

125 S. WILTON DRIVE RESIDENCE
125 S. Wilton Drive
CHC-2016-510-HCM
ENV-2016-511-CE

Agenda packet includes

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

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

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2016-510-HCM
ENV-2016-511-CE

HEARING DATE: April 21, 2016
TIME: 9:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012
EXPIRATION DATE: May 17, 2016

Location: 125 S. Wilton Drive
Council District: 4
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Greater Wilshire
Legal Description: TR 232, Lot 17

PROJECT: Historic-Cultural Monument Application for the
125 S. WILTON DRIVE RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S)/
APPLICANT(S): Andrew S. Chi and Michael J. Armbruster
125 S. Wilton Drive
Los Angeles, CA 90004

PREPARER: Vanessa Withers, Historic Preservation Partners
419 Concord Ave
Monrovia, CA 91016

RECOMMENDATION That the Cultural Heritage Commission:

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, City Planning Associate
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

- The 125 S. Wilton Drive Residence "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction" as an example of the Craftsman style with Swiss Chalet and Japanese influences.

CRITERIA

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

SUMMARY

The residence at 125 South Wilton Drive, just south of Beverly Boulevard, was built in 1909 according to the County Assessor's records. Original building permits could not be located and the original builder and owner are unknown. The property is located in John L. Plummer's 1907 Ridgewood Park subdivision on land that had previously been used as the Plummer family's vegetable and chicken farm that supported their restaurant at the Plaza (El Pueblo).

The house is designed in the Craftsman Style with Swiss Chalet and Japanese influences and is a Contributor to the Wilton National Register Historic District. The house has a square plan and a wide side gabled roof that shelters a full width front porch made up of wood pillars with cast stone bases. The small second story is made up of a front facing gabled roof with a balcony built into the roof of the first story. The walls are clad in wood clapboard on the first floor and wood shingles on the second floor. The house has asymmetrical fenestration made up of varying window types and designs including wood fixed, double-hung, and casement. The building's ornamental features include decorated verge boards with Swiss-inspired cutwork, half-timbering, and brackets at the gable ends. Interior features include a rough stone fireplace in a recessed inglenook, boxed-beam ceiling with pendant lighting, extensive use of wood moldings, and built-in cabinetry.

Permits indicate that the interior of the house was remodeled in 1922 and that a small breakfast room was added. More recently in 2013, a closet was converted to a bathroom and the bathrooms and kitchens were remodeled. An altered garage is located on the south-west corner of the lot.

DISCUSSION

The 125 S. Wilton Drive Residence "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction" as an example of the Craftsman style with Swiss Chalet and Japanese influences. A Contributor to the Wilton National Register Historic District, the house exhibits many character-defining features of the Craftsman style. The exposed eaves, gabled roof, cast stone porch supports, picture windows, clapboard and course shingle siding, and decorative brackets are all typical elements of the Craftsman style. The upturned bargeboards are a Japanese influence. The interior of the house also features distinctly Craftsman elements such as the inglenook by the fireplace and the wainscoting and plate rail in the dining room.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

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

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

The designation of the 125 S. Wilton Drive Residence as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior's Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

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

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

Categorical Exemption ENV-2016-511-CE was prepared on April 4, 2016.

BACKGROUND

On March 3, 2016 the Cultural Heritage Commission voted to take the property under consideration. On March 31, a subcommittee of the Commission consisting of Commissioner Barron visited the property, accompanied by a staff member from the Office of Historic Resources.

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

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

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 4
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PROJECT TITLE 125 S. Wilton Drive Residence	LOG REFERENCE ENV-2016-511-CE CHC-2016-510-HCM
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PROJECT LOCATION
125 S. Wilton Drive

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
Designation of 125 S. Wilton Drive Residence as a Historic-Cultural Monument.

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

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


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

Class 8 & 31 Category _____ (City CEQA Guidelines)

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

JUSTIFICATION FOR PROJECT EXEMPTION: Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the 125 S. Wilton Drive Residence as a Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

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

SIGNATURE 	TITLE City Planning Associate	DATE April 4, 2016
FEE:	RECEIPT NO.	REC'D. BY
		DATE

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

IF FILED BY THE APPLICANT:

NAME (PRINTED) _____

SIGNATURE _____

DATE _____

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2016-510-HCM
ENV-2016-511-CE

HEARING DATE: March 3, 2016
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 125 S. Wilton Drive
Council District: 4
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Greater Wilshire
Legal Description: TR 232, Lot 17

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125 S. WILTON DRIVE RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S)/
APPLICANT(S): Andrew S. Chi and Michael J. Armbruster
125 S. Wilton Drive
Los Angeles, CA 90004

PREPARER: Vanessa Withers, Historic Preservation Partners
419 Concord Ave
Monrovia, CA 91016

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.

VINCENT P. BERTONI, AICP
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

The residence at 125 South Wilton Drive, just south of Beverly Boulevard, was built in 1909 according to the County Assessor's records. Original building permits could not be located and the original builder and owner are unknown. The property is located in John L. Plummer's 1907 Ridgewood Park subdivision on land that had previously been used as the Plummer family's vegetable and chicken farm that supported their restaurant at the Plaza (El Pueblo).

The house is designed in the Craftsman Style with Swiss Chalet and Japanese influences and is a Contributor to the Wilton National Register Historic District. The house has a square plan and a wide side gabled roof that shelters a full width front porch made up of wood pillars with stone bases. The small second story is made up of a front facing gabled roof with a balcony built into the roof of the first story. The walls are clad in wood clapboard on the first floor and wood shingles on the second floor. The house has asymmetrical fenestration made up of varying window types and designs including wood fixed, double-hung, and casement. The building's ornamental features include decorated verge boards with Swiss-inspired cutwork, half-timbering, and brackets at the gable ends. Interior features include a rough stone fireplace in a recessed inglenook, boxed-beam ceiling with pendant lighting, extensive use of wood moldings, and built-in cabinetry.

An altered garage is located on the south-west corner of the lot. Permits indicate that the interior was remodeled in 1922 and a small breakfast room was added. More recently in 2013, a closet was converted to a bathroom and the bathrooms and kitchens were upgraded.

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.

CITY OF LOS ANGELES

Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



1. PROPERTY IDENTIFICATION

Proposed Monument Name: 125 South Wilton Drive		Current address	
Other Associated Names:			
Street Address: 125 South Wilton Drive		Zip: 90004	Council District: 4
Range of Addresses on Property:		Community Name: Wilshire	
Assessor Parcel Number: 5516011011	Tract: TR 232	Block: none	Lot: 17
Identification cont'd:			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here: N/A			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1909	Factual <input type="radio"/> Estimated <input checked="" type="radio"/>	Threatened? None
Architect/Designer: unknown	Contractor: unknown	
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 (explain in section 7) <input type="radio"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Craftsman, Swiss		Stories: 2	Plan Shape: Rectangular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Select	
CLADDING	Material: Wood clapboards	Material: Wood shingles	
ROOF	Type: Gable	Type: Select	
	Material: Composition shingle	Material: Select	
WINDOWS	Type: Double-hung	Type: Select	
	Material: Wood	Material: Select	
ENTRY	Style: Centered	Style: Select	
DOOR	Type: Paneled, glazed	Type: Select	

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

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

1914	unspecified plumbing permit
1922	new bathroom on first floor, bathroom/kitchen alterations, breakfast rm addition on back
1943	alteration permit (illegible) - appears to involve shingles
1966-67	alterations to garage
2013	some interior rehabilitation, including conversion of upstairs closet to bathroom

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

<input checked="" type="checkbox"/>	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		
	<table border="1"> <tr> <td>Located in an Historic Preservation Overlay Zone (HPOZ)</td> <td> Contributing feature Non-contributing feature </td> </tr> </table>	Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature		
<input checked="" type="checkbox"/>	Determined eligible for national, state, or local landmark status by an historic resources survey(s)		
	Survey Name(s): issued code 1D		
Other historical or cultural resource designations: Contributor to Wilton Historic District, Date listed: 7/24/1979			

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

CITY OF LOS ANGELES

Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

Name: Andrew S. Chi and Michael J. Armbruster		Company:	
Street Address: 125 S Wilton Drive		City: Los Angeles	State: Ca
Zip: 90004	Phone Number: 323.791.7080	Email: andrew.chi@me.com	

Property Owner

Is the owner in support of the nomination?

Yes

No

Unknown

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

Nomination Preparer/Applicant's Representative

Name: Vanessa Withers		Company: Historic Preservation Partners	
Street Address: 419 Concord Ave.		City: Monrovia	State: Ca
Zip: 91016	Phone Number: 626.993.4993	Email: vanessa@hppgroup.net	

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
<input checked="" type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input checked="" type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Andrew S. Chi
Name:

12/2/2015
Date:

DocuSigned by:
Andrew S. Chi
Signature: 39FE0426...

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

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012

Phone: 213-978-1200
Website: preservation.lacity.org

Physical Description

Physical Description

125 S. Wilton Drive, located in the National Register designated Wilton Historic District, is a two-story Craftsman style residence with Swiss Chalet and Oriental stylistic influences.¹ Situated three to five feet above grade², the residence is characterized by a square plan, full width front porch with Craftsman detailing, asymmetrical fenestration, and a gabled roof with multiple roof planes. A large front-facing gable dormer with balcony projects from the main side-facing gable form. Wood pillars with stone bases hold the roof of the large entry porch that extends the full-width of the house. The exterior walls are clad in wood clapboard on the first story and wood shingle on the second. The building's fenestration is asymmetrical and is composed of multiple window types and designs. The windows of the first story include fixed-pane windows on the front porch, while the rest of the house has primarily double-hung wood windows. The second story windows are a mixture of double-hung wood windows and casement windows. The building's ornamental features include decorated verge boards with Swiss-inspired cutwork, half-timbering and brackets at the gable ends, and rough stone pillars with grouped wood porch supports.

Significant interior spaces include -- the Living Room with massive rough stone fireplace in a recessed nook, boxed-beam ceiling with pendant lighting, and extensive use of wood moldings. The Dining Room contains built-in cabinetry.

