

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

### CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2008-750-HCM

**HEARING DATE:** April 17, 2008  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 212 S. Wilton Place  
Council District: 4  
Community Plan Area: Wilshire  
Area Planning Commission: Central  
Neighborhood Council: Greater Wilshire  
Legal Description: Lot 3, Block A of Ridgewood  
Park Tract

**PROJECT:** Historic-Cultural Monument Application for the  
212 S. WILTON PLACE RESIDENCE

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

**APPLICANT/  
OWNER'S  
REPRESENTATIVE:** Historic Preservation Partners  
419 Concord Avenue  
Monrovia, CA 91016

**OWNER:** Monica Erickson & Eric Vizents  
212 S. Wilton Place  
Los Angeles, CA 90004

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

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

S. GAIL GOLDBERG, AICP  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

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Ken Bernstein, Manager  
Office of Historic Resources

Prepared by:

**[SIGNED ORIGINAL IN FILE]**

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Edgar Garcia, Preservation Planner  
Office of Historic Resources

Attachments:      January, 2008 Historic-Cultural Monument Application  
ZIMAS Report

## **FINDINGS**

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

## **CRITERIA**

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

## **SUMMARY**

Built in 1908, this two-story single-family residence exhibits character-defining features of Classical Revival architecture. It is rectangular in plan and is situated three to five feet above grade. The exterior is clad in wood clapboard siding. The low-pitched, hipped roof is sheathed in asphalt shingles. The façade has symmetrically balanced windows and a centered door, and features an elaborate full-height porch, supported by classical columns and topped with a large front-facing gable. Windows flanking the front door are wood sash, double hung with leaded glass upper sashes. The other two windows on the first floor façade are wood sash, leaded glass windows with leaded glass transoms. Windows on the second-floor façade are paired wood sash, double hung with muntins separating glass panels on the upper sashes, with decorative wood balconets highlighting these windows. The second-floor also includes a balcony/porch, accessed by two wood French doors with multiple glass panes, flanked by two wood sash, double hung windows with muntins. Additional character-defining elements include wood detailing in the open eaves, highly decorative brackets under the second floor balcony on the façade and a window flanked by decorative vents highlights the front-facing gable. Significant interior spaces also include wood detailing, such as decorative wood moulding and wood paneling throughout the house.

The architect of the proposed 212 S. Wilton Place historic monument is unknown. The house is associated with Lewis Stone, a stage and screen actor, who resided at the residence from 1920-1927. Stone, who received an Academy Award nomination in 1929 and was later awarded a star on the Hollywood Walk of Fame, appeared in over 200 films and was a contract player with MGM for 29 years. His occupancy of the house during the 1920s, the peak of his film career, and his association with the film industry in Los Angeles may warrant consideration.

The house is listed as a contributor to the “Wilton Historic District,” a district listed in the National Register of Historic Places in 1979. According to the application, the district was designed as an upper-middle-class enclave, and possesses excellent example of early 20<sup>th</sup> century period architecture.

Alterations to the subject property include the rear 1920 two-story addition which now includes a library nook, family room, breakfast nook, master bedroom, covered porch and small bedroom.

An interior renovation in 1923 included the construction of a fireplace, removal of a living room arch and additional work in various rooms. Most recently, foundation work, chimney repair, and interior renovations, including a remodeled kitchen and bathrooms, were conducted in 2006.

### **DISCUSSION**

The 212 S. Wilton Place property successfully meets one of the specified Historic-Cultural Monument criteria: “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction.” As a significant residential building designed in the Classical Revival style, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

### **BACKGROUND**

At its meeting of March 6, 2008, the Cultural Heritage Commission voted to take the application under consideration. On April 3, 2008, the Cultural Heritage Commission toured the subject property.





## SUMMARY

Built in 1908, this two-story single-family residence exhibits character-defining features of Classical Revival architecture. It is rectangular in plan and is situated three to five feet above grade. The exterior is clad in wood clapboard siding. The low-pitched, hipped roof is sheathed in asphalt shingles. The façade has symmetrically balanced windows and a centered door, and features an elaborate full-height porch, supported by classical columns and topped with a large front-facing gable. Windows flanking the front door are wood sash, double hung with leaded glass upper sashes. The other two windows on the first floor façade are wood sash, leaded glass windows with leaded glass transoms. Windows on the second-floor façade are paired wood sash, double hung with muntins separating glass panels on the upper sashes, with decorative wood balconets highlighting these windows. The second-floor also includes a balcony/porch, accessed by two wood French doors with multiple glass panes, flanked by two wood sash, double hung windows with muntins. Additional character-defining elements include wood detailing in the open eaves, highly decorative brackets under the second floor balcony on the façade and a window flanked by decorative vents highlights the front-facing gable. Significant interior spaces also include wood detailing, such as decorative wood moulding and wood paneling throughout the house.

The architect of the proposed 212 S. Wilton Place historic monument is unknown. The house is associated with Lewis Stone, a stage and screen actor, who resided at the residence from 1920-1927. Stone, who received an Academy Award nomination in 1929 and was later awarded a star on the Hollywood Walk of Fame, appeared in over 200 films and was a contract player with MGM for 29 years. His occupancy of the house during the 1920s, the peak of his film career, and his association with the film industry in Los Angeles may warrant consideration.

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## CRITERIA

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**FINDINGS**

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

# 212 S. Wilton Place

W I L T O N   H I S T O R I C  
D I S T R I C T

*Los Angeles, Ca*



## HISTORIC CULTURAL MONUMENT APPLICATION

January 2008

Prepared by:

Historic Preservation Partners

419 Concord Ave.

Monrovia, Ca 91016

on behalf of Monica Erickson and Eric Vizents

property owners





CULTURAL HERITAGE COMMISSION

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# **HISTORIC-CULTURAL MONUMENT APPLICATION**

**HISTORIC-CULTURAL MONUMENT  
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

**IDENTIFICATION**

1. NAME OF PROPOSED MONUMENT 212 S. WILTON PLACE
2. STREET ADDRESS 212 S. WILTON PLACE
- CITY LOS ANGELES ZIP CODE 90004 COUNCIL DISTRICT CD-4
3. ASSESSOR'S PARCEL NO. 5516016019
4. COMPLETE LEGAL DESCRIPTION: TRACT RIDGEWOOD PARK
- BLOCK A LOT(S) 3 ARB. NO. NONE
5. RANGE OF ADDRESSES ON PROPERTY 212 S. WILTON PLACE LOS ANGELES, CA 90004
6. PRESENT OWNER MONICA ERICKSON AND ERIC VIZENTS
- STREET ADDRESS 212 S. WILTON PLACE
- CITY LOS ANGELES STATE CA ZIP CODE 90004 PHONE (213) 840-6688
- OWNER IS: PRIVATE  PUBLIC
7. PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE

**DESCRIPTION**

8. ARCHITECTURAL STYLE CLASSICAL REVIVAL  
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET)
- (SEE ATTACHED SHEET)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**HISTORIC-CULTURAL MONUMENT  
APPLICATION**

NAME OF PROPOSED MONUMENT 212 S. WILTON PLACE

10. CONSTRUCTION DATE: FACTUAL 1908 (LA COUNTY ASSESSOR) ESTIMATED \_\_\_\_\_

11. ARCHITECT, DESIGNER, OR ENGINEER UNKNOWN

12. CONTRACTOR OR OTHER BUILDER UNKNOWN

13. DATES OF ENCLOSED PHOTOGRAPHS 12/3/2007  
(8X10 BLACK AND WHITE GLOSSY)

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

15. ALTERATIONS - TWO-STORY ADDITION TO REAR FACADE (1920)  
- INTERIOR REMODELING (1923 AND 1928)  
- NEW FOUNDATION AND INTERIOR REMODELING (2006-2007)  
(FULL ALTERATION HISTORY DETAILS WITH ARCHITECTURAL DESCRIPTION)

16. THREATS TO SITE:  NONE KNOWN  PRIVATE DEVELOPMENT  VANDALISM  PUBLIC WORKS PROJECT  
 ZONING  OTHER \_\_\_\_\_

17. IS THE STRUCTURE:  ON ITS ORIGINAL SITE  MOVED  UNKNOWN

**SIGNIFICANCE**

18. BRIEF STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE OPTIONAL SIGNIFICANCE WORK SHEET)  
(SEE ATTACHED SHEET)

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) (SEE ATTACHED SHEET)

20. DATE FORM PREPARED 1/22/2008 PREPARER'S NAME Vanessa Withers

ORGANIZATION Historic Preservation Partners STREET ADDRESS 419 Concord Ave.

CITY Monrovia STATE CA ZIP CODE 91016 PHONE (626) 605-5007

**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 \_\_\_\_\_ (SEE ATTACHED SHEET) \_\_\_\_\_ IS AN IMPORTANT EXAMPLE OF  
NAME OF PROPOSED MONUMENT  
\_\_\_\_\_ 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.

**A N D / O R**

**HISTORICAL SIGNIFICANCE**

THE \_\_\_\_\_ (SEE ATTACHED SHEET) \_\_\_\_\_ WAS BUILT IN \_\_\_\_\_  
NAME OF PROPOSED MONUMENT YEAR BUILT  
\_\_\_\_\_ WAS IMPORTANT TO THE  
NAME OF FIRST OR SIGNIFICANT OTHER

DEVELOPMENT OF LOS ANGELES BECAUSE \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE 212 S. WILTON PLACE IS A TWO-STORY,  
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

CLASSICAL REVIVAL 2. Rectangular PLAN RESIDENCE  
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (Click to See Chart) STRUCTURE USE (RESIDENCE, ETC.)

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

IT'S HIPPED ROOF IS ASPHALT SHINGLE WOOD  
ROOF SHAPE (Click to See Chart) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

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

6. Single Panel DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS  
ENTRY DOOR STYLE (Click to See Chart)

OF THE STRUCTURE ARE THE FULL-HEIGHT OPEN PORCH WITH CLASSICAL COLUMNS,  
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

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

ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;  
VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A TWO-CAR GARAGE  
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE CENTRAL STAIR HALL,  
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

FORMAL DINING ROOM, AND WOOD MOLDINGS THROUGHOUT  
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

IMPORTANT LANDSCAPING INCLUDES FRONT STOOP AND HARDSCAPE WITH GRADING  
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

## 9. Architectural Description

212 S. Wilton Place, located in the National Register designated Wilton Historic District, is a two-story Classical Revival<sup>1</sup> residence with a rectangular, center stair hall plan. Situated three to five feet above grade<sup>2</sup>, the residence is characterized by a full height portico supported by paired fluted columns with composite capitals, symmetrical fenestration, and balconets. 212 S. Wilton has an overall hipped roof shape with the large entrance portico extending out as a front-facing gable. The exterior walls are clad in wood clapboard punctuated by symmetrically placed windows and doors. The windows of the first story have upper sashes and transoms of leaded glass. The building's ornamental features include classical detailing, elaborately ornamented brackets that support the second-story balcony under the portico, open and bracketed eaves, and balconets outside the front façade's second story windows. Each of these balconets has a slightly different elaboration of ornament, but is similar in form and shape. The overall effect of the building's various elements when considered together is a properly proportioned and executed Classical Revival design, characteristic and appropriate for grand residences of the early twentieth century utilizing Classical inspiration.

The National Register Nomination for the Wilton District describes 212 S. Wilton as follows:

Classical Revival, 3 stories, clapboarded, giant portico with composit capitals on paired columns, Renaissance corbelling under the balcony, leaded glass panels in windows on 1<sup>st</sup> story.<sup>3</sup>

212 S. Wilton is a four Bedroom, four Bath house with a small attic room that could be considered an additional bedroom<sup>4</sup>. The residence's main stair hall is entered through the centrally placed front door. To the right of the stair hall (on the south side of the house) is the formal living space with oak floors and extensive woodwork. To the left of the stair hall is the formal dining room (north-west corner of the house) and the large kitchen with dining nook (north-east corner of the house). In between the kitchen and formal living areas, behind the stairs, is a family room. There is also a small powder room on the first floor.

The second story houses the building's bedrooms. The Master Suite is located above the Living Room on the south side of the house. Other bedrooms are located on the north side of the house.

The building is in good condition. It has retained historic integrity and exhibits many of its original character-defining features. Early alterations to the building include a rear addition completed in 1920 (permit No. 10362) that housed a sun porch, sleeping porch, laundry, and lavatory. The roof line clearly delineates this addition (see image 3-2). The addition is also visible on Sanborn Fire Insurance maps. This addition currently accommodates a library nook at the end of the living room, the family room, the breakfast nook, and on the second story it houses the master bathroom, a covered porch,

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<sup>1</sup> Referred to in McAlester a "NeoClassical", built between 1895-1950

<sup>2</sup> "In Ridgewood Park," Los Angeles Times 10 Nov. 1907: V20. This Los Angeles Times article from 1907 discusses grading work being done on the Ridgewood Park subdivision, where 212 S. Wilton is located, and says that "The lots in this subdivision will lie about three feet above grade, and will be finished in terraces. The lots are 60x170 in size."

<sup>3</sup> The National Register Nomination for the Wilton Historic District was prepared by Virginia Ernst Kazor, Chairman, History and Preservation Committee or the Ridgewood-Wilton Neighborhood Association in March of 1979.

<sup>4</sup> The Los Angeles County Assessor lists the house as a 6 Bedroom, 2 Bath residence.

and a small bedroom.<sup>5</sup> Other small remodeling also took place in 1920, including a new partition in the kitchen. The house was further remodeled in 1923 (permit No. 10893) when a new fireplace was added, an arch in the living room was removed, and various rooms were “redecorated”.<sup>6</sup> In 1928, according to permit No. 13204, a bathroom was installed on a rear sleeping porch and a fireplace was removed. There are no more permits on record until 2006 when the foundation was replaced, the chimney was repaired, and the interior was remodeled with a new kitchen and bathrooms.

Located within the National Register designated Wilton Historic District, 212 S. Wilton is surrounded by other grand residences constructed in the early twentieth century.

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<sup>5</sup> This small bedroom still feels very much like a sleeping porch due to the type and placement of the windows. (see image 3-20).

<sup>6</sup> Permit No. 10893 text is as follows: “Move one window-use same window. Build new fireplace. Level floor-sand floors. Tile bath. Block two doors-and cut two others in. Take out arch in living room. Redecorate three rooms.”

## 18. Significance Statement

Located in the National Register designated Wilton Historic District, 212 S. Wilton Place is significant as an excellent example of Classical Revival architecture and as the former residence of prominent actor Lewis S. Stone in the 1920s. The building has been called “the grandest residence in the district”.<sup>1</sup>

212 S. Wilton was constructed in 1908<sup>2</sup> in the residential subdivision of Ridgewood Park, which was developed by John L. Plummer. The Plummer family had previously used the land as a vegetable garden and chicken ranch to provide food for their restaurant in downtown Los Angeles’ historic plaza.<sup>3</sup> Designed as an upper middle class suburb of Los Angeles, the Staff Evaluation accompanying the National Register Nomination notes that the Wilton District “exemplifies an early 20<sup>th</sup> century upper middle class residential area executed in the prevailing architectural mode of the period.”

212 S. Wilton, the first residence to be constructed in the 200 block of South Wilton Place<sup>4</sup>, embodies the distinguishing characteristics of the Classical Revival style and is inherently valuable as an intact example of the style as executed in the early twentieth century. The residence further conveys its significance as an important contributor to the Wilton Historic District, which is a remarkably intact residential tract of historic homes.

The Classical Revival style (also called Neoclassical in its later phases) is thought to have been inspired by the World’s Columbian Exposition in 1893. The exposition was planned with a classical theme and prominent architects of the period “designed dramatic colonnaded buildings arranged around a central court. The exposition was widely photographed, reported, and attended; soon these Neoclassical models became the latest fashion throughout the country.”<sup>5</sup>

212 S. Wilton exhibits hallmarks of the Classical Revival style, such as fluted columns with composite capitals, a front façade with symmetrical fenestration and a dominant full-height porch with its roof supported by paired classical columns, a central front door, and a balcony with balustrade, and decorative balconets.

Wilton’s large, well-designed homes attracted many upper middle class Los Angeles residents. Wilton Place is mentioned often in the Society pages of the Los Angeles Times during the ‘teens and ‘twenties. Engagement parties and formal teas were announced, hosted by residents of Wilton Place at their homes.<sup>6</sup>

Also receiving much press in the papers of the time was actor Lewis Stone. 1919 marked the year of Stone’s transition from stage to screen. The Los Angeles Times announced:

LEWIS STONE IN FILMS – Fans...will be glad to learn of his advent into motion picture stardom.

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<sup>1</sup> Pamphlet, copyright 1981 from the History & Preservation Committee, Ridgewood-Wilton Neighborhood Association.

<sup>2</sup> Construction date is listed as 1908 by the Los Angeles County Assessor and appears to be accurate.

<sup>3</sup> This information is taken from the Wilton Historic District National Register Nomination, which cites Pearle C. Zimmermann, “Letter to Ridgewood-Wilton Neighborhood Association,” September 9, 1978 as a source. An Engineering tract map from Jan. 8, 1907 lists Merchants Trust Co., John L. Plummer, and Ellen Plummer as proprietors.

