review Board: No
 Historic Preservation Review: No
 Historic Preservation Overlay Zone: None
 Other Historic Designations: None
 Other Historic Survey Information: None
 Mills Act Contract: None
 POD - Pedestrian Oriented Districts: None
 CDO - Community Design Overlay: None
 Streetscape: No
 Sign District: No
 Adaptive Reuse Incentive Area: None
 35% Density Bonus: Not Eligible
 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 Number: 5682029007
 Parcel Area (Approximate): 10,149.5 (sq ft)
 Use Code: 0100 - Single Residence
 Assessed Land Val.: \$550,800
 Assessed Improvement Val.: \$132,600
 Last Owner Change: 05/22/07
 Last Sale Amount: \$710,007
 Tax Rate Area: 4
 Deed Reference No.: 8786
 Building 1:
 1. Year Built: 1888

1. Building Class:	D45A
1. Number of Units:	1
1. Number of Bedrooms:	3
1. Number of Bathrooms:	1
1. Building Square Footage:	2,250.0 (sq ft)
Building 2:	
2. Year Built:	Not Available
2. Building Class:	Not Available
2. Number of Units:	0
2. Number of Bedrooms:	0
2. Number of Bathrooms:	0
2. Building Square Footage:	0.0 (sq ft)
Building 3:	
3. Year Built:	Not Available
3. Building Class:	Not Available
3. Number of Units:	0
3. Number of Bedrooms:	0
3. Number of Bathrooms:	0
3. Building Square Footage:	0.0 (sq ft)
Building 4:	
4. Year Built:	Not Available
4. Building Class:	Not Available
4. Number of Units:	0
4. Number of Bedrooms:	0
4. Number of Bathrooms:	0
4. Building Square Footage:	None
Building 5:	
5. Year Built:	Not Available
5. Building Class:	Not Available
5. Number of Units:	0
5. Number of Bedrooms:	0
5. Number of Bathrooms:	0
5. Building Square Footage:	0.0 (sq ft)

Additional Information

Paul Williams Designed:	No
Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	Yes
Fire District No. 1:	No
Fire District No. 2:	No
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	No
Hillside Grading:	Yes
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	0.04330 (km)
Landslide:	No
Liquefaction:	No

Economic Development Areas

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

Public Safety

Police Information:	
Bureau:	Central
Division / Station:	Northeast
Report District:	1113
Fire Information:	
District / Fire Station:	42
Batallion:	2

Division:
Red Flag Restricted Parking:

1
No

CASE SUMMARIES

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

Case Number: CPC-1989-177-IPRO

Required Action(s): IPRO-INTERIM PLAN REVISION ORDINANCE

Project Description(s): INTERIM CONTROL ORDINANCE FOR THE ENTIRE NORTHEAST LOS ANGELES DISTRICT PLAN

CONTINUATION OF CPC-89-0177. SEE GENERAL COMMENTS FOR CONTINUATION.

DATA NOT AVAILABLE

ORD-172316

Charles W. Young



That "Merry, merry farmer boy, who always whistled and sang for joy," was none other than Charley Young and it is extremely fitting that he should have been elected one of our "city fathers" as he is known to most of us as "Dad" Young already—not because he is old, but because of the fatherly interest he has taken in the people and the welfare of our community. Mr. Young was born on a farm in Illinois. He is a graduate of the Davenport Business College. After becoming of age he traveled for several years, returning to Illinois to assume the management of the farm on which he was born. Later Mr. Young was associated with the Cushman Bakery company of New York. Though he has always been a busy man, he has taken a lively interest in horses and has bred some very fine trotting horses for the track. He has not been averse to making a trade now and then, and it is said that he has never been stung but once and that time it was by a "man of the cloth." Since then he has religiously steered clear of horse trading with ministers.

Mr. Young's hobby is tree growing. His beautiful home "Castle Crags" is ideally situated in the foothills back of Ellis Avenue. Mrs. Young is a social favorite, being an active club woman, and a clever reader.

Little Amber Young is their only child.

Although Mr. Young claims that the photo given the "Sentinel" is one of himself, the picture shows little resemblance. Since it does not flatter him (for it could not) we will give him the benefit of the doubt. However, it was likely taken before Eagle Rock's barber shop was opened.

