

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

### CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2008-878-HCM

**DATE:** March 20, 2008  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA 90012

Location: 407-409 N. Orange Drive  
Council District: 5  
Community Plan Area: Wilshire  
Area Planning Commission: Central  
Neighborhood Council: Greater Wilshire  
Legal Description: Lot 243 of TR 8498

**PROJECT:** Historic-Cultural Monument Application for the  
OLIVER FLATS

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

**APPLICANT/  
OWNER:** Adam Gower  
407 N. Orange Drive  
Los Angeles, CA 90036

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

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

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

**[SIGNED ORIGINAL IN FILE]**

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Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

Prepared by:  
**[SIGNED ORIGINAL IN FILE]**

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Edgar Garcia, Preservation Planner  
Office of Historic Resources

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

## **SUMMARY**

Built in 1927, this two-story duplex family residence exhibits character-defining features of Tudor Revival style architecture. The Oliver Flats is a rectangular-shaped building with hipped roof and two irregular projecting front gables. The roof is covered in composite shingles. The slightly arched entrance is slightly off-center with a multi-paneled door and is surrounded by faux-stone quoins. The building's exterior features stucco with decorative half-timbering. Windows are multi-paned fixed and casement windows, some with leaded panes and shutters. Three small vertical leaded glass windows are located above main entrance in a stepped pattern. An attached side port-cochere features a slightly arched lancet entrance. Significant interior spaces include a large two-story entry foyer, arched entryways, fire places with decorative plasterwork, light fixtures, and built-in cabinetry.

The proposed Oliver Flats historic monument was constructed in 1927 by carpenter/architect Paul Stockigt. A German immigrant, Stockigt appears to have employed his carpentry skills on the interior features of the subject building.

Alterations to the subject building include the addition of a back garage.

## **CRITERIA**

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

## **FINDINGS**

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

# HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

## IDENTIFICATION

1. NAME OF PROPOSED MONUMENT OLIVER FLATS
2. STREET ADDRESS 407-409 ORANGE DRIVE  
CITY LOS ANGELES ZIP CODE 90036 COUNCIL DISTRICT 5  
ASSESSOR'S PARCEL NO. 5525-030-012
3. COMPLETE LEGAL DESCRIPTION: TRACT TRACT No. 8498, AS PER MAP FILED IN BOOK 95, PAGE 53 THROUGH  
55, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.  
BLOCK N/A Lot(s) 243 ARB. NO. N/A  
RANGE OF ADDRESSES ON PROPERTY 407 THROUGH 409 N. ORANGE DRIVE
4. PRESENT OWNER ADAM GOWER  
STREET ADDRESS 407 N. ORANGE DRIVE  
CITY LOS ANGELES STATE CA ZIP CODE 90036-2611 PHONE (323) 665-2000  
OWNER IS: PRIVATE  PUBLIC
5. PRESENT USE TWO FAMILY RESIDENCE ORIGINAL USE TWO FAMILY RESIDENCE

## DESCRIPTION

6. ARCHITECTURAL STYLE TUDOR REVIVAL
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 OLIVER FLATS

10. CONSTRUCTION DATE: FACTUAL 1927 ESTIMATED \_\_\_\_\_
11. ARCHITECT, DESIGNER, OR ENGINEER: PAUL E. STOCKIGT
12. CONTRACTOR OR OTHER BUILDER: GEORGE MIRS
13. DATES OF ENCLOSED PHOTOGRAPHS DECEMBER 3, 2007
14. CONDITION:  EXCELLENT  GOOD  FAIR  DETERIORATED  NO LONGER IN EXISTENCE
15. ALTERATIONS: STORAGE ADDITION TO GARAGE IN 1947 AND FRONT ADDITION AND ALUMINUM DOORS TO GARAGE IN 1951..
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 DUPLEX IS A UNIQUE ENGLISH TUDOR REVIVAL STRUCTURE THAT WAS DESIGNED BY PAUL STOCKIGT, A GERMAN IMMIGRANT WHO WORKED AS A ARCHITECT/CARPENTER USING SKILLS THAT HE LEARNED IN EUROPE TO CREATE WELL DESIGNED AND EXECUTED BUILDINGS THAT EXHIBIT HIS OWN CRAFTSMANSHIP. THE FINE CRAFTSMANSHIP OF THE EXTERIOR AND INTERIOR ELEMENTS GIVES IT A DISTINCTIVE DESIGN DESIGN THAT IS EMBLEMATIC OF A PERIOD THAT TRUE CRAFTSMANSHIP WAS FOUND AMONG MANY WHO LEARNED IT EITHER BY APPRENTICESHIP OR HAVING HANDED DOWN FROM ONE GENERATION TO THE NEXT. OLIVER FLATS IS A WORK OF ART IN EVERY SENSE OF THE WORD.

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, SOUTHWEST BUILDER AND CONTRACTOR REFERENCE OF MAY 11, 1932, PAGE 54, COL 2 AND NATIONAL ACHIEVES RECORD OF PAUL STOCKIGT CITIZENSHIP APPLICATION.

DATE FORM PREPARED FEBRUARY 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: ARROYOECO@HOTMAIL.COM

# DESCRIPTION WORK SHEET

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

THE OLIVER FLATS IS A 2 STORY,  
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

ENGLISH TUDOR REVIVAL, RECTANGULAR PLAN DUPLEX  
ARCHITECTURAL STYLE (SEE LINE B ABOVE) PLAN SHAPE (SEE CHART) STRUCTURE USE (RESIDENCE, ETC.)

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

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

MULTI LIGHT AND SOME LEADED CASEMENT, DOUBLE-HUNG AND FIXED WINDOWS ARE PART OF THE DESIGN.  
WINDOW TYPE (DOUBLE HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.)

THE ENTRY FEATURES A A FLAT FAUX-KEYSTONE ARCHED DOOR TO A LARGE INTERNAL FOYER  
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

WITH A CUSTOM MULTI-PANELED DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS  
ENTRY DOOR STYLE (SEE CHART)

OF THE STRUCTURE ARE IRREGULAR MASSING WITH TWO GABLES ON THE FRONT ROOF, A FRONT BAY WITH A ROOF  
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (SEE CHART);

SECONDARY TO THE MAIN GABLE AT THE TOP OF THE BAY. TUDOR HALF TIMBERING IS FOUND AT THE TOPS OF BOTH  
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

GABLES AND OVER A SLIGHTLY ISLAMIC PORTE-COCHERE THAT IS SITUATED TO THE LEFT OF THE FRONT ELEVATION.  
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALITY;

THE FRONT DOOR HAS A SLIGHTLY LESS PRONOUNCED ARCH WITH A CUSTOM PORCH LIGHT AT ITS CENTER. THE  
VERTICALITY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

IS ALSO REPEATED IN THE WINDOW DIRECTLY ABOVE THE PORTE-COCHERE. THREE SMALL VERTICAL LEADED GLASS  
ADDITIONAL DEFINING ELEMENTS

WINDOWS ARE LOCATED ABOVE THE FRONT DOOR IN A STEPPED PATTERN. ALL FRONT WINDOWS ARE FIXED OR CASEMENT OF A  
ADDITIONAL DEFINING ELEMENTS

MULTI-LIGHT DESIGN WITH MOST WINDOWS ON THE SECONDARY FACADES BEING DOUBLE HUNG. DECORATIVE SHUTTERS ARE  
ADDITIONAL DEFINING ELEMENTS

PLACED TO THE SIDES OF THE FRONT WINDOWS. A TWO-STORY BRICK CHIMNEY IS SITUATED ON THE NORTH ELEVATION WITH A  
ADDITIONAL DEFINING ELEMENTS

SMATTERING OF CLINKER BRICKS SCATTERED ACROSS THE SURFACE.  
ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF A FRAME GARAGE AT THE REAR OF THE PROPERTY.  
IDENTIFY GARAGE, GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE A LARGE TWO-STORY ENTRY FOYER FOR THE REAL ENTRY TO THE TWO  
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

UNITS, CUSTOM LIGHTING FIXTURES THROUGHOUT, WOOD AND GLASS FRENCH DOORS, ISLAMIC ARCHES FOR MAIN  
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

ROOM ENTRIES, WOOD AND CLOTH WAINSCOTING, BRICK AND TILE FIREPLACE SURROUND WITH A LARGE COAT OF  
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

ARMS ABOVE THE FIREPLACE IN THE SECOND FLOOR UNIT.  
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

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 OLIVER FLATS IS AN IMPORTANT EXAMPLE OF