<sup>4</sup> Based on known construction dates of other adjacent structures.

<sup>5</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2000) 342-353.

<sup>6</sup> The information is taken from numerous Los Angeles Times articles from the time period.

It was around this time that Lewis Stone took up residence at 212 S. Wilton Place and married Florence Oakley, also a famous actor of the day. The May 15, 1920 paper announced:

FAMOUS ACTORS TO WED – Lewis Stone, matinee idol, is to wed Florence Oakley, well known actress, within a few weeks...Mr. Stone and Miss Oakley played the roles of lovers in a hundred plays, in the famous days of the old Belasco Theater on Main Street, when Lewis Stone was perhaps the most popular actor who has ever appeared on the local stage.<sup>7</sup>

Shortly after announcing his engagement, Lewis Stone set about remodeling and refurbishing 212 S. Wilton. In July of 1920 a building permit was pulled by Mr. Stone to build a sun porch and sleeping porch, add a laundry and lavatory, make changes to the layout, and paint the house and garage. Mr. Stone did additional work in March of 1923 when he built a new fireplace, repaired the wood floors, tiled the bathroom, and redecorated.<sup>8</sup> Lewis Stone lived at 212 S. Wilton Place from c.1920 through c.1927<sup>9</sup> during a crucial time in his career when he was breaking into film and landing many roles as the romantic lead. He also wrote his first film in 1919 called "Man's Desire."<sup>10</sup> As Mr. Stone's primary residence during this period of his career, 212 S. Wilton is significant for its association with Mr. Stone, who is important to local history through his influential role in the film industry of 1920s Los Angeles.

Lewis Stone was a well-recognized and prolific actor, receiving an Oscar nomination in 1929, a star on the Hollywood Walk of Fame, and appearing in over 200 films over the course of his career. Mr. Stone also had a "Lifetime Contract with MGM and appears in the Guinness Book Of World Records as 'Artist With The Longest Contract To One Studio.' He signed with MGM in 1924 at the very start of MGM and remained with them as a contract player until his death in 1953. A total of 29 years."<sup>11</sup>

212 S. Wilton Place remains an important historical record of Mr. Stone's life, as well as an excellent intact example of the Classical Revival style.

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<sup>7</sup> "Famous Actors to Wed," Los Angeles Times 15 May 1920, III.

<sup>8</sup> This permit history is taken from the available Los Angeles Building Department Permits. No permits are available for the house for the period before 1914, as confirmed by the permit office, but permits from the 1920s show the changes Mr. Stone made to the residence.

<sup>9</sup> The first building permit pulled by Mr. Stone is dated July 14, 1920. Mr. Stone is listed in the phone directories at a different address until 1921. He is listed as a photoplayer and actor in the phone directories at 212 S. Wilton Place until 1926. A permit pulled on 212 S. Wilton in 1928 lists a different owner.

<sup>10</sup> "Man's Desire" was the first film written by Mr. Stone and produced by his own production company, Lewis S. Stone Productions, Inc., according to the Los Angeles Times. "STUDIOS – Lewis Stone in Films," Los Angeles Times 2 Mar 1919, III1.

<sup>11</sup> Information taken from Internet Movie Database (imdb.com). Information was also checked against newspaper articles and other primary sources, when possible to assess reliability. There is a wealth of information available about Mr. Stone that details his life, accomplishments, and other personal matters such as his divorce in October 1929. The Los Angeles Times reported "Stone told the court that his wife's treatment of him during the past three years, had caused him to suffer from extreme nervousness." Source: "Pats and Slaps Laid to Actress Spouse – Court Gives Divorce to Film Actor" Los Angeles Times 16 Oct 1929, A3.

# Sources

Building Permits: No. 6649 (1914), No. 10362 (1920), No. 10893 (1923), No. 13204 (1928), No. 06016-10000-15781 (2006), No. 06016-30000-19513 (2006), No. 06016-10000-25608 (2007)

City Phone Directories (1919 - 1930, missing 1927)

Current property owners: Monica Erickson and Eric Vizents

Engineering Map (1907)

Internet Movie Database (imdb.com)

Sanborn Map (1921)

Site Plan submitted as part of 2006-2007 Remodel

"Wilton Historic District - Los Angeles, California" Pamphlet published by the History & Preservation Committee of the Ridgewood-Wilton Neighborhood Association (1981)

"Wilton Historic District" National Register of Historic Places Nomination Form - prepared by Virginia Ernst Kazor, Chairman, History & Preservation Committee (1979) - obtained from CHRIS

Virginia and Lee McAlester, A Field Guide to American Houses (New York: Alfred A. Knopf, 2000) 342-353

Virginia Ernst Kazor

Articles about Lewis Stone and Ridgewood Park (by date):

"In Ridgewood Park." Los Angeles Times 10 Nov. 1907, V20.  
"STUDIOS - Lewis Stone in Films," Los Angeles Times 2 Mar 1919, III1.  
"Famous Actors to Wed," Los Angeles Times 15 May 1920, II1.  
"Pats and Slaps Laid to Actress Spouse - Court Gives Divorce to Film Actor" Los Angeles Times 16 Oct 1929, A3.

Additional Articles (by date):

"Blaze Razes Three Houses." Los Angeles Times 20 Feb 1910, I8.  
"Suggests the Colonial." Los Angeles Times 14 Apr 1912, VI16.  
"Scattered Historic Group." Los Angeles Times 20 Apr 1919 III16.  
Woods, Virginia. "Society" 4 Jun 1919, II3.  
Woods, Virginia. "Society" 29 July 1919, II3.  
"Her Hairbrush Routs Robbers." Los Angeles Times 8 Oct 1919, III1.  
"Declines to Officiate." Los Angeles Times 23 Jan 1921, I1.  
Woods, Virginia. "Society" 11 Oct 1922, II8.  
Woods, Virginia. "Society" 17 Nov 1922, II8.  
"Pioneer of City Passes Suddenly," Los Angeles Times 3 Jan 1923, III3.  
"Three Deaths Due to Traffic." Los Angeles Times 11 Oct 1927, A13.  
"Hickman Taken on Eight Day." Los Angeles Times 23 Dec 1927, 2.  
"City Plea Lost on Oil Leasing." Los Angeles Times 19 Jul 1931, A8.

# Image Key

## Photograph Record:

Listed on Department of Parks and Recreation Photograph Record Form (DPR 523I)

Note: Reference Number is Roll - Exposure.

Example: Roll 3, Exposure 23 yields **Reference No. 3-23**

Also included is an annotated Sanborn Map that shows general layout of rooms and location of photographs.

## Other Exhibits:

Site Plan submitted as part of 2006-2007 Remodel

"Wilton Historic District - Los Angeles, California" Pamphlet (1981)

Engineering Map

Building Permits (1914-1928)

Relevant Sections of National Register of Historic Places Nomination Form

Articles about Lewis Stone and Ridgewood Park

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PHOTOGRAPH RECORD**

Primary #  
 HRI#  
 Trinomial

Page 1 of 2

Resource Name or #: 212 S. Wilton Place

Year 2007

Camera Format: 35mm

Lens Size: 28-80 mm

Film Type and Speed: Black & White Kodak TRI-X 400

Negatives Kept at:

Mo.	Day	Time	Exp./Frame	Subject/Description	View Toward	Accession #
Dec.	3	10:30 am	<b>Roll 1 (3487)</b>	<b>Exterior and Main Floor</b>		
			24	Front Facade	E	
			23	Front Facade	E	
			22	Front and South Facades	NE	
			21	Front and North Facades	SE	
			20	North Façade	SE	
			19	Front Façade (Northern Portion)	NE	
			18	Front and North Facades (retake w/out vehicle)	SE	
			17	North Façade (retake w/out vehicle)	SE	
			16	Front Porch Leaded Glass Window and Bracket	Detail	
			15	Coupled Composite Columns of Portico	Detail	
			14	Balconet on the Second Story	Detail	
			13	Front Façade (Southern Portion)	E	
			12	Front Door	Detail	
			11	Front Door Hardware	Detail	
			10	Entrance Hall and Stairs (Central Stair)	E	
			9	Entrance Hall	SE	
			8	Living Room	SE	
			7	Living Room (south side of house - 1 <sup>st</sup> floor)	E	
			6	Living Room Fireplace	S	
			5	Column and Half-Wall in Living Room	NW	
			4	Living Room	W	
			3	Family Room (rear-center of 1 <sup>st</sup> floor)	NE	
			2	Family Room	NE	
			1	Family Room (view through to Entrance Hall)	W	
			<b>Roll 2 (3489)</b>	<b>Main Floor and Second Floor Spaces</b>		
			24	First Floor Powder Room (under stairs)	W	
			23	Powder Room Sink	Detail	
			22	Basement Stairs	N	
			21	Basement	NE	
			20	Kitchen (view from Family Room)	N	
			19	Kitchen	NW	
			18	Kitchen and Breakfast Nook (rear NE corner of 1 <sup>st</sup> floor)	NE	
			17	Breakfast Nook French Doors to Back Deck	E	
			16	Kitchen	W	
			15	Dining Room (front NW corner of 1 <sup>st</sup> floor)	NW	
			14	Dining Room (entrance to Kitchen on right)	NE	
			13	Dining Room Dentil Molding	Detail	
			12	Stairway with Raised Panels	S	
			11	2 <sup>nd</sup> Floor Stair Hall	SE	
			10	Entrance to Master Suite (S side of 2 <sup>nd</sup> floor)	S	
			9	Master Suite's Sitting Area	S	
			8	Master Suite's Sitting Area (view to Hall)	NW	
			7	Master Bedroom	SE	
			6	Master Bedroom	NE	
			5	Master Bedroom	SE	
			4	Master Bedroom	NW	
			3	Doors to Master Bathroom (rear SE corner of 2 <sup>nd</sup> floor)	NE	
			2	Master Bathroom	SE	
			1	Master Bathroom (view to rear 2 <sup>nd</sup> floor porch)	N	
			<b>Roll 3 (3488)</b>	<b>2<sup>nd</sup> Floor Spaces and Rear Exterior</b>		
			24	2 <sup>nd</sup> Floor Porch (rear of 2 <sup>nd</sup> floor)	N	
			23	Rear Yard View form 2 <sup>nd</sup> Floor Porch	E	
			22	2 <sup>nd</sup> Floor Porch	SE	



State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PHOTOGRAPH RECORD**

Primary #  
 HRI#  
 Trinomial

Page 2 of 2

Resource Name or #: 212 S. Wilton Place

Year 2007

Camera Format: 35mm

Lens Size: 28-80 mm

Film Type and Speed: Black & White Kodak TRI-X 400

Negatives Kept at:

Mo.	Day	Time	Exp./Frame	Subject/Description	View Toward	Accession #
Dec.	3	10:30 am	<b>Roll 3 (continued)</b>	<b>2<sup>nd</sup> Floor Spaces and Rear Exterior Continued</b>		
			21	NE Corner Bedroom 1 (small room in rear NE corner of 2 <sup>nd</sup> floor)	N	
			20	NE Corner Bedroom 1	NE	
			19	NE Corner Bedroom 1 (view to Hall and Porch)	SW	
			18	2 <sup>nd</sup> Floor Hall (view towards front of house)	W	
			17	2 <sup>nd</sup> Floor Hall (view towards back of house)	E	
			16	2 <sup>nd</sup> Floor Hall Bathroom	S	
			15	Bedroom 2 (Little Girl's Room)	N	
			14	Bedroom 2 Closets	NE	
			13	Jack and Jill Bathroom (north side of 2 <sup>nd</sup> floor in between Bedroom 2 and 3)	SW	
			12	Jack and Jill Bathroom Bead Board	Detail	
			11	Jack and Jill Bathroom	NE	
			10	Bedroom 3 (NW corner of 2 <sup>nd</sup> floor)	W	
			9	Bedroom 3	N	
			8	Bedroom 3	NW	
			7	Rear Yard and Garage	NE	
			6	Rear Yard	SE	
			5	Garage	NE	
			4	Rear Façade	W	
3	North Façade and Driveway	SW				
2	NE Corner of Rear Façade (roofline)	Detail				
1	Rear Yard Driveway	SW				
Dec.	3	10:30 am	<b>Digital Photos</b>	<b>Attic Space</b>		
			Dig. 1	Attic Stairs	S	
			Dig. 2	Attic Room	NW	
			Dig. 3	Attic Window	E	
Jan.	23	10:00 am	<b>Digital Photos</b>	<b>Color Photographs taken by homeowner, Eric Vizents</b>		
			<b>Photog: Eric Vizents</b>			
			Dig. 4	Front Facade	E	
			Dig. 5	Living Room	W	
			Dig. 6	Dining Room	NE	
			Dig. 7	Stair Hall	SE	
Dig. 8	Upstairs Stair Hall	NE				

