Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION CASE NO.: CHC-2006-10208-HCM

HEARING DATE: May 17, 2007 Location: 915 N. Avenue 57

TIME: 10:00 AM Council District: 14

PLACE: City Hall, Room 1010 Community Plan Area: Northeast Los Angeles

200 N. Spring Street
Los Angeles, CA
90012

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/ Charles J. Fisher OWNER'S 140 S. Avenue 57

REPRESENTATIVE: 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] [SIGNED ORIGINAL IN FILE]

Ken Bernstein, Manager

Lambert M. Giessinger, Architect

Office of Historic Resources 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 Location: 915 N. Avenue 57

TIME: 10:00 AM Council District: 14

PLACE: City Hall, Room 1010 Community Plan Area: Northeast Los Angeles
200 N. Spring Street
Los Angeles, CA Neighborhood Council: Historic Highland Park

90012 Legal Description: Lot 3 of Block A of St. Francis

Tract

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WILKINS HOUSE

REQUEST: Declare the property a Historic-Cultural Monument

APPLICANT/ Charles J. Fisher OWNER'S 140 S. Avenue 57

REPRESENTATIVE: 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. 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] [SIGNED ORIGINAL IN FILE]

Van Danstein Manager

Ken Bernstein, Manager

Conflice of Historic Resources

Lambert M. Giessinger, Architect

Office of Historic Resources

Prepared by:

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Edgar Garcia, Preservation Planner Office of Historic Resources

Attachments: December 7, 2006 Historic-Cultural Monument Application

ZIMAS Report

915 N. Avenue 57 CHC-2006-10208-HCM Page 2 of 2

SUMMARY

Built in 1911, this one-story residential building exhibits character-defining features of Craftsmanstyle 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

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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
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PROPERTY IN 1908 AS VACANT LAND AND THE COUNTY PRESENTLY SHOWS THE HOUSE FIRST BEING ASSESSED IN
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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 NO5073-004-004							
3.	COMPLETE LEGAL DESCRIPTION: TRACT St. Francis Heights, as per Map filed in Book 11, Pages 138							
<u>AN</u>	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 X PUBLIC							
5.	PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE							
Di	ESCRIPTION							
6.	ARCHITECTURAL STYLECRAFTSMAN							
7.	STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)							
	SEE DESCRIPTION WORKSHEET							

DESCRIPTION WORK SHEET

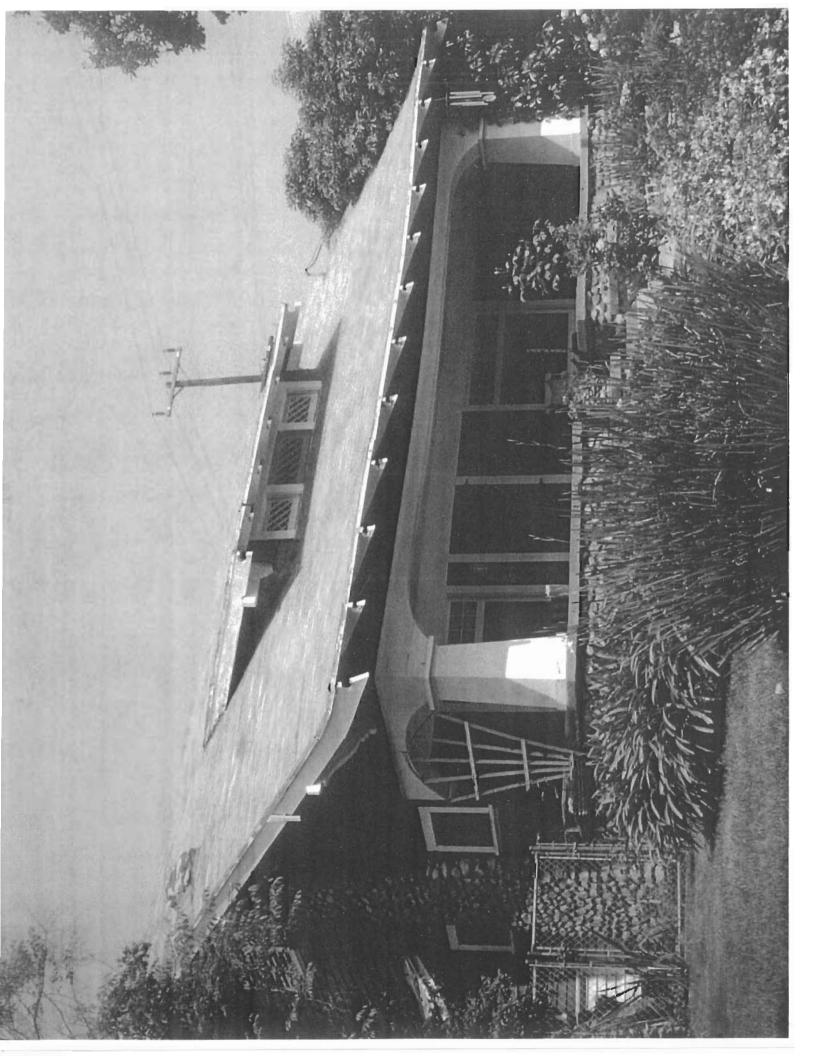
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HISTORIC-CULTURAL MONUMENT APPLICATION