Building Permit History
5027 El Verano Avenue
Eagle Rock

- 1888: Construction of a 2½-story 20' X 40' frame dwelling on Lot 68 of Watts Subdivision in the Rancho San Rafael. (No permit issued. Property outside of City at the time of construction, which was also prior to the incorporation of the City of Eagle Rock.)
Owner: Howard M. Sale
Architect: Unknown
Contractor: Unknown
Cost: \$7,500.00*
- c1902: Construction of a 10' X 20' carriage barn (No permit issued. Property outside of City at the time of construction, which was also prior to the incorporation of the City of Eagle Rock)
Owner: Hartwell A. Powers
Architect: Unknown
Contractor: Owner (most likely)
Cost: \$100.00
- June 14, 2007: Building Permit No. LA09977 for restoration of existing single family dwelling, bee removal, new foundation under entry porch and kitchen. Replace non bearing interior walls, new closets & bathrooms. Complete rewiring to current code. Patch & paint throughout, inside & outside.
Owner: Edward Hunt, Marsha Hunt and Lucy Hill
Architect: Edward V. Hunt
Engineer: Hovik G. Khanjian
Contractor: Owner
Cost: \$150,000.00

* Valuation based on sale prices on May 13, 1887 and February 4, 1889 and cost of construction on similar sized houses at that time.

August 3, 2007: Electrical Permit No. WO74118892 to upgrade electrical service from 100 amp to 200 amp.
Owner: Allen Macklin (sold to Edward Hunt, et al on May 22, 2007)
Architect: None
Engineer: None
Contractor: Owner
Cost: Not Shown

August 3, 2007: Building Permit No. EP11190 to replace damaged wood framing (Less than 10%). Same size/spacing/type.
Owner: Allen Macklin (sold to Edward Hunt, et al on May 22, 2007)
Architect: None
Engineer: None
Contractor: Owner
Cost: \$2,000.00



Bldg-Alter/Repair 1 or 2 Family Dwelling Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Last Status: Ready to Issue Status Date: 06/14/2007
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1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
EAGLE ROCK VILLA TRAC		37	2	M B 9-18	162A219 68	5682 - 029 - 007

3. PARCEL INFORMATION

Area Planning Commission - East Los Angeles LADBS Branch Office - LA Council District - 14 Certified Neighborhood Council - Eagle Rock Community Plan Area - Northeast Los Angeles	Census Tract - 1813.00 District Map - 162A219 Energy Zone - 9 Fire District - VHFHSZ Hillside Grading Area - YES	Hillside Ordinance - YES Lot Cut Date - 07/14/1945 Near Source Zone Distance - 0 Thomas Brothers Map Grid - 564-H6
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ZONE(S): R1-1 /

4. DOCUMENTS

ORD - ORD-172316
 CPC - CPC-1989-177-IPRO

5. CHECKLIST ITEMS

Std. Work Descr - Interior Non-struct. Remo Combine Plumbg - Wrk. per 91.107.2.1.1.1
 Combine Elec - Wrk. per 91.107.2.1.1.1
 Combine HVAC - Wrk. per 91.107.2.1.1.1

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s): Edward Hunt, Martha Hunt And Lucy Hill 4928 Melrose Hill HOLLYWOOD 90029 323-856-9914

Tenant:
 Applicant: (Relationship: Owner)

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
(01) Dwelling - Single Family		RESTORATION OF EXISTING SINGLE FAMILY DWELLING. BEE REMOVAL. NEW FOUNDATION UNDER ENTRY PORCH AND KITCHEN. REPLACE NON BEARING INTERIOR WALLS. NEW CLOSETS & BATHROOMS. COMPLETE REWIRING TO CURRENT CODE. PATCH & PAINT THROUGHOUT, INSIDE & OUTSIDE.

