

DEPARTMENT OF
CITY PLANNING
OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 620
LOS ANGELES, CA 90012-4801

CULTURAL HERITAGE COMMISSION

MARY KLAUS-MARTIN
PRESIDENT

RICHARD BARRON
ALMA M. CARLISLE
CARLOS SINGER
STANLEY STALFORD, JR.

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CITY OF LOS ANGELES
CALIFORNIA



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www.lacity.org/PLN

ORIGINAL

Date: JUN 04 2007

Los Angeles City Council
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

ATTENTION: Barbara Greaves, Legislative Assistant
Planning and Land Use Management Committee

CASE NUMBER: CHC-2006-10208-HCM
WILKINS HOUSE
915 NORTH AVENUE 57

At the Cultural Heritage Commission meeting of May 17, 2007 the Commission moved to include the above property in the list of Historic-Cultural Monuments, subject to adoption by the City Council.

As required under the provisions of Section 22.126 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the city whose operations may be affected by the designation of such site as a Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

The City Council, according to guidelines set forth in Section 22.125.1 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever occurs first. By resolution, the Council may extend the period for good cause for an additional 15 days.

The Cultural Heritage Commission would appreciate your inclusion of the subject modification to the list of Historic-Cultural Monuments upon adoption by the City Council.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Carlisle
Seconded: Commissioner Dake
Ayes: Commissioners Barron and Martin
Vote: 4-0 (one vacancy)


Sheldred Alexander, Commission Executive Assistant
Cultural Heritage Commission

SA

Attachment: Staff Report with Findings

c: Councilmember Jose Huizar, Fourteenth Council District
Patrick O'Connell and Maggie M. Baird, Owners
Charles J. Fisher, Applicant

FD
56



Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2006-10208-HCM

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

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

PROJECT: Historic-Cultural Monument Application for the
WILKINS HOUSE

REQUEST: Declare the property a Historic-Cultural Monument

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

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

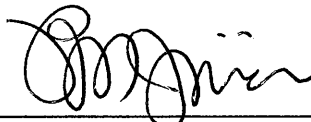
RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare** the property a Historic-Cultural Monument per Los Angeles Administrative Code Section 22.125.
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning



Ken Bernstein, Manager
Office of Historic Resources



Lambert M. Giessinger, Architect
Office of Historic Resources

Prepared by:



Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: December 7, 2006 Historic-Cultural Monument Application

FINDINGS

The building “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” as an example of Craftsman style residential architecture.

CRITERIA

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

DISCUSSION

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

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

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

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

The Wilkins House property successfully meets one of the specified Historic-Cultural Monument criteria: “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction.” As a residential building designed in the Craftsman style, the property qualifies for designation as a Historic-Cultural Monument based on this criterion.

BACKGROUND

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

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2006-10208-HCM

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

Location: 915 N. Avenue 57
Council District: 14
Community Plan Area: Northeast Los Angeles
Area Planning Commission: East Los Angeles
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Legal Description: Lot 3 of Block A of St. Francis
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PROJECT: Historic-Cultural Monument Application for the
WILKINS HOUSE

REQUEST: Declare the property a Historic-Cultural Monument

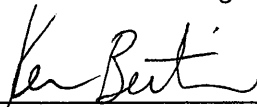
**APPLICANT/
OWNER'S
REPRESENTATIVE:** Charles J. Fisher
140 S. Avenue 57
Los Angeles, CA 90042

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

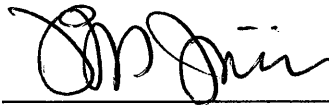
RECOMMENDATION **That the Cultural Heritage Commission:**

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

S. GAIL GOLDBERG, AICP
Director of Planning



Ken Bernstein, Manager
Office of Historic Resources



Lambert M. Giessinger, Architect
Office of Historic Resources

Prepared by:



Edgar Garcia, Preservation Planner
Office of Historic Resources

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

SUMMARY

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

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

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

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

CRITERIA

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

FINDINGS

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

**CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

Complete One or Both of the Upper and Lower Portions of This Page

ARCHITECTURAL SIGNIFICANCE

THE WILKINS HOUSE IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT
CROSS GABLE CRAFTSMAN ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE 8)

AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

AND/OR

HISTORICAL SIGNIFICANCE

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

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

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

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT WILKINS HOUSE
2. STREET ADDRESS 915 N. AVENUE 57
- CITY LOS ANGELES ZIP CODE 90042 COUNCIL DISTRICT 14
- ASSESSOR'S PARCEL NO. 5073-004-004
3. COMPLETE LEGAL DESCRIPTION: TRACT ST. FRANCIS HEIGHTS, AS PER MAP FILED IN BOOK 11, PAGES 138

AND

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

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

RANGE OF ADDRESSES ON PROPERTY 915 THRU 917 N AVENUE 57

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

DESCRIPTION

6. ARCHITECTURAL STYLE CRAFTSMAN

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

SEE DESCRIPTION WORKSHEET

DESCRIPTION WORK SHEET

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

THE WILKINS HOUSE IS A 1 STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

CRAFTSMAN, RECTANGULAR PLAN RESIDENCE
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (SEE CHART) STRUCTURE USE (RESIDENCE, ETC)

WITH A CLAPBOARD AND SHINGLE FINISH AND WOOD TRIM.
MATERIAL (WOOD SIDING, WOOD SHINGLES, BRICK, STUCCO, ETC) MATERIAL (WOOD, METAL, ETC.)

ITS TRANSVERSE GABLED ROOF IS COVERED WITH COMPOSITION SHINGLES. GLASS AND WOOD,
ROOF SHAPE (SEE CHART)) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES) WINDOW MATERIAL

SINGLE AND MULTI PANE FIXED, DOUBLE HUNG AND CASEMENT WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE (DOUBLE HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC)

THE ENTRY FEATURES A FULL WIDTH FRONT PORCH SUPPORTED BY BATTERED COLUMNS AT EACH END
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

WITH A HEAVY OAK AND 4 LIGHT GLASS DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (SEE CHART)

OF THE STRUCTURE ARE A TRANSVERSE GABLE LOCATED TOWARD THE FRONT OF THE HOUSE, WHICH IS THE MOST
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (SEE CHART);

PROMINENT FEATURE, WITH THE FULL WIDTH PORCH BEING THE SECOND. AN ARROYO STONE CHIMNEY IS ON THE
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

SOUTH SIDE OF THE STRUCTURE, JUST IN FRONT OF THE TOP OF THE GABLE (THE CHIMNEY IS SEALED DUE TO EARTH-
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALITY;

QUAKE DAMAGE.) THE PORCH HAS ARROYO STONE RAILINGS WITH A CONCRETE CAP, ARCHED OPENINGS AND A
VERTICALITY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

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

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

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

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

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

SECONDARY BUILDINGS CONSIST OF A SMALL GARAGE/GUEST HOUSE AND A CRAFTSMAN PLAYHOUSE.
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE AN ARROYO STONE FIREPLACE IN THE LIVING ROOM, BUILT-IN CABINETS,
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM, SPECIAL GLASS WINDOWS,

DETAILED WAINSCOTING AND PERIOD LIGHTING FIXTURES, ALL BUT ONE OF WHICH ARE BELIEVED TO BE ORIGINAL TO
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

THE HOUSE. A BUILT IN SECRETARY IS FOUND IN THE PARLOR. THE INTERIOR WOODWORK IS ALL STAINED.
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

IDENTIFY NOTABLE MATURE TREES AND SHRUBS

IDENTIFY NOTABLE MATURE TREES AND SHRUBS

HISTORIC-CULTURAL MONUMENT APPLICATION

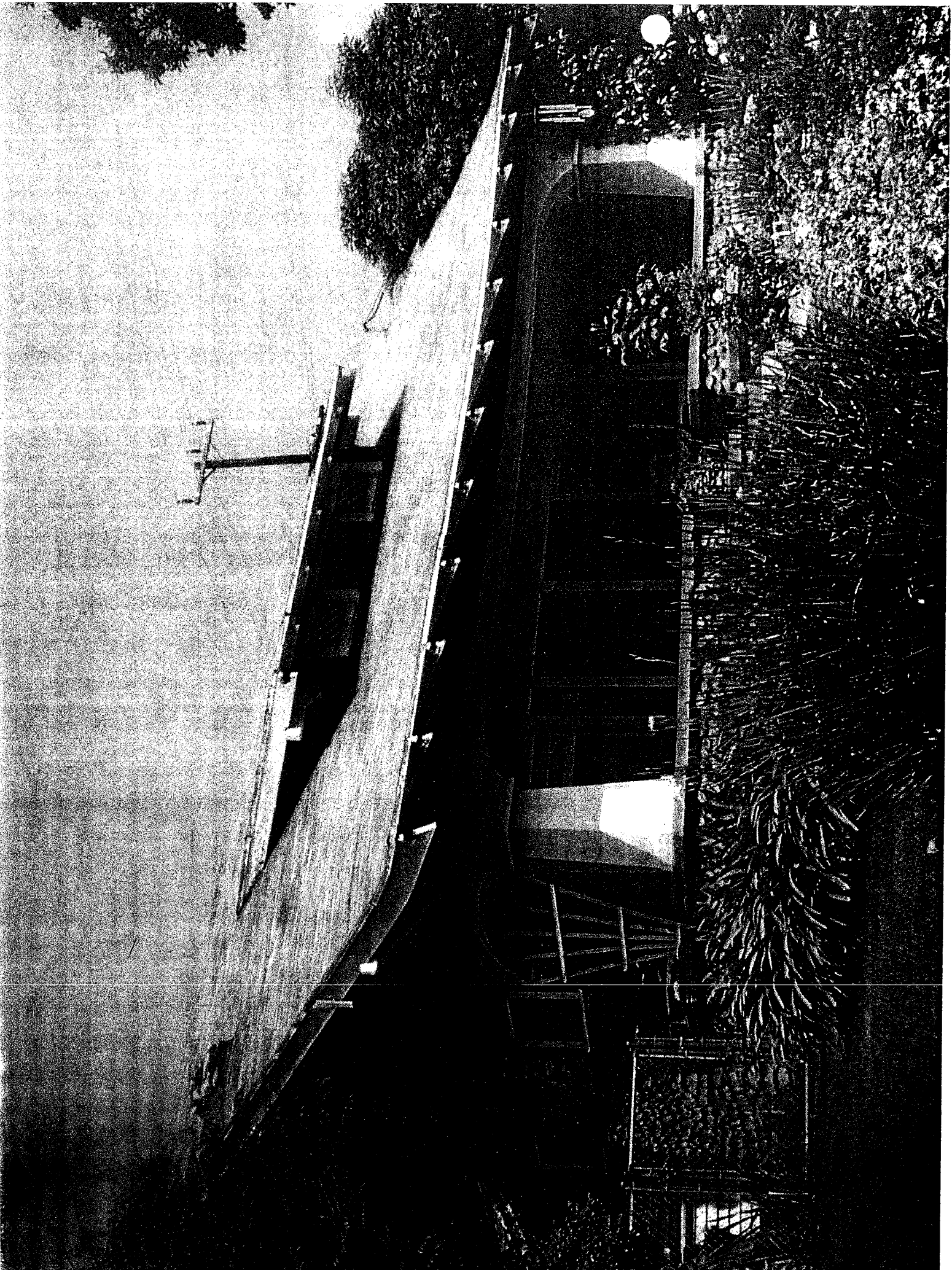
HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT WILKINS HOUSE

