

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

### CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2006-10208-HCM

**HEARING DATE:** May 17, 2007  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 915 N. Avenue 57  
Council District: 14  
Community Plan Area: Northeast Los Angeles  
Area Planning Commission: East Los Angeles  
Neighborhood Council: Historic Highland Park  
Legal Description: Lot 3 of Block A of St. Francis  
Tract

**PROJECT:** Historic-Cultural Monument Application for the  
WILKINS HOUSE

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

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

**OWNER:** Patrick O'Connell and Maggie M. Baird  
915 N. Avenue 57  
Los Angeles, CA 90042

**RECOMMENDATION That the Cultural Heritage Commission:**

1. **Declare** the property a Historic-Cultural Monument per Los Angeles Administrative Code Section 22.125.
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: December 7, 2006 Historic-Cultural Monument Application

## **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 Craftsman 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.

## **DISCUSSION**

Built in 1911, this one-story residential building exhibits character-defining features of Craftsman-style architecture. The low-pitched side-gabled wood-frame building is rectangular in plan and has exposed rafters. A full-length porch supported by wooden square columns encloses a centered entrance. A dormer with additional roof plane and exposed rafters shields two small rectangular casement windows. The building’s exterior features wood siding and composition shingle. The windows are fixed single and multi-pane, double hung, and casement windows. The chimney and porch railing are constructed of Arroyo stone. Significant interior spaces include an arroyo stone fireplace, detailed wainscoting, interior woodwork, built-in cabinetry, and original light fixtures.

The proposed Wilkins House historic monument was designed in 1911 by an unidentified architect. The building was built for John Wilkins who acquired the property in 1908 when it was still unincorporated area of Los Angeles County.

The subject property is significant as an intact example of the Craftsman style.

Later alterations to the subject property include the addition of a rear porch in 1933.

The Wilkins House 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 residential building designed in the Craftsman style, the property qualifies for designation as a Historic-Cultural Monument based on this criterion.

## **BACKGROUND**

At its meeting of February 15, 2007, the Cultural Heritage Commission voted to take the application under consideration. On May 3, 2007, the Cultural Heritage Commission toured the subject property.

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

### CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2006-10208-HCM

**HEARING DATE:** February 15, 2007  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 915 N. Avenue 57  
Council District: 14  
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**OWNER:** Patrick O'Connell and Maggie M. Baird  
915 N. Avenue 57  
Los Angeles, CA 90042

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

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Section 22.125 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Ken Bernstein, Manager  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

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Lambert M. Giessinger, Architect  
Office of Historic Resources

Prepared by:

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Edgar Garcia, Preservation Planner  
Office of Historic Resources

Attachments:      December 7, 2006 Historic-Cultural Monument Application  
ZIMAS Report

## **SUMMARY**

Built in 1911, this one-story residential building exhibits character-defining features of Craftsman-style architecture. The low-pitched side-gabled wood-frame building is rectangular in plan has exposed rafters. A full-length porch supported by wooden square columns encloses a centered entrance. A dormer with additional roof plane and exposed rafters shields two small rectangular casement windows. The building's exterior features wood siding and composition shingle. The windows are fixed single and multi-pane, double hung, and casement windows. The chimney and porch railing are constructed of Arroyo stone. Significant interior spaces include an arroyo stone fireplace, detailed wainscoting, interior woodwork, built-in cabinetry, and original light fixtures.

The proposed Wilkins House historic monument was designed in 1911 by an unidentified architect. The building was built for John Wilkins who acquired the property in 1908 when it was still unincorporated area of Los Angeles County.

The subject property may be significant as an intact example of the Craftsman style.

Later alterations to the subject property include the addition of a rear porch in 1933.

## **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.

**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 WILKINS HOUSE IS AN IMPORTANT EXAMPLE OF  
NAME OF PROPOSED MONUMENT  
CROSS GABLE CRAFTSMAN ARCHITECTURE  
ARCHITECTURAL STYLE (SEE LINE B)

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 WILKINS HOUSE WAS BUILT IN C 1911  
NAME OF PROPOSED MONUMENT YEAR BUILT  
THE WILKINS HOUSE WAS IMPORTANT TO THE  
NAME OF FIRST OR OTHER SIGNIFICANT OWNER

