

WOOLNER HOUSE
200 S. Wilton Place
CHC-2015-3823-HCM
ENV-2015-3824-CE

Agenda packet includes

1. Final Staff Recommendation Report
2. Categorical Exemption
3. Under Consideration Staff Recommendation Report
4. Nomination

Please click on each document to be directly taken to the corresponding page of the PDF.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2015-3823-HCM
ENV-2015-3824-CE**

HEARING DATE: January 7, 2016
TIME: 10:00 AM
PLACE: City Hall, Room 1050
200 N. Spring Street
Los Angeles, CA 90012

Location: 200 S. Wilton Place
Council District: 4
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Greater Wilshire
Legal Description: Ridgewood Park Tract, Block BLK
A, Lot FR1

PROJECT: Historic-Cultural Monument Application for the
WOOLNER HOUSE

REQUEST: Declare the property a Historic-Cultural Monument

**OWNER/
APPLICANT:** Trevor & Alexandra Miller
200 S. Wilton Place
Los Angeles, CA 90004

**APPLICANT'S
REPRESENTATIVE:** Trevor & Alexandra Miller
200 S. Wilton Place
Los Angeles, CA 90004

RECOMMENDATION That the Cultural Heritage Commission:

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

MICHAEL J. LOGRANDE
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, City Planning Associate
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

- The Woolner House "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction" as an example of the Transitional Craftsman style.

CRITERIA

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

SUMMARY

Built in 1904, 200 S. Wilton Place is a large three-story single-family residence in the Transitional Craftsman style with Tudor and Japanese influences. Located in the National Register designated Wilton Historic District, the Woolner House was designed by Samuel Tilden Norton (1877-1959) who is known for designing Los Angeles landmarks including the Greek Theatre, the Korean Philadelphia Presbyterian Church (Temple Sinai East) (HCM #91), and the Bernays House (HCM #780).

The Woolner House was designed by Samuel Tilden Norton and built by contractor J.H. Meyers in 1904 for prominent young couple Harry and Ora Woolner at 651 Westlake Avenue. In 1920, the same owners moved the house three miles to the west to its current location on Wilton Place. In its original corner location, the house faced east and what is now the south façade faced north and was highly ornamented to show grandeur to passersby. Today that decorative side façade faces south and is obscured by a neighboring house and the more simplified current north façade is visible along Second Street.

The house has a rectangular plan with a central hall for circulation. The residence is clad in clapboard siding and has a large front facing gabled roof with side dormers. The front facade features a partial-width porch with upper balustrade that frames the entry to an off-center door. A belt course lines the exterior between the first and second floors. Fenestration on the house includes a transom picture window, bay windows, double hung windows, and stained glass windows. Tudor influenced half timbering is located at the attic level of the front façade. The roof is very decorative with finials, Japanese-inspired flared bargeboards, exposed rafter tails, and large curving brackets. The interior includes wooden pocket doors, wooden columns, built-in cabinetry, multiple fireplaces, hardwood floors, and rounded ceilings. The vertical and decorative elements of the house are reflective of the Victorian style, while the horizontality of the massing and heaviness of the porch piers reflect the Arts and Crafts style. The effect of the building's combination of various elements represents the transition in styles from Victorian-era to Craftsman.

The architect, Samuel Tilden Norton served as president of the Southern California Chapter of the A.I.A. Many of the homes that Norton designed in Los Angeles have been demolished or have been converted into multi-unit housing. The application suggests that only five Samuel Tilden Norton houses in the City of Los Angeles maintain their single-family use.

DISCUSSION

The Woolner House embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction” as an example of the Transitional Craftsman style. The house reflects the changes in architectural style at the turn of the century from the highly decorative and vertical forms of the Victorian style to the horizontality of the Craftsman style. While many of the details of the house such as the finials and cornices reflect the Victorian influence, the wide front porch with thick square piers and wide picture windows are of an Arts and Crafts vocabulary. The house also includes half timbering in the attic that is an element of the Tudor style and upturned bargeboards that are a Japanese influence. The property is identified as a contributor to the Wilton National Register Historic District.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 “*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*”

State of California CEQA Guidelines Article 19, Section 15331, Class 31 “*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*”

The designation of the Woolner House as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code (“LAAC”) will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior’s Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2015-3824-CE was prepared on December 15, 2015.

BACKGROUND

On November 19, 2015 the Cultural Heritage Commission voted to take the property under consideration. On December 10, a subcommittee of the Commission consisting of Commissioners Barron and Milofsky visited the property, accompanied by a staff member from the Office of Historic Resources.

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 4
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PROJECT TITLE Woolner House Historic-Cultural Monument	LOG REFERENCE ENV-2015-3824-CE CHC-2015-3823-HCM
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PROJECT LOCATION
200 S. Wilton Place

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
Designation of the Woolner House as a Historic-Cultural Monument.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON Shannon Ryan	AREA CODE 213	TELEPHONE NUMBER 978-1192	EXT.
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EXEMPT STATUS: (Check One)


	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 8 & 31 Category _____ (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the Woolner House as a Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE 	TITLE City Planning Associate	DATE 12/15/15
FEE:	RECEIPT NO.	REC'D. BY
		DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record

IF FILED BY THE APPLICANT:

NAME (PRINTED)

SIGNATURE

DATE

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2015-3823-HCM
ENV-2015-3824-CE

HEARING DATE: November 5, 2015
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 200 S. Wilton Place
Council District: 4
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Greater Wilshire
Legal Description: Ridgewood Park Tract, Block BLK
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APPLICANT:** Trevor & Alexandra Miller
200 S. Wilton Place
Los Angeles, CA 90004

**APPLICANT'S
REPRESENTATIVE:** Trevor & Alexandra Miller
200 S. Wilton Place
Los Angeles, CA 90004

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 warrants further investigation.
2. **Adopt** the report findings.

MICHAEL J. LOGRANDE
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, City Planning Associate
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

SUMMARY

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The Woolner House was designed by Samuel Tilden Norton (1877-1959) and built by contractor J.H. Meyers in 1904 for Harry and Ora Woolner at 651 Westlake Avenue. It was moved to its current location three miles to the west in 1920 by the same owners. The house has a rectangular plan with a central hall for circulation. The residence is clad in clapboard siding and has a large front facing gabled roof with side dormers. The front facade features a partial-width porch with upper balustrade which frames the entry to an off-center door. A belt course lines the exterior between the first and second floors. Fenestration on the house includes a transom picture window, bay windows, double hung windows, and stained glass windows. Half timbering is located at the attic level of the front façade. The roof is very decorative with finials, flared barge boards, exposed rafter tails, and large curving brackets. The interior includes wooden pocket doors, wooden columns, built-in cabinetry, multiple fireplaces, hardwood floors, and rounded ceilings. The vertical and decorative elements of the house are reflective of the Victorian style, while the horizontality of the massing and heaviness of the porch piers reflect the Arts and Crafts style. The effect of the building's combination of various elements represents the transition in styles from Victorian-era to Craftsman.

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CRITERIA

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FINDINGS

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



NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: The Woolner House		First Owner/Tenant	
Other Associated Names:			
Street Address: 200 S. Wilton Place		Zip: 90004	Council District: 4
Range of Addresses on Property: 200 S. Wilton Place Los Angeles, CA		Community Name: Ridgewood Wilton	
Assessor Parcel Number: 5516016030	Tract: Ridgewood Park	Block: A	Lot: 1
Identification cont'd:			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1904	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened? Public Works Project
Architect/Designer: Samuel Tilden Norton	Contractor: Unknown		
Original Use: Single Family Residence	Present Use: Single Family Residence		
Is the Proposed Monument on its Original Site?	<input type="radio"/> Yes	<input checked="" type="radio"/> No (explain in section 7)	<input type="radio"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Craftsman		Stories: 3	Plan Shape: Rectangular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Wood	
CLADDING	Material: Wood clapboards	Material: Wood shingles	
ROOF	Type: Gable	Type: Select	
	Material: Rolled asphalt	Material: Select	
WINDOWS	Type: Double-hung	Type:	
	Material: Wood	Material: Select	
ENTRY	Style: Off-center	Style:	
DOOR	Type: Paneled, unglazed	Type: Select	



NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

<input checked="" type="checkbox"/>	Listed in the National Register of Historic Places
<input type="checkbox"/>	Listed in the California Register of Historical Resources
<input type="checkbox"/>	Formally determined eligible for the National and/or California Registers
<input type="checkbox"/>	Located in an Historic Preservation Overlay Zone (HPOZ)
<input type="checkbox"/>	<input checked="" type="radio"/> Contributing feature <input type="radio"/> Non-contributing feature
<input type="checkbox"/>	Determined eligible for national, state, or local landmark status by an historic resources survey(s)
<input type="checkbox"/>	Survey Name(s): <i>Wilton Historic District</i>
Other historical or cultural resource designations: Location in National Register designated Wilton Historic District	