10. CONSTRUCTION DATE: FACTUAL _____ ESTIMATED 1911
11. ARCHITECT, DESIGNER, OR ENGINEER: UNKNOWN
12. CONTRACTOR OR OTHER BUILDER: UNKNOWN (POSSIBLE OWNER BUILDER)
13. DATES OF ENCLOSED PHOTOGRAPHS MAY 15, 2006
14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE
15. ALTERATIONS: REAR PORCH (10' X 12') ADDED IN 1933. KITCHEN REMODELED IN 1971. FOUNDATION REPLACED IN 2006.
16. THREATS TO SITE NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
17. IS THE STRUCTURE ON ITS ORIGINAL SITE MOVED UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET) THIS HOUSE IS A FINE EXAMPLE OF THE CRAFTSMAN STYLE THAT BEGAN WITH THE SOUTHERN CALIFORNIA ARTS AND CRAFTS MOVEMENT THAT FLOURISHED DURING THE FIRST PART OF THE 20TH CENTURY. IT IS INTACT AND HAS NO ALTERATIONS THAT DETRACT FROM ITS ORIGINAL DESIGN. THE WILKINS HOUSE FEATURES A CROSS-GABLE DESIGN THAT IS TAKEN FROM AN EARLIER FOLK HOUSE DESIGN, KNOWN AS THE "HALL AND PARLOR HOUSE, THAT UNIVERSALLY UTILIZES THE TWO MAJOR CHARACTER DEFINING FEATURES THAT ARE FOUND IN THE LATER SIDE GABLED CRAFTSMAN DESIGN, SUCH AS THE WILKINS HOUSE: THE SIDE GABLE AND THE FULL FRONT PORCH. THE WILKINS HOUSE HAS NOT HAD ITS CHARACTER DEFINING FEATURES ALTERED. BOTH THE MAJOR AND MINOR FEATURES ARE RETAINED THROUGHOUT THE STRUCTURE. AS SUCH, THE WILKINS HOUSE DISPLAYS A RARE TEXTBOOK PURITY OF DESIGN THAT MAKES IT AN EXCELLENT EXAMPLE OF THE SIDE-GABLED CRAFTSMAN.
19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES BUILDING PERMITS PER ATTACHED, LA CITY DIRECTORIES, LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS. "A FIELD GUIDE TO AMERICAN HOUSES" BY VIRGINIA AND LEE MC ALESTER, ©1990, ALFRED A. KNOPF, INC.
20. DATE FORM PREPARED NOV 15, 2006 PREPARER'S NAME CHARLES J. FISHER
ORGANIZATION OWNERS REPRESENTATIVE STREET ADDRESS 140 S. AVENUE 57
CITY HIGHLAND PARK STATE CA ZIP CODE 90042 PHONE (323) 256-3593
E-MAIL ADDRESS: ARROYOSECO@HOTMAIL.COM



County of Los Angeles: Rick Auerbach, Assessor

5478 36
SCALE 1" = 60'



ST. FRANCIS HEIGHTS

M.B. 11-136-139

NEW YORK TRACT

M.R. 19-65

FOR PREV. ASSMT. SEE: 931-7 & 8

Building Permit History
915 N. Avenue 57
Highland Park

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

July 16, 1971: Building Permit No. LA32873 to enlarge door opening – new beam – new kitchen cabinets.
Owner: Norman Davis
Architect: None
Engineer: None
Contractor: Heinz Cabinet Shop
Cost: \$2,500.00

February 1, 2006: Building Permit No. EP07467 to add sill plate anchor bolts, cripple wall plywood and replace foundation per L. A. City standard plan #1 (E. Q. hazard reduction per Chapter 92).
Owner: Patrick O'Connell and Maggie M. Baird
Architect: None
Engineer: None
Contractor: Julian Construction
Cost: \$12,000.00

3435

Together with all and singular the tenements,
instruments and appurtenances thereto belong-
ing, or in anywise appertaining, and the reversions
and remainders, remainder and remainders unto,
issues and profits thereof.

To have and to hold, we and singular the
said premises together with the appurtenances unto
the said party of the second part, and to their heirs
and assigns forever.

In witness whereof, the said parties of the first
part have hereunto set their hand and seal the
day and year first above written.

Witness my hand and seal
W. H. Turner [Seal]
Florence G. Turner [Seal]

State of California, County of Los Angeles 355

On this 12th day of August in the year nineteen hun-
dred and eight before me S. J. Lord, a Notary Public in
and for said County, residing therein, duly commis-
sioned and sworn, personally appeared W. H. Turner
and Florence G. Turner, his wife, known to me to be
the persons whose names are subscribed to the
within instrument and acknowledged to me that
they executed the same.

Witness my hand and official seal
Notarial Seal S. J. Lord, Notary Public in and
for said State, County of Los Angeles, State of California.

131

A full true and correct copy of original recorded at se-
quest of Grantee Aug 14-1908 at 5:15 min past 4 P.M.
C. L. Logan, County Recorder, Bay A. Smith Deputy

Barquist and Hale Deed

This indenture made the 25th day of July in the year
of our Lord nineteen hundred and eight Between
W. B. Weaver and Margery B. Barrett of Los Angeles
Cal, parties of the first part, and Geo. H. Wilkins
the party of the second part,

Witnesseth that the said parties of the first
part for and in consideration of the sum of Ten
dollars to them in hand paid by the said party of the
second part...

the receipt whereof is hereby acknowledged, do by these presents grant bargain and sell, convey and confirm unto the said party of the second part and to his heirs and assigns forever, all that certain lot piece or parcel of land situate, lying and being in St. Francis Heights County of Los Angeles, and State of California, and bounded and particularly described as follows, to-wit:

Lot No. Three (3) in Block B of St. Francis Heights as per map thereof recorded in the office of the County Recorder of said Los Angeles County, in Book 11 of Maps at page 138.

Together with all and singular the tenements hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainders and remainders, rents, issues and profits thereof.

To have and to hold all and singular the said premises together with the appurtenances unto the said party of the second part, and to his heirs and assigns forever.

The said property above described is hereby conveyed subject to the following conditions and covenants running with the land, viz.

- 1) That no building shall be erected or placed upon said premises, except a building or buildings each of which shall cost and be reasonably worth not less than \$1200.00; That no outbuilding or stable shall be erected, placed or permitted upon said premises at a distance of more than thirty feet from the rear line of said premises, nor shall such outbuilding or stable be erected in advance of the construction thereon of a residence or other building costing not less than the sum above stated; no tent house or temporary structure of any character shall be erected on the said premises;
- 2) That the said premises shall not be used in any way that will be held or treated as any business of any kind or profession.

3435

use a ~~burial~~ ~~grave~~ ~~yard~~, ~~factory~~, or for other under-
trial or manufacturing purposes, nor for the purpose
of selling or dealing in intoxicating liquors or any kind

(4) That any breach of the foregoing conditions
or any of them shall have the effect of vesting the
title of the grantee and his assigns and thereupon
the title to said premises shall revert to the grantor.
Provided however, that the breach of any of the forego-
ing conditions, or any re-entry by reason of such breach
shall not defeat or render invalid the lien of any
mortgage on said land, or deed of trust thereto, made
in good faith, and for value, but have the effect of
the foregoing conditions and each of them shall remain
at all times in full force and effect as against
any owner of said premises, whether such ownership
is acquired by foreclosure, devise, inheritance, or in
any other manner.

Said real property is conveyed subject to, and
the grantee agrees to pay all taxes and assessments
of whatsoever nature, against the same assessed or
levied on or subsequent to March 1st 1905.

In Witness Whereof, the said parties of the first
part have hereunto set their hands the day and
year first above written.

W. G. Weaver Grant
Margery G. Burnett (Bea)

By Cecil W. Borden, her Attorney in fact.
State of California, County of Los Angeles 355.

On this 26th day of July, in the year nineteen hun-
dred and eight, before me, a Notary Public in and for
said County, residing therein, duly commissioned and
sworn, personally appeared W. G. Weaver known to me
to be the person whose name is subscribed to the within
instrument and acknowledged to me that he executed
the same.

Witness my hand and official seal.
Louise F. Jacobs, Notary Public
and for said County of Los Angeles, State of California
State of California, County of Los Angeles 355

hundred and eight &c. before me, Louise E. Jacobs, a Notary Public in and for said County of Los Angeles, State of California residing therein duly commissioned and sworn, personally appeared O. L. Borden, personally known to me to be the person described in and whose name is subscribed to the within instrument as the attorney in fact of Margery C. Burnett and acknowledged to me that he subscribed the name of Margery C. Burnett thereto as principal and his own name as attorney in fact.

In witness whereof, I have hereunto set my hand and affixed my official seal in said County the day and year in this certificate first above written.

Notarial Seal Louise E. Jacobs, Notary Public in and for Los Angeles County, State of California.

A full, true and correct copy of original records at request of Grantee Aug. 17 1905 at 2 o'clock P.M.

By B. L. Logan, County Recorder, By A. Smith, Deputy.

Deed.

This indenture made the 16th day of September in the year of our Lord one thousand nine hundred and seven, between the Title Guaranty and Trust Company, a corporation organized and doing business under the laws of the State of California and having its principal place of business at the City of Los Angeles, the party of the first part, and Leon K. Lane and Mrs. Kate Myron, the parties of the second part, witnesseth:

That the said party of the first part, for and in consideration of the sum of Ten (\$10) Dollars, lawful money of the United States of America, to it in hand paid by the said parties of the second part the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain and sell, convey and confirm unto the said parties of the second part, and to their heirs and assigns forever, all that certain lot, piece or parcel of

3

BUILDING DIVISION

DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, Repair or Demolish

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

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

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is or may hereafter be prohibited by ordinance of the City of Los Angeles.

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

REMOVED FROM

REMOVED TO

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

Lot
Tract

Block

Lot
Tract

Block

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

Book

Page

F. B. Page

Book

Page

F. B. Page

From No.

York Blvd., to Avenue 57, North on

Street

To No.

Avenue 57

Street

(USE INK OR INDELIBLE PENCIL)

EAGLE BOOK DIST. INC.