The building is in good condition. It has retained historic integrity and exhibits many of its original character-defining features. Secondary buildings include an altered garage located on the south-west corner of the lot.

Alterations – The permit record for 125 S. Wilton is not complete and does not include an original building permit. Available permits, local newspaper articles, and neighborhood information have been searched, but research continues.

Alterations include interior remodeling in 1922 (along with a small rear addition of a breakfast room at that time), alterations to the garage, and recent rehabilitation including the conversion of a closet to a bathroom and kitchen upgrades (2013). A majority of the home's character-defining features remain intact.

Located within the National Register designated Wilton Historic District, 125 S. Wilton is surrounded by other grand residences constructed in the early twentieth century.

¹ The National Register Nomination for the Wilton Historic District was prepared by Virginia Ernst Kazor, Chairman, History and Preservation Committee of the Ridgewood-Wilton Neighborhood Association in March of 1979.

² "In Ridgewood Park," Los Angeles Times 10 Nov. 1907: V20. This Los Angeles Times article from 1907 discusses grading work being done on the Ridgewood Park subdivision, where 125 S. Wilton is located, and says that "The lots in this subdivision will lie about three feet above grade, and will be finished in terraces. The lots are 60x170 in size."

Significance

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR HCRS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 3

The proposed district itself contains numerous fine examples of two-story Craftsman bungalows such as those at 111, 121, 122 and 140 South Wilton Place and 103, 117, 125, 127, 147 and 157 South Wilton Drive. Of particular interest are those at 220, 221 and 250 South Wilton Place all probably designed by the same, as yet unidentified, architect. The bungalow at 233 South Wilton Place has an interesting hexagonal gable on the third floor while the one at 263 South Wilton Place has a beautiful clinker brick used in the porch and at the sidewalk. Typical examples of stained, leaded glass of the period can be seen at 118 and 221 South Wilton Place and 135 South Wilton Drive, and fine examples of clear, sometimes beveled, leaded glass can be found at 200, 220 and 239 South Wilton Place. Seen together, these houses give a particularly complete picture of the Craftsman style of architecture between 1905-1920 as found in Los Angeles. Typical characteristics are obvious while the variations apparent in the different structures clearly demonstrate the variety of influences and the flexibility in design which were possible.

Excerpt from National Register Nomination, discussing 125 S. Wilton's place among the district contributors

Significance

125 S. Wilton is significant as an excellent example of Craftsman style architecture. The home was constructed in 1909³ in the residential subdivision of Ridgewood Park, which was developed by John L. Plummer. The Plummer family had previously used the land as a vegetable garden and chicken ranch to provide food for their restaurant in downtown Los Angeles' historic plaza.⁴ Designed as an upper middle class suburb of Los Angeles, the Staff Evaluation accompanying the National Register Nomination notes that the Wilton District "exemplifies an early 20th century upper middle class residential area executed in the prevailing architectural mode of the period."

125 S. Wilton embodies the distinguishing characteristics of the Craftsman style and is inherently valuable as an intact example of the style as executed in the early twentieth century. The residence further conveys its significance as an important contributor to the Wilton Historic District, which is a remarkably intact residential tract of historic homes. Wilton's large, well-designed homes attracted many upper middle class Los Angeles residents. Wilton Place is mentioned often in the Society pages of the Los Angeles Times during the 'teens and 'twenties. Engagement parties and formal teas were announced, hosted by residents of Wilton Place at their homes.⁵ The Wilton

³ Construction date is listed as 1909 by the county assessor, but no original building permit can be found.

⁴ This information is taken from the Wilton Historic District National Register Nomination, which cites Pearle C. Zimmermann, "Letter to Ridgewood-Wilton Neighborhood Association," September 9, 1978 as a source. An Engineering tract map from Jan. 8, 1907 lists Merchants Trust Co., John L. Plummer, and Ellen Plummer as proprietors.

⁵ The information is taken from numerous Los Angeles Times articles from the time period.

historic district is filled with a variety of architectural styles that were popular in the first part of the twentieth century. Many of the homes were designed in the Craftsman style.

The Craftsman style of architecture grew out of the English Arts and Crafts Movement, which placed strong emphasis on handcraftsmanship and the artistic -- as well as social -- value of the process. William Morris, a leader of the Arts and Crafts philosophy, believed strongly in the process of hand-crafting each detail without modern machinery. This meant that the creation of the physical representations of the movement was not prolific and was cost-prohibitive. Morris was staunchly anti-industrialist and did not turn to the machine to extend the reach of the style.⁶ However, once the style had matriculated to the United States, the involvement of the machine and the acceptance of mass production led to Craftsman architecture proliferated through pattern books and local builders.

The Wilton Drive home exhibits hallmark characteristics of the Craftsman style, but additionally reflects stylistic inspiration emerging from Swiss revival and other period influences.

Unique character-defining features of the residence include multiple roof planes with highly decorated eaves, and wood clapboard/wood shingled exterior. Carefully executed interior details include built-in cabinets, Swiss influences, a massive stone fireplace surround, and extensive use of wood trim.

The architect and builder of the home are unknown at this time. Original building permit records have not been found. Previous research has noted that there are other homes in the district that appear to be the work of the same builder.

Frank J. Plumley – Early owner

The name of the original owner of the residence is currently unknown, but Frank J. Plumley is an early owner. He is identified as living at the residence as early as 1913.⁷

Additional Considerations

This home is located in the National Register designated Wilton Historic District. Although the building has been previously recognized as a historic resource, designation as a Los Angeles Cultural Monument will make the property owner eligible to apply for the Mills Act, an important preservation incentive.

⁶ Trachtenberg and Hyman, pg. 466-67.

⁷ See City Directory

Sources

Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

Building Permits, City Directories, Census Records

Trachtenberg, Marvin and Isabelle Hyman. "Chapter 12." *Architecture, from Prehistory to Postmodernity*. 2nd ed. New York: Harry N. Abrams, 2002. 466-67. Print.

McAlester, Virginia, and A. Lee McAlester. *A Field Guide to American Houses*. New York: Knopf, 1984. Print.

Sanborn Map (1921)

Virginia Ernst Kazor

"Wilton Historic District – Los Angeles, California" Pamphlet published by the History & Preservation Committee of the Ridgewood-Wilton Neighborhood Association (1981)

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

Additional Articles (by date):

"Blaze Razes Three Houses." Los Angeles Times 20 Feb 1910, 18.

"Suggests the Colonial." Los Angeles Times 14 Apr 1912, VI16.

Woods, Virginia. "Society" 4 Jun 1919, 113.

Woods, Virginia. "Society" 29 July 1919, 113.

"Her Hairbrush Routs Robbers." Los Angeles Times 8 Oct 1919, 11.

"Declines to Officiate." Los Angeles Times 23 Jan 1921, 11.

Woods, Virginia. "Society" 11 Oct 1922, 118.

Woods, Virginia. "Society" 17 Nov 1922, 118.

"Pioneer of City Passes Suddenly," Los Angeles Times 3 Jan 1923, 1113.

"Three Deaths Due to Traffic." Los Angeles Times 11 Oct 1927, A13.

"Hickman Taken on Eight Day." Los Angeles Times 23 Dec 1927, 2.

"Family Strikes Oil, but It's in Basement." Los Angeles Times 4 May 1946, A3. (mentions property specifically)

"Preservation Notebook #33." Larchmont Chronicle June 2005, 2-3.

Additional Attachments

Photographs (in binder)

Wilton Historic District flyer (1981)

Select Permit(s)

Building Permits

All Applications must be filled out by Applicant

Blg. Form 3

PLANS AND SPECIFICATIONS
and other data must also be filed

3

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:

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

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

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

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

	REMOVED FROM		REMOVED TO
<p>TAKE TO REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY</p>	<p>Lot..... Block.....</p> <p>Tract.....</p>	<p>Lot <u>17</u> Block <u>15</u></p> <p>Tract <u>232</u></p>	<p>O.K. City Engineer Deputy</p>
<p>TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY</p>	<p>Book..... Page..... F. B. Page.....</p> <p>From No. <u>125 - S Wilton Dr</u> Street.....</p> <p>To No. <u>Between Temple & 3rd</u> Street.....</p>	<p>Book <u>29</u> Page <u>3</u> F. B. Page.....</p>	<p>O.K. City Engineer Deputy</p>

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Dwelling 1 Family
2. What purpose will Building be used for hereafter? " 1 Family
3. Owner's name Frank J. Plumley Phone Holl 1398
4. Owner's address 125 Wilton Dr
5. Architect's name _____ Phone _____
6. Contractor's name Frank J. Plumley Phone _____
7. Contractor's address 125 Wilton Dr
8. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) \$ 150.00
9. Class of present Building Same name No. of rooms at present 9
10. Number of stories in height two Size of present Building 30 x 45
11. State how many buildings are on this lot one
12. State purpose buildings on lot are used for Dwelling house 1 family
(Tenement House, Hotel, Residence, or any other purpose)

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

to construct tile bath room floors and enclose tub
construct one new bath room on first floor
tile sink top in kitchen
extend kitchen and screen porch back three feet on first floor
breakfast room in kitchen

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) Frank J. Plumley
Owner or Authorized Agent

FOR DEPARTMENT USE ONLY		
<p>PERMIT NO. 35610</p>	<p>Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.</p> <p><u>10/9/22</u> O.K.</p> <p><u>J. Plumley</u> Plan Examiner</p>	<p>Application checked and found O.K.</p> <p><u>J. Plumley</u> Clerk</p> <p>Stamp here when permit is issued RECEIVED OCT 9 1922 L. A. Bldg. Dept.</p>