First Floor  
Exterior  
Images



Garage  
3-5, 3-7

Rear Yard  
3-6, 3-7

Rear Facade  
3-2 thru 3-4

Driveway  
3-1

Kitchen  
Images  
2-16 thru 2-20

Dining Room  
Images  
2-13 thru 2-15

Central Stair  
Hall  
1-9 thru 1-10

Family Room  
1-1 thru 1-3

Powder Rm  
2-23, 2-24

Basement 2-21, 2-22

Living Room  
Images  
1-4 thru 1-8



Front Facade  
1-11 thru 1-24

Sanborn  
Map  
1921

212

Second Floor  
Images

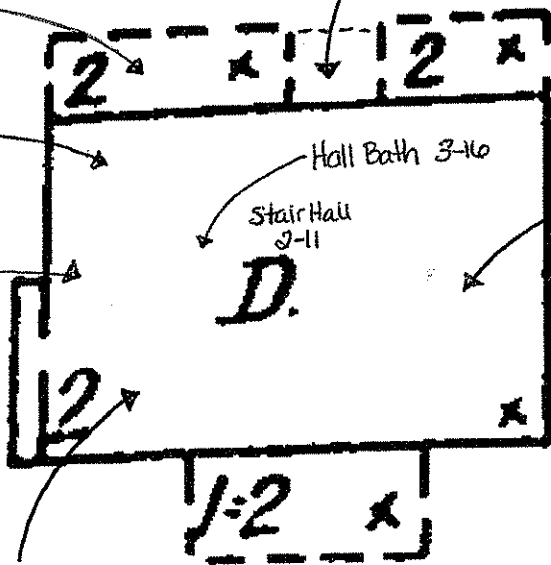
AUTO  
1 x

NE Corner Bedroom 1  
3-19 thru 3-21

2nd Floor  
Porch  
3-22 thru 3-24

Bedroom 2  
3-14, 3-15

Jack & Jill Bath  
3-11 thru 3-13



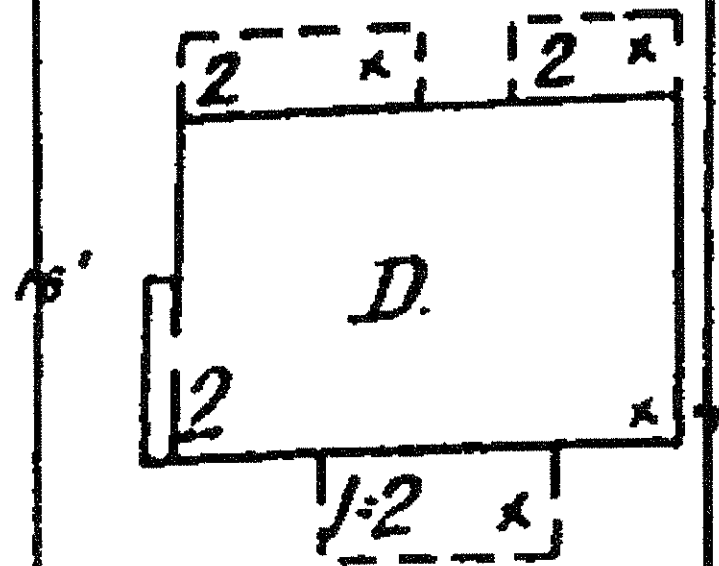
Master Bedroom Suite  
2-1 thru 2-10

Bedroom 3  
3-8 thru 3-10

Sanborn  
Map  
1921

212

AUTO  
/ x

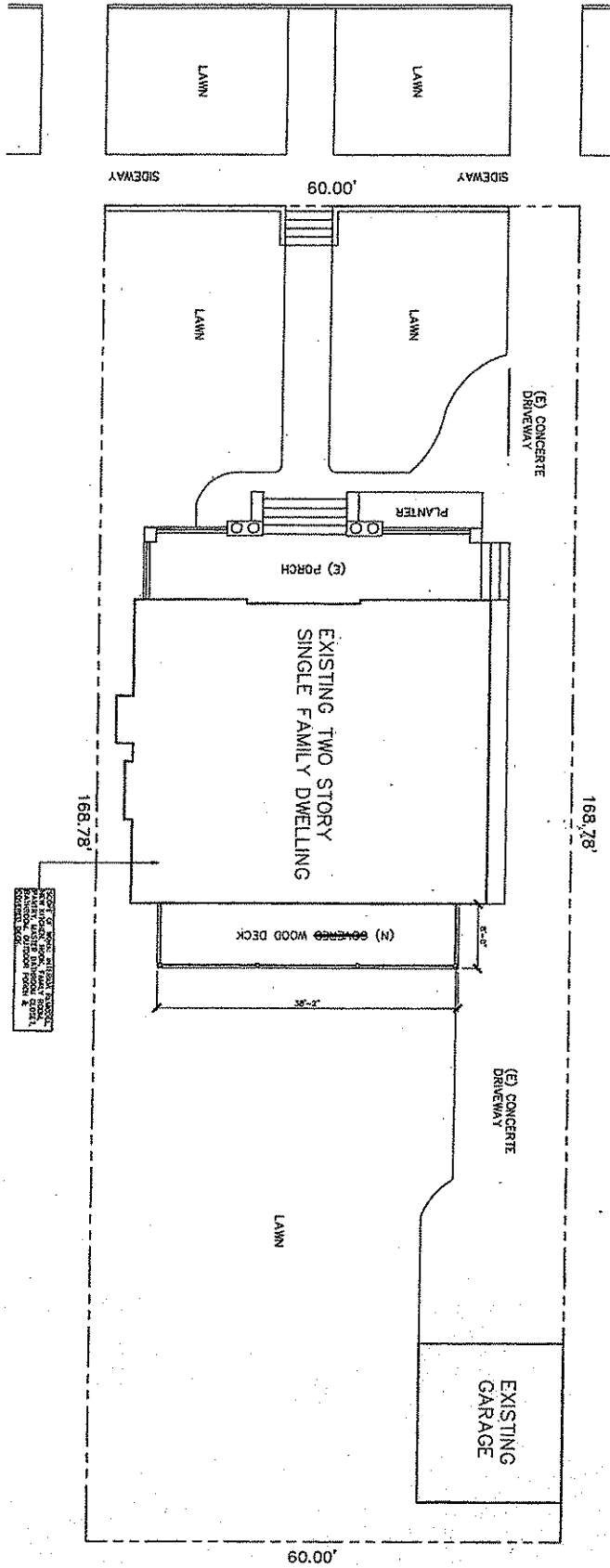


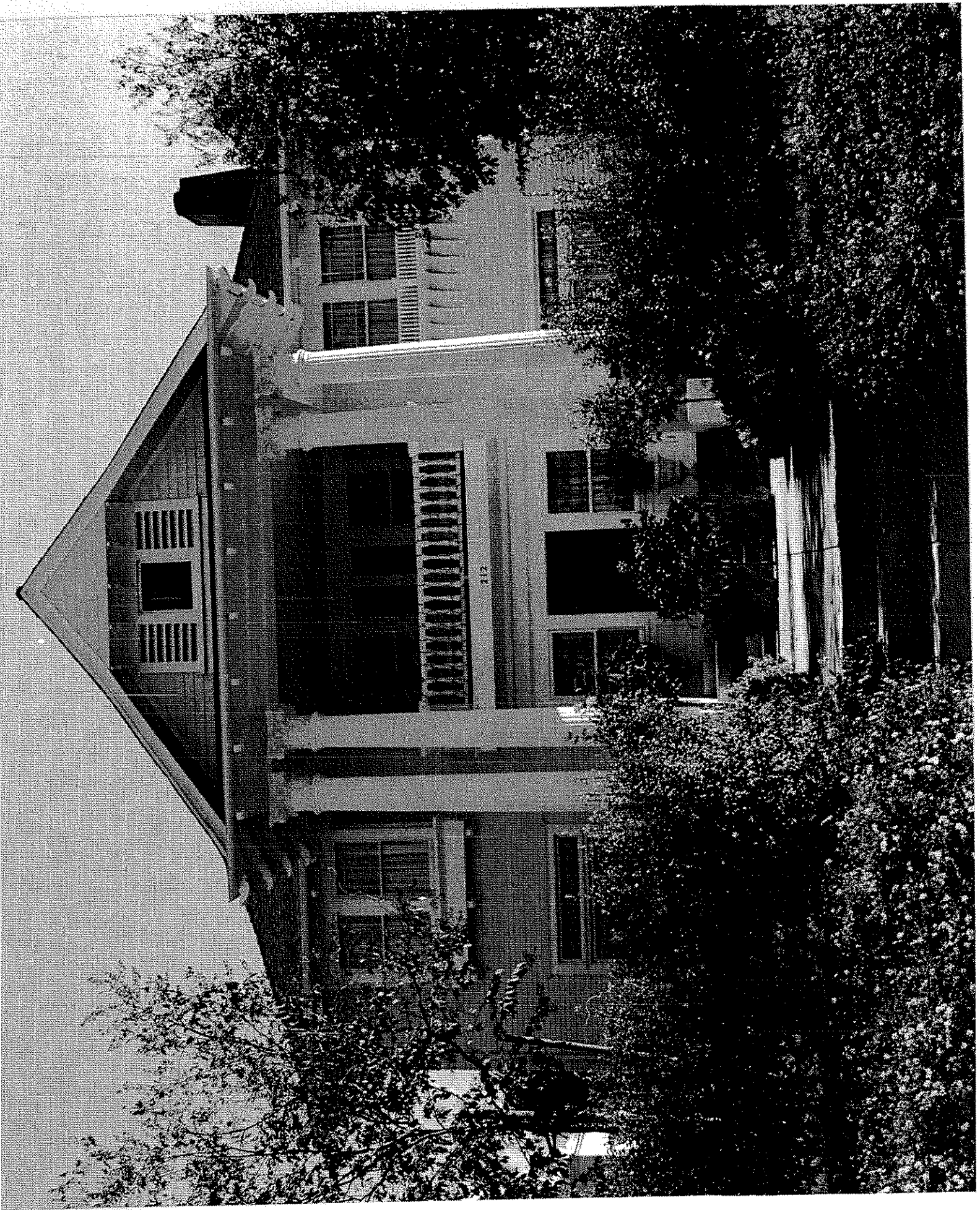
Sanborn  
Map 1921

212

212 S. WILTON ST. PL

SITE PLAN  
SCALE: 1/8"=1'-0"



