

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2006-9773-HCM

HEARING DATE: January 4, 2007
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 1635 North Spring Street
Council District: 1
Community Plan Area: Central City North
Area Planning Commission: Central
Neighborhood Council: Historic Cultural
Legal Description: Lot 1 of The Junction Block
Tract

PROJECT: Historic-Cultural Monument Application for the
RAPHAEL JUNCTION BLOCK BUILDING
(NEW YORK SUSPENDER FACTORY-
CALIFORNIA ICE COMPANY)

REQUEST: Declare the property a Historic-Cultural Monument

**APPLICANT/
OWNER:** Fabian Wagmister and Dara Gelof
Oyster House Road Association
1635 N. Spring St.
Los Angeles, CA 90012

**OWNER'S
REPRESENTATIVE:** Charles J. Fisher
140 North 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 Section 22.125 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

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Architect
Office of Historic Resources

Prepared by:

[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: October 26, 2006 Historic-Cultural Monument Application
ZIMAS Report

SUMMARY

Built in 1889 and located adjacent to the Los Angeles State Historic Park (“Cornfields”) and the Los Angeles River, this two-story warehouse building exhibits character-defining features of Victorian Flatiron style architecture. The building sits on a triangular-shape lot at the intersection of Baker Street and North Spring Street. This flat-roof building is clad in stucco finish with concrete, wood and metal trim. Two large arched entryways open onto the two streets with a wood sliding door on Spring Street and a roll steel door on Baker Street. Windows are double hung with partial arches on second floor and Palladian transom windows on first floor. A loading dock is located on the Baker Street side. Significant interior spaces include a large open space on the ground floor, exposed brick and roof rafters, original stairways, and an early elevator with original equipment.

The proposed Raphael Junction Block Building (New York Suspender Factory-California Ice Company) historic monument was designed in 1889 by an unidentified architect. The building was built for Charles Raphael, an early pioneer businessman in Los Angeles. The August 14, 1889 edition of the *Los Angeles Times* announced the construction of a two-story brick building at what was then the corner of Downey Avenue (N. Spring) and San Fernando Street (Baker). On a then primarily residential area, Raphael constructed the building for his glass company and five other businesses on a section of land known as the “Junction Block.” Tenants included the New York Suspender Factory and California Ice Company. This building was the first in the area designed to utilize the adjacent rail lines of the Southern Pacific’s River Station rail yard, with cargo shipped from the Baker Street side. An 1891 and 1894 drawing of the site shows the building as the only prominent commercial/industrial building in the area.

Along with the Capital Mill building constructed in 1884, the Raphael Junction Block Building appears significant as it may be the oldest surviving building in this section of downtown. The subject building also appears to be the earliest surviving industrial building in the area and therefore significant in the early industrial development and growth of Los Angeles. The subject property may also be significant for its triangular “Flatiron” design, a unique late 19th century style and configuration of buildings in response to street layouts and planning.

The subject property is in close proximity to Los Angeles Historic-Cultural Monument #82, the River Station area. This HCM encompasses the former site of the Southern Pacific railyards (now the Los Angeles State Historic Park) and was designated for its collection of late 19th century buildings and structures and for the area’s importance to the development and growth of Los Angeles. The subject building appears to be significant to this rail history because of its proximity to the train yards and rails, its intact loading dock that unloaded goods directly onto trains, and as a surviving example of the industry created by railway transportation in the late 19th century.

A 2006 draft Environmental Impact Report for a proposed project (“North Spring Street Bridge Widening and Rehabilitation Project”) surveyed the subject property and found it not eligible for the National Register of Historic Places or California Register of Historic Resources; however, the survey did not assess the property’s possible eligibility for local listing or designation.

The California Department of Parks and Recreation is currently conducting an inventory and evaluation of select buildings adjacent to the Los Angeles State Historic Park and has identified the subject property for its historical and/or architectural character.

Later additions to the subject property include stuccoing of exterior and enclosing of some windows and doors.

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 RAPHAEL GLASS COMPANY WAREHOUSE
2. STREET ADDRESS 1635-37 N SPRING STREET
- CITY LOS ANGELES ZIP CODE 90012 COUNCIL DISTRICT 1
- ASSESSOR'S PARCEL NO. 5409-002-005
- COMPLETE LEGAL DESCRIPTION: TRACT: JUNCTION BLOCK, AS PER MAP FILED IN BOOK 36, PAGE 80 OF
 MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY
- BLOCK N/A Lot(s) 1, EX NE 100.16 FT, MEASURED ON SE LINE ARB. NO. 1
- RANGE OF ADDRESSES ON PROPERTY 1635 THRU 1699 N. SPRING STREET AND 1634 THRU 1700 N.
 BAKER STREET
3. PRESENT OWNER OYSTER HOUSE ROAD ASSOCIATION, L. P. (C/O FABIAN WAGMISTER AND DARA GELOF)
- STREET ADDRESS 1635 N. SPRING STREET
- CITY LOS ANGELES STATE CA ZIP CODE 90012 PHONE (323)224-9175
- OWNER IS: PRIVATE X PUBLIC
4. PRESENT USE WAREHOUSE AND LOFTS ORIGINAL USE WAREHOUSE AND LOFTS

DESCRIPTION

5. ARCHITECTURAL STYLE VICTORIAN FLATIRON BUILDING
6. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)
- SEE DESCRIPTION WORKSHEET
- _____
- _____
- _____
- _____
- _____
- _____
- _____

DESCRIPTION WORK SHEET

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

THE RAPHAEL GLASS COMPANY WAREHOUSE IS A 2 STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

VICTORIAN FLATIRON STRUCTURE, PIE SHAPED PLAN WAREHOUSE BUILDING
ARCHITECTURAL STYLE (SEE LINE B ABOVE) PLAN SHAPE (SEE CHART) STRUCTURE USE (RESIDENCE, ETC)

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

ITS FLAT ROOF IS COVERED WITH ROLLED COMPOSITION, GLASS AND WOOD,
ROOF SHAPE (SEE CHART) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES) WINDOW MATERIAL

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

THE ENTRY FEATURES A 2 SINGLE LARGE OPENINGS FACING THE TWO STREETS, ORIGINALLY ARCHED
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

WITH A WOODEN SLIDING ON SPRING ST & ROLL STEEL ON BAKER DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOORSTYLE (SEE CHART)

OF THE STRUCTURE ARE TALL DOUBLE HUNG SECOND STORY WINDOWS WITH PARTIAL ARCHES ABOVE ALL
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES, NUMBER AND SHAPE OF DORMERS (SEE CHART);

ORIGINAL OPENINGS, A PARTIAL PARAPET IS VISIBLE AT THE ROOF LEVEL. THE BUILDING IS LAID OUT IN A
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

TRIANGULAR SHAPE IN CONFORMITY WITH THE LOT LINES AND STREET CONFIGURATION, WHICH GIVES THE
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALITY;

ITS DISTINCTIVE SHAPE AS A "FLATIRON BUILDING". OTHER FEATURES INCLUDE THE PALLADIAN TRANSOM
VERTICALITY, FORMALITY OR INFORMALITY, GARDEN WALLS, ETC.

WINDOWS AT THE FIRST FLOOR LEVEL, THE KEYSTONE AT THE TOP OF THE ARCH IN THE RECESS ON THE
ADDITIONAL DEFINING ELEMENTS

SMALL SOUTH FACADE OF THE BUILDING. SOME DETAILING WAS REMOVED AFTER THE 1933 LONG BEACH
ADDITIONAL DEFINING ELEMENTS

EARTHQUAKE, BUT THE BUILDING RETAINS IT'S BASIC DESIGN AND ORIGINAL FOOTPRINT. THERE ARE NO
ADDITIONAL DEFINING ELEMENTS

ADDITIONS TO THE STRUCTURE. THE WOODEN DOOR ON THE SPRING STREET FACADE IS AN ORIGINAL FEATURE, BUT
ADDITIONAL DEFINING ELEMENTS

THE ROLLUP DOOR ON THE BAKER STREET FACADE IS NEWER REPLACEMENT WITH THE OPENING SLIGHTLY MODIFIED.
ADDITIONAL DEFINING ELEMENTS

A LOADING DOCK IS LOCATED TO THE LEFT OF THE BAKER STREET ENTRY. EXTERIOR STUCCO MAY DATE FROM 1947.
ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF THERE ARE NO SECONDARY BUILDINGS ON THE SITE.
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE A LARGE SPACE ON THE LOWER LEVEL WITH OPEN WALLS AND CEILINGS WITH
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING, MOLDINGS AND TRIM, SPECIAL GLASS WINDOWS.