W. T. J. J. J.

400

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

B&S Form 8-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only
2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.				LOT	BLK.	TRACT	CENSUS TRACT
				17		#232	DIST. MAP 4661
2. PRESENT USE OF BUILDING				NEW USE OF BUILDING			
(07) Garage				Same			
3. JOB ADDRESS							
125 South Wilton Drive							
4. BETWEEN CROSS STREETS				INSIDE COR. LOT			
1st Street				AND 2nd Street			
5. OWNER'S NAME				PHONE			
Patrick Moran							
6. OWNER'S ADDRESS				P.O. BOX		ZIP	
11222 Chandler Bld. North Hollywood						7622 X 12174	
7. ARCHITECT OR DESIGNER				STATE LICENSE NO. PHONE			
8. ENGINEER				STATE LICENSE NO. PHONE			
9. CONTRACTOR				STATE LICENSE NO. PHONE			
Owner							
10. SIZE OF EXISTING BLDG.		STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE			
19'6" x 18'6"		1	10	Two-garage & dwelling			
11. MATERIAL OF CONSTRUCTION		EXT. WALLS	ROOF	FLOOR			
12. JOB ADDRESS		DISTRICT OFFICE					
3 125 South Wilton Drive		LA					
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.		GRADING					
		\$ 200.00					
14. NEW WORK: (Describe)		CRIT. SOIL					
Comply with Bldg Requirements Bldg "B" file X72151		HIGHWAY DED. No 505					
NEW USE OF BUILDING				SIZE OF ADDITION	STORIES	HEIGHT	FLOOD
TYPE V				GROUP Accessory		VALUATION APPROVED Hands	
BLDG. AREA				SPRINKLERS REQ'D SPECIFIED		CONS. X72151	
DWELL. UNITS 0				MAX. OCC.		ZONED BY C FRY	
P.C. No.				GUEST ROOMS		PLANS CHECKED	
P.C.				SPACES REQ'D PROVIDED		PLANS APPROVED	
				CONT. INSP.		APPROVAL APPROVED	
				G.P.I.		INSPECTOR Sullo	
				B.P. 2.00		TYPIST	
				I.F.			
				D.S.			

CASHIER'S ONLY

JAN-66 00915 E •16499 X-1CS 2.00

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed <i>Patrick Moran</i> (Owner or Agent)	Name	Date
Bureau of Engineering	ADDRESS APPROVED	
	SEWERS AVAILABLE	
	NOT AVAILABLE	
	DRIVEWAY APPROVED	
	HIGHWAY DEDICATION REQUIRED	
	COMPLETED	
Conservation	FLOOD CLEARANCE APPROVED	
	APPROVED FOR ISSUE	
	FILE # X72151	<i>J. Sando</i> 1-5-65
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	
Planning	APPROVED UNDER CASE #	
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)	
Traffic	APPROVED FOR	

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

REHABILITATION
CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

Address of Building 125 South Wilton Drive
Permit No. and Year 16499-66
Certificate Issued 7-21-67

This certifies that, so far as ascertained by or made known to the undersigned, the deficiencies in this building have been corrected and the building complies with the applicable requirements of Division 49, Article 1, Chapter 3 of the Municipal Code for the following occupancies:

One-Story, Type V, 19'6" x 18'6", Private Garage.

R Occupancy

File No. X72151

FILE COPY ONLY

Owner Mr. Patrick Moran
Owner's Address 11222 Chandler Boulevard
North Hollywood, California

Form B105 -20M-12-5 [REDACTED], Superintendent of Building by R. A. GREGORY:dl5

125 S Wilton Dr



Permit #: B13VN07024
Plan Check #: B13VN07024
Event Code:

13016 - 20000 - 12410
Printed: 06/24/13 08:34 AM

Bldg-Alter/Repair 1 or 2 Family Dwelling Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 06/24/2013 Last Status: Issued Status Date: 06/24/2013
--	--	---

TRACT	BLOCK	LOT(s)	ABR	COUNTY MAP REF#	PARCEL ID# (PIN#)	ASSESSOR PARCEL#
TR 232		17	2	M B 15-2/3	138B189 1053	5516 - 011 - 011

3. PARCEL INFORMATION

Area Planning Commission - Central LADBS Branch Office - LA Council District - 4 Certified Neighborhood Council - Greater Wilshire Community Plan Area - Wilshire	Census Tract - 2115.00 District Map - 138B189 Energy Zone - 9 Lot Cut Date - 08/07/1936 Near Source Zone Distance - 2.2	Thomas Brothers Map Grid - 633-G1
---	---	-----------------------------------

ZONES(S): R1-1

4. DOCUMENTS

OHD - Yes
HCM - US-79000490
CDBG - LARZ-Central City
BMO - Yes

5. CHECKLIST ITEMS

Combine Elec - Wrk. per 91.107.2.1.1.1
Combine Plumbg - Wrk. per 91.107.2.1.1.1
Combine HVAC - Wrk. per 91.107.2.1.1.1

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
CHI, ANDREW S AND
125 WILTON DR, LOS ANGELES CA 90004 --
Tenant:

Applicant: (Relationship: Engineer)
LONG TANE -
-- (818) 388-7540

For Cashier's Use Only W/O #: 31612410

EXISTING USE	PROPOSED USE
(01) Dwelling - Single Family	(01) Dwelling - Single Family

8. DESCRIPTION OF WORK

convert (e) second story closet into a 3/4 bathroom.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Faruk Sezer DAS PC By:
OK for Cashier: Blanca Morales Coord. OK:
Signature: Date: 06/24/2013

11. PROJECT VALUATION Final Fee Period

Permit Valuation: \$6,000 PC Valuation:

Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

VN 0006 203010644 6/24/2013 8:34:17 AM	
BUILDING PERMIT-RES	\$130.00
ELECTRICAL PERMIT RES	\$33.80
HTG/REF PMT RES	\$16.90
PLUMBING PERMIT RES	\$33.80
BUILDING PLAN CHECK	\$0.00
EI RESIDENTIAL	\$0.60
ONE STOP SURCH	\$4.30
SYSTEMS DEVT FEE	\$12.91
CITY PLANNING SURCH	\$7.80
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$6.50
CA BLDG STD COMMISSION SURCHARGE	\$1.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$257.61

Permit #: 130162000012410
Receipt #: 0203043850
Building Card #: 2013VN59193



* P 1 3 0 1 6 2 0 0 0 1 2 4 1 0 F N *

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

13016 - 20000 - 12410

14. APPLICATION COMMENTS:

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) RANDALL LLOYD	2362 COLORADO BLVD,	LOS ANGELES, CA 90041	B	852884	(323) 256-6862
(E) TANG, LONG THANH	8722 OLNEY STREET,	ROSEMEAD, CA 91770		C74481	(818) 388-7540

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed 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 LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

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 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B License No.: 852884 Contractor: RANDALL LLOYD

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.

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 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

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. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS 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, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, 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. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration, and
- This permit is being obtained with the consent of the legal owner of the property.

Print Name: LLOYD RANDALL

Sign: 

Date: 06/24/2013

Contractor Authorized Agent

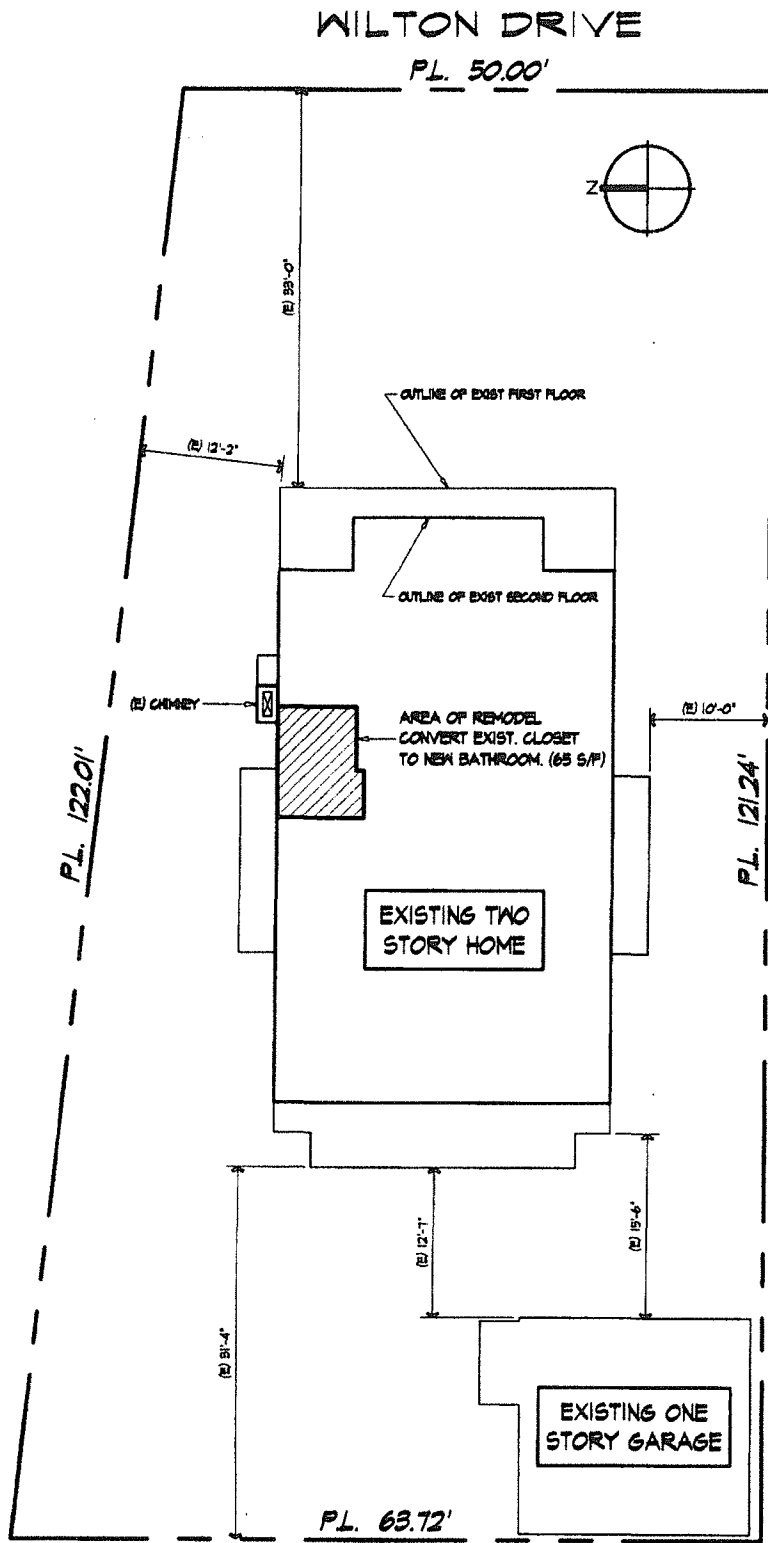
Bldg-Alter/Repair
1 or 2 Family Dwelling
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B13VN07024
Initiating Office: VAN NUYS
Printed on: 06/21/13 10:28:20

