

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2015-3145-HCM
ENV-2015-3146

HEARING DATE: September 3, 2015
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 209 S. Wilton Place
Council District: 4
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Greater Wilshire
Legal Description: Ridgewood Park Tract, Block B,
Lot 12

PROJECT: Historic-Cultural Monument Application for the
SHELDON-GRAVES HOUSE

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): Ty and Josette Bowers
209 S. Wilton Place
Los Angeles, CA 90004

APPLICANT: Ty and Josette Bowers
209 S. Wilton Place
Los Angeles, CA 90004

PREPARER: Charles J. Fisher
140 S. Avenue 57
Los Angeles, CA 90042

RECOMMENDATION **That the Cultural Heritage Commission:**

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

Built in 1912, the Sheldon-Graves House was designed in the Craftsman style by architect Henry John Knauer. The property was the home of stock broker Leslie L. Sheldon and his wife, Lillian Breedlove Sheldon until 1915. The second owner, Bryon L. Graves, was involved with Ford Motor Company and was a founder of Western Air Express, one of the first airplane delivery services in the world.

The Sheldon-Graves House is a contributor to the Wilton Place National Register Historic District, established in 1979. The large two-story house includes many typical Craftsman elements such a front-gabled roof, fascia boards at the gable ends, large brackets, exposed rafter tails, and a wide front porch supported by thick squared wood piers with a brick base. A porte-cochere extends south from the porch over the concrete driveway. The first story of the house is clad in clapboard and the second story is clad in square shingles. The wide wooden front door is flanked by stained glass side lights. Other windows on the house include picture windows, double hung single light wood windows, and wood windows with multi-lights. The window trims and sills appear to be original. Interior features include hardwood floors, wood paneling, crown molding, and built in bookcases, cabinets, and buffet. A two-story garage and accessory structure are located at the rear of the lot.

Henry J. Knauer (1877-1946), designed the subject property as well as three other residences in the Wilton Place National Register Historic District. Knauer had a successful career in Los Angeles working in Hollywood, Wilshire, Highland Park and South Los Angeles. A 2010 Hollywood Historic Resources Survey conducted for the Community Redevelopment Agency lists Knauer as one of the area's notable architects. The Highland Park Historic Preservation Overlay Zone Historic Resources Survey identifies Knauer as an "architect who has substantially influenced the development of the City." A few of his Hollywood buildings are a 1917 Italianate fourplex located at 5540 Lexington, a 1923 Mediterranean Revival fourplex located at 6320 Franklin Ave, and a 1919 Mediterranean Revival fourplex flat located at 1812 Wilcox. Two residences designed by Knauer are designated Historic-Cultural Monuments: the C.M. Chase House at 211 S. Manhattan Place, HCM #389 and the J. A. Howsley House at 5907 Echo Street, HCM #805.

CRITERIA

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

FINDINGS

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Sheldon-Graves House		First Owner/Tenant	
Street Address: 209 S. Wilton Place		Zip: 90004	Council District: 4
Range of Addresses on Property: 209-213 S. Wilton Place		Community Name: Ridgewood Park	
Assessor Parcel Number: 5516-010-014	Tract: Ridgewood Park	Block: B	Lot: 12
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			

2. CONSTRUCTION HISTORY & CONDITION

Year Built: 1912	<input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened?: None
Architect/Designer: Henry John Knauer	Contractor: Ley Brothers	
Original Use: Single Family Residence	Present Use: Single Family Residence	
Is the Proposed Monument on its Original Site?: <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unknown <small>If "No," where?:</small>		

3. STYLE & MATERIALS

Architectural Style: Craftsman, Airplane Bungalow		Stories: 2	Plan Shape: Irregular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood Cladding Material: Wood shingles	Type: Wood Cladding Material: Wood clapboards	
ROOF	Type: Gable, front Material: Composition shingle	Type: None Material: None	
WINDOWS	Type: Double-hung Material: Wood	Type: Fixed pane Material: leaded glass	
ENTRY	Style: Centered Material: Wood	Style: Select Material: Select	

4. HISTORIC-CULTURAL MONUMENT CRITERIA

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

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

5. ALTERATION SUMMARY

List **date** and write a **brief description** of work done for major alterations. This section may also be completed on a separate document. Be sure to include copies of building permits in the nomination packet (see Section 9. SUBMITTAL).

1. 1915 Second story bedroom and bathroom added over kitchen.
2. 1919 Three room laundry and shop building added to garage.
3. 1929 One 12' X 14' room added to garage building, which had been converted to living space, listed as 211 S. Wilton Place.
4. 1999 One rear window removed.
5. Unknown Date Rear deck and pergola added (might have replaced a similar structure).
- 6.
- 7.
- 8.

6. EXISTING HISTORIC RESOURCE IDENTIFICATION (If known)

- Listed in the National Register of Historic Places
 - Listed in the California Register of Historical Resources
 - Formally determined eligible for the National and/or California Registers
 - Located in a Historic Preservation Overlay Zone (HPOZ) Contributing feature
 - Determined eligible for national, state, or local landmark status by a historic resources survey(s) Non-contributing feature
- Survey Name(s):

Other historical or cultural resource designation(s):

7. WRITTEN STATEMENTS

This section allows you to **discuss at length** the significance of the proposed monument and why it should be nominated as a Historic-Cultural Monument. Type your responses on a separate document and attach sheets to the back of this form.

- A. Proposed Monument Description** – Describe the proposed monument’s physical characteristics and relationship to its surrounding environment. 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 selected in Section 4 (on the previous page). You must support your argument with substantial evidence and analysis.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

8. CONTACT INFORMATION

Applicant

Name: Ty and Josette Bowers

Company:

Street Address: 209 S. Wilton Place

City: Los Angeles

State: CA

Zip: 90004

Phone Number: 213-840-3233

Email: josette.bowers@gmail.com

Property Owner

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

Name: Ty and Josette Bowers

Company:

Street Address: 209 S. Wilton Place

City: Los Angeles

State: CA

Zip: 90004

Phone Number: 213-840-3233

Email: josette.bowers@gmail.com

Nomination Preparer/Applicant's Representative

Name: Charles J. Fisher

Company:

Street Address: 140 S. Avenue 57

City: Highland Park

State: CA

Zip: 90042

Phone Number: 323-256-3593

Email: arroyoseco@hotmail.com

9. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement. Then, electronically or physically sign the bottom portion. Either the applicant or the preparer may sign.



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.



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.



I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Charles J. Fisher
Name:

12-9-2014
Date:

Charles J.
Fisher
Signature:

Digitally signed by Charles J. Fisher
DN: cn=Charles J. Fisher, o, ou,
email=arroyoseco@hotmail.com, c=US
Date: 2014.12.11 02:16:35 -08'00'

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



10. 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. <input checked="" type="checkbox"/> Nomination Form | 6. <input checked="" type="checkbox"/> Copies of Building Permits for Major Alterations
(include first construction permit) |
| 2. <input checked="" type="checkbox"/> Written Statements A and B | 7. <input checked="" type="checkbox"/> Contemporary Photos |
| 3. <input checked="" type="checkbox"/> Bibliography | 8. <input type="checkbox"/> Historical Photos |
| 4. <input checked="" type="checkbox"/> Two Primary Photos of Exterior/Main Façade | 9. <input checked="" type="checkbox"/> ZIMAS Parcel Report |
| 5. <input checked="" type="checkbox"/> Copies of Primary/Secondary Documents | |

*Mail the Historic-Cultural Monument Submittal to the Office of
Historic Resources or email PDF to lambert.giessinger@lacity.org*

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



City of Los Angeles Department of City Planning

7/13/2015 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

209 S WILTON PL

ZIP CODES

90004

RECENT ACTIVITY

None

CASE NUMBERS

Address/Legal Information

PIN Number	138B189 1256
Lot/Parcel Area (Calculated)	10,217.4 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID G1
Assessor Parcel No. (APN)	5516010014
Tract	RIDGEWOOD PARK
Map Reference	M B 11-169
Block	BLK B
Lot	12
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 145-2107
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
500 Ft Park 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.

Assessor Information

Assessor Parcel No. (APN)	5516010014
Ownership (Assessor)	
Owner1	BOWERS, TY AND JOSETTE
Address	209 S WILTON PL LOS ANGELES CA 90004
Ownership (City Clerk)	
Owner	BOWERS, TY AND JOSETTE
Address	209 S WILTON PL LOS ANGELES CA 90004
APN Area (Co. Public Works)*	0.234 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$1,183,005
Assessed Improvement Val.	\$266,171
Last Owner Change	10/10/03
Last Sale Amount	\$1,225,012
Tax Rate Area	67
Deed Ref No. (City Clerk)	8-688
	60031
	3027137
	1660786
	1239894-95
Building 1	
Year Built	1912
Building Class	D65B
Number of Units	1
Number of Bedrooms	6
Number of Bathrooms	2
Building Square Footage	2,958.0 (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)	2.04824414316663
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

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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
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