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

<input checked="" type="checkbox"/>	Reflects the broad cultural, economic, or social history of the nation, state, or community
<input checked="" type="checkbox"/>	Is identified with historic personages or with important events in the main currents of national, state, or local history
<input checked="" type="checkbox"/>	Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
<input checked="" type="checkbox"/>	A notable work of a master builder, designer, or architect whose individual genius influenced his or her age



NOMINATION FORM

7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Applicant

Name: Trevor & Alexandra Miller		Company:	
Street Address: 200 S. Wilton Place		City: Los Angeles	State: CA
Zip: 90004	Phone Number: 310-854-2617	Email: trevor_joseph_miller@yahoo.com	

Property Owner

Is the owner in support of the nomination? Yes No Unknown

Name: Trevor & Alexandra Miller		Company:	
Street Address: 200 S. Wilton Place		City: Los Angeles	State:
Zip: 90004	Phone Number: 310-854-2617	Email: trevor_joseph_miller@yahoo.com	

Nomination Preparer/Applicant's Representative

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	



NOMINATION FORM

9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

- | | |
|--|--|
| 1. ✓ Nomination Form | 5. ✓ Copies of Primary/Secondary Documentation |
| 2. ✓ Written Statements A and B | 6. ✓ Copies of Building Permits for Major Alterations (include first construction permits) |
| 3. ✓ Bibliography | 7. ✓ Additional, Contemporary Photos |
| 4. ✓ Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digital copy of the main photo to: planning.ohr@lacity.org) | 8. ✓ Historical Photos |
| | 9. ✓ Zimas Parcel Report for all Nominated Parcels (including map) |

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying. |
| <input checked="" type="checkbox"/> | I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation. |
| <input checked="" type="checkbox"/> | I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application. |

Name: Trevor Miller Date: 3/2/15 Signature: [Signature]

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012
Phone: 213-978-1200
Website: preservation.lacity.org

4. Alteration History

Date	Application/Permit #	Description
6/29/1907	3776	Build garage
5/12/1911	4061	Build 2 nd story balcony
2/16/1920	2816	Cut house in 2 pieces
5/12/1920	6954	Move house to 200 S. Wilton Place
6/28/1927	18288	Addition to garage
11/30/1999	98042-20000-05252	Re-pipe 15 fixtures, water service, pressure regulator and sub water meter
12/7/1999	97016-50000-21376	foundation upgrade stem wall per type V sheet
12/16/1999	99041-10000-06128	Rewire house
6/10/2013	13016-20000-07459	Replace existing pre-fabricated fireplace with the same size and in the same location. Installation shall be as per manufacturer's recommendations. A HVAC permit is required.
6/11/2013	13016-20001-07459	Supplemental permit to revise work description to read: replace (2) existing pre-fabricated fireplace with the same size and in the same location. Installation shall be as per manufacturer's recommendations. a HVAC permit is required. And add combined plumbing.
9/25/2013	13016-10000-04738	Install insulation 3,000 square feet; install drywall 3,000 square feet; install tiles on floors in bathrooms. All work per WFPP sheets.
9/25/2013	13042-10000-04881	Install (4) toilets in same location. Replace (4) sinks. (1 of 2 w/ permit #13041-10000-06266)
9/25/2013	13041-10000-06266	Install (1) CFCI outlet. (2 of 2 w/ permit #13042-10000-04881)
10/9/2013	13041-90000-02943	Partial rewire of 1st floor and complete rewire of 2nd floor. Install one sub-panel on the first floor and one on the second floor. Install outlets per code.
10/9/2013	13044-90000-03738	Installation of 2 condensers 4T each for first and second floor. Installation of 4T split system for third floor.

Additional unpermitted operations were done by previous owners, most notably the conversion of the third floor into several apartments.

7A. Proposed Monument Description

200 S. Wilton Place, located in the National Register designated Wilton Historic District, is a three-story single-family residence exhibiting classical features of both Craftsman and Victorian-era styling¹. The home has a rectangular, center hall floor plan. Situated three to five feet above grade², the residence is characterized by a façade featuring a partial-width porch which frames the entry to an off-center door. The façade also has an array of double-hung leaded glass windows that complement and help define the strong vertical emphasis of the structure. The exterior is clad in wood clapboard siding. The ground floor has three windows on the façade, two of which have ornate clear beveled leaded glass with metallic decorative elements on the upper sashes. The second floor of the façade includes a bay window comprised of three leaded glass double-hung windows and a two-paneled leaded glass double-hung window ornamented by a roof gable. The third floor of the façade has three identical rectangular windows which sit side-by-side at the apex of the primary gabled roof. The wooden porch is supported from below by four columns on the ground floor and has a decorative balustrade above it on the second floor. The porch is flanked by a trellis on the ground floor. Additional character-defining elements include detailed Oriental carved eave ends on both the primary gabled roof and the second floor roof gable. Both the primary gabled roof and the second floor roof gable are supported by triangular knee brace supports. The apex of both the primary gabled roof and the second floor roof gable are accented by Tudor style half-timbering decorative elements. The northern exposure of the house, which is visible from 2nd Street, includes a large, curved, bay window comprised of four double-hung leaded glass windows as well as two dormers on the third floor. The Southern exposure of the home includes extremely ornate Oriental woodwork, most notably framing two large leaded glass French windows which open onto a landing of the main staircase and include metallic detailing. The overall effect of the building's various elements when considered together comprises a design that is exemplary of the transition in styles from Victorian-era to Craftsman that characterized many grand residences of the first decade of the twentieth century in Los Angeles.

The National Register Nomination for the Wilton District describes 200 S. Wilton Place as follows:

Craftsman bungalow with Tudor and Oriental influences, 3 stories, clapboarded, carved eave ends, leaded glass windows. (This house was built originally at 651 South West lake Avenue and was moved to this site in 1920³).

200 S. Wilton Place is an eight bedroom, six-and-one-half bathroom house⁴. The residence's main stair hall is entered through an off-center front door. To the right of the stair hall (on the South side of the

¹ Referred to in the City of Los Angeles Department of Planning's, "University Park HPOZ Preservation Plan," July 14, 2005, as Transitional Arts & Crafts style

² "In Ridgewood Park," Los Angeles Times 10 November 1907:V20. This Los Angeles Times article from 1907 discusses grading work being done on Ridgewood Park subdivision, where 200 S. Wilton Place is located, and says that "The lots in this subdivision will lie about three feet above grade, and will be finished in terraces. The lots are 60x170 in size."

³ "Wilton Historic District" Nation Register of Historic Places Nomination Form — prepared by Virginia Ernst Kazor, Chairman, History & Preservation Committee (1979)

⁴ The Los Angeles County Assessor lists the house as a 5 Bedroom, 3 Bath residence.

house) is a “music room” with extensive woodwork and Douglas fir floors. To the left of the stair hall (northwest corner of the house) is a formal living room and a large formal dining room. The dining room has extensive wood paneling and an interesting wood floor comprised of both Douglas fir and quarter sawn oak creating the impression of a wood “carpet” in the center of the room. The formal living room is separated from the main stair hall and from the dining room by large wood pocket doors. In the Northeast corner of the house, adjacent to the dining room, is the butler’s pantry and kitchen. Abutting the kitchen to the left is a screened in porch, laundry room and small powder room. To the right of the kitchen, is a hallway with access to a back stairway and to the right of the hallway (Southeast corner of the house) is a keeping room and a second powder room.

The second story houses four of the building’s bedrooms. The Master Suite is located above the formal living room on the North side of the house. An additional bedroom is located on the North side of the second story and two other bedrooms are on the South side. The second story also includes an additional laundry room.

The third story of the structure has four additional bedrooms.

The building is in good condition. It has retained historic integrity and exhibits many of its original character-defining features. The porch was an addition that was made when the home was moved to its current location in 1920 from its original location at 651 Westlake Avenue. Several interior renovations have taken place. On the third floor, several walls were added by an earlier owner at an unknown date, to create apartment units. The original fireplaces and chimneys were removed following extensive damage from the Northridge Earthquake of 1994. Foundation work was also done at this time. Most recently, in 2013, cosmetic restoration work was done to the first and second floors as well as the addition of new HVAC systems, new electric wiring and new plumbing systems.