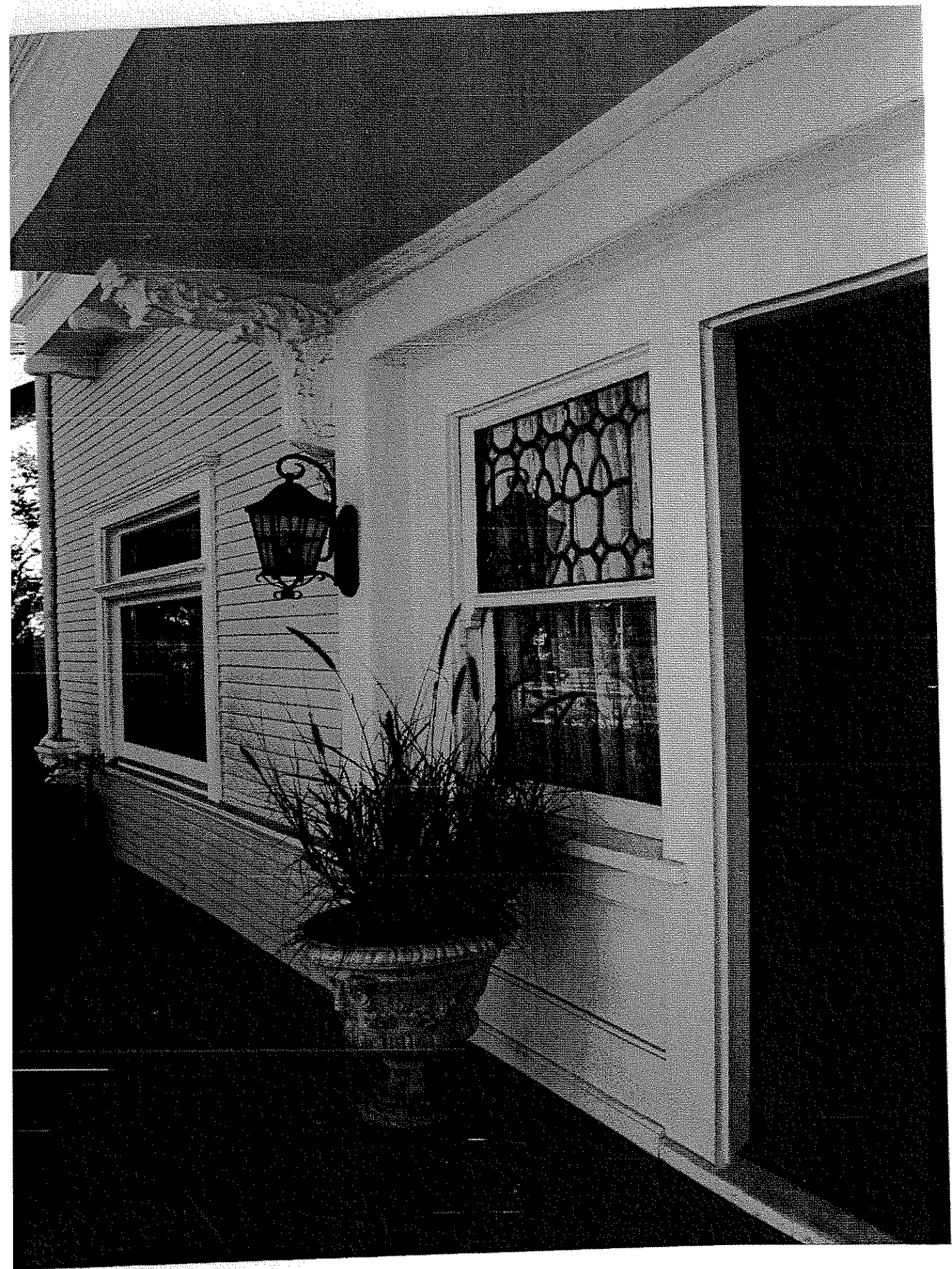






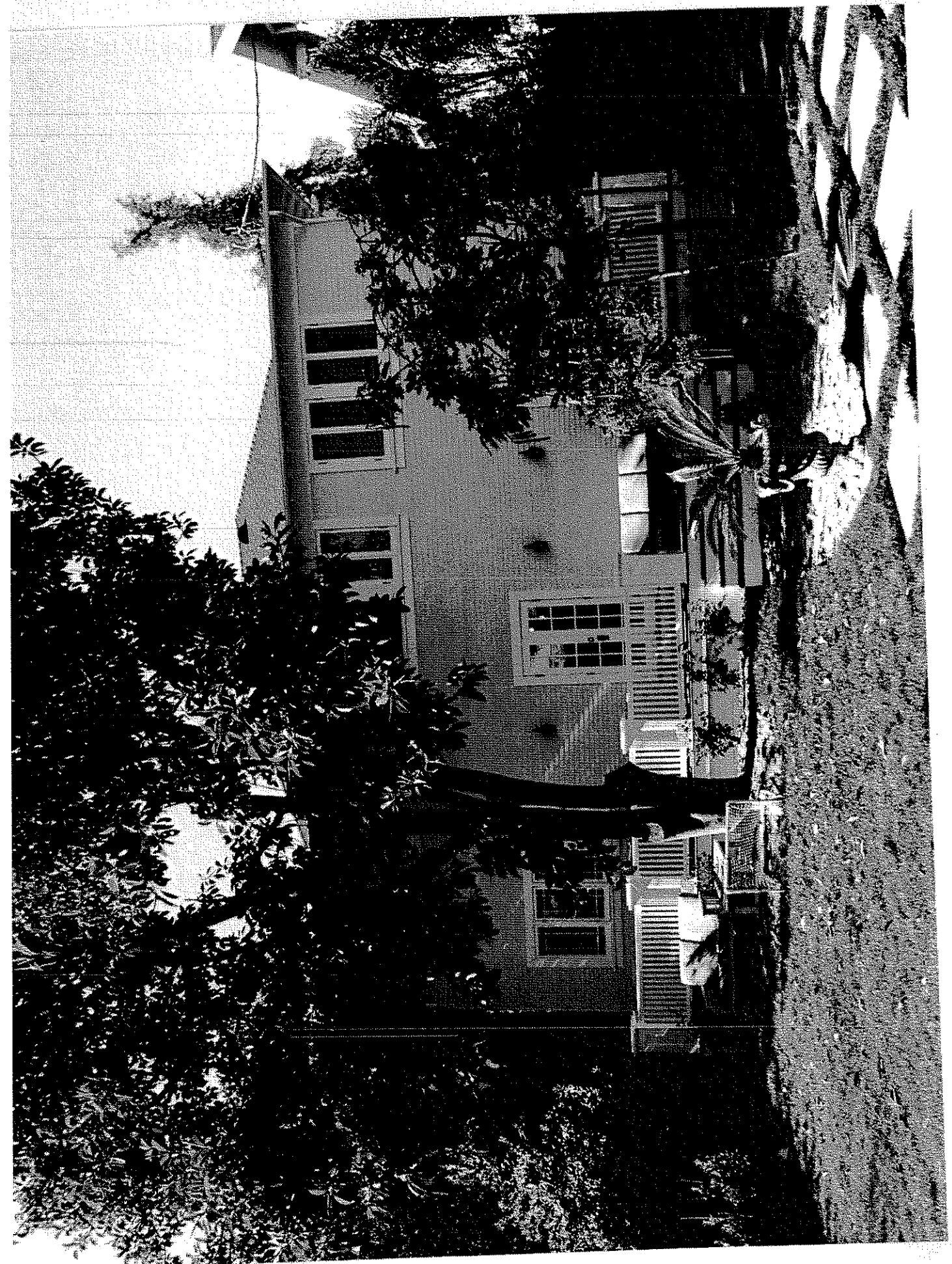


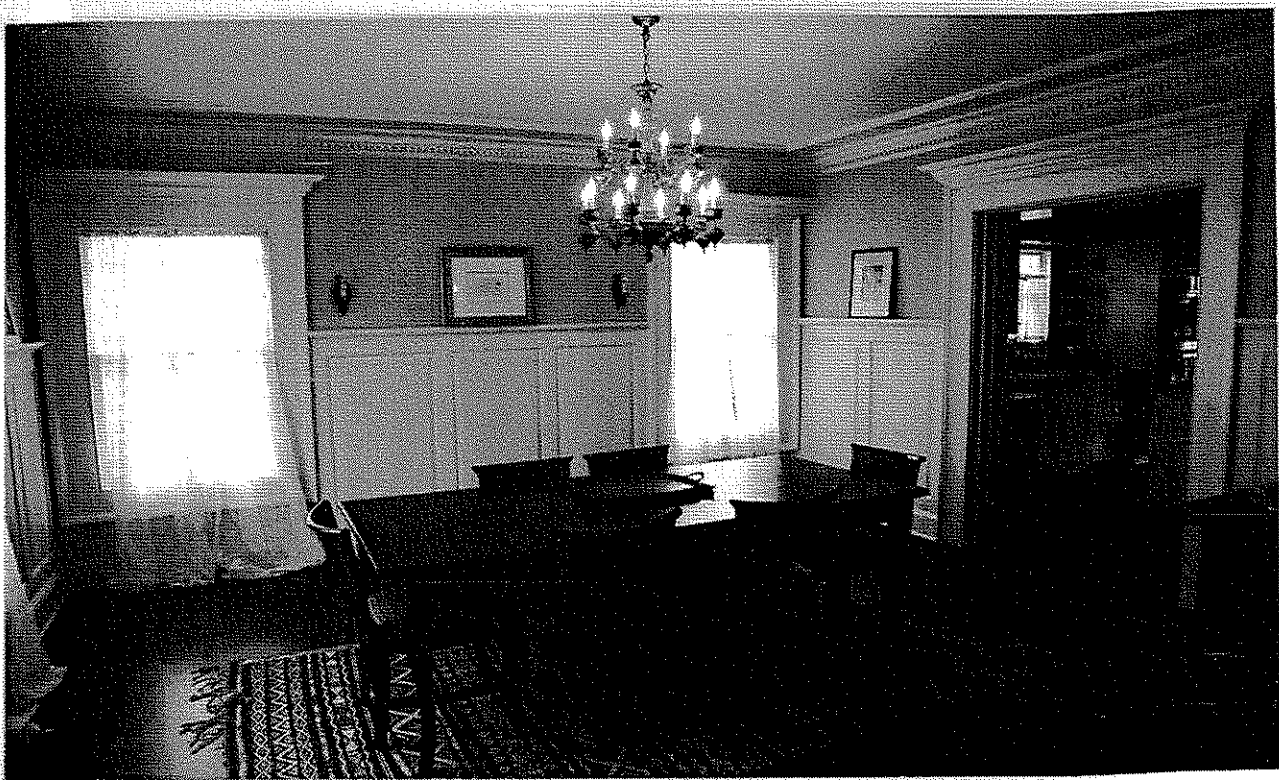


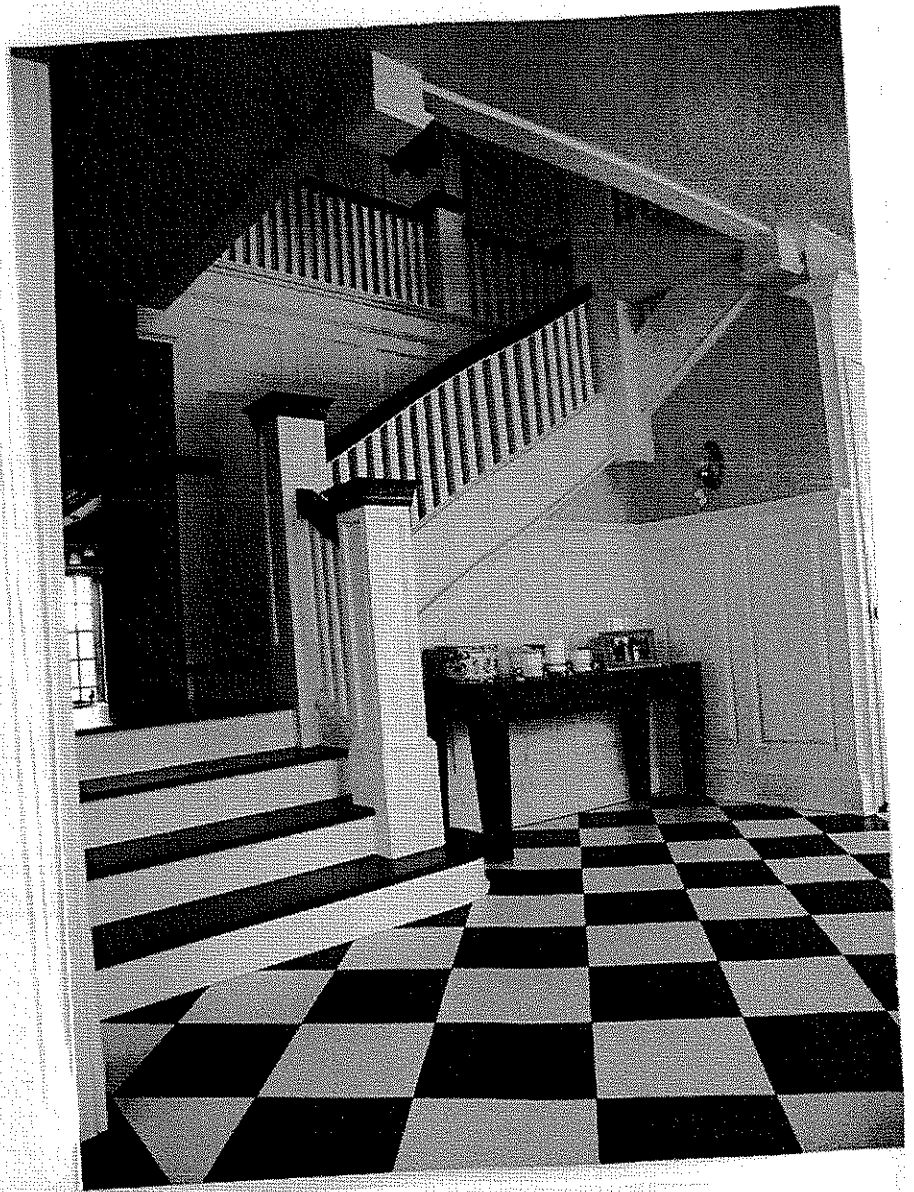




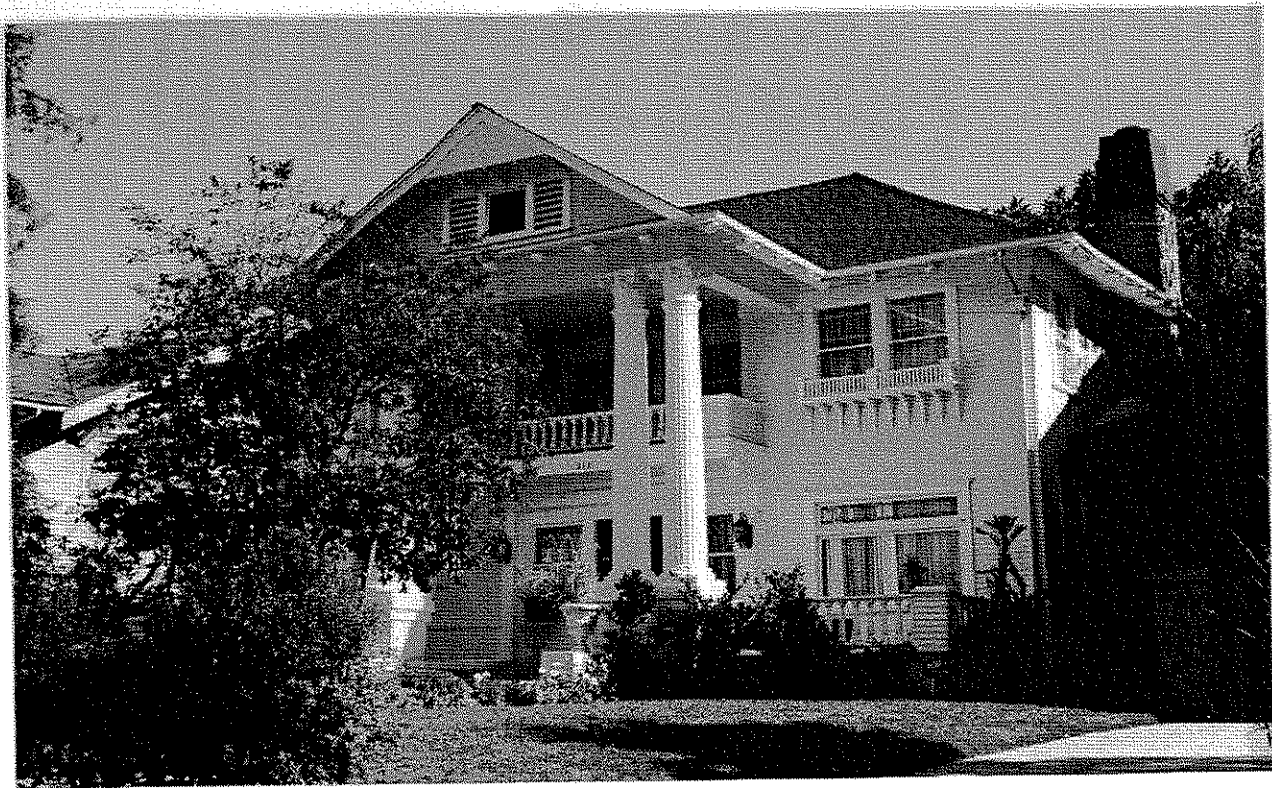


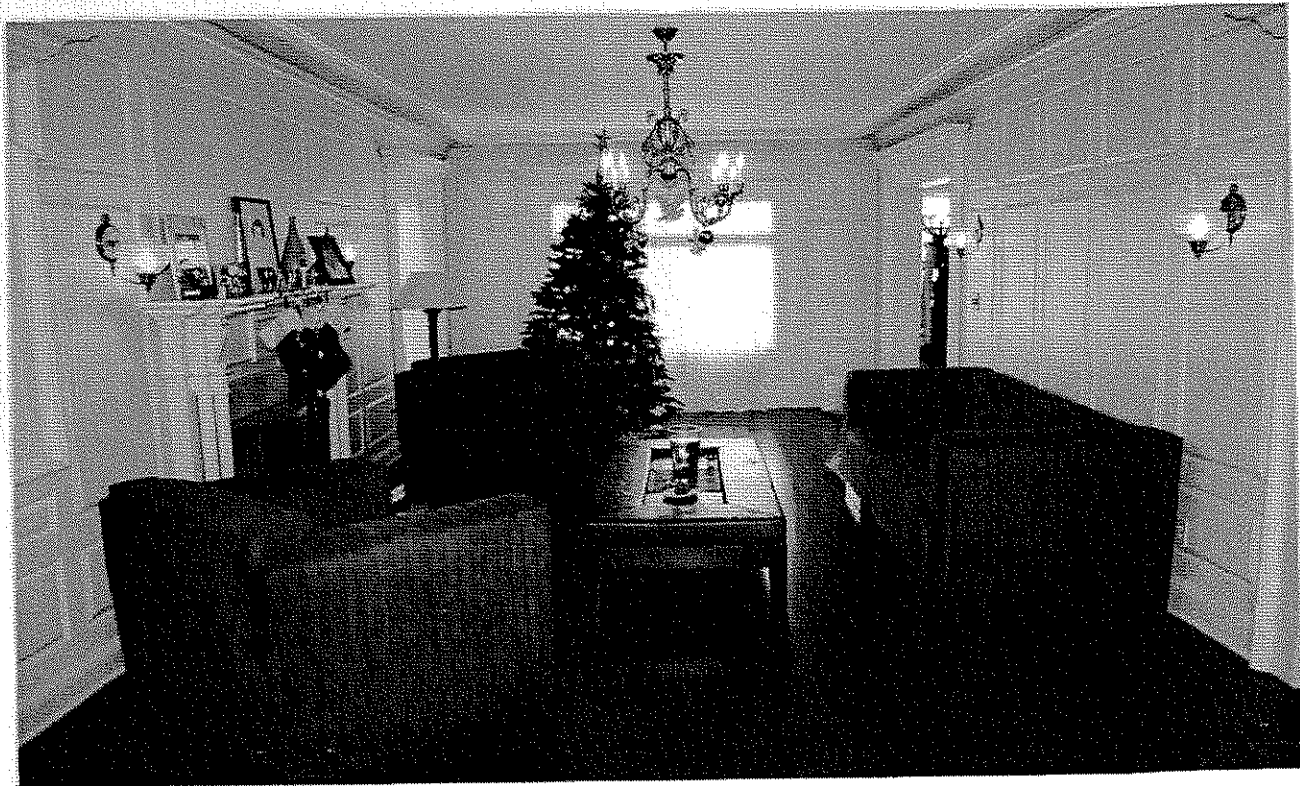
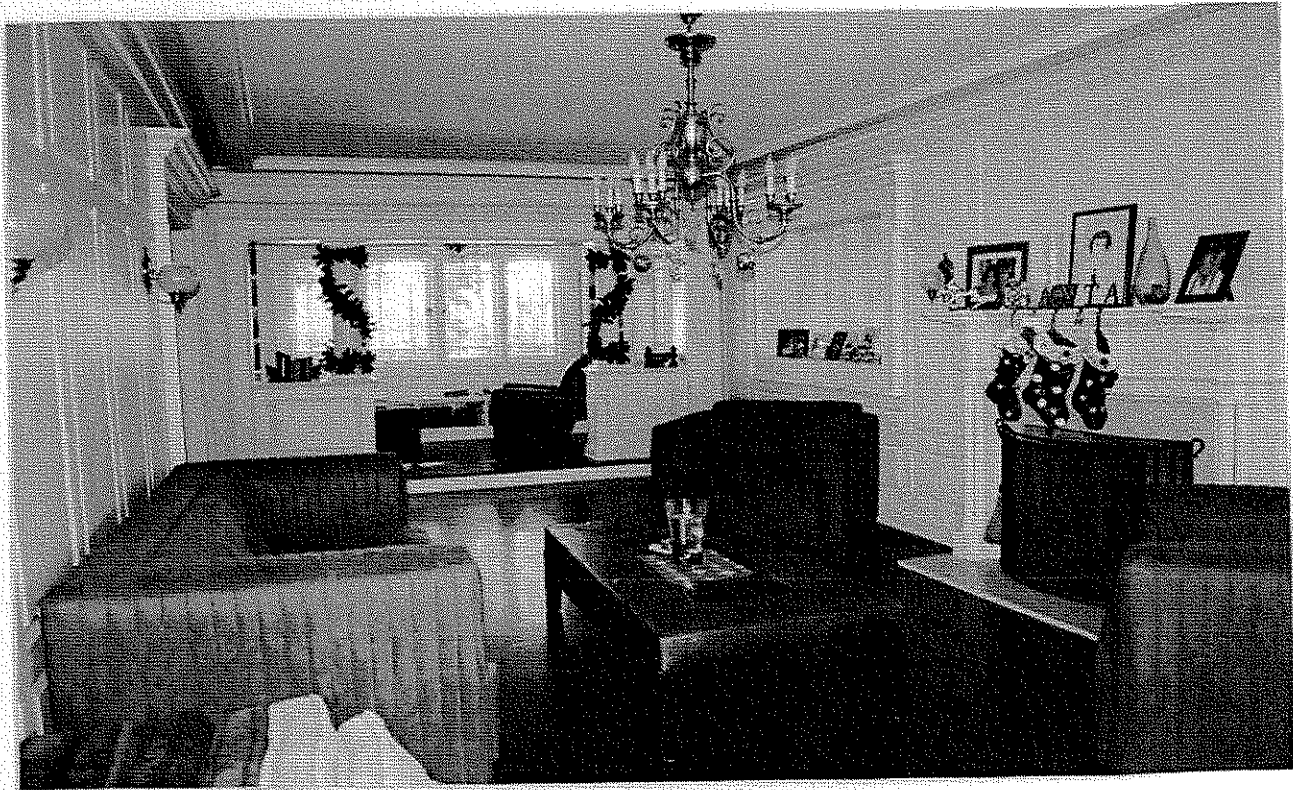




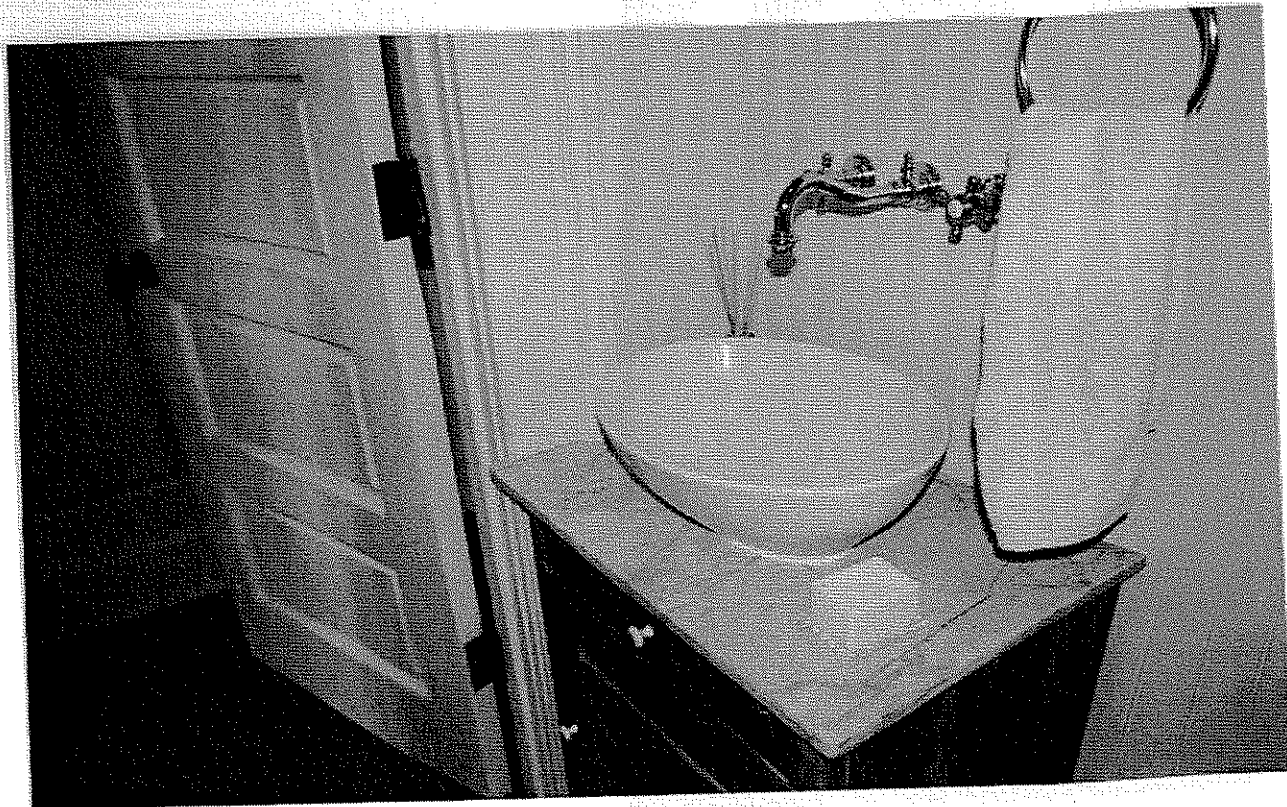
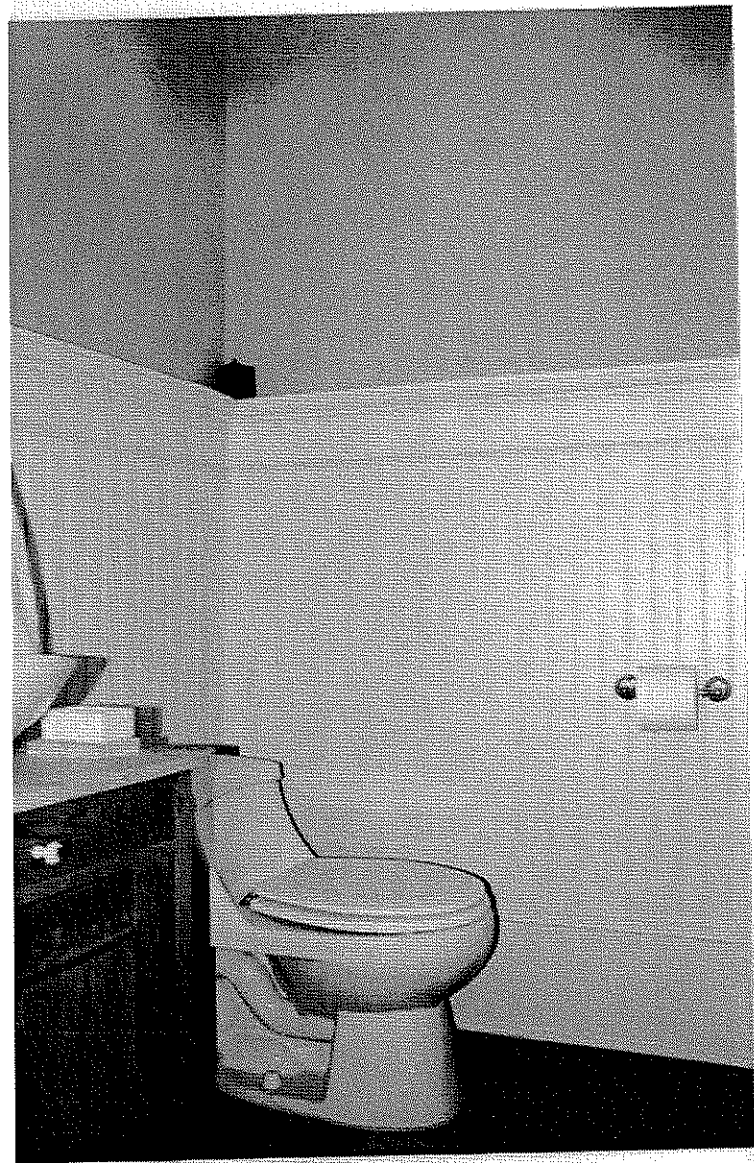