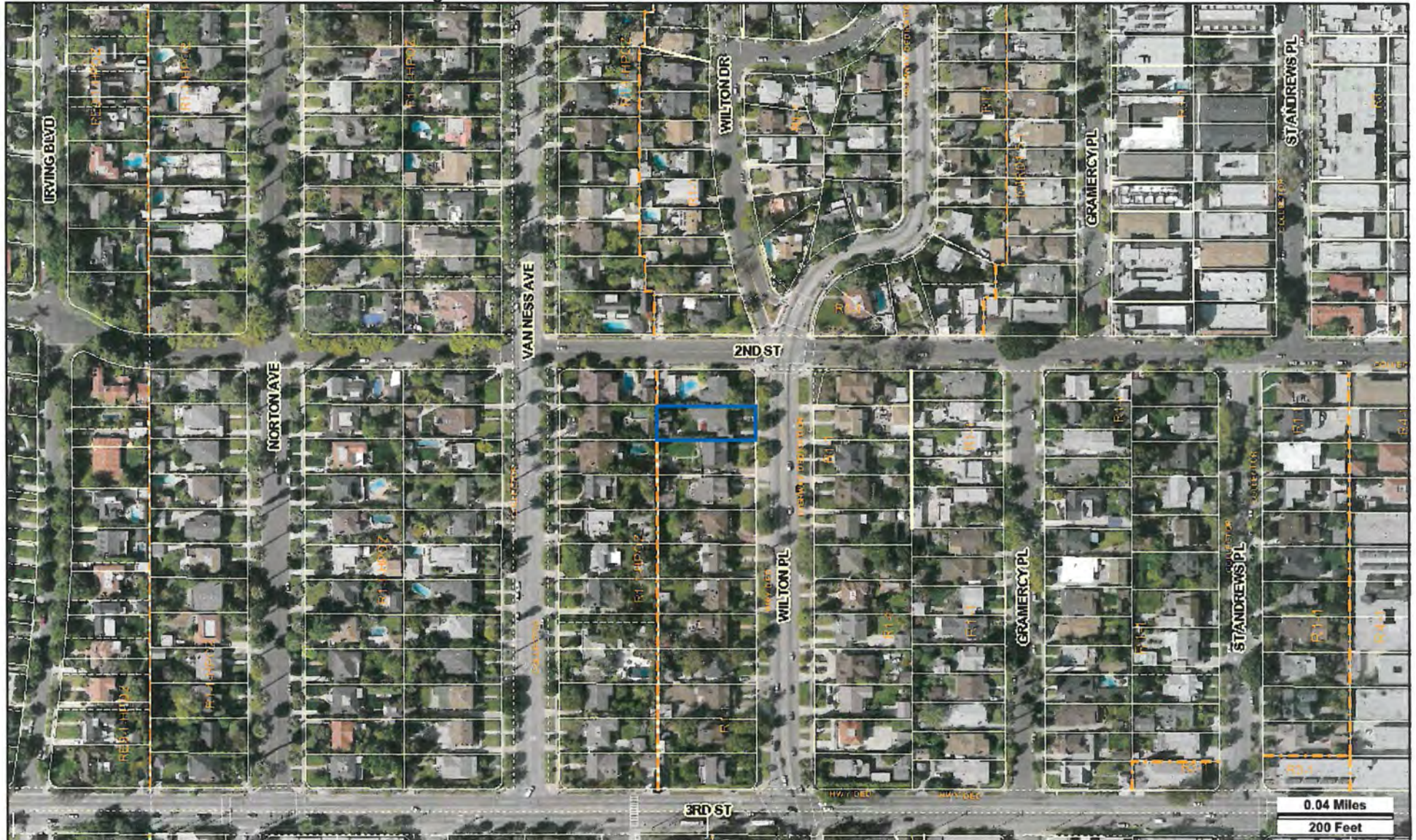
Fire Information

Division	1
Batallion	11
District / Fire Station	29
Red Flag Restricted Parking	No

CASE SUMMARIES

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

DATA NOT AVAILABLE



Address: 209 S WILTON PL
 APN: 5516010014
 PIN #: 138B189 1256

Tract: RIDGEWOOD PARK
 Block: BLK B
 Lot: 12
 Arb: None

Zoning: R1-1
 General Plan: Low II Residential



Sheldon-Graves House

Architectural Description

This two-story Craftsman style residence features three low level front facing gables at the porch, with two at the second floor level, with the second (main) being offset and to the right of the front at that level. These three main roof planes are accompanied by a fourth on a rear wing and two subordinate side gables on the South facade. Large lattice work vents are at the apex of each gable.

The facade is covered with square shingles at the upper level and clapboard siding at the first floor. The double hung windows are topped a wide band at the first floor level and with extended lentils at the second-story elevations. The wide open rafters are capped with flat barge boards on the gable ends, supported by square purlins at the sides and center of each pediment. A porte-cochere is on the South end, over the driveway.

The front elevation is dominated by the large porch, supported by two square brick and wood piers, which extends through the porte-cochere. The piers are topped by crossed heavy beams above a simple square capital. The brick continues to form the front wall of the porch, topped with a multi-level concrete cap. A rectangular fixed pane window is to the left of the main entrance, which is flanked by two fixed pane stained glass windows on either side of the large wooden door, which has a center insert.

A brick chimney extends from the South side roof. The rear wing also has a two tier gable end, subordinate to the main gable above it. An open pergola over a concrete and flagstone deck is to the right of the rear wing. A pair of multi-light French doors are at the rear of the wing.

A two-story garage/guest quarters and workshop is located at the rear of the lot.

Interior features include a formal entry foyer, a large living room is to the left of the entry and a smaller dining room is to the right. Details include hardwood floors, built-in book cases, crown moldings, wood paneling and square staircase balustrades.

Sheldon-Graves House
209 S. Wilton Place
Significance Statement

Built in 1912, the Craftsman house at 209 S. Wilton Place was the home of stock broker Leslie L. Sheldon and his wife, Lillian Breedlove Sheldon until 1915. It was designed by the architect H. J. Knauer. The second owner, Byron L. Graves, is also significant due to his involvement with Ford Motor Company and as a founder of Western Air Express, one of the first airplane delivery services in the world, which was also the earliest air mail between Los Angeles and Salt Lake City. This was the beginning of Western Air Lines

The Sheldon-Graves House was one of the early houses to be constructed in Ridgewood Park, originally Subdivided in 1907, Blocks A through F of Ridgewood Park were laid out by John L. and Ellen Plummer, who had previously subdivided that area as Plummer Square in 1897. Ridgewood Park was envisioned as an exclusive neighborhood but it was slow to take off, with most of the early homes being built between 1910 and 1915. Most of the tract was subsequently resubdivided, but the 200 block of S. Wilton Place was to remain a part of the Ridgewood Park subdivision.

The home is an excellent example of a full wing Craftsman Airplane (or Aeroplane) Bungalow, with the various low gabled roof planes flowing in concert with the massing of the house. The house is an intact example, utilizing tradition Craftsman massing and detailing. The Craftsman style was pioneered by Pasadena architects Charles and Henry Greene in the early part of the previous decade, using the concepts of the Arts and Crafts movement.

Arts and Crafts ideals were disseminated in America through journal and newspaper writing were supplemented by societies that sponsored lectures and programs. The first was organized in Boston in the late 1890s, when a group of influential architects, designers, and educators determined to bring to America the design reforms begun in Britain by William Morris; they met to organize an exhibition of contemporary craft objects. The first meeting was held on January 4, 1897, at the Museum of Fine Arts (MFA) in Boston to organize an exhibition of contemporary crafts. When craftsmen, consumers, and manufacturers realized the aesthetic and technical potential of the applied arts, the process of design reform in Boston started. Present at this meeting were General Charles Loring, Chairman of the Trustees of the MFA; William Sturgis Bigelow and Denman Ross, collectors, writers and MFA trustees; Ross Turner, painter; Sylvester Baxter, art critic for the *Boston Transcript*; Howard Baker, A.W. Longfellow Jr.; and Ralph Clipson Sturgis, an architect.

In Los Angeles, the movement soon entwined with the nostalgia for the earlier Spanish and Mexican periods, partially stimulated by Helen Hunt Jackson's 1884 novel, "Ramona", which was set in Southern California after the Mexican-American War, and portrays the life of a mixed-race Scots-Native American orphan girl, who suffers racial discrimination and hardship. The novel became extremely popular in Southern California, spurred on by such boosters as Charles Fletcher Lummis. This nostalgia began to manifest itself in the new Mission Revival architecture that began in the 1890s. This was the first manifestation the Arts and Crafts movement in Southern California, with the design concepts of that style being evoked in the new Mission-style homes and commercial/institutional buildings.

Local architects such as Sumner P. Hunt and Arthur Benton, both of whom were working with Lummis in the restoration of several of the original Missions as the goal of the newly formed "Landmarks Club", the first preservation organization in Southern California. These architects and others soon embraced Arts and Crafts interiors as an alternative to the more elaborate and formal interiors found in the various Victorian designs of the day.

The Greene Brothers were the first to create an entire house design that utilized these Arts and Crafts ideals with the clean low profile lines that soon became the hallmark of the Craftsman homes that we see today. Their best known works were for wealthy clients, such as the Gambles and the Blackers, who wanted larger homes than the bungalow concept was really aimed at. They did, however, do more modest homes, as soon did other architects, leading to the style that was to dominate home construction into the early 1920s.

The Airplane Bungalow is a Craftsman Bungalow that is normally characterized by a "pop up" second floor, usually of one or two rooms; resembling a cockpit of an airplane. However, it may also refer to one and two story bungalows with low pitched roofs featuring wide sweeping open soffits, such as the Sheldon-Graves House. The style is more popularly seen along the west coast of the United States and Southwestern and Western Canada. The sweeping rooflines may be compared to the wings of a plane.

Henry John Knauer, who used H. J. Knauer professionally was born in 1885 in Ohio. He came to Los Angeles in 1911 and the Sheldon commission was one of his earliest architectural jobs. He designed three other homes on Wilton Place during the same early period. Two of those homes are listed as contributing elements to the Wilton Place (Ridgeway Park) National Register Historic District, which was established in 1979, the second one being at 147 S. Wilton Place. In addition, two other Knauer designed homes are listed as Los Angeles Historic

Cultural Monuments; The C. M. Chase House (HCM 379) and the Howsley House (HCM 805).

As noted in the attached biography, Knauer was a well known Los Angeles area architect who was known to think out of the box. One of his grand ideas was a fleet of dirigibles to transport passengers and/or freight, but the idea never really got off the ground in the United States. It was tried in Germany, however, but the first two airships used hydrogen as the Germans were unable to obtain enough helium to lift the Graff Zeppelin or its sister ship, the ill-fated Hindenburg.

Another early innovation that H. J. Knauer used in his designs was the porte-cochere, as a nod to the automobile, which was rapidly redefining itself from a novelty to a necessity in modern transportation. Most of Knauer's early homes and even many of his later designs utilized the covered driveway design to allow people to enter and exit the vehicle at the front porch on hot or rainy days without being bombarded by the elements. Knauer was one of the first to bring this concept to middle class housing.

The first owner of the home was Leslie L. Sheldon, a stock broker, who later became the Vice President of the Los Angeles Stock Exchange. Like his architect, he usually used his initials for his work, including on the original building permit for the house. After getting the permit, he transferred the house into his wife's name, Lillian B. (Breedlove) Sheldon. Most historic surveys, including the National Register nomination, have referred to the house as the "Lillian Sheldon House", possibly assuming that the initials on the permit are for her.

