

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2007-706-HCM

HEARING DATE: April 5, 2007
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 1155 West 27th Street
Council District: 8
Community Plan Area: South Los Angeles
Area Planning Commission: South Los Angeles
Neighborhood Council: Empowerment Congress
North Area
Legal Description: LT 19 of M R 22-24

PROJECT: Historic-Cultural Monument Application for the
JESSIE D'ARCHE APARTMENTS

REQUEST: Declare the property a Historic-Cultural Monument

OWNER: Circle Park Holdings LLC
7869 Oso Avenue
Canoga Park, CA 91306

**OWNER'S
REPRESENTATIVE:** Anna Marie Brooks
2101 S. Grammercy Place
Los Angeles, CA 90027

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: February 2, 2007 Historic-Cultural Monument Application
ZIMAS Report

SUMMARY

Built in 1920, this two story multi-family residential building exhibits character-defining features of Classical style architecture. The rectangular plan wood-frame building has a raised centered entrance with projecting entry porch. This entrance is flanked by two Tuscan columns with an overhead entablature with dentil detail and a balustrade forming a balcony space. The exterior consists of stucco with wood trim. Windows are double hung and paired casement. Significant interiors include built-in cabinetry and fireplaces.

The proposed Jessie D'Arche historic monument was designed in 1920 by architect Lewis A. Smith. L.A. Smith designed the Highland Theater Building (1924; Historic-Cultural Monument (HCM) #549) the El Portal Theater (1926; HCM #573).

The subject building was built for Jessie D'Arche (1882-1935), a female musician who was a cornetist for the vaudeville musical group, Kuttner's Orchestra.

The Jessie D'Arche Apartments is a contributor to the North University Park Historic District.

There are few alterations to the subject building.

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.

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 Jessie D'Arche Apartment Residence IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT

Classical 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 Jessie D'Arche Apartment Residence WAS BUILT IN 1920
NAME OF PROPOSED MONUMENT YEAR BUILT

Jessie D'Arche; Lewis A. Smith; Lilly-Fletcher Co.; J. B. Lilly; Paul Battelle Fletcher WAS IMPORTANT TO THE
NAME OF FIRST OR SIGNIFICANT OTHER

DEVELOPMENT OF LOS ANGELES BECAUSE Please see attached "Historical Significance" and biographies of

Jessie D'Arche; Lewis A. Smith; Lilly-Fletcher co.; J. B. Lilly; Paul Battelle Fletcher.

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT Jessie D'Arche Apartment Residence
2. STREET ADDRESS 1155 West 27th Street
CITY Los Angeles ZIP CODE 90007 COUNCIL DISTRICT 8
3. ASSESSOR'S PARCEL NO. 5055-025-033
4. COMPLETE LEGAL DESCRIPTION: TRACT Miller and Herriott's Subdivision of the Harper Tract
BLOCK None LOT(S) 20 ARB. NO. 2
5. RANGE OF ADDRESSES ON PROPERTY 1155 - 1157 West 27th Street
6. PRESENT OWNER Circle Park Holdings LLC
STREET ADDRESS 7869 Oso Avenue E-MAIL ADDRESS: _____
CITY Canoga Park STATE CA ZIP CODE 91306 PHONE (213) 251-1712
OWNERSHIP: PRIVATE PUBLIC _____
7. PRESENT USE multi-family residence ORIGINAL USE multi-family residence

DESCRIPTION

8. ARCHITECTURAL STYLE Classical
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET. 1 PAGE MAXIMUM)
- The Jessie D'Arche Apartment Residence is a contributor to the North University Park Historic District.
- The property has just been purchased. The tenants are long-term and thus there is some minor interior deferred maintenance. The new owner will be addressing these issues and does own other HCMs which are in the Mills Act Program.

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT Jessie D'Arche Apartment Residence

10. CONSTRUCTION DATE: 1920 FACTUAL: ESTIMATED:

11. ARCHITECT, DESIGNER, OR ENGINEER Lewis A. Smith

12. CONTRACTOR OR OTHER BUILDER Lilly-Fletcher Company

13. DATES OF ENCLOSED PHOTOGRAPHS November 2006 & February 2007
(1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL HERITAGE COMMISSION@LACITY.ORG)

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

15. ALTERATIONS Chimneys centered on either gable end were lost to the 1994 earthquake reneiding the living room fireplaces non-functional.