EXPOSED RAFTERS IN THE SECOND FLOOR AREA, WHICH IS SPLIT INTO COMMERCIAL LOFT SPACES. AN EARLY
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

ELEVATOR IS LOCATED ON THE BAKER STREET SIDE, CONTAINING ORIGINAL EQUIPMENT.
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

**CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

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

ARCHITECTURAL SIGNIFICANCE

THE RAPHAEL GLASS COMPANY WAREHOUSE IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT
VICTORIAN FLATIRON INDUSTRIAL 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 RAPHAEL GLASS COMPANY WAREHOUSE WAS BUILT IN 1889
NAME OF PROPOSED MONUMENT YEAR BUILT
CHARLES RAPHAEL WAS IMPORTANT TO THE
NAME OF FIRST OR OTHER SIGNIFICANT OWNER

DEVELOPMENT OF LOS ANGELES BECAUSE HE WAS ONE OF THE PIONEER BUSINESSMEN IN LOS ANGELES. THE
FAMILY OWNED SEVERAL BUSINESSES, INCLUDING THE GLASS COMPANY, WHICH WAS A MAIN SUPPLIER OF MUCH OF
THE GROWING AREA'S WINDOW GLASS IN HOMES AND BUSINESSES. RAPHAEL ORIGINALLY BUILT THE STRUCTURE TO
TO HOUSE RETAIL SALES AND LOFTS. HOWEVER, THE RAPID TRANSITION OF THE NEIGHBORHOOD FROM RESIDENTIAL
TO INDUSTRIAL. SANBORN MAPS AND OTHER ATTACHMENTS SHOW THE EARLY EVOLUTION OF THE BUILDING AND THE
NEIGHBORHOOD. THE PROXIMITY OF THE BUILDING TO THE RIVER STATION AREA OF SOUTHERN PACIFIC RAILROAD
LED TO IT'S BEING INCLUDED WITHIN THE ORIGINAL BOUNDARIES OF HISTORIC CULTURAL MONUMENT No. 82.
THE WAREHOUSE WAS BUILT AT THAT LOCATION IN ORDER TO UTILIZE THE RAILROAD AS THE FIRST BUILDING OF THE
SEVERAL IN THE BLOCK, KNOWN AS THE JUNCTION BLOCK, TO BE SERVED BY A RAILROAD SIDING. THE TRACKS FOR
THAT SIDING ARE STILL IN THE GROUND ALONG THE BAKER STREET SIDE OF THE BUILDING. IT IS BELIEVED TO BE THE
SECOND OLDEST WAREHOUSE STILL EXTANT IN THE DOWNTOWN AREA, WITH ONLY THE CAPITAL MILLING BUILDING
BEING EARLIER. THE BUILDING, IN SPITE OF SOME ALTERATION, IS STILL A RARE EARLY EXAMPLE OF INDUSTRIAL WARE-
HOUSE IN THE LOS ANGELES AREA. CHARLES RAPHAEL WAS KILLED IN AN INDUSTRIAL ACCIDENT IN THE BUILDING IN
1905 WHEN HE WAS SUPERVISING THE UNLOADING OF A 1-TON LOAD OF GLASS WHICH HAD IT'S LINES SLIP WHEN IT
WAS BEING UNLOADED FROM A HORSE DRAWN TRUCK. THE RAPHAEL COMPANY RETAINED OWNERSHIP OF THE UNTIL
1934. PRIOR TO THE GLASS COMPANY, PART THE BUILDING WAS LEASED TO THE CALIFORNIA ICE COMPANY.

100'

- WILHARDT TRACT
- JUNCTION BLOCK
- SILVANY TRACT
- TRACT NO. THIRTY - SIX
- TRACT NO. 13068
- TRACT NO. 20985

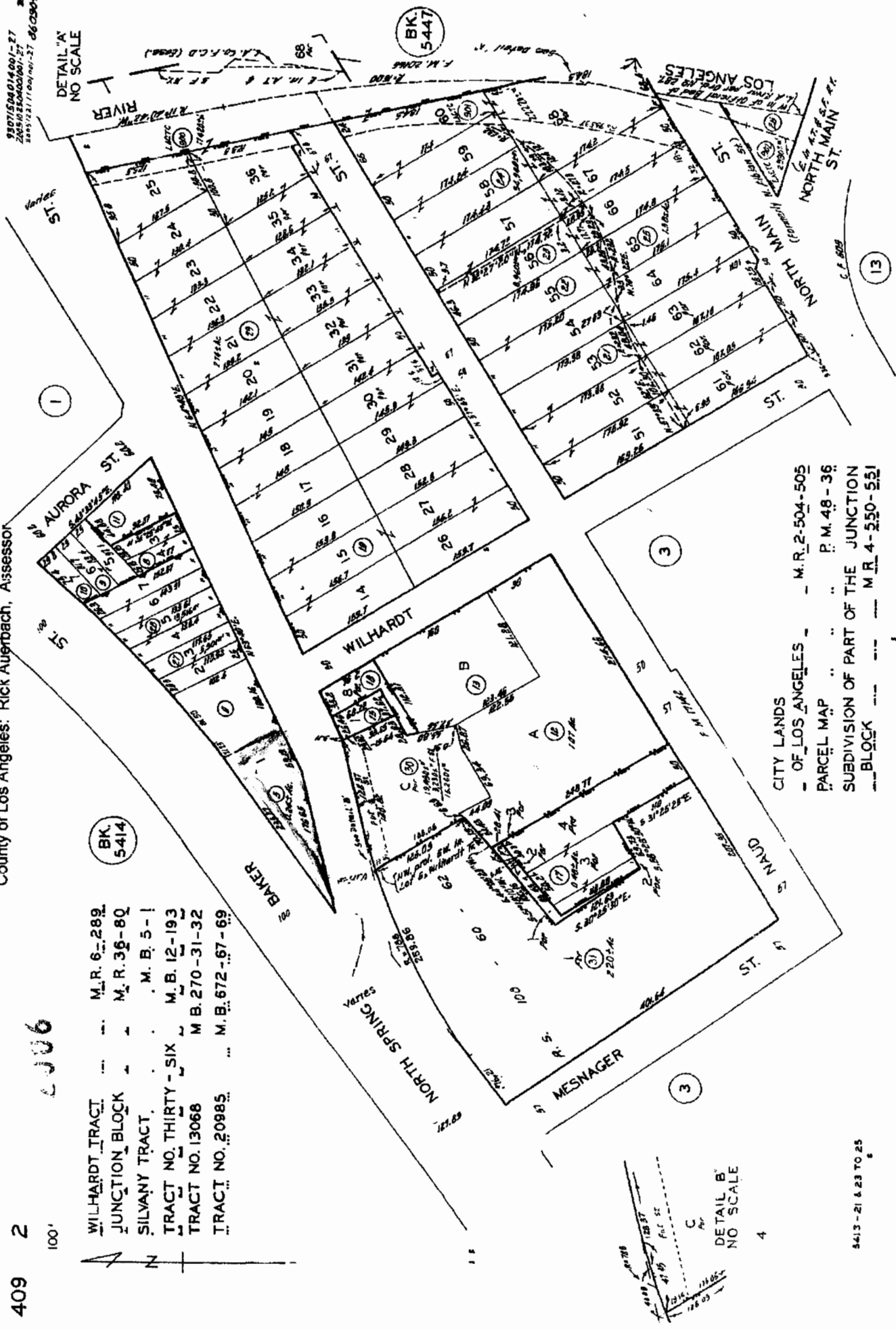
BK. 5414

- M. R. 6-289
- M. R. 36-80
- M. B. 5-1
- M. B. 12-193
- M. B. 270-31-32
- M. B. 672-67-69

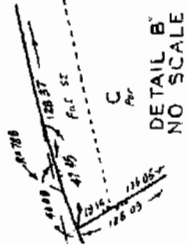
County of Los Angeles: Rick Auerbach, Assessor

99071504014001-27
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DETAIL "A"
NO SCALE