DEVELOPMENT OF LOS ANGELES BECAUSE THIS HOUSE EMBLEMATIC OF THE CRAFTSMAN STYLE THAT BEGAN WITH THE SOUTHERN CALIFORNIA ART AND CRAFTS MOVEMENT THAT FLOURISHED DURING THE FIRST PART OF THE 20<sup>TH</sup> CENTURY. THE EARLIEST CRAFTSMAN HOUSES WERE BUILT IN THE ARROYO SECO AREA AT THE DAWN OF THE CENTURY AND THE DESIGN CAUGHT ON NATION WIDE. IT WAS A DIRECT RESULT OF A YEARNING TO BRING LIFE BACK TO A SIMPLER TIME AND GET AWAY FROM THE MACHINE MADE FEATURES THAT HAD BECOME COMMON ON HOUSING DURING THE VICTORIAN ERA. THE CRAFTSMAN STYLE BECAME SO POPULAR THAT IT WAS SOON BEING REPRODUCED THROUGHOUT THE COUNTRY AND BECAME A MEANS BY WHICH THE AVERAGE PERSON COULD OBTAIN A WELL BUILT HOME THAT WAS FASHIONABLE BUT PRACTICAL AND NOT OSTENTATIOUS. MANY VARIATIONS ON THE STYLE SOON EVOLVED, WITH BUILDERS ADAPTING IT TO EARLIER EXTERIOR SHAPES. THE SIDE GABLED DESIGN OF THE WILKINS HOUSE IS FOUND IN "HALL AND PARLOR" HOUSES OF THE AMERICAN FOLK HOUSE TRADITION. THESE SIMPLE HOUSES ARE A TRADITIONAL BRITISH FOLK DESIGN THAT BEGINS WITH SIMPLE TWO ROOMS WIDE AND ONE ROOM DEEP FLOOR-PLAN WITH A EXPANSIVE FRONT PORCH ON MANY EXAMPLES. THE STYLE LENDS ITSELF WELL TO REARWARD EXPANSION IN THE ORIGINAL EXECUTION OR SUBSEQUENT ADDITIONS. THESE EARLIER HOUSES ARE MOSTLY FOUND IN THE SOUTHERN AND PLAINS SECTIONS OF THE UNITED STATES. THE PLAN LENDS ITSELF WELL TO THE CRAFTSMAN DESIGN. ABOUT 1/3<sup>RD</sup> OF THE TOTAL NUMBERS OF CRAFTSMAN HOMES ARE OF THIS VARIANT, HOWEVER MOST OF THEM ARE FOUND IN AREAS EAST OF THE MISSISSIPPI. A TWO STORY VARIANT IS FOUND MORE FREQUENTLY IN THE UPPER MIDWEST AND NORTHEASTERN STATES. THE STYLE FOUND IN THE LOS ANGELES AREA, BUT HAS OFTEN BEEN ALTERED AND COMPROMISED TO IT'S ARCHITECTURAL INTEGRITY. THE WILKINS HOUSE DISPLAYS THE PURITY OF DESIGN THAT MAKES IT A VIRTUALLY TEXTBOOK EXAMPLE. THESE HOMES ARE KNOWN FOR THEIR