PLOT PLAN ATTACHMENT

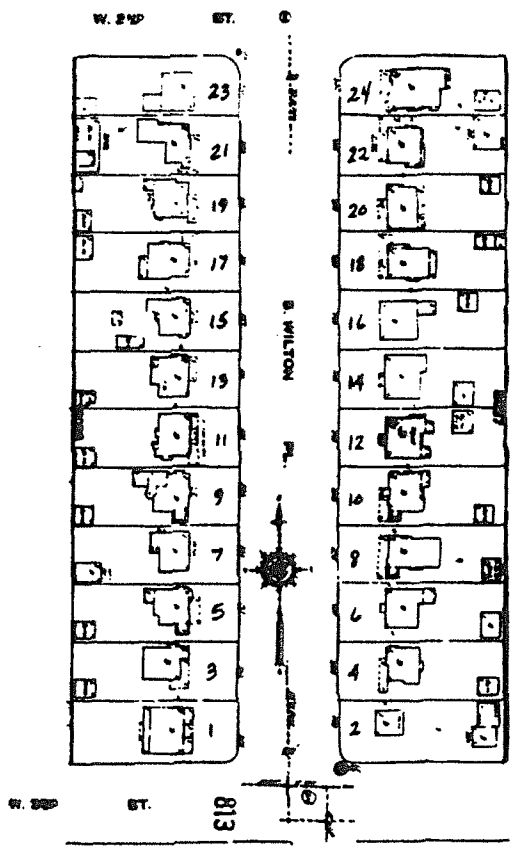
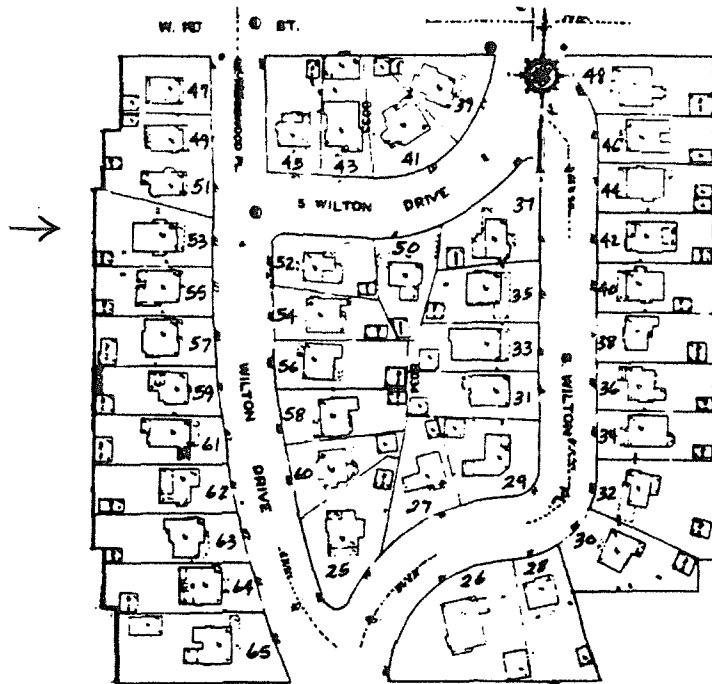
CITY OF LOS ANGELES
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



2013

Additional Primary/Secondary Source Material

WILTON HISTORIC DISTRICT LOS ANGELES, CALIFORNIA



The area along Wilton Place and Wilton Drive between Third Street and First Street in Los Angeles was developed during the first decade of the Twentieth Century. It was planned as an upper-middle class, single family residential area and was located on the far northwestern boundary of the City. About half of the sixty-five structures were built before the beginning of the First World War. The remaining houses were completed in the decade following the War with only two exceptions, both constructed in the mid-30s. This concentrated period of building and the fact that there have been virtually no major changes or alterations in the intervening years have resulted in an unusually homogeneous neighborhood highlighted with fine examples of two-story Craftsman bungalows and slightly later Colonial Revival residences. An additional unique feature of this area is the unusual street configuration which was developed to join the already existing alignments of Wilton Place north of First Street and south of Third. Many builders in this area effectively utilized the curving streets to give prominence to their structures, siting them with great care in order to take advantage of the interesting vistas.

Around 1900 the District was being used as a vegetable garden and chicken ranch by the Plummer family to supply food for their restaurant in the Plaza in downtown Los Angeles. It made up the central portion of Plummer Square, recorded with the County of Los Angeles on January 28, 1896, and which included the area between Western Avenue and Westminster (now just west of Norton) and Second Street (now First) and Fourth Street (now Third). On January 8, 1907, John L. Plummer filed a tract map with the County of Los Angeles for the area along Wilton Place between the present Second and Third Streets. A tract map for the area between Second and First Streets was filed in May of 1907 by E. T. Wright and slightly modified in June of 1908. The area was annexed by the City of Los Angeles on October 27, 1909. The only change recorded for the area since then occurred in October of 1912 when Ridgewood Place was cut through south of First Street to join up with Wilton Drive.

The District contains numerous fine examples of two-story Craftsman bungalows such as those at 111, 121, 122 and 140 South Wilton Place and 103, 117, 125, 127, 147 and 157 South Wilton Drive. Typical examples of stained, leaded glass of the period can be seen at 118 and 221 South Wilton Place and 135 South Wilton Drive, and fine examples of clear, sometimes beveled, leaded glass can be found at 200, 220 and 239 South Wilton Place. Seen together, these houses give a particularly complete picture of the Craftsman style of architecture between 1905-1920 as found in Los Angeles.

There are also numerous notable examples of two-story Colonial Revival bungalows such as those at 148, 203 and 269 South Wilton Place and 132 South Wilton Drive. Of particular interest is the monumental Classical Revival residence at 212 South Wilton Place with its imposing two-story portico and composite capitals on paired columns. Other noteworthy examples are the very sophisticated American Colonial Revival house at 226 South Wilton Place, the Dutch Colonial Revival residence at 155 South Wilton Place, and the impressive Spanish and Mission Revival structure at 156 South Wilton Place with its subtle leaded glass windows.

Some of the most interesting houses, however, are not as important as examples of a particular style as they are for their relationship to the street and the neighboring structures. Certain houses gain distinction from their location and their unique siting. One of the most impressive is the house at 165 South Wilton Place which is positioned on the point created by the divergence of Wilton Place and Wilton Drive at Second Street. Other structures distinctly sited are at 139 and 156 South Wilton Place where entries are located at the corners of each house, and at 111 South Wilton Place where a pergola extending from the north side of the house contributes to the pleasure derived from the unexpected view of this delightful facade. Other houses are memorable for their relationship to each other such as those along the west side of Wilton Drive where the repeatedly stepped-back siting of each house creates a charmingly different vista.

In May of 1979, the California State Historic Preservation Officer, Dr. Knox Mellon, recommended the District be placed on the National Register of Historic Places. On July 24, 1979, the Wilton Historic District became the third area in the City of Los Angeles to be so honored.

1. 269 South Wilton Place
American Colonial Revival
1914
This house was moved from
4865 Clinton Street to
this location in 1921.
2. 268 South Wilton Place
1937
This house was built
after the original Frank
Tyler residence was moved
to 100 North Van Ness.
3. 263 South Wilton Place
Craftsman Bungalow, 1910
A fine example of the use
of clinker brick can be
found in this house.
4. 262 South Wilton Place
Mission Style, 1917
Architect: H. Whiteley
5. 257 South Wilton Place
Craftsman Bungalow, 1914
Architect: H. J. Knauer
6. 256 South Wilton Place
American Colonial Revival
1924
Architect: Kenneth Kahn
7. 251 South Wilton Place
1919
8. 250 South Wilton Place
Craftsman Bungalow, 1910
This bungalow was designed
by the same unknown archi-
tect who did 220 and 221
South Wilton Place.
9. 245 South Wilton Place
Craftsman Bungalow, 1912
Architect: Thomas Powers
Many Classical details
enhance this house. The
front door is particularly
interesting.
10. 244 South Wilton Place
Tudor & Swiss Chalet
Bungalow, 1912
Architect: Frank Tyler
This is one of the most
interesting houses in the
District.
11. 239 South Wilton Place
Craftsman Bungalow, 1909
In the bay window on the
first floor is a typical
example of leaded glass
of the period.
12. 238 South Wilton Place
Renaissance Revival, 1920
Architect: Frank Tyler
This house is the only one
in the District construc-
ted of concrete.
13. 233 South Wilton Place
Craftsman Bungalow, 1910
Once the home of the well-
known minister, Baker P.
Lee, this house has an
unusual hexagonal gable.
14. 232 South Wilton Place
American Colonial Revival
1921
Architect: J. M. Haff
15. 227 South Wilton Place
Craftsman Bungalow
1909-10
This house displays some
Colonial Revival details
as well as fine leaded
glass on either side of
the main entrance.
16. 226 South Wilton Place
American Colonial Revival
1920
This is a very fine ex-
ample of this style of
architecture.
17. 221 South Wilton Place
Craftsman Bungalow
1909-10
The retaining wall and
the stained glass window
under the porte-cochere
are original.
18. 220 South Wilton Place
Craftsman Bungalow, 1912
There is a beautiful
beveled and leaded glass
window in the front door.
19. 215 South Wilton Place
Craftsman Bungalow
1909-10
Architect: Pierpont Davis
The retaining wall is ori-
ginal and the first own-
er's initials are part of
the design of the leaded
glass in the front door.
20. 212 South Wilton Place
Classical Revival, 1908
The grandest residence in
the District, this house
was once the home of the
famous actor, Lewis Stone.
21. 209 South Wilton Place
Craftsman Bungalow, 1912
Architect: H. J. Knauer
This is a typical Crafts-
man Bungalow and one of
the finest examples in the
District.
22. 206 South Wilton Place
Craftsman Bungalow, 1908
23. 203 South Wilton Place
American Colonial Revival
1936
24. 200 South Wilton Place
Craftsman Bungalow, 1904
This house was built at
651 South Westlake Avenue
and moved to this site in
1920.
25. 165 South Wilton Place
American Colonial Revival
1919
Its unusual site enhances
this house.
26. 156 South Wilton Place
Spanish and Mission
Colonial Revival, 1922
Architect: Elwin Horberg
This residence is inter-
estingly sited to the
street and contains some
examples of leaded glass
not found elsewhere in
the District.
27. 155 South Wilton Place
Dutch Colonial Revival
1920
Architect: Edward Cray
Taylor
Designed for Emma Bogue,
a local sculptress, this
house and its gardens
contain numerous fine
examples of her work.
28. 152 South Wilton Place
1921
29. 139 South Wilton Place
1922
Architect: R. J. Kieffer
This house demonstrates
numerous Italian Renais-
sance influences including
the broken pediment over
the entrance. It is sited
to the street in an inter-
esting manner with the
entrance at the corner.
30. 148 South Wilton Place
American Colonial Revival
1919
Architect: Preston Wright
An unusual feature of this
residence is its Adamesque
doorway with fan window.
31. 131 South Wilton Place
Craftsman Bungalow, c. 1914
An unusual entrance at the
side of the house enhances
its relationship to the
street.
32. 144 South Wilton Place
1920
This house is Late Mission
Revival Style.