HISTORIC-CULTURAL MONUMENT APPLICATION

	NAME OF PROPOSED MONUMENT WILKINS HOUSE
10.	CONSTRUCTION DATE: FACTUALESTIMATED1911
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 Ø 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
SIGNI 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 TH . CENTURY. IT IS INTACT AND HAS NO ALTERATIONS THAT DETRACT FROM ITS ORIGINAL DESIGN. THE WILKINS HOUSE
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. 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



County of Los Angeles: Rick Auerbach, Assessor

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

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:

Arddorfon is hereby made to the Board of Building and Hafety Commissioners of the city of Los Angeles thrown the office of the Superint indent of Ruilding, for a building permit in accordance with the description shit for the purpose hereinstier set forts. The application is the following conditions, which are, hereby agreed to by the undersigned applicant and which shall be derived conditions entering into the exercise of the permit of the permit does not grant any right or privilege to erect any finitions or other structure therein described or any pertion thereof, upon any afreet, alley, or other public place or portion theteof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any permit of the new pusiness that is or may be thoughted by ordinaine of the City of Los Angeles.

Third: That the granting of the permit does in affect or prepalice any claim of this to, or right of possession in the property

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3.	Owner's		. Roy B. Jones		Phone	
4.	1001100		5 North Avenue 57		· ·	
5.	Architect		2102 822 237023120 01	5.73	Phone	
6.			California Termit	e Control Co.		5970
7.			#325 Citizens Nat		-	
				ling all Material, Labor, Fi		050.00
8. 9.		present Build	fment	and Appliances in Complete. No. of rooms at pr		250.00
10.		of stories in		Size present Buildi		
11.			ings are on this lot	. Dies present Bundi		•
12.			s on lot are used for			•
13.	A TOUR			(Apartment House,	Hotel, Residence, or any	other purpose)
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		porch	in place with bri	ck wall, propa		• • • •
		for fu	ture termite cont	rol service.	** * * * * * * * * * * * * * * * * * * *	
	I have	carefully ex	amined and read the abo	ve application and kn	ow the same is true	and correct, and
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Plan Examiner

BUILDING BIVISION

PLANS AND SPECIFICATIONS

DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, Repair or Demolish

the Board of Bullsing and Safety Commissioners of the Sity of Lee Angelog:
Application is barely made to the Board of Bullsing and Safety Commissioners of the City of Lee Angelog. Argular, through the office of the
erintendent of Bullsing, for a building permit in accordance with the description and for the purpose her-inafter set forth. This
shouldon is made subject to the following conditions, which are bereby agreed to by the undersigned applicant and which should be
med conditions entering into the accross 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
tion thereof, more any street, alley, or other public places 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
tions thereof, they any purpose that is, or may hereafter Le verbilitied by ordinance of the City of Los Angelos.

Thirds That is ribed in such per	malé,	ED FROM	ice any claim of title to, or righ	VED TO
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CITY CLERK	2 2	***************************************		DISTRIC
VERIFY	***************************************	*************		TAUCT
8 9	***************************************	······································		1 b
TAKE TO		***************************************		
TAKE TO			Book Page	F. B. Page
(MAIN ST.	From No. 9/5	N shu	5-7	Street
ENGINEER PLEASE	To No. Bet	Faulte	2 Merede	en Street o
VERIFY	A STATE OF THE PARTY OF THE PAR	SE WIK OR I	NDELIBLE PENC	IL)
	2 22	0.01	no Pers	
1. What pur	pose is the present i	Building now used i		•••••••••••••••••••••••••••••••••••••••
Seed Transfer and Contract	///	used for hereafter?.		
3. Owner's r	name Koy	12,00	i, re	Phone
4. Owner's	address 9	19001 4	m 57	
5. Architect's	a name		<u> , , , , , , , , , , , , , , , , , , ,</u>	Phone
6. Contracto	r's name 13	1 What	wrose	Phone 1/251
	r's address 473	& Broady	rang lara de	crea
e stat fram	ON OF PROPOSET	WORK Uncluding	all Material Labor, Finishing, Ed Appliances in Completed Buildin	quip- 8
			No. of rooms at present.	
		· · · · · · · · · · · · · · · · · · ·	Size present Building	
State pur	pose buildings on lo	t are used for	(Apartment House, Hotel, R	tesidence, or any other purpose.)
3. What Zor	ne is Property in?			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
STAT	E ON FOLLOWING	LINES EXACTLY	WHAT ALTERATIONS, A	ADDITIONS, ETC., WILL BE
MADE TY	THIS BUILDING:	1	ni wash	11101
	a com	position	~ 100	
wor	3			