SYMMETRY AND THE ALMOST UNIVERSAL INCLUSION OF A SHED DORMER IN THE ROOF WHETHER IT IS FOR LIVING SPACE OR MERELY FOR THE ATTIC AREA. THE EXPANSIVE FRONT PORCH IS ANOTHER CRITICAL CHARACTER DEFINING FEATURE THAT IS FOUND IN VIRTUALLY ALL OF THESE HOMES. IN THE CRAFTSMAN VERSION, THE PORCH IS NORMALLY INCORPORATED INTO THE BODY OF THE STRUCTURE, SUCH AS THE MANNER FOUND IN THE WILKINS HOUSE. MANY OF THE PORCHES HAVE BEEN ENCLOSED, EITHER FULLY OR PARTIALLY WHILE OTHERS HAVE HAD FEATURES EITHER REWORKED OR REPLACED. THE WILKINS HOUSE MAY HAVE ORIGINALLY BEEN BUILT BASED ON A DESIGN FOUND IN ONE OF MANY PLAN BOOKS THAT AVAILABLE TO OWNERS AND CONTRACTORS. SAINT FRANCIS HEIGHTS WAS SUBDIVIDED IN 1907 IN WHAT WAS THEN A PART OF THE UNINCORPORATED TERRITORY OF LOS ANGELES COUNTY. THE COUNTY DID NOT YET ISSUE BUILDING PERMITS AT THAT TIME AND NO BUILDING CONTRACT HAS BEEN FOUND, GIVING RISE TO THE SPECULATION THAT JOHN WILKINS MAY HAVE BUILT HIS OWN HOME. IT IS ONE OF THE FIRST HOMES IN THE TRACT. WILKINS BOUGHT THE PROPERTY IN 1908 AS VACANT LAND AND THE COUNTY PRESENTLY SHOWS THE HOUSE FIRST BEING ASSESSED IN 1912, WHICH WAS ALSO THE YEAR THE AREA BECAME PART OF THE CITY OF LOS ANGELES. HOWEVER, THE ORIGINAL THE HOUSE WAS BUILT PRIOR TO THAT ANNEXATION. RECORDED DEEDS SHOW THAT WILKINS ACQUIRED THE LAND ON JULY 25, 1908 AND RECORDED ON AUGUST 14, 1908. THE LAND WAS VACANT AT THE TIME OF THE SALE, WHICH GIVES A FOUR YEAR PERIOD BEFORE THE IMPROVEMENT SHOWS UP ON THE 1912 ROLL. THE COUNTY IS MISSING THE MAP PAGE FOR 1907-1911, WHICH LEAVES UNCERTAINTY AS TO THE EXACT YEAR OF CONSTRUCTION. THE 1912 MAP SHOWS IT TO BE ONE OF THE VERY FIRST HOUSES TO BE CONSTRUCTED IN THE TRACT. THE UNALTERED PURITY OF DESIGN AND THE WELL MAINTAINED STATE OF THE PROPERTY AFTER OVER 90 YEARS ARE OTHER FACTORS THAT MAKE THE WILKINS HOUSE TO BE AN EXCELLENT PURE EXAMPLE OF AN IMPORTANT BUILDING STYLE THAT WAS NOT ONLY IMPORTANT LOCALLY BUT HAD NATIONAL IMPACT AS WELL. ALONG WITH THE EARLIER MISSION REVIVAL, THE CRAFTSMAN STYLE IS TRULY CALIFORNIA CONTRIBUTION TO THE BUILT ENVIRONMENT.

# HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

## IDENTIFICATION

1. NAME OF PROPOSED MONUMENT WILKINS HOUSE  
2. STREET ADDRESS 915 N. AVENUE 57  
CITY LOS ANGELES ZIP CODE 90042 COUNCIL DISTRICT 14  
ASSESSOR'S PARCEL NO. 5073-004-004

3. COMPLETE LEGAL DESCRIPTION: TRACT ST. FRANCIS HEIGHTS, AS PER MAP FILED IN BOOK 11, PAGES 138

AND

MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

BLOCK 8 LOT(S) LOTS 6 AND THE S 23.75 FT OF LOT 5, EX THE N 5 FT OF THE W 53.9 FT THEREOF ARB. NO. N/A

RANGE OF ADDRESSES ON PROPERTY 915 THRU 917 N AVENUE 57

4. PRESENT OWNER PATRICK O'CONNELL AND MAGGIE M. BAIRD  
STREET ADDRESS 915 N AVENUE 57  
CITY LOS ANGELES STATE CA ZIP CODE 90042 PHONE (323) 256-2740  
OWNER IS: PRIVATE  PUBLIC

5. PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE

## DESCRIPTION

6. ARCHITECTURAL STYLE CRAFTSMAN

7. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)

SEE DESCRIPTION WORKSHEET

# DESCRIPTION WORK SHEET

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

THE WILKINS HOUSE IS A 1 STORY,

NAME OF PROPOSED MONUMENT

NUMBER OF STORIES

CRAFTSMAN, RECTANGULAR PLAN RESIDENCE

ARCHITECTURAL STYLE (SEE LINE 8 ABOVE)

PLAN SHAPE (SEE CHART)

STRUCTURE USE (RESIDENCE, ETC.)

WITH A CLAPBOARD AND SHINGLE FINISH AND WOOD TRIM.

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

MATERIAL (WOOD, METAL, ETC.)

ITS TRANSVERSE GABLED ROOF IS COVERED WITH COMPOSITION SHINGLES, GLASS AND WOOD,

ROOF SHAPE (SEE CHART)

MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES)

WINDOW MATERIAL

SINGLE AND MULTI PANE FIXED, DOUBLE HUNG AND CASEMENT WINDOWS ARE PART OF THE DESIGN.