- 125 South Wilton Place
1921
Architect: E. W. Stillwell
The garage has a turntable
in the floor to turn the
car around so there is no
need to back out of the
driveway!
- 140 South Wilton Place
Craftsman Bungalow, 1910
- 121 South Wilton Place
Craftsman Bungalow, 1913
Architect: F. L. Perry
This is a classic two-
story bungalow and one of
the finest in the District.
- 132 South Wilton Place
Craftsman Bungalow, 1912
- 111 South Wilton Place
Craftsman Bungalow, 1916
Architect: H. H. Whiteley
Interestingly sited to the
street, this house boasts
an unusual hooded porch.
- 126 South Wilton Place
Dutch Colonial Revival
1919-20
Architects: Montgomery &
Nibecker
- 103 South Wilton Drive
Craftsman Bungalow, 1913
- 122 South Wilton Place
Craftsman Bungalow, 1913
Architect: W. L. Truitt
- 107 South Wilton Drive
Dutch Colonial Revival
1916
- 118 South Wilton Place
Craftsman Bungalow, 1912
Oriental influences enhance
this bungalow as does its
colored leaded glass win-
dow.
- 115 South Wilton Drive
English Tudor Revival, 1925
- 112 South Wilton Place
Craftsman Bungalow, 1911
- 117 South Wilton Drive
Craftsman Bungalow, 1910
- 106 South Wilton Place
English Tudor Revival, 1921
Architect: H. C. Bradley
- 101 South Ridgewood Place
Late Mission Style, 1921
Architect: Mrs. Emil Spezza
- 102 South Wilton Place
American Colonial Revival
1919
49. 111 South Ridgewood Place
American Colonial Revival
1918
50. 116 South Wilton Drive
West Coast Prairie Style
1916
Architect: Henry M. Jones
51. 121 South Wilton Drive
Dutch Colonial Revival
1918
52. 120 South Wilton Drive
Late Mission Style, 1916-17
53. 125 South Wilton Drive
Craftsman Bungalow, 1909
Swiss Chalet and Oriental
influences are visible in
this bungalow.
54. 132 South Wilton Drive
Dutch Colonial Revival
1917
55. 127 South Wilton Drive
Craftsman Bungalow, 1911
56. 138 South Wilton Drive
1919-20
Architects: Newton &
Williams
57. 135 South Wilton Drive
Craftsman Bungalow, 1911
On the north side is a fine
example of colored leaded
glass.
58. 142 South Wilton Drive
Craftsman Bungalow, 1907
This is the first house
built in the District.
59. 141 South Wilton Drive
Dutch Colonial Revival
1919
60. 150 South Wilton Drive
1922
Architect: Rex Weston
61. 147 South Wilton Drive
Craftsman Bungalow, 1912
Architect: H. J. Knauer
This is the third residence
designed by Knauer in the
District.
62. 151 South Wilton Drive
1920
Architect: S. M. Cooper
63. 157 South Wilton Drive
Craftsman Bungalow, 1912
The long sweep of the eave
gives a real distinction to
this house.
64. 163 South Wilton Drive
American Colonial Revival
1918
Architect: Frank Tyler
One of the four houses
designed by Tyler in the
District, this residence
has recently been re-
painted in its original
colors.
65. 169 South Wilton Drive
1920
Architect: Frank Tyler
Stong Mission Revival
touches are evident in the
porch of this Colonial
Bungalow.

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LOS ANGELES, CA 90004

Family Strikes Oil, But It's in Basement
Los Angeles Times (1923-Current File); May 4, 1946;
ProQuest Historical Newspapers: Los Angeles Times (1881-1989)
pg. A3

Family Strikes Oil, But It's in Basement

The Lee A. Baughmans struck oil yesterday but they don't know whether to be pleased about it or not. They discovered the oil bubbling up from the ground beneath their home at 125 S. Wilton Drive and running down the walls of their basement and all over the floor.

When their daughter, Mrs. Betty Truman, went down into the basement she stepped into something black and sticky.

"We thought perhaps an oil line near by had broken," said Mrs. Baughman, who was both excited and worried about the discovery, "but when the firemen came out to look at it they said that there are no oil lines or installations within three miles of us. It looks like we've got an oil well."

Firemen checking the oil said that it presents no great fire hazard now but that the Baughmans will have to do something about it in the near future.

Similar cases in that neighborhood in the past have proved to be just a case of ground seepage which eventually stopped.

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Ellen H r 1644 W 21st
- F W r 537 E 5th
- Jay slmnr r 552 S Bway
- Lillian B tchr r 345 Cornwell
- Maud wid Henry h 305 Orange
Platt Alvin R r 692 Maple
- Aurora M nurse Angelus Hosp r 612 E
24th
- Bend pianos 329 S Bway and 216 W
- R pianeter r 310 W 7th
- Chas E barber Hotel Alexandria
- Clement E storekpr h 2141 Sunset Blvd
- Conrad r 128 1/2 N Spring
- Cilla E stenr r 3417 W Washington
- Dallas H slmnr O A Vickrey & Co h
1356 W 11th
- Edwin P ltho h 4253 University av
- Eliza wid Jesse r 338 E 35th
- Elmer C r 101 S Bunker Hill av
- Ethel M bkpr G E Platt r 4204 Stephen-
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982 Park View
- Jas S real est r 256 S Fremont av
- John H h 1017 W 3d
- Laura Mrs r 1032 S Hope
- Leonard H limekpr S P r 1017 W 3d
- Lemuel B traffic dept Riverside Port-
land Cement Co h 3704 W Washington
- Lew carp r 1309 S San Pedro
- Lucy wid F E h 692 Mateo
- L M r 725 Bixel
- Martha E wid H D h 1921 5th av
- Mary G wid Cornelius r 5312 La Mirada
- May r 2141 Sunset Blvd
- Nellie B bkpr G E Platt r 4204 Stephen-
son av
- R Herman candy broker h 3417 W Wash-
ington
- Solon P mgr Great Eastern Suit Co h
440 E 28th
- S Chateau slmnr Blake, Moffitt &
Toson h 1130 W 51st
- Willard W pop corn 461 S Main r 121 1/2
N Hill
- Wm h 725 Bixel
Platts Berard A clk h 1140 N Alexandria
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Plattner Wm E slmnr h 508 W Av 50
Plattner Alice Mrs fur rms 918 W 6th
- Anna r 266 N Belmont av
- Nicholas h 286 N Belmont av