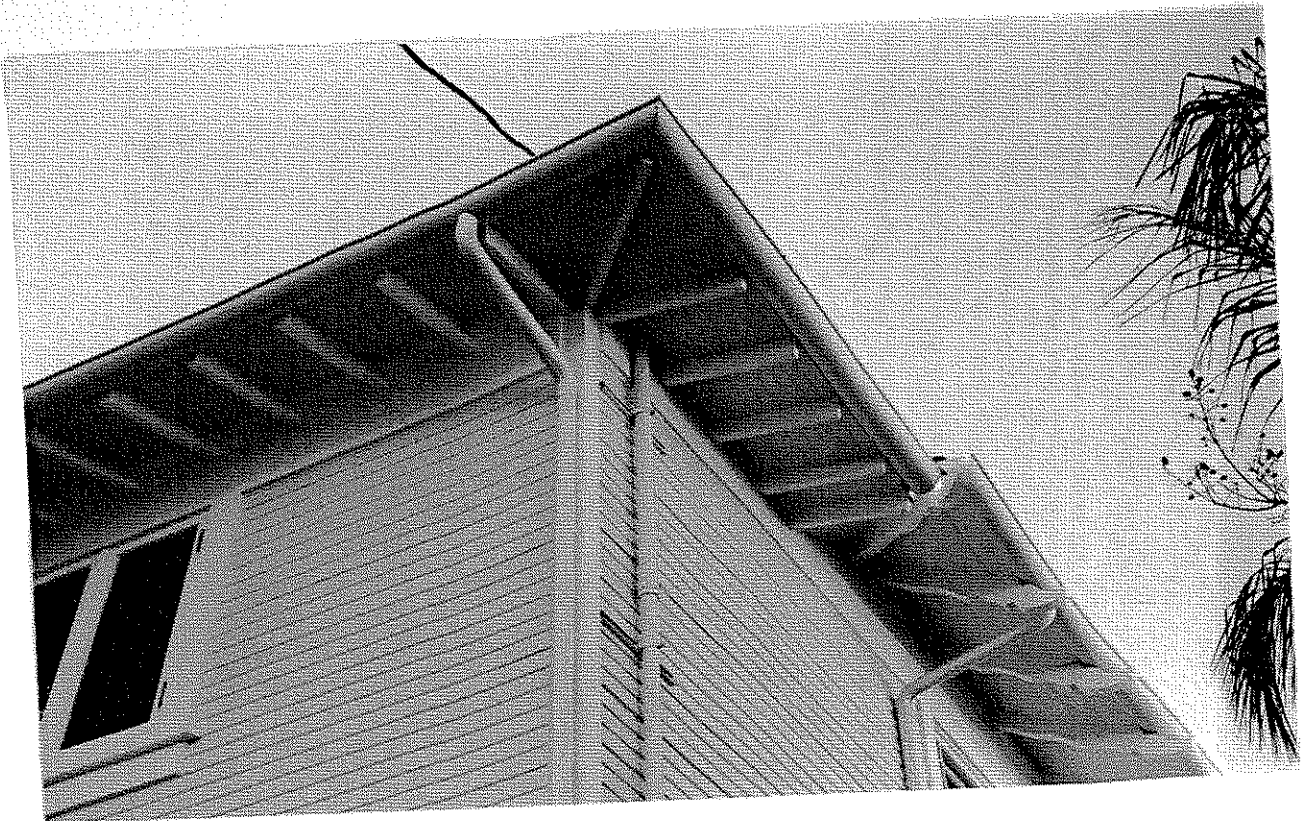


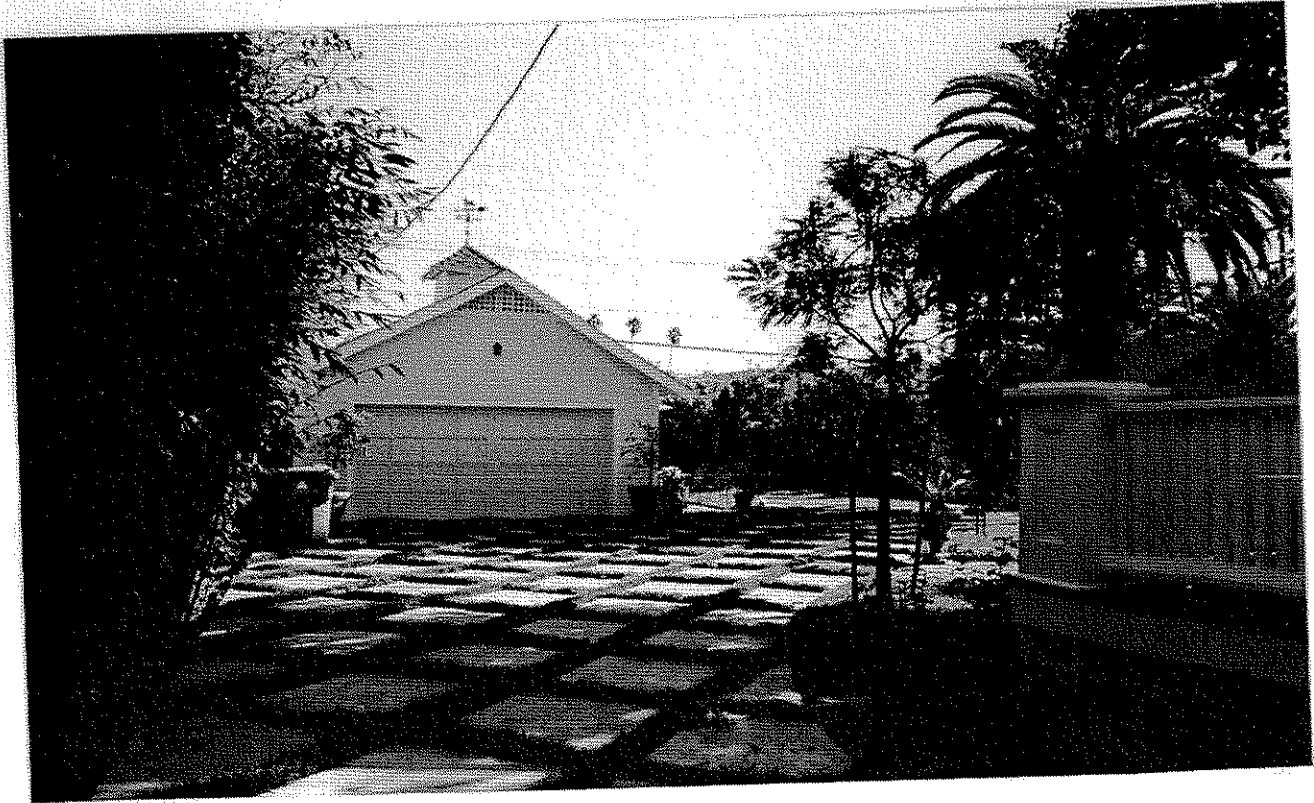
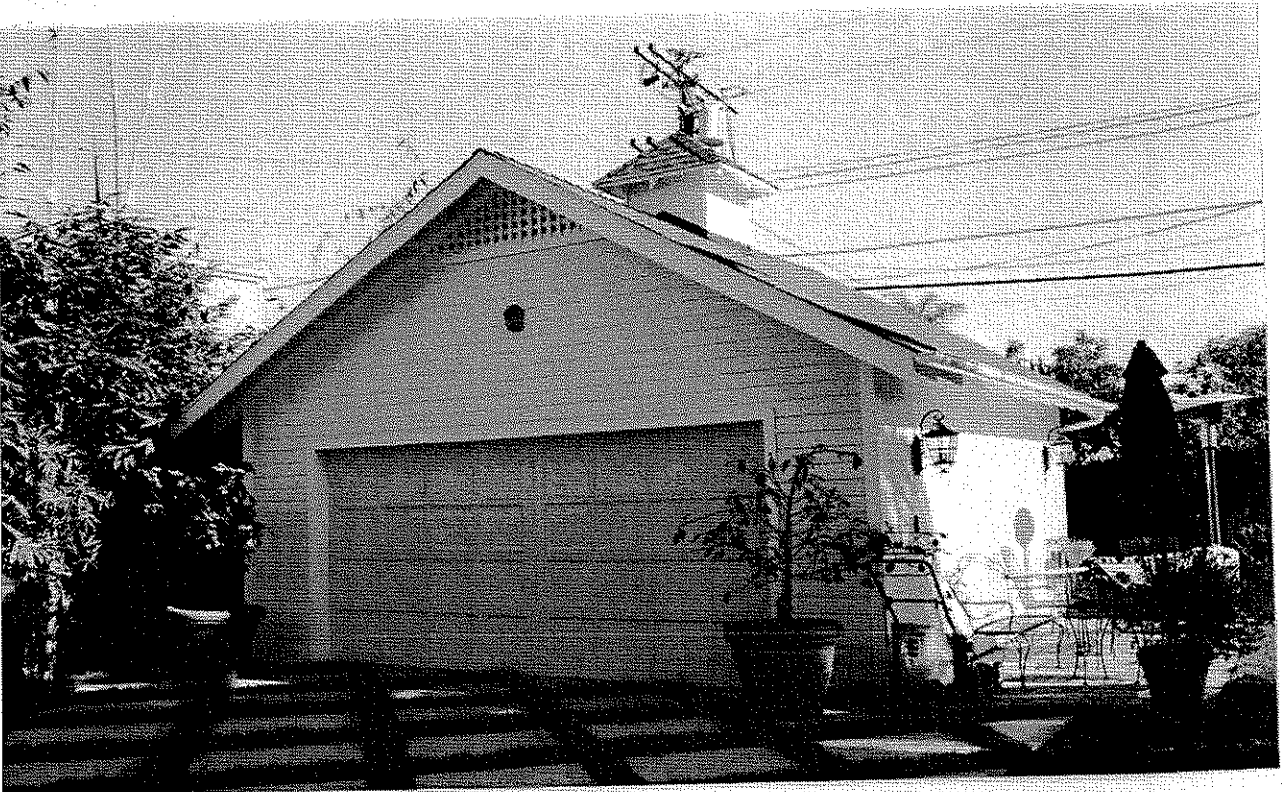


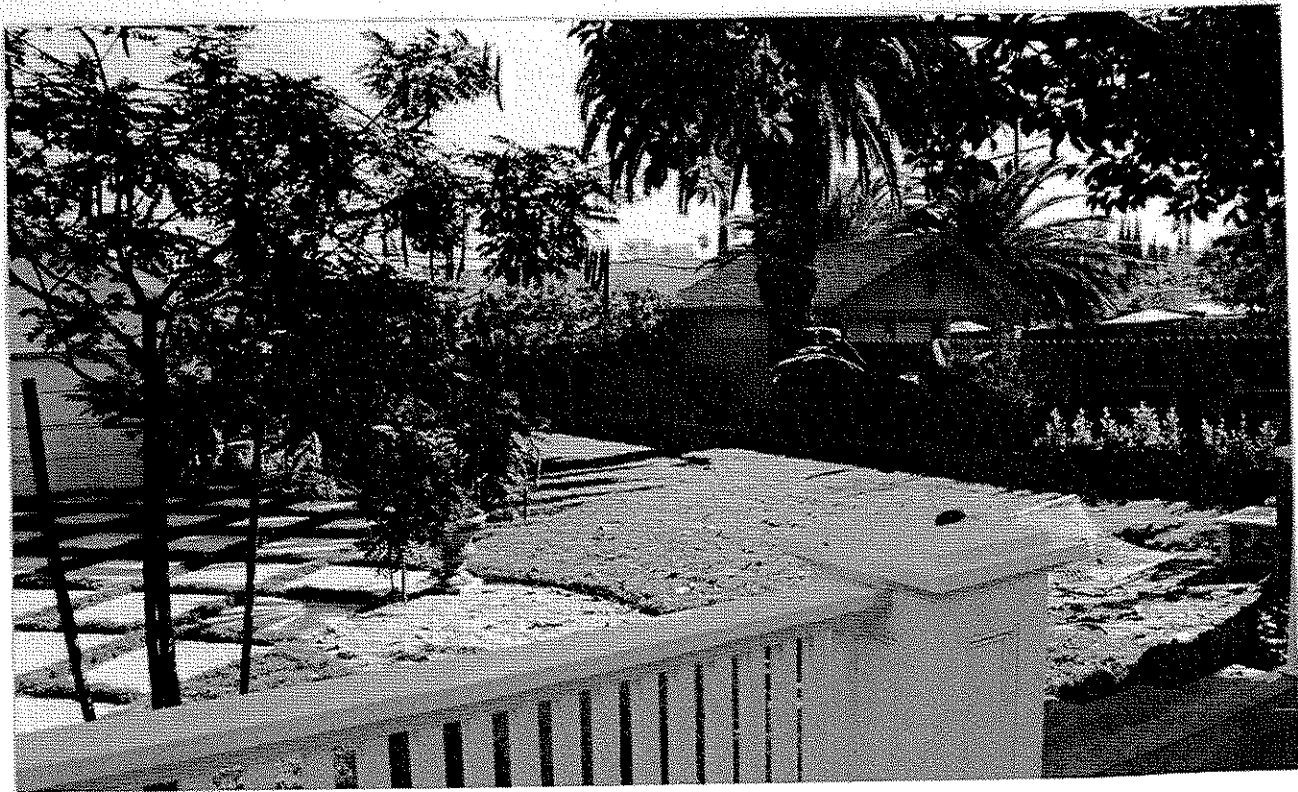
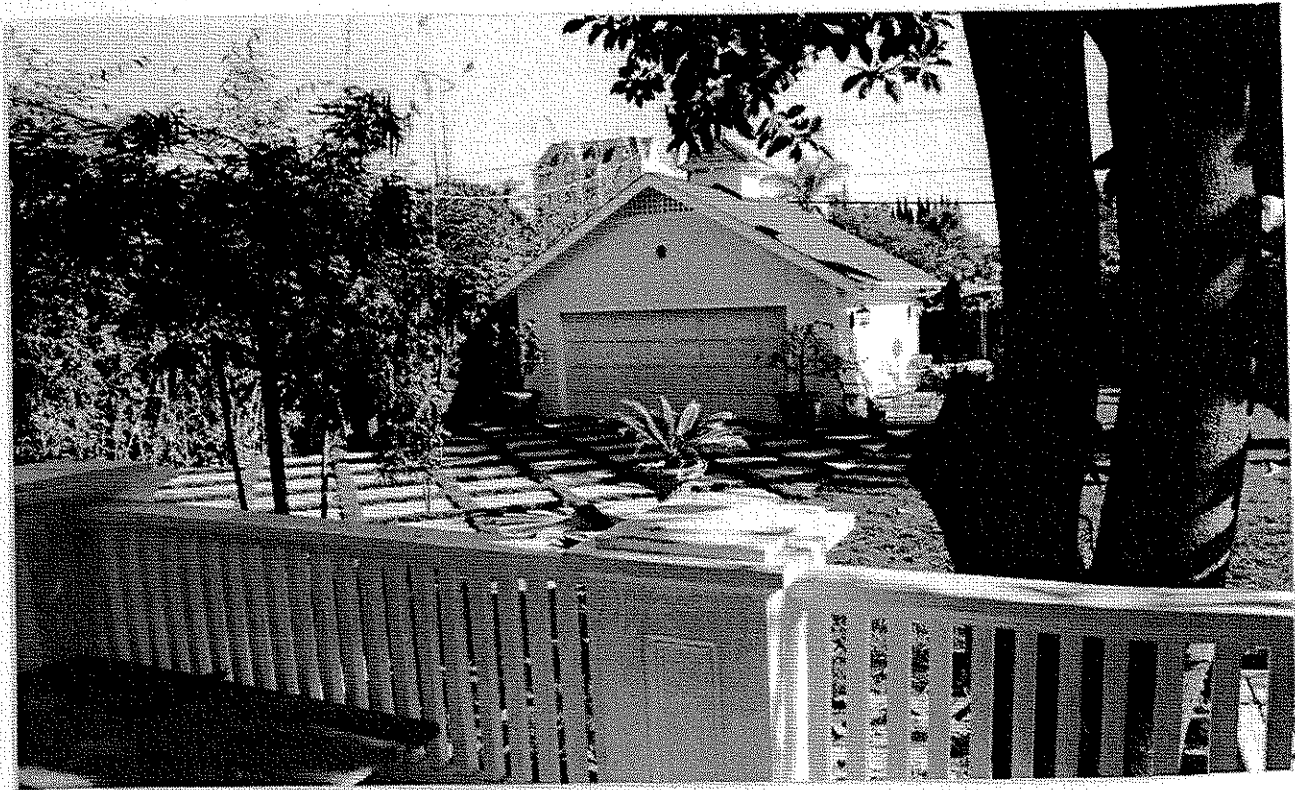