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

THE ENTRY FEATURES A FULL WIDTH FRONT PORCH SUPPORTED BY BATTERED COLUMNS AT EACH END

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

WITH A HEAVY OAK AND 4 LIGHT GLASS DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS

ENTRY DOOR STYLE (SEE CHART)

OF THE STRUCTURE ARE A TRANSVERSE GABLE LOCATED TOWARD THE FRONT OF THE HOUSE, WHICH IS THE MOST

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

PROMINENT FEATURE, WITH THE FULL WIDTH PORCH BEING THE SECOND. AN ARROYO STONE CHIMNEY IS ON THE

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

SOUTH SIDE OF THE STRUCTURE, JUST IN FRONT OF THE TOP OF THE GABLE (THE CHIMNEY IS SEALED DUE TO EARTH-

ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALF-TIMBERING; HORIZONTALITY;

QUAKE DAMAGE.) THE PORCH HAS ARROYO STONE RAILINGS WITH A CONCRETE CAP, ARCHED OPENINGS AND A

VERTICALITY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

CONCRETE FLOOR. AN ARCHED WATER OUTLET IS AT THE RIGHT OF THE STEPS. THE CONCRETE STEPS ARE FLANKED WITH

ADDITIONAL DEFINING ELEMENTS

ARROYO STONE STOOPS. THE ARROYO STONE IS CARRIED THROUGHOUT THE GARDEN IN THE FORM OF LOW GARDEN WALLS AND

ADDITIONAL DEFINING ELEMENTS

FLOWERBED SURROUNDS. A SEMI-CIRCULAR BAY WITH WOOD CASEMENT WINDOWS IS LOCATED BEHIND THE CHIMNEY.

ADDITIONAL DEFINING ELEMENTS

THE STRUCTURE IS COVERED WITH SHAKE SHINGLES ABOVE THE LOWER BELT LINE. THE LOWER CRIPPLE WALL IS

ADDITIONAL DEFINING ELEMENTS

COVERED WITH CLAPBOARD SIDING. THE ROOF IS SUPPORTED BY CARVED TRIANGULAR BRACKETS.

ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF A SMALL GARAGE/GUEST HOUSE AND A CRAFTSMAN PLAYHOUSE.

IDENTIFY GARAGE, GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE AN ARROYO STONE FIREPLACE IN THE LIVING ROOM, BUILT-IN CABINETS,

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

DETAILED WAINSCOTING AND PERIOD LIGHTING FIXTURES, ALL BUT ONE OF WHICH ARE BELIEVED TO BE ORIGINAL TO

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

THE HOUSE. A BUILT IN SECRETARY IS FOUND IN THE PARLOR. THE INTERIOR WOODWORK IS ALL STAINED.

IDENTIFY NOTABLE MATURE TREES AND SHRUBS

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IDENTIFY NOTABLE MATURE TREES AND SHRUBS