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

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

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

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

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

OVER

(Sign here)

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY		
PERMIT NO. 20360	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Plan Examiner	Application checked and found O. K. Clerk
		Stamp here with date RECORDED AUG 7 1928 TOWN OF LOS ANGELES

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Reg. 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.....		PLATE ROCK DISTRICT	
Book.....	Page..... F. B. Page.....	Book.....	Page..... F. B. Page.....
From No. <u>915 of the 57</u>		Street	
To No. <u>Det. Feyella & Meridian</u>		Street	

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Res
2. What purpose will Building be used for hereafter?
3. Owner's name Roy B. Jones Phone.....
4. Owner's address 1919 W. Ave 57
5. Architect's name..... Phone.....
6. Contractor's name B. J. Winterrose Phone Watr 1251
7. Contractor's address 473 S. Broadway Pasadena
8. VALUATION OF PROPOSED WORK (Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.) \$ 200
9. Class of present Building..... No. of rooms at present.....
10. Number of stories in height..... Size present Building.....
11. State how many buildings are on this lot.....
12. State purpose buildings on lot are used for Res
 (Apartment House, Hotel, Residence, or any other purpose.)

13. What Zone is Property in?

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

New Composition roof over old roof

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

OVER (Sign here) J. D. Cousins
 (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY		
PERMIT NO. <u>24735</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 		

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles through the office of the Superintendent of Building for a building permit in accordance with the description and for the 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 a part of the permit: First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO DISTRICT

Lot..... Tract.....

Present location of building: 915 North Ave 57 (House Number and Street)
New location of building: (House Number and Street)
Between what cross streets: Fayette & Maridiam

Approved by City Engineer. Deputy.

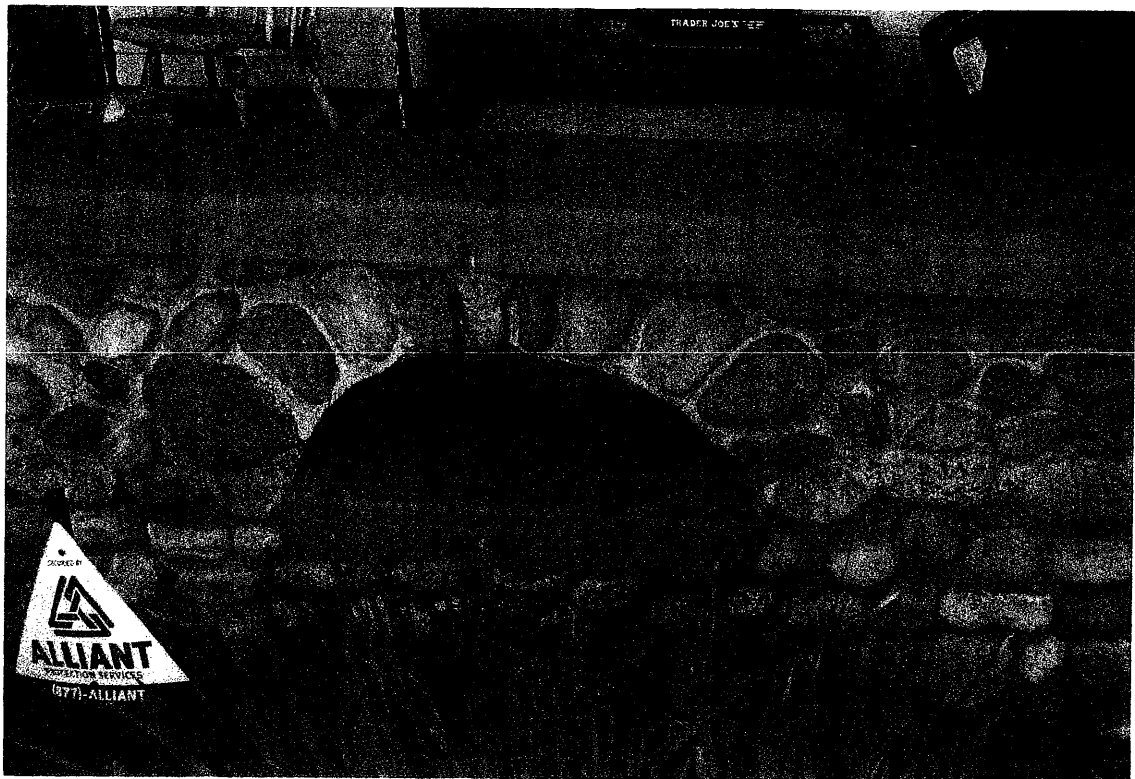
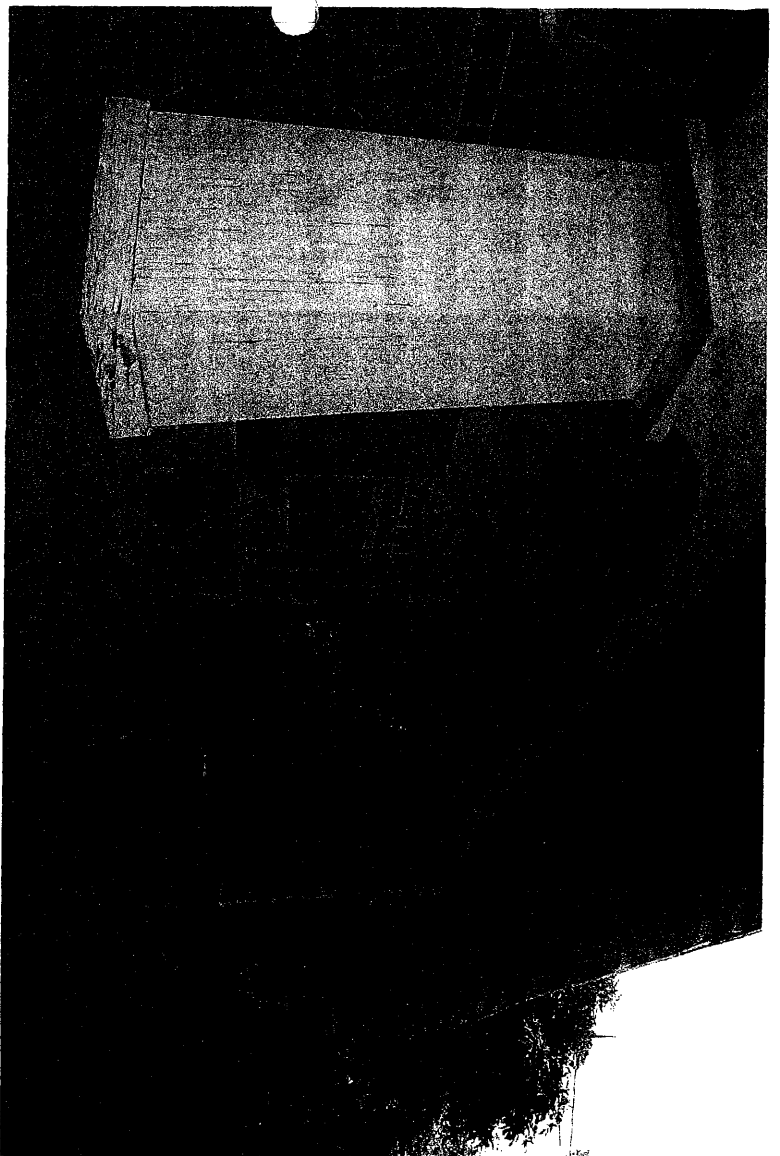
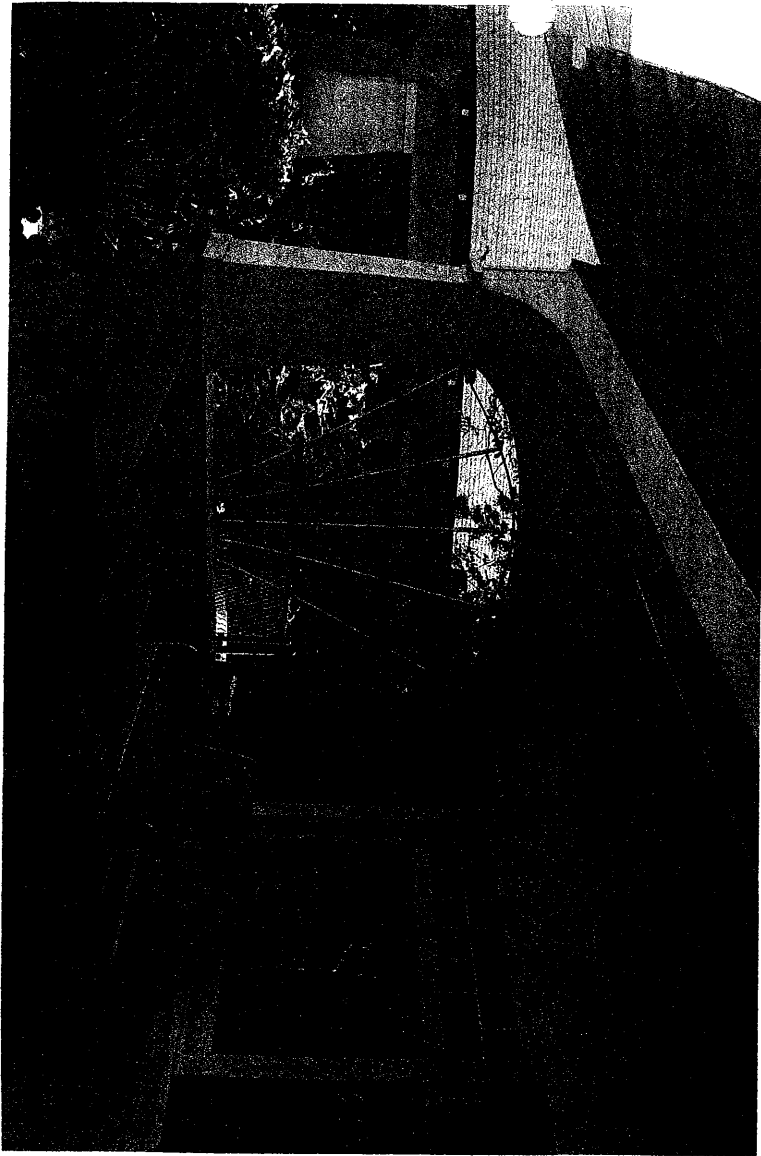
- 1. Purpose of PRESENT building: Residence Families 1 Rooms 5
2. Use of building AFTER alteration or moving: Residence 1 Families 1 Rooms 6
3. OWNER (Print Name): V. M. Gibboney Phone
4. Owner's address: 915 North Ave 57
5. Certificated Architect: State License No. Phone
6. Licensed Engineer: State License No. Phone
7. Contractor: John Kleinbach State License No. 18528 Phone N-8580
8. Contractor's address: 912 North Ave 57
9. VALUATION OF PROPOSED WORK (including all Material, Labor, Finishing, Equipment and Appliances in Completed Building): \$ 2000
10. State how many buildings NOW on lot and give use of each: 1 Residence
11. Size of existing building: 30 ft. Number of stories high: 1 Height to highest point:
12. Class of building: Material of existing walls: Exterior framework: Wood or Steel