In 1915, the Sheldon's sold the house to Byron L. Graves and his wife, Leah. At the time, Graves was the Pacific Coast Manager for the Ford Motor Company, a position he had held since 1908. He was to oversee the construction of the Ford assembly plant in Los Angeles in 1923. However, he also had a keen interest in aviation and as a side business, founded Western Air Express with his business partner, William May Garland. He later resigned from Ford to devote full time with the new venture, which started with four planes and an Airmail contract to and from Salt Lake City, into Western Air Lines, one of the nations largest air carriers. Graves added a three room laundry and shop building to the garage in 1919, which was probably used for fabricating items in his personal machine shop. This structure was later converted to living quarters expanded in 1929 with the addition of a second-story bedroom over the garage, using the address of 211 S. Wilton Place for that building. In his later years Graves was connected with research and development for Lockheed Corporation.

In 1917, the Graves bought the vacant lot directly to the North of their house and eventually sold both the house and the lot to Harry H. Belden, a real estate broker

and home builder, who intended to build a new house on the adjoining lot. However, Beldon and his wife, Ruth, flipped the properties to the architect Frank M. Tyler, who sold the house to Leivis B. Robinson on January 6, 1936. The Colonial Revival home at 203 S. Wilton Place was built in 1939, after Tyler sold that property as well.

Robinson sold the house to Margaret S. Goldstein on August 5, 1939. She may be the same person as Margaret M. Stern, who is listed as the owner from 1948 until June 28, 1968, when the home was transferred to Neil G. and Ruth E. Gibbons. Niel George Gibbons, who was listed as a race track book maker in the 1940 census, passed away May 5, 1991 and Ruth retained the house until September 1, 1999, when it was deeded to Michael L. Maguire and Marita Geraghty, who flipped it to Laura Simon and Tracy Trench on January 14, 2000. It was then purchased by the current owners on October 10, 2003.

The Sheldon-Graves House meets all four of the criteria for Historic Cultural Monument in that it is an excellent representation of the Craftsman design and as an example of the work of an innovative builder who greatly influenced age by frequently thinking outside of the box. Furthermore, as noted in the context statement of the 1979 National Register nomination:

The houses in this area and the sub-tropical landscaping are particularly reflective of Southern California. Conditions in Los Angeles at the turn of the century provided a unique opportunity for experimentation. The land, the climate and the people all contributed to the development of styles distinctive to the region. This uniqueness is clearly stated in the title of an article which appeared in The Craftsman - "The California Bungalow: A Style of Architecture Which Expresses the Individuality and Freedom Characteristic of our West Coast." The article explains:

"In the north and east...a style of building is required which would be absolutely out of harmony with the life and surroundings to be found in...California, - especially in the southern part of the state, - conditions [there] prevail which are found hardly anywhere else on the continent."2 Una Nixson Hopkins continues in a later issue of the same magazine: "Because of its climatic conditions the possibilities for attractive outdoor effects, such as pergolas, courtyards, terraces and gardens...are almost unlimited....Every house to be built has its particular problem...and in the majority of instances each problem has been worked out according to its individual requirements,..There is as yet sufficient space in the West, so that respectable areas are allotted for the erection of homes, - in fact there is a tendency to extend

rather than to contract the borders of lawns and gardens, and there is also a growing veneration...for trees."3 Taken as a whole, this District clearly reflects this kind of architectural development as it occurred in Los Angeles during the first decades of the Twentieth Century.

The Sheldon-Graves House was constructed at the edge of the city, when Los Angeles was pushing more to the West. The tract was slow to take off due to the distance from Downtown, however, it wasn't long before these far flung lots began to be developed with homes such as this one, paving the way for the even more affluent subdivisions of Windsor Square and Hancock Park that soon pushed the city well beyond Wilton Place, reflecting the social history of the Westward expanse of the city.

It is also associated with a notable historic person in Byron L. Graves, who was an important part of the building of the Ford Motor Company in the West as well as a pioneer in aviation through the establishment of Western Air Express, bringing Airmail to Los Angeles and setting the stage for Western Air Lines.





Sheldon-Graves House Photographs



Sheldon-Graves House, 209 S. Wilton Place, March 24, 2014 (Photograph by Charles J Fisher)



Sheldon-Graves House, 209 S. Wilton Place, 2014(Google Earth Satellite View)



Sheldon-Graves House, 209 S. Wilton Place, February 7, 2005 (Photograph by Liz Gabor)



Sheldon-Graves House, 209 S. Wilton Place, March 24, 2014 (Photograph by Charles J Fisher)



Sheldon-Graves House, 209 S. Wilton Place, March 24, 2014 (Photograph by Charles J Fisher)



Sheldon-Graves House, chimney, 209 S. Wilton Place, March 24, 2014 (Photograph by Charles J Fisher)



Sheldon-Graves House, rear wing, 209 S. Wilton Place, March 24, 2014 (Photograph by Charles J Fisher)



Sheldon-Graves House, garage, 209 S. Wilton Place, March 24, 2014 (Photograph by Charles J Fisher)



Sheldon-Graves House, garage and former workshop, 209 S. Wilton Place, March 24, 2014 (Photograph by Charles J Fisher)



Sheldon-Graves House, former Byron Graves workshop, 209 S. Wilton Place, March 24, 2014 (Photograph by Charles J Fisher)



Sheldon-Graves House, rear facade, 209 S. Wilton Place, March 24, 2014 (Photograph by Charles J Fisher)



Sheldon-Graves House, rear entry under pergola, 209 S. Wilton Place, March 24, 2014 (Photograph by Charles J Fisher)



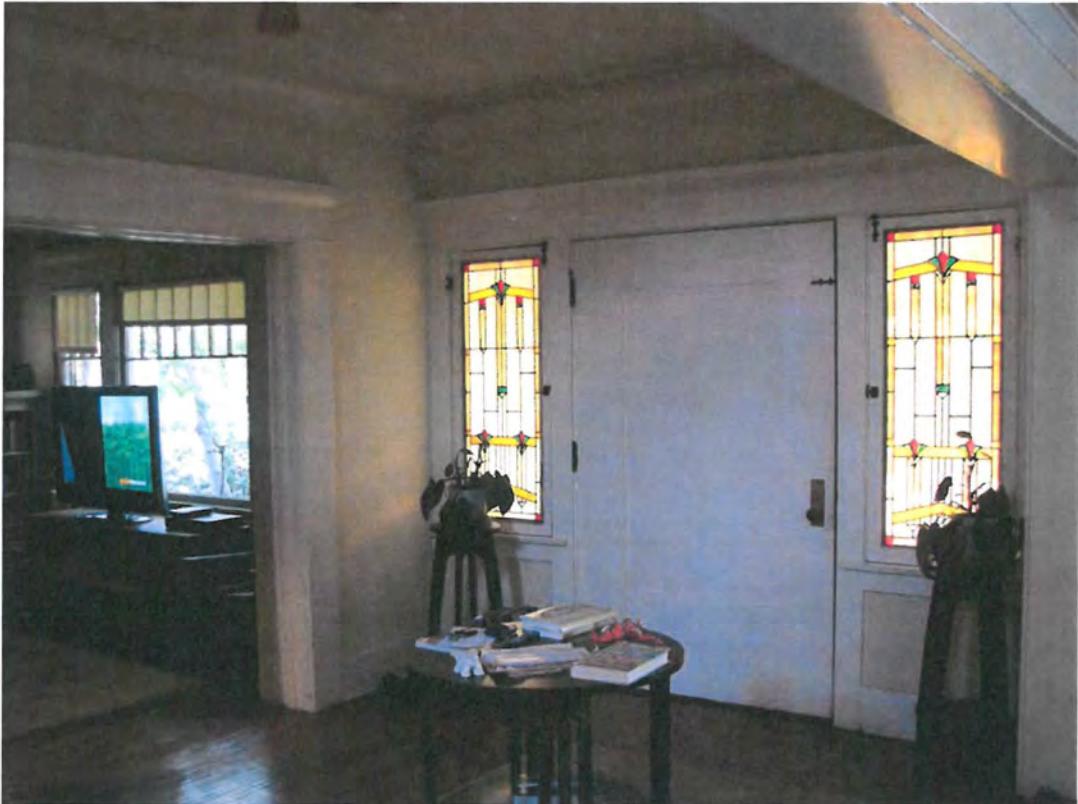
Sheldon-Graves House, porch supports., 209 S. Wilton Place, March 24, 2014 (Photograph by Charles J Fisher)



Sheldon-Graves House, front porch & porte-cochere, 209 S. Wilton Place, March 24, 2014 (Photograph by Charles J Fisher)



Sheldon-Graves House, front door and stained glass lights, 209 S. Wilton Place, March 24, 2014 (Photograph by Charles J Fisher)



Sheldon-Graves House, entry foyer, 209 S. Wilton Place, March 24, 2014 (Photograph by Charles J Fisher)



Sheldon-Graves House, entry foyer, 209 S. Wilton Place, March 24, 2014 (Photograph by Charles J Fisher)



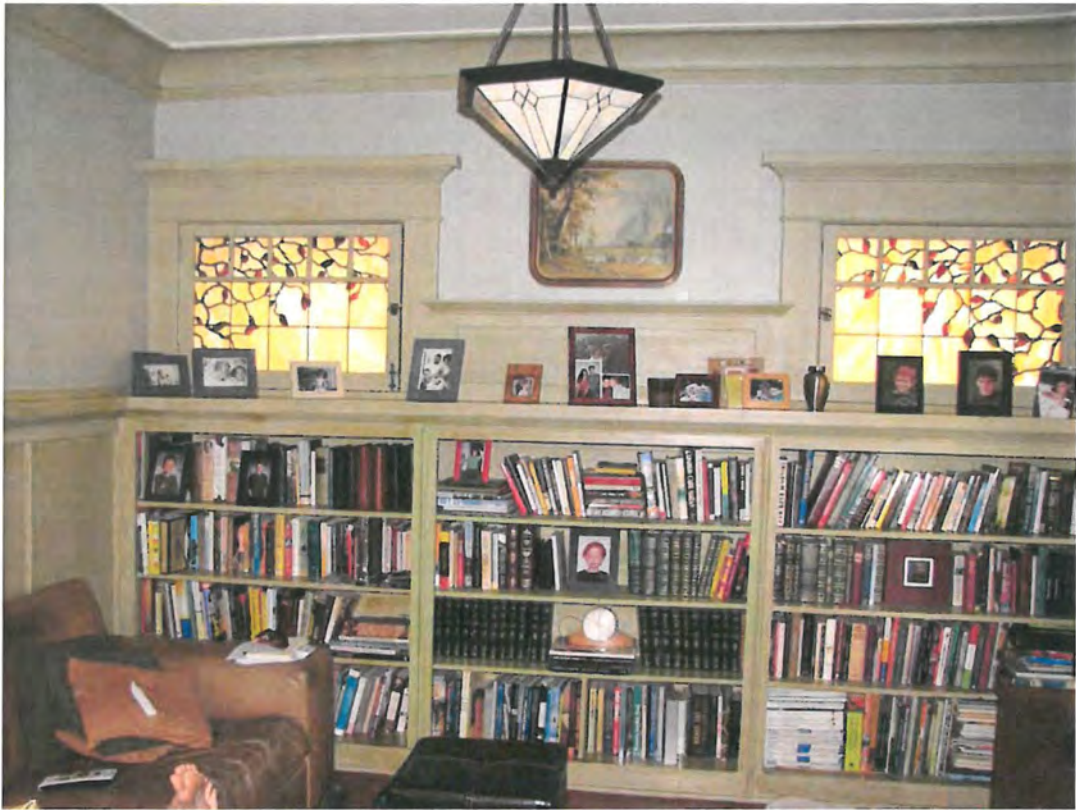
Sheldon-Graves House, main staircase, 209 S. Wilton Place, March 24, 2014 (Photograph by Charles J Fisher)