HISTORIC-CULTURAL MONUMENT APPLICATION



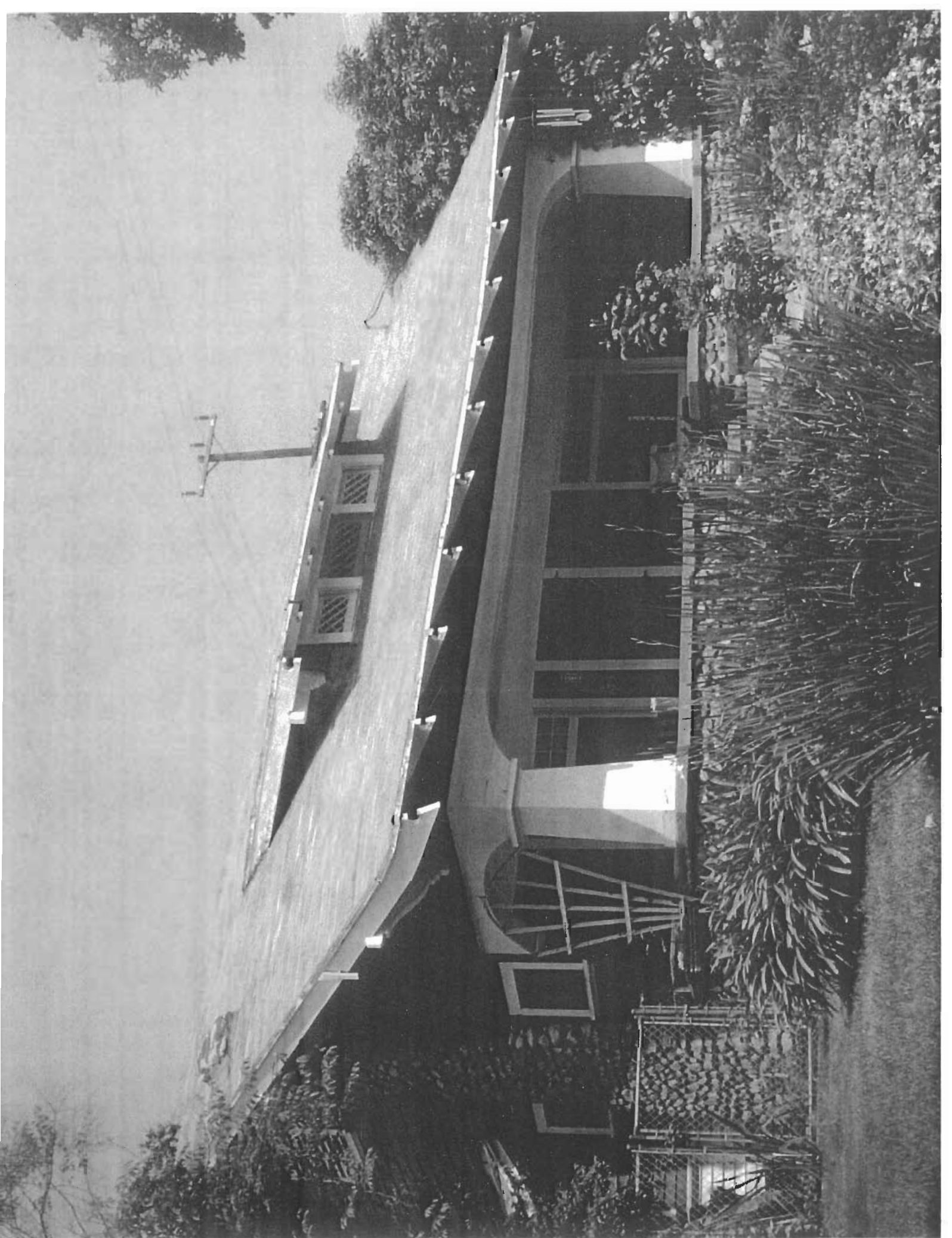
# HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT WILKINS HOUSE

10. CONSTRUCTION DATE: FACTUAL \_\_\_\_\_ ESTIMATED 1911
11. ARCHITECT, DESIGNER, OR ENGINEER: UNKNOWN
12. CONTRACTOR OR OTHER BUILDER: UNKNOWN (POSSIBLE OWNER BUILDER)
13. DATES OF ENCLOSED PHOTOGRAPHS MAY 15, 2006
14. CONDITION:  EXCELLENT  GOOD  FAIR  DETERIORATED  NO LONGER IN EXISTENCE
15. ALTERATIONS: REAR PORCH (10' X 12") ADDED IN 1933. KITCHEN REMODELED IN 1971. FOUNDATION REPLACED IN 2006.
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 HOUSE IS A FINE EXAMPLE OF THE CRAFTSMAN STYLE THAT BEGAN WITH THE SOUTHERN CALIFORNIA ARTS AND CRAFTS MOVEMENT THAT FLOURISHED DURING THE FIRST PART OF THE 20<sup>TH</sup> CENTURY. IT IS INTACT AND HAS NO ALTERATIONS THAT DETRACT FROM ITS ORIGINAL DESIGN. THE WILKINS HOUSE FEATURES A CROSS-GABLE DESIGN THAT IS TAKEN FROM AN EARLIER FOLK HOUSE DESIGN, KNOWN AS THE "HALL AND PARLOR HOUSE, THAT UNIVERSALLY UTILIZES THE TWO MAJOR CHARACTER DEFINING FEATURES THAT ARE FOUND IN THE LATER SIDE GABLED CRAFTSMAN DESIGN, SUCH AS THE WILKINS HOUSE: THE SIDE GABLE AND THE FULL FRONT PORCH. THE WILKINS HOUSE HAS NOT HAD ITS CHARACTER DEFINING FEATURES ALTERED. BOTH THE MAJOR AND MINOR FEATURES ARE RETAINED THROUGHOUT THE STRUCTURE. AS SUCH, THE WILKINS HOUSE DISPLAYS A RARE TEXTBOOK PURITY OF DESIGN THAT MAKES IT AN EXCELLENT EXAMPLE OF THE SIDE-GABLED CRAFTSMAN.
19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES BUILDING PERMITS PER ATTACHED, LA CITY DIRECTORIES, LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS. "A FIELD GUIDE TO AMERICAN HOUSES" BY VIRGINIA AND LEE MC ALESTER, ©1990, ALFRED A. KNOPF, INC.
20. DATE FORM PREPARED NOV 15, 2006 PREPARER'S NAME CHARLES J. FISHER  
ORGANIZATION \_\_\_\_\_ OWNERS REPRESENTATIVE \_\_\_\_\_ STREET ADDRESS 140 S. AVENUE 57  
CITY HIGHLAND PARK STATE CA ZIP CODE 90042 PHONE (323) 256-3593  
E-MAIL ADDRESS: ARROYOSECO@HOTMAIL.COM