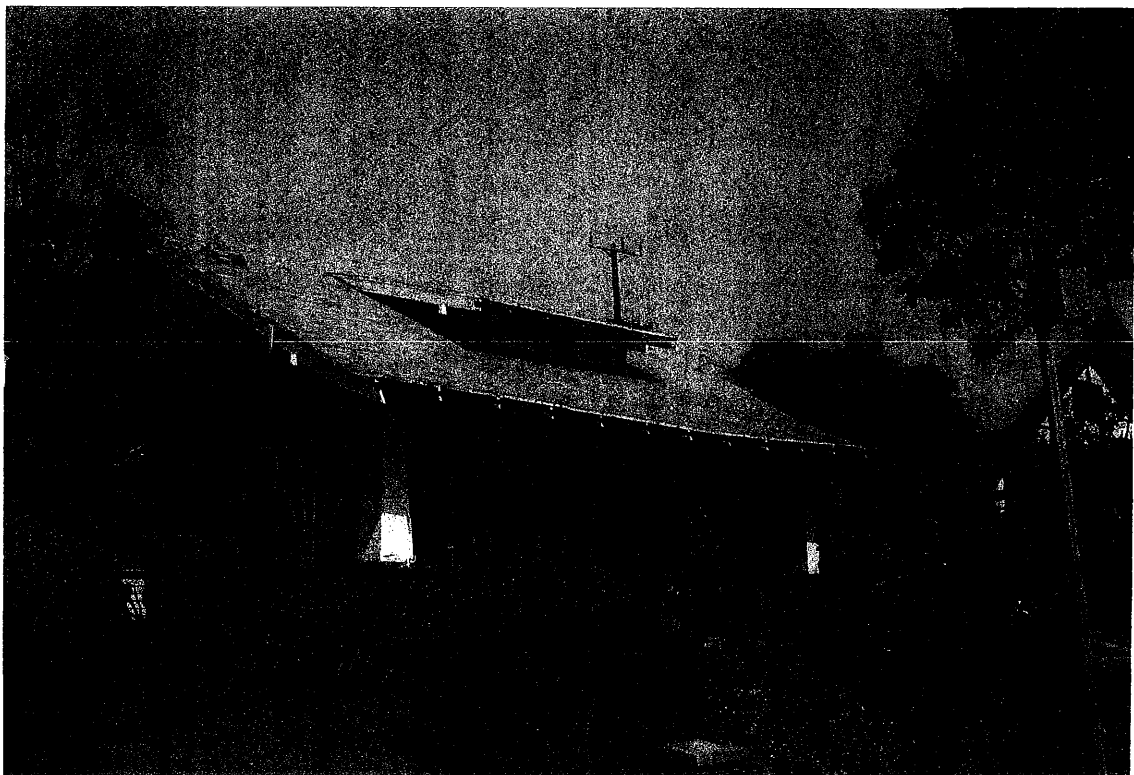
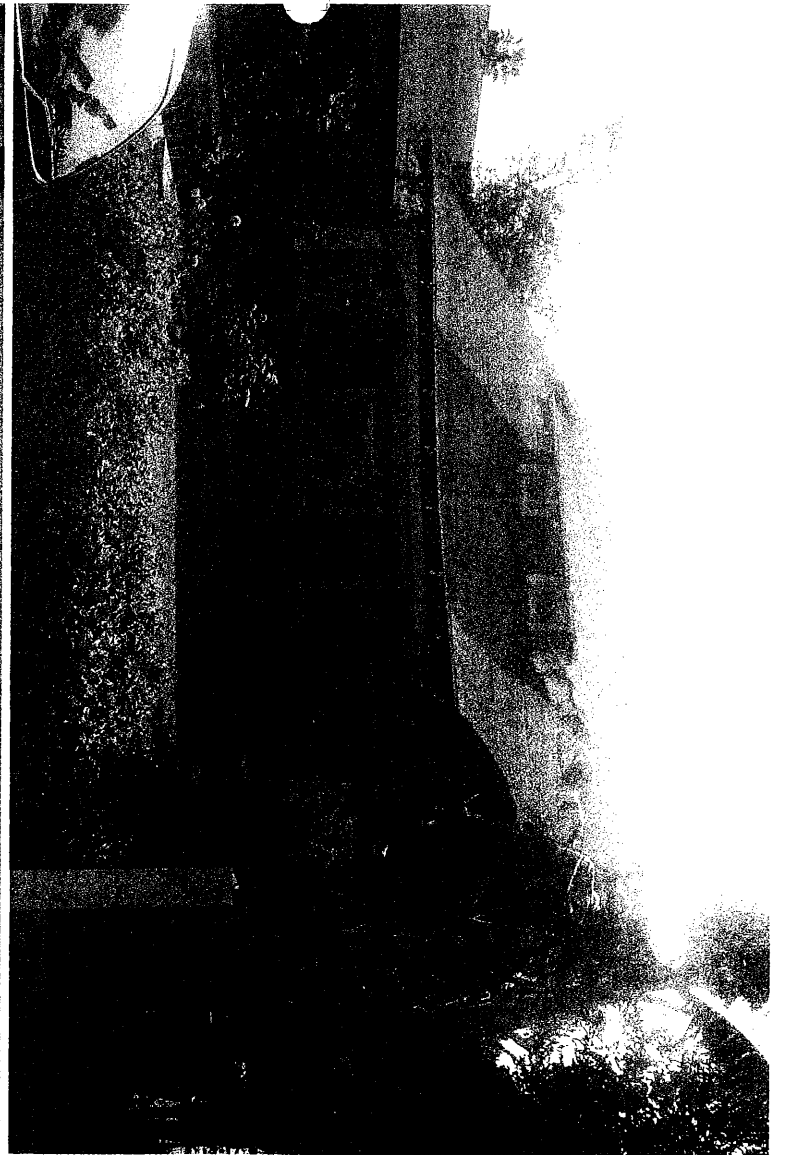
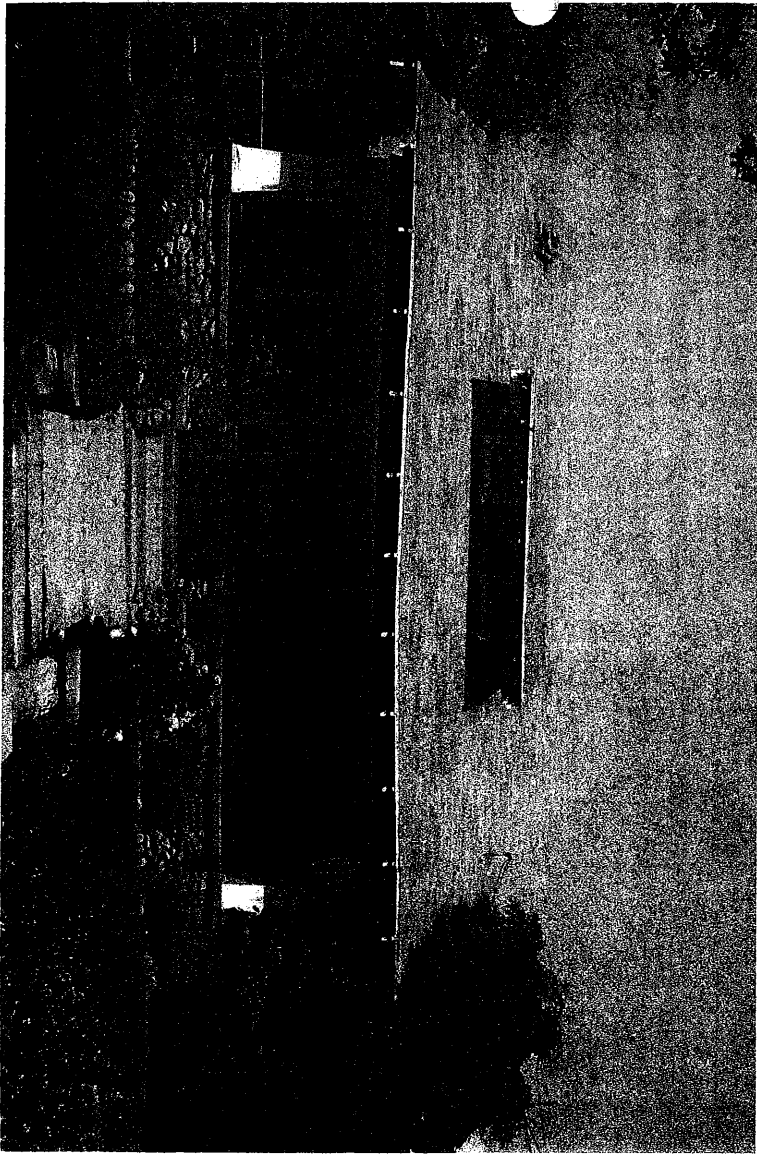
Describe briefly and fully all proposed construction and work:
Addition - 10 ft x 12 ft Porch
Rear Porch - Sanitatio