9. # Bldgs on Site & Use: 2: SFD & DET GAR

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Kitty Siu DAS PC By: *Sh Z.*
 OK for Cashier: Shine Lin Coord. OK:
 Signature: *S Lin* Date: *6/14/07*

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD (524-2845)
 Outside LA County, call (213) 482-0000 or visit www.ladbs.org

For Cashier's Use Only: Agent of Build W/D # **0701610534**
 LA 01 26 187375 06/14/07 09:41AM

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$150,000	PC Valuation:
-----------------------------	---------------

FINAL TOTAL Bldg-Alter/Repair 1,715.84 Permit Fee Subtotal Bldg-Alter/Reps 920.00 Electrical 239.20 HVAC 119.60 Plumbing 239.20 Plan Check Subtotal Bldg-Alter/Rep 0.00 Fire Hydrant Refuse-To-Pay E.Q. Instrumentation 15.00 O.S. Surcharge 30.66 Sys. Surcharge 91.98 Planning Surcharge 55.20 Planning Surcharge Misc Fee 5.00 Permit Issuing Fee 0.00 Sewer Cap ID:	FIRE HYDRANT FEE NOTICE THE CITY OF LOS ANGELES MAY AMEND THE FIRE HYDRANT FEE ORDINANCE (LAMC SECTION 91.0304 (b) 8). THE OWNER OF THE PROJECT DESIGNATED IN THIS PERMIT SHALL BE OBLIGATED TO PAY THE DEPARTMENT A FIRE HYDRANT FEE IN THE AMOUNT TO BE CALCULATED PURSUANT TO ANY AMENDMENT TO THE FIRE HYDRANT FEE ORDINANCE. THIS FEE WILL BE USED TO PROVIDE ADEQUATE FIRE SAFETY FACILITIES AND SERVICES FOR NEW DEVELOPMENT EXCEPTION: THIS PARAGRAPH NUMBER 8 SHALL NOT APPLY TO ANY PERMIT FOR DEMOLITION OF A BUILDING OR STRUCTURE Total Bond(s) Due:
--	---

BUILDING PERMIT-RES	0920.00
ELECTRICAL PERMIT RES	0239.20
H/G/REF PNT RES	0119.60
PLUMBING PERMIT RES	0239.20
EI RESIDENTIAL	015.00
ONE STOP SURCH	030.66
SYSTEMS DEVT FEE	091.98
CITY PLANNING SURCH	055.20
MISCELLANEOUS	05.00

Total Due:	01,715.84
Check:	01,715.84

07LA 09977

12. ATTACHMENTS

Plot Plan



1010619200750116

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. **

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

	ADDRESS		CLASS	LICENSE#	PHONE#
(A) Hunt, Edward V	4928 W Melrose Hill Crest,	Hollywood, CA 90029		C11473	323.856.9914
(E) Khanjian, Hovik G	326 S. Sparks Street,	Burbank, CA 91506		C51609	
(O) , Owner-Builder				0	323-856-9914

PERMIT EXPIRATION/REFUNDS: 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 LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

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, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

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.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

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, makes 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 / Lead Hazard Warning and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: EDWARD V. HUNT

Sign: 

Date: 6/14/07

Owner

Authorized Agent

Bldg-Alter/Repair
1 or 2 Family Dwelling
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B07LA05646