5478 36

SCALE 1" = 60'

REVISED  
55020605-26

County of Los Angeles, Rick Auerbach, Assessor



ST. FRANCIS HEIGHTS

M.B. 11-136-139

NEW YORK TRACT

M.R. 19-85

FOR PREV. ASSMT. SEE 931-7 & 8

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

**Building Permit History**  
**915 N. Avenue 57**  
**Highland Park**

- August 14, 1908: Deed from W. C. Weaver and Margery C. Burnett to John H. Wilkins recorded in Book 3435, Pages 262-265 of Deeds for Lot 3, Block A of St. Frances Heights, with a provision that a residence valued at least \$1,200.00 must be built on the land. In 1912 and improvement value first appears on the land, indicating that there may be a 1911 construction date.  
Owner: John H. Wilkins  
Architect: Unknown  
Contractor: Unknown (possibly owner)  
Cost: \$1,200.00
- August 7, 1928: Building Permit No. 20360 to for termite repairs, replacing sheeting and studding which formerly held dirt fill under porch in place with brick wall, preparing building for future termite control service..  
Owner: Roy B. Jones  
Architect: None  
Contractor: California Termite Control Company, Inc.  
Cost: \$250.00
- September 26, 1928: Building Permit No. 24735 for new composition roof over old roof.  
Owner: Roy B. Jones  
Architect: None  
Contractor: B. L. Whinturose  
Cost: \$700.00
- February 6, 1933: Building Permit No. 1346 to add one 10 Foot by 12 Foot porch (to rear).  
Owner: V. M. Gibboney  
Architect: None  
Engineer: None  
Contractor: John Kleinbach  
Cost: \$200.00

- July 16, 1971: Building Permit No. LA32873 to enlarge door opening – new beam – new kitchen cabinets.  
Owner: Norman Davis  
Architect: None  
Engineer: None  
Contractor: Heinz Cabinet Shop  
Cost: \$2,500.00
- February 1, 2006: Building Permit No. EP07467 to add sill plate anchor bolts, cripple wall plywood and replace foundation per L. A. City standard plan #1 (E. Q. hazard reduction per Chapter 92).  
Owner: Patrick O’Connell and Maggie M. Baird  
Architect: None  
Engineer: None  
Contractor: Julian Construction  
Cost: \$12,000.00

# 3

BUILDING DIVISION

## DEPARTMENT OF BUILDING AND SAFETY

### Application to Alter, Repair or Demolish

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 Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described or any portion thereof, upon any street, alley, or other public place or portion thereof.

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 the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

TAKE TO ROOM No. 248 (2ND FLOOR) CITY CLERK PLEASE VERIFY	Lot	Block	Lot	Block
	Tract		Tract	
TAKE TO ROOM No. 5 (MAIN ST. FLOOR) ENGINEER PLEASE VERIFY	Book	Page	Book	Page
	From No.	York Blvd., to Avenue 57, North on	Street	
	To No.	Avenue 57	Street	

EAGLE ROCK DISTRICT

O. K. City Engineer O. K. City Clerk  
By  
Deputy

USE INK OR INDELIBLE PENCIL

1. What purpose is the present Building now used for? **Residence**
2. What purpose will Building be used for hereafter? **Same**
3. Owner's name **Mr. Roy B. Jones** Phone
4. Owner's address **915 North Avenue 57**
5. Architect's name Phone
6. Contractor's name **California Termite Control Co., Inc.,** Phone **Va. 6910**
7. Contractor's address **#325 Citizens National Bank Bldg.,**
8. VALUATION OF PROPOSED WORK (Including all Material, Labor, Finishing, Equip-ment and Appliances in Completed Building.) \$ **250.00**
9. Class of present Building **No. of rooms at present**
10. Number of stories in height **Size present Building** x
11. State how many buildings are on this lot
12. State purpose buildings on lot are used for (Apartment House, Hotel, Residence, or any other purpose)
13. What Zone is Property in?