Sheldon-Graves House, fireplace, 209 S. Wilton Place, March 24, 2014 (Photograph by Charles J Fisher)



Sheldon-Graves House, dining room, 209 S. Wilton Place, March 24, 2014 (Photograph by Charles J Fisher)



Sheldon-Graves House, built-in book case, 209 S. Wilton Place, March 24, 2014 (Photograph by Charles J Fisher)



Sheldon-Graves House, dining room buffet, 209 S. Wilton Place, March 24, 2014 (Photograph by Charles J Fisher)



Sheldon-Graves House, 209 S. Wilton Place, March 24, 2014 (Photograph by Charles J Fisher)

Sheldon-Graves House

Bibliography

Books:

McAlester, Virginia and Lee.....A Field Guide to American Houses.....©1990

Los Angeles Times Articles (attached):

Ridgewood Park Advertisement.....October 5, 1911, Page II9

Barney Returns to Former Home.....December 29, 1912 Page VII8

Air Mails Will Begin January 1.....October 8, 1925, Page A1

Ford Output is Now at its Highest Peak.....December 20, 1925, Page G5

Coast Ford Head Resigns.....February 7, 1926, Page G7

Sheldon, Retired Broker, Dies.....June 9, 1937, Page A2

Byron Graves, Air Express Pioneer, Dies.....March 2, 1949, Page 5

Other sources:

Chattel Architecture....Historic Survey, Hollywood Redevelopment Project Area....©2010

Fisher, Charles J.....H. J. Knauer, Architect.....©2005

Kazor, Virginia Knight..Wilton Historic District National Register Nomination...1979

Internet:

Zach's Coming to America Project.....My Great Grandpa and Henry Ford

Additional Data Sources:

Los Angeles County Assessors Records, Los Angeles City Building Permits, Los Angeles County Subdivision Maps, United States Census Records, Military Draft Records WWI & WWII, Social Security Death Index, California Death Index.



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

**12/9/2014
PARCEL PROFILE REPORT**

PROPERTY ADDRESSES

209 S WILTON PL

ZIP CODES

90004

RECENT ACTIVITY

None

CASE NUMBERS

Address/Legal Information

PIN Number	138B189 1256
Lot/Parcel Area (Calculated)	10,217.5 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID G1
Assessor Parcel No. (APN)	5516010014
Tract	RIDGEWOOD PARK
Map Reference	M B 11-165
Block	BLK B
Lot	12
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 - Tom LaBonge
Census Tract #	2115.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	R1-1
Zoning Information (ZI)	None
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
500 Ft Park 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.

Assessor Information

Assessor Parcel No. (APN)	5516010014
APN Area (Co. Public Works)*	0.234 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$1,163,028
Assessed Improvement Val.	\$266,177
Last Owner Change	10/10/03
Last Sale Amount	\$1,225,012
Tax Rate Area	67
Deed Ref No. (City Clerk)	8-688
	60031
	3027137
	1660786
	1239894-95

Building 1

Year Built	1912
Building Class	D65B
Number of Units	1
Number of Bedrooms	6
Number of Bathrooms	2
Building Square Footage	2,958.0 (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)	2.04822552
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

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Liquefaction	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	None
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	West
Division / Station	Olympic
Reporting District	2011
Fire Information	
Division	1
Batallion	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

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zimas.lacity.org | cityplanning.lacity.org

Historical Preservation Overlay Zone 209 S WILTON PL

This property is not located within a City Historic Preservation Overlay Zone. However, it does have other designations and survey information. Click the tab "Other Historic Designations" to view this information.

Other Historical Designation 209 S WILTON PL

The designation and survey information displayed currently includes properties with California Historical Resource Status Codes 1 and 2. Information with properties with Status Codes 3 through 7 will be added in the future. Please refer to California Historical Resource Status Codes for a definition of the codes.

NATIONAL REGISTER DESIGNATION OR ELIGIBILITY

Name: Wilton Historic District (Ridgewood Park)
Location: South Wilton Place, South Wilton Drive, and Ridgewood Place
Date Listed: 07/24/1979

OTHER HISTORIC SURVEY INFORMATION

(compiled from California Office of Historic Preservation Historical Resources Inventory)

209 S Wilton Pl 90004
021070

<u>Status Code</u>	<u>Program Ref No.</u>	<u>Evaluation Date</u>
1D	0053-0231-0021	01/01/1979

OTHER HISTORIC SURVEY INFORMATION

(compiled from California Office of Historic Preservation Historical Resources Inventory)

Wilton Historic District
S Wilton Dr 90004
021115

<u>Status Code</u>	<u>Program Ref No.</u>	<u>Evaluation Date</u>
1S	0053-0231-9999	01/01/1979

Mills Act 209 S WILTON PL

This property does not have a Mills Act Contract.

H. J. Knauer, Architect (1885-1955)

By Charles J. Fisher

Henry John Knauer was born in Steubenville, Ohio, the 2nd of seven children on September 21, 1885 to German immigrants Gustave E. and Caroline (Harm) Knauer. The family soon moved to Wilson City Kansas where Henry received his early schooling, with his Father working as a school janitor. He received degrees in architecture and engineering and arrived in Los Angeles in 1911. He soon set up his architectural office and began to design homes and apartment buildings to house the area's growing population.

One of his first commissions came from banker, Clyde M. Church, who hired Knauer in 1912 to design a house at 5907 Echo Street in Highland Park. The two-story Craftsman residence makes a strong design statement with the use of Arroyo Stone in its porch from the stoops and railing to its support pillars. The house presents a very formal appearance with its crisp detailing, including upper story window boxes, to its porte-cochere. On October 4, 1988, the C. M. Church House was declared Historic Cultural Monument No. 389 by the Los Angeles City Council.

Three other Knauer designed Craftsman homes are found in the Wilton Place National Register District. The 1912 Lillian Sheldon House at 209 S. Wilton Place, the 1914 P. W. Price Residence at 257 S. Wilton Place and the 1912 John Dielman Residence at 147 South Wilton Drive.

Knauer's 1915 Howsley House, at 221 S. Manhattan Place, displays similar presence, but on a slightly larger scale, utilizing a Mediterranean design with a tile covered hipped roof and a more formal porch stretching across the entire front façade of the house and flowing into a formal porte-cochere on the left side of the structure. The Howsley House was declared Los Angeles Historic Cultural Monument No. 805 on June 1, 2005.

Knauer also designed a number of apartment buildings during this early period of his career including a 3-story brick building he designed for an A. J. Altoon on 52nd Street, near Main at a time when development was working it's way South of Downtown.

Another 1914 building, a 14-unit brick apartment for H. A. Church, located at the corner of Vermont Avenue and 41st Street, contained 3 store fronts and a theatre that seated 200.

Knauer's commercial work was now becoming more refined and presented a much larger portion of his portfolio. H. A. Church had him design a bank building at Baldwin Park. He was also hired by Church to do a 2-story lodge hall and commercial building in Montebello. A one-story part of that building was to serve as a garage.

By 1920, the State of California was requiring architects to be licensed, in order to ensure that they had the proper training and expertise. Knauer's certificate was issued by the State in July of 1921.

In 1920, Knauer's practice had grown considerably. He was willing to hire any skilled person to work in his drafting department, including women. One of his hires was Edith Mortensen Northman, Danish born draftsman who had just arrived from Salt Lake City. This helped her to launch her own career to become the first female architect based in Southern California. One of her designs is the 1937 Emanuel Danish Evangelical Lutheran Church, which became Los Angeles Historic Cultural Monument No. 578 on May 25, 1993.

There appears to be no question that Knauer was a bit of a ladies man. On April 7, 1922, he married Maude Holt. The couple separated on January 8, 1925 after he admitted to his wife that he was seeing an old flame and showed her some of the woman's monogrammed cigarettes to prove it. They eventually reconciled, but divorced a few years later.

During the late 1920s he briefly went into partnership with Clarence J. Smale, who later went on to design a number of theatres, including the Loyola in Westchester, which was designated Los Angeles Historic Cultural Monument No. 259 on December 17, 1982.

Another noted Knauer-designed structure is the 5-story Classical Revival "Professional Building", built in 1928 at 215 W. Franklin Street, in Monterey, California.

Knauer was soon absorbed in the development of the Wilshire corridor, designing a number of commercial and apartment buildings both on the

Boulevard and on adjacent streets. In 1929, a Knauer designed classical store front building was constructed on the Southeast corner of Wilshire and Robertson for the G. D. Robertson & Company, Inc.

In January of 1930, it was announced that Knauer had designed two substantial buildings on Wilshire for Mrs. S. C. Casler, a real estate developer who is believed to be the only woman that was holding a contractors license in Southern California at that time. The first was to be the "Conservatory of Music and Arts" at \$3,000,000.00 and the other was to be the "Wilshire Apartment Hotel", at \$5,000,000.00. Evidently, the "East Coast" financing for both structures failed to materialize as the nation was rapidly slipping into the Great Depression. It does appear that a scaled down version of the hotel building was constructed a decade later at 3875 Wilshire Blvd., but no architect's name appears on the permit.

During the 1930s, Knauer continued to work, designing a number of homes and apartment building. He soon became a pioneer in the modernist style, especially in the Art Deco and Streamline Moderne design. One 1939 vintage apartment building at 4230-4234 Franklin Avenue is cited in Gebhard and Winter's architectural guide for Los Angeles with the following quote: "Part of the fine effect of this Streamline Moderne building is the result of its being sited at the crest of a hill."