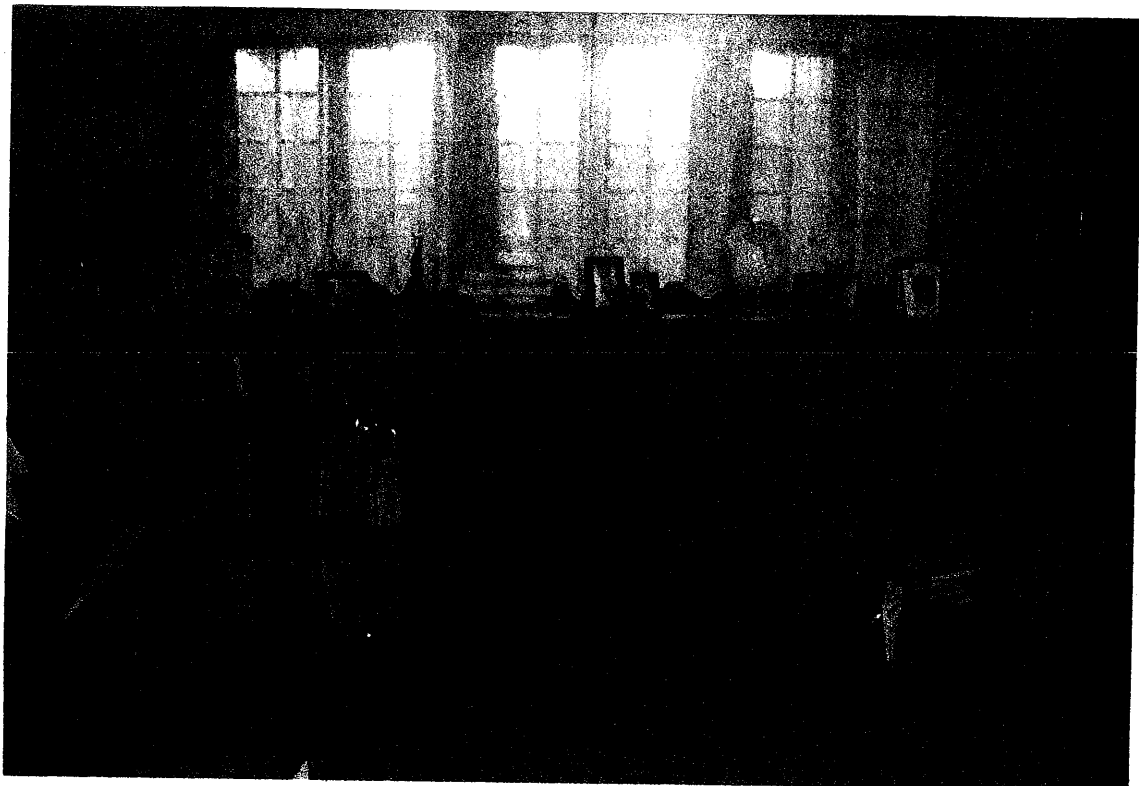
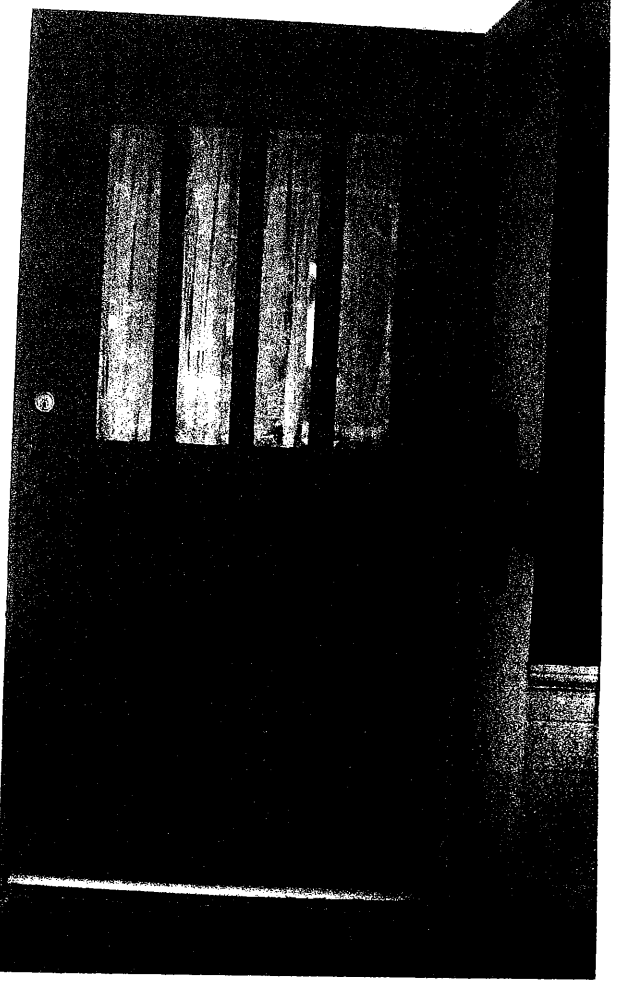
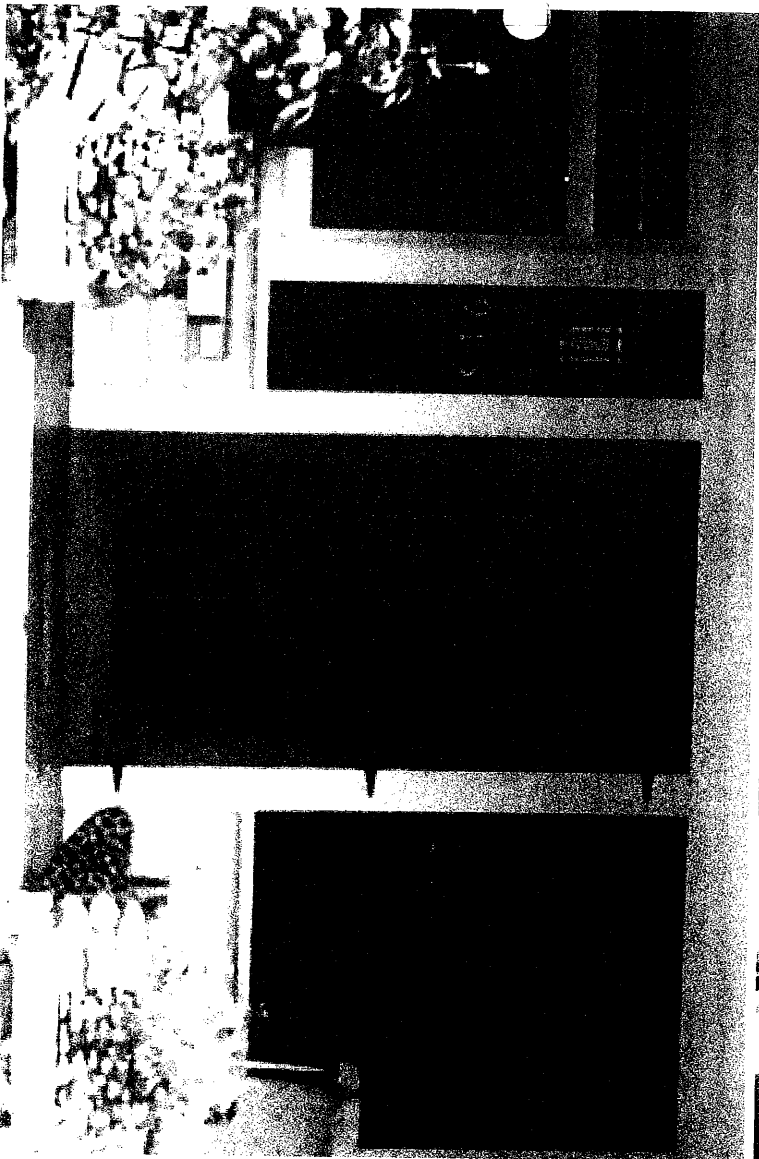
Fill in Application on other Side and Sign Statement

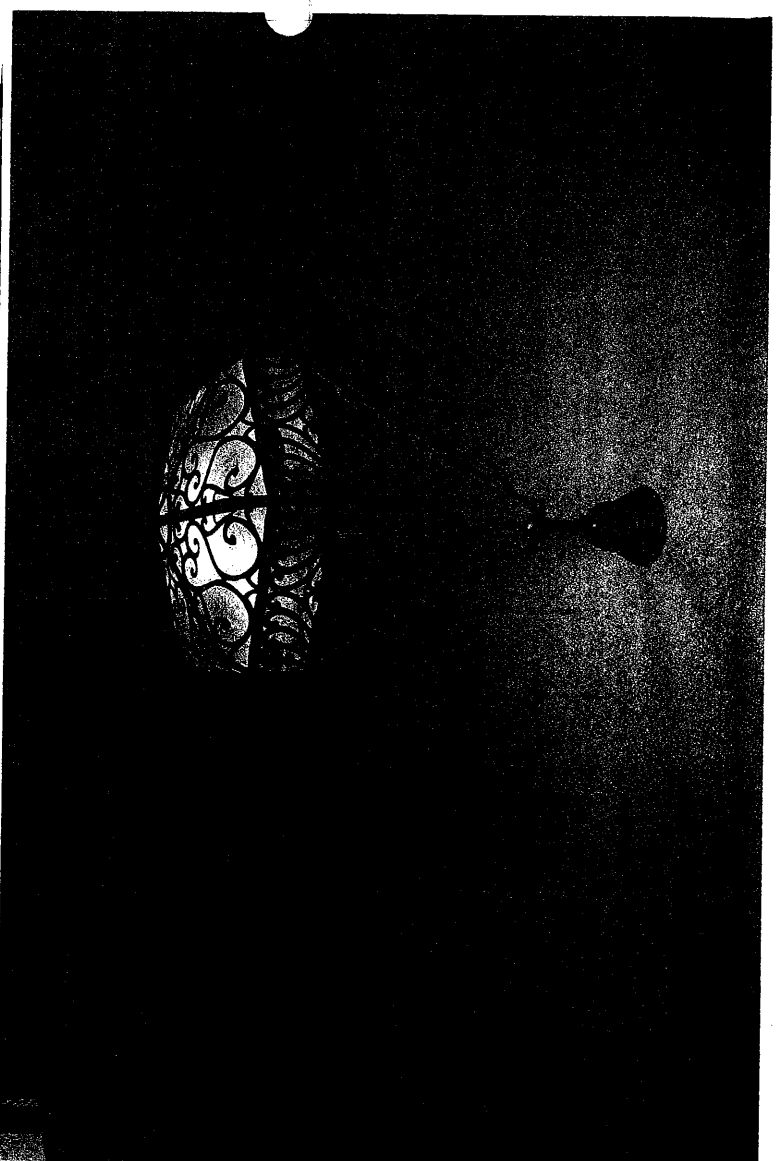
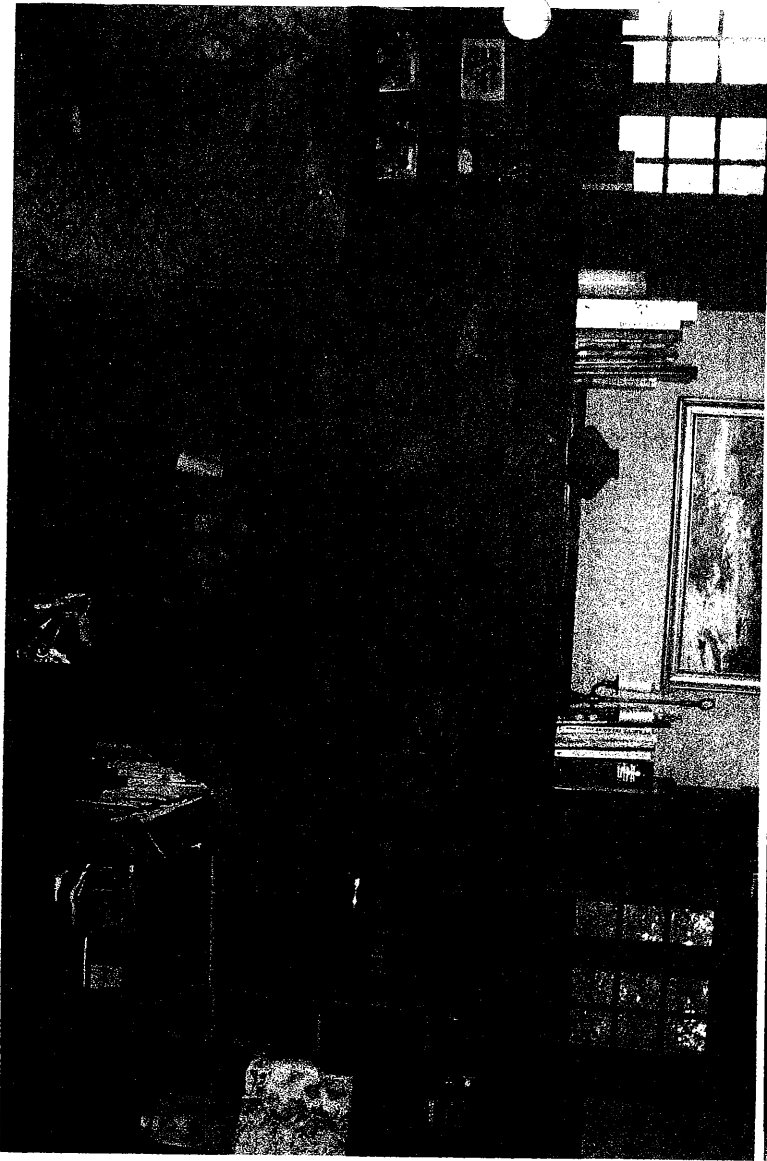
2-6-33 (OVER)