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. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)

The Jessie D'Arche Apartment Residence is a contributor to the North University Park Historic District (US-04000016) designated 2/11/2004 and listed as State Property Number 139776 with status 1D & NPS-04000016-9999 as1S. However, under the City Ordinance the property is NOT eligible for the Mills Act program until it becomes an LA HCM. Please see accompanying Historical Significance statement.

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) Please see accompanying Bibliography

20. DATE FORM PREPARED 02/02/2007 PREPARER'S NAME Anna Marie Brooks

ORGANIZATION _____ STREET ADDRESS 1109 4th Avenue

CITY Los Angeles STATE CA ZIP CODE 90019 PHONE (310) 650-2143

E-MAIL ADDRESS: historichomesLA@aol.com

DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE Jessie D'Arche Apartment Residence IS A two-STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

Classical, rectangular PLAN multi-family residential
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (Click to See Chart) STRUCTURE USE (RESIDENCE, ETC.)

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

IT'S gable and flat roofs ROOF IS composition wood frame,
ROOF SHAPE (Click to See Chart) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

double hung and paired casement WINDOWS ARE PART OF THE DESIGN,
WINDOW TYPE [DOUBLE-HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.]

THE ENTRY FEATURES A centered, raised, recessed,
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

single panel with 12-lights and paired 4-light sidelights DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (Click to See Chart)

OF THE STRUCTURE ARE symmetrical facade; central classic projecting entry porch with flanking Tuscan columns;
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

balcony above porch w/ turned balusters and square end columns and entablature dentil detail; flat window
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

and door openings; a short flight of concrete stairs lead to the raised entry; at the rear there is an interior court.
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

To the north of the east/west gable end roof is a flat roof covering the remainder of the building.
VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A 4-bay garage w/ paired
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE entry foyer with original single panel entry door to each unit; fireplace in living
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

room (non-functional due to loss of chimneys in 1994 earthquake); original woodwork throughout; some kitchens
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

retain original cabinetry and tile work; some baths retain original tile work and fixtures.

IMPORTANT LANDSCAPING INCLUDES _____
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

Jessie D'Arche Apartment Residence
1155-1157 West 27th Street, Los Angeles, CA 90007
Photo date: November 2006 ~ © Anna Marie Brooks 2006

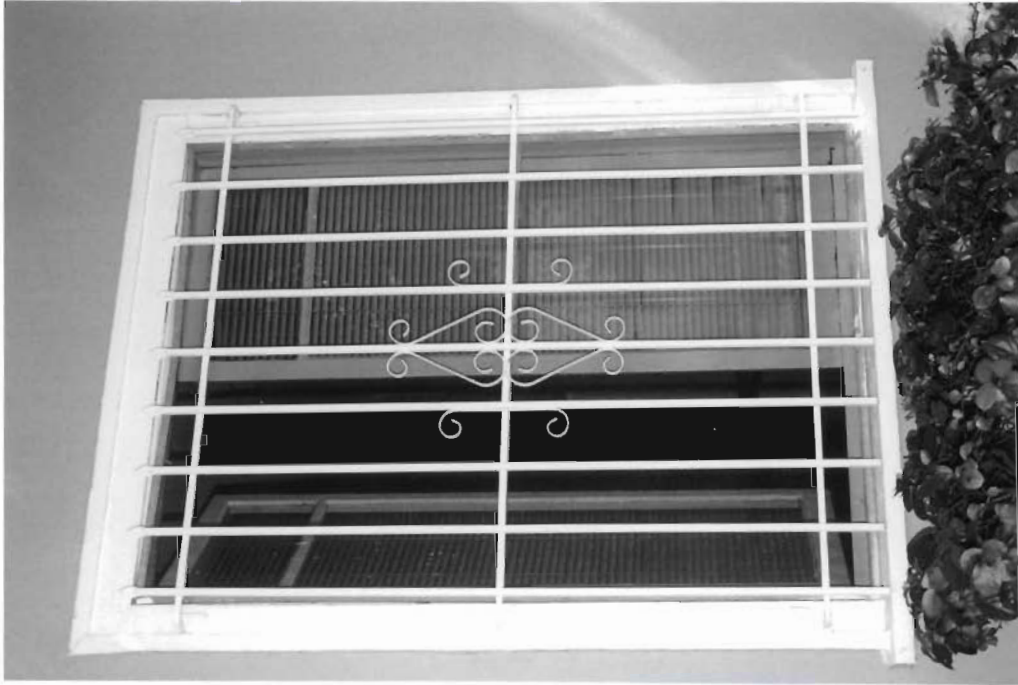


South façade entry: Viewed to northwest



View along driveway: East elevation front building and south façade rear building.