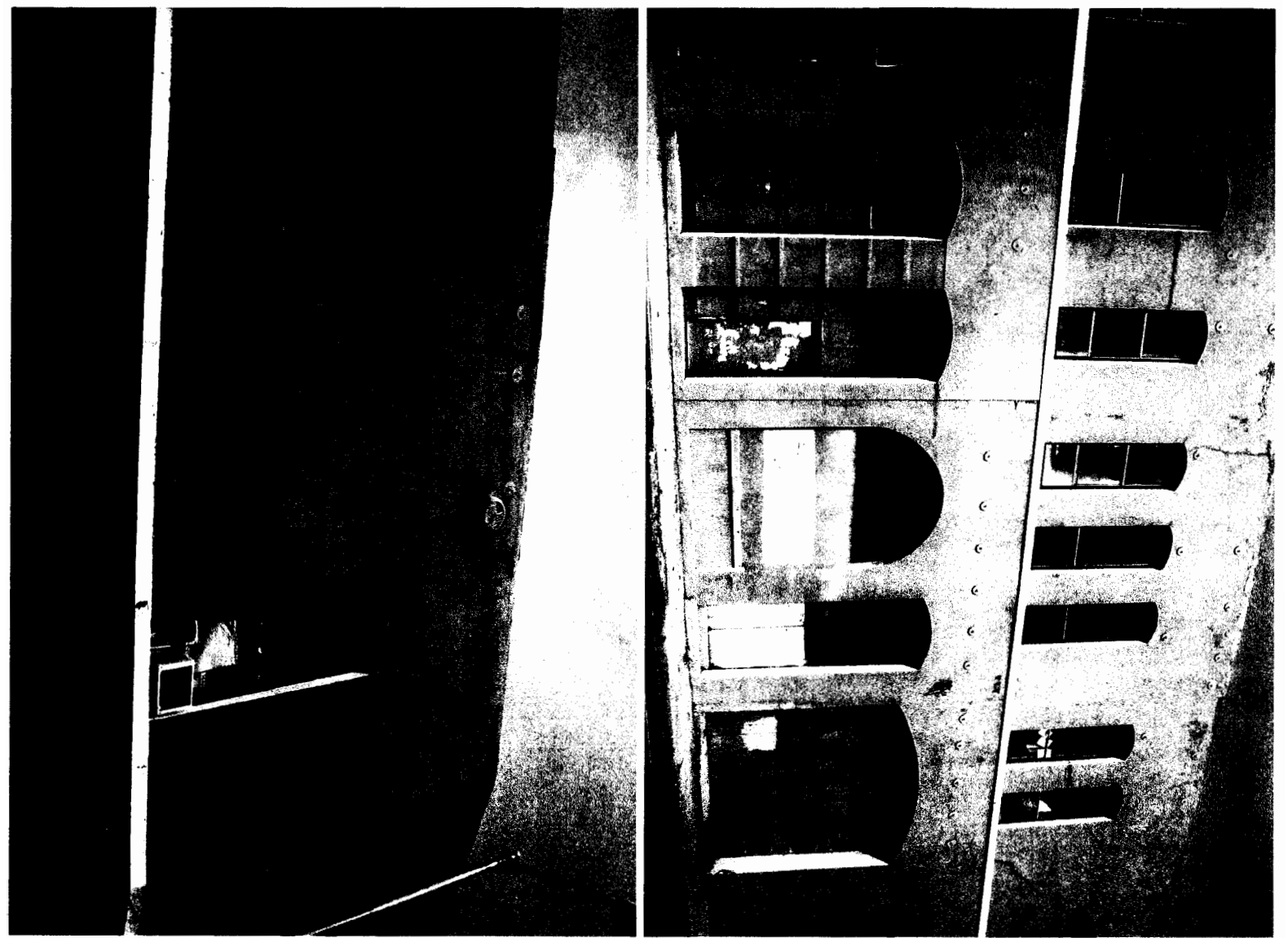


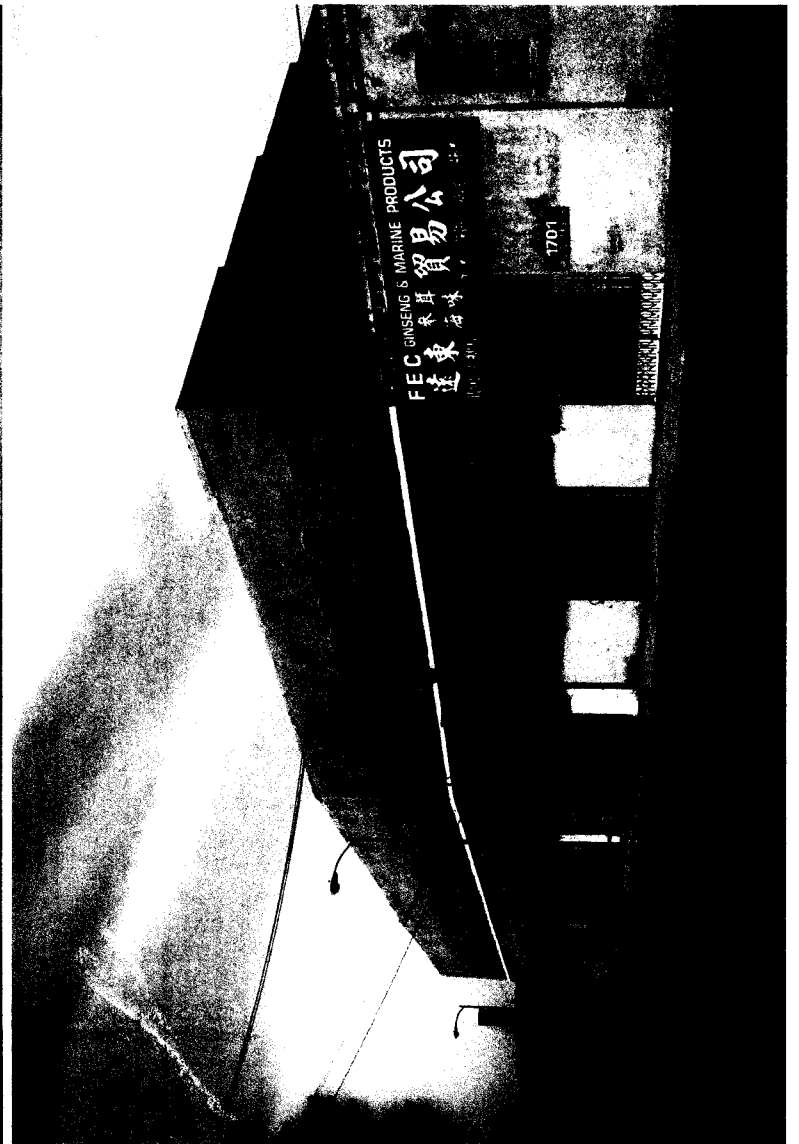
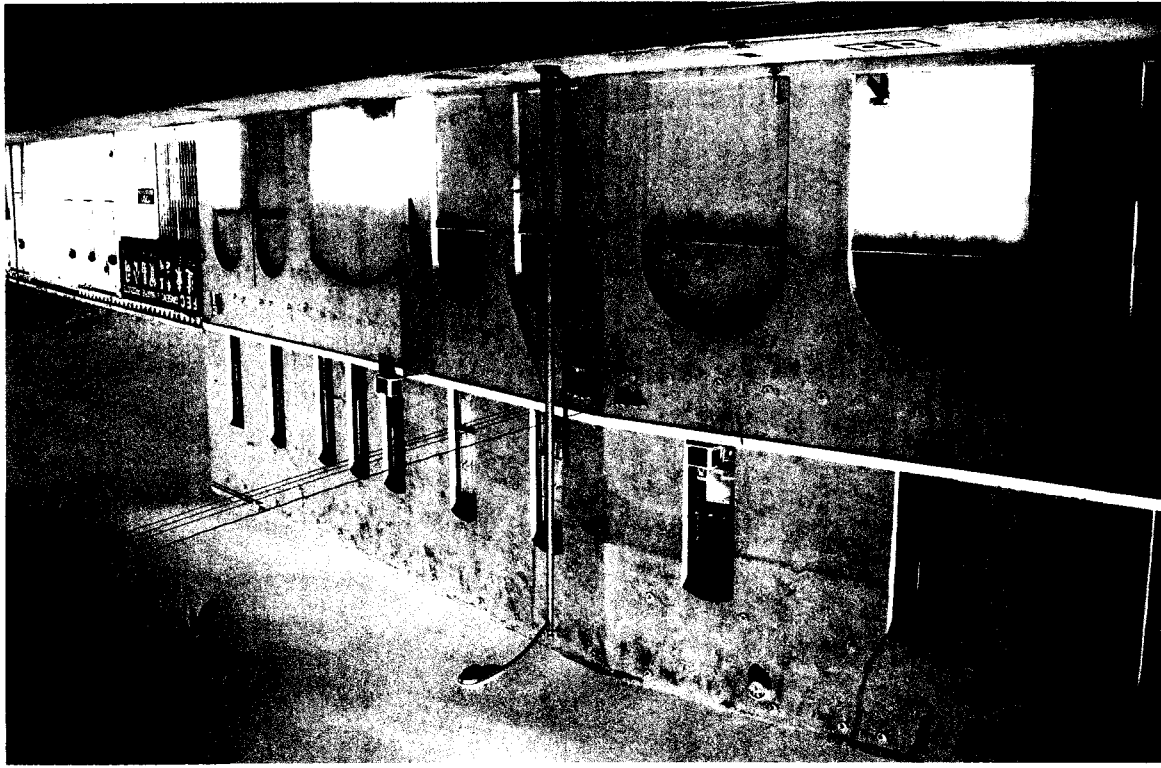
CITY LANDS
 OF LOS ANGELES - M. R. 2-504-505
 PARCEL MAP " P. M. 48-36
 SUBDIVISION OF PART OF THE JUNCTION
 BLOCK - - - - - M. R. 4-550-551