Initiating Office: METRO

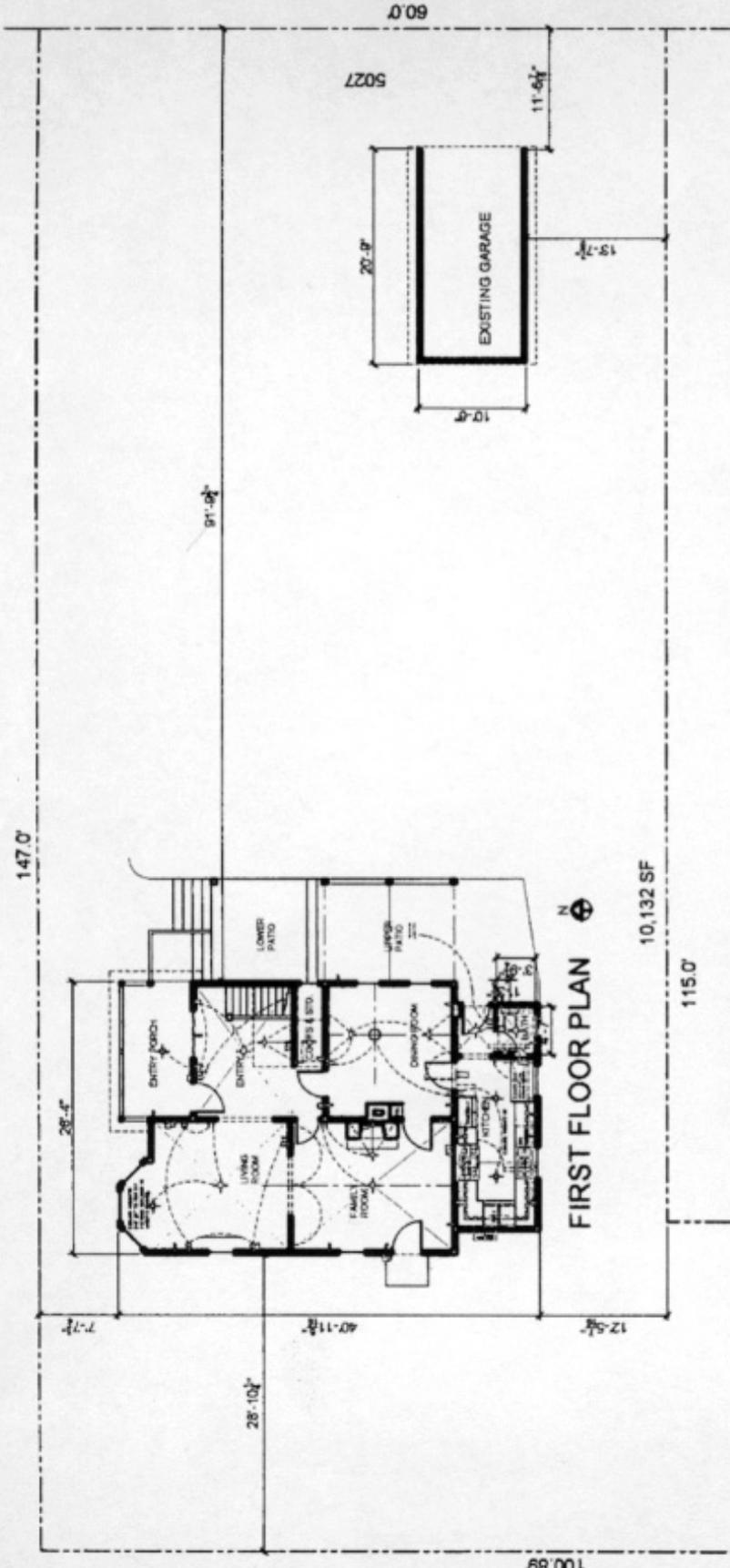
Printed on: 06/06/07 14:34:11

PLOT PLAN ATTACHMENT

EL VERANO AVENUE (A PRIVATE STREET)

1010619200750101

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



FIRST FLOOR PLAN

10,132 SF

SITE PLAN

3027-11-07
5027 EL VERANO AV.
EAGLE ROCK, CA 90041
EDWARD, MARTHA AND LUCY HUNT, OWNERS
EDWARD V. HUNT, AIA, ASLA, ARCHITECT AND LANDSCAPE ARCHITECT
323.856.9914
EAGLE ROCK VILLA TRACT, LOT #37, ARB2, COUNTY MAP #MBS-18, PARCEL ID# 162A219, PIN #68, ASSESSOR PARCEL #5682-029-007.

SCALE: 1:200



Electrical 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR ELECTRICAL PLAN CHECK AND INSPECTION	Issued On: 08/03/2007 Last Status: Issued Status Date: 08/03/2007
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<u>1. PROPERTY OWNER</u>			
Macklin, Allen	2281 Portage Ave NO 206	WINNIPEG MB CANADA 99995	
<u>2. APPLICANT INFORMATION</u> (Relationship: Owner-Bldr)			
Edward Hunt -	5027 El Verano Ave	EAGLE ROCK, CA 90041	(323) 646-6287
<u>3. TENANT INFORMATION</u>			

<u>4. CONTRACTOR, ARCHITECT, & ENGINEER NAME</u>				<u>CLASS</u>	<u>LICENSE#</u>	<u>PHONE #</u>
(O), Owner-Builder				0	3236466287	

5. APPLICATION COMMENTS
This e-permit is issued based on your response to the questions indicating that the project does not require plan check. The Department reserves the right to require plan check of a project when deemed necessary by a Department representative. E-Permit paid by credit card, fax number-> NA.

6. DESCRIPTION OF WORK
upgrade electrical service from 100 amp to 200 amp

7. COUNCIL DISTRICT: 14

8. APPLICATION PROCESSING INFORMATION
PC OK By:
OK for Cashier:
Signature: _____ Date: _____

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD (524-2845)
Outside LA County, call (213) 482-0000 or visit www.ladbs.org

For Cashier's Use Only **W/O #: 74118892**

NOTICE: The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy.
In the event that any box (i.e. 1-10) is filled to its 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.