Platts Willis A bkpr Armour Fertilizer Wks
h 427 Grand View
Platz Anton boilermrk h 417 E Pico
- Arthur W E bkpr Cooper, Coate & Casey
r 1107 W 75th
- Cecil A jeweler r 343 W 54th
- Edw baker h 1025 1/2 W 18th
- Elizabeth clk Jacoby Bros r 1107 W
75th
- Emma M Mra h 1107 W 75th
- Erich H clk Cudahy Pkg Co r 1107 W
75th
- Erwin benchhd r 1025 1/2 W 18th
- Fannie wid Anthony h 427 E 24th
- Frank A dtamn r 1640 Widd
- Harold P jeweler r 343 W 54th
- Hazel J artist r 248 1/2 E 54th
- Hugo bkpr L A News Co r 1107 W 75th
- Jeannette C wid John h 343 W 54th
- Maria clk r 417 E Pico
- Peter N carp h 1640 Widd
- Sabina r 417 E Pico
- Wm V H brewer h 225 Av 25
Plauf Wm emp Bishop & Co r 714 E 6th
Plaxan Alma student r 720 S Figueroa
Plaxton Albt E cond r 720 Maple av
Play Geo r 525 Gladys av
Playan Marion M patternmrk h 1217 Wil-
son
Playground Commission, C S Lamb sec 4
City Hall
Player Elmer J plumber h 401 N Harvard
blvd
- Helen L h 4165 Walton av
- Philip (Davenport & Player) r 4168
Walton av
Plaza Hotel The fur rms 513 N Main
- Novelty Co (W H Clume) shooting gal-
lery 507 N Main
- Park, N Los Angeles Marchessault and
N Main
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- Hill Baptist Church (Colored) Westlake
av bet Court and First, Rev W H Rozier
pastor
- View Apts 216 S Rampart Blvd
Plocher Ralph W student r 140 N Caronde-
let
Ploe Victor R r 564 S Hope
- Pierre Danl r 523 Towne av
Plochia Frank lab h 1411 Wilson
Plesmore Lester brklyr h 812 S Los An-
geles
Plotch Theo h 936 Potter Park av
Plotcher Anna cond 625 S Harvard Blvd
- Clarence E driver Merriam Bros h 163
S Glass
Plotsch Theo H v-pres U S Mausoleum Co
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Plotter Gordon S lampmn r 6142 Eleanor av
- Jos E tool dresser r 6142 Eleanor av
- Jos T foremn h 6142 Eleanor av
Ploekharp Chas V books 222 Mercantile pl
h 141 E Av 55
- Chas V Jr clk r 141 S Av 55
- Jas F clk C V Ploekharp r 141 E Av 55
Ploevros Chas E clk r 436 E 42d
Ploevros Jas D fur rms 310 1/2 E 5th
Ploimley Hazel tchr r 6109 Massachusetts av
- Jane E dreamkr h 6163 York Blvd
- J Frank jeweler h 6109 Massachusetts
Plimmer Ernest W plasterer h 3911 Winter
Plimpton David pollsher r 236 S Grand av
- Lillian Mrs music tchr 2619 W 12th
- Roe H musician h 1169 Catalina
Plischke Fred W police h 1800 W 24th
Plo Jos cabtmkr h 1824 S Hope
- Len cabtmkr r 1824 S Hope
Plocker Aura h 337 W 65th
- Francis M hrd h 615 W 60th

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Blvd
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5935 S Grand av
- Henry C clk J W Robinson Co h 5935 S
Grand av
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W 7th rm 225
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- Henry meats 5137 Compton av
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- Oliver h 408 N Hill
- Thos J r 1264 W 22d
- Thos J contr h 1905 Brooklyn av
- Warren clk r 1236 Valencia
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- Haidane M slmnr r 244 N Chicago
- Jesse R cond h 1452 Pleasant av
- Melancthon D slmnr h 244 N Chicago
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Plattner Alice E Mrs fur rms 247 B Grand
- Anna C r 268 Belmont av
- Chas L carp h 347 S Grand av
- Nicholas h 266 Belmont av
Platto Marcello student r 434 Centennial
Platts Willis A steno r 3996 Woodlawn av
Platts Antonio boilerwkr h 417 E Pico
- Arthur C abalone wkr r 343 W 54th
- Arthur W E bkpr Cooper, Coate & Casey r 1107 W 75th
- Cecil J jeweler r 343 W 54th
- Emma M Mrs h 1107 W 75th
- Erich H clk r 1107 W 75th
- Fannie wid Anthony h 972 E Vernon av
- Harold F jeweler r 343 W 54th
- Hazel J artist r 343 W 54th
- Hugo W clk r 1107 W 75th
- Jeanette C wid John h 343 W 54th
- Marie S artist r 417 E Pico
- Peter N woodwkr E A Burks r Hawthorne
Platzman Annette H steno r 4919 Compton av
- Jos tailor 4919 Compton av
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- Park bet N Main and N Los Angeles
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- Theatre motion pictures 423 N Main
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- W N porter Co Hospital
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- Martha G tchr r 1538 El Centro av
- Saml A steno h 128 N Bunker Hill av
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- Chas R pdlr h 706 E 28th
- Cora E r 5607 Meridian
- Jas W engr h 223 W 42d
- Marcus E rev h 416 N Av 55
- Mary wid W M r 2641 S Hobart Blvd
- Preston B (Overton, Lyman & Plumb) r S Pasadena
- Richd cement finisher h 5563 Meridian
- Susie N Mrs h 5607 Meridian
- Thos H pres T H Plumb & Co Inc h 517 W 56th
- T H & Co Inc. T H Plumb pres. P M Culley v-pres. John Colby sec-treas real est 112 W 9th rm 112d
- Walter P plasterer r 5507 Meridian
- Wilbur H B r 5507 Meridian
- Wm B carp h 2819 Herkimer
Plumberg Harry P clk h 6510 Meridian
- Jos lab h 6510 Meridian
Plume Chas A cond r 641 E 50th
- Maria wid A B h 641 E 50th
Plumer Alex waiter r 814 San Julian
Plumey Carl collr r 466 S Figueroa
Plumlee Andw E barber r 245 1/2 E Spring
Plumlein Robt K gardener h 927 E 54th
Plumley Alfd E lab h 1430 Allison av
- Frank J mens furngs 111 W 6th r 125 S Wilton dr
- Mabel r 430 Allison av
Plummer Alex R slamm r 1623 W 23d
- Alfd K h 1630 W 54th
- Amos W prin 28th St Sch h 1233 Magnolia av
- Anna L Mrs Christian Science pract 610 S Bway rm 525 h 2193 Cambridge
- Anna O bkpr r 2323 W 6th
- Bernard gardener h 2501 W 27th
- Chas r 800 Sunset Blvd
- Chas meatctr r 1705 Arapahoe
- Chas F (Plummer & Fell) h 2031 Holly dr
PLUMMER CHAS H. L A County Purchasing Art h 1623 W 23d
- Clyde I sergt police h 1965 Brooklyn av
- Elizabeth telep opr r 710 S Bway
- Enoch r 2323 W 6th
- Ethel clk r 3887 S Hobart Blvd
- Eugene R interpreter h 1202 S Harvard Blvd
PLUMMER HAROLD P. Representative Union Lumber Co and Mendocino Lumber Co h 2046 W 28th
- Henry B slamm r 1623 W 23d
- Henry F electr r 239 S Van Ness av
- Ida L wid Thos bkpr r 1236 Valencia
- Jack T Miss steno r 1019 Maple av
- Jas R fur rms 1052 S Olive
- John eng h 1705 E 7th
- John lab r 1722 E 7th
- John metermn L A Gas & Elec Corp h rear 1021 E 45th
- John L h 239 S Van Ness av
- J R Mrs h 510 N Boylston
- Kate V dressmkr h 2323 W 6th
- Leroy I pres Great Gold Belt Mining Co r Pasadena
- Mary wid Nathaniel h 2321 Compton av
- Nelson R confr 3387 S Hobart Blvd
- Wm E slamm L W Stockwell Co r 468 Lake
- Wm J gardener h 2517 W 17th

**Farming Land
Grazing Land
Irrigable Land
IN LARGE TRACTS**

JOHN F. SULLIVAN
LANDS AT WHOLESALE

518 L.N. Van Nuys Bldg.
Seventh and Spring Sts.
Telephone
MAIN 667

ATTORNEYS ATTENTION

LOS ANGELES DIRECTORY CO. 818 Broadway Central Bldg., 424 South Broadway

Searches made for Defendants in all California Counties, or throughout the United States. Affidavits furnished.

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COMMERCIAL TRUST SAVINGS
Hellman Bank
 Sixth and Main

Mione Louise garmit ctr h214 N Mott
 Mopper Riley 2214 Incehahm
 Moss Christopher eng h483 Solano av
 - Mergt student r482 Solano av
 Mucklin Abraham auto opr r142 S Glass
 - Hyman auto mech r116 N Breed
 - J pdlr h142 S Glass
 - Morris slamm r146 N Breed
 - Saml H auto wrecker 2024 E 1st r416 N Breed
 Moller Adat L slamm h712 W 79th
 - Elmer L slamm Omaha Meat Co h623 W 79th
 - Frank G h951 W 43d
 Mottnikoff Nicholas lab h154 N Glass
 - Plutis Elizabeth A wid Thos h661 E Adams
 - Harry R auto painter r61 E Adams
 - Raymond C camerann r481 E Adams
 Mottke Clara h625 Loomis
 Mous Cath dom 2170 W 24th
 Moutf Wm A steamftr h6415 South Park av
 Mough Estrella B wid Homer tchr r1276 W 54th
 - Esther E F bkpr John Hokom r1125 W 54th
 - Geo W h1275 W 35th
 - Harry S clk r1119 E 14th
 - Henry C slamm J W Robinson Co h1119 E 14th
 - John E cabmkr h1126 W 51st
 - Rosa J dom r1125 W 51st
 Mouton Wm D books r105 S Spring

MLOWE JAY, Solo Flutist of Los Angeles Philharmonic Orchestra and Teacher of Flute - 234 Blanchard Hall Studio Bldg 233 S Bway, Monday and Thursday Afternoons, h1743 Stanley av, Tel 579064

- Ralph h1526 E 39th
 Mowbray J Howard bkpr L A Ry r Lone Beach
 Mowbray Annie wid Chas r2127 6th av
 Muckishin Chas T carp r122 W Av 67
 Mue Edna M steno r417 S Gramery pl
 - Walter B carp mtr L A T & C S Co h 4417 S Gramery pl

Mueck Frank J shmittlwr h746 E 28th
 - Harry mlwkr h2127 Compton av
 - Henry ero 5137 Compton av
 Mues Robt L clk 5th St Store r Sawtelle
 Mues Fred J gen 148 E Flower r715 S Olive
 Muna Jane Mrs h20 California
 - Manuel lab h2200 E 10th

Munich Al H lab r5602 Meridian
 - Arthur R mnr h351 1/2 Gertrude
 - Carrie L telep opr r517 S Av 39
 - Chas R met 308 W 12th h1500 E 23d
 - Cora B Mrs clk r2006 E San Pedro
 - Danl auto mech r20 S Beaudry av
 - Grace S clk r2152 7th av
 - Henry G clk r1033 W 7th
 - Horace T h2812 7th av
 - Lettie telep opr r1823 Darwin av
 - Marcus H Rev h410 W Av 65
 - Mary wid W M r1602 Kenmore av
 - Max E notions 6292 Santa Monica Blvd h 6290 same