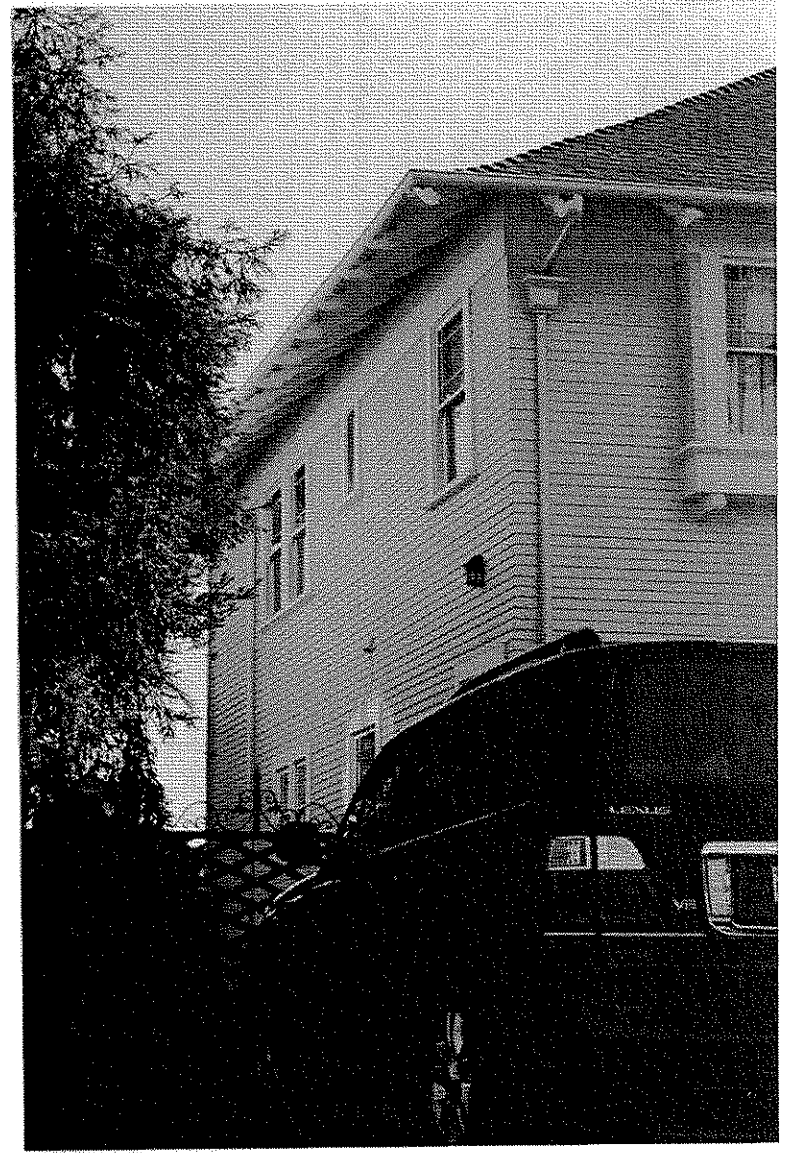
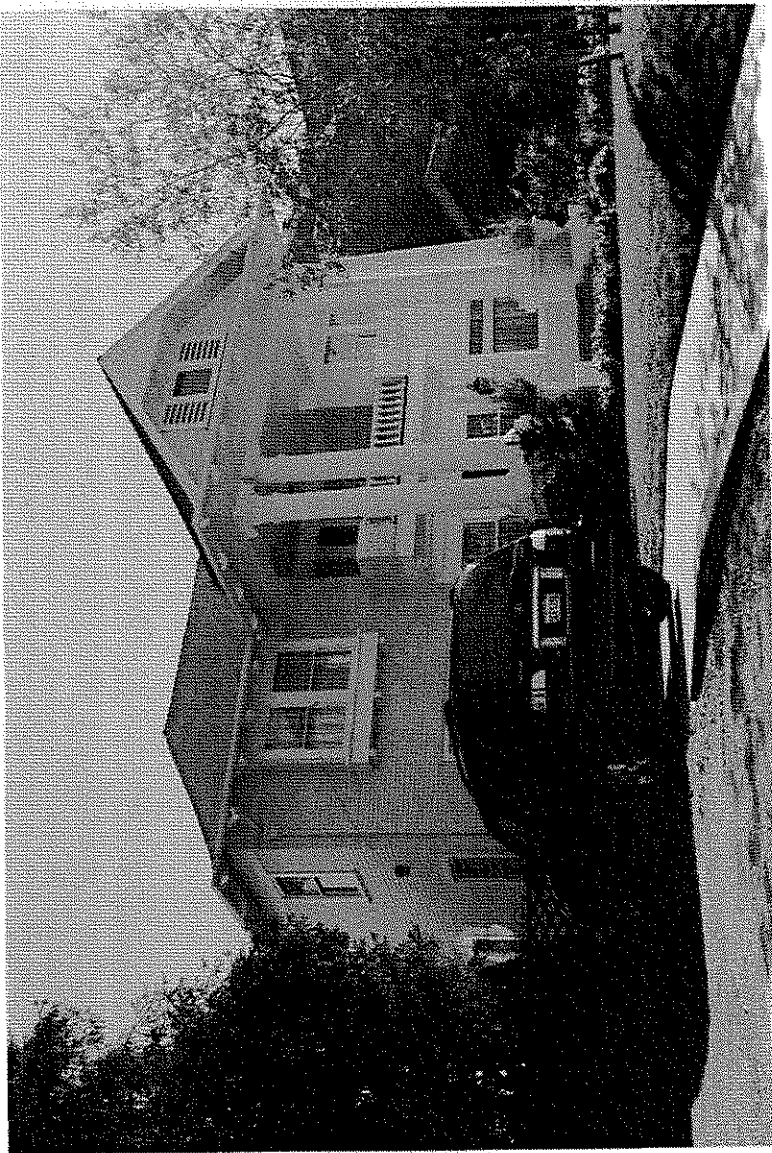


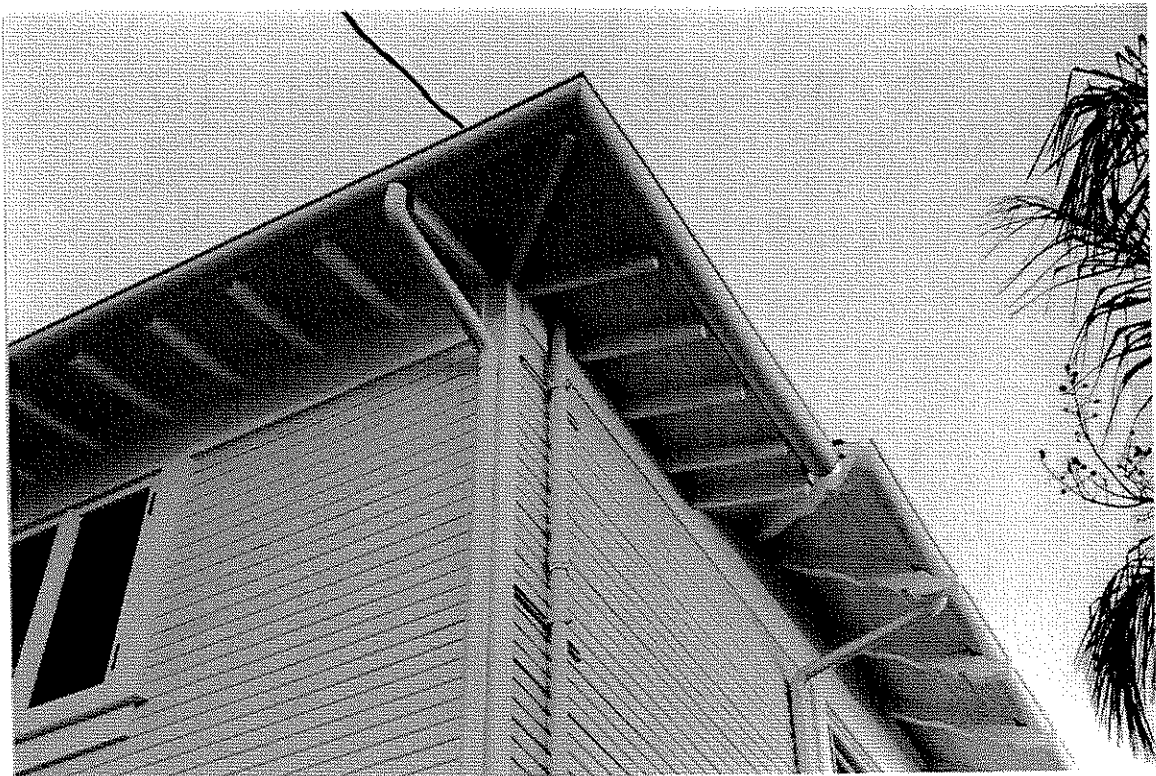




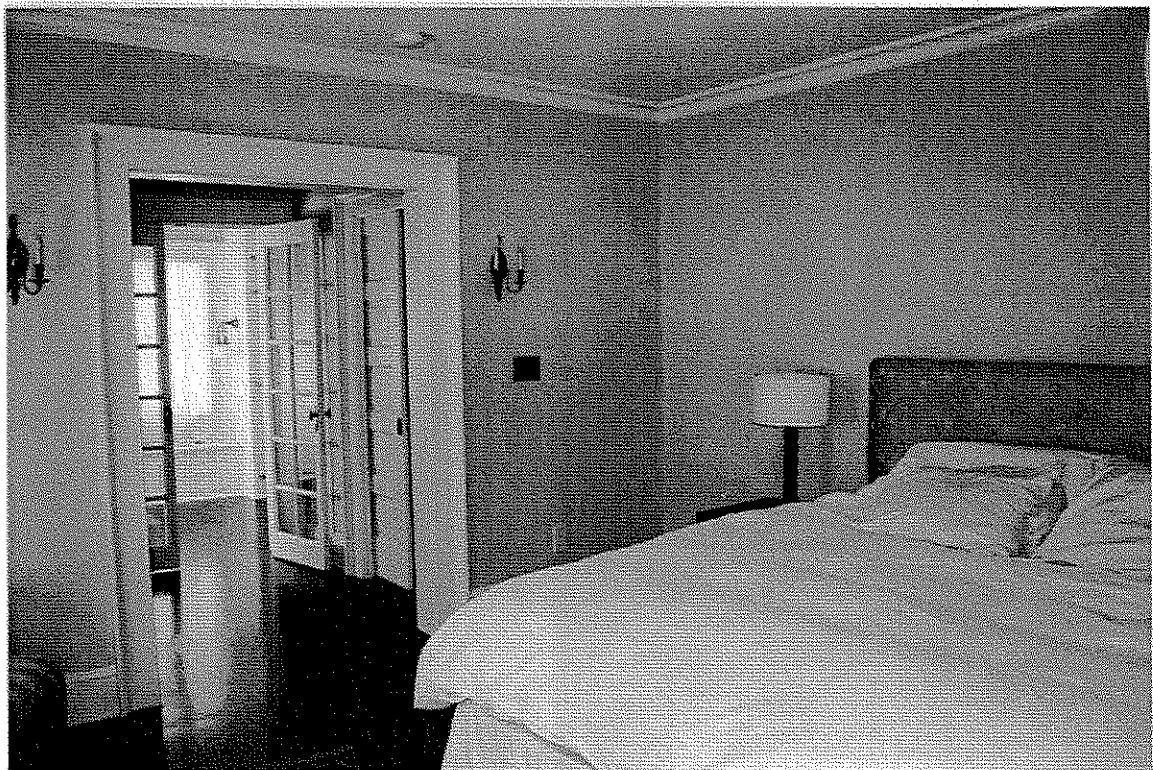
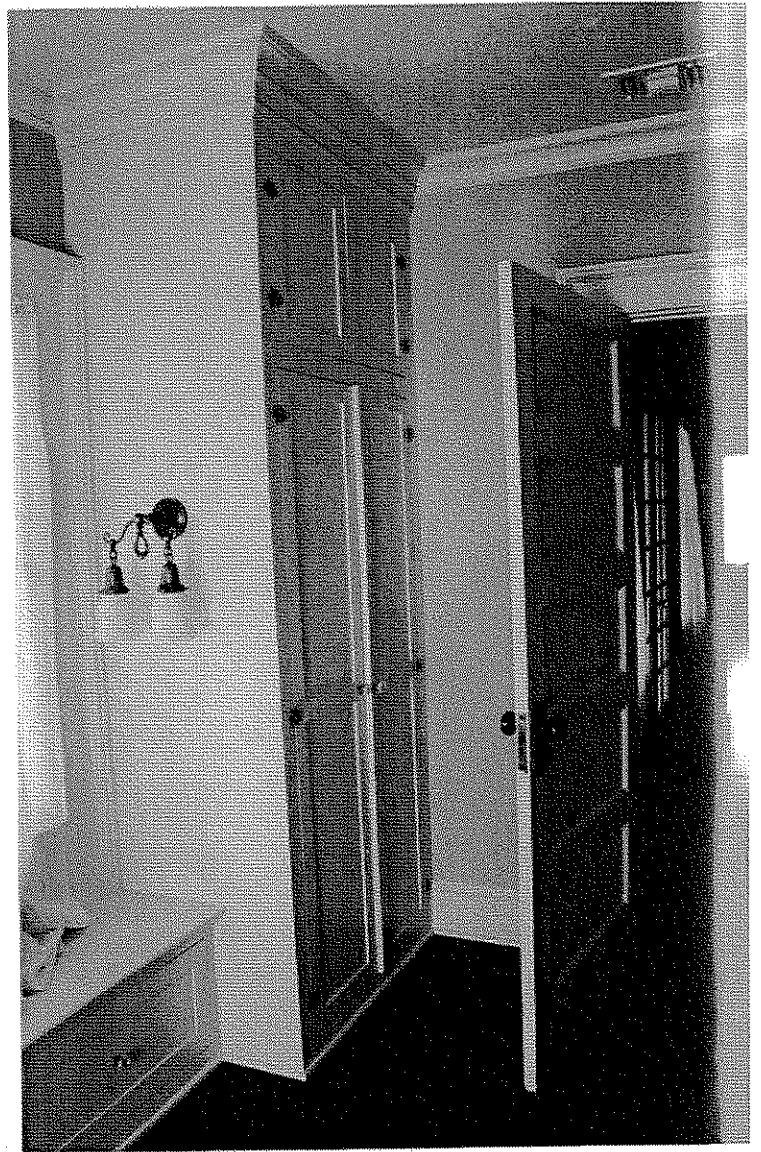
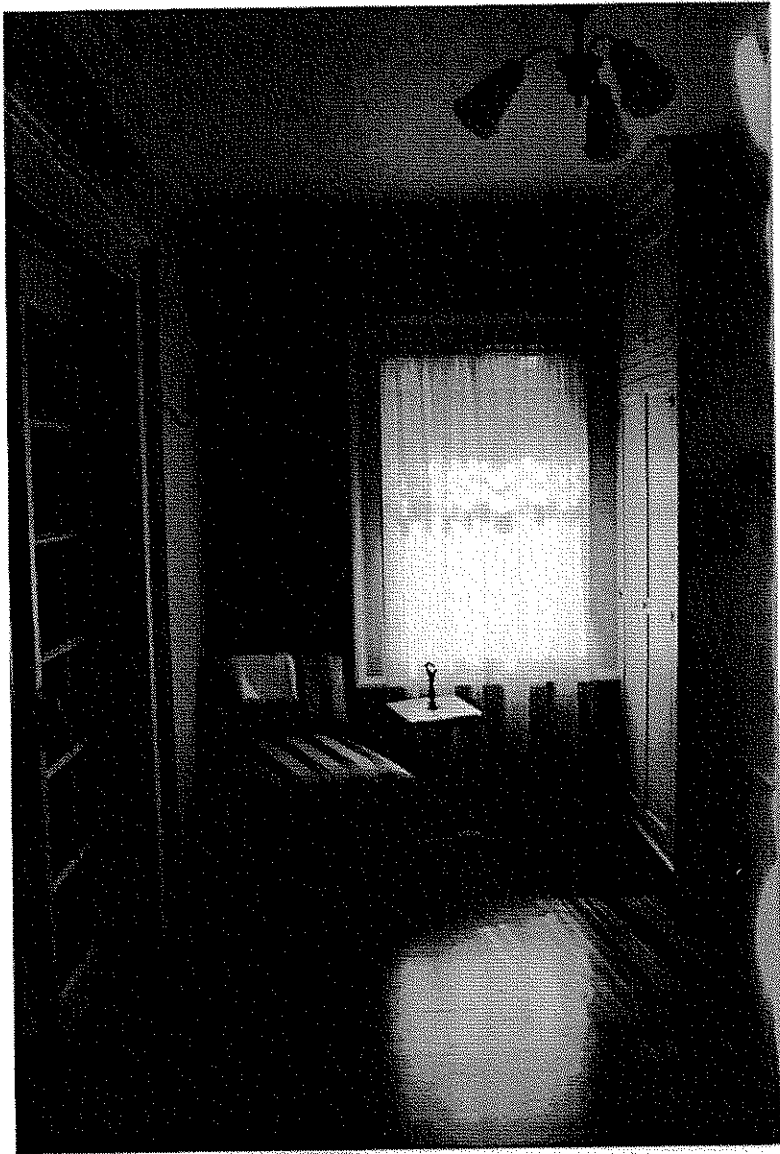