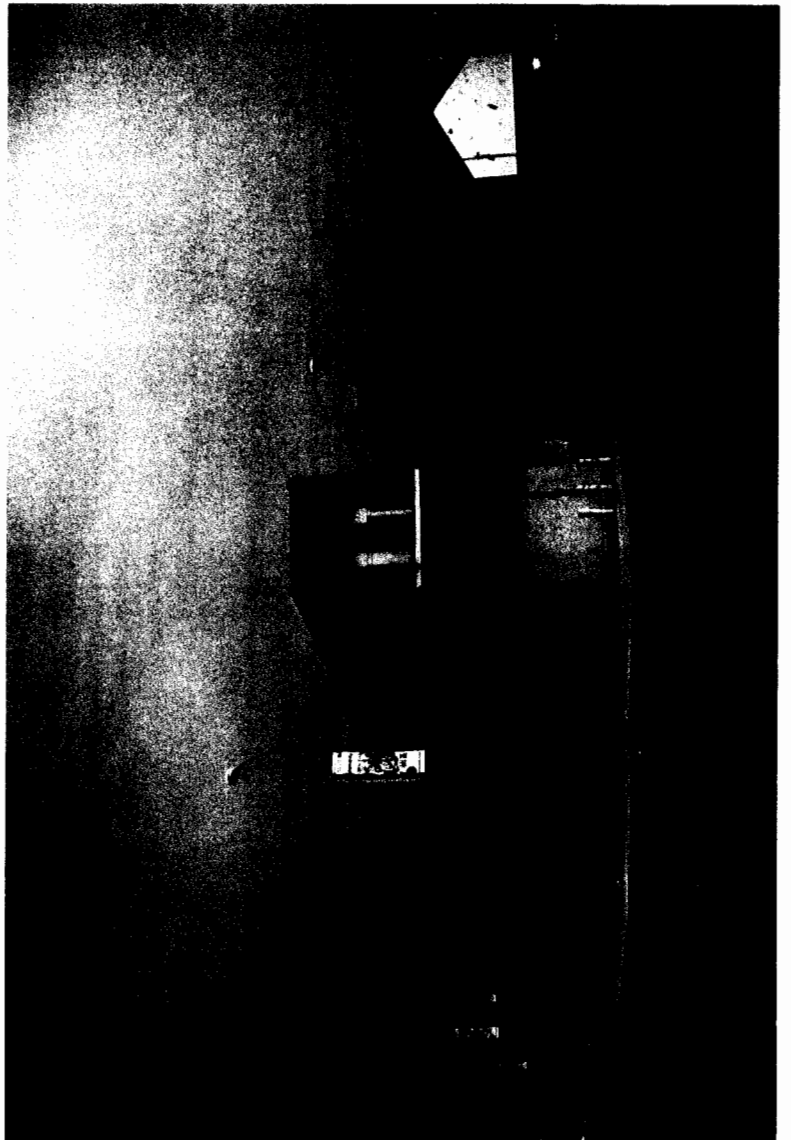
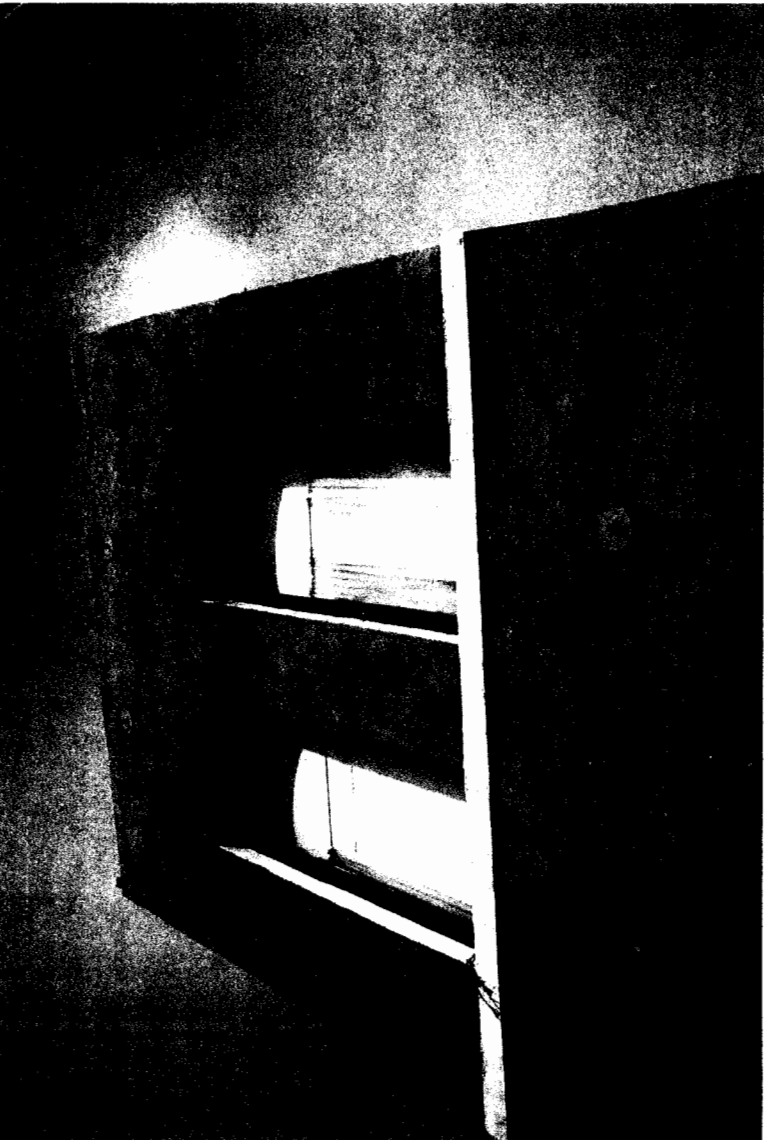
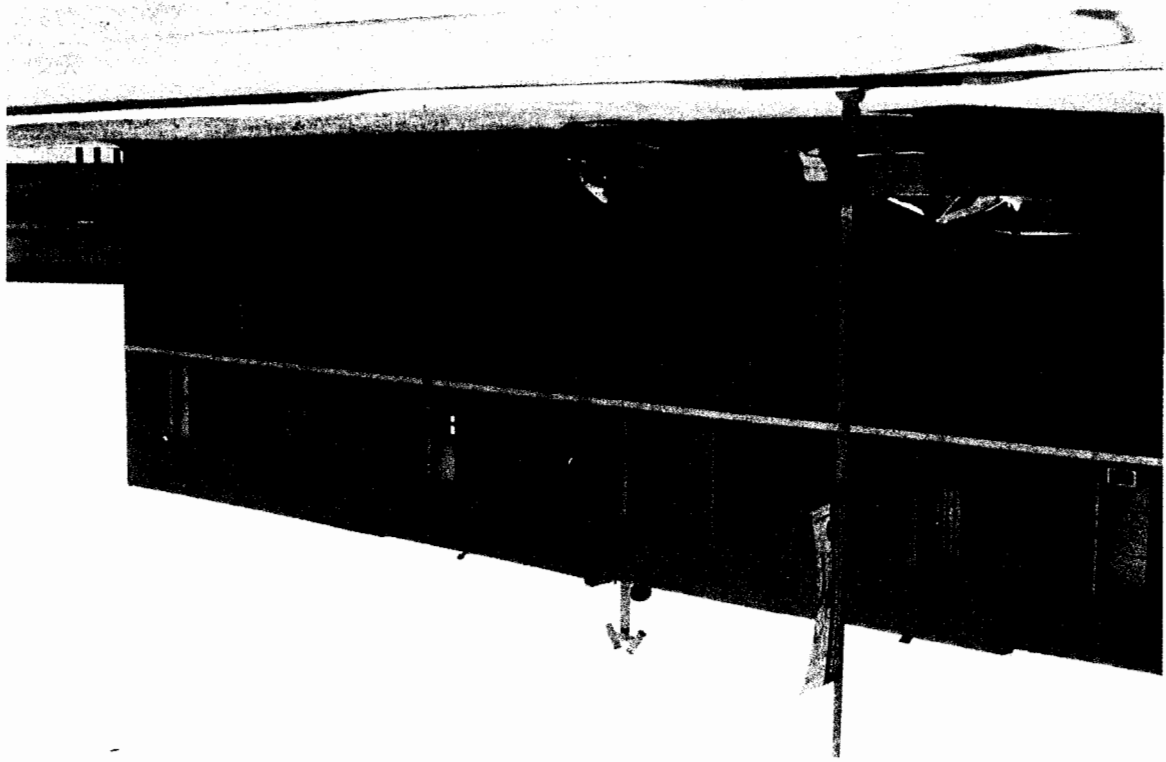


DETAIL "B"
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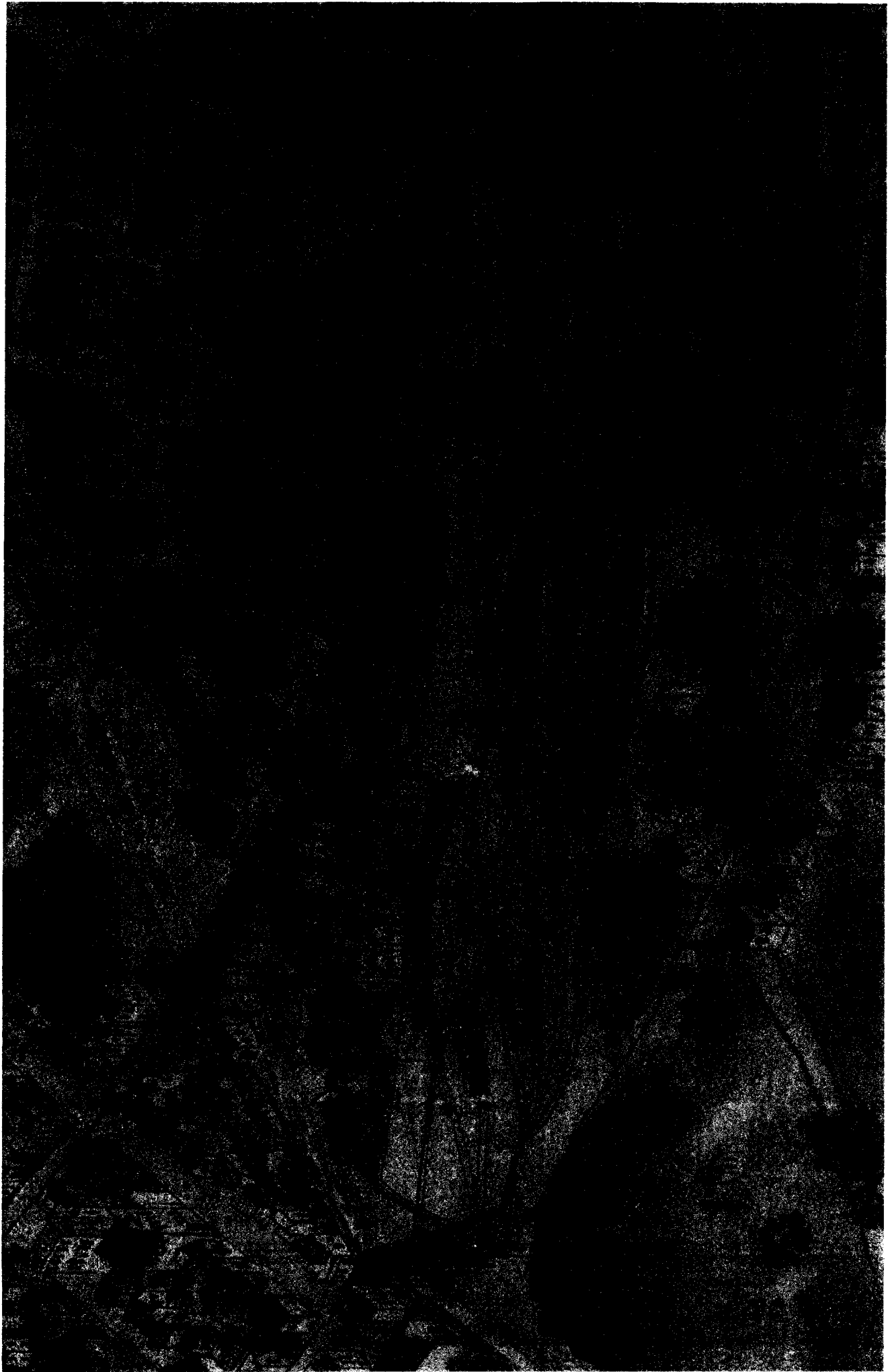