NAME OF PROPOSED MONUMENT

ENGLISH TUDOR REVIVAL 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 OLIVER FLATS WAS BUILT IN 1927

NAME OF PROPOSED MONUMENT

YEAR BUILT

ENGLISH TUDOR REVIVAL ARCHITECTURE WAS IMPORTANT TO THE

NAME OF FIRST OR OTHER SIGNIFICANT OWNER

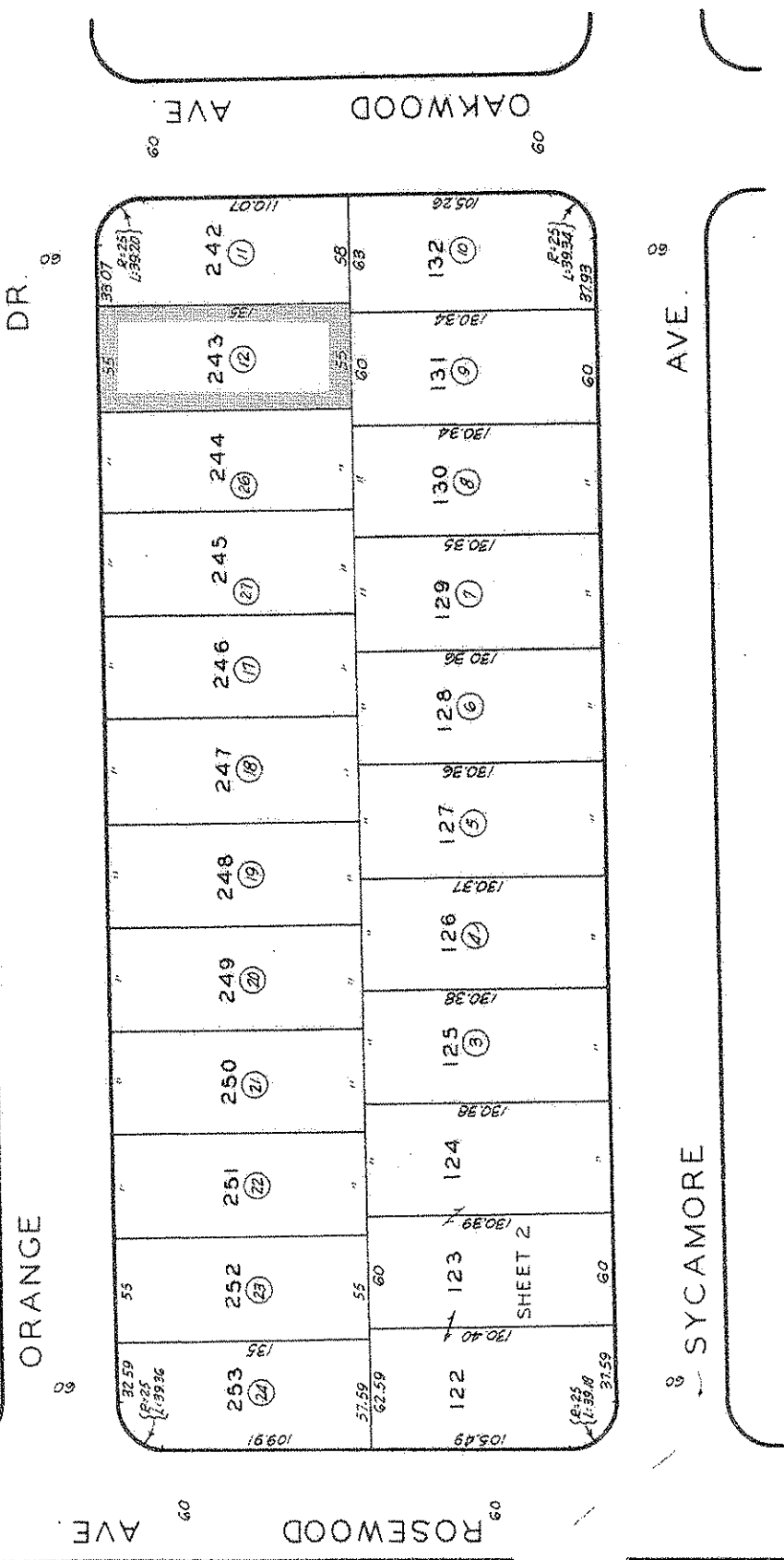
DEVELOPMENT OF LOS ANGELES BECAUSE THIS HOUSE EMBLEMATIC OF THE TYPES OF REVIVAL STYLES THAT BEGAN AROUND THE FIRST WORLD WAR AND FLOURISHED DURING THE 1920S AND 1930S. THIS WAS A PERIOD WHERE ARTISANS CAME TO LOS ANGELES AND WERE INVOLVED WITH THE CONSTRUCTION OF MANY OF THE AREAS IMPORTANT LANDMARKS, SUCH AS THE STONE GATES TO HOLLYWOODLAND AND MUCH OF THE HIGH QUALITY CARPENTRY AND DETAILS THAT WENT INTO THE HOMES OF THE HOLLYWOOD ELITE. OLIVER FLATS POSSESS ORIGINAL AND UNALTERED EXAMPLES OF THIS TYPE OF WORK. WHEN CARL EMIL PAUL STOCKIGT FIRST LEFT HIS GERMAN BIRTHPLACE, HE BROUGHT WITH HIM THOSE VERY TRADITIONS, EVEN THOUGH HE WAS TRAINED AS AN ACCOUNTANT, WHICH IS THE OCCUPATION HE WORKED AT WHEN HE LIVED IN ENGLAND, CANADA AND THE UNITED STATES. HOWEVER, IT APPEARS THAT HIS PURCHASE OF A PACIFIC READY-CUT KIT HOUSE WHEN HE FIRST CAME TO LOS ANGELES, IN 1923 WAS WHAT AGAIN AWAKED HIS CREATIVE ABILITY CAUSING HIM TO EMBARK ON A NEW CAREER IN DESIGN AND CARPENTRY AT THE AGE OF 45. WHAT HIS EDUCATIONAL BACKGROUND WAS IS NOT KNOWN AT THIS POINT, BUT WHETHER HE LEARNED HIS DRAFTING SKILLS IN GERMANY OR AT A SCHOOL IN THE UNITED STATE, HIS ABILITY TO PRODUCE A QUALITY DESIGN IS OBVIOUS WHEN ONE LOOKS AT THE QUALITY OF OLIVER FLATS. HIS CARPENTRY SKILLS WERE MOST LIKELY LEARNED IN EUROPE, POSSIBLY THROUGH HIS OWN FAMILY. AGAIN, THE QUALITY AND UNIQUE DESIGN OF THE FINISH WORK FOUND IN OLIVER FLATS IS OF THE THAT WHICH IS CONSISTENT WITH THE BEST OF THE OLD WORLD CRAFTSMEN THAT BROUGHT THEIR SKILLS TO OUR SHORES. OLIVER FLATS DISPLAYS THE COMMITMENT TO DETAIL AND THE PURITY OF DESIGN THAT MAKES IT STAND OUT AMONG ITS CONTEMPORARIES. IT STANDS AS A REMINDER OF BOTH THE QUALITY OF CONSTRUCTION THAT WAS WROUGHT DURING THE 1920S

REVISED  
4-12-60  
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88186-94801-021

12-17-64  
680312

5525 30  
SHEET 1  
SCALE 1" = 60'

1989



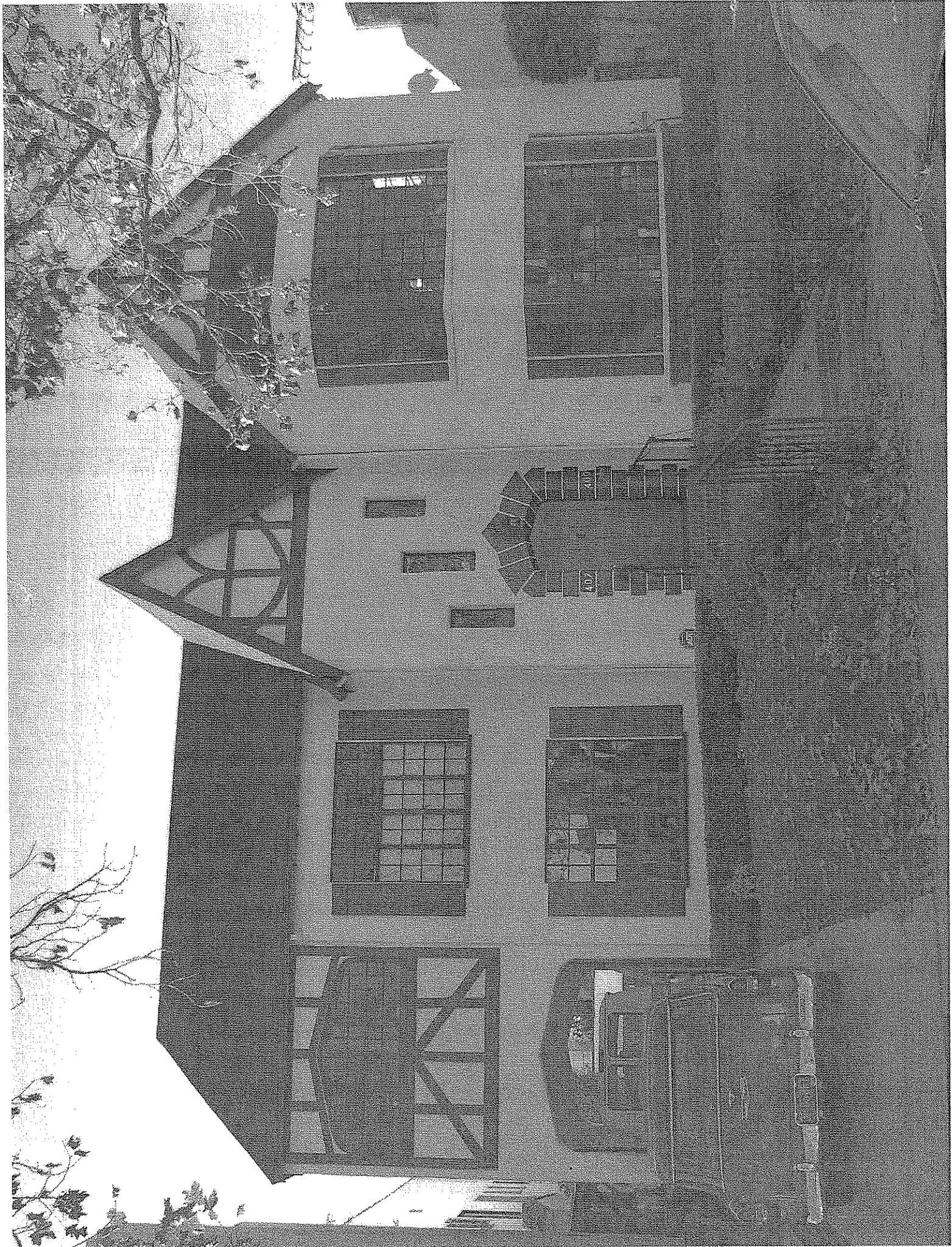
CODE  
67

TRACT NO. 8498  
M.B. 95-53-55

FOR PREV. ASSMT. SEE 1592-30

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.







## **Paul E. Stockigt, Architect (1878-1965)**

*By Charles J. Fisher*

Born in Lippspringe Germany on 1878, Carl Emil Paul Stockigt first emigrated to England, where he married his wife, Ellen Brown in Leeds on April 24, 1905. While there, he began his first career as an accountant. He first arrived in the United States aboard the HMS Mauretania on June 9, 1911 and then settled in Toronto, Ontario Canada.

The couple moved to Buffalo, New York in 1916 and then to Burlingame, California, where their daughter, Ellen, was born on May 16, 1918. By 1920, Stockigt was working as the office manager for an importing company. In 1923, the family relocated to Los Angeles. Stockigt had "Pacific Ready-Cut Homes" erect one of their homes for his family at 3020 Jewel in Silver Lake. It is possible that this experience was what led to a change in his life's direction. By the following year, he was listed in the Los Angeles City Directory as a self-employed draftsman.

By the late 1920s, Paul Stockigt was listed in the Los Angeles City directory as an architect, with his office at 3140 Sunset Boulevard. One of his designs was a duplex on Orange Drive in Hollywood that he designed for George Evans, in the English Tudor style. While a contractor was hired to do the basic building, it appears that Stockigt did the finish carpentry in the building, which shows a high quality in both design and execution. Evans also financed a second Stockigt designed duplex adjacent to the architect's home.

In 1932, he designed a 2-story 12 unit Spanish Colonial apartment building on Dunsmuir Avenue, near Wilshire Boulevard for C. N. Schneider. This 36-room building was noted in the Southwest Builder and Contractor on May 11, 1932.

However, it appears the Great Depression in the 1930s had an adverse effect on his business. In 1939, he finally applied for United States citizenship, after 23 years in the country. At that time, he again listed himself as a draftsman-carpenter. They had also moved from their house to one of the units in the adjacent building that he had designed. In the post depression

city directories, he is listed as a carpenter. By 1941, his wife was working as a stenographer for the W. H. Hirsh Manufacturing Company.

In later years, little has been found on Paul Stockigt's activities. He eventually relocated to Riverside, California, where he passed away on January 16, 1965.