<u>9. FEE INFORMATION</u> Inspection Fee Period	
Permit Fee: 70.20	
INSPECTION TOTAL Electrical	70.20
Permit Total	70.20
Permit Fee Subtotal Electrical	65.00
Permit One Stop Surcharge	1.30
Permit Sys. Development Surcharge	3.90
Permit Issuing Fee	0.00

Payment Date: 08/03/07
Receipt No: IN0501115462
Amount: \$70.20

10. FEE ITEM INFORMATION**PANELBOARDS AND SWITCHBOARDS**

Panel 0-200 Amp (1) 12.00

SERVICES

Services 0-200 Amp (1) 12.00

PERMIT EXPIRATION/REFUNDS: 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 LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

11. 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.)

12. 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.

13. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

14. 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 / Lead Hazard Warning and Final Declaration; and
 (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: EDWARD HUNT Sign: Internet ePermit System Declaration Date: 08/03/2007 Owner Authorized Agent



Bldg-Alter/Repair 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued On: 08/03/2007 Last Status: Issued Status Date: 08/03/2007
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1. TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
EAGLE ROCK VILLA TRAC		37	2	M B 9-18	162A219 68	5682 - 029 - 007

3. PARCEL INFORMATION Area Planning Commission - East Los Angeles LADBS Branch Office - LA Council District - 14 Certified Neighborhood Council - Eagle Rock Community Plan Area - Northeast Los Angeles	Census Tract - 1813.00 District Map - 162A219 Energy Zone - 9 Fire District - VHFHSZ Hillside Grading Area - YES	Hillside Ordinance - YES Lot Cut Date - 07/14/1945 Near Source Zone Distance - 0 Thomas Brothers Map Grid - 564-H6
ZONE(S): R1-1 /		

4. DOCUMENTS ORD - ORD-172316 CPC - CPC-1989-177-IPRO
--

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION			
Owner(s): Macklin, Allen	2281 Portage Ave NO 206	WINNIPEG MB CANADA 99999	
Tenant: Applicant: (Relationship: Owner-Bldr) Edward Hunt -	5027 El Verano Ave	EAGLE ROCK, CA 90041	(323) 646-6287

7. EXISTING USE (01) Dwelling - Single Family	PROPOSED USE	8. DESCRIPTION OF WORK Replace damaged wood framing (less than 10%). Same size/spacing/type.
---	---------------------	--

9. # Bldgs on Site & Use:	
10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: OK for Cashier: Signature:	DAS PC By: Coord. OK: Date:

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD (524-2845)
 Outside LA County, call (213)-482-0000 or visit www.ladbs.org

For Cashier's Use Only Project Name:	W/O #: 71614712
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11. PROJECT VALUATION & FEE INFORMATION Final Fee Period	
Permit Valuation: \$2,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	176.54
Permit Fee Subtotal Bldg-Alter/Repe	130.00
E.Q. Instrumentation	0.50
O.S. Surcharge	3.01
Sys. Surcharge	9.03
Planning Surcharge	9.00
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	20.00
Sewer Cap ID:	Total Bond(s) Due:

Payment Date: 08/03/07
 Receipt No: IN0501115463
 Amount: \$176.54
 Method: Credit Card

12. ATTACHMENTS

2007EP11190

14. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> NA. 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 3236466287

PERMIT EXPIRATION/REFUNDS: 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 LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

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 / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

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 / Lead Hazard Warning and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: EDWARD HUNT

Sign: Internet e-Permit System Declaration Date: 08/03/2007

 Owner Authorized Agent

EXPRESS PERMIT INSPECTION RECORD



For use by cashier only

PERMIT #: 07016 - 90000 - 14712
 ADDRESS: 5027 N El Verano Ave
 OWNER: Macklin, Allen
 2281 Portage Ave NO 206
 WINNIPEG MB CANADA 99999

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

Payment Date: 08/03/07
 Receipt No: IN0501115463
 Amount: \$176.54
 Method: Credit Card

JOB DESCRIPTION: Replace damaged wood framing (less than 10%). Same size/spacing/type.

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	

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

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	

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.