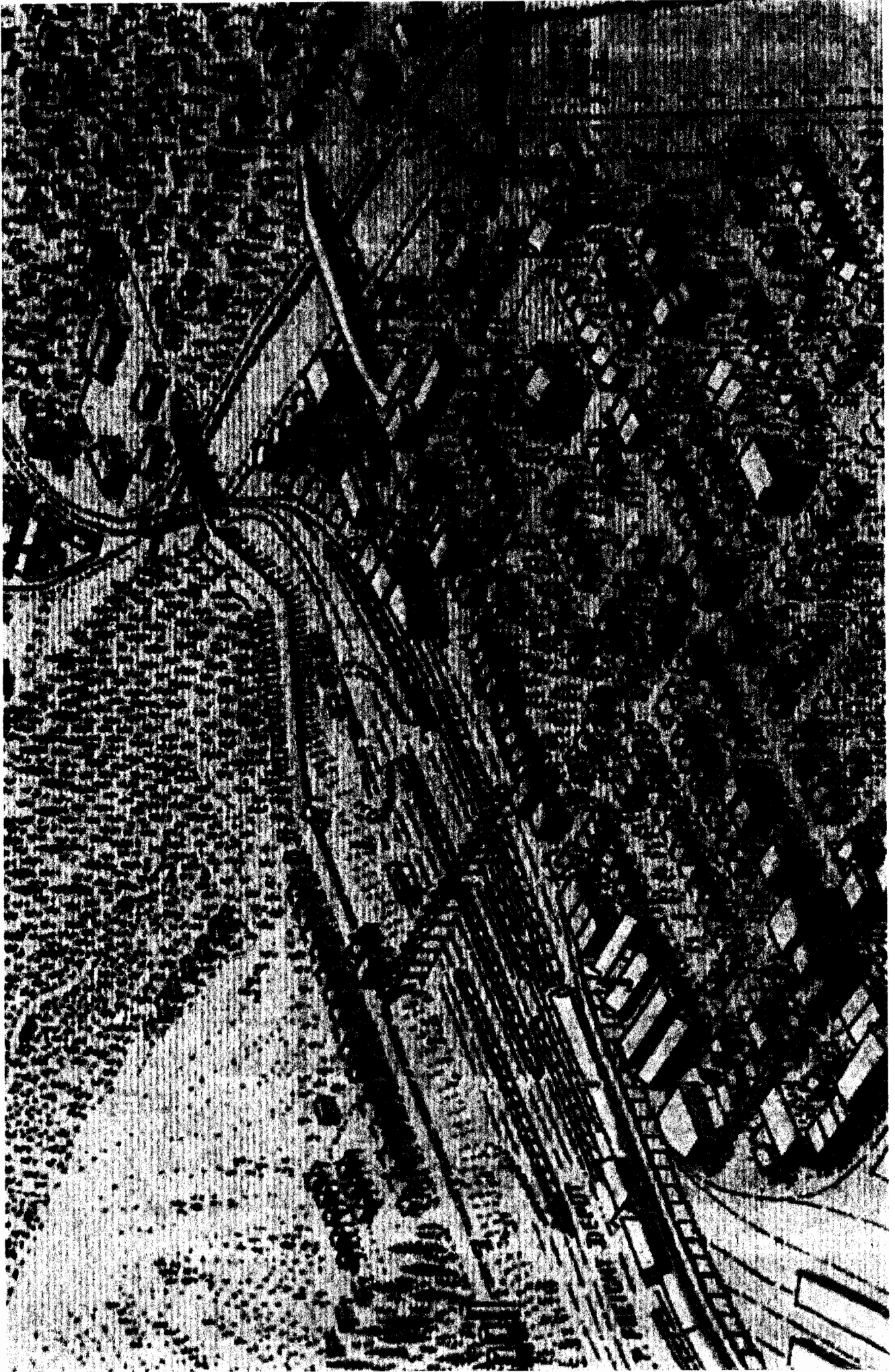
1891 Elliot Birds-eye View



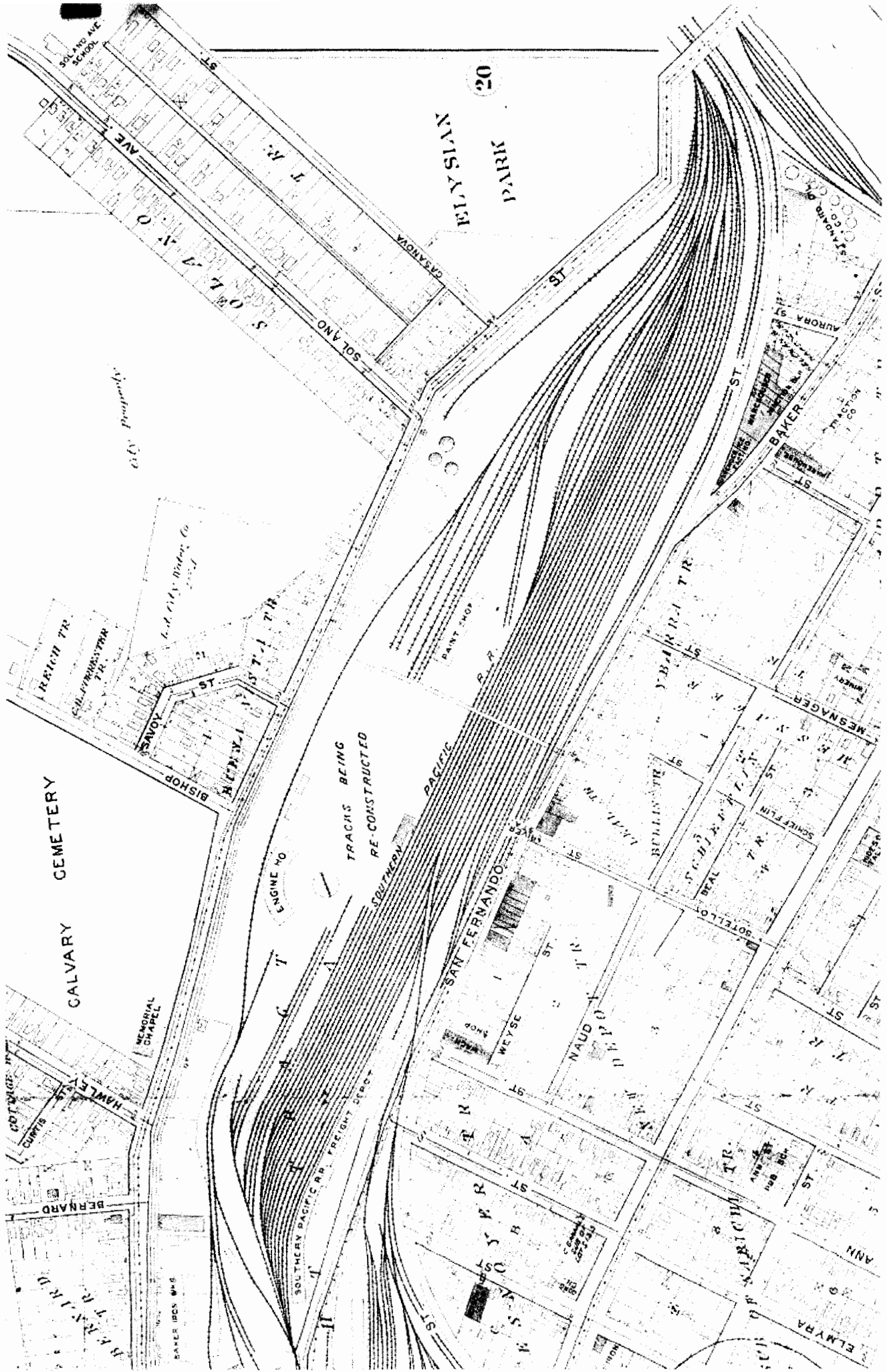
1894 Pierce Birdseye View



1909 Gates Birdseye View



c 1905 Baist Survey of Los Angeles



Building Permit History
1635-37 N Spring Street
Los Angeles

- August 14, 1889: Notice in Los Angeles Times, Page 2, to construct a 2-story brick building with 30 rooms on the second story and 6 stores on the first level at the corner of Downey Avenue and San Fernando Street (ptn Lot 1, Junction Block, per deed filed on November 5, 1889)
Owner: Charles Raphael
Architect: Unknown
Contractor: Unknown
Cost: \$12,000.00 (Based on 1900 assessed valuation)
- January 9, 1934: Building Permit No. 290 to repair earthquake damage as follows: Rebuilt part of North wall, replace damaged part of North wall. Remove gables, chimneys and finials. Strengthen damaged fire walls and divisional wall. Anchor all girders, anchor roof joists, repair tie rods.
Owner: Raphael Investment Corporation
Architect: Edward Gray Taylor
Engineer: Ellis Wing Taylor
Contractor: Arthur Pinner, Jr.
Cost: \$1,150.00
- January 29, 1934: Building Permit No. 1446 to strengthen roof truss purlins, install two new 6"X 6" O. P. ports, install new girders supporting roof rafters to brace present truss purlins (certain ones shown on plans called as per order #15402.
Owner: Raphael Investment Corporation
Architect: Edward Gray Taylor
Engineer: Ellis Wing Taylor
Contractor: Arthur Pinner, Jr.
Cost: \$275.00