Paul E. Stockigt was one of a generation of European craftsmen that came to Los Angeles during the 1920s, bringing the skills in design and carpentry that had been handed down for hundreds of years in their homelands. These builders brought a quality of craftsmanship that has been hard to find in later years. In many ways it is a lost art. As more of Stockigt's work comes to light in the future, a true picture of his ability will emerge. The structures that are known show his true capabilities as a designer of note.

ORIGINAL  
(To be retained by  
clerk)

No. 90630  
490

# UNITED STATES OF AMERICA

## DECLARATION OF INTENTION (Invalid for all purposes seven years after the date hereof)

UNITED STATES OF AMERICA }  
SOUTHERN DISTRICT OF CALIFORNIA }  
COUNTY OF LOS ANGELES }  
In the \_\_\_\_\_ Court  
of \_\_\_\_\_

I, **PAUL STOCKIGT \* \***  
now residing at **548 N. Vendome St., LOS ANGELES, California**  
occupation **Draftsman-Carpenter**, aged **20** years, do declare on oath that my personal description is:  
Sex **Male**, color **White**, complexion **Light**, color of eyes **GRAY**  
color of hair **Fair-Gold**, height **5** feet **11** inches, weight **165** pounds; visible distinctive marks  
None  
race **German**, nationality **German**  
I was born in **Lippesprings, Germany** on **5/15/78**  
I am \_\_\_\_\_ married. The name of my wife or husband is **Ellen**  
we were married on **4/24/05** at **Leeds, Yorks., England**; she or he was  
born at **Leeds, England** on **7/5/84**; entered the United States  
at **Niagara Falls, N.Y.** on **4/11/16** for permanent residence therein, and now  
resides **EX WITH ME**. I have **One** child, and the name, date and place of birth,  
and place of residence of each of said children are as follows:  
**Ellen, 5/16/16, Burlingame, Calif.; resides with me.**

I have heretofore made a declaration of intention: Number **127473** on **4/12/16**  
at **New York City** **Supreme Court**  
my last foreign residence was **Toronto, Canada**  
I emigrated to the United States of America from **Niagara Falls, Canada**  
my lawful entry for permanent residence in the United States was at **Niagara Falls, Canada**  
under the name of **Paul Stockigt** on **4/11/16**  
on the **Grand Trunk Ry.**

I will, before being admitted to citizenship, renounce forever all allegiance and fidelity to any foreign prince, potentate, state, or sovereignty, and particularly, by name, to the prince, potentate, state, or sovereignty of which I may be at the time of admission a citizen or subject; I am not an anarchist; I am not a polygamist nor a believer in the practice of polygamy; and it is my intention in good faith to become a citizen of the United States of America and to reside permanently therein; and I certify that the photograph affixed to the duplicate and triplicate hereof is a likeness of me.

I swear (affirm) that the statements I have made and the intention I have expressed in this declaration of intention subscribed by me are true to the best of my knowledge and belief: So help me God.

*Paul Stockigt*  
Subscribed and sworn to before me in the form of oath shown above in the office of the Clerk of said Court, at **Los Angeles, Cal.**, this **23** day of **February**, anno Domini, 19 **32**. Certification No. **85-65975** from the Commissioner of Immigration and Naturalization showing the lawful entry of the declarant for permanent residence on the date stated above, has been received by me. The photograph affixed to the duplicate and triplicate hereof is a likeness of the declarant.

*[Signature]*  
By \_\_\_\_\_  
U. S. DEPARTMENT OF LABOR  
IMMIGRATION AND NATURALIZATION SERVICE

No 198630

(DO NOT ATTACH PHOTOGRAPH TO THIS COPY OF DECLARATION)

[SEAS]

U. S. DEPARTMENT OF LABOR  
IMMIGRATION AND NATURALIZATION SERVICE

**Building Permit History**  
**407-09 N. Orange Drive**  
**Hollywood**

- July 25, 1927: Building Permit No. 20963 to construct a 2 story 15 room 48' X 62' frame and stucco duplex on Lot 243 of Tract No. 8498.  
Owner: George Evans  
Architect: Paul Stockigt  
Contractor: George Mirs  
Cost: \$10,000.00
- July 25, 1927: Building Permit No. 20964 to construct a 1-story 36' X 18' frame and stucco garage on Lot 243 of Tract No. 8498.  
Owner: George Evans  
Architect: Paul Stockigt  
Contractor: George Mirs  
Cost: \$500.00
- April 28, 1943: Building Permit No. 3039 to install a new wood shingle roof.  
Owner: John M. Fernald  
Architect: None  
Engineer: None  
Contractor: J. H. Bryant Company  
Cost: \$250.00
- November 14, 1947: Building Permit No. LA27757 to construct a 16' X 16' frame and siding addition to present garage for storage purpose.  
Cement floor and footing – composition roof.  
Owner: Dr. John M. Fernald  
Architect: None  
Engineer: Paul W. Nelson  
Contractor: Paul W. Nelson  
Cost: \$400.00

- August 25, 1948: Building Permit No. LA24510 for termite repairs – prep, seal off – clean up – soil treatment – shower repair – misc. repairs.  
Owner: Dr. J. M. Fernald  
Architect: None  
Engineer: None  
Contractor: Hollywood Termite Control Company  
Cost: \$500.00
- March 10, 1951: Building Permit No. LA05531 to extend garage 3' X 36' and install new 2.2" X 14" headers and 2- 16' X 7' aluminum garage doors.  
Owner: Dr. J. M. Fernald  
Architect: None  
Engineer: None  
Contractor: Gunn Construction Co.
- June 22, 1953: Building Permit No. LA 62702 to remove dry rot damaged siding from bay window & replace with new lumber.  
Owner: Dr. J. N. Fernald  
Architect: None  
Engineer: None  
Contractor: Hollywood Termite Control  
Cost: \$400.00



All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Form 2

BUILDING DIVISION

DEPARTMENT OF BUILDING AND SAFETY

2

Application for the Erection of Frame Buildings CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles  
 Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles through the office of the Commissioner of Building for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made pursuant to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed to constitute a part of the contract for the erection of the building:  
 First: That the permit does not affect any right of others to erect any building or other structure therein described or any other building, wall, fence, alley, or other public place or highway thereon.  
 Second: That the permit does not grant any right or privilege to use any building or other structure therein described or any portion thereof for any purpose that is or may hereafter be prohibited by ordinance of the City of Los Angeles.  
 Third: That the granting of this permit does not affect or prejudice any claim of title to, or right of possession to, the property described in such permit.

TAKE TO ROOM No. 6 BEAR OF NORTH ANNEX 1st Floor CITY CLERK PLEASE VERIFY  
 TAKE TO FIRST FLOOR 242 SO BROADWAY ENGINEER PLEASE VERIFY

Lot No. 243 Block           
 (Description of Property)  
 District No. 3174 M. B. Page 6 F. B. Page 71  
 No. 1125 Street           
 (Location of Job)

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Residential No. of Rooms 15 No. of Families 2
- Owner's name Mr. Brown Phone
- Owner's address 3210 Wilshire Blvd
- Architect's name Paul S. Smith Phone
- Contractor's name          Phone
- Contractor's address 524 N. Mainfield
- VALUATION OF PROPOSED WORK (including plumbing, gas fitting, sewer, electrical, painting, etc.) \$ 10000
- Is there any existing building or permit for a building on lot? no How used?
- Size of proposed building 28 x 62 Height to highest point 32 feet
- Number of stories in height 2 Character of ground alluvial
- Material of foundation concrete Size of footing 24 Size of wall 18 Depth below ground 24
- Material of chimneys brick Number of inlets to flue 2 Interior size of flues 7 x 12
- Material of exterior walls brick
- Give size of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6  
 EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 4  
 Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 8  
 Second floor joists 2 x 12 Specify material of roof tile
- Will all provisions of State Housing Act be complied with? yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER (Sign Here) Geo. Brown (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>20963</u>	Plans and Specifications checked and found to conform to Ord. and Laws, State Laws, etc. <u>        </u>	Application checked and found O. K. <u>        </u>	
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PK



## Oliver Flats Photographs



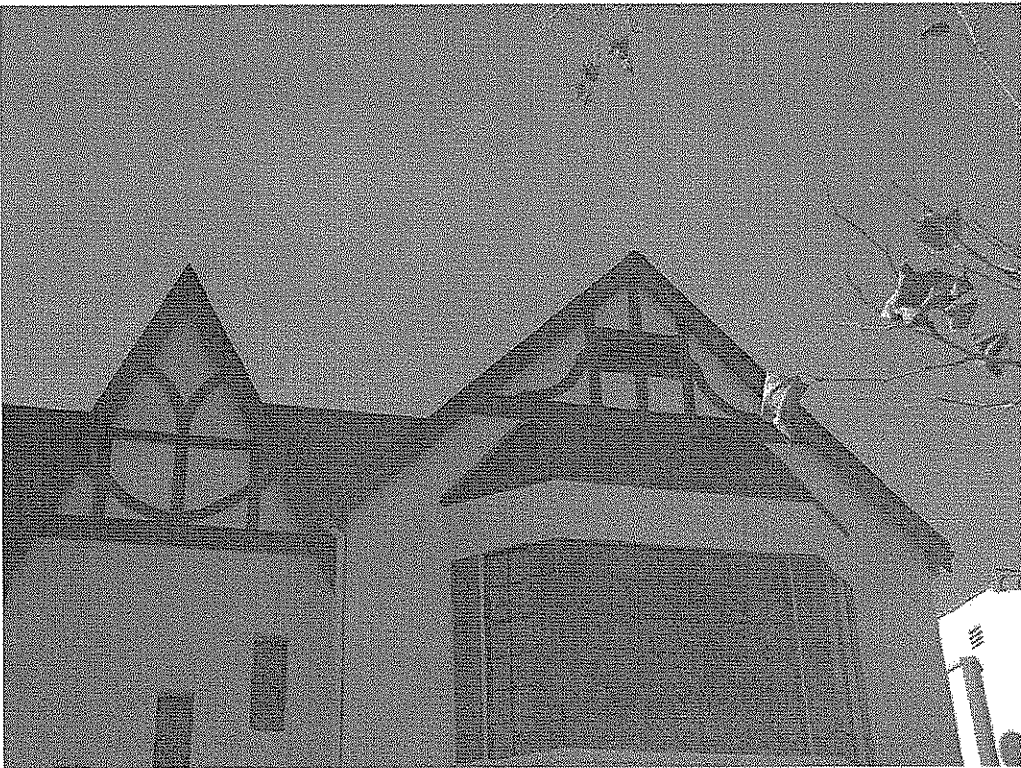
*Oliver Flats, 407-409 N. Orange Drive (Charles J. Fisher photo)*