7822 Belgrave Ave.
Garden Grove, CA 92841
May 30, 2000

Dear Pat,

We spoke briefly at the Eclectic Home Tour last week, and I mentioned that my mother and her family had lived in the turreted Victorian house on El Verano just in back of the big shopping center at Eagle rock Blvd. and Colorado. You said you would be interested in having copies of the photos I had for your historical records. So here they are—Kinko's best!

From family records I think the family (my grandfather William M. Moran and my grandmother Maggie Moran) must have lived there for perhaps part of 1900, all of 1901, and part or all of 1902. At some time in 1903 they apparently moved back to Los Angeles. I am quite sure that my grandfather rented the house. During the time they lived there, he was farming a peach orchard in the area, though I don't know exactly where it was. Not too far away, I would think. In the picture which shows people seated at the bottom of the steps, the woman in the white blouse is my grandmother, the small girl facing the camera is my mother, and the larger girl with her side to the camera is her older sister. I don't know who the other women are, but I imagine they are my grandmother's sisters. My mother and her older sister can be seen on the steps in the other picture.

My mother told me that the one-room school was down on what is now Colorado Blvd. which she said was a dirt road. When her older sister went to first grade, my mother, though too young to go to school, trailed along anyway and was allowed to sit in the schoolroom. She said she learned to read by listening to the lesson. Evidently my grandfather did not make a success of the peach orchard, because they moved back to Los Angeles, where he worked as a teamster, delivering paint for the W.P. Fuller Paint Co. He was a farm boy from Iowa who kept trying to farm out here, but he never seemed to make a go of it. I don't know if it was because he was an inept farmer or whether it was due to farm problems that he couldn't help.

Anyway it's fun to have a bit of family history in the area.

Best wishes,

Jean Drum

Historic Photographs



The Ellis Young House (Castle Crag)

Louise White Puthuff, remembers.

It was on Old Ellis Avenue from Colorado, which was also a dirt road. The postman drove along in a fringe-topped buggy. We walked to our mailboxes at Colorado and Ellis and in season picked wild blackberries. You can see the tangle of bushes in the foreground.

Our home Llewellyn White's is on the right. The old Ellis home later owned by C.W. Young (white castle type). Our hills were covered with oaks before a big fire.

{Unclear whether it is D. M. Ellis who purchased in 1889 from Howard Sale or E. S. Ellis who purchased from Hartwell and Mary Powers in 1906 that is referred to in this caption.}



Castle Crags shown c1900, closer view.



Young Family at Castle Crags, c1900



Young Family at Castle Crag, c1900



Castle Crag, East elevation showing original porch and stairs configuration, c1900

Charles W. Young



Charles W. Young, c1910



Emma Young, c1950



Castle Crag showing reconfigured porch, January 1962



Castle Crag, East elevation on a foggy day in 1968 (photo courtesy of Bernice Marmel)

Castle Crags Photographs



Castle Crags, 5027 El Verano Avenue, Jan 30, 2008 (Charles J. Fisher photo)



Castle Crags, 5027 El Verano Avenue, Jan 30, 2008 (Charles J. Fisher photo)