7B. Significance Statement

Located in the National Register designated Wilton Historic District, 200 S. Wilton Place is significant as an excellent example of architecture exhibiting the transition from Victorian-era to Craftsman styles and as an early residential work of the prominent Los Angeles architect Samuel Tilden Norton. The house is listed as a contributor to the “Wilton Historic District,” a district listed in the National Register of Historic Places in 1979. According to the application, the district was designed as an upper-middle class enclave, and possesses excellent examples of early 20th century period architecture.

200 S. Wilton Place embodies distinguishing characteristics of both Victorian-era and Craftsman styles and is inherently valuable as an intact example demonstrating the transition from Victorian-era to Craftsman design ideals that took place during the first decade of the 20th Century. The residence further conveys its significance as a contributor to the Wilton Historic District, which is a remarkably intact residential tract of historic homes.

200 S. Wilton Place exhibits hallmarks of Victorian-era styling such as its vertical design emphasis (versus the low slung emphasis of the later Craftsman style), bay windows, long skinny windows on the Northern exposure, decorative knee brace supports and rafters on the roof. The home also exhibits

elements demonstrating Craftsman influence, however, including its incorporation of Oriental and Tudor decorative elements, exposed rafters under the roof line, wide window casings, cross gabled roof, low porch pedestals with columns above, wide overhanging roof eaves and multi-pane sash-over-sash windows with a single large center glass pane.

200 S. Wilton Place was constructed in 1904 at 651 Westlake Avenue near Westlake Park⁵ (now MacArthur Park) and was moved to its current location in the residential subdivision of Ridgewood Park in 1920. The architect of the home is Samuel Tilden Norton (1877 – 1959) and the contractor was J.H. Meyers who built the home for Harry and Ora Woolner (née Ora Newmark), a young couple who had been married two years prior to the approval of the building permit.⁶⁷ Mrs. Woolner came from "...one of the oldest and most prominent families in [Los Angeles]," according to her wedding announcement in the Los Angeles Herald⁸.

The architect of 200 S. Wilton Place, Samuel Tilden Norton, was a prolific and noted architect in early 20th century Los Angeles who designed several landmark structures including the Greek Theatre in Griffith Park, the Los Angeles Theatre and the Wilshire Boulevard Temple, as well as many private homes. Tilden Norton was also President of the Southern California Chapter of the A.I.A, presiding over members including such architectural luminaries of early 20th century Los Angeles as Percy Eisen, Robert Farquhar, Philip Frohman, Irving Gill, Henry M. Greene, John Krempel and Albert Martin⁹. Many of the homes that Tilden Norton designed in Los Angeles have been demolished or have been converted into multi-unit housing. There appear to be only five Tilden Norton homes in the City of Los Angeles that are still single-family residences.¹⁰

In a profile of prominent architects, the Los Angeles Herald wrote of Tilden Norton in 1905:

The large and splendid growth of Los Angeles in all of its phases has naturally attracted many architects and others connected with building interests to this city. But among the number there are a few who have been brought up in our midst and none have been more acceptable for his specialty than S. Tilden Norton of 316 Byrne building. Mr. Norton is a native son and was the youngest man in the profession when he entered upon the field of architecture four years ago and has taken active and very successful part in building of various descriptions. He has made a specialty of residence work. Mr. Norton has taken a leading part in such work, greatly to the satisfaction of many people and the benefit of the city as a whole. He operates with two employees and his office is always a busy place. He has the designs for many buildings of the character named always on hand and gives his personal supervision to the execution of the work. But he is not confined to this class of work exclusively. He is equally capable of designing the business block or the palatial; he will design buildings of any description of structural work,

⁵ "Permits During August," Los Angeles Herald 7 August 1904:112

⁶ *Ibid.*

⁷ "Twilight Wedding at Concordia Club," Los Angeles Herald 28 November 1902:9

⁸ *Ibid.*

⁹ "Minutes of Southern California A.I.A.," The Architect February 1916

¹⁰ 200 S. Wilton Place, 1656 W. 25th Street, 1659 S. Hobart Blvd., 86 Fremont Place, 1359 S. Westlake Ave.

and among his more important contracts he has just completed the Germain building, a three story structure in dimensions 245x88 feet, at the corner of Fourth and Los Angeles streets, the building containing 200 rooms and thirteen store rooms and costing about \$100,000. As an architect he is a man of highly artistic accomplishments and has been a resident of this city for thirty years.¹¹

200 S. Wilton Places remains an important record of Samuel Tilden Norton's contributions to the architecture of Los Angeles, as well as an excellent intact example of the transition of Victorian-era to Craftsman styles.

¹¹ "Architects," Los Angeles Herald 3 September 1905: Building Interests 2

Sources

Paul Duchscherer and Linda Svendsen, Beyond the Bungalow (Utah: Gibbs Smith, 2005)

Los Angeles Herald

Sanborn Fire Maps

Virginia Ernst Kazor

Wilton Historic District" Nation Register of Historic Places Nomination Form – prepared by Virginia Ernst Kazor, Chairman, History & Preservation Committee (1979)

Periodical Articles (by date):

"Twilight Wedding at Concordia Club," Los Angeles Herald 28 November 1902: 9

Permits During August," Los Angeles Herald 7 August 1904:112

"Architects," Los Angeles Herald 3 September 1905: Building Interests 2

In Ridgewood Park," Los Angeles Times 10 November 1907:V20.

"Minutes of Southern California A.I.A.," The Architect February 1916



City of Los Angeles Department of City Planning

10/5/2015 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

200 S WILTON PL

ZIP CODES

90004

RECENT ACTIVITY

None

CASE NUMBERS

ZA-12870

ROW-29734

Address/Legal Information

PIN Number	138B189 1233
Lot/Parcel Area (Calculated)	9,471.7 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID G1 PAGE 633 - GRID H1
Assessor Parcel No. (APN)	5516016030
Tract	RIDGEWOOD PARK
Map Reference	M B 11-169
Block	BLK A
Lot	FR 1
Arb (Lot Cut Reference)	None
Map Sheet	138B189

Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Greater Wilshire
Council District	CD 4 - David Ryu
Census Tract #	2115.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	R1-1
Zoning Information (ZI)	ZI 145-2110
General Plan Land Use	Low II Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	Yes
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	Yes
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
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(* - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5516016030
Ownership (Assessor)	
Owner1	MILLER,TREVOR AND RUKIN,ALEXANDRA
Address	200 S WILTON PL LOS ANGELES CA 90004
Ownership (City Clerk)	
Owner	MILLER, TREVOR RUKIN, ALEXANDRA
Address	200 S WILTON PL LOS ANGELES CA 90004
APN Area (Co. Public Works)*	0.231 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$1,686,246
Assessed Improvement Val.	\$498,549
Last Owner Change	01/17/14
Last Sale Amount	\$2,100,021
Tax Rate Area	67
Deed Ref No. (City Clerk)	9-838
	843100
	7-69
	575605
	56714
	442879
	2772781
	1967585
	1967584
	1254604
Building 1	
Year Built	1904
Building Class	D55B
Number of Units	1
Number of Bedrooms	5
Number of Bathrooms	3
Building Square Footage	4,584.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.99618223360464

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Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	None
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	West
Division / Station	Olympic
Reporting District	2011
Fire Information	
Division	1
Battalion	11
District / Fire Station	29
Red Flag Restricted Parking	No