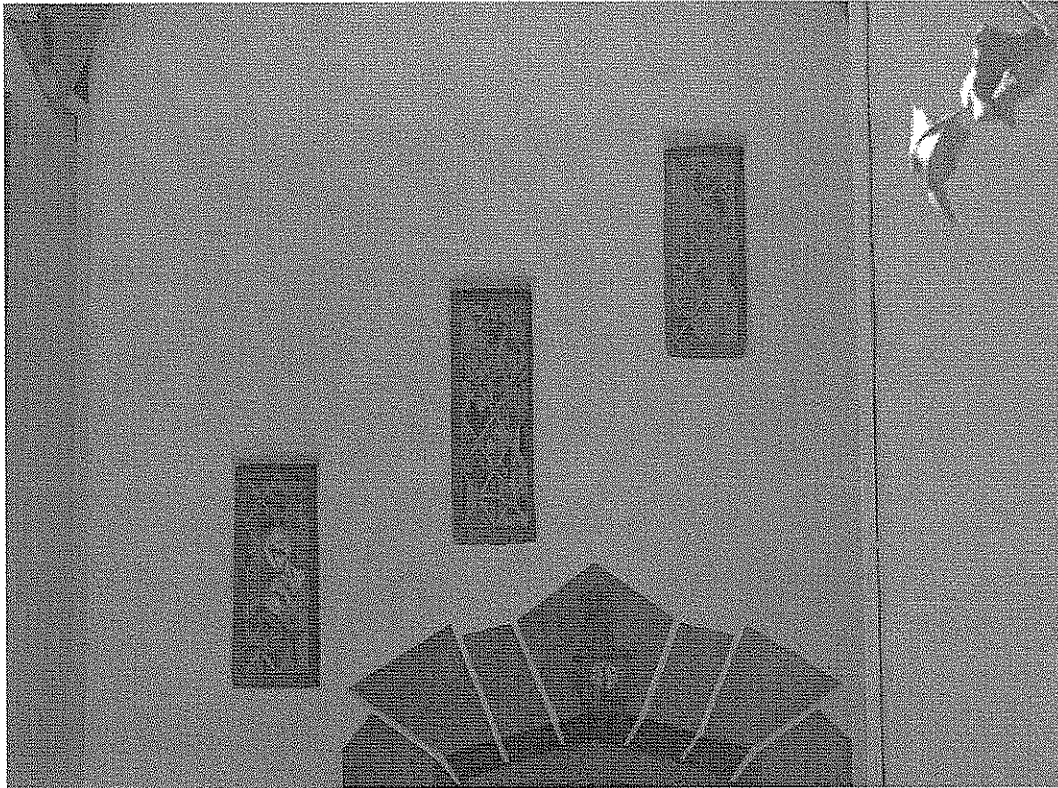
*Oliver Flats, 407-409 N. Orange Drive (Charles J. Fisher photo)*



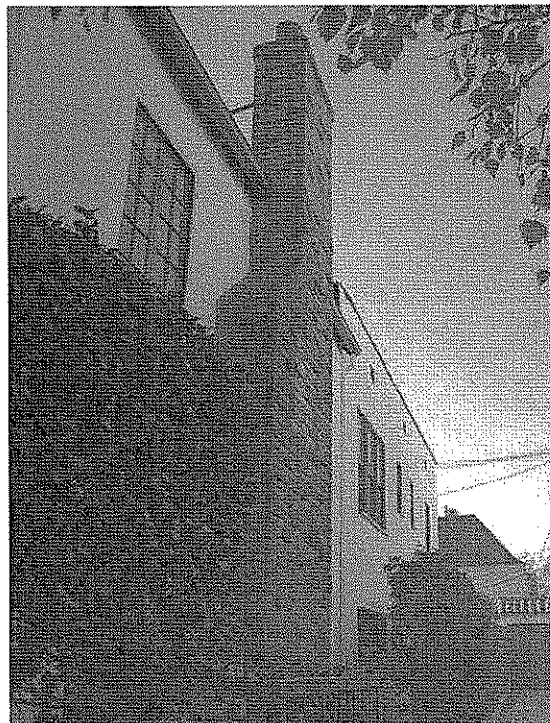
*Oliver Flats, porte-cochere, 407-409 N. Orange Drive (Charles J. Fisher photo)*



*Oliver Flats, front gables, 407-409 N. Orange Drive (Charles J. Fisher photo)*



*Oliver Flats, entry foyer windows, 407-409 N. Orange Drive (Charles J. Fisher photo)*

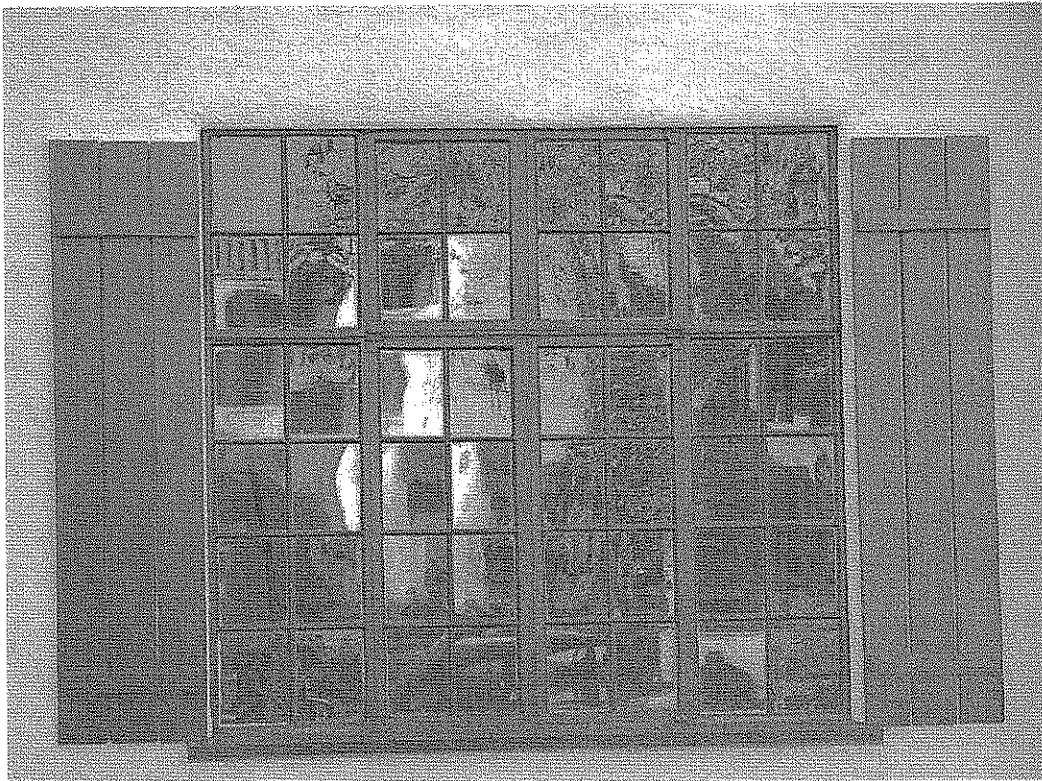


*Oliver Flats, chimney, 407-409 N. Orange Drive (Charles J. Fisher photo)*

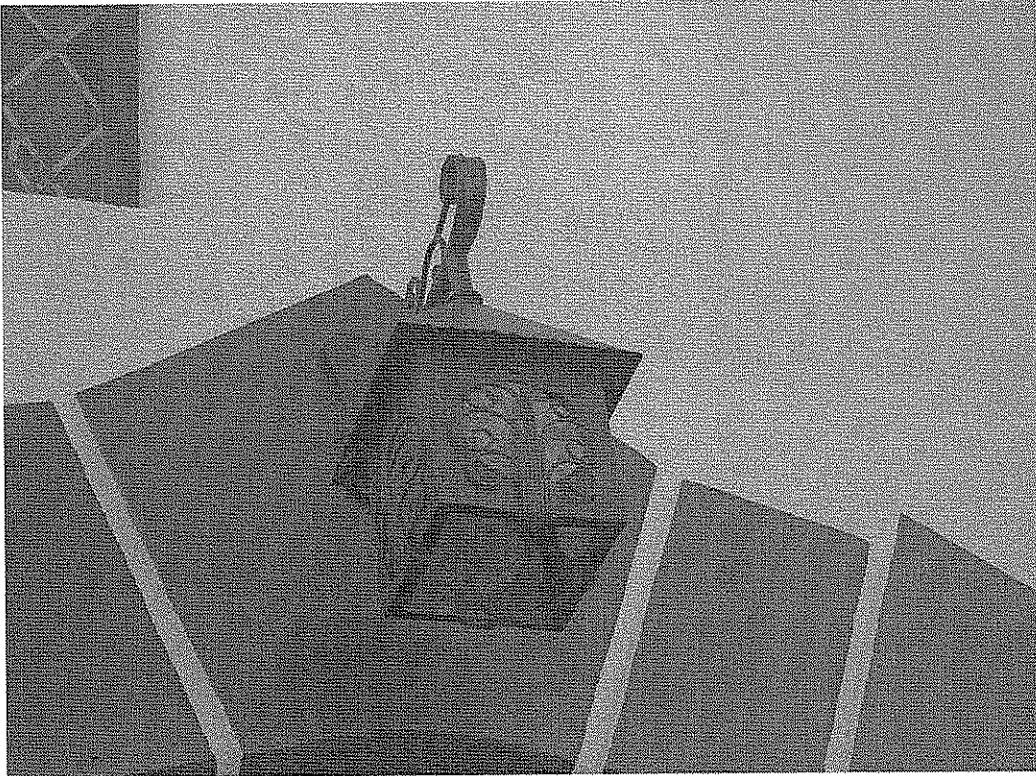




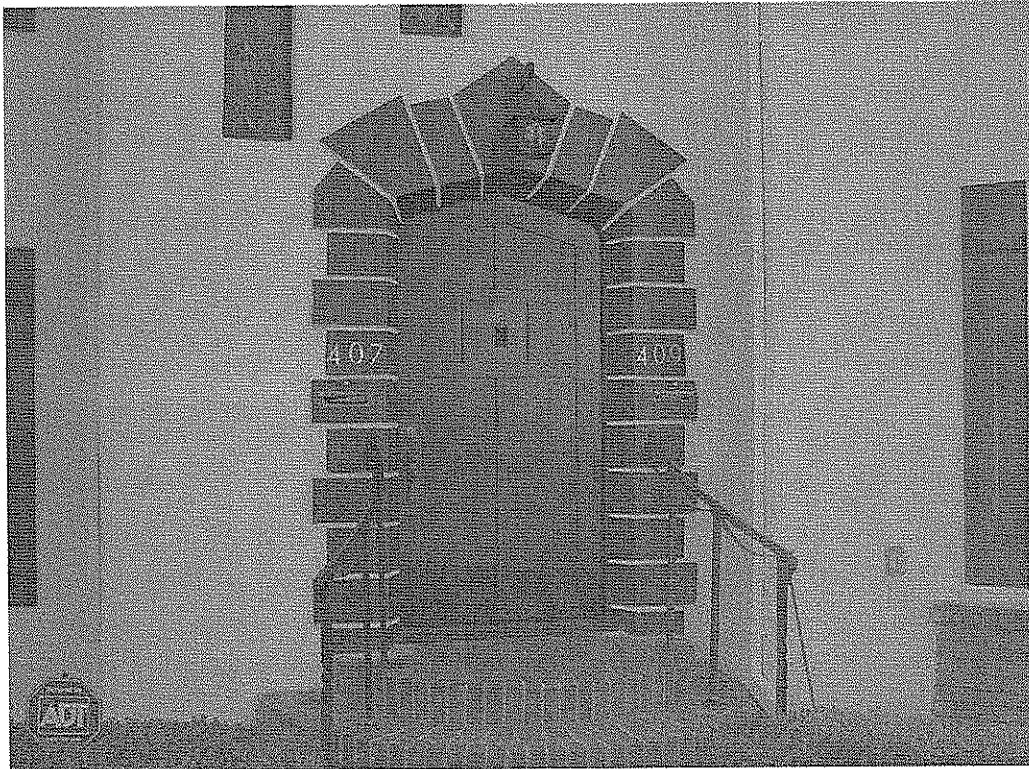
*Oliver Flats, clinker bricks in chimney, 407-409 N. Orange Drive (Charles J. Fisher photo)*