- Preston B (Overton, Lyman & Plumb) r S Pasadena
 - Richd lab h5503 Meridian
 - Ruth A wid N M h1108 E 21st
 - Susie M Mrs h507 Meridian
 - Thos W contemn h1423 Court
 - Walter F h147 Eagle Rock av

Munster Caroline Mrs housekr 1518 Fuller
 - Wm E h2795 Francis av
 Plumberg Lena M wid Jos clo post r626 S San Pedro

Plumbridge Harold E asmbmr r1216 W 4th
 Plumburg Harry F slmckpr Chandler Ship Bldg Co h1065 Larson av, W 11th
 Plume Chas motrmn r641 E 50th
 - Della N Mrs bkpr r719 S Olive
 - Joe A enterer r719 S Olive
 - Maria wid A B h441 E 50th

Plumoyer Carl D aud h1236 Crown Hill av
 Plumleish Robt K janitor h225 E 44th
 Plummer Alf E lab h1215 Quintero
 - Frank J mens furage 111 W 6th h125 Wilton dr
 - Glen V r1325 Quintero
 - Mahol M r1225 Quintero

Plummer Alf K tchr h6134 York Blvd
 - Anon W prin Twenty-eighth Street Sch h1223 Magnolia av
 - Bernard gard h3522 San Marino

PLUMMER CHARLES F, Interior Architect and Designer, 1108 Story Bldg 610 S Bway, Tel 57781, h2031 Holly dr, Tel Hollywood 2731

PLUMMER CHAS H, Purchasing Agent L A County, Rm 384 Court House, h1128 W 23d
 - Clyde I licut police h38th and Pacific av S Pedro
 - Elizabeth r710 S Bway
 - E C clk r3857 S Hobart Blvd
 - Harold P h146 N Rampart Blvd
 - Harvey C carp h432 Maple av
 - Henry lab h157 1/2 Merchaut
 - Ida L wid T S tchr r1236 Valencia
 - John Brenn h146 N Av 22
 - John W schmn h91 Imperial
 - Jos B h6134 York Blvd
 - Jos D student r6134 York Blvd
 - Leo A r212 E 14th
 - Kimball L mech h6134 York Blvd
 - Kiratine Mrs h2617 W 17th
 - Leroy F wid John h419 River
 - M A h1202 S Harvard Blvd
 - Nelson B bidg cont 2887 S Hobart Blvd
 - Rosa E section h4121 W 46th
 - Roy T carp r3887 S Hobart Blvd
 - Theo h4817 Elmwood av
 - Thos J h181 Brooklyn av
 - Walter W auto mech r13 N Daly
 - Wm B carp h173 N Daly
 - Wm J card r217 S 7th

PLUMMER W A MFG CO (San Francisco), H R Hamlin Mgr, Cotton and Burlap Bags, Burlap and Twine, "Desert" Water Bags, Etc, 905 Van Nuys Blvd 210 W, 7th (See page 149)

Plumpton David polisher h1817 Lemoine
 - Margaret E steno h182 Lemoine
 Plumridge W Lunley slamm F J Hillebrand h4822 Rosewood av

Plumstead Akeley R r2332 University av
 Plumkett Belle seam r428 W 74th
 - Chas A painter h428 W 74th
 - Chemical Co, G Gardner Distributor 219 W 7th rm 1217
 - Eloise D wid Wm r955 S Alvarado
 - Elmer A mach L A Gas & Elec Corp h 1278 E 57th
 - H C h1621 S Grand av
 - Jesse E cond r1334 Crown Hill av
 - John D bkpr H Jenne Co r552 S Main
 - Jos lab r682 Leedale, Van Nuys
 - Lenora Mrs seam r1223 S Hill
 - T H h1555 Estrella av
 - Wm h602 Leedale, Van Nuys
 - Wm clk r955 S Alvarado

Plunkett Chas H dispatcher h261 Sycamore Glen dr
 - Plunkett Augustus foremn C S Hutson & Co h1455 W Vernon av
 - Pius Evelyn tchr r120 S Grand av
 - Morris A uphol h137 S Glass
 Pluth Marcus mnr r516 W 36th
 Pluyere Arnold h187 W 43d Pl
 Pluznikoff Alex h137 S Glass
 Plymouth Congregational Church, Rev G A Andrews pastor 550 W 21st
 - Hotel 556 S Flower

Po Sox Tong Co chinese mdse 319 Marchesa-
 - Tsai Tong Co chinese herbs 755 N Alameda
 Poage Herb A eng E C Thorne r1142 W 10th
 - E slamm h221 Golden av
 - Jennie R r1106 Homer
 - John H pharm C H V Lewis h1106 Ho-
 - Josephine wid R H h2207 Griffith av
 - Pear Chas B v-pres and Mgr S Bachman
 - Alice Co h2491 W 10th
 - Porach Leora J wid Sampson Drumkr 1317 Toberman
 - Port Raymond W mgr Tutler Bros h Lan-
 - kerthm Blvd cor 10th
 - Sadie R Mrs r Lanckerthm Blvd cor 10th

THE AUDIT COMPANY OF LOS ANGELES
PUBLIC ACCOUNTANTS

Walter C. Wright, C.P.A. Willis H. Brown, C.P.A. Walter K. Mitchell, C.P.A. (Ga.)
709 H. W. Hellman Bldg. Phone Main 2372

Pobang Chas W barber 127 1/2 W 3d h409 W 32d
 - Herman A student r44 N Olive
 Poboy Fred R h403 E 43d
 - La Mar R slamm h43 E 43d
 Poblasco Chas J garment ctr h1211 San Ju-
 - lian
 - Hedwig A dom r1121 San Julian
 Pobst D F mech r246 Incehahm
 Pocceno G r104 S Main
 Pockan David shoe repr 6261 Hollywood Blvd
 h1160 W 24th
 Pochon Alphonse P engrav 424 S Bway rm
 620 h267 Pomerozy
 - Maurice G engrav A P Pochon h2340 Verde
 Pociak Stanley mach h318 Loreto
 Poggio L lab r25 S Av 16
 Pockito Paul h195 Temple
 Pockels Gustav H clk h2626 W 17th
 Pockel Robt M tailor W A Johnston h415 N Grand av
 Pocket Cash Register Co, Howari A Dodge
 Pockon Robt M cement contr h1404 N Kenmore av
 - Leroy F wid John h419 River
 Pockoc Philip M auto opr h249 E 11th
 Pooerena John mech h1416 E 25th
 Pooerina Charles W h1 Russell r674 E 26th
 Pudas Francis auto mech r220 N Rampart Blvd
 - Frank M pkr h620 N Rampart Blvd
 Podera Stephen L & P Produce Co r509 S Grand av, S Pedro
 Podera Andrew H & P Produce Co, S Pe-
 - dro h1002 1/2 E 29th
 - Florence Mrs clk r509 S Grand av, S Pe-
 - dro

Poelsteyna Jos sausagemkr r519 Maple av
 Podgorinoff Elfin h166 N Glass
 Poinore Albt L steno County Bd of Super-
 - visors r Huntington Park
 Podolsky Boris J dtmnn S C T Co h2245 S Flower
 Podrow Chas J prosthetic dentist r567 S Figueroa

Podrugelj Josephine wid Michl h2130 1/2 S Central av
 Poe Alice wid H G h2417 W 23d
 - Elizabeth Mrs r1136 Tamarind av
 - Ethel E clk r1617 Woodland av
 - Emma r1914 Echo Park av
 - Freda milliner r407 S Figueroa
 - Hattie wid Howard h38 E 10th
 - Howard A cook h317 Court
 - Ida V steno r1515 S Figueroa
 - L M Mrs h1815 S Figueroa
 - Mary A wid H G h1515 S Figueroa
 - Wm E clk h117 Woodland av
 - Wm W h1815 Maryland

Poek Augustus wid Fredk r1263 Clanton
 - Otto F clk h1293 Clanton
 Pochter Augustus E r170 Winfield
 - Elizabeth wid C H h1670 Winfield
 - Irene M r1670 Winfield
 Puchman Chas clk r818 W 30th
 - Nicholas cigars 684 S Bway h1022 S Hill
 Puchman Dorothy r1024 S Figueroa
 - John B carp h1024 S Figueroa
 Puelke Anthony baker h1416 Winfield
 - Fred C painter r1307 W 11th
 - Hermina M clk r120 S Av 62
 - Otto shoe repr 330 E 11th h120 S Av 63
 Pouis Bertha clk r922 Estrella av
 Poeppling Clara E bkpr Celite Products Co
 r1038 S Union av

Poethke Agnes nurse r1035 S Figueroa
 Poetebach Carl gen mgr Capital Film Co
 r2158 W 24th
 Poff Ella wid J A h344 W 61st
 - Ida wid Alex r1107 Madison av
 - Kate wid L H h2214 W Vernon av
 - Wm A electr r344 W 61st
 Pofsky Isadore shoe repr 906 W 8th h936
 - Marie M clk r1038 E 10th

Pogge Elsie A cashr h626 W 17th
 Poggenpohl Emma h131 N Mariposa av
 POGGEL, see also Poggenpohl
 - Mary J tchr r1616 W 48th
 - Rafael h1616 W 48th

Poggio Chas cook r846 Hemlock
 Poggione Jos F clk P O r1211 Lulus
 - Kath F Mrs r1211 Lulus
 - Peter lab h2121 Lulus
 Pogliozzi F G lab h rear 632 S Johnston
 Pogue Frank r19 S Grand av
 Pogroszewski Felix h297 Alessandro
 Pougson Robt L mach r1229 Coronado ter
 - Holt M h1229 Coronado ter
 Pogue Maude seam h195 1/2 W 18th
 - Patterson trans mgr Kewpy Comedy No
 S Pasadena