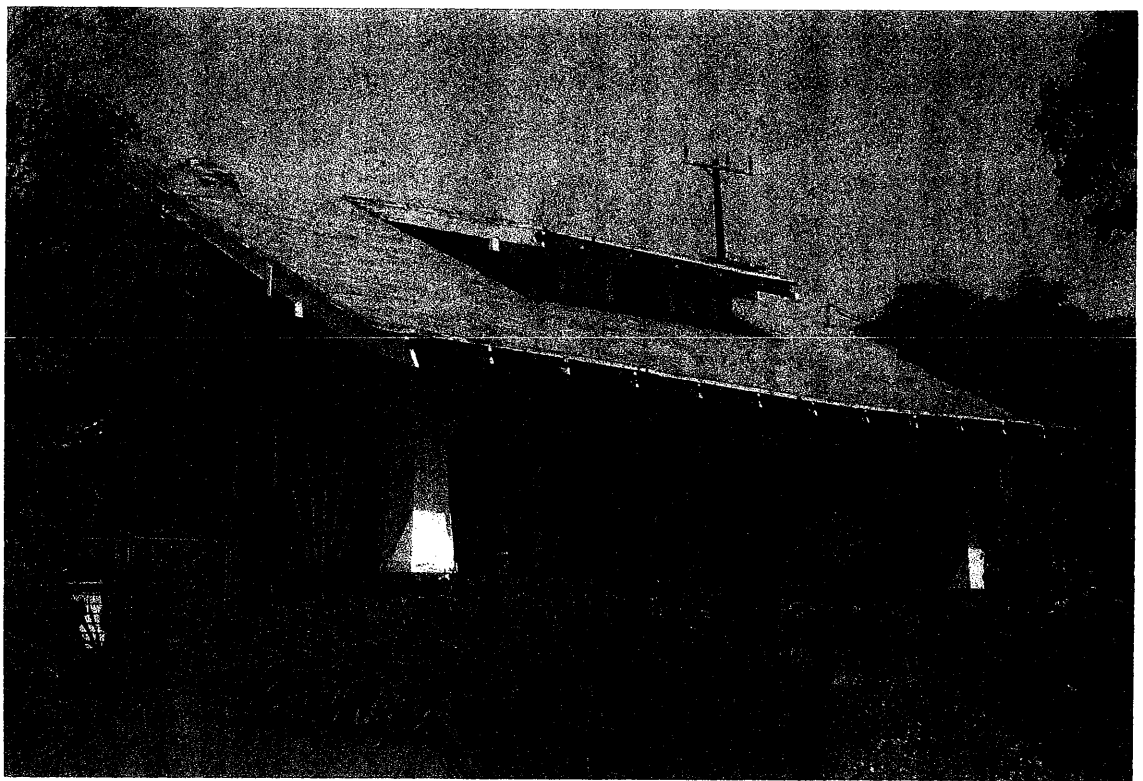
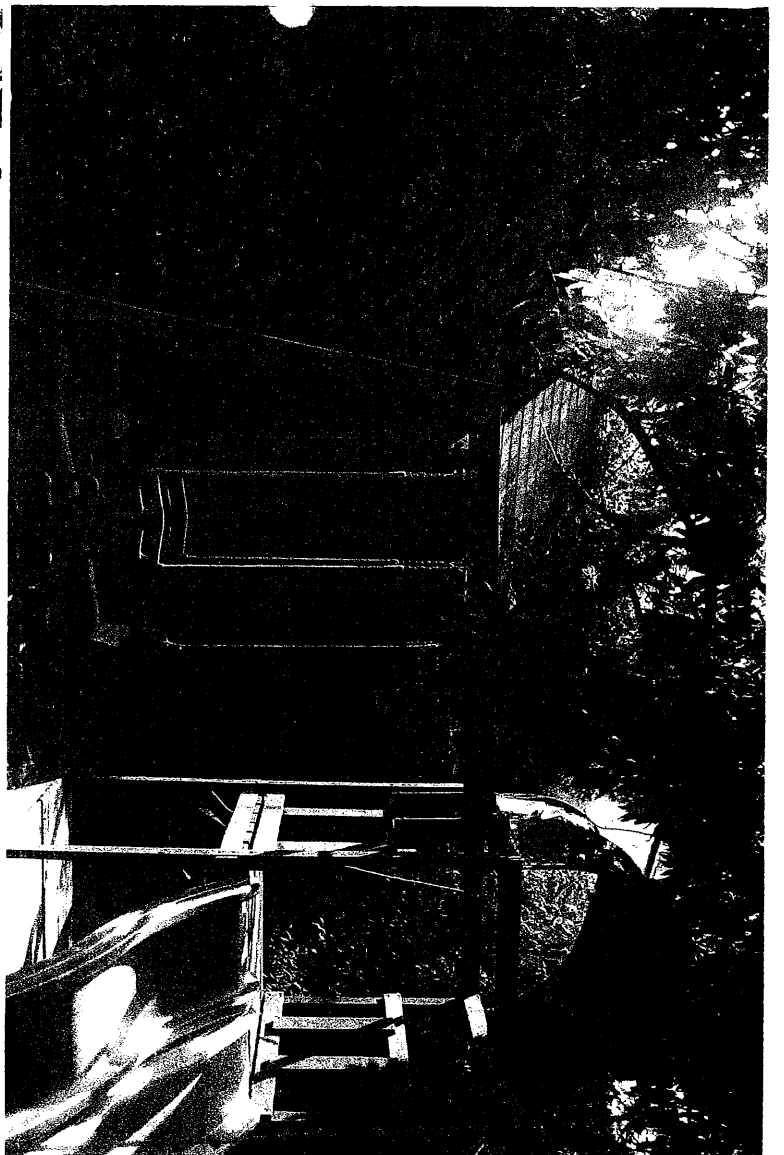
FOR DEPARTMENT USE ONLY
PERMIT NO. 1346
PLANS
Plans and Specifications checked
Zone
Fire District
Corrections verified
Set Back
Street Widening
Plans, Specifications and Applications rechecked and approved
Application checked and approved
For Plans On
Filed with
Inspected
Inspected

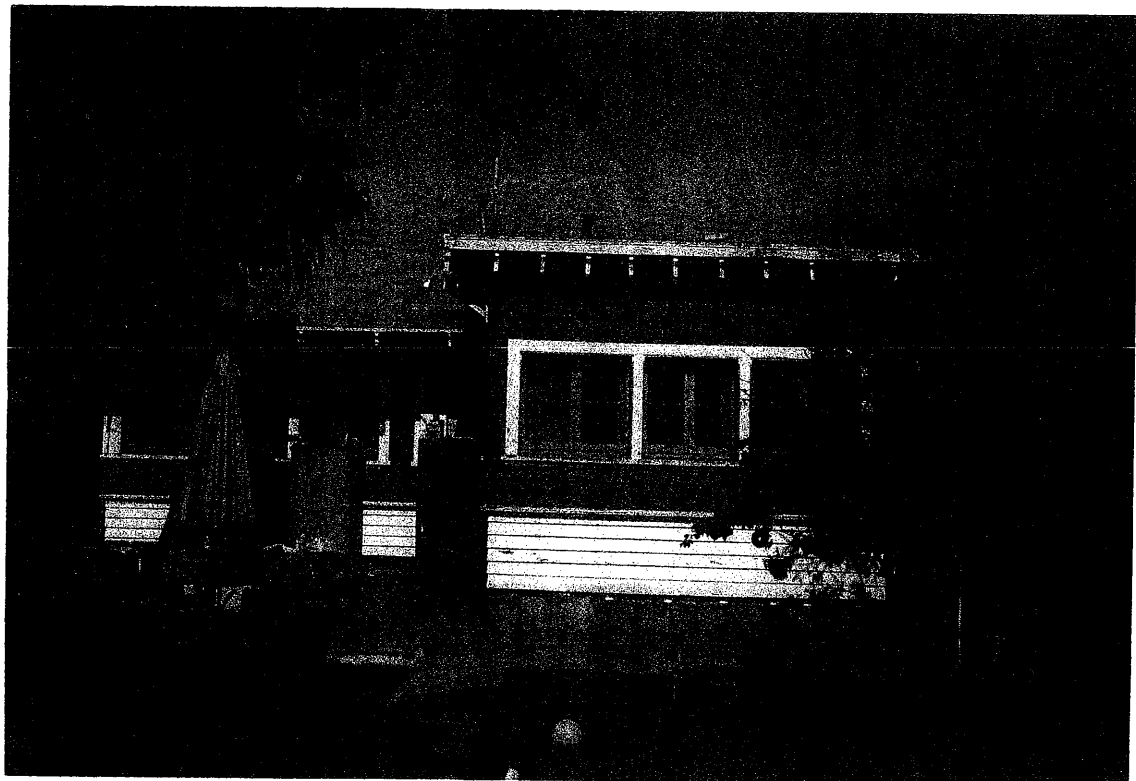
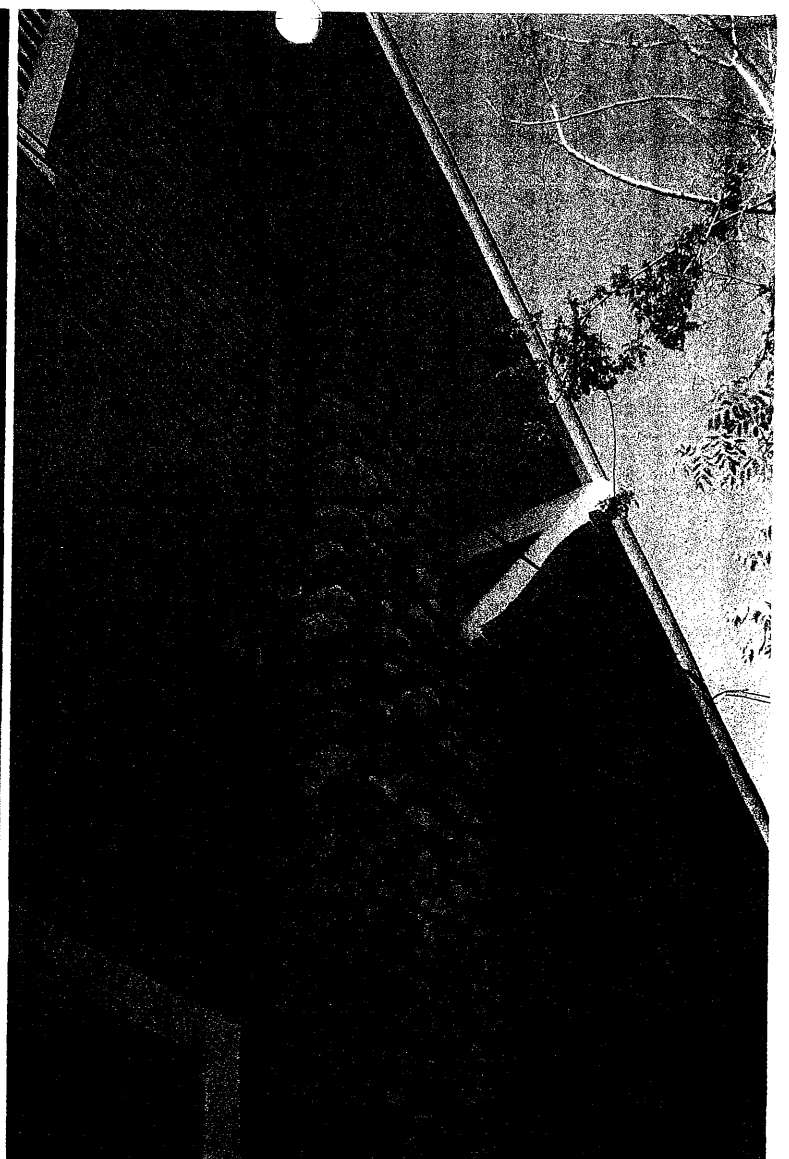