*Oliver Flats, front window with shutters, 407-409 N. Orange Drive (Charles J. Fisher photo)*

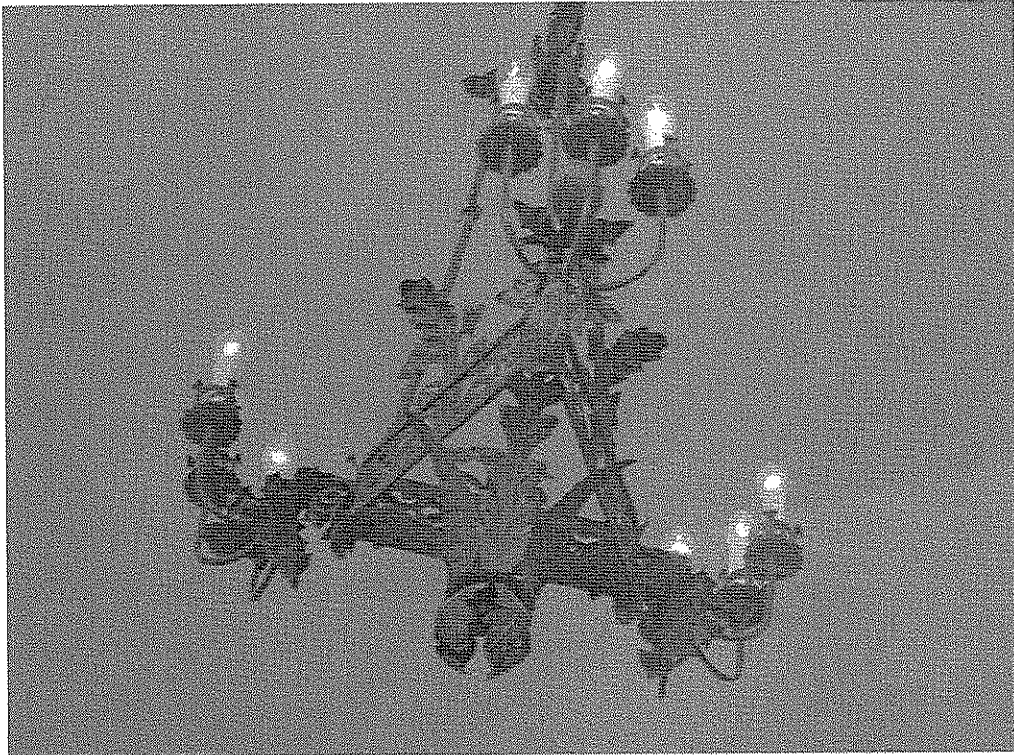


*Oliver Flats, front porch light, 407-409 N. Orange Drive (Charles J. Fisher photo)*

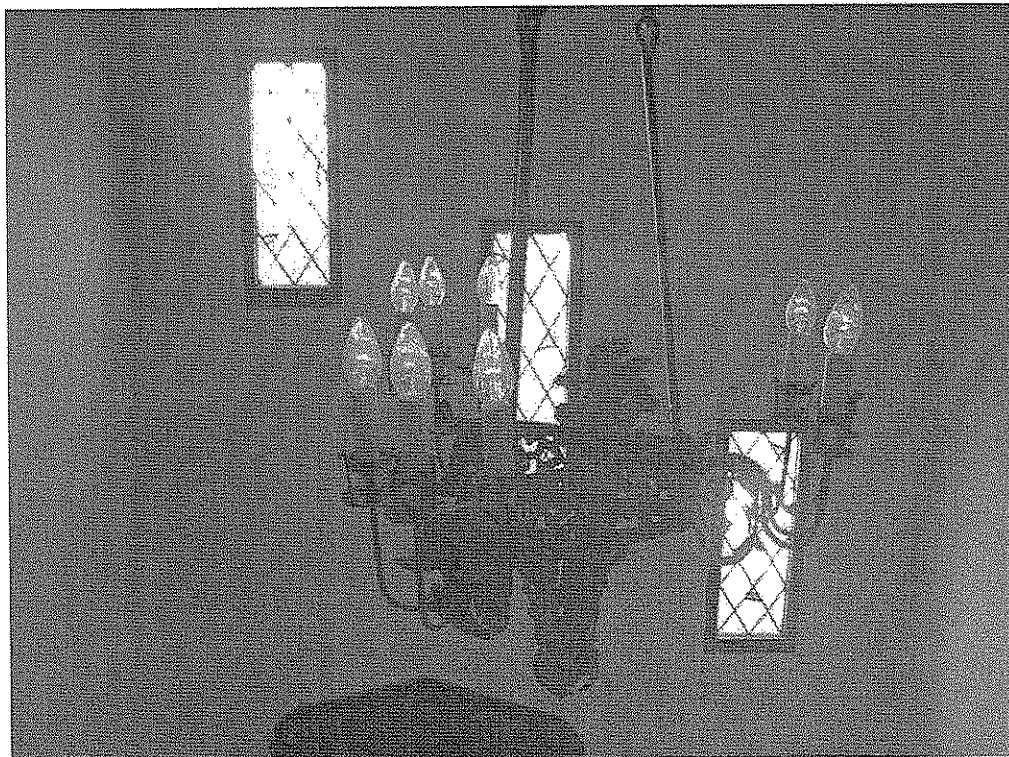


*Oliver Flats, front door, 407-409 N. Orange Drive (Charles J. Fisher photo)*





*Oliver Flats, entry foyer light fixture, 407-409 N. Orange Drive (Charles J. Fisher photo)*



*Oliver Flats, entry foyer, 407-409 N. Orange Drive (Charles J. Fisher photo)*

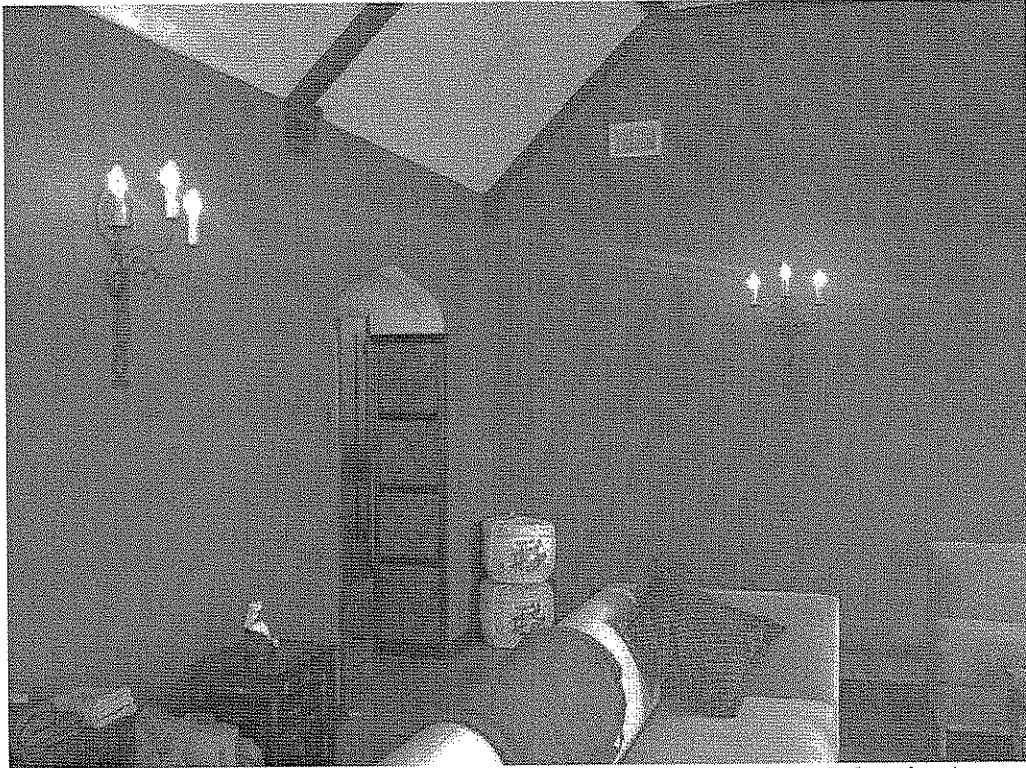




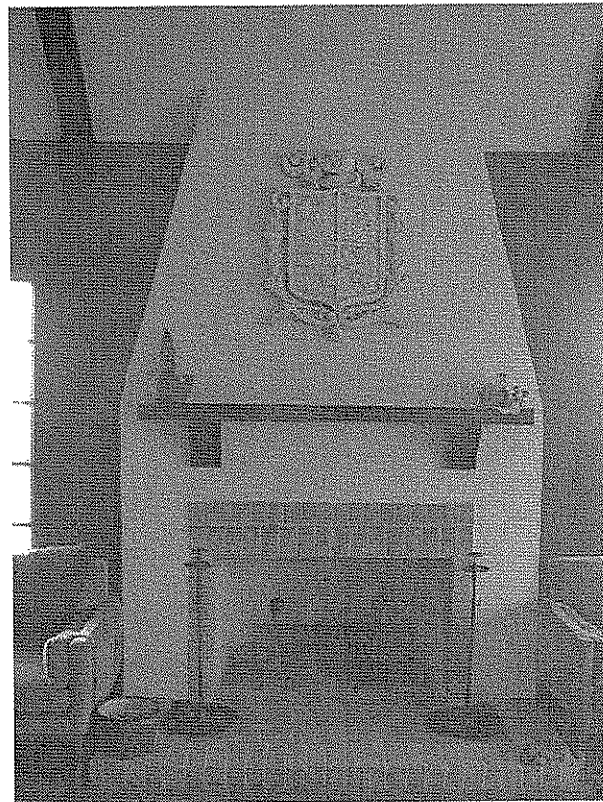
*Oliver Flats, entry foyer stairs to upstairs unit , 407-409 N. Orange Drive (Charles J. Fisher photo)*