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Repairs: Termite repairs, replacing sheathing and studding which formerly held the dirt fill under porch in place with brick wall, preparing building for future termite control service.

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) *[Signature]*  
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY		
PERMIT NO. <b>20360</b>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.  Plan Examiner	Application checked and found O. K.  Clerk

RECEIVED  
AUG 7 1929  
BUILDING DIVISION

3

DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, Repair or Demolish

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 Superintendent of Building for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit: First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof. 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 the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 248 (2ND FLOOR) CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 5 (MAIN ST. FLOOR) ENGINEER PLEASE VERIFY

Form with columns: REMOVED FROM (Lot, Block, Tract, Book, Page, F. B. Page) and REMOVED TO (Block, Tract, Book, Page, F. B. Page). Includes handwritten 'EAGLE ROCK DISTRICT' and '915 N. Ave 57'. Includes 'BY' field for City Clerk and Engineer.

(USE INK OR INDELIBLE PENCIL)

- 1. What purpose is the present Building now used for? Res
2. What purpose will Building be used for hereafter?
3. Owner's name: Roy B. Jarne, Phone
4. Owner's address: 1919 N. Ave 57
5. Architect's name, Phone
6. Contractor's name: B. J. Whitmore, Phone: 1251
7. Contractor's address: 473 S. Broadway Pasadena
8. VALUATION OF PROPOSED WORK (including all material labor, finishing, equipment and appliances in completed building) \$ 210
9. Class of present Building, No. of rooms at present
10. Number of stories in height: 1, Size present Building: X
11. State how many buildings are on this lot
12. State purpose buildings on lot are used for: Res (Apartment House, Hotel, Residence, or any other purposes.)

13. What Zone is Property in? STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING: New Composition roof over old roof

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) J. D. Cousins (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY. PERMIT NO. 24735. Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Application checked and found O. K. Stamp here when permit is issued. Includes stamps for 'APR 26 1935' and 'CITY OF LOS ANGELES'.



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CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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 Superintendent of Building, for a building permit in accordance with the description and for the purposes hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed a part of the contract of the permit:  
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.  
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 the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO DISTRICT

Lot..... Lot.....

Tract..... Tract.....

Present location of building } 915 North Ave 57 (House Number and Street)  
New location of building } (House Number and Street)  
Between what cross streets } Payette & Maridion

Approved by City Engineer.  
Deputy.

- 1. Purpose of PRESENT building: Residence Families 1 Rooms 5
- 2. Use of building AFTER alteration or moving: Residence Families 1 Rooms 6
- 3. OWNER (Print Name): V. M. Gibbeney Phone
- 4. Owner's address: 915 North Ave. 57
- 5. Certificated Architect: State License No. Phone
- 6. Licensed Engineer: State License No. Phone
- 7. Contractor: John Kleinhach State License No. 18578 Phone N. 8580
- 8. Contractor's address: 912 North Ave. 57
- 9. VALUATION OF PROPOSED WORK (Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building) \$ 7000
- 10. State how many buildings NOW on lot and give use of each: 1 Residence
- 11. Size of existing building: 30 x 40. Number of stories high: 1. Height to highest point: 10 ft
- 12. Class of building: 5. Material of existing walls: Tiling. Exterior framework: Wood or Steel

Describe briefly and fully all proposed construction and work:  
Add on - 10 ft x 12 ft Porch  
Rear Porch - Same as

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY

PERMIT NO.  1346	Plans and Specifications checked	Zone	Fire District	Fm 200 Stamp here when Permit is issued 3-6-33
	Corrections verified	Set Back	Street Widening	
	Plans, Specifications and Applications rechecked and approved	Application checked and approved		
PLANS	For Plans fee	Paid with	Inspected	