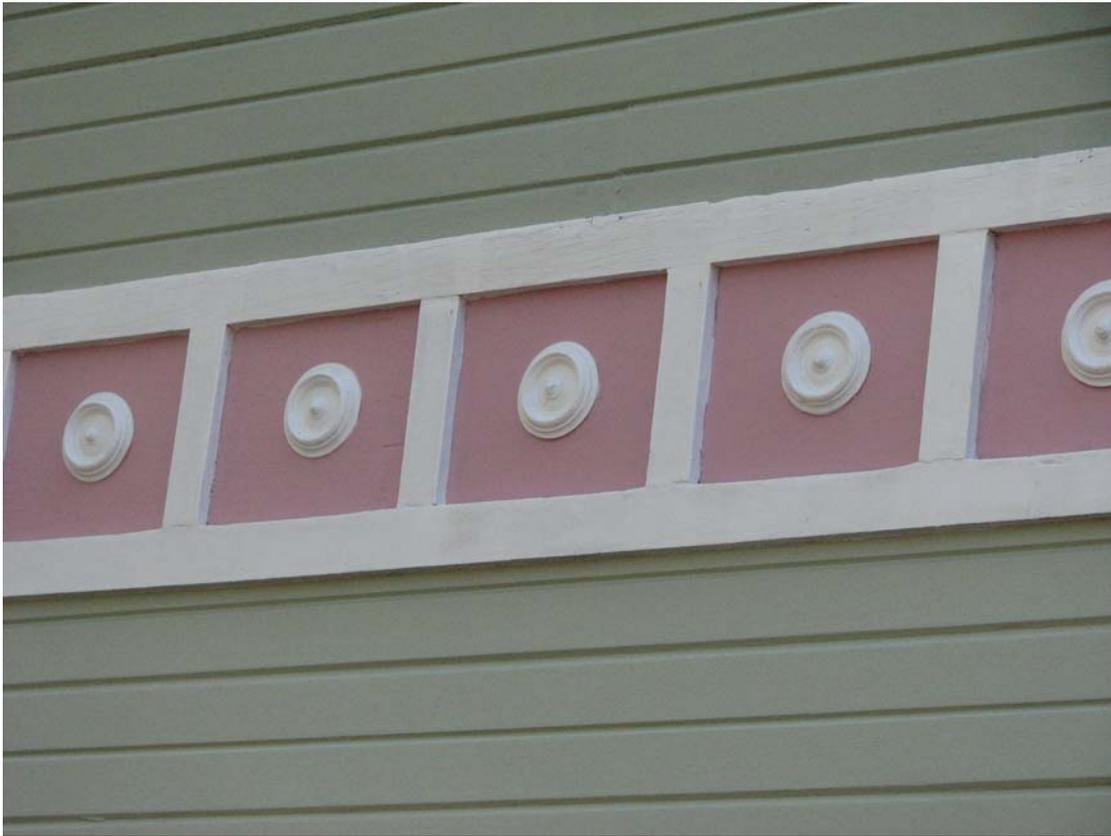
Castle Crags, East elevation, 5027 El Verano Avenue, Jan 30, 2008 (Charles J. Fisher photo)



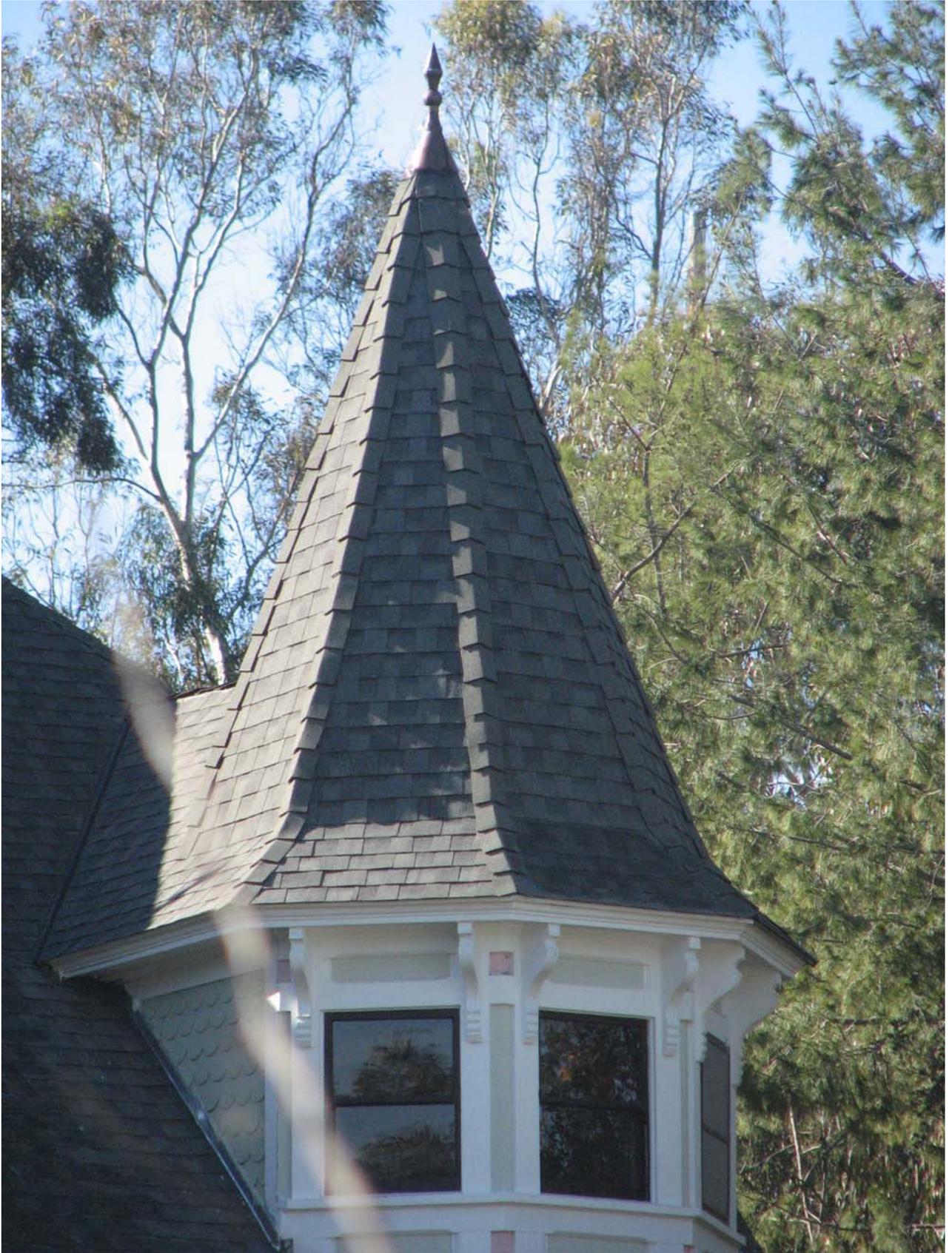
Castle Crags, West elevation, 5027 El Verano Avenue, Jan 30, 2008 (Charles J. Fisher photo)