*Oliver Flats, upstairs living room, 407-409 N. Orange Drive (Charles J. Fisher photo)*

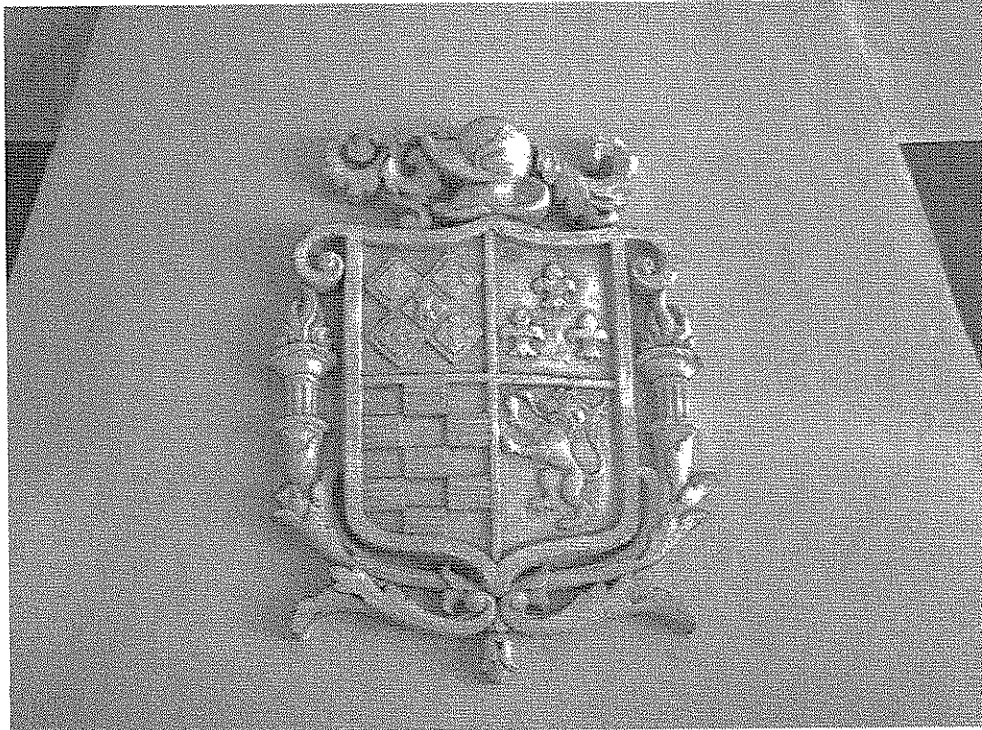


*Oliver Flats, upstairs living room, 407-409 N. Orange Drive (Charles J. Fisher photo)*

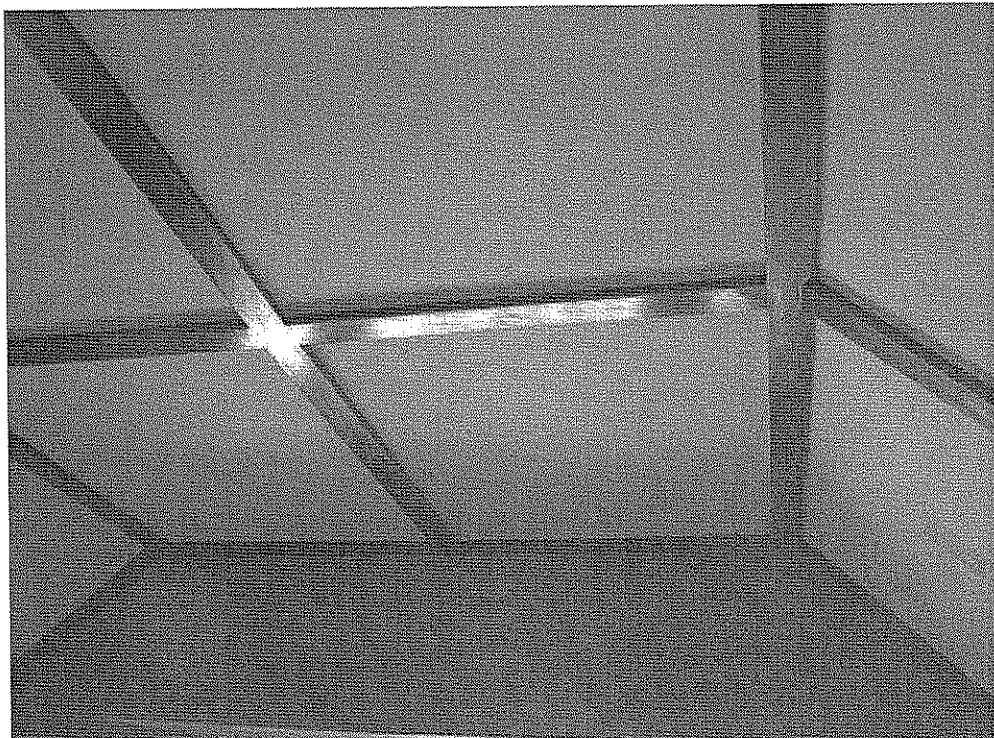


*Oliver Flats, upstairs fireplace, 407-409 N. Orange Drive (Charles J. Fisher photo)*

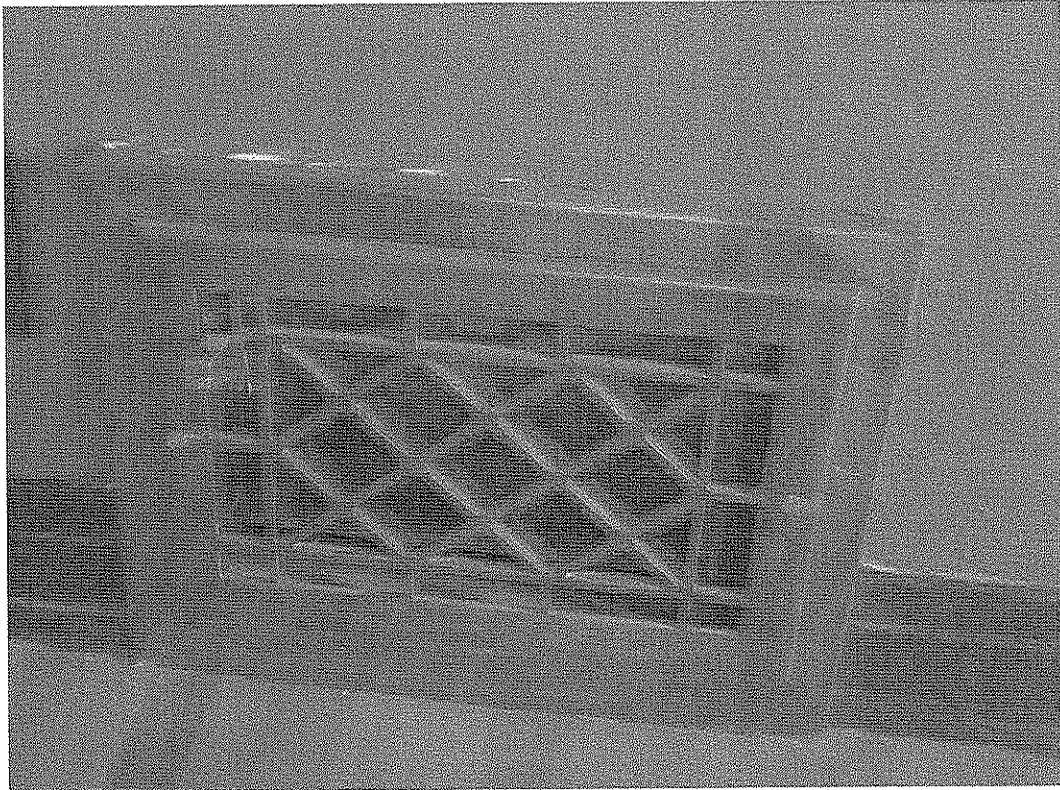




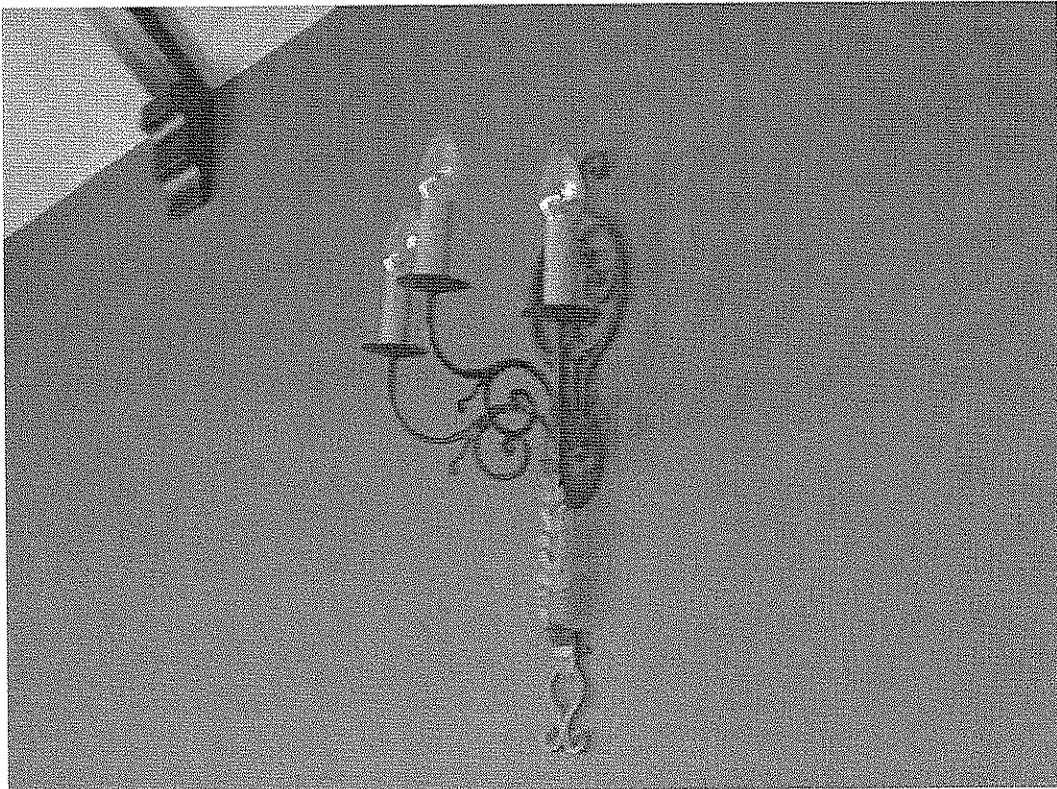
*Oliver Flats, coat of arms on mantel, 407-409 N. Orange Drive (Charles J. Fisher photo)*