- December 12, 1934: Building Permit No. 17100 for office partitions, wall board & batten, floating floor and new linoleum. Alterations on 1st floor. No structural changes.
Owner: Continental Water Heater Company
Architect: None
Engineer: None
Contractor: Harry N. White
Cost: \$280.00
- August 8, 1936: Building Permit No. 19682 to repair fire damage to 2nd floor and flat roof. No structural or use change. Fire damage is less than 10% of value of building.
Owner: Pacific Mutual Life Insurance Company
Architect: None
Engineer: R. M. Linger
Contractor: R. M. Linger Construction Company
Cost: \$1,640.00
- December 16, 1946: Building Permit No. LA29646 for partitions for office on first floor.
Owner: Carnation Milk Company
Architect: Owner
Engineer: Owner
Contractor: Owner
Cost: \$150.00
- October 10, 1947: Building Permit No. LA31998 to replace damaged floor joists, install new floor, test loading. Post loading notice in all floors and rentals.
Owner: A. O. Smith Company
Architect: None
Engineer: George J. Fosdyke
Contractor: Owner
Cost: \$2,000.00

- October 28, 1947: Building Permit No. LA26899 to remodel front and change partitions on interior, install new floor
Owner: A. O. Smith Co.
Architect: None
Engineer: George J. Fosdyke
Contractor: Owner
Cost: \$3,000.00
- January 14, 1948: Building Permit No. LA5476 *scope of work is illegible on this permit.*
Owner: A. O. Smith Company
Architect: None
Engineer: George J. Fosdyke
Contractor: Owner
Cost: \$17,000.00
- January 30, 1948: Building Permit No. LA6374 for structural repairing of building due (to) suspected unsafe conditions found and subsequent to commencement of renovation under permit #26899 '47.
Owner: A. O. Smith
Architect: None
Engineer: George J. Fosdyke
Contractor: Owner
Cost: \$1,500.00
- June 5, 1957: Building Permit No. LA73611 for parapet correction on N. Spring, Baker and exit area.
Owner: Carnation Company
Architect: None
Engineer: None
Contractor: E. W. McCoy
Cost: \$2,300.00
- June 3, 1960: Building Permit No. LA62125 to build 2 walls to make garment room for mattress factory. E-3 accessory to land, 18' X 44'.
Owner: Health Rest Product
Architect: None
Engineer: None
Contractor: None
Cost estimate: \$600.00

- July 12, 1960: Building Permit No. LA65127 to build storage shelves for mattress factory.
Owner: Health Rest Product
Architect: None
Engineer: None
Contractor: Herman Goodman
Cost: \$400.00
- October 21, 1987: Building Permit No. LA78735 for full compliance with Division 88, Class III B (RGA).
Owner: Bill Foreman
Architect: None
Engineer: Jim Pajuhesh
Contractor: Not Selected
Cost: \$133,000.00
- September 22, 1988: Building Permit No. LA11066 for damage repair on South side of building.
Owner: N & G Investment Properties
Architect: None
Engineer: Jim Pajuhesh
Contractor: Not Selected
Cost: \$10,000.00
- October 27, 1988: Building Permit No. LA14793 for detail change, correction on gunite and changing braced frames to moment frames.
Owner: Bill Foreman
Architect: None
Engineer: Jim Pajuhesh
Contractor: Marble Arch Construction
Cost: \$8,000.00
- August 7, 1989: Building Permit No. HO01092 for change of detail f/w '87LA78735.
Owner: Bill Foreman
Architect: None
Engineer: Jim Pajuhesh
Contractor Jasmin Tran
Cost: \$60,201.00

July 3, 1991:

Building Permit No. HO13340 to provide support for opening.

Owner: Norman Salomon

Architect: None

Engineer: Jim Pajuhesh

Contractor: AET Enterprises

Cost: \$2,500.00

Before me R. G. Guedah, a Notary Public in and for said Los Angeles County, personally appeared Charles Raphael and Charles Silberstein known to me to be the persons described in, whose names are subscribed to, and who executed the within instrument, and severally acknowledged to me that they executed the same.

Witness my hand and Official Seal, the day and year in this certificate first above written.

(Notarial Seal)

R. G. Guedah

Notary Public

State of California

County of Los Angeles } On this 11th day of November in the year
 A. D. 1889 before me R. G. Guedah a Notary Public in and for said Los Angeles County, personally appeared Charles Silberstein known to me to be the person whose name is subscribed to the within instrument as the Attorney in fact of Gerald Stracey, and the said Charles Silberstein acknowledged to me that he subscribed the name of Gerald Stracey thereunto as principal and his own name as Attorney in fact
 Witness my hand and Official Seal, the day and year first above written.

(Notarial Seal)

R. G. Guedah

Notary Public

A full true and correct copy of the original recorded at request of Charles Raphael Nov. 5, 1889 at 10 min past 12 M.

John W. Francis County Recorder.

By J. F. Chase Deputy

This Indenture made the 30th day of October in the year of our Lord one thousand eight hundred and eighty nine Between Juan Inega of Los Angeles, State of California party of the first part and The City of Los Angeles a municipal corporation of the State of California the party of the second part.

Witnesseth that the said party of the first part for and in consideration of the sum of \$1000000 Dollars to him in hand paid by the said party of the second part the receipt of which is hereby acknowledged.

that is to say along the north westerly boundary of the first part and the south westerly boundary line of the first part of the first part.

Now therefore it is agreed

1st That the party of the second part may construct a brick wall upon said dividing line, along its entire length sixteen inches in thickness above the surface one half of said wall that is to say eight inches thereof on the land of the parties of the first part and eight inches thereof on the land of the party of the second part. Said wall at present to be constructed two stories in height 24th If the said wall shall have been constructed the parties of the first part may build against the whole or any part thereof after first paying to the party of the second part the fixed sum of one hundred dollars gold coin and the party of the first part will not use any part of said wall until after paying said sum of one hundred dollars.

3rd Should said building be destroyed either party may rebuild the wall and the other party thereafter using using the same shall pay to the builder thereof one half the value thereof deducting from the cost any of the old material already paid for.

4th The party of the second part may at any time extend said wall in height and thereafter if the parties of the first part shall use any part of such extension then they will pay the party of the second part one half the cost of the whole extension.

5th This agreement shall bind the heirs and assigns of the parties hereto in the respective lots of land above referred to.

6th The wall now building on said lot is agreed between the parties to be correctly located on the division line.

Witness our hands the day above written.

Charles Silberstein

Gerald Stracy

by Charles Silberstein his Attorney in fact

Abraham Raphael

State of California
 County of Los Angeles
 On this 30 day of October in the year
 of our Lord one thousand eight hundred and eighty nine before me
 George G. Clarke, a Notary Public in and for said Los Angeles
 County, residing therein, duly commissioned and sworn personally
 appeared Erarrist & Dodd widow known to me to be the person
 described in and whose name is subscribed to the within instrument
 and acknowledged to me that he executed the same.

In Witness Whereof I have hereunto set my hand and affixed my
 official seal, at my office in the city and County of Los Angeles the
 day and year first above written.

Notarial Seal

Geo. G. Clarke

Notary Public

27. A full true and correct copy of the original recorded at request of parties
 No. 2-1119 also numbered 118 m.

John W. Francis County Recorder

By J. F. Chase Deputy

This agreement made this Nov. 4th 1889 between Gerald Stacey
 and Charles Silbstein the parties of the first part, and Charles
 Raphael the party of the second part.

Witnesseth: That whereas the party of the second part is the
 owner of the southerly portion of lot one of the Junction
 Block in the city and County of Los Angeles, State of California
 according to a map of said block recorded in book 36 miscellaneous
 records of said County at page 82. The part of said lot so owned
 by the party of the first part is particularly described in a deed ex-
 ecuted by the parties of the first part to the party of the second part
 which deed is recorded in book 585 of Deeds of Los Angeles County
 records at page 24 to which reference is hereby made for particulars.

And whereas the parties of the first part are the owners of the remainder
 of said lot one and the parties of the second part are the owners of the

KILLED BY A FALLING CRATE.

Los Angeles Times 1886-Current; May 27, 1905; ProQuest Historical Newspapers Los Angeles Times (1881 - 1985)
pg. 112

KILLED BY A FALLING CRATE.

BREAKING OF A TRUCK CAUSES A FATAL ACCIDENT.

**Charles Raphael, a Well-known
Business Man, Meets Death While
Directing Operations of His Em-
ployees—Body Caught Under Case
of Plate Glass and Badly Crushed.**

Charles Raphael, a member of the H. Raphael company and for many years prominent among the business men of Los Angeles, died yesterday afternoon at the California Hospital from injuries sustained earlier in the day at the company's warehouse, No. 1709 San Fernando street.

Mr. Raphael was superintendent of the warehouse and had charge of the work of receiving and sending out goods. Yesterday morning a case of plate glass, weighing nearly a ton, was received at the warehouse and the workmen were conveying it into the building on a truck. Mr. Raphael stood alongside the huge crate giving the men instructions. Suddenly something broke about the truck and the heavy case careened and started to fall. Mr. Raphael threw up his hands in an effort to save himself, but no man's strength could have held such a heavy mass.

The unfortunate man was crushed to the floor, his entire body being caught under the box. It was some time before he could be extricated and then he was taken to the Receiving Hospital in an unconscious state. His injuries were found to be so serious that he was immediately taken to the California Hospital. There the surgeons exerted every possible means to save his life, but he died in less than an hour without recovering consciousness.

The deceased was a widower, 61 years of age. He has been a resident of Los Angeles for a number of years, making his home at No. 141 West Twenty-fourth street.

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EAST SIDE

The Board of Trade—Tonight's Entertainment

The East Side Board of Trade met last evening, with Dr. Michael in the chair.

Mr. Hamilton, a Committee on Wells-street bridge, was not ready to report, and asked for further time, which was granted.