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

DATA NOT AVAILABLE

ZA-12870

ROW-29734



Address: 200 S WILTON PL
 APN: 5516016030
 PIN #: 138B189 1233

Tract: RIDGEWOOD PARK
 Block: BLK A
 Lot: FR 1
 Arb: None

Zoning: R1-1
 General Plan: Low II Residential





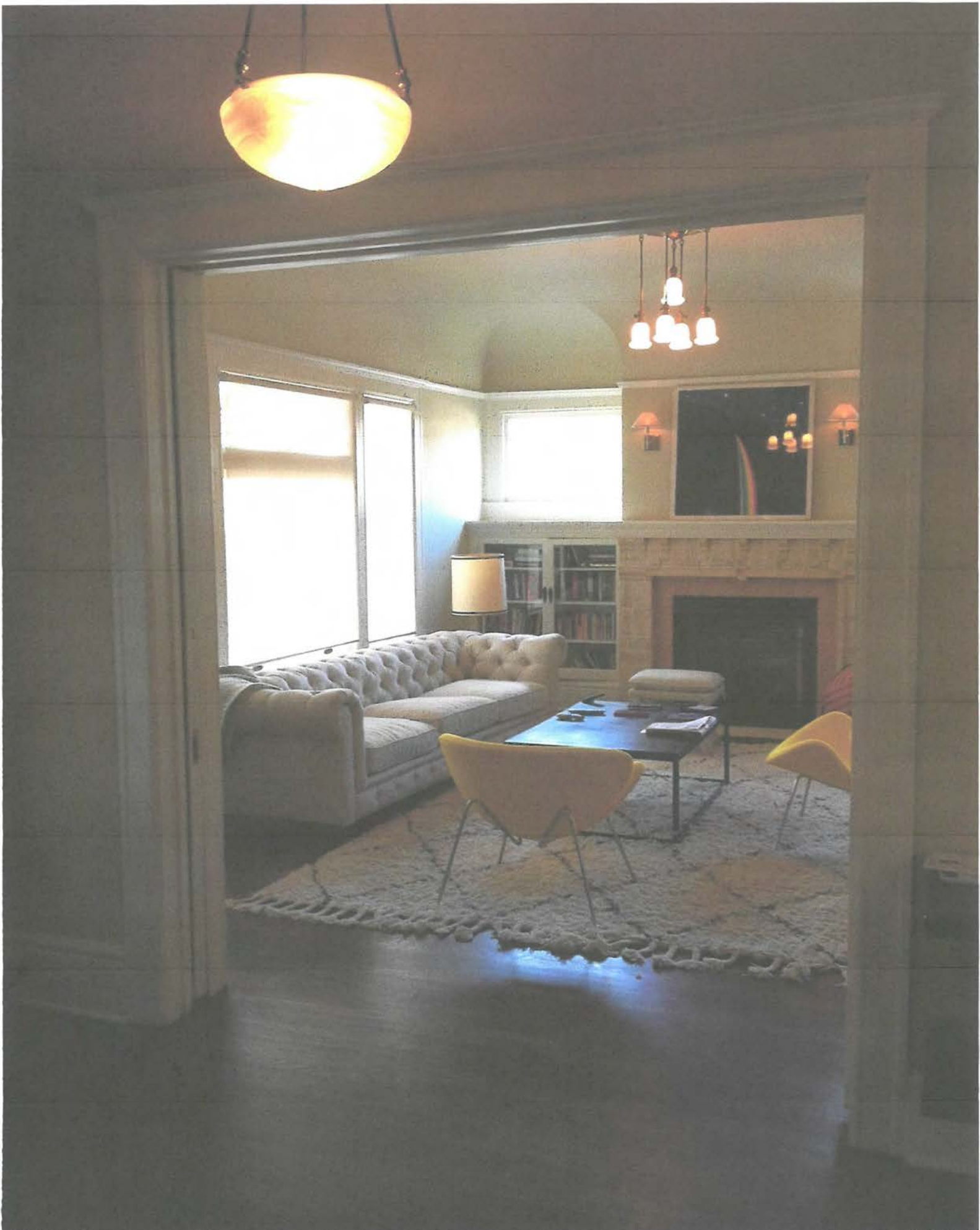


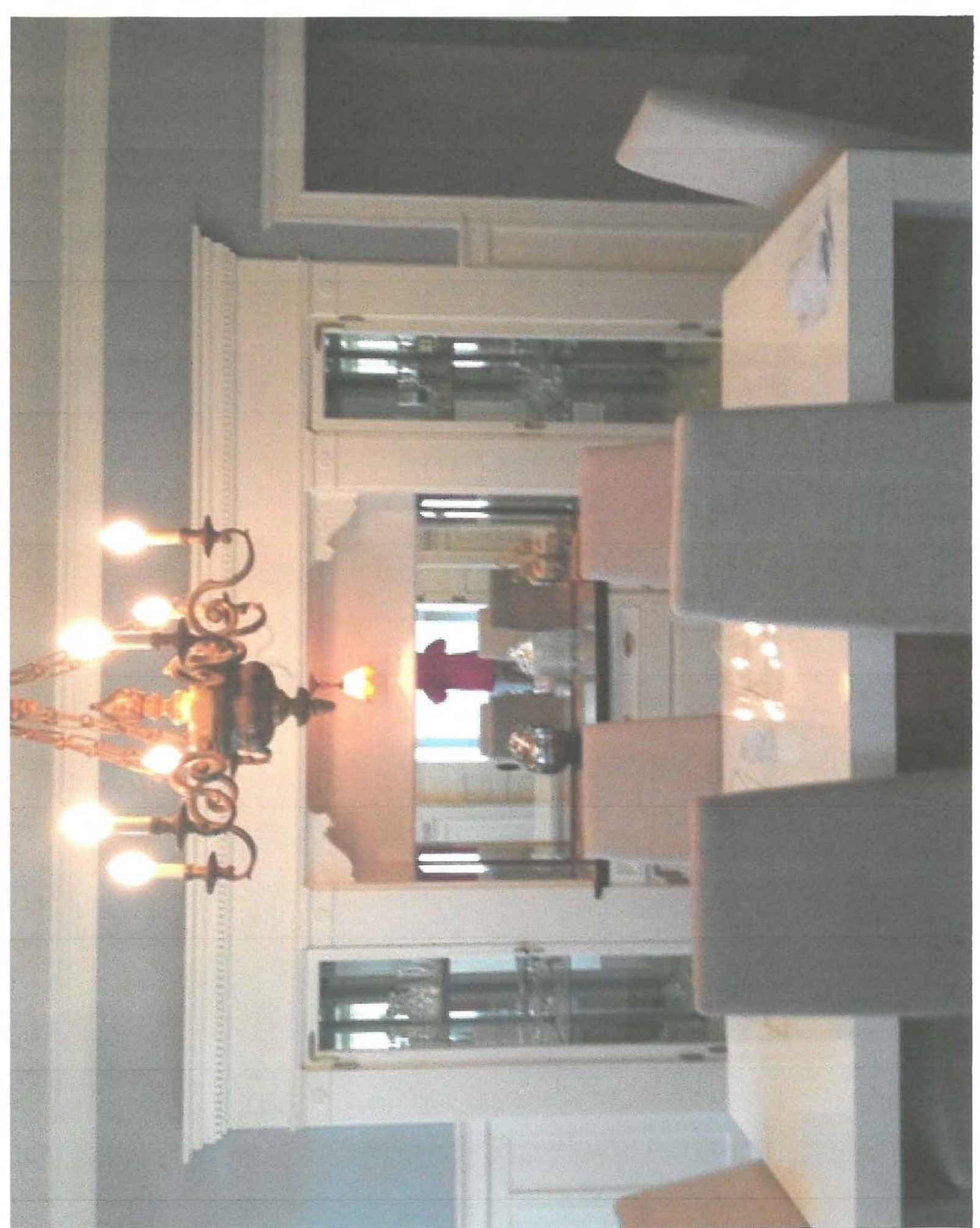
Wilton

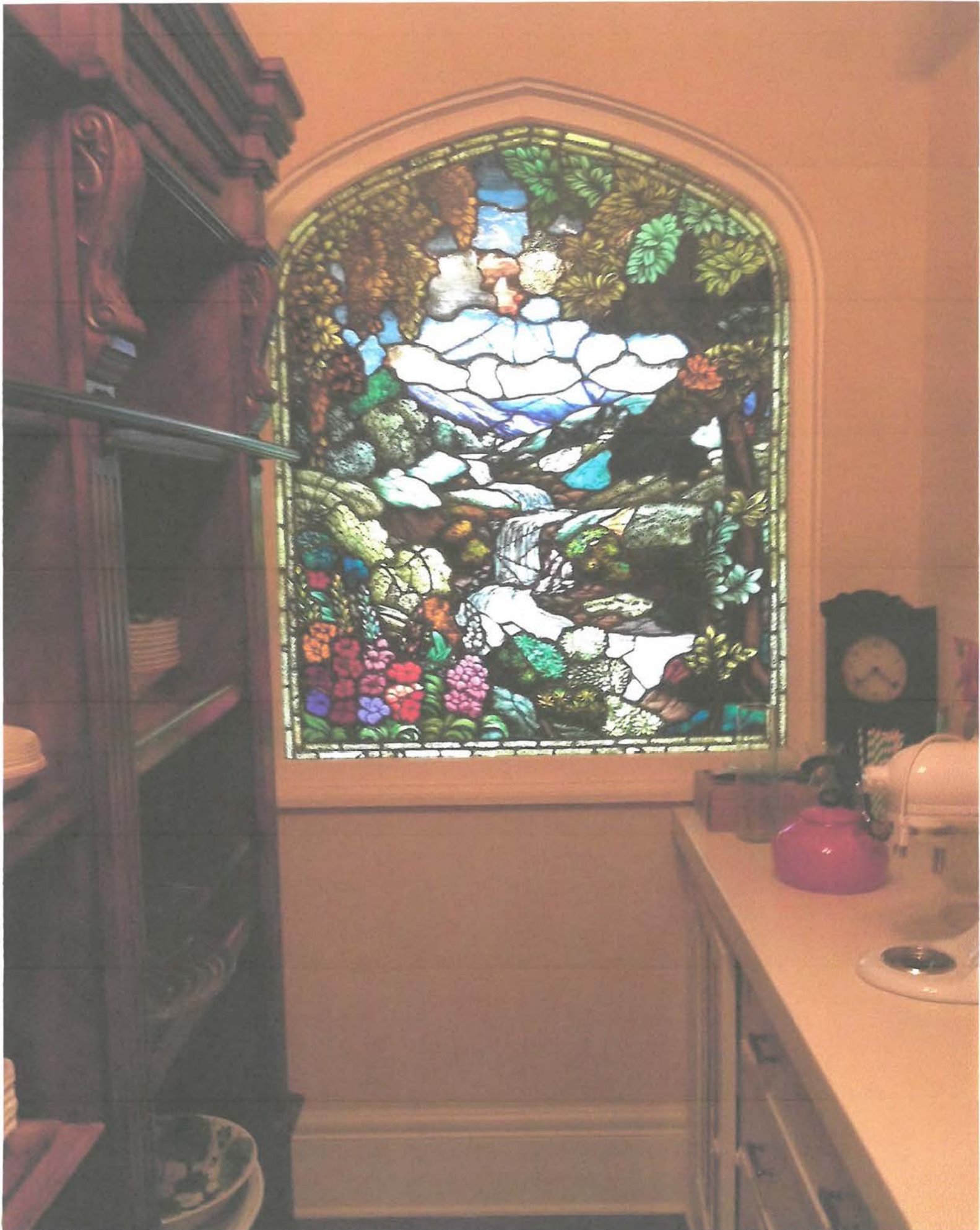
NO PARKING
EXCEPT FOR
LOADING AND UNLOADING
PASSENGERS
OR MERCHANDISE
IN CONNECTION WITH
BUSINESS OR
RENTAL SERVICE
PERMITS
EXPIRE 12/31/2014

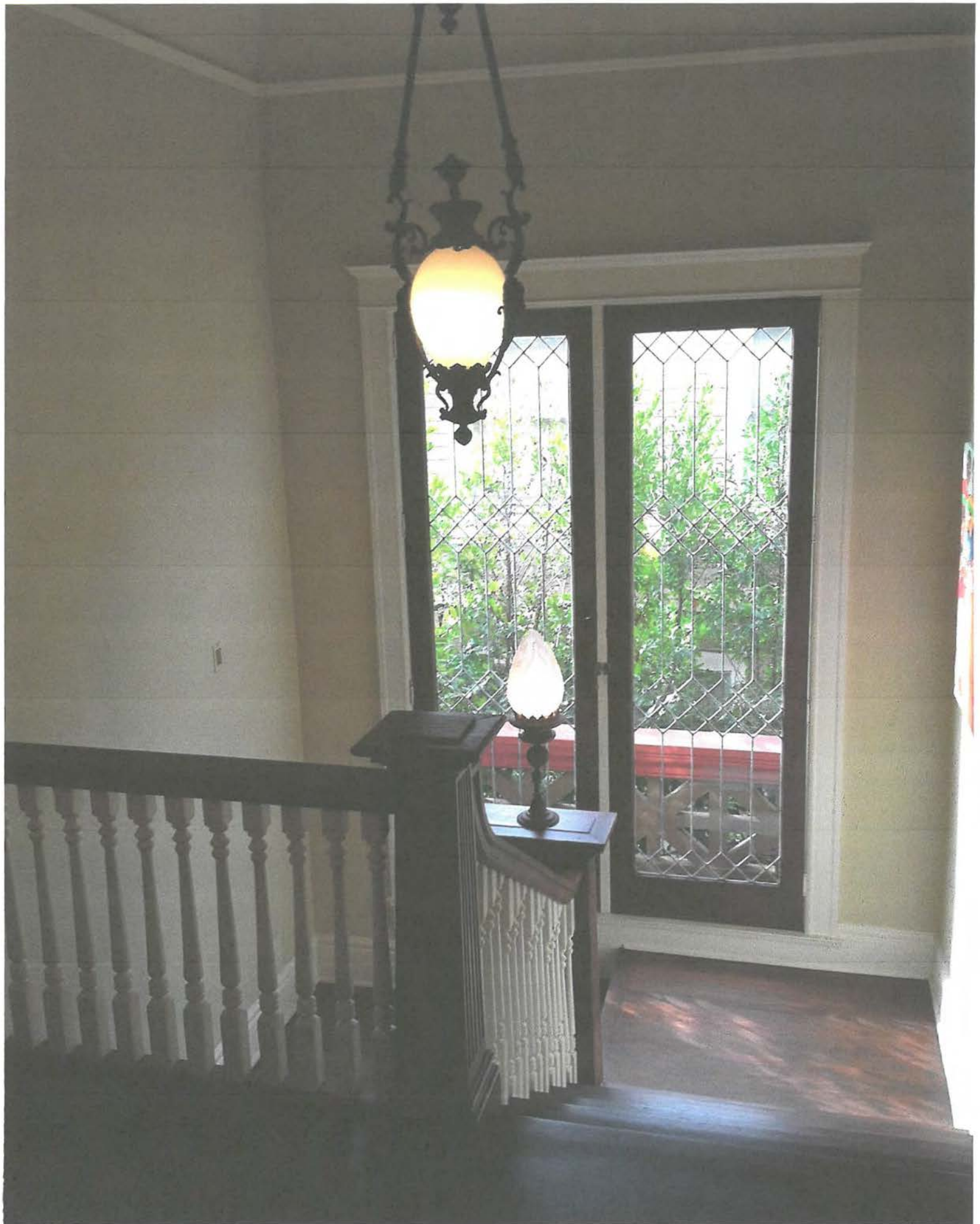












Sunnyside Proves Popular Property



ONE OF THE MANY WELL CULTIVATED SPOTS IN THE PLATTED ACRES SOUTH OF THE CITY LIMITS

What can be done with acreage in a short space of time is exemplified by the results at Sunnyside. When James A. Kearney acquired the tract and adjoining acreage, these miles from the heart of the business center of Los Angeles that is traversed by Vermont, Hoover, Elmerston, Missouri and Main streets, that course north and north through Los Angeles, the question was asked: How long would it be sufficient to supply the demand of the city? It is not long, but the fact is that the acreage has been purchased and a feature that is attractive in the

MUCH MYSTERY HERE

Mexicans Find Body in Santa Monica Surf

Officers Believe Murder Has Been Committed

Woman Identifies Boy as That of Lawrence Mayer of Los Angeles—Coroner Will Hold Inquest Today

Was Lawrence Mayer murdered and his body thrown into the Pacific ocean? This is the question that is pending the authorities of Santa Monica and Los Angeles, and various Trust will be held this morning at Oulinger's garage.