Castle Crags, West elevation roof detail, 5027 El Verano Avenue, Jan 30, 2008 (Charles J. Fisher photo)



Castle Crags, decorative banding on West facade, Jan 30, 2008 (Charles J. Fisher photo)



Castle Crags, turret and finial, 5027 El Verano Avenue, Jan 30, 2008 (Charles J. Fisher photo)



Castle Craggs, side porch arbor, 5027 El Verano Avenue, Jan 30, 2008 (Charles J. Fisher photo)



Castle Craggs, side porch, 5027 El Verano Avenue, Jan 30, 2008 (Charles J. Fisher photo)



Castle Crag, front porch, 5027 El Verano Avenue, Jan 30, 2008 (Charles J. Fisher photo)



Castle Crag, front door, 5027 El Verano Avenue, Jan 30, 2008 (Charles J. Fisher photo)



Castle Crag, dining room buffet, 5027 El Verano Avenue, Jan 30, 2008 (Charles J. Fisher photo)



Castle Crag, interior door, 5027 El Verano Avenue, Jan 30, 2008 (Charles J. Fisher photo)



Castle Craggs, stained glass window, 5027 El Verano Avenue, Jan 30, 2008 (Charles J. Fisher photo)



Castle Craggs, tile in woodwork, 5027 El Verano Avenue, Jan 30, 2008 (Charles J. Fisher photo)



Castle Crags, 5027 El Verano Avenue, Jan 30, 2008 (Charles J. Fisher photo)



Castle Crags, flower door molding, 5027 El Verano Avenue, Jan 30, 2008 (Charles J. Fisher photo)



Castle Crags, fire place, 5027 El Verano Avenue, Jan 30, 2008 (Charles J. Fisher photo)



Castle Crags, wainscoting and plat rail in dining room, Jan 30, 2008 (Charles J. Fisher photo)



Castle Crags, staircase, 5027 El Verano Avenue, Jan 30, 2008 (Charles J. Fisher photo)



Castle Crags, 5027 El Verano Avenue, Jan 30, 2008 (Charles J. Fisher photo)



Castle Crag, multi pane window in dormer, 5027 El Verano Ave, Jan 30, 2008 (Charles J. Fisher photo)



Castle Crag, turret bedroom, 5027 El Verano Avenue, Jan 30, 2008 (Charles J. Fisher photo)



Castle Crag, window seat in 2nd floor bedroom, Jan 30, 2008 (Charles J. Fisher photo)



Castle Crag East elevation at dusk, 5027 El Verano Avenue, Feb 23, 2008 (Charles J. Fisher photo)



Castle Crag, 5027 El Verano Avenue, around 1900 (photo from Young Family)



Castle Crag, 5027 El Verano Avenue, Jan 30, 2008 (Charles J. Fisher photo)