The Committee on Downey-avenue sewer made its report by asking the secretary to read a communication from the City Engineer, in substance as follows: To build a sewer on Downey avenue, as contemplated by the petition presented by the property-owners along Downey avenue, would interfere with the present system, therefore I recommend the petition be denied. The Council adopted the recommendation.

A resolution was offered that to do the sense of the Board of Trade that the sewer bonds should not be voted. A motion was made that the resolutions be laid upon the table for one week and a public meeting be held to discuss the sewer question. It was so ordered.

The school question was taken up and discussed.

High School.

First—It is not accessible by railroad fare, and is not accessible by railroad without two fares.

Second—It is at such an elevation that it would become a handicap for children to climb the high hills.

Third—It adjoins the graveyard, which would probably remain there during our natural lives, and the children following us.

The haymarket on Sixth street was suggested as the proper place for the High School.

The arguments in favor of the Castle-street location were that it is central, and they do not like to have the school moved entirely to the west side of the city, and would prefer their children to walk half a mile than have the school-house moved further south.

Frank Curtis, the man who hired a team of horses from a general dairy man and left it in the street, was arrested yesterday.

Mr. Barclays and family will leave for the encampment today.

The East Side Chamber of Commerce will hold its regular meeting this evening at 8 o'clock.

The property-owners of Downey-avenue Hill have made a proposition to the cable company that they will grade the hill and have it ready for its track as soon as they are ready for it, if the company will agree to put in the track and run its cars over the road.

Charles Raphael has been ground for a large two-story building, containing 80 rooms in the upper story and six stores below, on the corner of Downey avenue and San Fernando street.

Mrs. Spear left for San Pedro yesterday to attend the grand encampment.

Mr. Bally from the northwest corner of this county is in West Los Angeles visiting friends. His reports times very favorable in that section. The mines in operation in that locality are turning out about \$2000 per month.

George Weeks left for San Pedro last evening. He makes Grand Army rallies.

N. B. Embury was elected Vice-Chancellor, K. of K. to fill vacancy last evening.

W. D. Brusher left for the mountains yesterday to try his hand hunting. W. Hooser accompanied him.

The children's concert at the Asbury M. E. Church, East Los Angeles, will be held this evening at 8 o'clock sharp.

Song, "Our Foundation"—School.

Prayer—Dr. Cox.

Song, "Redeemed"—School.

Recitation, "See How Jesus Gets It All"—M. Whitaker.

Recitation, "Fuss and Fire"—Bertha Morris.

Duet, "Driven from Home"—Miss Atherton and Miss Parsons.

Recitation, "My Trundle-bed"—Maud Taylor.

Recitation, "The Boy Meant to Be a Governor"—Walter Langworthy.

Duet, "Just Sayings"—Earl Tubbs and Mary Dixon.

Recitation, "Mother's Fool"—Rose Harp.

Recitation, "They Didn't Think"—Jessie Page.

Song, "Sweet Story of Old"—Florence Irish.

Recitation, "Across the Sea"—Maudie Tubbs.

Recitation, "Sam Aerial"—Ruth Atherton.

Recitation, "It Is Not Far to Jesus"—Lena Cunningham.

Chorus, "Little Mappers"—Miss Rector's Class.

Recitation, "Pressing to the Point"—Angie Robertson.

Recitation, "In Summer Time"—Anna Sibley.

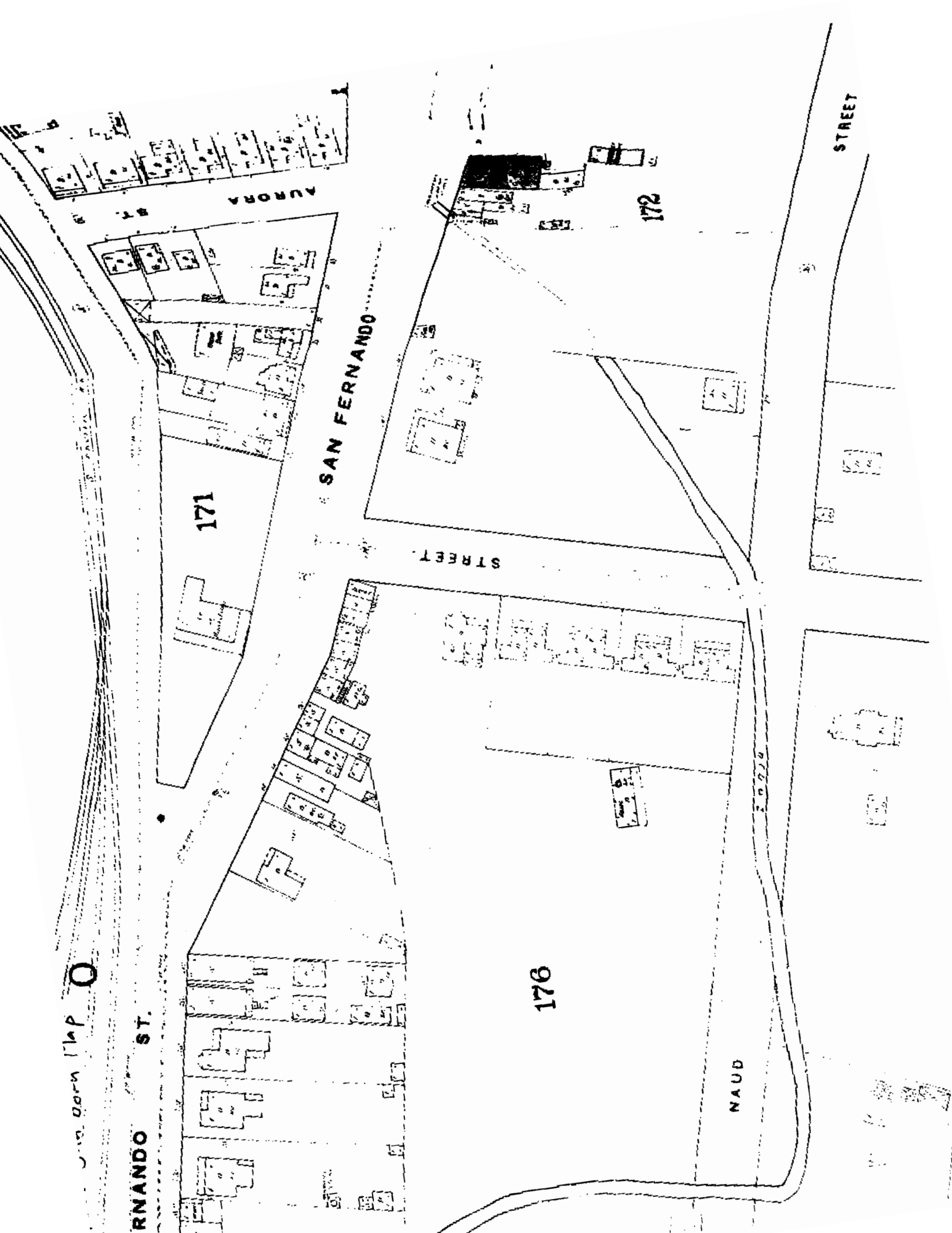
Song, "Kissed by the Angels"—Jessie Bruner.

Recitation, "Taking Sides"—Rose Watson.

Recitation, "Two Crown Heads"—Eva Langworthy.

Recitation, "Little Workers"—Mary Dixon.

Duet, "Good Night"—Miss Watson.



San Fernando St

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AURORA ST

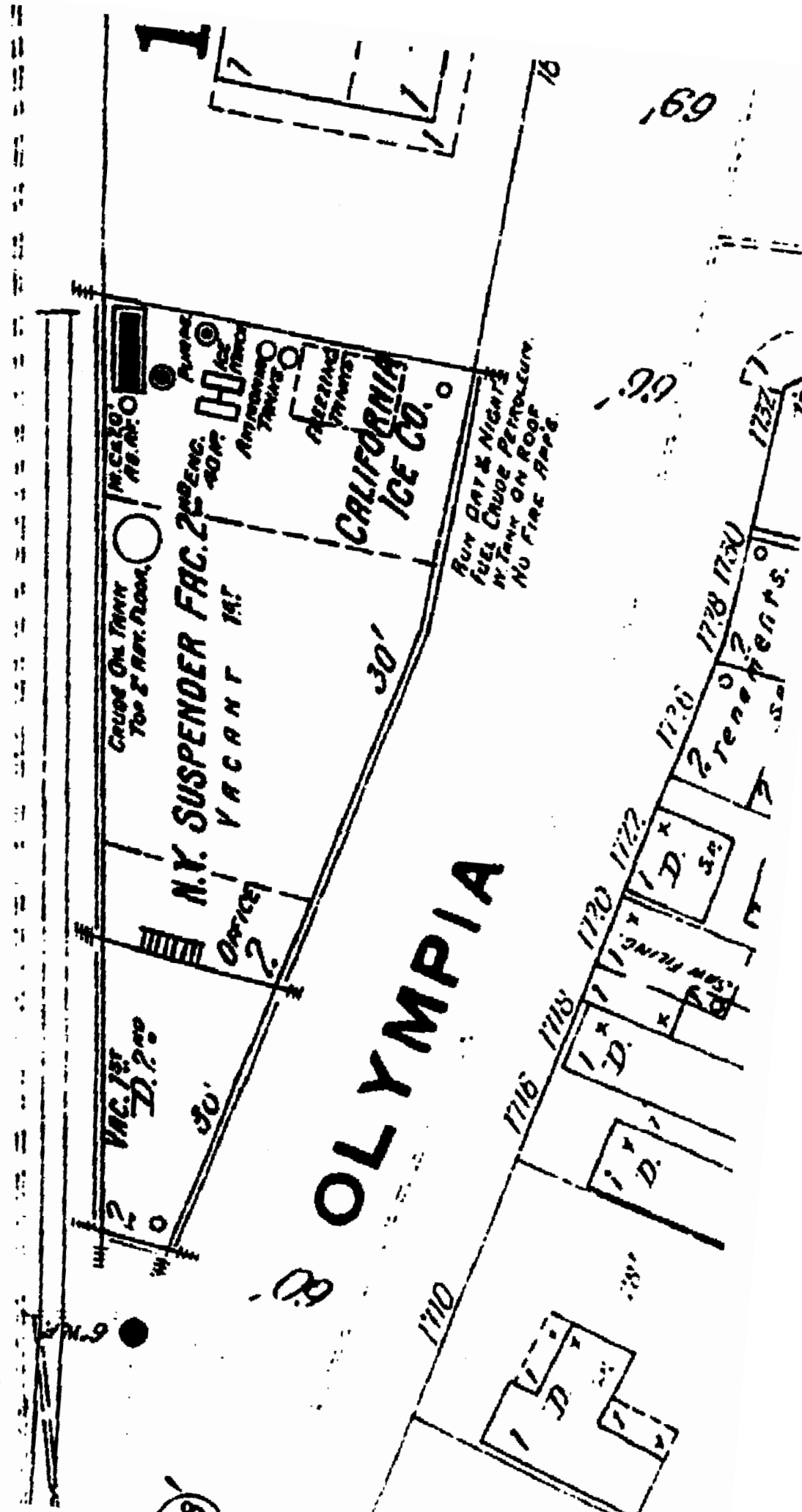
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S F CO'S FREIGHT YARDS.