The body was found on the beach near the shore where it remained until the body was identified and took charge.

When the body was examined, it was found that the man was murdered and that the man was identified as Lawrence Mayer of Los Angeles.

The man was identified as Lawrence Mayer of Los Angeles, and the man was identified as Lawrence Mayer of Los Angeles.

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MINERS BLOWN TO PIECES

VICTIM AND RESCUER SUFFER DEATH BY DYNAMITE

Premature Explosions at Starlight Mine, Near San Carlos, Result Fatally to Thomas Emery and Gasaway Bro.

Starlight, Aug. 8.—Thomas Emery, employed at the Starlight mine, near San Carlos, lost his life Friday in a premature explosion of dynamite which killed the rescuer, Gasaway Bro.

A second explosion of dynamite which killed the rescuer, Gasaway Bro., was also killed in the explosion.

The explosion occurred at the Starlight mine, near San Carlos, and the explosion occurred at the Starlight mine, near San Carlos.

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MERRYMAKING AT ST. LOUIS

MANUFACTURERS' DAY CELEBRATED IN FAIR GROUNDS

St. Louis, Aug. 8.—This was "Manufacturers' day" at the world's fair, and a splendid attendance marked the observance. It was a carnival day throughout.

There was a regular circus performance on a platform erected in the center of the St. Louis square, while another feature was a musical carnival participated in by a multitude of people in costumes. The masqueraders indulged in singing, dancing and throwing confetti.

The Bohemians celebrated the centennial of the founding of their fraternal society in United States—Circus and Dancing.