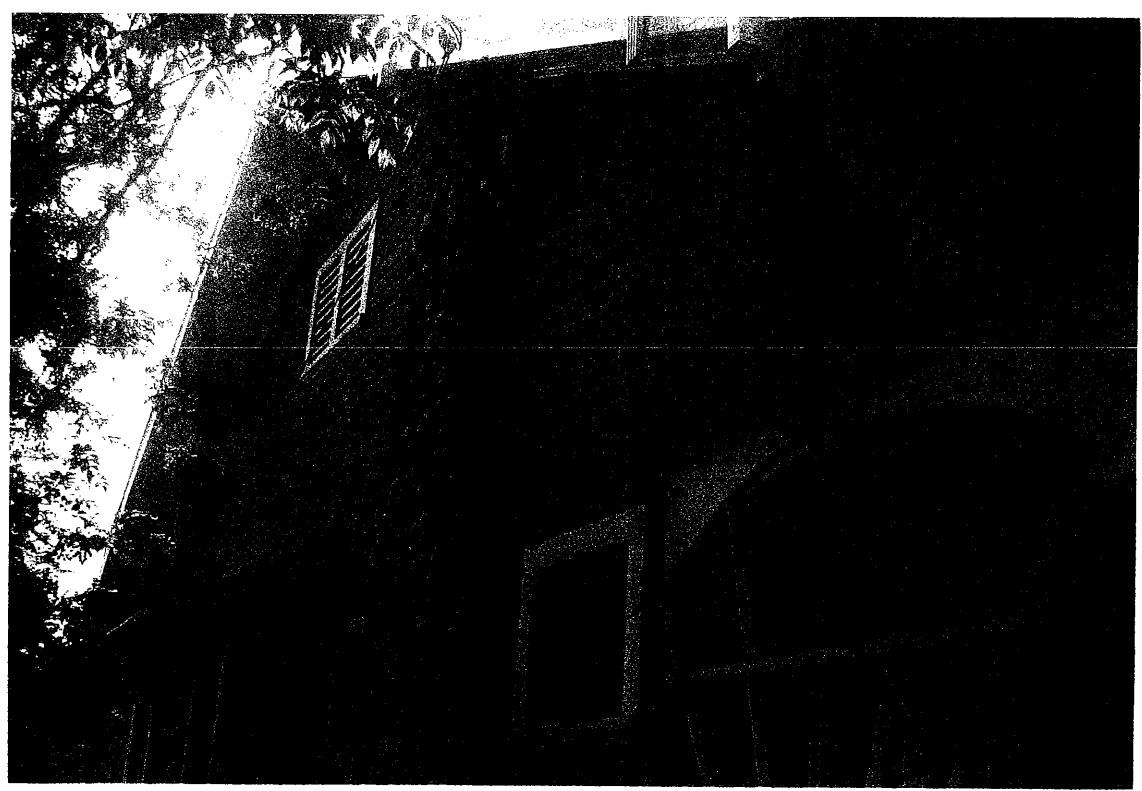
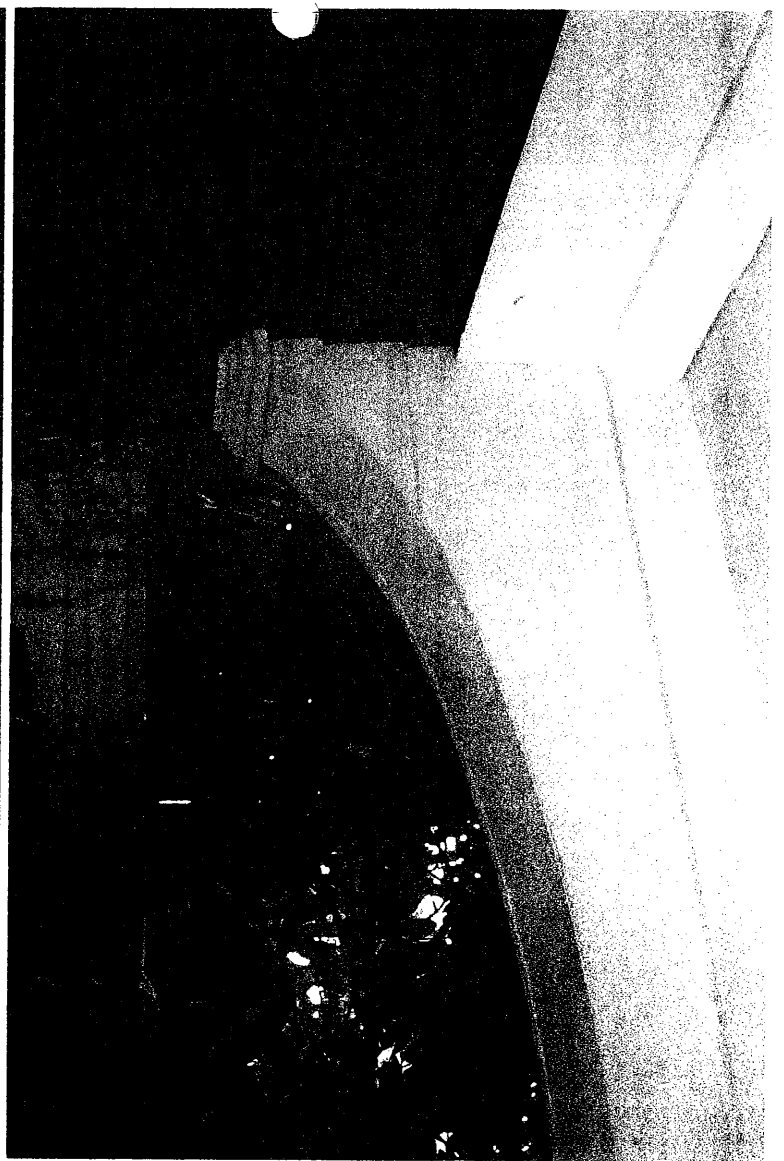