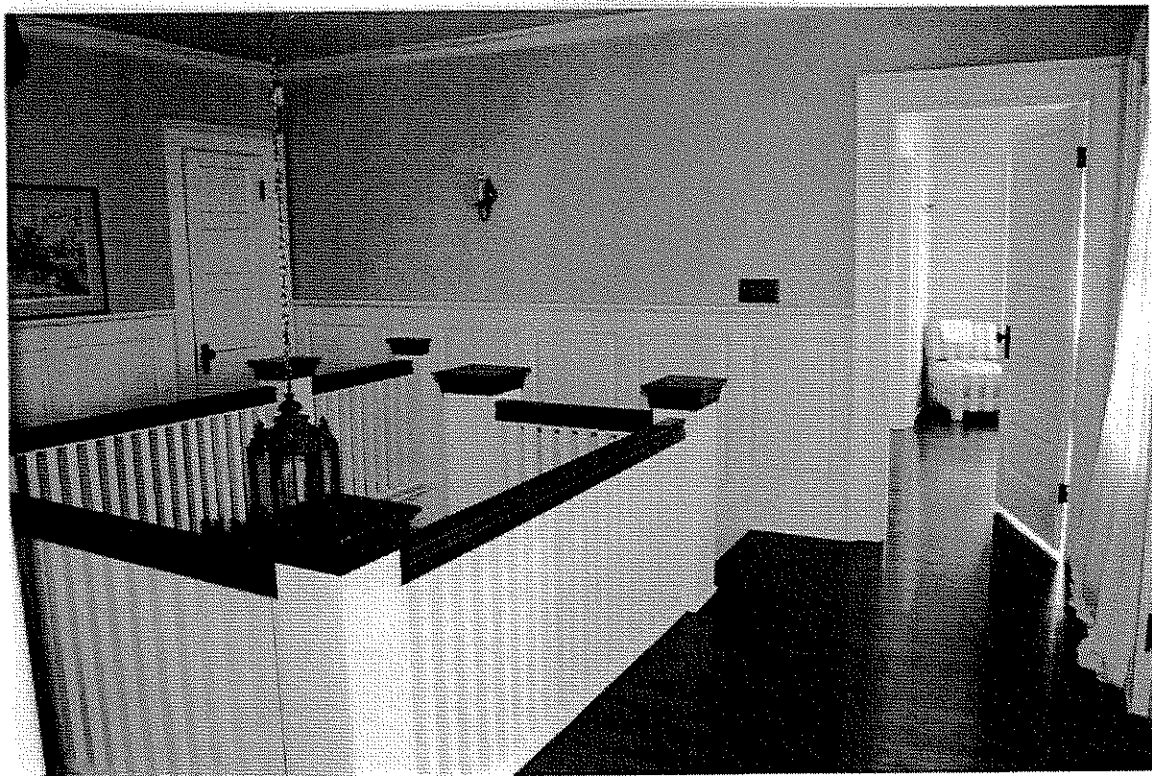
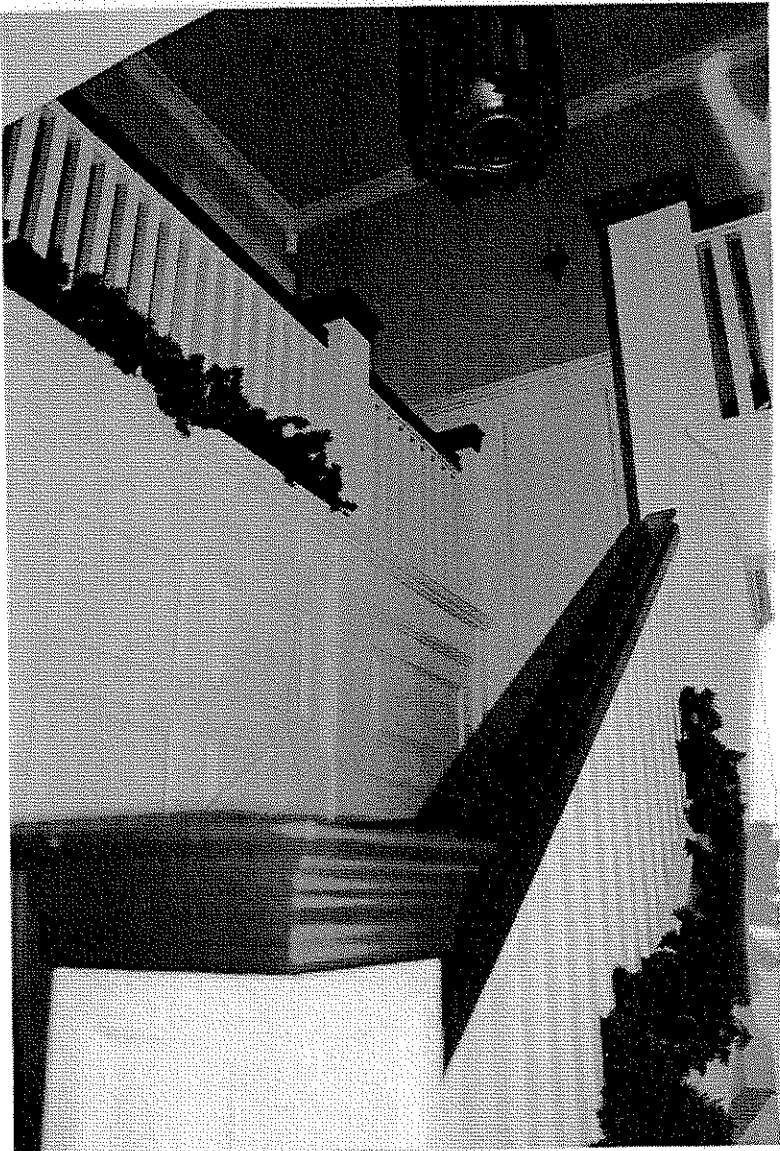




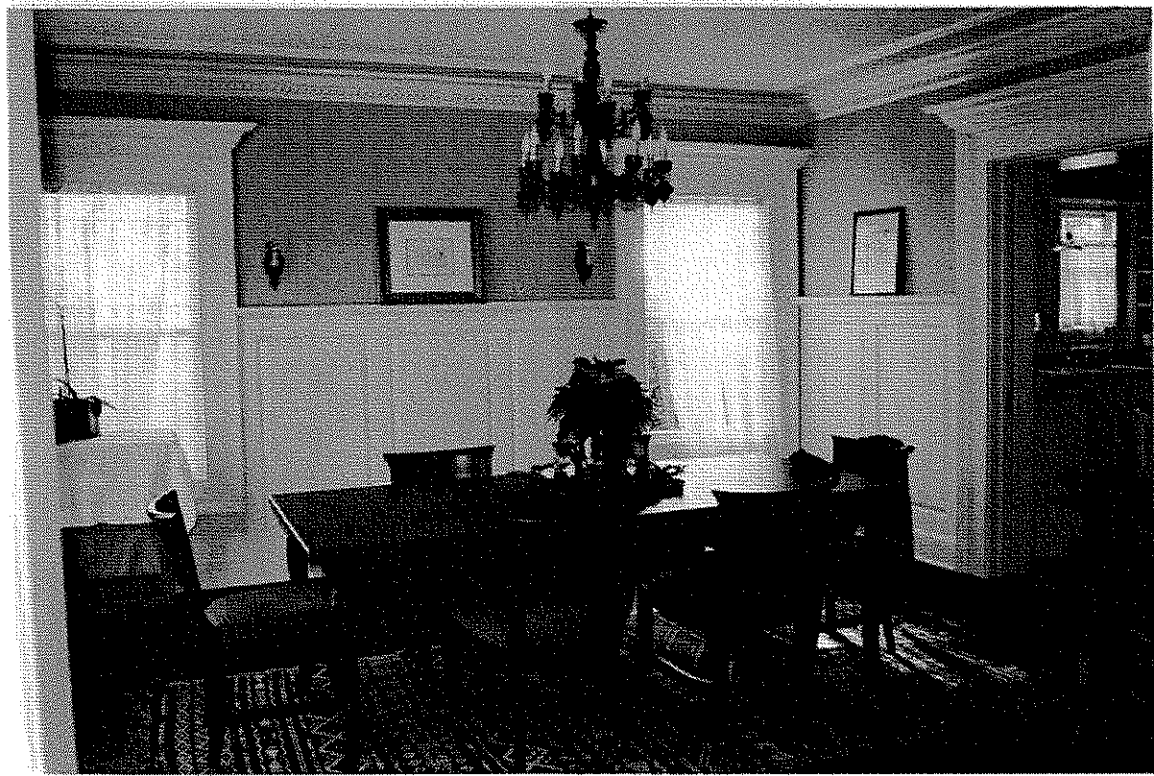
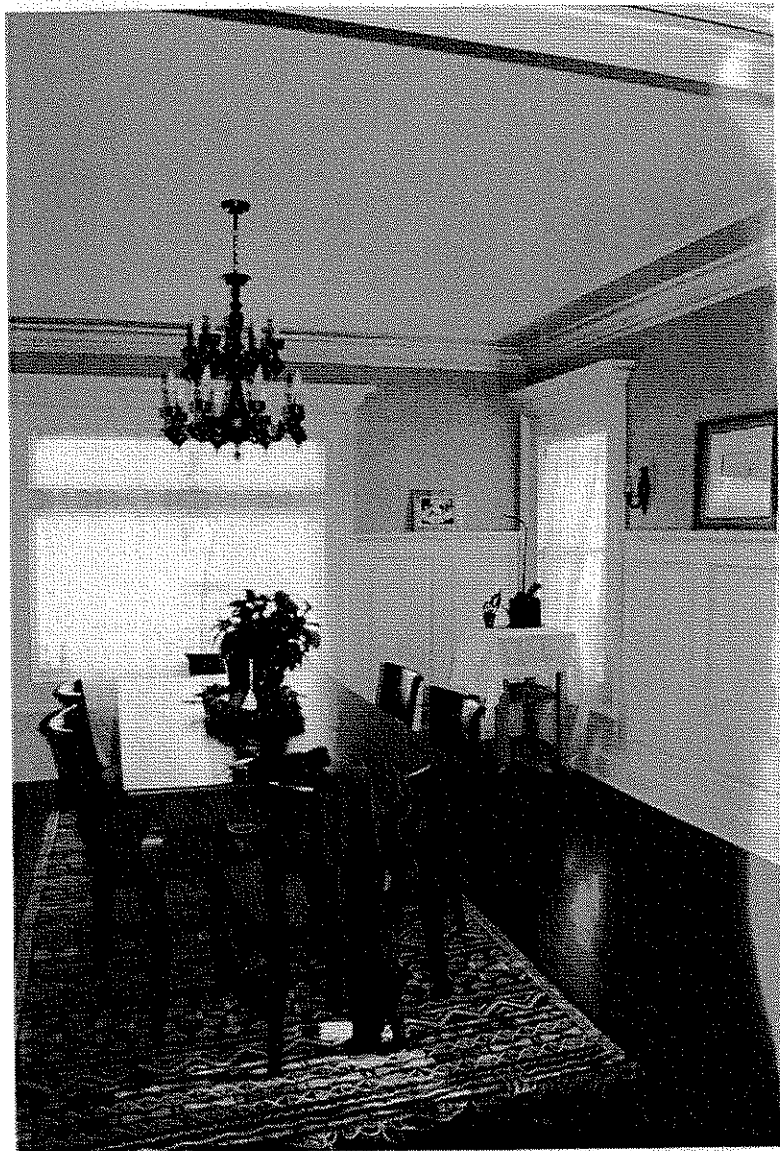




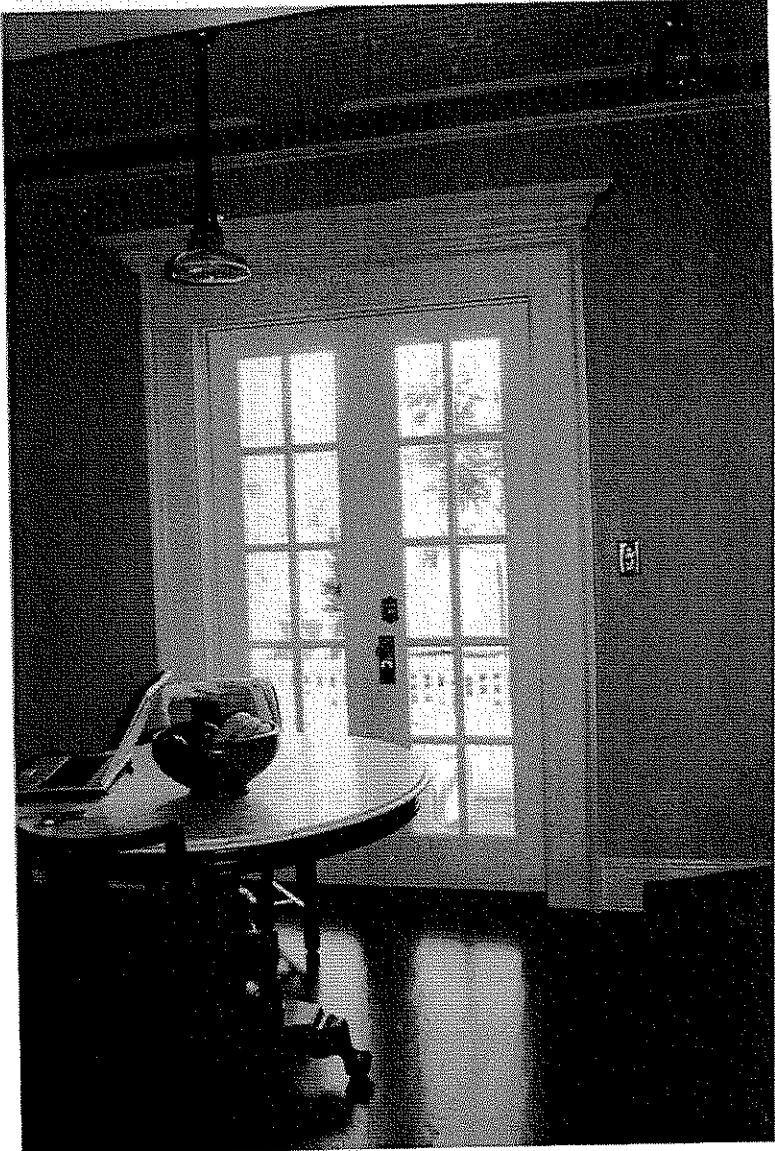
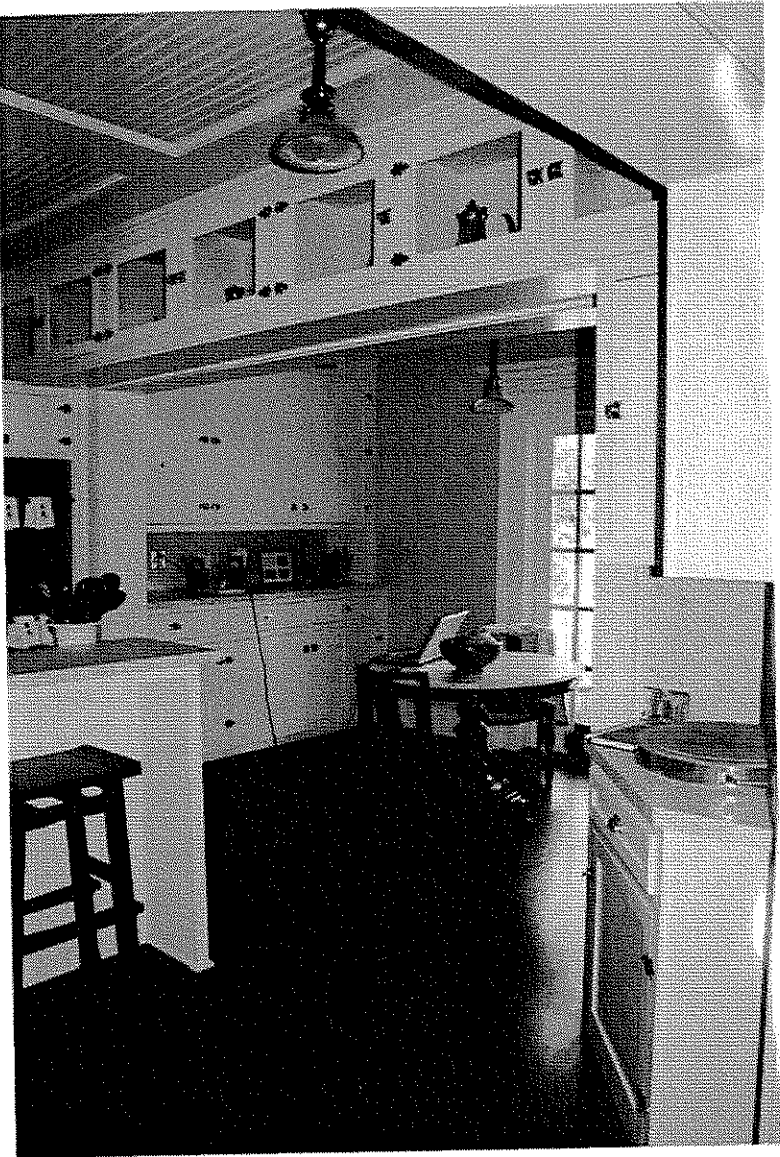