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BAKER

22" W PIPE

22" W PIPE

22" W PIPE

H. RAPHAEL PLATE GLASS, W. NO.

SILVERING & POLISHING 2^d

2 Chem. Expts
6 P. Tool Wall

171

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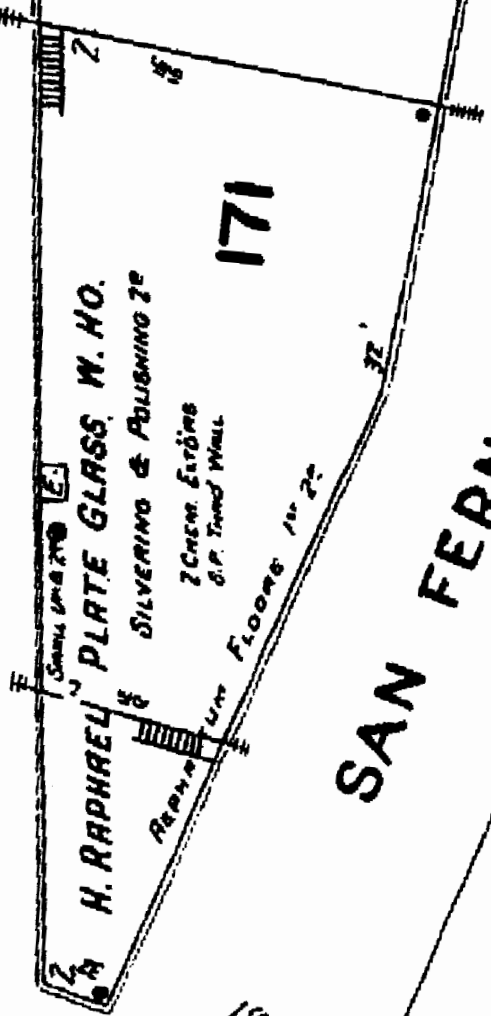
SAN FERNANDO

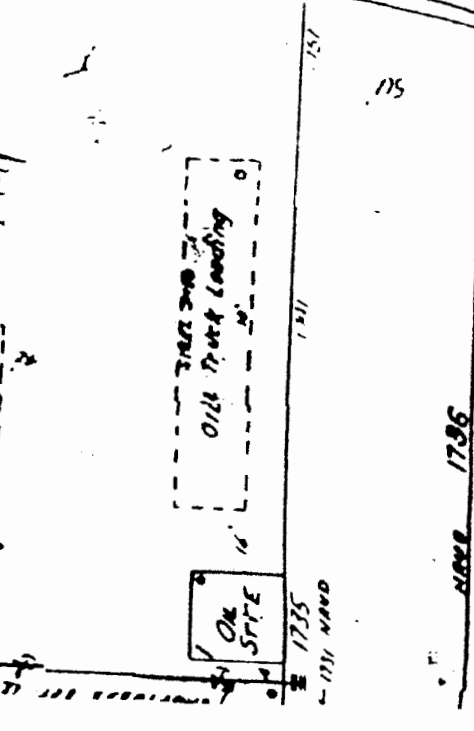
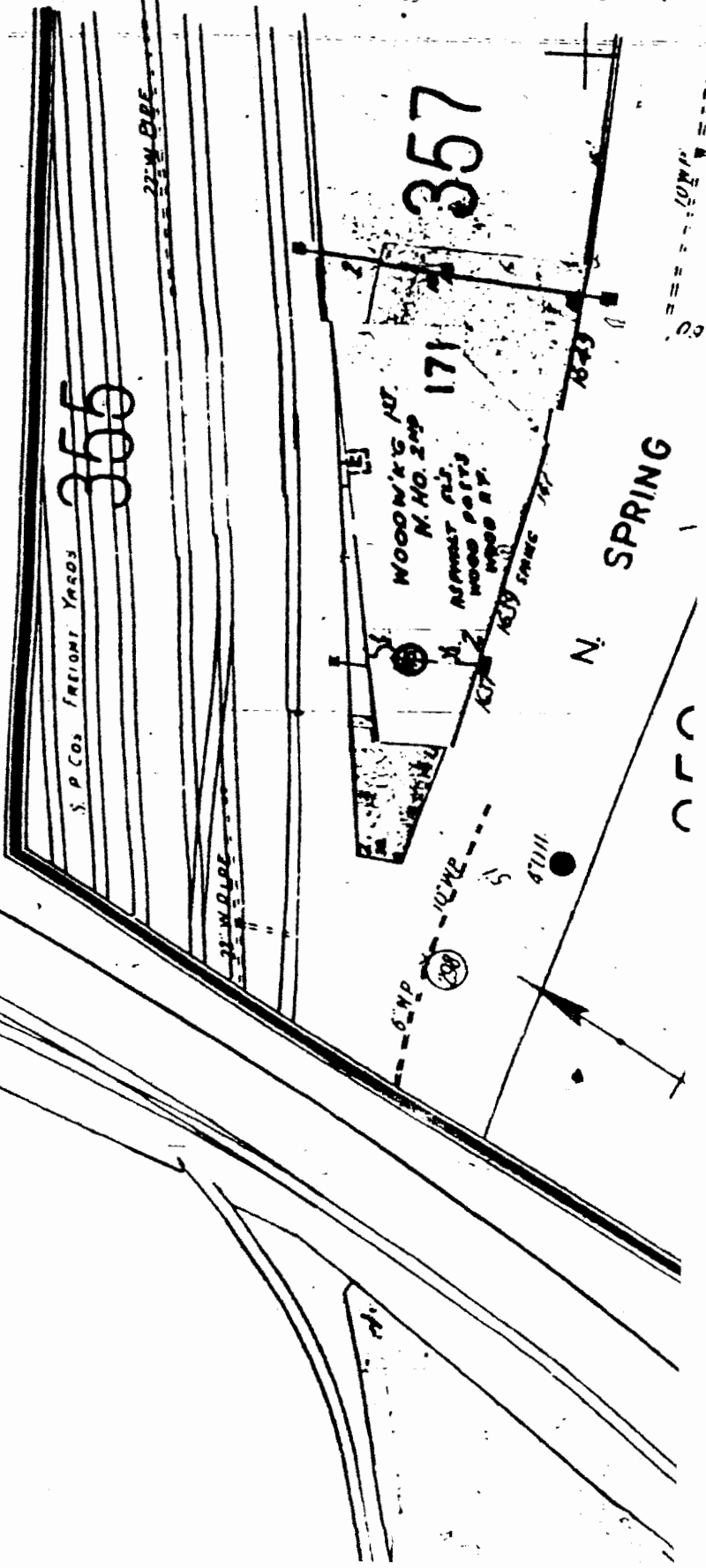
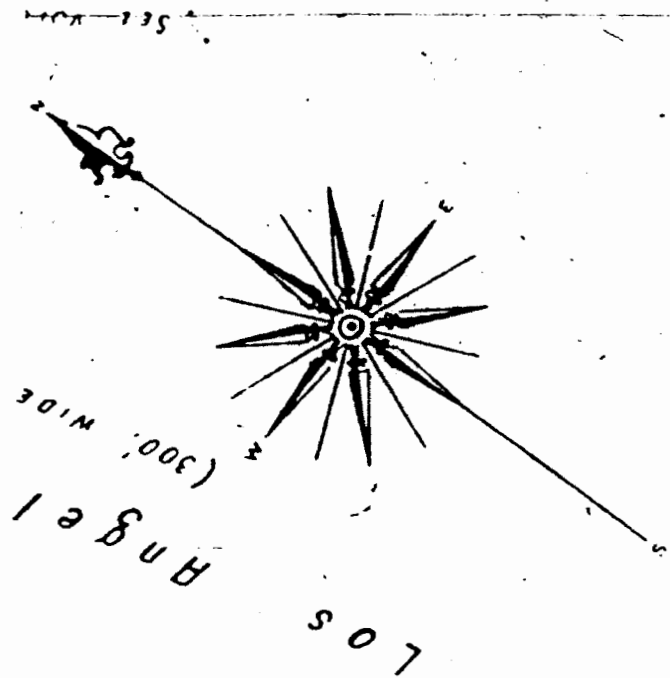
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WILHARDT ST

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Apr 1 1949
 1731 ROAD