Jessie D'Arche Apartment Residence
1155-1157 West 27th Street, Los Angeles, CA 90007
Photo date: November 2006 ~ © Anna Marie Brooks 2006



Representative original paired casement windows.



Representative original one-over-one wood frame double hung windows.

Jessie D'Arche Apartment Residence
1155-1157 West 27th Street, Los Angeles, CA 90007
Photo date: November 2006 ~ © Anna Marie Brooks 2006



Northeast corner of four-plex and southeast corner of garage with rear unit entry, viewed to north..



Original garage interior wall, viewed to north.

Jessie D'Arche Apartment Residence
1155-1157 West 27th Street, Los Angeles, CA 90007
Photo date: November 2006 ~ © Anna Marie Brooks 2006



North/rear elevation of four-plex: Gated entry to interior court, viewed to southwest.



South façade, garages and upper unit: Viewed to northeast.

Biography: Jessie D'Arche
Jessie D'Arche Apartment Residence
1155 West 27th Street
Los Angeles, CA 90007

Jessie D'Arche has wrongly been referenced in the North University Park Specific Plan survey and in the North University Park National Register Historic District survey as a male. Jessie D'Arche was, according to the 1920 United States Federal Census, a white female, born about 1882 in Arkansas. The 1897/1898 Little Rock, Arkansas City Directory lists Miss Jessie De Arche with the occupation of cornetist in Kuttner's Orchestra.

In Los Angeles City Directories, beginning in 1912, Jessie D'Arche is listed as either a musician and/or music teacher. (The spelling of her name varies and in some editions of the Los Angeles City Directory she lists herself with both spellings living at an identical address.) In the 1920 Federal Census other members of her household are her widowed mother, Lydia Gay; her divorced sister Hazel Gay who lists her occupation as cabaret singer; and her married sister Nellie Hatch who lists her occupation as musician.

One thing is clear—Jessie D'Arche came to Los Angeles in 1912, the same year as Edward Kuttner, the leader of Kuttner's Orchestra in which she performed on the east coast. Also arriving in Los Angeles in 1912 was Mrs. Anna Mozart Kuttner, wife of Edward Kuttner, and a vaudeville star in her own right. The couple purchased a theatre on at 7th Street and Grand Avenue which she rechristened the Mozart Theater. The Mozart Theater is thought to have been the first theater in Los Angeles to regularly show five and six-reel motion pictures. She and her husband, Edward, who died in 1937, also operated theaters in Elmira, New York and in Lancaster, Pennsylvania.

Extensive searches of historic resources have, to date, failed to yield a comprehensive portrait of Jessie D'Arche and her musical career. One thing is certain--she seems to have made a financially secure life for herself as she was the original owner/builder of the subject Property and of the adjacent West Adams Gardens, a collection of six multi-family residential buildings built along either side of a private street in 1920, the same year as the subject Property. The West Adams Gardens is Los Angeles Historic-Cultural Monument 297. She was also the owner/builder of the apartment residence at 1131 West 27th Street. All of her buildings were designed by Lewis A. Smith and constructed by the Lilly-Fletcher Co.

Miss Jessie D'Arche died September 3, 1935. Miss D'Arche is interred at Forest Lawn Memorial Park at Glendale, in an unmarked grave.

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Biography: Paul Battelle Fletcher
Jessie D'Arche Apartment Residence
1155 West 27th Street
Los Angeles, CA 90007

Paul Battelle Fletcher was born in Kansas City Missouri June 13, 1887. The Fletcher family moved to San Diego in 1894 (conflicting sources claim California residence from 1888) and on to Los Angeles in 1896. His early work was in the employ of the *Los Angeles Record* newspaper where he worked several positions including reporter. After a brief academic career, due to family illness, he joined Robert Marsh & Company as a salesman. He subsequently opened his own real estate offices.