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Three New Structures Contracted For

Mrs. Hollenbeck to Erect Six-Story Block

Improvements Which Are Contemplated Will Cost in the Neighborhood of \$250,000—Immediate Work Planned

By the building recently completed at the intersection of Broadway and Broadway, Mrs. Hollenbeck has secured a contract for the construction of a six-story building on the west side of Broadway, 145 feet north of Seventh street, on a lot 175 feet wide and 100 feet deep.

The work of erecting for this building will be begun September 1. The structure will be of red brick and concrete, and will be finished in order to have the building ready for occupancy in the early part of the year.

Charles W. Manger is about to erect a six-story store and office building on Broadway near Seventh street. The site is on the east side of the street and is 175 feet wide and 100 feet deep. Mrs. Manger is the owner of the property.

The building will be of brick, with a foundation of concrete. It will be both high and substantial in appearance. The work of erecting for this building will be begun September 1.

According to a well founded report Mrs. Elizabeth Hollenbeck has had a contract for the construction of a six-story building on the west side of Broadway, 145 feet north of Seventh street, on a lot 175 feet wide and 100 feet deep.

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NEW PLANT KNOWN AS GARDEN HUCKLEBERRY



THE NEW FRUIT GARDEN HUCKLEBERRY

Clearmont Man Presents Specimen to Chamber of Commerce

OF POISONOUS FAMILY, BUT ENTIRELY HARMLESS

A. E. Bennett of Clearmont has presented the chamber of commerce with an interesting specimen of fruit which he calls the "garden huckleberry." The new berry is black as coal and is so sweet that it is not only safe to eat but is also a most delicious fruit. It is a new fruit and very different in most features from the ordinary huckleberry.

The new fruit is a member of the same family as the belladonna or deadly nightshade, and has been derived from the original belladonna plant. The Clearmont man, who sent in specimens for its freedom from poison, the berry looks much like the poisonous kin, the belladonna, but it is not. It is very profuse and its discovery will be a most interesting one.

Bennett raised the fruit in his garden in Clearmont, from seed obtained in Clifton, Iowa. The garden huckleberry is about the size of a hazel nut and is black and shiny when ripe. It is a new fruit and very different in most features from the ordinary huckleberry.

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UNION LABOR PARTY GIVES LAST BIG RALLY OF THE CAMPAIGN

The impetus is strong to speak of this as a great day in the history of the city... The rally was held at the Concordia Club... The speaker was Arthur Thomas...

It was not a case of labor day... The speaker was Arthur Thomas... The rally was held at the Concordia Club...

Meeting Opened... The speaker was Arthur Thomas... The rally was held at the Concordia Club...

Other Division... The speaker was Arthur Thomas... The rally was held at the Concordia Club...

Guides the Traveler... Thousands are sent here by H. C. Allen... The speaker was Arthur Thomas...

Will Predict that Southern California... The speaker was Arthur Thomas... The rally was held at the Concordia Club...

Another Wonder of Science... Biology has proved that Dandruff is caused by a germ... The speaker was Arthur Thomas...

Workingmen Will Elect McManis Mayor of Los Angeles... The speaker was Arthur Thomas... The rally was held at the Concordia Club...

Large Reception... The speaker was Arthur Thomas... The rally was held at the Concordia Club...

Threat Party and Supper... The speaker was Arthur Thomas... The rally was held at the Concordia Club...

TWILIGHT WEDDING AT CONCORDIA CLUB

The twilight wedding of Miss Rose... The ceremony was held at the Concordia Club... The bride was Miss Rose...

Thanksgiving Dinner... The speaker was Arthur Thomas... The rally was held at the Concordia Club...

Men's Suits... The speaker was Arthur Thomas... The rally was held at the Concordia Club...

Overcoats... The speaker was Arthur Thomas... The rally was held at the Concordia Club...

Rev. S. L. Hamilton Dead... The speaker was Arthur Thomas... The rally was held at the Concordia Club...

Hand Crushed... The speaker was Arthur Thomas... The rally was held at the Concordia Club...

Mysteriously Shot... The speaker was Arthur Thomas... The rally was held at the Concordia Club...

To Get His Daughter... The speaker was Arthur Thomas... The rally was held at the Concordia Club...

Two Men Arrested... The speaker was Arthur Thomas... The rally was held at the Concordia Club...

Scientist Thanksgiving... The speaker was Arthur Thomas... The rally was held at the Concordia Club...

His Life in Paris... The speaker was Arthur Thomas... The rally was held at the Concordia Club...

ANNIVERSARY SALE

Our sale has been a record breaker... Hundreds of men have bought suits and overcoats at prices that no other store can compete with.

- Men's Suits: Several lines of men's suits... \$6.50, \$8.50, \$11.75, \$12.50
Overcoats: All wool, best quality... \$7.50, \$8.50, \$10.00



H. COHN & CO. 128-130-132-134 North Spring Street

REPROVAL NOTICE... The speaker was Arthur Thomas... The rally was held at the Concordia Club...

Blackbirds Meeting... The speaker was Arthur Thomas... The rally was held at the Concordia Club...

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Scientist Thanksgiving... The speaker was Arthur Thomas... The rally was held at the Concordia Club...

Pearl's the soap for fair, white hands, bright clear complexion, soft, healthful skin.

Furniture and Carpets LYON-KILPATRICK-SMITH CO. 262-264 So. 4th St. Los Angeles, Calif.

and Ora Neumark and Harry Wood

LOS ANGELES, CAL., SUNDAY MORNING, MAY 14, 1935

CAPITAL IN LOTS FOR INVESTMENT

SITES FOR BUSINESS HOUSES FIND PURCHASERS

BUYERS LOOK FOR PROFITS

H. E. Huntington Expected to Investigate Improvements on His Own from the East—particular Sales

Money invested in Los Angeles property, particularly in the business section, has been in the open for a considerable period in the hope of realizing returns. This is the view held by realty dealers and consequently the past week has constituted a record of important transactions for investment.

On Ohio Street One of the latest sales of the past week was closed by Herbert Mack & Co. being a lot 14,555 feet on the west side of Ohio street, between Fifth and sixth streets, the east front of which street is by the Erie power and fuel company to R. A. Griffin, who has been in the city for some time and is expected to be in the city for some time.

Corner Ninth and Olive Forthman & Morgan and C. G. Charles Mathison, through W. J. Hollingsworth & Co., a lot 16,641 feet on the southeast corner of ninth and olive streets for \$12,500.

Union and Ingraham Street Through the agency of H. H. Govey & Co., a lot 1,400 feet on the southeast corner of Union street and Ingraham street, improved with four modern laundry buildings, containing eight and one-half apartments, closed within 10 days.

Corner of Tenth and Belmont Alexander Davis, H. W. Holmes and H. J. Woodruff have sold to the M-C-C-S-C company, 16,641 feet on the southeast corner of Tenth and Belmont streets for \$10,000.

South Spring Street Sale E. D. Robinson has sold to a local investor \$10,000 cash, a lot on the west side of Spring street between Seventh and Eighth streets, improved through by the owner. The building on this lot is 40 feet on Spring street, 100 feet deep. The lot is owned by Carl Peary.

Block of Lots Bought by R. F. Jones for Investment Comments of the Purchaser After a Personal Inspection of Property Improvements Proposed Robert F. Jones of Los Angeles has purchased a block of 10 lots on the M-C-C-S-C company's Main street, between second and Tenth streets, including twenty-two lots on Spring street, 100 feet deep. The lot is owned by Carl Peary.

Comments of the Purchaser After a Personal Inspection of Property Improvements Proposed Robert F. Jones of Los Angeles has purchased a block of 10 lots on the M-C-C-S-C company's Main street, between second and Tenth streets, including twenty-two lots on Spring street, 100 feet deep. The lot is owned by Carl Peary.

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GERMAIN RESIDENCE, ALVARADO TERRACE



Beautiful Home of English Style, Facing the Mountains

Beautiful Home of English Style, Facing the Mountains

REALLY HUSTLERS IN A BUSY CITY

SALT LAKE DEALERS GIVEN A GOOD TIME

HOW AN IOWA MAN LOST OUT

New Operator Arrives From Santa Barbara—Pilgrims to Las Vegas Return Home With Glow, Report

W. A. McPhail who has been a book and news dealer at Santa Barbara for many years, has returned to his business here and will work his home in Los Angeles, where he is the owner of valuable property.

McPhail has recently completed the erection of a large apartment house on the corner of Broadway and Franklin streets, which is being erected by the Los Angeles Building Co. on the corner of Broadway and Franklin streets.