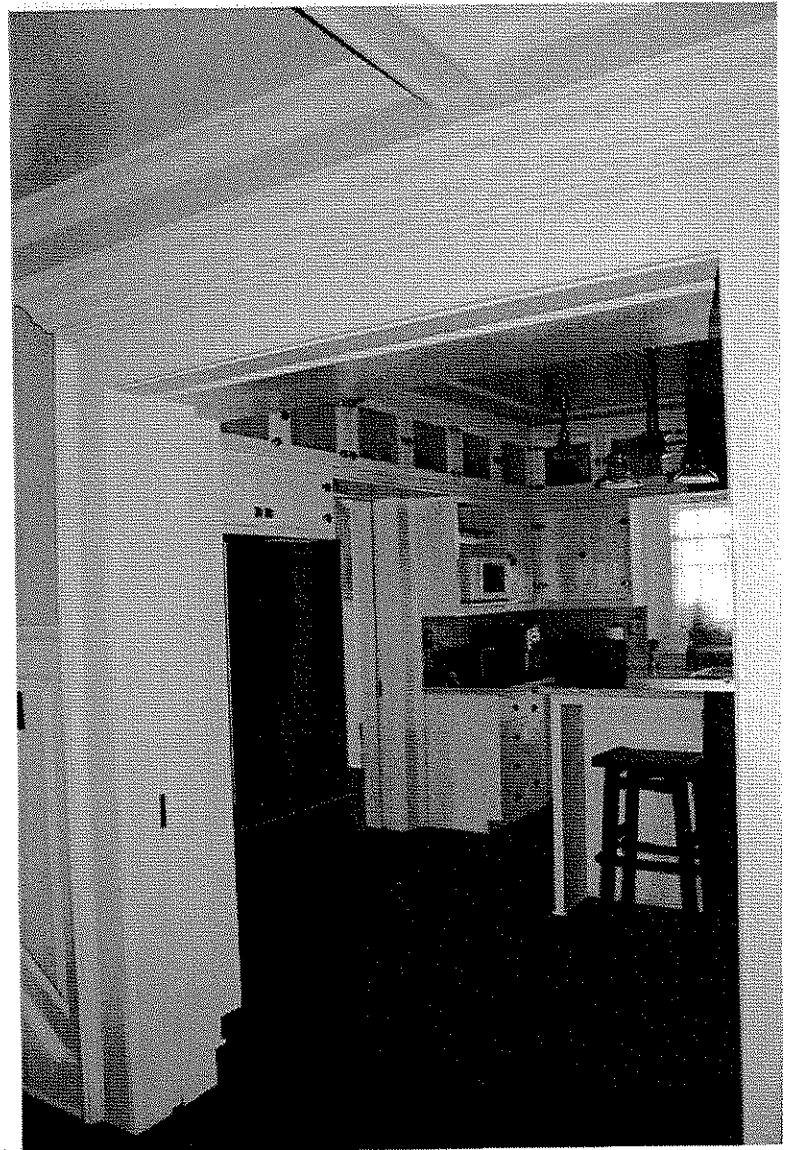
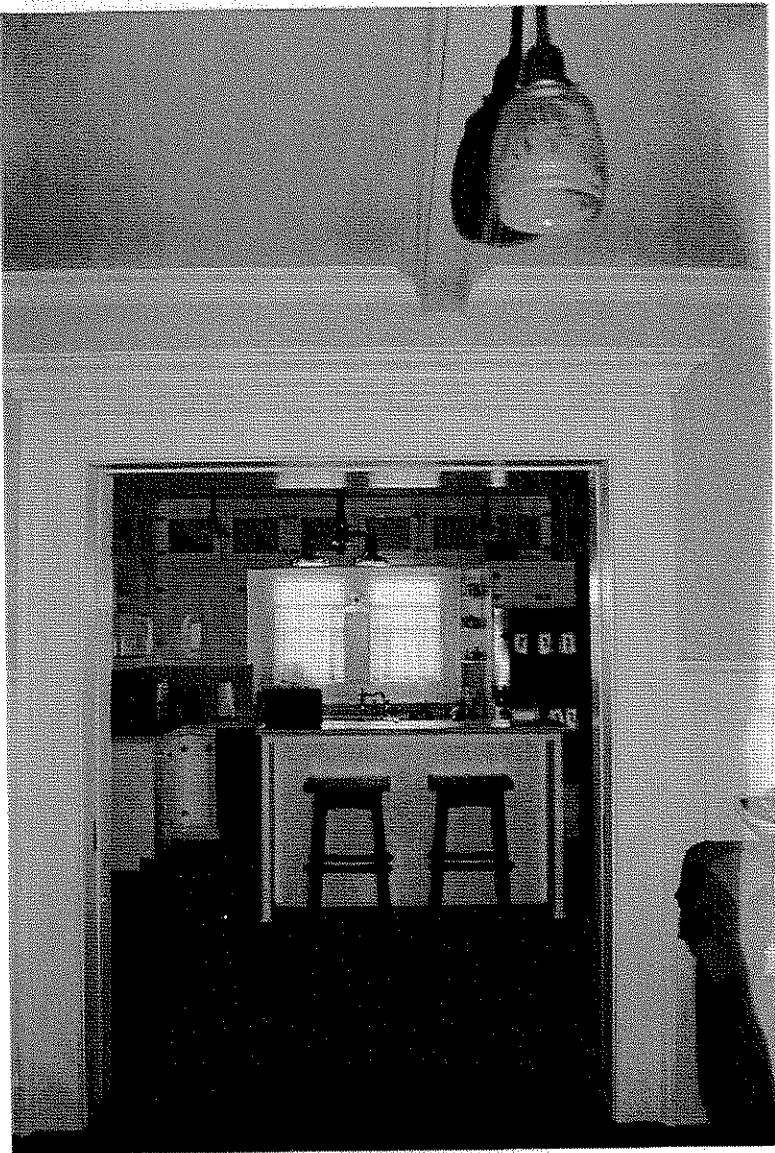












## FAMOUS ACTORS TO WED.

*Florence Oakley Soon to be Bride of Lew Stone, Often Her Stage Lover.*



Lew Stone and Florence Oakley,

In a stage love scene which is now realized in real life.

Lewis Stone, matinee idol, is to wed Florence Oakley, well-known actress, within a few weeks, according to Mr. Stone's own announcement made yesterday at the Ince studio where he is now playing the lead's role in an Ince feature.

Mr. Stone and Miss Oakley played the roles of lovers in a hundred plays, in the famous days of the old Belasco Theater on Main street, when Lewis Stone was perhaps the most popular actor who has ever appeared on the local stage. Afterward New York claimed him, and he became a metropolitan figure as leading man in "The Misleading Lady," with other successes following. Miss Oakley, too, went to New York, where she appeared in several important plays. She is still there, engaged in play writing. It is not decided whether she will come to this city or whether Mr. Stone will go to New York for the wedding, but in any case, said Mr. Stone, his bride will probably retire permanently from the stage. When playing here at the Majestic, during a recent engagement, when Mr. Stone and Miss Oakley were once more professionally associated, Miss Oakley said that she is much interested in playwriting, and that she meant to make that her vocation if the opportunity ever came.

Whether he will remain in pictures or go back on the stage, Mr. Stone does not yet know.

Mr. Stone is a widower. His former wife met her death by falling from a hotel window in New York.

## STUDIOS.

### LEWIS STONE IN FILMS.

HAS OWN PRODUCING COMPANY  
TO OPERATE HERE.

Fans who worshiped at the shrine of the old Bohasco Theater in the halcyon days when Lewis Stone was its stellar light will be glad to learn of his advent into motion picturedom.

With the formation of the Lewis S. Stone Productions, Inc., it is announced that the star will make eight super-productions a year, the American rights for which have

been acquired by the World Film Corporation after intensive bidding between that and several other releasing organizations for the series of Stone features and the Inter-Ocean Film Corporation has contracted for the foreign rights.

Lewis S. Stone is perhaps best known for his creation of the star roles in such famous stage plays as "Inside the Lines," which ran for one year in New York, "The Misleading Lady," and other notable productions. The relinquishment of his place among the stars of the legitimate stage by Mr. Stone has

been caused by his feeling that he would have far greater latitude in his chosen profession of entertaining the people of America through the medium of the limitless screen. It is his expressed intention to portray upon the silver-sheet the adventurous, romantic characters that have sung their way along the highway of real life.

The first production of the new company will be an adventure story entitled "Man's Desire," the scenes of which are laid in the lumber-jack regions of the Northwest. The story was written by Mr. Stone himself and has been put into continuity by L. V. Jefferson. Lloyd Ingraham, who is known to fame as an old Griffith director, has been specially engaged to direct the filmization of this epic romance.

Great care has been taken by Mr. Stone in selecting his supporting company. The two principal women's parts will be played by Jane Novak and Claire DuBrey, who are among the best known leading women on the screen. The star's principal male support will consist of Jack Curtis, William Dyer and others. That most essential department, cinematography, will be in charge of William Beckway.

The exteriors for this production are now being taken among the picturesque grandeur of Eureka and Truckee. Upon the company's return, after two weeks' work in the North, they will film the interiors of "Man's Desire," at the Kranton studios.

## BILL DESMOND TELLS OF WILD AND WOOLLY.

Getting out and being one with the great wild and woolly is a fine experience for any man, says William Desmond, star of Jesse D. Hampton Productions, who, as the pampered hero of society dramas, has usually found his wildest joy in driving a wild car or maybe listening to the sad sea waves beat up against the wild ship. But, due to the exigencies of his picture, "The Mists of Hell," Mr. Desmond explains he has had a taste of real frontier life up at Truckee, Cal.

(Continued on Twelfth Page.)

**PATS AND SLAPS LAID TO ACTRESS SPOUSE**

*Los Angeles Times (1886-Current File); Oct 16, 1929; ProQuest Historical Newspapers Los Angeles Times (1881 - 1986)*  
pg. A3

**PATS AND SLAPS LAID  
TO ACTRESS SPOUSE**



Lewis Stone  
Florence Oakley Stone

**COURT GIVES  
DIVORCE TO  
FILM ACTOR**

*Lewis Stone Granted  
Decree When He Relates  
Story of Home Cruelties*

Lewis Stone, motion-picture actor, obtained a divorce from his wife, Florence Pryor Stone, known on the stage as Florence Oakley, in Su-



## IN RIDGEWOOD PARK.

Los Angeles Times (1886-Current File); Nov 10, 1907; ProQuest Historical Newspapers Los Angeles Times (1881 - 1986) pg. V20

### NUMEROUS SALES REPORTED.

Realty Firm Have Made Many Sales to Home Buyers and Builders.

City and Suburban Property.

Croake & McCann report the following sales: A lot, 6x130, feet on the south side of West Fourteenth street, between Pacific and Magnolia avenues, improved with seven-room house. Lorenz Jacobsen to Josiah Fisher, for \$4700; a lot 40x140 feet on the north side of West Forty-first street, between Hollister and Remick streets, improved with five-room cottage, Eri G. Clapp to C. Clayton Huff, for \$750. This was bought for a home. A lot 46x125 feet on the west side of Dewey avenue, between San Marino and Tenth streets, improved with a six-room cottage, E. W. Wilson to George Buxman, for \$2550. This also was bought for a home.

A lot 50x125 feet on the east side of Paul place, in East Hollywood, H. N. Manington to Fred L. Paul, for \$1200. The property will be improved with a residence. Lot 46x125 feet on the west side of Calhoun street, between San Marino and Tenth streets, Minnie W. Barrows to C. E. Stockley, for \$100. This was bought for investment. A lot 46x125 feet on the west side of Harvard boulevard, between San Marino and Tenth streets, J. E. Owings to C. E. Stockley, for \$50.

### IN VERMONT AVENUE SQUARE.

Numerous Sales in Choice Subdivision in Southwest—Many Buyers Will Improve.

Tracy E. Shoups Company reports the following sales in the Vermont Avenue Square: To T. H. Geer, a lot on the corner of Building avenue and Forty-ninth street, 6x130, feet for \$100. To Charles Feibers a lot on Forty-seventh street between Building avenue and Beach street, 52x115 feet, for \$50; Mr. Feiberg will build a handsome home on it. To J. P. Haddock, a lot, 40x115, feet on Forty-ninth street between Vermont and Avenue streets, price for this lot will be improved with a six-room cottage. To E. Schmitter, a lot on Forty-seventh street between San Marino street and Westway streets, 40x115 feet, price \$75.

### REAL ESTATE NOTES.

Among the maps recorded the last week is that of tract No. 141, which is the McFarley company's new Orange Grove tract, at Arredondo, on the Santa Anita avenue Baldwin's ranch. Appropriate Grandstand section of the new Santa Anita race track. The land was set with full bearing orange trees. This is an attractive park, and was put on recently.

each; buyer will improve them with two houses. To T. H. Thompson, a lot 6x135 feet, between Vermont and City press avenues, an Forty-fifth street, price \$50.

### HOOVER APARTMENTS SOLD.

Income Property South of Pico Brings Sixteen Thousand Five Hundred.

Corner Lot Sold to Merchants.

The Edwards & Winters Company reports the sale for L. I. Sweat of two modern apartment houses, each containing four three-room apartments, at Nos. 1314-1324 South Hoover street. The property is situated on the east side of Hoover, south of Pico, and has a frontage of approximately 100 feet on Hoover and a depth of 115 feet. The buildings are new and modern in every particular. The purchase was made by E. H. Fleming for an investment. Consideration \$16,500.

The Edwards & Winters Company also reports the sale for J. J. Charbonneau to W. L. Schmitz, of the southeast corner of Kingsley drive and Fifth street, 60x150 feet. Consideration \$750. Mr. Schmitz, who is a member of the wholesale firm of Bailey & Schmitz Bros., will erect a handsome home upon the property to cost in the neighborhood of \$500.

### CENTRAL CITRUS BELT.

Most people connect the California orange crop with Southern California exclusively. There are, in fact, three belts in the State where citrus fruit is produced. The smallest lies above the Sacramento River, at Winters, and a few places in the foothills. The groves here represent "pockets," rather than a belt.

The bulk of the crop comes from south of Tehachep, where there is a series of belts. But an important belt has been developed in Central California, which is making itself well known, both by reason of the excellent quality of the fruit produced there, and of the increasing volume of its output. The extension of orange groves has been pushed out there during the past few years to such an extent that driving towns, such as Porterville, Exeter and Lindsay, and their growth is proportionate to the industry. One advance of this belt is that owing to the heat of the valley, the oranges ripen very early, producing highly-colored

fruit of excellent flavor for the Thanksgiving Day or Christmas markets. There are claimed to be 18,000 acres in bearing citrus-fruit trees in this belt, and already the crop amounts to 200 carloads, exclusive of new orchards coming into bearing.

A new tract of 8000 acres is opened now at Terra Bella, on the railroad to Porterville. This is being offered for sale in this city.

Emma Templeton to W. W. Dorn, two-story seven-room house, Twenty-third street, near Arlington avenue, \$375.