POHL, see also Pohle and Pole
 - Chas J mach h1441 W 23d
 - Geo L mach r716 E 21th
 - Henry E (Pohl & Pohl) h1307 S Har-
 - vard Blvd
 - Jean G h434 Rosemont av
 - Kath A (Pohl & Pohl) r1407 S Harvard
 Blvd
 - Louis M clk h716 E 27th
 - & Pohl (H E and K A) gre 2932 W Pico
POHLE, see also Pohl and Pole
 - John F labor r212 E 12th
 - Lloyd C carp h372 E 12th
 Puhman Anton mtrs agr 754 S Los Angeles
 - rm 106 r Alhambra
 - Chas h818 W 30th
 - Jennie Mrs h322 Brent
 - Leasehold Co, T C Welch v-pres 311 1/2 S
 - Spring rm 1210
 - Philip h637 S Kingsley dr
 - Rudolph r2616 S Vermont av
 Puhman Chas bkpr h662 De Longpre av
 - Dorothy M clk Hollywood Art Shop r
 - 6632 De Longpre av
 Puhman Julius H aud r4075 S Figueroa
 Poindexter John P bkpr r744 1/2 Gladys av
 - Lawrence M auto mech h1801 Griffith av
 - Maria M indywrk r744 1/2 Gladys av
 - Oscar M eng h2619 W Pico
 - Philip E eng Western Glass Products Co
 r Long Beach
 - Robt W inv 216 W 6th rm 802 h3642 S
 - Normandie av
 - Robt W jr mech chem h37 5th av
 - Roy r1424 1/2 W 9th
 - Sadie W Mrs r192 W 49th
 - Walter E carp h1801 Griffith av
 - Wm L h334 1/2 E 12th

Poinette Thos W cook h2125 Glanwell
 Poinsettia The fur rms 107 E 6th
 Point Firmin Branch Library 543 Shepard.
 - S Pedro
 - Firmin Lighthouse ft of S Pacific av, S
 - Pedro
 - Firmin School, Kirkhoff av nw cor W
 - 34th, S Pedro
 - Inis R wid Thos drmkr h586 Fedora
 Pointer Altd E h6916 Hawthorne av
 - Altd B comptroller Mexican Petroleum
 Co h916 Hawthorne av
 - Roy mach h756 East L. Willm
 - Wm D watchmkr r237 S Bunker Hill av
 Pointon David janitor r539 Gladys av
 Polier Alben wid Morris h1320 Las Vegas
 - Joan Mrs r218 Brighton av
 - Jos housemnn 722 S Hope
 - Robt driver r431 Front, S Pedro
 Poliss Louis from h563 S Fremont av
 Polisson Conrad M auto trmr r502 S Main
 Point David F pdlr h662 Gladys av
 Poltra Bianche A stwrmn r1029 W 5th
 - Eben clk r1029 W 5th
 - Lillian wid Eben clk r629 S Bixel
 Polnot Edwrd mach Fernalds Mchby Co
 Pokres Adolph baker h345 E 23d
 Pola Geneva nurse 936 S Mariposa av
 Polak John musician r1257 W 86th
 Polakof cigars seam r1229 Brooklyn av
 - Otto F propertym r1203 Clanton
 - Rudolph I music tchr 1287 W 36th
 Polakoff Saml h231 Branden
 Polakoff cigars seam r1229 Brooklyn av
 - Jos r1602 Arlington av
 - Marie M clk r1229 E 10th

Polanco C Mrs garmentwr r101 Court
 - Enriqueta steno r436 1/2 Temple
 Poland Alta J tchr r1049 Arapahoe
 - Bruce D linemn h126 E 54th
 - Cath G wid Richd clk r520 W 80th

**HOBBS
 Batteries**

A Size For
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Hobbs Storage
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 Everywhere



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(See Page 166)



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 For All Pressures
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 329 E. Second Street
 Telephone Main 300



**Bartlett
 Music Co.**

410
 WEST
 SEVENTH
 See
 Advertisement
 on
 Page 299



HOTEL STOWELL

414-416-418 SOUTH SPRING STREET (Near Fourth)
FIREPROOF—MODERN

Phone Main 5776

See
 Illustration
 on
 Page 238

Wurster Construction Co.
 Contractors for the Wholesale Terminal

**Contractors and
 Engineers**
 PHONE MAIN 450
 Rooms 247-259 Wholesale Ter-
 minal Office Building

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20121985994



Pages:
0003

Recorded/Filed In Official Records
Recorder's Office, Los Angeles County,
California

12/21/12 AT 08:00AM

FEES:	22.00
TAXES:	5,880.00
OTHER:	0.00
PAID:	5,902.00



LEADSHEET



201212210150008

00006968616



004521681

SEQ:
14

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T21

FIDELITY-VAN NUYS

2

RECORDING REQUESTED BY:
Fidelity National Title Company



AND WHEN RECORDED MAIL TO:

Andrew S. Chi & Michael J. Armbruster
1246 S. Sierra Bonita Ave.
Los Angeles, CA 90019

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 7731 Escrow No.: 027347-PW
GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) ⁸⁰
DOCUMENTARY TRANSFER TAX is \$1,155.00 CITY TRANSFER TAX \$4,725.00 ⁴⁴

[X] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale.
[] Unincorporated area [X] City of Los Angeles AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Bruce E. Miller and Tracy K. Scott, Trustees of the Miller Scott Living Trust dated March 15, 2000

hereby GRANT(s) to:

Andrew S. Chi and Michael J. Armbruster, registered domestic partners, as Joint Tenants

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 125 S. Wilton Drive, Los Angeles, CA 90004
AP#: 5516-011-011

DATED November 30, 2012
STATE OF CALIFORNIA
COUNTY OF Los Angeles
On 12/31/2012
before me, Patricia Winston
A Notary Public in and for said State personally appeared
Bruce E Miller & Tracy Miller

Miller Scott Living Trust dated March 15, 2000

BY: [Signature]
Bruce E. Miller, Trustee

BY: [Signature]
Tracy K. Scott, Trustee
aka Tracy Miller

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.



Signature [Signature]

(Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

14E

PRELIMINARY REPORT
YOUR REFERENCE: 027347-PW

Fidelity National Title Company
ORDER NO.: 00007731-994-VNO-SI

3

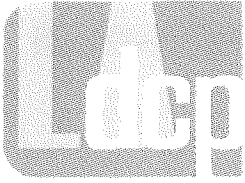
EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL OF LOT 17 OF TRACT NO. 232, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGES 2 AND 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM THAT PORTION OF SAID LOT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF, SAID, LOT, 17; THENCE NORTH 89° 58' 30" EAST ALONG NORTHERLY LINE OF SATE LOT 17, A DISTANCE OF 10 FEET TO ANGLE POINT THERE; THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT 17, SOUTH 76° 54' 00" EAST, DISTANCE OF 82.18 FEET; THENCE WESTERLY IN A DIRECT LINE A DISTANCE OF 90.44 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY BOUNDARY OF SAID LOT 17, WHICH POINT IS 12.50 FEET SOUTHERLY FROM THE NORTHWEST CORNER THEREOF; THENCE NORTH 00° 04' 00" WEST ALONG THE WESTERLY BOUNDARY OF SAID LOT 17, A DISTANCE OF 12.50 FEET TO THE POINT OF BEGINNING.

APN: 5516-011-011



City of Los Angeles Department of City Planning

12/2/2015 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

125 S WILTON DR

ZIP CODES

90004

RECENT ACTIVITY

None

CASE NUMBERS

Address/Legal Information

PIN Number	138B189 1053
Lot/Parcel Area (Calculated)	7,156.1 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID G1
Assessor Parcel No. (APN)	5516011011
Tract	TR 232
Map Reference	M B 15-2/3
Block	None
Lot	17
Arb (Lot Cut Reference)	2
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 145-2139
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
Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No

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

Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	None
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	West
Division / Station	Olympic
Reporting District	2011

Fire Information

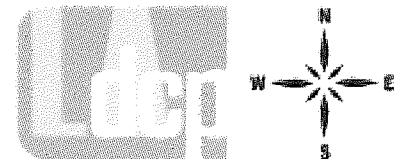
Division	1
Batallion	11
District / Fire Station	29
Red Flag Restricted Parking	No



Address: 125 S WILTON DR
APN: 5516011011
PIN #: 138B189 1053















Tract: TR 232
Block: None
Lot: 17
Arb: 2
















Zoning: R1-1
General Plan: Low II Residential








CIRCULATION

STREET



















-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)


















-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

FREEWAYS



-  Freeway
-  Interchange
-  On-Ramp / Off- Ramp
-  Railroad
-  Scenic Freeway Highway





















MISC. LINES

-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street



-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor

500 FT. SCHOOL/PARK ZONE





























-  Existing School/Park Site
-  Planned School/Park Site
- Inside 500 Ft. Buffer

- | | |
|--|--|
|  Aquatic Facilities |  Opportunity School |
|  Beaches |  Other Facilities |
|  Charter School |  Park / Recreation Centers |
|  Child Care Centers |  Parks |
|  Elementary School |  Performing / Visual Arts Centers |
|  Golf Course |  Recreation Centers |
|  High School |  Span School |
|  Historic Sites |  Special Education School |
|  Horticulture/Gardens |  Senior Citizen Centers |
|  Middle School |  Skate Parks |

COASTAL ZONES

-  Dual Jurisdictional Coastal Zone
- Calvo Exclusion Area
-  Coastal Zone Commission Authority

OTHER SYMBOLS

- | | | |
|--|---|--|
|  Lot Line |  Airport Hazard Zone |  Flood Zone |
|  Tract Line |  Census Tract |  Hazardous Waste |
|  Lot Cut |  Coastal Zone |  High Wind Zone |
|  Easement |  Council District |  Hillside Grading |
|  Zone Boundary |  LADBS District Office |  Historic Preservation Overlay Zone |
|  Building Line |  Downtown Parking |  Specific Plan Area |
|  Lot Split |  Fault Zone |  Very High Fire Hazard Severity Zone |
|  Community Driveway |  Fire District No. 1 |  Oil Wells |
|  Tract Map | | |
|  Parcel Map | | |
|  Lot Ties | | |
|  Building Outlines | | |