Knauer was interested in urban design far beyond just the architecture of the buildings. Transportation infrastructure is an important aspect of that and Knauer was a strong proponent of finding new and more efficient means of travel. In 1927, he proposed building a fleet of dirigibles to ferry passengers between New York, Chicago and Los Angeles. Each ship would be capable of carrying 200 passengers. Public subscriptions would be offered to finance the venture.

The airship idea never caught on in the United States, but was tried by Germany. However the Germans were unable to procure reliable supplies of the helium that Knauer proposed and used the volatile hydrogen gas. The Hindenburg disaster of 1935 and the advent of practical passenger airplane service put an end to the airship idea.

Throughout his career, Knauer proved to be an innovative designer, always staying open to new ideas. His practice continued until shortly before his death, which occurred in Los Angeles on May 15, 1955.

Henry J. Knauer, being the son of immigrants, personified the American Dream by coming from humble beginnings to become one of the major players in the transformation of Los Angeles into a world-class city.

Sources: United States 1900 Census; Los Angeles County death certificate for Henry John Knauer, May 16, 1955; Historic Cultural Monument No. 389 file, 1989; various Los Angeles Times articles; various Southwest Builder and Contractor citations; Los Angeles City building permits.

© 2005, by Charles J. Fisher

Henry John Knauer (1877-1946)

Architect Henry J. Knauer designed several Hollywood buildings, including an Italianate 4-family flat for C.O. Morgan, located at 5540 Lexington, constructed in 1917; a Mediterranean Revival 4-family flat, located at 6320 Franklin Ave, constructed in 1923; and a Mediterranean Revival, 4-family flat, located at 1812 Wilcox, constructed in 1919. Knauer also designed Los Angeles Historic-Cultural Monument #805, the Mediterranean style J.A. Howsley House, located at 221 S Manhattan Place (constructed in 1913); Los Angeles Historic-Cultural Monument #389, C. M. Church House, a Craftsman residence built partially of river stone, located at 5907 Echo Street in Highland Park (constructed in 1912). He also designed a store and office building located on the southeast corner of Wilshire and Robertson boulevards in 1928 (no longer extant) and the Wilshire Apartment-Hotel (c. 1930), a \$5 million hostelry with 2,000 rooms located on Wilshire Boulevard near Western Avenue and the Conservatory Music and Arts Building (c. 1930), a \$3 million facility also located on Wilshire Boulevard in the vicinity of Western Avenue.

Hollywood CRA Survey Context Statement-Page 148

NOTE: Death date for H. J. Knauer should be 1955, not 1946.



Western Air Express Boeing 95



Western Air Express Fikker F32 Quad

Zach's Coming to America Project (/)

[Home \(/index.html\)](/index.html)
[Autobiography \(/autobiography.html\)](/autobiography.html)
[Interesting Stories \(/interesting-stories.html\)](/interesting-stories.html)
[Family Recipe and Story \(/family-recipe-and-story.html\)](/family-recipe-and-story.html)
[Immigration story \(/immigration-story.html\)](/immigration-story.html)
[More \(/more.html\)](/more.html)


Left to Right, Henry Ford, Thomas Edison, Byron L. Graves (my great great grandfather).

My Great-Grandpa and His Boss Henry Ford

I never really knew about my great-grandpa until a couple months ago. When my mom emailed me a picture of him, Henry Ford and Thomas Edison sitting together like best friends I realized that he was pretty awesome.

My great-great-grandpa, Byron L. Graves, grew up in the tiny town of Perrysburg, NY 60 miles east of Buffalo. In 1906, he graduated as an engineer from Syracuse University. If you look up on google maps and zoom in on the main streets on Perrysburg there is a street called Graves St. named after my great great great grandpa from the 1850s.

Byron L. Graves Was all kinds of things. He did all kinds of jobs. He was for many years the special traveling representative. His talents made him the man to keep an eye on though for later he started to work for Ford Motors company and slowly he rose to the top sitting right next to the big man Henry himself.

Starting in about 1908 Byron L. was working for Ford. At the time the company had two factories or assembly plants west of Illinois, in San Francisco and almost one in Los Angeles. In 1913, Byron had made his way up to Western Division Sales Manager, looking over everything "Ford" west of the Mississippi. Then in 1923 as Manager of all interests west of Illinois released to the press that they planned to expand west into Los Angeles and build the largest factory on the Pacific Coast. They said that it was Class A, second to none west of Chicago. It doubled the rate of cars made and many more workers compared to the San Francisco branch.

In the 1930s B L as he came to be known, left Ford and started working and inventing telescopes, he was even called one of the more serious addicts of the telescope making hobby. He later went on to airplane development in California where he invested in the airline to get "airmail" from the US government.

The reason I chose Byron Graves for my story is because he inspired me. Coming from a small town, he showed that with hard work and a good education you can be set on the right path to happiness. Plus I thought it was cool that that he "hung out" with Henry Ford, Thomas Edison and Henry Firestone; all really smart successful businessmen and inventors.

Building Permit History
209 S. Wilton Place
Ridgewood Park

- May 11, 1912: Building Permit No. 5355 to construct a 2-story 9-room 37' X 48' frame one family residence at 209 S. Wilton Place on Lot 12, Block "B" of the Ridgewood Park Tract.
Owner: L. L.Sheldon
Architect: H. J. Knauer
Contractor: Ley Brothers
Cost: \$4,900.00
- May 11, 1912: Building Permit No. 5355 to construct a 1-story 1-room 14' X 16' frame garage at 209 S. Wilton Place on Lot 12, Block "B" of the Ridgewood Park Tract.
Owner: L. L.Sheldon
Architect: H. J. Knauer
Contractor: Ley Brothers
Cost: \$500.00
- March 14, 1914: Plumbing Permit No. 5406 to connect house to city sewer.
Owner: L. L. Sheldon
Architect: None
Contractor: B. E. Bertran
Cost: Not Shown
- January 22, 1915: Plumbing Permit No. 1218 to connect gas appliances.
Owner: B. L. Graves
Architect: None
Contractor: L. A. Gas Appliance Co.
Cost: Not Shown
- May 11, 1915: Building Permit No. 6989 to build story over kitchen and make a bed room and bath over same.
Owner: Byron Graves
Architect: None
Contractor: Samuel Dailey
Cost: \$400.00

- May 12, 1919: Building Permit No. 3473 to construct a one story 22' X 28' 3 room laundry and shop building next to garage.
Owner: Byron Graves
Architect: None
Contractor: Samuel Dailey
Cost: \$800.00
- March 16, 1929: Building Permit No. 7085 to add one room 12' X 14'. Take out one partition, build chimney, repair and general overhaul to residence and garage at 211 S. Wilton Place.
Owner: A, C, Graves
Architect: None
Contractor: May and Griswood
Cost: \$750.00
- July 31, 1995: Building Permit No. LA39490 for EQ.repair - Retaining wall under building and bolt building sillplate to top of wall.
Owner: Gibbon's Residence
Architect: None
Engineer: Tom Purkiss
Contractor: Randy Wilson
Cost: \$2,500.00
- July 31, 1995: Building Permit No. LA39490 to eliminate rear window, repair plaster cracks interior/exterior painting, repair concrete walkway, refinish floor.
Owner: Michael McQuire
Architect: None
Engineer: None
Contractor: Owner-Builder
Cost: \$4,000.00

All applications must be filled out by applicant

USE INK OR INDELIBLE PENCIL

PLANS AND SPECIFICATIONS and other data must also be filed.

WARD 5

BOARD OF PUBLIC WORKS

2

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Building

CLASS "D"

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 ordinances 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.

(SIGN HERE)

L. E. Brock

(Applicant)

TAKE TO ROOM NO. 6 FIRST FLOOR

Lot No. 12 Block B Bridgewood Park Tract

ASSESSOR PLEASE VERIFY

District No. 29 M. B. page 3 F. B. page 45

TAKE TO ROOM NO. 34 THIRD FLOOR

No. 2095 Wilton Place

ENGINEER PLEASE VERIFY

Street

- 1. PURPOSE OF BUILDING: 2 1/2 story apartment house Number of rooms 9
2. OWNER'S NAME: L. L. Sheldon
3. Owner's address: Briggs Apartments 407 S. Hope St.
4. Architect's name: H. A. J. Brown
5. CONTRACTOR'S NAME: L. E. Brock
6. Contractor's address: 124 S. Browney
7. ENTIRE COST OF PROPOSED BUILDING, \$ 4700.00
8. Size of lot 60 x 140 Size of Building 37 x 48
9. Will building be erected on front or rear of lot? Front
10. NUMBER OF STORIES IN HEIGHT 2 Height to highest point of roof 26 ft.
11. Height of first floor joist above curb level, or surface 2' 6"
12. Character of ground: rock, clay, sand, filled, etc. Soil
13. Of what material will FOUNDATION and cellar walls be built? Concrete
14. GIVE depth of FOUNDATION below the surface of ground 12"
15. GIVE dimensions of FOUNDATION and cellar wall FOOTINGS 16"
16. GIVE width of FOUNDATION and cellar wall at top 8"
17. NUMBER and KIND of chimneys 2 brick Number of flues 2
18. Number of inlets to each flue 1 Interior size of flues 8 x 8
19. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 3 x 6
EXTERIOR STUDS 2 x 4 BEARING STUDS 2 x 4 Interior studs 2 x 4
Ceiling joist 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
SECOND FLOOR JOIST 2 x 4 Third floor joist - Fourth floor joist -

Date issued MAY 11 1912 1912.

PERMIT NO.

5355

Application Received

M. E. Shaw

OVER

20. Specify material of roofing
21. Specify material of partitions
22. Specify material of floors
23. Specify how many thicknesses of floor
24. How will halls and soffits of stairs be plastered?
25. Will cellar or basement ceiling be plastered?
26. Specify size of vent shafts to water closet compartments
27. What means of access to roof?
28. How many fire escapes will be provided? where placed?

REMARKS:

[The following area contains faint, illegible horizontal lines, likely representing a table or form with multiple rows of data.]

All applications must be filled out by applicant

USE INK OR INDELIBLE PENCIL

PLANS AND SPECIFICATIONS and other data must also be filed.

WARD 5

BOARD OF PUBLIC WORKS

2

DEPARTMENT OF BUILDINGS

**Application for the Erection of Frame Building
CLASS "D"**

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 such permit.