In February of 1911 Fletcher expanded his operations, becoming Secretary and Treasurer of the Suburban Development Company of Southern California. Fletcher specialized in suburban subdivisions in the emerging suburbs of Los Angeles where he was responsible for the sale of many large tracts. He was the subdivider of the Glassell Estate, creating, from 1910 - 1913, Glassell Park from 32 acres in the Eagle Rock area and expanding into 93 adjacent acres. Fletcher is also credited with opening the Western Avenue District between Sixth and Third streets during the period of 1919 and 1922, as a partner in the Lilly-Fletcher Company.

Paul Fletcher married Ruth Elma Whiffen, January 11, 1910 at Los Angeles. They had one daughter, Elizabeth Jane. Fletcher was a member of the Jonathan Club, Sigma Chi Fraternity, the Sierra Madre Club, the Los Angeles Country Club, the Lutheran Church and the Los Angeles Chamber of Commerce. He was also a director of the National City Bank, vice-president of Builders Mortgage Company and vice-president of the Gaylord Corporation. Paul Fletcher died Oct 12, 1946 at Los Angeles.

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Biography: John Blanchard Lilly
Jessie D'Arche Apartment Residence
1155 West 27th Street
Los Angeles, CA 90007

John Blanchard Lilly was born in New York State, March 21, 1875. Before removing to Los Angeles in 1903 he spent time at Salem, New Hampshire. In addition to his partnership in the Lilly-Fletcher Co., John Lilly served as president of the Builders Mortgage Company and was president of the Gaylord Corporation. He was a member of the Los Angeles Country Club and other clubs and societies. He married Lilly Lilly. They had two children: Ruth A. and Seth Lilly.

John Blanchard Lilly died April 8, 1956 at Los Angeles.

Historic Significance

Jessie D'Arche Apartment Residence
1155 West 27th Street
Los Angeles, CA 90019

The Jessie D'Arche Apartment Residence is significant as a contributor to the North University Park National Register Historic District (2003) and the North University Park Specific Plan (1983). The multi-family residence and rear four-bay garage with single residential unit above, is significant as a Classical style apartment residence designed by Lewis A. Smith and built by the Lilly-Fletcher Company in 1920 to meet the city's increased housing needs in the decade of major growth following World War I.

Perhaps the most significant historical fact is that the first owner was a single, female musician who, as a musician, made a contribution to the vaudeville and silent film eras of our nation. This single female musician was financially responsible for the commissioning of architect L. A. Smith to design the subject Property, West Adams Gardens, a complex of six two-story, multi-family residential buildings which are Los Angeles Historic-Cultural Monument 297, and the Italian Villa style apartments at 1131 West 27th Street. All buildings were designed for Miss D'Arche by architect L. A. Smith and built by the Lilly-Fletcher Co.

Architect L. A. Smith is significant as the architect of many Los Angeles theatres, among them the Highland Theater Building at 560 N. Figueroa Street which is LA HCM 549 and El Portal Theater at 5265-5271 Lankershim Boulevard, North Hollywood which is LA HCM 573. Among Smith's many other theater commissions were the Rivoli at 46th Street and Western Avenue; the West Washington Theater at 2518 West Washington Boulevard; and the Beverly Hills Theater on Canyon Drive. L. A. Smith was also the architect who designed many of the elegant automobile showrooms of the 1920s which graced Figueroa Boulevard, a short distance to the east. Smith also served as chief architect for the Lilly-Fletcher Co. and was responsible for the design of their development of commercial and apartment buildings in the area around Wilshire Boulevard and Western Avenue as well as their other projects around the city of Los Angeles. L. A. Smith also designed factories and several hotels. Among his other works which are Los Angeles Historic-Cultural Monuments are the Withers Residence at 2731 Woodshire Dr., HCM 648 and Villa Elaine [apartments], 1241-1249 N. Vine Street, Hollywood, HCM 675. L. A. Smith also executed many designs not built by the Lilly-Fletcher Co. Many of his works have been lost.