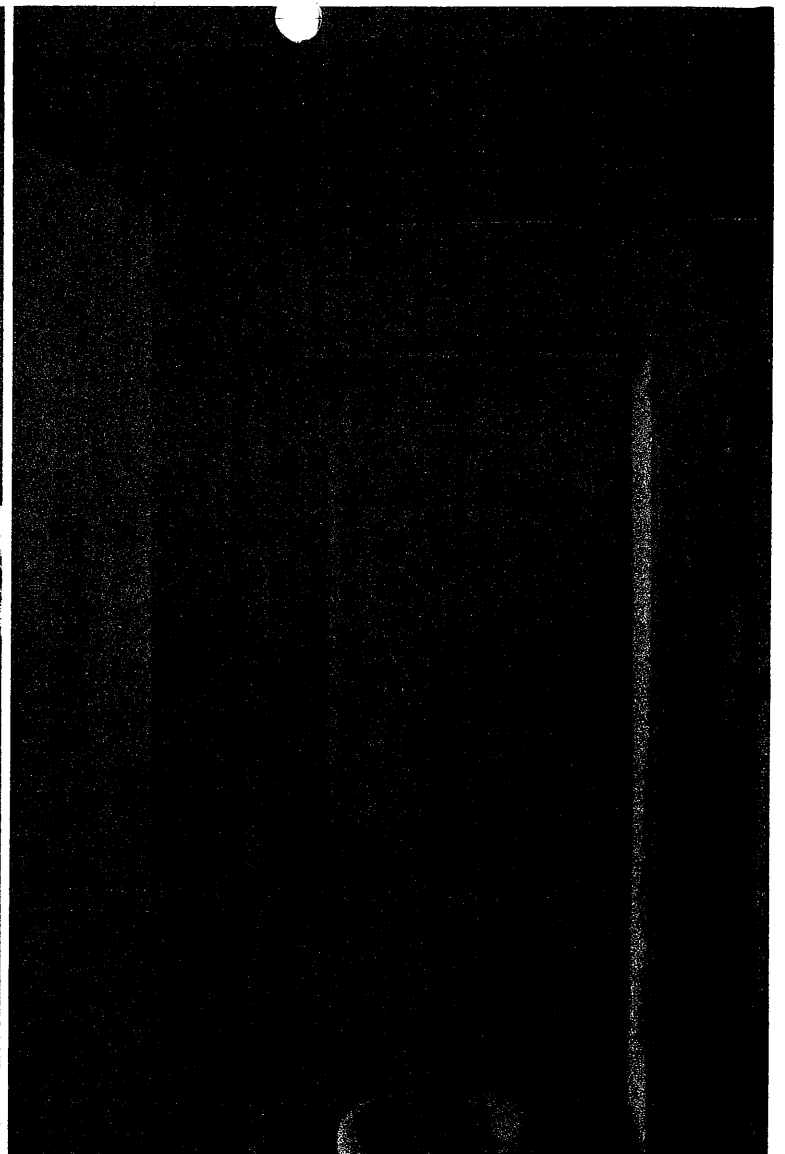


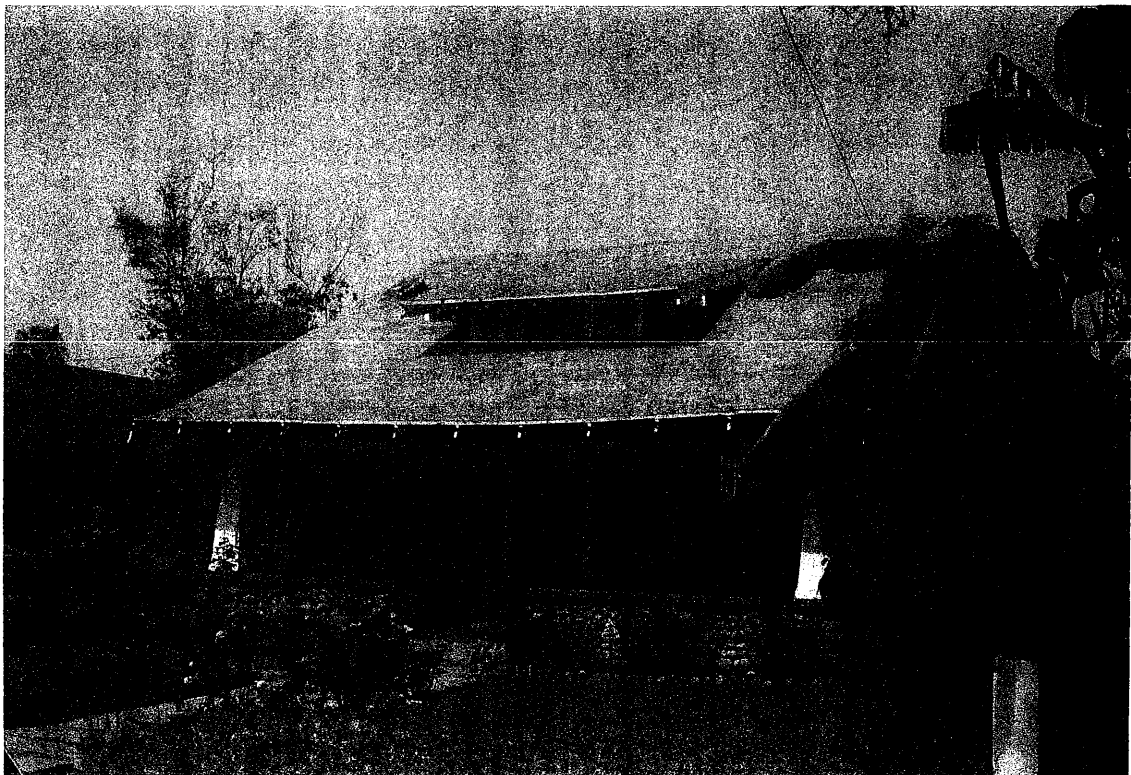
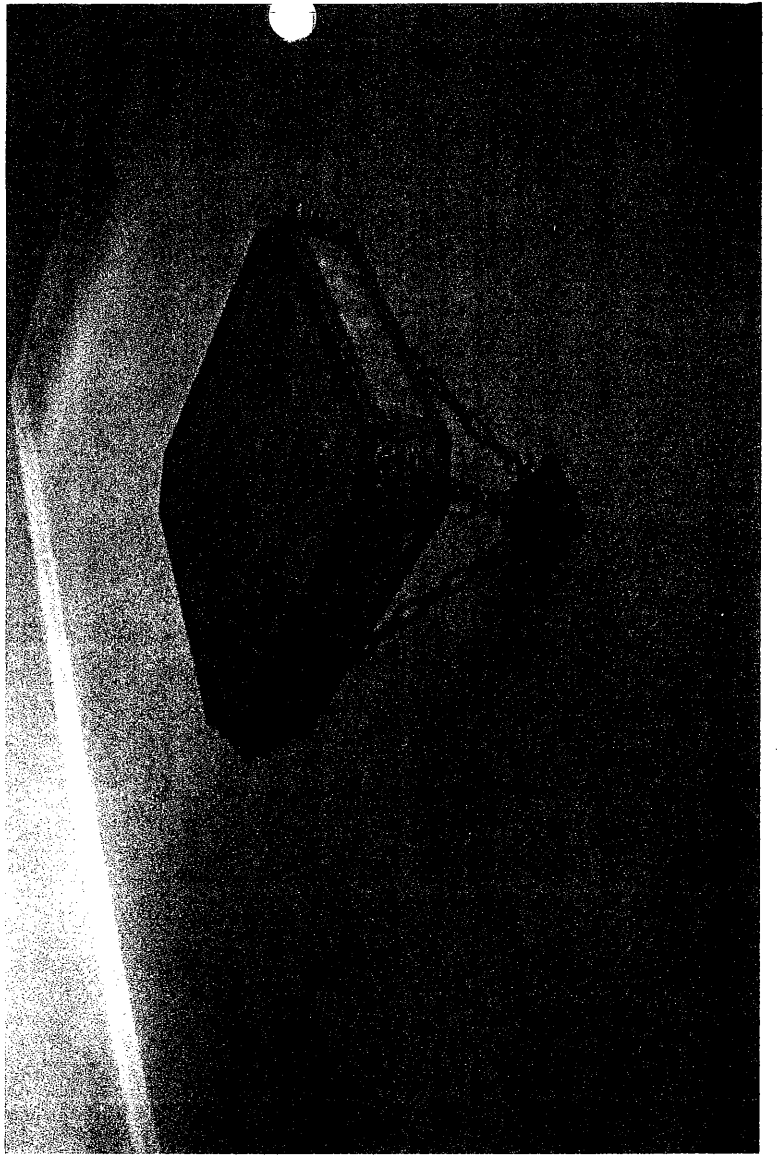
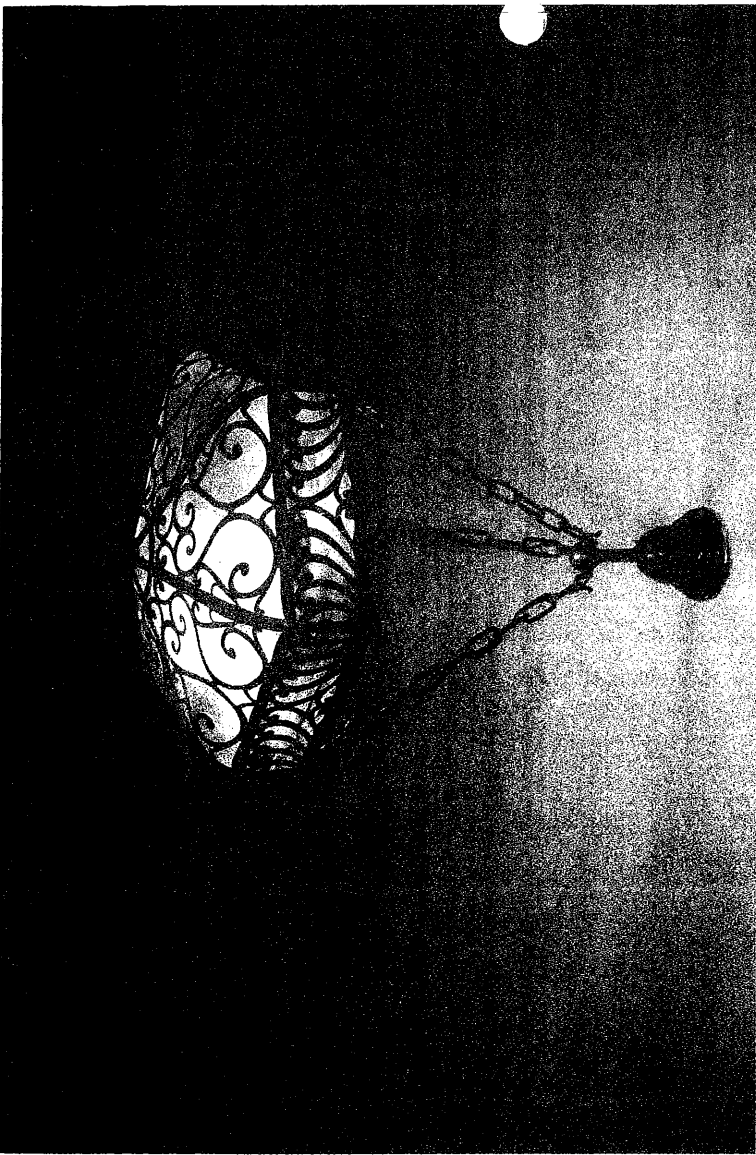














City of Los Angeles Department of City Planning

11/15/2006

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

915 N AVENUE 57
915 N AVE 57

ZIP CODES

90042

RECENT ACTIVITY

None

CASE NUMBERS

CPC-1989-177-IPRO
CPC-1986-826
ORD-172316
ORD-165351-SA1284

Address/Legal Information

PIN Number: 156A229 425
Area (Calculated): 6,749.8 (sq ft)
Thomas Brothers Grid: PAGE 595 - GRID C-1
Assessor Parcel Number: 5478036005
Tract: ST. FRANCIS HEIGHTS
Map Reference: M B 11-138/139
Block: A
Lot: 3
Arb (Lot Cut Reference): None
Map Sheet: 156A229

Jurisdictional Information

Community Plan Area: Northeast Los Angeles
Area Planning Commission: East Los Angeles
Neighborhood Council: Historic Highland Park
Council District: CD 14 - Jose Huizar
Census Tract #: 1832.20
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 Residential
Plan Footnote - Site Req.: See Plan Footnotes
Additional Plan Footnotes: Northeast Los Angeles
Specific Plan Area: None
Design Review Board: No
Historic Preservation Overlay Zone: None
Historical Cultural Monument: None
Mills Act Contract Number: None
POD - Pedestrian Oriented Districts: None
CDO - Community Design Overlay: None
Streetscape: No
Sign District: No
Adaptive Reuse Incentive Area: None
35% Density Bonus: Not Eligible
CRA - Community Redevelopment Agency: None
Central City Parking: No
Downtown Parking: No
Building Line: None
500 Ft School Zone: Yes: Yorkdale Elementary School

Assessor Information

Assessor Parcel Number: 5478036005
Parcel Area (Approximate): 6,751.8 (sq ft)
Use Code: 0100 - Single Residence
Building Class: D5C
Assessed Land Val.: \$155,690
Assessed Improvement Val.: \$108,940
Year Built: 1912
Last Owner Change: 08/31/01
Last Sale Amount: \$240,002
Number of Units: 1
Number of Bedrooms: 2
Number of Bathrooms: 1
Building Square Footage: 1,208.0 (sq ft)
Tax Rate Area: 4
Deed Reference No.: No

Additional Information

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	No
Fire District No. 2:	No
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	No
Hillside Grading:	Yes
Oil Wells:	None
Alquist-Priolo Fault Zone:	Yes
Distance to Nearest Fault:	0.40624 (km)
Landslide:	No
Liquefaction:	No

Economic Development Areas

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

Public Safety

Police Information:	
Bureau:	Central
Division / Station:	Northeast
Report District:	1127
Fire Information:	
District / Fire Station:	12
Batallion:	2
Division:	1
Red Flag Restricted Parking:	No

CASE SUMMARIES

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

Case Number: CPC-1989-177-IPRO

Required Action(s): IPRO-INTERIM PLAN REVISION ORDINANCE

Project Description(s): INTERIM CONTROL ORDINANCE FOR THE ENTIRE NORTHEAST LOS ANGELES DISTRICT PLAN

CONTINUATION OF CPC-89-0177. SEE GENERAL COMMENTS FOR CONTINUATION.

Case Number: CPC-1986-826

Required Action(s): Data Not Available

Project Description(s): GENERAL PLAN/ZONING CONSISTENCY - ZONE CHANGES - HEIGHT DISTRICT CHANGES AND PLAN AMENDMENTS - VARIOUS LOCATIONS

DATA NOT AVAILABLE

ORD-172316

ORD-165351-SA1284