*Oliver Flats, living room ceiling, 407-409 N. Orange Drive (Charles J. Fisher photo)*

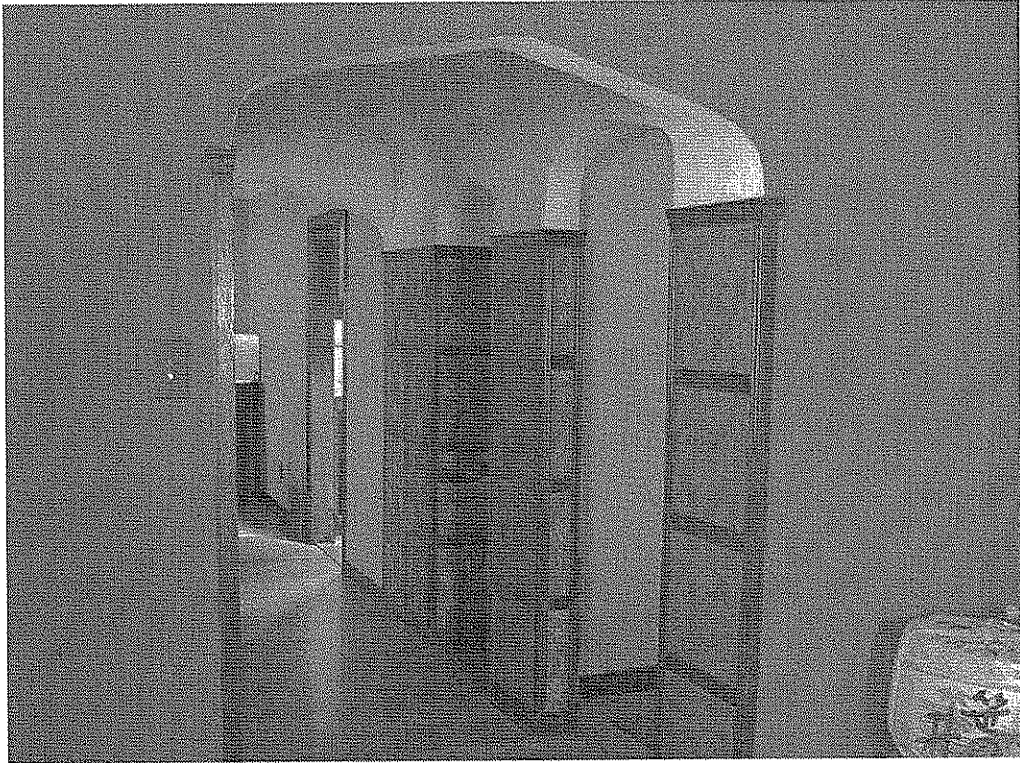


*Oliver Flats, heater register, 407-409 N. Orange Drive (Charles J. Fisher photo)*

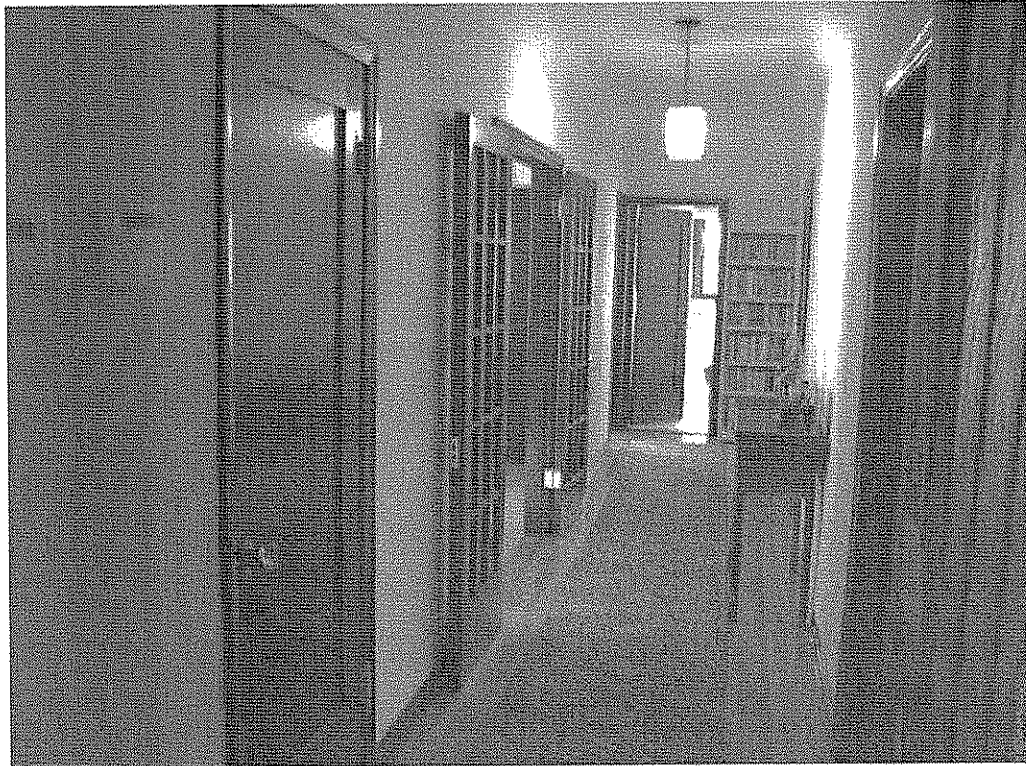


*Oliver Flats, wall sconce, 407-409 N. Orange Drive (Charles J. Fisher photo)*

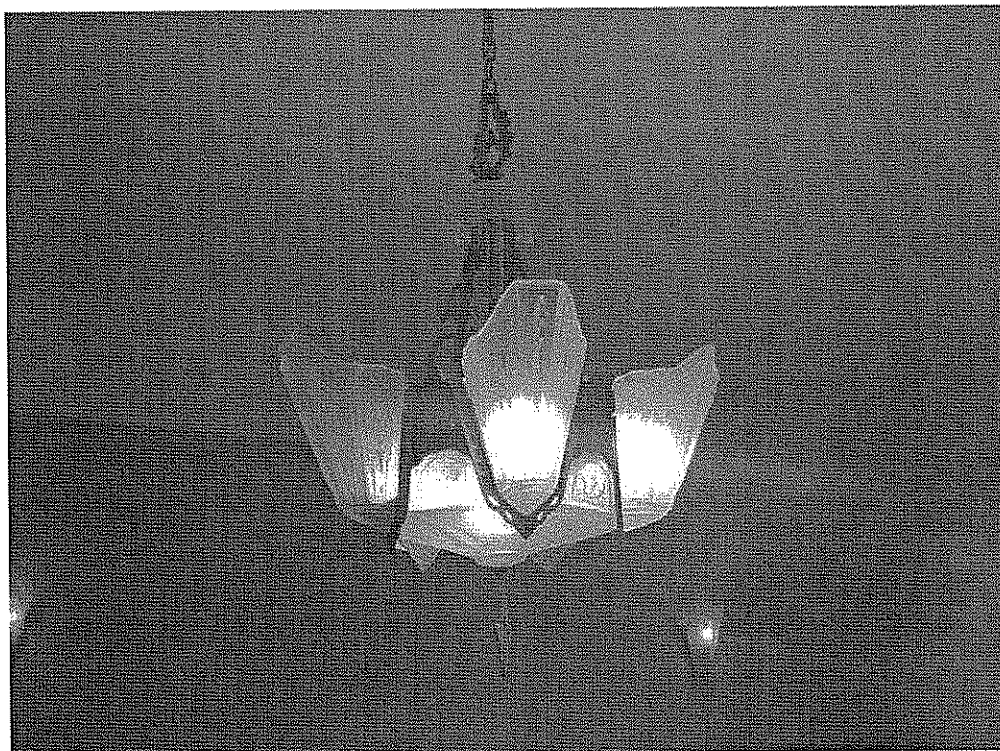




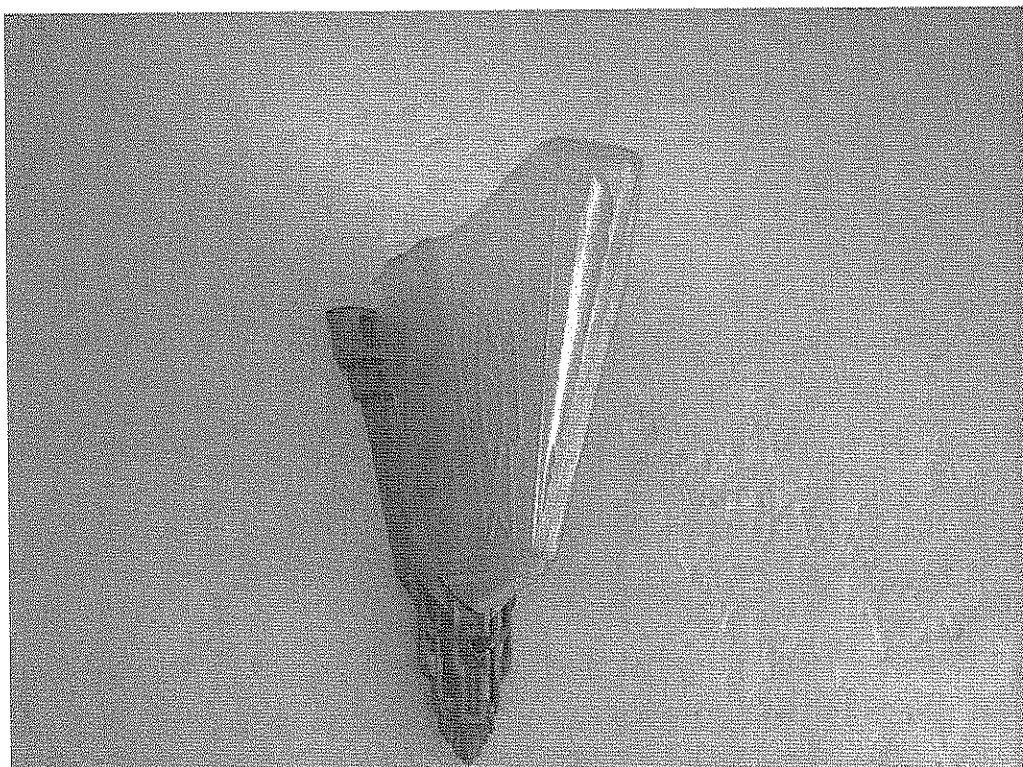
*Oliver Flats, front hall entry, 407-409 N. Orange Drive (Charles J. Fisher photo)*