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NEW REAL ESTATE COMPANY: CHANGE IN AN OLD FIRM

Maack & Osborne Company in the Local Field—New Sub-Division

John Maack and Marshall H. Osborne have incorporated the Maack & Osborne Real Estate Company, with offices in 214 First building, for the purpose of handling real estate and insuring a general and local business.

The new firm will have a sub-division in the local field, which will be handled by Marshall H. Osborne, who has been in the city for some time and is expected to be in the city for some time.

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CITY HALL NOTES

Contract of Rental Levy of New Company No. 2 Monasterio Addition, 16th and Spring streets, for \$100,000 per year for 10 years, was approved by the city council.

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MANY BUILDINGS TO BE ERECTED

LOS ANGELES ARCHITECTS ARE ALL BUSY

HOMES AND BUSINESS HOUSES

Contract Let for Zone Structure on North Broadway—Apartment Houses and Facilities Under Way

Los Angeles continues to be a busy city in the building line. A number of important transactions are being completed in all quarters of the city. Architects are busy with their plans and specifications for the erection of many new buildings. The city is expected to be in the city for some time and is expected to be in the city for some time.

Contract Let for Zone Structure on North Broadway—Apartment Houses and Facilities Under Way

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Contract Let for Zone Structure on North Broadway—Apartment Houses and Facilities Under Way

FOR SALE..

Investor

Looking for Something Firm, Good, Substantial

Paying Interest Better Than 8 per cent Net per Annum

While Property is Daily Increasing in Value

If So, We Have It Right Down Town

2 Corner Lots

With a Total of 385 Feet Street Frontage

1/2 Ground Vacant

One Corner Improved With a Modern 4-Story Building

This Building Under Lease for 5 Years

Income per Year \$9600

Taxes and Insurance per Year \$1705

Net Income per Year \$7805

and .. Remember ..

1/2 Ground Vacant

Improve This 1/2 and Your Money Pays You 15 per cent

Price \$87,500

We Have Option and Can Deliver.

Mines & Farish

315 So. Hill St.

FOR ONE WEEK MORE

Home Lots \$375.00 On 58th St.

EASY TERMS

375 to \$475 on Fifty-eighth—\$400 to \$400 on Fifty-eighth street, including street front on these streets; Fifty-eighth street all facing west.

... IN THE CITY ...

Mind you, it is in the city—on half way to downtown—and, moreover, on the car line, with all kinds of improvements, buildings and advantages all around. Right on the actual front of improvements, all growth of advancement. Come see for yourself. Easy.

THE MCCARTHY CO. 3 Big... Main Street Moneta Avenue and Figueroa Street ...Tracts

Go to our BRANCH OFFICE, Fifty-third and Main streets, until the new car line is finished. Take Maple avenue car to Fifty-third, one street block to Main. All prices will advance soon—when the car line is finished double, you doubt.

The McCarthy Company 214 Ogden to Our Own Building 203 N. Broadway

Why Stay in the City

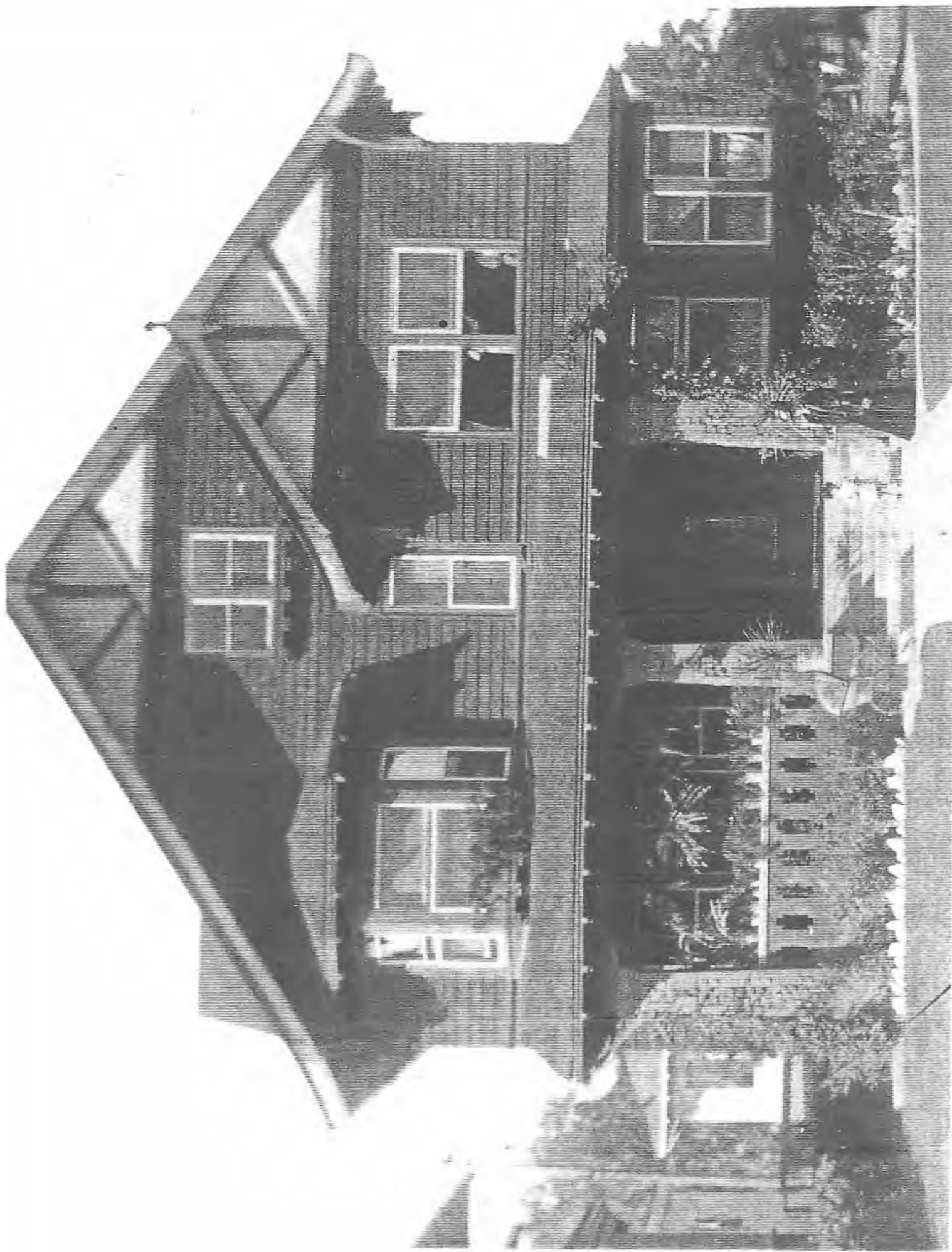
When you buy a home in the city, you are buying a home in the city. The city is the center of the world, and it is the center of the world. The city is the center of the world, and it is the center of the world. The city is the center of the world, and it is the center of the world.

C. A. Sumner & Co. 214 Trust Building, Corner Second and Spring Streets

Another Tilden Norton Home from the same era (1905)

DAUGHTER KATHERN WOOLNER ON STAIRS OF HOUSE





ORIGINALLY AT 651 SO. WESTLAKE (AREA NOW IS MCARTHUR PARK)



RELOCATED TO 200 So. WATSON PLACE.....



Photo of Ora Woolner with her daughter Kay on front porch of original location at 651 Westlake Avenue. Circa 1916



8061



CHURCHILL FAMILY, 215 So. Wilton Pl., 209 & 212 So. Wilton across street.



Contemporary photo of neighbor's (Soloman Lazard) home at original location; 651 Westlake Ave. (now 200 S. Wilton Place) is visible at night

All applications must be filled out by applicant

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

3

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles: Application is hereby made to the Board of Public Works of the City of Los Angeles through the office of the Chief Inspector of Buildings, 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 each permit.

REMOVED FROM Lot Block Tract Laz 3 and 2v FLOOR CITY CLERK PLEASE VERIFY Book Page 18 F. B. Page To No. 200 S. Wilton Place STREET ENGINEER PLEASE VERIFY (USE INK OR INDELIBLE PENCIL)

- 1. What Purpose is the present Building used for? Residence
2. Owner's name H. E. Woolman Phone 66827
3. Owner's address 948 Wilshire
4. Architect's name E. C. Thorne Phone 42226
5. Contractor's name James Phone 700000
7. ENTIRE COST OF PROPOSED WORK { Including Plumbing, Gas Fitting, Sewers, Ceaspoils, Elevators, Painting, Finishing, Etc. } \$ 2000
8. Class of Present Building D No. of Rooms at present
9. No. of stories in height 2 Size of present building
10. State how many buildings are on this lot none
11. State purpose Buildings on lot are used for (Tenement House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC. WILL BE MADE TO THIS BUILDING: Moving to new location, in new concrete foundation, remodeling, & interior repairs

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) E. C. Thorne (City or Authorized Agent)

FOR DEPARTMENT USE ONLY PERMIT NO. 6954 Plans and specifications checked and found to conform to Ordinance, State Laws, Etc. Application checked and found O. K. MAY 12 1920

Handwritten signature/initials at the bottom of the permit form.