By 1924, the Lilly-Fletcher Co. had built over 500 buildings in Los Angeles. The contracting company also offered real estate services, financial services, insurance services and property management services. Their concentrated spheres of influence were the subdivision of Glassell Park and the commercial and mostly multi-family residential buildings north of Wilshire Boulevard and Western Avenue, although their works were found throughout the city. The Lilly-Fletcher Company also contracted the building of and owned and managed the Gaylord Apartments on Wilshire Boulevard which were designed by Walker and Eisen.

The Jessie D'Arche Apartment Residence is a largely intact specimen of a Classical style four unit apartment building with small interior court, original garages

Historic Significance: Jessie D'Arche Apartment Residence—p. 2

with a single residential unit above, sited on a residential street with deep setback, where it serves as an example of well-designed in-fill multi-family housing by a significant architect, executed by a significant contractor and owned by a single female musician who contributed to the nation's vaudeville and silent film eras.

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Bibliography
Jessie D'Arche Apartment Residence
1155 West 27th Street
Los Angeles, CA 90007

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Historic Significance
Jessie D'Arche Apartment Residence
1155 West 27th Street
Los Angeles, CA 90019

The Jessie D'Arche Apartment Residence is significant as a contributor to the North University Park National Register Historic District (2003) and the North University Park Specific Plan (1983). The multi-family residence and rear four-bay garage with single residential unit above, is significant as a Classical style apartment residence designed by Lewis A. Smith and built by the Lilly-Fletcher Company in 1920 to meet the city's increased housing needs in the decade of major growth following World War I.

Perhaps the most significant historical fact is that the first owner was a single, female musician who, as a musician, made a contribution to the vaudeville and silent film eras of our nation. This single female musician was financially responsible for the commissioning of architect L. A. Smith to design the subject Property, West Adams Gardens, a complex of six two-story, multi-family residential buildings which are Los Angeles Historic-Cultural Monument 297, and the Italian Villa style apartments at 1131 West 27th Street. All buildings were designed for Miss D'Arche by architect L. A. Smith and built by the Lilly-Fletcher Co.

Architect L. A. Smith is significant as the architect of many Los Angeles theatres, among them the Highland Theater Building at 560 N. Figueroa Street which is LA HCM 549 and El Portal Theater at 5265-5271 Lankershim Boulevard, North Hollywood which is LA HCM 573. Among Smith's many other theater commissions were the Rivoli at 46th Street and Western Avenue; the West Washington Theater at 2518 West Washington Boulevard; and the Beverly Hills Theater on Canyon Drive. L. A. Smith was also the architect who designed many of the elegant automobile showrooms of the 1920s which graced Figueroa Boulevard, a short distance to the east. Smith also served as chief architect for the Lilly-Fletcher Co. and was responsible for the design of their development of commercial and apartment buildings in the area around Wilshire Boulevard and Western Avenue as well as their other projects around the city of Los Angeles. L. A. Smith also designed factories and several hotels. Among his other works which are Los Angeles Historic-Cultural Monuments are the Withers Residence at 2731 Woodshire Dr., HCM 648 and Villa Elaine [apartments], 1241-1249 N. Vine Street, Hollywood, HCM 675. L. A. Smith also executed many designs not built by the Lilly-Fletcher Co. Many of his works have been lost.

By 1924, the Lilly-Fletcher Co. had built over 500 buildings in Los Angeles. The contracting company also offered real estate services, financial services, insurance services and property management services. Their concentrated spheres of influence were the subdivision of Glassell Park and the commercial and mostly multi-family residential buildings north of Wilshire Boulevard and Western Avenue, although their works were found throughout the city. The Lilly-Fletcher Company also contracted the building of and owned and managed the Gaylord Apartments on Wilshire Boulevard which were designed by Walker and Eisen.

The Jessie D'Arche Apartment Residence is a largely intact specimen of a Classical style four unit apartment building with small interior court, original garages

Historic Significance: Jessie D'Arche Apartment Residence—p. 2

with a single residential unit above, sited on a residential street with deep setback, where it serves as an example of well-designed in-fill multi-family housing by a significant architect, executed by a significant contractor and owned by a single female musician who contributed to the nation's vaudeville and silent film eras.

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Biography: Lilly-Fletcher Company

Jessie D'Arche Apartment Residence
1155 West 27th Street
Los Angeles, CA 90007

The Lilly-Fletcher Company was founded by J. B. (John Blanchard Lilly) and Paul Battelle Fletcher, apparently in 1911. By 1924 the company was already responsible for the construction of more than 500 buildings in and near Los Angeles. For several years their chief architect was Lewis A. (L. A.) Smith.