(SIGN HERE)

Ley Brothers

(Applicant)

TAKE TO ROOM NO. 8 FIRST FLOOR

ASSESSOR PLEASE VERIFY

TAKE TO ROOM NO. 34 THIRD FLOOR

ENGINEER PLEASE VERIFY

Lot No. 12

Block B.

District No. 29

M. B. page 3

F. B. page 115

No. 209.5 Wilton Place.

Street

1. PURPOSE OF BUILDING Garage Number of rooms 1

2. OWNER'S NAME L. L. Sheldon

3. Owner's address Briggs Apartments 207 S. Hope St.

4. Architect's name E. J. Krause

5. CONTRACTOR'S NAME Ley Bros

6. Contractor's address 124 S. Broadway

7. ENTIRE COST OF PROPOSED BUILDING, \$ 500.00

8. Size of lot 60 x 170 Size of Building 14 x 16

9. Will building be erected on front or rear of lot? Rear

10. NUMBER OF STORIES IN HEIGHT 1 Height to highest point of roof 11 ft.

11. Height of first floor joist above curb level, or surface concrete floor

12. Character of ground: rock, clay, sand, filled, etc. Soil

13. Of what material will FOUNDATION and cellar walls be built? concrete

14. GIVE depth of FOUNDATION below the surface of ground 6"

15. GIVE dimensions of FOUNDATION and cellar wall FOOTINGS 12"

16. GIVE width of FOUNDATION and cellar wall at top

17. NUMBER and KIND of chimneys Interior size of flues

18. Number of inlets to each flue Interior size of flues

19. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders x

EXTERIOR STUDS 2 x 4 BEARING STUDS x Interior studs x

Ceiling joist x Roof rafters 2 x 4 FIRST FLOOR JOISTS concrete

SECOND FLOOR JOIST x Third floor joist x Fourth floor joist x

PERMIT NO. **5356**

Date issued **MAY 11 1912**

1912, Application received

N. P. Shaw
OVER

All applications must be filled out by applicant

Clerk will stamp number here, as follows:
4.—If Plumbing, Sewer or Cesspool.
5.—If Gas Piping or Inspection.
6.—If for Plumbing, Sewer or Cesspool and for Gas Piping.

BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS

Application for the Installation of Plumbing, Sewer or Cesspool, Gas Fitting and Old Gas Pipe Inspection

Plans and Specifications and such other data as will enable the department to ascertain whether the proposed work will conform to the requirements of the State Laws and City Ordinances must be filed.

This form to be used only where there is no new erection, construction, alteration or repair being made to building, and where a building permit has not been issued.

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 permit to construct and install the work 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 construct or install the work 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 of the work therein described or any portion thereof for any purpose that is or may be hereafter prohibited by Ordinance of the City of Los Angeles.

(USE INK OR INDELIBLE PENCIL)

Location by Street and Number where work herein described is proposed to be done

No. 209 So Wilton Pl. Street

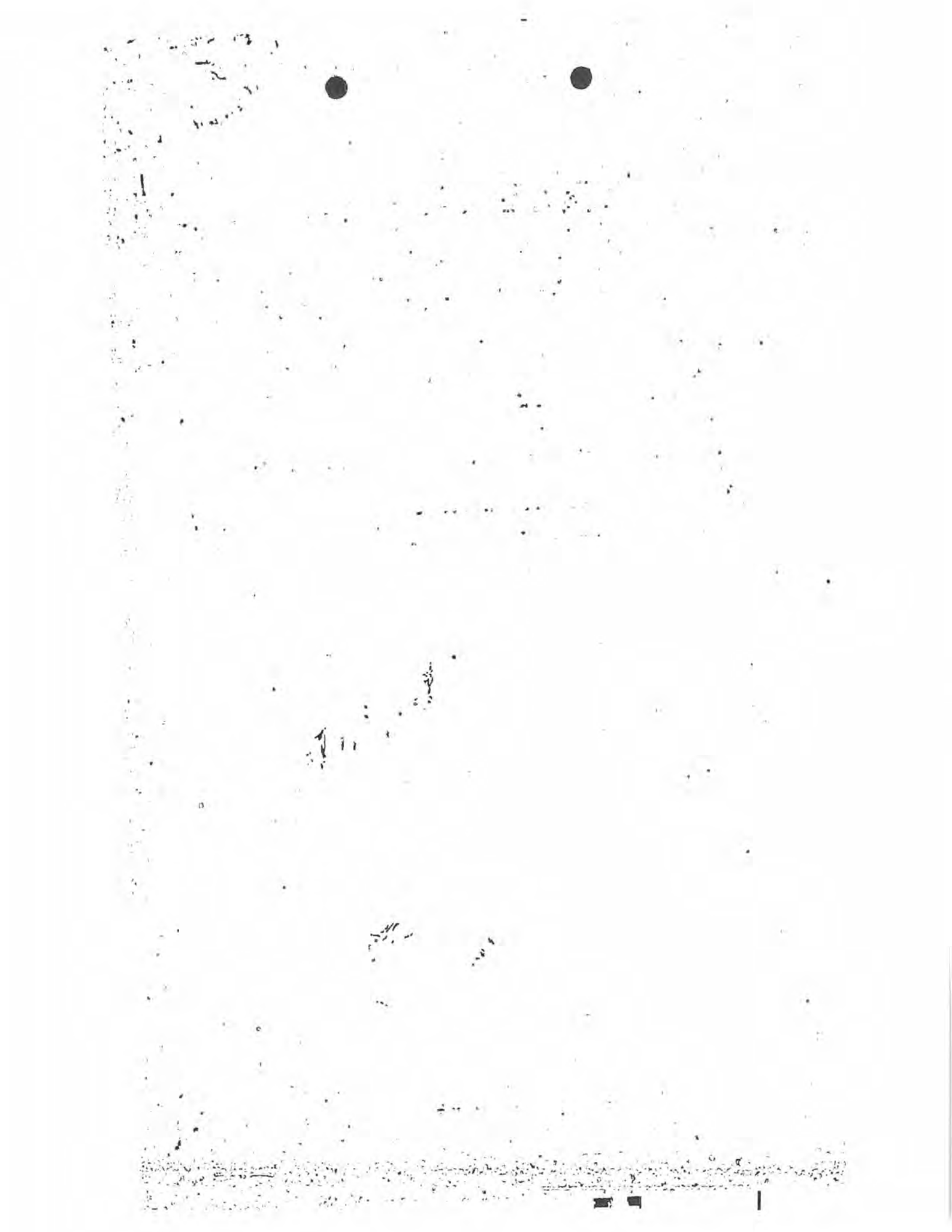
1. What purpose is the building used for? Res
2. Owner's Name J. A. Sheldon
3. Contractor's Name B. E. Bertan
(Plumber, Gas Fitter, Sewer or Cesspool Contractor)
4. Contractor's Address 1123 N. Kingsley Drive
5. State the number of Plumbing Fixtures to be installed or altered None
6. Specify if there is a Sewer or Cesspool to be constructed on the premises Sewer
(No cesspools allowed where there is a street sewer)
7. State the number of Gas Outlets to be installed or altered None
8. Is the work to be done in a new or old building? old
(Any completed building is considered old)
9. If in an old building, are there any alterations or repairs or change of purpose being made to same; and if so, what is your estimate of the cost of the construction work No
(Answer fully)

I hereby certify that I have carefully examined and read the above application, that the same is true and correct and that the work herein described is to be done in accordance with all the provisions of the Building Ordinances of the City of Los Angeles, whether herein specified or not.

(Sign here) B. E. Bertan
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 5406	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink) Plan Examiner,	Application checked and found O. K. (Use Rubber Stamp) MAR 14 1914 H.C. Clerk	Stamp here when permit is issued. MAR 14 1914 DEPT. OF BUILDINGS
---------------------------	--	---	---



All applications must be filled out by applicant

Clerk will stamp number here, as follows:
 4. —If for Plumbing, Sewer or Cesspool.
 5. —If for Gas Piping or Inspection.
 6. —If for Plumbing, Sewer or Cesspool and for Gas Piping.

BOARD OF PUBLIC WORKS
 DEPARTMENT OF BUILDINGS

Plans and specifications and such other data as will enable the department to ascertain whether the proposed work will conform to the requirements of the State Laws and City Ordinances must be filed.

Application for the Installation of Plumbing, Sewer or Cesspool, Gas Fitting and Old Gas Pipe Inspection

This form to be used only where there is no new erection, construction, alteration or repair being made to building, and where a building permit has not been issued.

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 Chief Inspector of Buildings, for a permit to construct and install the work 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 construct or install the work 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 of the work therein described or any portion thereof for any purpose that is or may be hereafter prohibited by Ordinance of the City of Los Angeles.

(USE INK OR INDELIBLE PENCIL)