,				
I have	carefully examined	and read the above	application and know the	same is true and correct, and
that all p	rovisions of the Ordi herein specified or no	nances and Laws go	verning Building Constru	ection will be complied with,
			(Sign here)	Cousin.
(G OVE	<u>K</u>		ENT USE GNLY	uthorised Agent.)
PERMIT	NO Plane			d Stamp hore when permit to
i Engli	ed and dinance	nd Specifications check- found to conform to Or- c, State Lawe, etc.	Application shecked and found	E GERCE
OAMOR			10	
Man (CO)		Plan Examiner	some comments of the control of the	14 PM 730
paper suppression of the		Fren Stammer	United States	ווערועוווים איני
				VWWWWWWWWWWWWWWWWWWWWWWWWWWWWWWWWWWWWW

3

DEPARTMENT OF BUILDING AND STETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

to be seem of Bushins in he tendent of Building for seet to the following co of the permit: First That the upon any street, alley, Becomd: That the tree only purpose that is, Thirds That the parallel.	ng and Holoir Commit reby made to the Her re ballding permit iditions, which are he permit does not gram or other public pla- s permit does not gra- , or may beyeafter be granting of the perm	colourn of the Chy pard of Building and i in accordance with ' reby agreed to by the t any right or privi- re or pection thereo at any right or privi- priblithed by ordine it does not affect or j	of Los Ampelous Befort Commissioners the description and fi undersigned applica- lege to erect any buil- lege in use any buil- ness of the City of i projudice any claims	of the City of Lag or the purpose horote, at and which shall be ding or when atrusts had or which atrusts Las Angeles. If itle to, or right of	Angele, through the after at 1 per Thin a serve therein German, re therein desirate, a presentation in, the pre-	office of the Superin- policelise is made sub- terior late the exercise or any portion thereof, or any portion thereof, porty described in such
	REMOVED FI	MOS	.		MOVED TO),
Lot			Lot	T		19
					***************************************	75.
***************************************		*****************		•••••••	• • • • • • • • • • • • • • • • • • • •	
Tract			Tract.	• • • • • • • • • • • • • • • • • • • •		7
Present location	915/	Horst a	ve 57	••••		Approved by
New location	***************************************	-	use Number and Stee	(46)		City Engineer.
Between what cross streets	En	yeth ?	Har	ridian		Deputy.
1. Purpose of	PRESENT buil	ding	Ravidan	oe, or may other perpe	Families	Rooms J
2. Use of build	ling AFTER al	teration or mo	ving Rass	dance 1	Families	Rooms 6
3. Owner (Print	Mamo) V	M. G.	bbeney	<u></u>	Pb	PB0
4. Oweer's add	drer 9	15 Men	a like.	57	*******************	*.
5. Certificated	Architect				Pho	no
6. Licensed En	ngineer			State NoLicense No	Pho	pe.
7. Contractor.	John	KLein	bach	State No.	18528 Pho	N. 8580
8. Contractor's	address 9	12 /Her	to dre	57	******	
9. VALUATIO	N OF PROPO	SED WORK	Including all Mater and Appliances in C	tal, Labor, Pinishing completed Building.	, Equipment } \$	200
10. State how man	y buildings NOW	}	Beach	ener_		
11. Size of exis	ting building	30 Ha Nu		t Apertment House, on high	er say other purpose. Height to highe	st point.
12. Class of bui	lding	Material of e	xisting walls.a	filing Bx	terior framewor	2 store
	efly and fully			-		Wood or Masi
ass	m - 1	0 HX12	16 0	nich		
12	~ O	/ -	S.V	walks.		***************************************
	W			manta, m		***************************************
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			,			***************
	f			***************************************	*************	
,	Fill is	Application of	n other Side a	nd Sign Statem	iont	7-6-37 (OVER)
	FO	R DEPARTM	ENT USE ON	LY	1 0	22
PERMIT NO.	Plans and Specifical	A STATE OF THE PARTY OF THE PAR	Zone /	Fire District		1
/	9		Α.	No	Porms to	Take /
	Corrections verified		Bot Book	Street Widening		
1346	Plans, Specification	and Applications	Application should	and approved	5-6	413
PLANS	reseased and spir		7./	1 23		
PLANS	Per Place dus	Photos 2		-	Inspertor	
1500		and the second second second	Land Street Land			