The firm, first housed in downtown Los Angeles, at the conclusion of World War I became infatuated with the development potential to the area north of Wilshire Boulevard at Western Avenue. They relocated their offices to Western Avenue and developed the area with several smaller apartment buildings and commercial buildings.

The firm focused on becoming a real estate development packaging services company made up of several formal departments, which advertised itself as:

interested in the development of property owned by others, procuring loans for its development and doing the work of construction, as it is equipped to care for the improving of property from financing the proposition through the draughting of plans and supervising the actual construction of the building to its rental and caretaking.

The Lilly-Fletcher Company was instrumental in the development of Figueroa Street as “automobile row” where they built and leased most of the automobile showrooms on Figueroa south of Pico Boulevard.

In 1924 the firm commissioned architects Walker and Eisen to design the Gaylord Apartments on Wilshire Boulevard at Kenmore—opposite the no longer extant Ambassador Hotel. Lilly and Fletcher retained ownership of the Gaylord with Lilly becoming president of the Gaylord Corporation.

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Biography: Lewis A. Smith
Jessie D'Arche Apartment Residence
1155 West 27th Street
Los Angeles, CA 90007

Architect Lewis Arthur Smith—more familiarly known as L. A. Smith—was born in Ohio in 1869.

It is certain that he arrived in Los Angeles sometime before 1910 as he appears in the 1910 Federal Census as a resident of Los Angeles. He lived at a boarding house and was listed as a single, white, male, 41 years of age.

Smith is well-known among southern California theater buffs as the architect of more than twenty movie houses and theatres. Among his theatre commissions which are Historic-Cultural Monuments are the Highland Theater Building at 560 N. Figueroa Street which is Los Angeles Historic-Cultural Monument 549 and El Portal Theater at 5265-5271 Lankershim Boulevard, North Hollywood which is Historic-Cultural Monument 573. A few of his other theatre commissions include the recently restored Vista Theatre on Sunset Boulevard; the Rivoli at 46th Street and Western Avenue; the West Washington Theater at 2518 West Washington Boulevard; and the Beverly Theater at 206 N. Beverly Drive, Beverly Hills (demolished); the Lido/Brooklyn Theatre in East Los Angeles (demolished); the Redlands Theater at Redlands; an unnamed theater built for West Coast Theatres at 10th and Western.

Smith also designed the La Tosca Theatrical Hotel at 4th Street and Figueroa to house touring entertainment professionals. He also designed the Piccadilly at the northeast corner of Loomis and Orange streets. He designed at least two other hotels: one at the corner of Western and Harold Way and another at 2nd and Figueroa.

L. A. Smith was, for several years, the chief architect for the Lilly-Fletcher Company. In 1920 he designed for Jessie D'Arche the subject Classical four unit apartment building and four bay garage with single unit above. He also designed for her the West Adams Gardens apartments on a private street running north/south between 27th Street and Adams Boulevard that is Historic-Cultural Monument 297; and the apartment building at 1131 West 27th Street. During his tenure with the Lilly-Fletcher Company he designed several apartment buildings north of Wilshire Boulevard, many of which have been demolished.

His larger scale apartment buildings include the Villa Elaine at 1241-1249 N. Vine Street, Hollywood, which is Historic-Cultural Monument 675. For a time he was in partnership with architect F. A. Brown and together they designed the Linda Vista at the northwest corner of San Marino Street and Serrano Avenue. Smith also designed the Mariposa Garden Apartments at 5th and Mariposa; the Lakeview Arms at 12th and Lake; and the Beverly Arms (which opened as the Beverly Manor) at 334-338 N. Normandie Avenue.

Smith also designed factories and warehouses, one of which was commissioned for Pig 'N Whistle at 16th and Valencia. He also designed warehouses at the port of Los Angeles. One of his factory projects was the Tyre Brothers Glass Co. at 31st and San Pedro.

Smith also designed the elegant Concordia Club, the first exclusively Jewish club in Los Angeles, at 362 S. Westlake Avenue. The facility included a dining room and kitchen, a ballroom with a stage, a library, a Gothic room, and bedrooms and baths on the third floor. The lower floor housed a swimming pool, gymnasium and Turkish bath.