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

BOARD OF PUBLIC WORKS

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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 each permit.

	REMOVED FROM	REMOVED TO	
TAKE TO ROOM No. 1 FIRST FLOOR	Lot / Block	Lot / Block <i>a</i>	O. K. City Clerk By _____ Deputy
CITY CLERK PLEASE VERIFY	Tract <i>Lazard Tr</i>	Tract <i>Ridgewood Park</i>	
TAKE TO ROOM No. 405 SOUTH ANNEX	Book 9 Page 18 F. B. Page 281	Book 29 Page 3 F. B. Page 72	O. K. City Engineer By _____ Deputy
ENGINEER PLEASE VERIFY	From No. <i>651 S Westlake Ave</i>	Street <i>202 S Wilton Pl</i>	
	(To No. <i>202 S Wilton Pl</i>)	Street	

(USE INK OR INDELIBLE PENCIL)

1. What Purpose is the present Building used for? *Residence*
2. Owner's name *H & Woolner* Phone _____
3. Owner's address *651 So Westlake Ave*
4. Architect's name _____ Phone _____
5. Contractor's name *Kress House Moving Co* Phone *Main 7171*
6. Contractor's address *744 Maple Ave*
7. ENTIRE COST OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Compend, Elevators, Painting, Flooring, Etc.) *\$ 700.00*
8. Class of Present Building *Frame* No. of Rooms at present *5*
9. Number of stories in height *Two* Size of present building *44 x 72*
10. State how many buildings are on this lot *vacant*
11. State purpose buildings on lot are used for.

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

*cut Bldg into two Sects
take off roof
more and repair
outs*

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)

Charles M. Robert

(Name of Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 2816	Plans and specifications checked and found to conform to Ordinances, E. etc. etc.	Application checked and found O. K.	
	Permit Engineer	City Clerk	

H. J. [Signature]

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

BUILDING DIVISION

3

DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, Repair or Demolish

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 Chief Clerk 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:

1. That the permit does not grant any right or privilege to erect any building or other structure therein described, or any addition thereto, upon any street, alley, or other public place or upon the ground thereon.

2. That the permit does not grant any right or privilege to use any building or other structure therein described, or any addition thereto, for any purpose that is, or may hereafter be prohibited by ordinances of the City of Los Angeles.

3. 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. 6 REAR OF NORTH ANNEX 1st Floor CITY CLERK PLEASE VERIFY

TAKE TO FIRST FLOOR 242 SO. BROADWAY ENGINEER PLEASE VERIFY

Lot _____ Block _____	Lot _____ Block _____
Tract _____	Tract _____
Book _____ Page _____ F. B. Page _____	Book _____ Page _____ F. B. Page _____
Front to _____ Street	Front to _____ Street
Back to _____ Street	Back to _____ Street

BY O. K. City Clerk Deputy O. K. City Engineer

(USE INK OR INDELEBIL PENCIL)

1. What purpose is the present Building now used for? *Garage*
2. What purpose will Building be used for hereafter? *Garage*
3. Owner's name *Harry E. Wolner* Phone _____
4. Owner's address *200 S. Wilton*
5. Architect's name _____ Phone _____
6. Contractor's name *self* Phone _____
7. Contractor's address _____
8. VALUATION OF PROPOSED WORK (including Plumbing, Gas Fitting, Sewers, Ceilings, Elevators, Painting, Finishing, all Labor, etc.) *\$ 75.00*
9. Class of present Building *Small* No. of rooms at present _____
10. Number of stories in height *one* Size of present Building *20 x 14*
11. State how many buildings are on this lot *one*
12. State purpose buildings on lot are used for *Garage, Residence + front garage*
(Apartment House, Hotel, Residence, or any other purpose)

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

addition to present garage

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

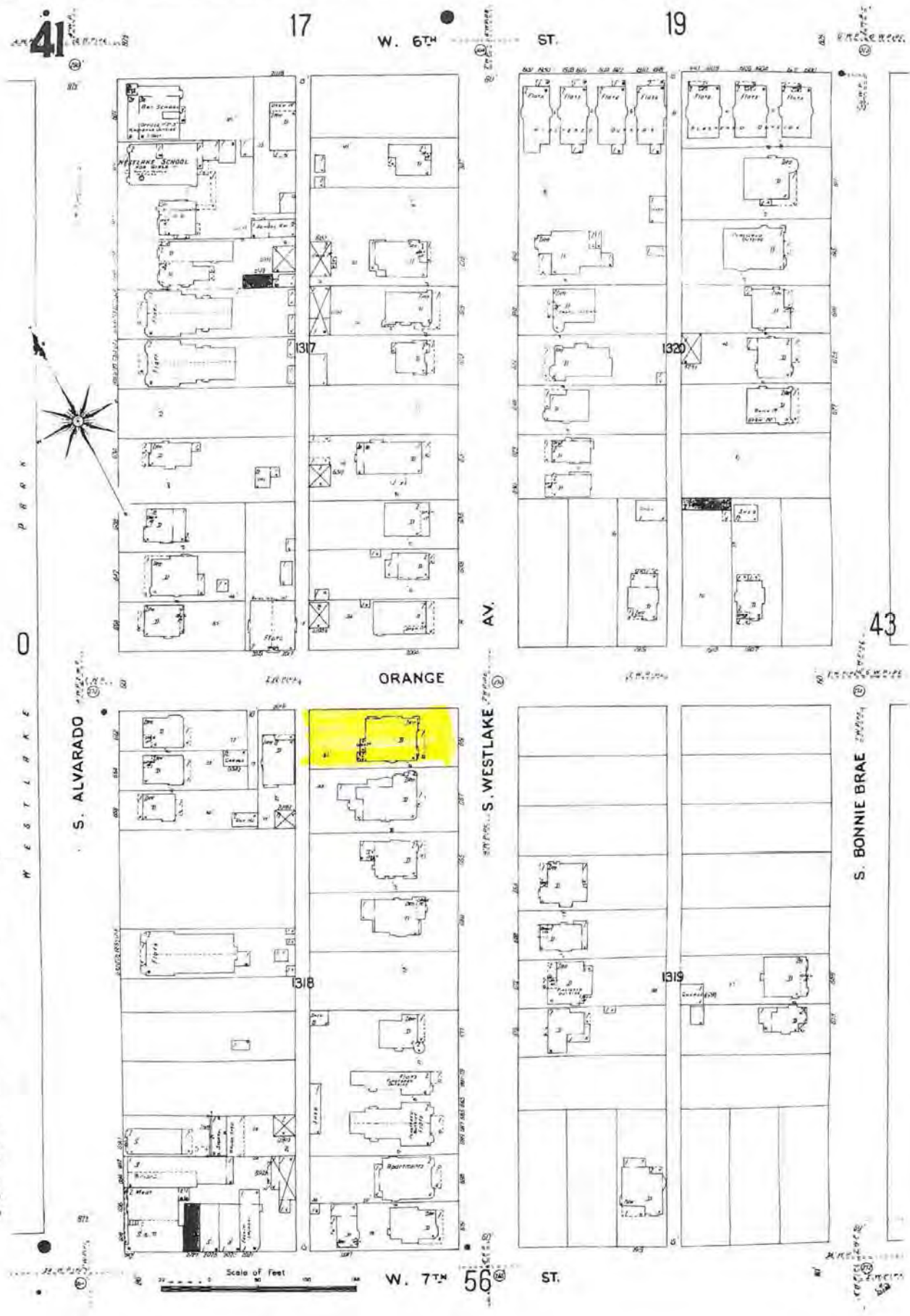
(Sign here) *Harry E. Wolner*
City Clerk

FOR DEPARTMENT USE ONLY

PERMIT NO. <i>18288</i>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Plan-Examiner	Application checked and found O. K. <i>6-28-27</i> <i>EL</i> <i>Lips</i> <i>NSB</i> Clerk	SEAL JUN 28 1927
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R.S. Harper *100*

Sarborn Fire Map showing original location at corner of Westlake and Orange



41

17

W. 6TH ST.

ST.

19

43

WESTLAKE AV.

S. ALVARADO

ORANGE

S. WESTLAKE

S. BONNIE BRAE

W. 7TH ST.

56

ST.

Scale of Feet