Location by Street and Number where work herein described is proposed to be done

No. 709 S. Milton Pl. Street

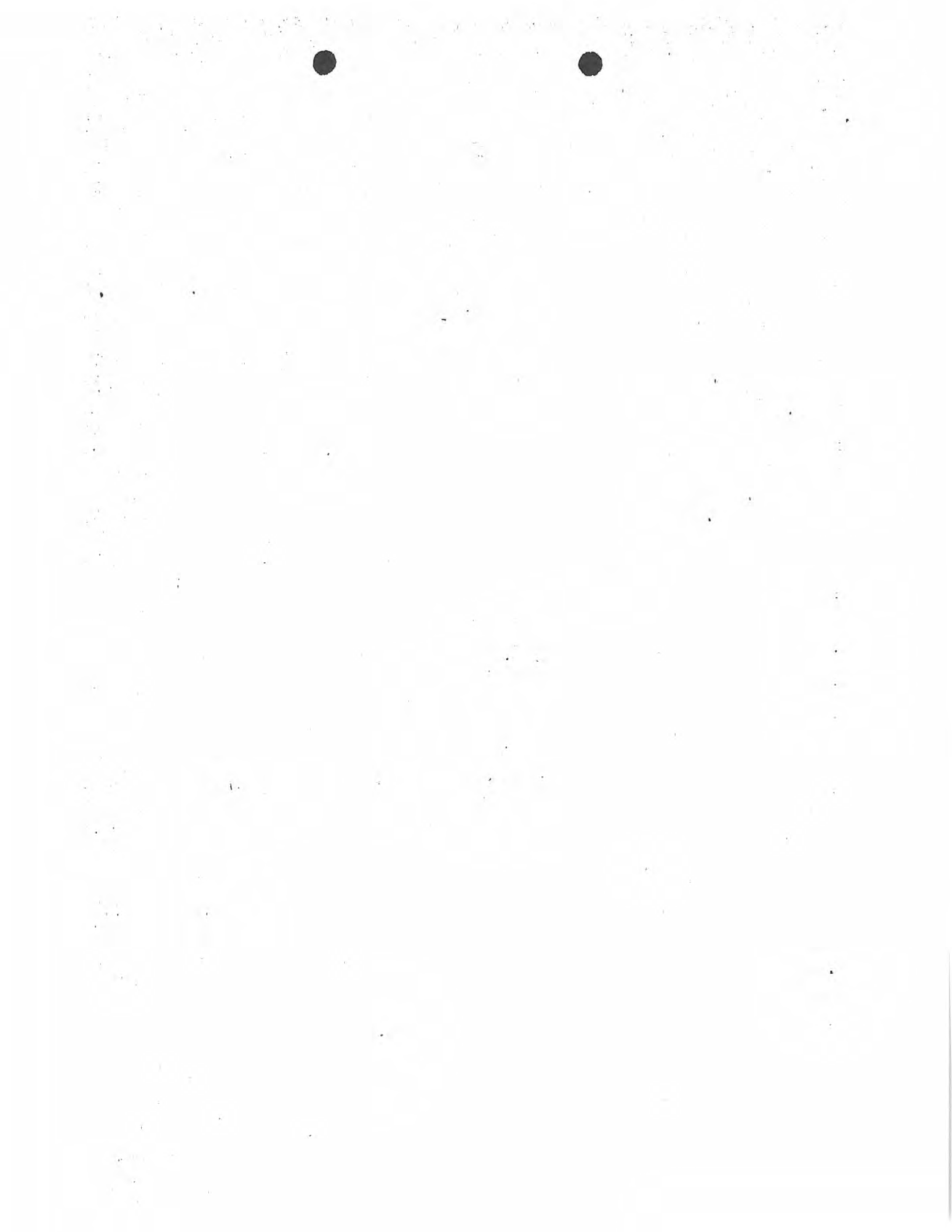
1. What purpose is the building used for? Residence
2. Owner's Name P. L. Gray
3. Contractor's Name L. A. Gas Appl Co
(Plumber, Gas Fitter, Sewer or Cesspool Contractor)
4. Contractor's Address 629 So Hill St
5. State the number of Plumbing Fixtures to be installed or altered Not any
6. Specify if there is a Sewer or Cesspool to be constructed on the premises No
(No cesspools allowed where there is a street sewer)
7. State the number of Gas Outlets to be installed or altered One
8. Is the work to be done in a new or old building? Old
(Any completed building is considered old)
9. If in an old building, are there any alterations or repairs or change of purpose being made to same; and if so, what is your estimate of the cost of the construction work? No other work
(Answer fully)

I hereby certify that I have carefully examined and read the above application, that the same is true and correct and that the work herein described is to be done in accordance with all the provisions of the Building Ordinances of the City of Los Angeles, whether herein specified or not.

(Sign here) L. A. Gas Application Co
(Owner or authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>1218</u>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink) _____ Plan Examiner.	Application checked and found O. K. (Use Rubber Stamp) <u>JAN 22 1915 G.K.</u> Clerk.	Stamp: <u>JAN 23 1915</u>
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All applications must be filled out by applicant

PLANS AND SPECIFICATIONS and other data must also be filed

WARD

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

3

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 such permit.

Form section with fields: REMOVED FROM (Lot, Block, Tract), REMOVED TO (Lot, Block, Tract), TAKE TO ROOM No., ASSESSOR PLEASE VERIFY, BOOK, PAGE, F. B. PAGE, From No., To No., and signatures for O.K. City Engineer and Deputy.

Take to Room No. 405

ENGINEER PLEASE VERIFY

- 1. What Purpose is the present Building used for? Residence
2. Owner's name Byron Graves
3. Owner's address 209 South Wilton place
4. Architect's name
5. Contractor's name Samuel Bailey
6. Contractor's address 4100 Walton Ave
7. ENTIRE COST OF PROPOSED WORK \$400.00
8. Class of Present Building Frame
9. No. of stories in height Two

STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO.

Want to build story over kitchen and make a Bed room and Bath - over same

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

OVER

(Sign here) Samuel Bailey (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

Table with 3 columns: PERMIT NO. (6989), Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink), Application checked and found O.K. (Use Rubber Stamp) dated MAY 11 1915 C.W. Clerk, and Stamp here when permit is issued dated MAY 11 1915.

6 - [Signature]

175

60 x 170

FILL IN ALL BLANKS THAT APPLY TO WORK PROPOSED TO BE DONE,
OR TO ASCERTAIN IF SAME CAN BE DONE.

- 10. Size of new addition 12 x 21 No. of Stories in height two
- 11. Material of foundation concrete Size footings 16 Size wall 8 Depth below ground 12
- 12. Size of Redwood Mudills 2 x 8 Size of exterior studs 2 x 4
- 13. Size of interior bearing studs 2 x 4 Size of interior non-bearing studs 2 x 3
- 14. Size of first floor joist 2 x 6 Second floor joist 2 x 8
- 15. State Number of Plumbing Fixtures to be installed 3 Number of gas outlets 2
- 16. State if there is a sewer or cesspool to be constructed on this lot Sewer
(No cesspools allowed where there is a street sewer)
- 17. Plumbing and gas fitting contractor's name Not list.

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

(Sign here)

Samuel Dickey

(Owner or Authorized Agent.)

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Building CLASS "D"

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 such permit.

TAKE TO ROOM No. 6 FIRST FLOOR

CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

Lot No. ~~172~~ 172 Block B (Description of Property) Redwood Park District No. 29 M. B. Page 3 F. B. Page 173

No. 209 S Wilton Pl (Location of Job) Street (USE INK OR INDELIBLE PENCIL)

- 1. Purpose of Building Laundry Shop No. of Rooms 3 No. of Families 1
2. Owner's name Byron Craver Phone
3. Owner's address 209 South Wilton place
4. Architect's name Phone
5. Contractor's name Samuel Bailey Phone No. 576 24
6. Contractor's address 4100 Walton ave
7. ENTIRE COST OF PROPOSED WORK Including Plumbing, Gas Fitting, Sewers, Crawlspools, Elevators, Painting, Finishing, etc. \$ 800
8. Any other building on the lot? yes How used? Residence
9. Size of the proposed building 22 x 28 Height to highest point 14 feet
10. Number of stories in height one Character of ground Doby
11. Material of foundation Concrete Size footings 12 Size wall 9 Depth below ground 6
12. Material of chimneys x Number of inlets to flues x Interior size of flues x x x
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders x EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3 Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS Cement floor Second floor joists x Specify material of roof Paper

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) Samuel Bailey (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY PERMIT NO. 3473 Plans and specifications checked and found to conform to Ordinances, State Laws, etc. Application checked and found O. K. MAY 12 1919

3 Bullcock

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Bldg. Form 3

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.

REMOVED FROM		REMOVED TO	
Lot _____	Block _____	Lot _____	Block _____
Tract _____		Tract _____	
Book _____	Page _____ F. B. Page _____	Book _____	Page _____ F. B. Page _____
From No. <u>211 S. Wilton Place</u>		Street _____	
To No. <u>between 2nd & 3rd St</u>		Street _____	

(USE INK OR INDELIBLE PENCIL)

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

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

O. K. City Engineer
BY _____ Deputy

1. What purpose is the present Building now used for? Dwelling
2. What purpose will Building be used for hereafter? same
3. Owner's name A. C. Graves Phone _____
4. Owner's address 211 S. Wilton Place
5. Architect's name _____ Phone _____
6. Contractor's name Mayer & Greenwood Phone 69885
7. Contractor's address 520 E. 8th Street
8. VALUATION OF PROPOSED WORK (Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.) \$-7,500.00
9. Class of present Building D No. of rooms at present 12
10. Number of stories in height 2 Size present Building 48 x 76
11. State how many buildings are on this lot 2
12. State purpose buildings on lot are used for. Residence & Garage
(Apartment House, Hotel, Residence, or other purpose.)
13. What Zone is Property in? A

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

Add one room 12 x 14 take out one partition build chimney repair and general overhaul.
No required windows will be obstructed.

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) A. C. Graves
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY		
PERMIT NO. <u>7085</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Plan Examiner _____	Application checked and found O. K. Clerk _____
		Stamp here when permit is issued. RECEIVED MAR 16 1929 J. H. Dept.

A. C. Graves

14. Size of new addition 11 x 17 No. of Stories in height 1
 15. Material of foundation concrete size footings 12x12 size wall 6" Depth below ground 12"
 16. Size of Redwood Mudills 2 x 6 Size of interior bearing studs 2 x 4
 17. Size of exterior studs 2 x 4 Size of interior non-bearing studs 2 x 4
 18. Size of first floor joists 2 x 6 Second floor joists _____
 19. Will all Lathing and Plastering Comply with Ordinance? Yes
 20. Will all provisions of State Housing Act be complied with? Yes

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

(Sign here) Boil May
 (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

Please change application 11 x 17
 Date 11/10/09
 Reason change
 (Owner or Agent)

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
 APPLICATION FOR BUILDING PERMIT AND
 CERTIFICATE OF OCCUPANCY

INCIDENT CODE

PROPERTY ADDRESS
 209 South Wilton
 Ridgewood Park (MP 11-169)

SUBJECT NO. / CROSS STREET
 2nd St.

BLOCK / LOT(S) and AREA(S)
 B 12

DIST. MAP
 138B189

ASSESSOR'S ID
 5516 010 014

LOT TYPE
 Interior 160 x 170

ZONE
 R1-1

BUILDING LINE
 ALLEY

APPROPRIATE BASEMENTS AND RESTRICTIONS
 ZI 145-2107

CENSUS TRACT
 2115 DM

ADOPTED DATE
 7-31-95

COUNCIL DIST.
 4

FIRE DISTRICT
 FLOOD ZONE

GRADING
 HIGHWAY JED SEISMIC STUDY

Yes

PROPERTY OWNER
 Gibbon's Residence

APPLICANT
 Neal Smith

PHONE
 794-8214

209 S. Wilton Place

42 W. Palma Street

Altadena, CA

Tom Purkiss (Contractor)

Randy Wilson, 3838 Oakwood, LA 90008

EXISTING USE OF BUILDING
 (01) SFD

DESCRIPTION OF WORK
 PATCH PLASTER ON WALL
 RE-STUCCO/SIDING
 RE-ROOF

EO Repair - Retaining Wall under Bldg. and bolt Bldg. sillplate to top of wall.