L. A. Smith is also known as the chief designer of “auto row,” having designed many of the early automobile showrooms that once graced Figueroa Street south of Pico Boulevard.

During his later years Smith worked as an architectural consultant on many projects. Lewis Arthur Smith died March 13, 1958, at age 89, at Los Angeles. L. A. Smith was survived by no immediate family members.

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City of Los Angeles Department of City Planning

02/09/2007

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1155 W 27TH ST

ZIP CODES

90007

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2005-5848-OCH

CPC-1983-506-SP

ORD-171682

ORD-162128

ND-84-384-CP

Address/Legal Information

PIN Number:

123A201 168

Area (Calculated):

5,109.7 (sq ft)

Thomas Brothers Grid:

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Assessor Parcel Number:

5055025032

Tract:

MILLER AND HERRIOTT'S

SUBDIVISION OF THE HARPER

TRACT

M R 22-44

Map Reference:

None

Block:

19

Lot:

1

Arb (Lot Cut Reference):

123A201

Map Sheet:

Jurisdictional Information

Community Plan Area:

South Los Angeles

Area Planning Commission:

South Los Angeles

Neighborhood Council:

Empowerment Congress North

Area

Council District:

CD 8 - Bernard C. Parks

Census Tract #:

2218.20

LADBS District Office:

Los Angeles Metro

Planning and Zoning Information

Special Notes:

None

Zoning:

RD1.5-1-O

Zoning Information (ZI):

None

General Plan Land Use:

Low Medium II Residential

Plan Footnote - Site Req.:

See Plan Footnotes

Additional Plan Footnotes:

South Los Angeles

Specific Plan Area:

North University Park

South Los Angeles Alcohol Sales

Historic Preservation Overlay Zone:

None

Historical Cultural Monument:

US-04000016: North University

Park Historic District

Mills Act Contract Number:

None

POD - Pedestrian Oriented Districts:

None

CDO - Community Design Overlay:

None

Streetscape:

No

Sign District:

No

Adaptive Reuse Incentive Area:

None

35% Density Bonus:

Eligible (see Specific Plan)

CRA - Community Redevelopment Agency:

None

Central City Parking:

No

Downtown Parking:

No

Building Line:

None

500 Ft School Zone:

No

Assessor Information

Assessor Parcel Number:

5055025032

Parcel Area (Approximate):

13,590.7 (sq ft)

Use Code:

0400 - 4 units (4 stories or less)

Building Class:

Data Not Available

Assessed Land Val.:

\$98,380

Assessed Improvement Val.:

\$26,696

Year Built:

0

Last Owner Change:

02/22/91

Last Sale Amount:

\$9

Number of Units:

4

Number of Bedrooms:

8

Number of Bathrooms:	5
Building Square Footage:	5,614.0 (sq ft)
Tax Rate Area:	210
Deed Reference No.:	No

Additional Information

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:	6.45265 (km)
Landslide:	No
Liquefaction:	No

Economic Development Areas

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

Public Safety

Police Information:	
Bureau:	South
Division / Station:	Southwest
Report District:	327
Fire Information:	
District / Fire Station:	15
Batallion:	3
Division:	2
Red Flag Restricted Parking:	No

CASE SUMMARIES

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

Case Number: CPC-2005-5848-OCH

Required Action(s): Data Not Available

Project Description(s): PROPOSED ORDINANCE TO ESTABLISH THE UNIVERSITY OFF-CAMPUS OVERLAY DISTRICT IN THE AREA BOUNDED BY 10FWY TO NORTH, 110 FWY TO EAST, MLK BLVD TO THE SOUTH AND NORMANDIE AVE TO THE WEST

Case Number: CPC-1983-506-SP

Required Action(s): SP-SPECIFIC PLAN (+ AMENDMENTS)

Project Description(s): SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED INTHE SOUTH CENTRAL AREA OF THE CITY

SEE GENERAL COMMENTS

CONTINUATION OF CPC-83-506. SEE GENERAL COMMENTS FOR CONTINUATION.

Case Number: ND-84-384-CP

Required Action(s): CP-COASTAL PERMIT APPEAL

Project Description(s): Data Not Available

DATA NOT AVAILABLE

ORD-171682

ORD-162128