*Oliver Flats, main hallway, 407-409 N. Orange Drive (Charles J. Fisher photo)*

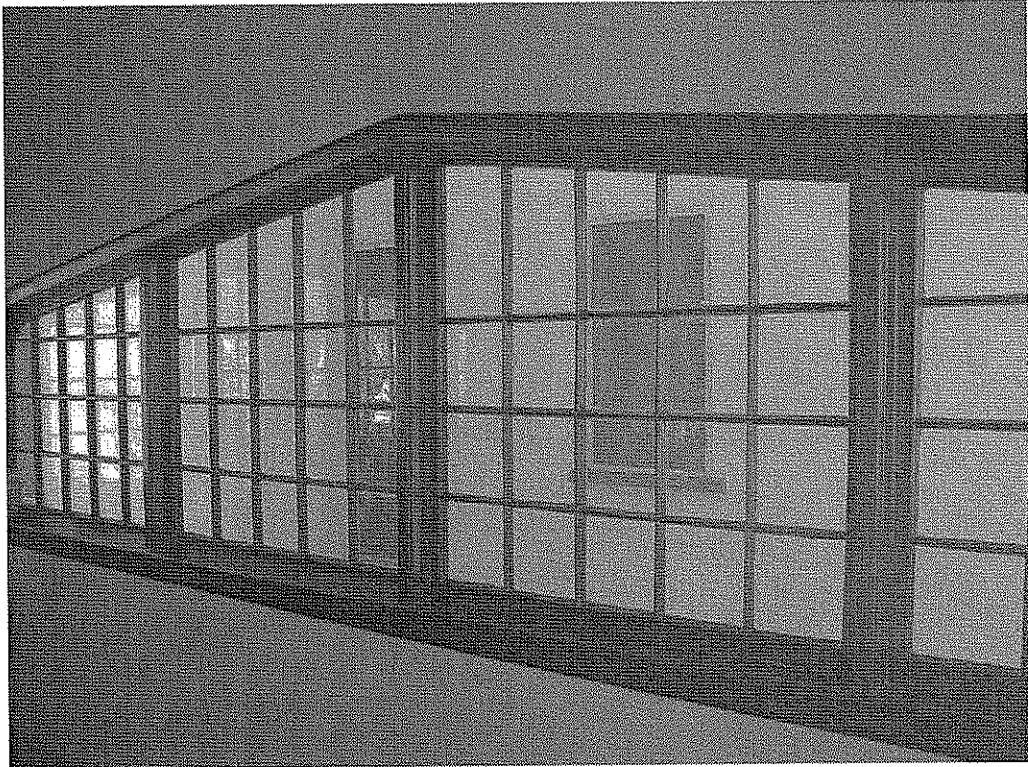


*Oliver Flats, dining room light, 407-409 N. Orange Drive (Charles J. Fisher photo)*

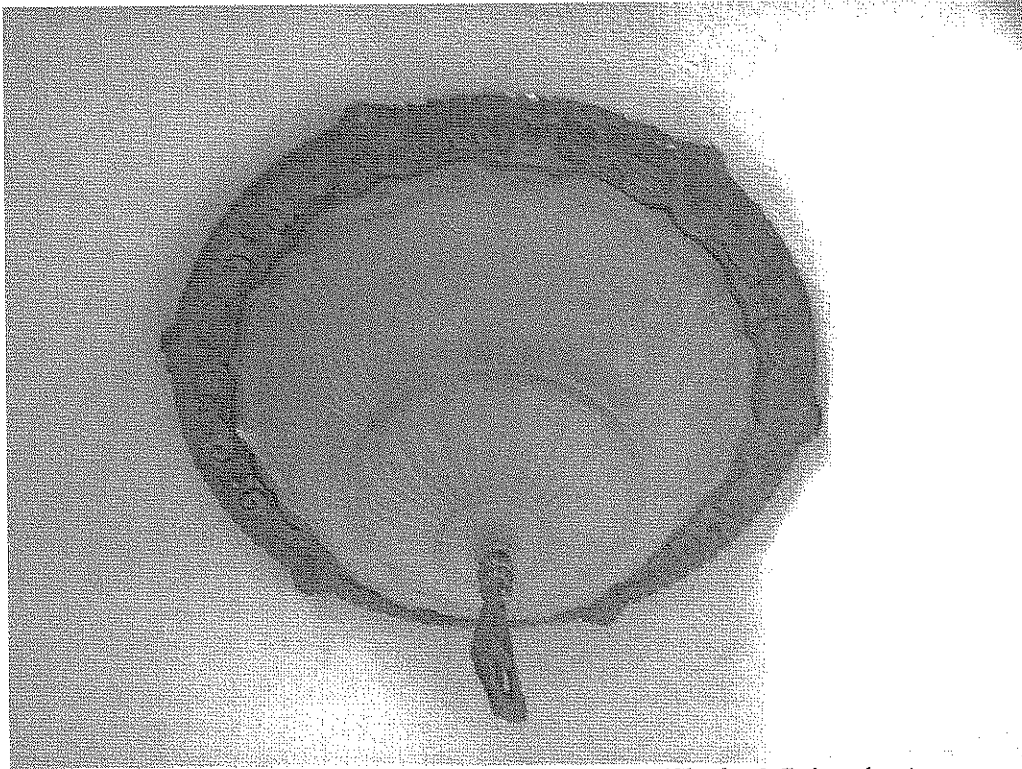


*Oliver Flats, wall sconce, 407-409 N. Orange Drive (Charles J. Fisher photo)*

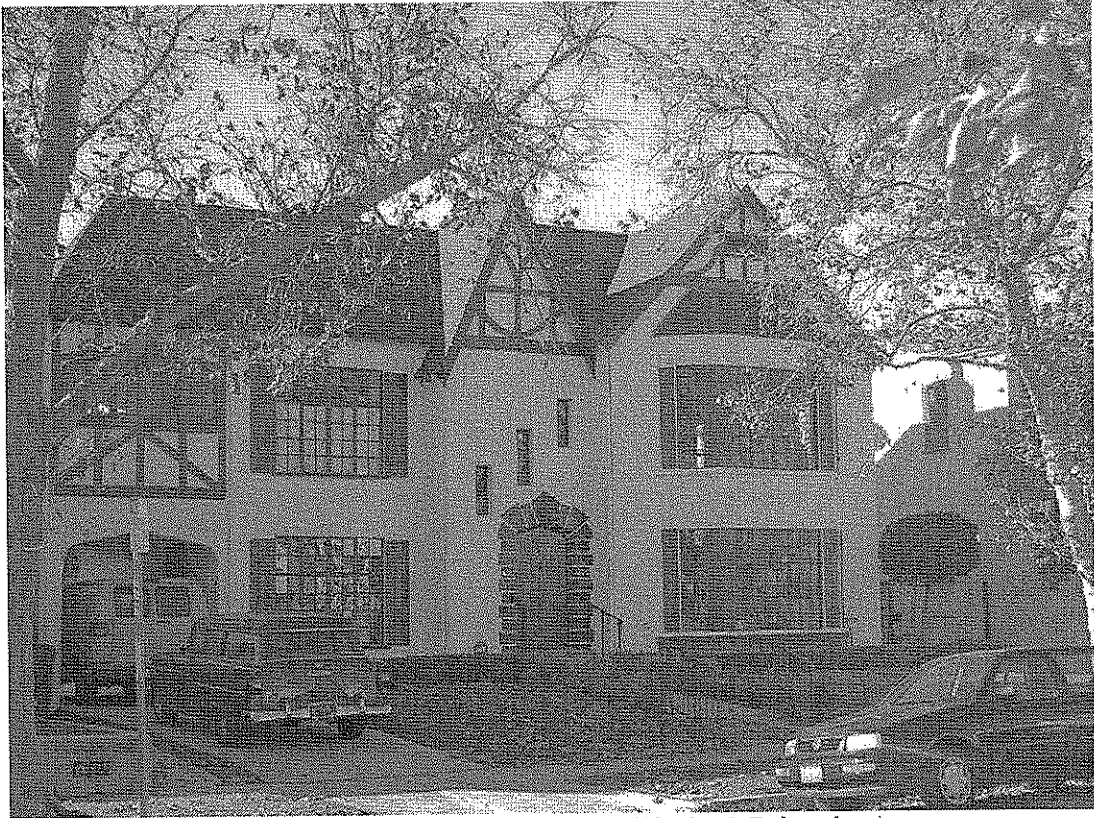




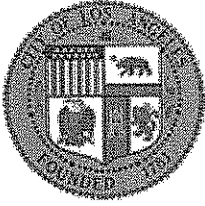
*Oliver Flats, window in room above porte-cochere, 407-409 N. Orange Drive (Charles J. Fisher photo)*



*Oliver Flats, light fixture, 407-409 N. Orange Drive (Charles J. Fisher photo)*



*Oliver Flats, 407-409 N. Orange Drive (Charles J. Fisher photo)*



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

02/05/2008

**PARCEL PROFILE REPORT**

**PROPERTY ADDRESSES**

409 N ORANGE DR  
407 N ORANGE DR

**ZIP CODES**

90036

**RECENT ACTIVITY**

None

**CASE NUMBERS**

None

**Address/Legal Information**

PIN Number: 138B181 23  
Area (Calculated): 7,424.9 (sq ft)  
Thomas Brothers Grid: PAGE 593 - GRID D7  
Assessor Parcel Number: 5525030012  
Tract: TR 8498  
Map Reference: M B 95-53/55  
Block: None  
Lot: 243  
Arb (Lot Cut Reference): None  
Map Sheet: 138B181  
141B181

**Jurisdictional Information**

Community Plan Area: Wilshire  
Area Planning Commission: Central  
Neighborhood Council: Greater Wilshire  
Council District: CD 5 - Jack Weiss  
Census Tract #: 2141.00  
LADBS District Office: Los Angeles Metro

**Planning and Zoning Information**

Special Notes: None  
Zoning: R2-1  
Zoning Information (ZI): ZI-1195 State of California  
(Division of Oil and Gas) Approval  
General Plan Land Use: Low Medium I Residential  
Plan Footnote - Site Req.: See Plan Footnotes  
Additional Plan Footnotes: Wilshire  
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: 5525030012  
Parcel Area (Approximate): 7,405.2 (sq ft)  
Use Code: 0200 - 2 units (4 stories or less)  
Assessed Land Val.: \$1,020,000  
Assessed Improvement Val.: \$520,200  
Last Owner Change: 11/14/07  
Last Sale Amount: \$1,650,016  
Tax Rate Area: 67  
Deed Reference No.: 2542099  
Building 1:

1. Year Built:	1927
1. Building Class:	D6
1. Number of Units:	2
1. Number of Bedrooms:	6
1. Number of Bathrooms:	4
1. Building Square Footage:	4,398.0 (sq ft)
<b>Building 2:</b>	
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)
<b>Building 3:</b>	
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)
<b>Building 4:</b>	
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
<b>Building 5:</b>	
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:	No
Fire District No. 1:	No
Fire District No. 2:	No
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	Methane Zone
High Wind Velocity Areas:	No
Hillside Grading:	No
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	2.88603 (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**

<b>Police Information:</b>	
Bureau:	West
Division / Station:	Wilshire
Report District:	716
<b>Fire Information:</b>	
District / Fire Station:	61

Batallion: 18  
Division: 2  
Red Flag Restricted Parking: No