COMPLETE THIS SECTION ONLY FOR ONE AND TWO FAMILY DWELLINGS INVOLVING MECHANICAL WORK IN CONJUNCTION WITH THE WORK DESCRIBED IN SEC. "B" ABOVE.

DESCRIPTION OF MECHANICAL WORK
 (Check applicable boxes above)

ELECTRICAL WORK FOR MAIN SERVICE **PLUMBING (NOT INCLUDING FIRE SPRINKLERS)** **HVAC WORK FOR HEAT VENT SIZE < 100,000 BTU AND A.C. SIZE < 25 TONS**

N/A

NO. OF EXISTING BLDGS ON LOT AND USE
 S.F.D. + GARAGE

HEIGHT	WIDTH	HEIGHT (BUILDING)	FLOOR AREA (BUILDING)
			NC
GROUP OCCUPANCY	OCCUPANT USE GROUP	MAX. OCCUPANCY	
R-3	R-3	SFD	
SMELLING UNITS	GUEST ROOMS	CONCRETE TYPE	LIC. FABRICATOR REQ'D FOR
NC	NA	VN	
REAR PARKING	PARKING PROVIDED	HEIGHT (ZONING)	FLOOR AREA (ZONING)
NC			
LOCATION OF REAR FIRE SPRINKLERS		EDUCATION INSPECTION	
		CS EQ FS MS GEN	LA VN WLA SP

TERMINAL **CONCRETE** **FIELD WELDING** **REBAR WELDING**

GRADE **GRADING**

FOR CASHIER'S USE ONLY

07/31/95 04:43:25PM LA04 1 5783 0 00	
BLDG PLAN CHG	39.10
BLDG PERMITS R	84.00
INVOICE # 0076962 BB	
EJ RESIDENTIAL	0.50
SYS DEV	7.42
ONE STOP	2.47
MISCELLANEOUS	5.00
CITY PLAN SURC	3.70
TOTAL	142.19
CHECK	142.19

VALUATION (including all fixed operating equipment) \$ 2,500.00

PLAN CHECK
 SUPP PLAN CHECK EQ INSPECTION 0.50

PLAN CHECKED BY
 N. SALVADORE

DATE
 7-31-95

BSID
 76962

DATE
 7-31-95

PILOT PLAN ATTACHED
 YES NO

OTHER ATTACHMENTS (Describe)
 YES NO

95LA 39490

BOARD OF ENGINEERS HIGHWAY DEPARTMENT RECALLED COMPLETED EXCAVATION TONGUE & GROUVE FOUNDATION CONCRETE AREA COMPLETE ROAD ADDRESS	SEWERS <input type="checkbox"/> AVAILABLE <input type="checkbox"/> NOT AVAILABLE SEWER SUBDIVISION NO. _____ SEWER CERTIFICATE NO. _____ SPECIAL FACILITIES CHARGES CONTAINMENT DATE _____ PAID CONTRACT NO. _____ PROJECT NO. _____ PRIVATE CONTRACTOR CONTRACT NO. _____	PLANNING WORKSHEET NO. _____ APPROVED UNDER CASE NO. _____ LANDSCAPE SERVICES ELECTRICAL MECHANICAL PLUMBING PAINTING ROOFING CONCRETE OTHER
	7-31-95 OK B. M. COOK 21/45-2107 RETAINING WALL UNDER BLDG. BLDG.	

LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

<p>GENERAL CONTRACTOR</p> <p>I, the undersigned, being duly licensed as a General Contractor under the laws of the State of Illinois, do hereby certify that I am the contractor for the project described herein and that I am responsible for the payment of workers' compensation insurance for all employees engaged in the project.</p> <p>I have obtained workers' compensation insurance for the project and have provided a copy of the policy to the Department of Labor. I have also provided a copy of the policy to the contractor.</p> <p>I have also provided a copy of the policy to the contractor.</p> <p><i>[Signature]</i> 7/31/95</p>	<p>PLUMBING CONTRACTOR</p> <p>I, the undersigned, being duly licensed as a Plumbing Contractor under the laws of the State of Illinois, do hereby certify that I am the contractor for the project described herein and that I am responsible for the payment of workers' compensation insurance for all employees engaged in the project.</p> <p>I have obtained workers' compensation insurance for the project and have provided a copy of the policy to the Department of Labor. I have also provided a copy of the policy to the contractor.</p> <p>I have also provided a copy of the policy to the contractor.</p>
--	--

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL BE SUBJECT TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF THE COMPENSATION DAMAGES AS PROVIDED FOR IN SECTION 1705 OF THE LABOR CODE, INTEREST AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY

Agency Name: _____
 Agency Address: _____
 Agency Phone: _____

ASBESTOS REMOVAL

I, the undersigned, being duly licensed as a Contractor under the laws of the State of Illinois, do hereby certify that I am the contractor for the project described herein and that I am responsible for the removal of asbestos from the project.

[Signature]
8/1/95

OWNER-BUILDER DECLARATION

I, the undersigned, being the owner-builder of the project described herein, do hereby certify that I am responsible for the payment of workers' compensation insurance for all employees engaged in the project.

I have obtained workers' compensation insurance for the project and have provided a copy of the policy to the Department of Labor. I have also provided a copy of the policy to the contractor.

I have also provided a copy of the policy to the contractor.

FINAL DECLARATION

I, the undersigned, being the contractor for the project described herein, do hereby certify that I am responsible for the payment of workers' compensation insurance for all employees engaged in the project.

I have obtained workers' compensation insurance for the project and have provided a copy of the policy to the Department of Labor. I have also provided a copy of the policy to the contractor.

I have also provided a copy of the policy to the contractor.

[Signature]
7/31/95

209 S Wilton Pl



Permit #:
Plan Check #:
Event Code:

99016 - 10000 - 16798

Reference #:

Bldg--Alter/Repair
1 or 2 Family Dwelling
Over the Counter Permit
City of Los Angeles - Department of Building and Safety
APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY
Status: Ready to Issue
Status Date: 09/08/99
Printed on: 09/08/99 13:41:00

Table with 4 columns: TRACT, BLOCK, LOT#, ADDRESS, MAP REF., PARCEL ID # (CITY), BOOK/PAGE/PARCEL. RIDGEWOOD PARK, BLK B 12, MB 11 169, 138B189 1256, 5516-010-014

PARCEL INFORMATION
BAS Branch Office - LA
Council District - 4
Census Tract - 2115.000
District Map - 138B189
Energy Zone - 9
Thomas Brothers Map Grid - 633

DOCUMENTS
ZI - ZI 145-2107

CHECKLIST ITEMS

PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): Gibbons, Ruth M, 209 Wilton Pl, LOS ANGELES CA 90004
Applicant (Relationship Owner-Bldr): Michael Maguire - Owner-Builder (323) 934-9922

EXISTING USE, PROPOSED USE, DESCRIPTION OF WORK
1 Dwelling - Single Family
REPAIR OR ELIMINATE REAR WINDOW, REPAIR PLASTER CRACKS, INT/EXT. PAINTING, REPAIR CONCRETE WALKWAY, REFINISH FLOOR

3.4 Bldg on Bar & Ltr; For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-0941

APPLICATION PROCESSING INFORMATION
BLDG. PC By: OK for Cashier: Lydia Marquez
DAS PC By: Coord. OK:
Signature: [Signature] Date: 9-8-99

PROJECT VALUATION & FEE INFORMATION
Permit Valuation: \$8,000 PC Valuation:
FINAL TOTAL Bldg--Alter/Repair 172.04
Permit Fee Subtotal Bldg--Alter/Rep 130.00
Plan Check Subtotal Bldg--Alter/Rep
Fire Hydrant Refuse-To-Pay
E.Q. Instrumentation 0.50
O.S. Surcharge 3.01
Sys. Surcharge 9.03
Planning Surcharge 4.50
Planning Surcharge Misc Fee 5.00
Permit Issuing Fee 20.00
TOTAL 172.04
Sewer Cap ID: Total Bond(s) Due: 99LA 90439

ATTACHMENTS

3
5
3
3
0
2
U
9
5
0

For Cashier's Use Only W/O #: 91616798
09/08/99 02:06:35PM LA05 T-0933 C 06
BLDG PERMITS &
LICENSE # 000000 PF
E1 RESIDENTIAL 20.00
BLDG PLAN Check 20.00
NE STOP 3.01
SYS DEV 9.03
MISCELLANEOUS 4.50
CITY PLAN SURF 5.00
TOTAL 172.04
DRC# 05150003
WARD

14. BUILDING DISTRICT FROM:

15. APPLICATION COMMENTS

In the event that any box (a.u. 1-16) is filled to capacity, it is possible that additional information that has been prepared electronically is not printed. Nevertheless, the information printed herein cannot that required by Sections 19026 of the Health and Safety Code of the State of California.

16. CONTRACTOR, ARCHITECT, OR ENGINEER NAME ADDRESS CLASS LICENSE# PHONE#

(O) Owner-Builder 0 3239349722

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety, (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only (I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp. declarations are desired.)

License Class: _____ Lic No: _____ Print: _____ Sign: _____

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: _____ Policy Number: _____

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature: Michael Pingen Date: 9.8.99 Contractor Authorized Agent Owner

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3700 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 5097, Civil Code).

Lender's name: _____ Lender's address: _____

20. ASBESTOS REMOVAL

Notification of asbestos removal Not applicable Letter was sent to AQMD or EPA Sign: _____ Date: 9.8.99

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is exempt pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code. The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code. The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

I am exempt under Sec. _____ Bus. & Prof. Code for the following reason: _____

Print: Michael Pingen Sign: _____ Date: 9.8.99 Owner Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department, officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.011, 4.3.4 LAMC).

Print: Michael Pingen Sign: _____ Date: 9.8.99 Owner Contractor Authorized Agent

Historical Preservation Overlay Zone

5907 E ECHO ST

HPOZ Name:

Highland Park - Garvanza

Historic Designation:

Contributing Feature

Historic Name:

None

Common Name:

None

Year Built:

1912

Architecture:

Craftsman

Architect:

Knauer, H. J.

Builder:

Franck, F. H.

Survey Notes:

Is the work of an architect or designer who has substantially influenced the development of the City.

Structural Alterations:

Appears to be unaltered; nicely restored.

Landscaping:

Not Noted

Survey Date:

June 1997

Mills Act:

Contract Number: None

Case Number: None



Facade Visibility:

