

LOREN MILLER RESIDENCE
647 North Micheltorena Street
CHC-2022-786-HCM
ENV-2022-787-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—March 31, 2022](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Recommendation Report](#)
5. [Historic-Cultural Monument Application](#)

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-2022-786-HCM
ENV-2022-787-CE

HEARING DATE: May 5, 2022
TIME: 10:00 AM
PLACE: Teleconference (see
agenda for login
information)

Location: 647 North Micheltorena Street
Council District: 13 – O'Farrell
Community Plan Area: Silver Lake – Echo Park –
Elysian Valley
Land Use: Low Medium II Residential
Zoning: RD2-1VL
Area Planning Commission: East Los Angeles
Neighborhood Council: Silver Lake
Legal Description: West End Ocean View Tract, Lot
126

EXPIRATION DATE: The original expiration date of May 17, 2022, is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.*

The time to act on this item has been tolled for the duration of the local emergency period.

Please note that other state law provisions may also apply.

PROJECT: Historic-Cultural Monument Application for the
LOREN MILLER RESIDENCE

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Gonzalez, Edgar and Eugenia, Trustees
Gonzalez Family Trust
647 Micheltorena Street
Los Angeles, CA 90026

APPLICANT: Teresa Grimes
40 Arroyo Drive, Unit 101
Pasadena, CA 91105

PREPARERS: Teresa Grimes and
Emily Rinaldi
40 Arroyo Drive, Unit 101
Pasadena, CA 91105

RECOMMENDATION That the Cultural Heritage Commission:

1. **Declare the subject property** an 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, Principal City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachments: Commission/Staff Site Inspection Photos—March 31, 2022
Historic-Cultural Monument Application

FINDINGS

- The Loren Miller Residence “is associated with the lives of historic personages important to national, state, city, or local history” as the residence of Loren Miller, a leading Los Angeles-based journalist, attorney, and activist of the civil rights movement.

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 if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

SUMMARY

The Loren Miller Residence is a two-story single-family residential building located on the northwest side of Micheltorena Street between Bellevue Avenue and Marathon Street in the Silver Lake neighborhood of Los Angeles. Built in 1940 by contractor W.H. Terry, it was designed by architect James H. Garrott for attorney, journalist, and civil rights activist Loren Miller, who resided there until his death in 1967. Miller is best known for serving as co-counsel in the 1948 Supreme Court case *Shelley v. Kraemer*, which determined that racially restrictive housing covenants are unconstitutional.

Loren Miller was born in 1903 in Pender, Nebraska. The son of a formerly enslaved Black father and a white mother, Miller grew up in poverty and developed a drive for justice from a young age. Miller graduated with a law degree from Washburn University in 1928, despite multiple interruptions to his college career due to financial circumstances. Miller ran his own legal practice in Topeka for just a year before moving to Los Angeles, where his mother and siblings had relocated after his father's death. There, Miller took a job as a reporter for the *California News*, a Black newspaper; in the following years he wrote for a number of other publications and services, including the *California Eagle*, *Talk of the Town* (later the *Los Angeles Sentinel*), the Associated Negro Press, and the *New Masses*. Miller was connected to many other prominent Black intellectuals, most notably Langston Hughes, with whom he visited the Soviet Union in 1932. He was also a member of the NAACP and the Communist Party of the United States, using his legal expertise to assist both organizations.

From the mid-1930s, Miller began representing a few clients in court, and gradually returned to primarily practicing law. In 1938, Miller defended George Farley, a Black homeowner whose property had been auctioned to a white buyer even though Farley owned it in full. Farley faced

the death penalty after shooting and killing two deputies who had tried to evict him. Miller won the case and established himself as a key figure in the push to end segregation and housing discrimination. In 1945, he won another major case defending 30 homeowners of color, including Horace P. Clark, Hattie McDaniel, and Louise Beavers, who were sued by white neighbors when they purchased property in the wealthy West Adams neighborhood after racially restrictive covenants had expired. In 1948, Loren Miller joined Thurgood Marshall as co-counsel on the case of *McGhee v. Sipes*, one of three cases regarding racially restrictive covenants that were grouped together with *Shelley v. Kraemer* by the Supreme Court. The court ruled that these covenants violated the 14th Amendment to the Constitution, preventing governments from enforcing them. Miller continued to argue cases involving discriminatory policies, including *the People v. Oyama* (1948), *Takahashi v. California Fish and Game Commission* (1948), and *Barrows v. Jackson* (1953); he also owned and published the *California Eagle* from 1951 to 1964. That year, he was appointed as a Los Angeles municipal court judge by Governor Pat Brown, a capacity in which he served until his death in 1967.

James Homer Garrott (1897-1991) was born in Alabama and moved to Los Angeles at a young age. Though he lacked a formal architectural education, Garrott received a license in 1928 after several years working under Los Angeles architects and builders, most notably Paul R. Williams. He received his first notable commission, the Golden State Mutual Life Insurance Company's first dedicated office building (HCM #580), later that same year. With less work following the Great Depression, Garrott studied architecture at the University of Southern California from 1930 to 1934. In the 1940s, Garrott partnered with Gregory Ain, with whom he would collaborate on several projects, including their offices in Silver Lake (1949). With the sponsorship of Williams and Ain, Garrott became the second Black architect to join the American Institute of Architects. Garrott designed over 200 projects during his career, including St. Philip's Episcopal Church (1929, HCM #987) with Paul R. Williams, his own residence next door to the Miller residence (1940), the Ben Margolis Residence (1941) with Gregory Ain, and the Westchester Municipal Building (1960).

Irregular in plan, the subject property is two stories in height and of wood-frame construction clad in stucco. The roofs are clad in composition shingle. The primary façade faces Micheltorena Street to the southeast and includes a projecting volume on its southern end with a hipped roof, multi-lite bay window, and brick chimney. The primary entrance, located next to the projection, faces a small porch covered by a metal awning and accessed by two concrete steps. To the right is an attached garage, set back slightly from the rest of the ground floor façade. The garage and entrance sections both feature shed roofs. The second floor is set back and consists of two volumes with hipped roofs; the volume over the garage is set back even further. Fenestration on all elevations consists of multi-lite single-hung windows and undivided vinyl sliding windows.

The subject property has experienced minor alterations that include the construction of a ground-floor addition in 1941, construction of rear second-floor addition and enclosure of the ground-floor patio in 1953, construction of a rear second-story addition in 1957, addition of an awning to the patio in 2006, and replacement of the windows and garage door at an unknown date. During the Commission site visit, it was also noted that some of the interior flooring had been replaced at an unknown date.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the national, state, and local designation programs for its association with attorney, journalist, and civil rights activist Loren Miller.

DISCUSSION

The Loren Miller Residence meets one of the Historic-Cultural Monument criteria.

The subject property “is associated with the lives of historic personages important to national, state, city, or local history” as the residence of Loren Miller, a leading Los Angeles-based journalist, attorney, and activist of the civil rights movement. Through his work as an attorney, Miller came to be known as a leader in the civil rights movement against racial segregation and restrictive covenants. He contributed to some of the most important civil rights cases argued before the United States Supreme Court and served as co-counsel for *Shelley v. Kraemer*, the 1948 landmark Supreme Court case that established the unconstitutionality of racially restrictive housing covenants. As a journalist, he wrote essays for the African American-owned newspaper, *The California Eagle*, contributed to the founding of the *Los Angeles Sentinel*, one of the most influential African American newspapers in the United States, and subsequently owned *The California Eagle*. The Loren Miller Residence is the property most closely associated with the most important period in Miller’s career; he lived at the subject property from 1940 to his death in 1967, which corresponds with the period he became a national figure in the civil rights movement to end segregated housing and the use of restrictive covenants.

Despite alterations to the interior and exterior of the subject property, most of these were completed during Miller’s residence, and therefore it retains a high level of integrity of location, setting, design, materials, workmanship, and feeling, to convey its significance.

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 Loren Miller Residence as an 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 an 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 City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA

Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

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-2022-787-CE was prepared on April 13, 2022.

BACKGROUND

On February 3, 2022, the Director of Planning determined that the application for the proposed designation of the subject property as Historic-Cultural Monument was complete. On March 3, 2022, the Cultural Heritage Commission voted to take the subject property under consideration. On March 31, 2022, a subcommittee of the Commission consisting of Commissioners Barron and Kanner conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources. The original expiration date of May 17, 2022, is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*. The time to act on this item has been tolled for the duration of the local emergency period. Please note that other state law provisions may also apply.



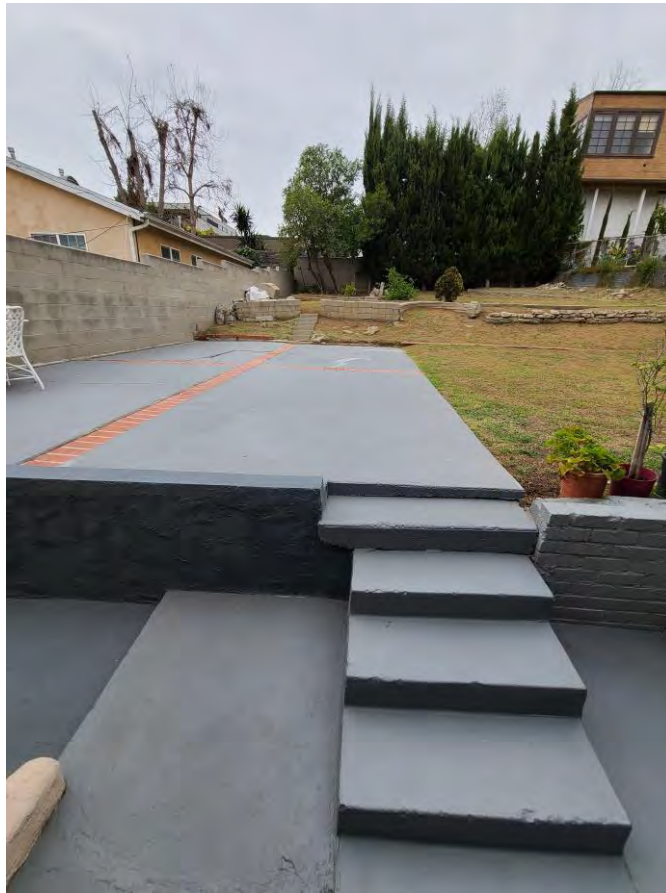
















COUNTY CLERK'S USE

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines 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) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

CHC-2022-786-HCM

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2022-787-CE

PROJECT TITLE

Loren Miller Residence

COUNCIL DISTRICT

13

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

647 North Micheltorena Street, Los Angeles, CA 90026

☐ Map attached.

PROJECT DESCRIPTION:

Designation of the Loren Miller Residence as an Historic-Cultural Monument.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

N/A

CONTACT PERSON (If different from Applicant/Owner above)

Melissa Jones

(AREA CODE) TELEPHONE NUMBER

213-847-3679

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) 8 and 31☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

☐ Additional page(s) attached

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 **Loren Miller Residence** as an 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.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

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

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Melissa Jones

[SIGNED COPY IN FILE]

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

N/A

FEE:

N/A

RECEIPT NO.

N/A

REC'D. BY (DCP DSC STAFF NAME)

N/A

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2022-786-HCM
ENV-2022-787-CE

HEARING DATE: March 3, 2022
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

Location: 647 North Micheltorena Street
Council District: 13 – O'Farrell
Community Plan Area: Silver Lake – Echo Park – Elysian Valley
Area Planning Commission: East Los Angeles
Neighborhood Council: Silver Lake
Legal Description: West End Ocean View Tract, Lot 126

EXPIRATION DATE: The original 30-day expiration date of March 5, 2022 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*

PROJECT: Historic-Cultural Monument Application for the LOREN MILLER RESIDENCE

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Gonzalez, Edgar and Eugenia, Trustees
Gonzales Family Trust
647 Micheltorena Street
Los Angeles, CA 90026

APPLICANT: Teresa Grimes
40 Arroyo Drive, Unit 101
Pasadena, CA 91105

PREPARER: Teresa Grimes and
Emily Rinaldi
40 Arroyo Drive, Unit 101
Pasadena, CA 91105

RECOMMENDATION

That the Cultural Heritage Commission:

1. **Take the property under consideration** as an 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, Principal City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Jonathan Hagar, Student Professional Worker
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The Loren Miller Residence is a two-story single-family residential building located on the northwest side of Micheltorena Street between Bellevue Avenue and Marathon Street in the Silver Lake neighborhood of Los Angeles. Built in 1940 by contractor W.H. Terry, it was designed by architect James H. Garrott for attorney, journalist, and civil rights activist Loren Miller, who resided there until his death in 1967. Miller is most known for serving as co-counsel in the 1948 Supreme Court case *Shelley v. Kraemer*, which determined that racially restrictive housing covenants are unconstitutional.

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Irregular in plan, the subject property is two stories in height and of wood-frame construction clad in stucco. The roofs are clad in composition shingle. The primary façade faces Micheltorena Street to the southeast and includes a projecting volume on its southern end with a hipped roof, multi-lite bay window, and brick chimney. The primary entrance, located next to the projection, faces a small porch covered by a metal awning and accessed by two concrete steps. To the right is an attached garage, set back slightly from the rest of the ground floor façade. The garage and entrance sections both feature shed roofs. The second floor is set back and consists of two volumes with hipped roofs; the volume over the garage is set back even further. Fenestration on all elevations consists of multi-lite single-hung windows and undivided vinyl sliding windows.

The subject property has experienced minor alterations that include the construction of a ground-floor addition in 1941, construction of rear second-floor addition and enclosure of the ground-floor patio in 1953, construction of a rear second-story addition in 1957, addition of an awning to the patio in 2006, and replacement of the windows and garage door at an unknown date.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the national, state, and local designation programs for its association with attorney, journalist, and civil rights activist Loren Miller.

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 if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her 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.

BACKGROUND

On February 3, 2022, the Director of Planning determined that the application for the proposed designation of the subject property as Historic-Cultural Monument was complete. The original 30-day expiration date of March 5, 2022 per Los Angeles Administrative Code Section 22.171.10(e)1

is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.*



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name:					
Other Associated Names:					
Street Address:				Zip:	Council District:
Range of Addresses on Property:				Community Name:	
Assessor Parcel Number:	Tract:			Block:	Lot:
Identification cont'd:					
Proposed Monument Property Type:	Building	Structure	Object	Site/Open Space	Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:					

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built:	Factual	Estimated	Threatened?
Architect/Designer:			Contractor:
Original Use:			Present Use:
Is the Proposed Monument on its Original Site?		Yes	No (explain in section 7)
			Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style:		Stories:	Plan Shape:
<i>FEATURE</i>	<i>PRIMARY</i>	<i>SECONDARY</i>	
CONSTRUCTION	Type:	Type:	
CLADDING	Material:	Material:	
ROOF	Type:	Type:	
	Material:	Material:	
WINDOWS	Type:	Type:	
	Material:	Material:	
ENTRY	Style:	Style:	
DOOR	Type:	Type:	



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.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
2. Is associated with the lives of historic personages important to national, state, city, or local history.
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.



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

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

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

Emily Rinaldi

9/11/2021

Name:

Date:

Signature:

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

Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

Phone: 213-874-3679
Website: preservation.lacity.org

A. Proposed Monument Description

The Loren Miller Residence is located at 647 Micheltorena Street between Bellevue Avenue and Marathon Street in the Silver Lake neighborhood of the City of Los Angeles. The property is located just south of the center of the block on the west side of the street. It is surrounded primarily by one or two-story single and multi-family residences with the exception of the Holy Virgin Mary Russian Orthodox Church, which is located on the opposite side of the street. The property is rectangular in shape and approximately 50 feet wide and 150 feet long. The residence faces east and is set back from Micheltorena Street. A concrete driveway near the north end of the property leads to the main entrance and attached garage. A grassy lawn is located to the north and south of the driveway. The property is landscaped with various small shrubs.

The single-family residence has a wood-framed structure sheathed in lightly textured stucco. It is irregular in plan and one-to-two stories in height with a second story setback on the east or primary elevation. A one-story wing with a rectangular plan is located at the south corner on the west or rear elevation. To the north of the wing is a covered patio. The residence has a combination hipped and shed roof clad in composition shingles with wood fascia and frieze board. A hipped roof covers most of the residence with shed roofs located above the garage at the north end of the primary elevation and over the rear of the second story. There is a brick chimney located near the east corner of the south or side elevation.

The main entrance is located at the center of the primary elevation within a small porch. The entrance door is covered by a metal security gate. The porch features a metal awning and railing. It is accessed via two concrete steps. The window openings are rectangular and generally infilled with single-hung or sliding vinyl sashes. There is a bay window to the south of the main entrance that has fixed and single-hung vinyl sashes.

The property has not been substantially altered from the period between 1940 and 1967 when Miller lived there. Alterations undertaken by Miller prior to 1967 include the following: the construction of an addition to the first story in 1941; the construction of a rear second story addition and deck as well as the enclosure of the first-story patio in 1953; and the construction of another rear addition in 1957.¹ The only alteration noted in the building permit record after 1967 is for the addition of a new awning over the rear patio in 2006.² Additionally, the original garage door and window sashes all appear to have been removed and replaced at an unknown date. The property retains all aspects of integrity.

The property was surveyed from the public right-of-way with no access to the interior of the residence. As a result, the existing condition of the interior is not known.

B. Statement of Significance

The Loren Miller Residence is significant under Criterion 2 of the Cultural Heritage Ordinance for its association with Loren Miller, a leading Los Angeles-based journalist, attorney, and activist of the Civil Rights movement. The property meets the eligibility standards in the African American History of Los Angeles Context Statement for the Civil Rights theme. Miller contributed to some of the most important civil rights cases argued before the United States Supreme Court and served as co-counsel for *Shelley v. Kraemer* (1948), the landmark Supreme Court case that

¹ Los Angeles Department of Building and Safety (LADBS), Building Permit No. LA27853, December 19, 1941; LADBS, Building Permit No. LA54023, February 9, 1953; LADBS, Building Permit No. LA68904, April 16, 1957.

² LADBS, Building Permit No. 06014-20000-06766, August 1, 2006.

established the unconstitutionality of racially restrictive housing covenants. As a journalist, he wrote essays for the African American-owned newspaper, *The California Eagle*, contributed to the founding of the *Los Angeles Sentinel*, and subsequently owned *The California Eagle*. The period of significance for the residence is 1940 to 1967, which corresponds with the period Miller resided at the property from its construction until his death.

Miller's accomplishments as a journalist, attorney, and activist are well documented in Amina Hassan's definitive biography, *Loren Miller: Civil Rights Attorney and Journalist*.³ His contributions are also detailed in *Representing the Race*, Kenneth W. Mack's history of African American civil rights lawyers, in *Bound for Freedom*, Douglas Flamming's Los Angeles history of African Americans before World War II, and in *L.A. City Limits*, Josh Sides' Los Angeles history of African Americans after World War II.⁴

Miller was born on January 20, 1903 in Pender, Nebraska. He was the second of seven children born to John Bird Miller, who was formerly enslaved, and Nora Magdalena Herbaugh, a white Midwesterner. As a young boy, Miller was an avid reader and demonstrated a considerable enthusiasm for learning. Hassan posits that Miller's love for books arose, at least in part, as a means to escape his family's challenging circumstances. The Millers suffered from poverty and hunger, and as a result, moved often throughout Miller's early years to stay ahead of eviction and debt collection. These experiences were foundational for the future journalist and civil rights lawyer. Hassan notes that "the reality of his poverty would steer his future course to change the human condition."⁵

In order to be closer to John Bird's extended family, the Millers moved to Highland, Kansas in June 1913, where Loren spent the remainder of his childhood. Miller left Highland for the University of Kansas in 1920. Lacking steady means to pay for his education, Miller worked throughout college and took a year off in 1921–1922 to save money for school. He later left the University of Kansas in 1923 to attend Washburn University. Miller then briefly attended Howard University in 1926 before returning to Washburn where he graduated with a Bachelor of Laws degree in 1928. Throughout his time in college, Miller felt pulled in opposite directions between his love of writing and his eagerness to firmly establish himself in the professional class.⁶ In his 1926 prize-winning essay, "College," for *The Crisis* magazine, Miller writes, "You will show them just how far you will rise in spite of them. You will be ruthless and make them give you a place. You plunge into law. You secretly loathe it."⁷ Despite his strong desire to pursue creative writing, Miller chose to practice law upon graduation, opening a private practice in Topeka.

After the death of their father in 1920, Miller's siblings gradually moved from Kansas to Los Angeles until by 1928 his whole family lived in California, including Miller's mother. Miller was the last of his family to arrive, closely following the sudden death of his sister Ruby Lillie Holmes in 1929. According to the U.S. Census, the Miller family resided in a three-bedroom bungalow at

³ Amina Hassan, *Loren Miller: Civil Rights Attorney and Journalist* (Norman, OK: University of Oklahoma Press, 2015). This Statement of Significance was primarily drawn from Hassan's biography unless otherwise noted.

⁴ Kenneth W. Mack, *Representing Race: The Creation of the Civil Rights Lawyer* (Cambridge, MA: Harvard University Press, 2012); Douglas Flamming, *Bound for Freedom: Black Los Angeles in Jim Crow America* (Berkeley, CA: University of California Press, 2005); and Josh Sides, *L.A. City Limits, African American Los Angeles from the Great Depression to the Present* (Berkeley, CA: University of California Press, 2003).

⁵ Hassan, 17.

⁶ Mack, 183.

⁷ Hassan, 37.

1446 E. 22nd Street by 1930.⁸ Instead of establishing another law practice in Los Angeles, Miller began a new career in journalism, working as a reporter for a small African American-owned newspaper called the *California News*. Miller's cousin, Leon H. Washington, Jr., shortly moved from Kansas City to Los Angeles and joined him at the newspaper.⁹ In 1931, the two young journalists began writing for the *California Eagle*, one of Los Angeles' longest running African American-owned newspapers at the time.

While at the *Eagle*, Miller cultivated his voice on matters of racism and class discrimination through his weekly newspaper column and position as city editor.¹⁰ He quickly gained local prominence and struck up friendships with other Black American intellectuals such as the writer Langston Hughes.¹¹ It was also around this time he joined the radical left and started working with the local International Labor Defense (ILD), the legal arm of the Communist Party of the United States (CPUSA). Through his work at the *Eagle* and the Communist Party, Miller was invited to go to the Soviet Union in June 1932 to make a film with 21 other prominent African American writers and intellectuals, including Hughes. Its purpose was to exhibit the racism and segregation of the American South in opposition to the Soviet Union's policies related to the country's national minorities. Although the film was never released, the experience proved formative for Miller, who wrote "I cannot emphasize too much the tremendous impression made on me by the success of the policy of self-determination for minor nationalities [in the Soviet Union]."¹² He returned from the trip with a renewed desire to actively challenge the racism and class inequality widespread throughout American society.

During his trip to the Soviet Union, Miller's writing reached a national audience through dispatches in the Associated Negro Press (ANP) and syndication of his column through the Southern Newspaper Syndicate.¹³ Upon his return, he resumed his duties as city editor at the *Eagle* but left shortly after to help Washington establish *Town Talk*, the precursor to the *Los Angeles Sentinel*. The *Sentinel* would grow to become one of the most influential African American newspapers in the United States and continues to operate today. Hassan notes in her biography that Miller's contribution as a cofounder of the *Sentinel* "usually goes uncredited."¹⁴ Miller's early work at the *Sentinel* included numerous articles and editorials without a byline. By 1935, he had joined the leftist journal *New Masses*, moving to New York for about a year before returning to Los Angeles. Simultaneous with his expanding journalistic work, Miller began to lend his legal expertise to the Los Angeles NAACP chapter, becoming a member of its legal committee in 1934.¹⁵

In 1933, Miller married Juanita Ellsworth, a graduate of the University of Southern California's School of Social Work and social case worker at Los Angeles's Bureau of Welfare. Despite their combined income, the financial pressure of supporting a growing family prompted Miller to move away from being a full-time writer and reestablish his legal practice. He began accepting the occasional client in the mid-1930s and gradually grew his practice, mostly working on small-fee

⁸ Ancestry.com, United States Census Bureau, 1930.

⁹ Leon H. Washington, Jr. (1907–1974) is notable as the founder and publisher of the *Los Angeles Sentinel*. For more information, see GPA Consulting (GPA) and Alison Rose Jefferson, "African American History of Los Angeles," *Los Angeles Citywide Historic Context Statement* (Los Angeles Office of Historic Resources, February 2018), 125.

¹⁰ Mack, 187.

¹¹ James Mercer Langston Hughes (1901–1967) was an American poet, novelist, playwright, journalist, and social activist as well as an important figure of the Harlem Renaissance. Hughes and Miller were close lifelong friends.

¹² Mack, 189.

¹³ Mack, 191.

¹⁴ Hassan, 103.

¹⁵ Mack, 191.

divorce and probate cases. He occasionally represented clients such as Allen Woodward and Aaron Johnson, who were refused service at a local drug store because of their race, as well as Horace Hampton, who was brutalized by the police.¹⁶

His first high profile case concerned a man named George Farley, who Miller successfully defended against the death penalty in 1938.¹⁷ Farley had killed two deputy marshals who had come to his property to evict him from his home. While Farley owned his home and had paid off his mortgage in 1929, his house was secretly auctioned off to a white purchaser in 1938 to pay for an outstanding street assessment bond. This story was familiar to many in Los Angeles where the pervasive use of restrictive housing policies regularly led to the dispossession of Black American homeowners. Such racist policies were employed by white-controlled government agencies, realty and homeowner associations, as well as informally by individuals to control where African Americans could live in the city.¹⁸ Most commonly used was the restrictive covenant which were legal clauses written into property deeds that dictated the property could only be sold or rented to white people or else the owner could lose the property. Through his work on the widely publicized Farley case, Miller soon became known as a leader in the movement against racial segregation and restrictive covenants.

Shortly following the Farley case, Miller and Juanita commissioned their friend, architect James H. Garrott, to design a new home for their family in Silver Lake, one of the neighborhood centers of progressive politics in Los Angeles during this period.¹⁹ City directories note that the Millers had been previously living in a fourplex at 207 E. 45th Street. Garrott was the second Black American architect to be admitted to the American Institute of Architects (AIA) after Paul R. Williams.²⁰ He began his career working for Williams in the 1920s, during which he contributed to the design of the first Golden State Mutual Life Insurance building (1928), and later formed a loose partnership with architect Gregory Ain in the 1940s.²¹ Garrott designed over 200 buildings over the course of his career, including the Garrott Architectural Offices (1949) at 2305 Hyperion Avenue and the Westchester Municipal Building (1960) at 7000 W. Manchester Avenue. The Miller Residence at 647 Micheltorena Street was completed in 1940 around the time Garrott was embarking on his partnership with Ain. It was also the same year Garrott designed a residence for his own family located immediately next door at 653 Micheltorena Street.²²

During World War II, Miller began focusing more of his legal practice on restrictive covenant work, and by the end of the war, he had emerged as a national figure. He was appointed to the NAACP's national legal committee in 1945 and from there, he shaped the organization's legal strategy for challenging restrictive covenants which shifted to emphasize violations of the Fourteenth Amendment. It was also around this time he won his most well-known Los Angeles covenant case. The Sugar Hill case, as it is commonly known, concerned a group of approximately 30 wealthy non-white homeowners in a predominately white neighborhood in West Adams Heights.²³ Codefendants included businessman Horace P. Clark as well as actors Louise Beavers and Hattie

¹⁶ "Matthews is assigned to case," *California Eagle*, August 7, 1936.

¹⁷ "Man Sentenced in Dual Slaying," *Los Angeles Times*, June 2, 1938.

¹⁸ For more information, please see the "Deed Restriction and Segregation" theme within the "African American History of Los Angeles" context. GPA and Jefferson, 40-51.

¹⁹ LADBS, Building Permit No. LA31942, August 13, 1940.

²⁰ "Five Black Architects Who Helped Shape L.A.'s Mid-Century Style!," *Los Angeles Conservancy*, accessed June 6, 2021, <https://laconservancy.tumblr.com/post/644134020445323264/five-black-architects-who-helped-shape-las>.

²¹ "Architect Garrott Moves Office; Takes on Partner," *California Eagle*, May 2, 1940.

²² LADBS, Building Permit No. LA27951, July 17, 1940.

²³ GPA and Jefferson, 41.

McDaniel.²⁴ All had purchased property after covenants restricting non-whites from owning or leasing property in the area expired in the 1930s. The white homeowner association sued to enforce the covenants, but lost in the Los Angeles Superior Court. Judge Thurmond Clarke remarked in his dismissal of the case that "the court is of the opinion that it is time that members of the Negro race are accorded without reservation and evasion the full rights guaranteed them under the 14th Amendment of the Federal Constitution."²⁵ The white homeowners later appealed and lost again in the California Supreme Court.

Miller's determined pursuit of ending segregated housing and restrictive covenants culminated in his work on *Shelley v. Kraemer* in 1948. To hear the case, the U.S. Supreme Court consolidated *Shelley v. Kraemer* with three other restrictive covenant cases that included *McGhee v. Sipes*, *Hurd v. Hodge*, and *Uricolo v. Hodge*. Miller was asked by the NAACP to argue the *Sipes* case, involving Orsel McGhee and his wife Minnie S. McGhee, who purchased a home in Detroit in violation of a local covenant. Thurgood Marshall, one of the most prominent lawyers of the Civil Rights movement and later the first African American Supreme Court Justice, lead the team of lawyers as well as appointed himself co-counsel with Miller on the *Sipes* case.²⁶ By a vote of 6 to 0 (with three judges not sitting), the Supreme Court ruled that the state's enforcement of restrictive covenants constituted a state action denying due process of law in violation of the 14th Amendment to the Constitution.²⁷ While *Shelley v. Kraemer* did not outlaw covenants (only a state's enforcement of the practice), the landmark case strongly reinforced the 14th Amendment's guarantee of equal protection of the laws.

Following *Shelley v. Kraemer*, Miller went on to assist his colleague Abraham Lincoln Wirin (A.L. Wirin) and the Japanese American Citizen League in challenging discriminatory laws such as the California Alien Land Law in the *People v. Oyama* (1948) and California fishing license restrictions in *Takahashi v. California Fish and Game Commission* (1948).²⁸ He argued a second restrictive covenant case at the Supreme Court, *Barrows v. Jackson*, in 1953 as well as write the majority of the briefs for *Brown v. Board of Education of Topeka* in 1954. He continued run his law firm, and later became the owner and publisher of the *California Eagle* in 1951. In 1964, he was appointed to the Los Angeles Municipal Court by California Governor Edmund Gerald "Pat" Brown and subsequently sold the *California Eagle*. During his service as a municipal judge, Miller completed his book *The Petitioners: The Story of the Supreme Court of the United States and the Negro*. Miller passed away on July 14, 1967.

Miller is significant as one of the most prominent journalists, attorneys, and activists of the Civil Rights movement in the United States. He argued two landmark civil rights cases before the U.S. Supreme Court, *Shelley v. Kraemer* and *Barrows v. Jackson*, as well as played a key role in *Brown v. Board of Education of Topeka*. The Loren Miller Residence is the property most closely associated with the most important period in Miller's career. Miller lived at 647 Micheltorena Street from 1940 to his death in 1967, which corresponds with the period he became a national figure in the movement to end segregated housing and the use of restrictive covenants. Other residential

²⁴ "Celebrities in Spotlight as 'Sugar Hill' Trial Begins," *California Eagle*, December 6, 1945.

²⁵ "Negro Owners Win Contest on Occupancy," *Los Angeles Times*, December 7, 1945.

²⁶ Thurgood Marshall (1908–1993) was a prominent lawyer and activist of the Civil Rights movement and served as first African American Supreme Court justice.

²⁷ "Missouri: The Shelley House," *National Park Service*, accessed June 6, 2021, <https://www.nps.gov/places/missouri-the-shelley-house-l.htm>.

²⁸ Abraham Lincoln Wirin (1900-1978), known commonly as A.L. Wirin, was an attorney for the Southern California chapter of the American Civil Liberties Union (ACLU).

properties such as 1446 E. 22nd Street and 207 E. 45th Street are more closely associated with Miller's career as a journalist for the *Eagle* and *Sentinel* as well as his early work as a lawyer primarily working on small-fee divorce and probate cases. According to city directories, Miller kept an office at 1105 E. Vernon Avenue from 1938 to at least 1941 as well as at 524 S. Spring Street in 1956. Both office buildings are now demolished. Finally, there are several commemorative properties in Los Angeles named after Miller, including the Loren Miller Elementary School at 830 W. 77th Street and Loren Miller Recreation Center at 2717 S. Halldale Avenue; however, neither is directly associated with Miller's life or career. The property at 647 Micheltorena Street is still used as a private residence.

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"Negro Owners Win Contest on Occupancy." *Los Angeles Times*, December 7, 1945.

Primary Photographs of Exterior/Main Façades

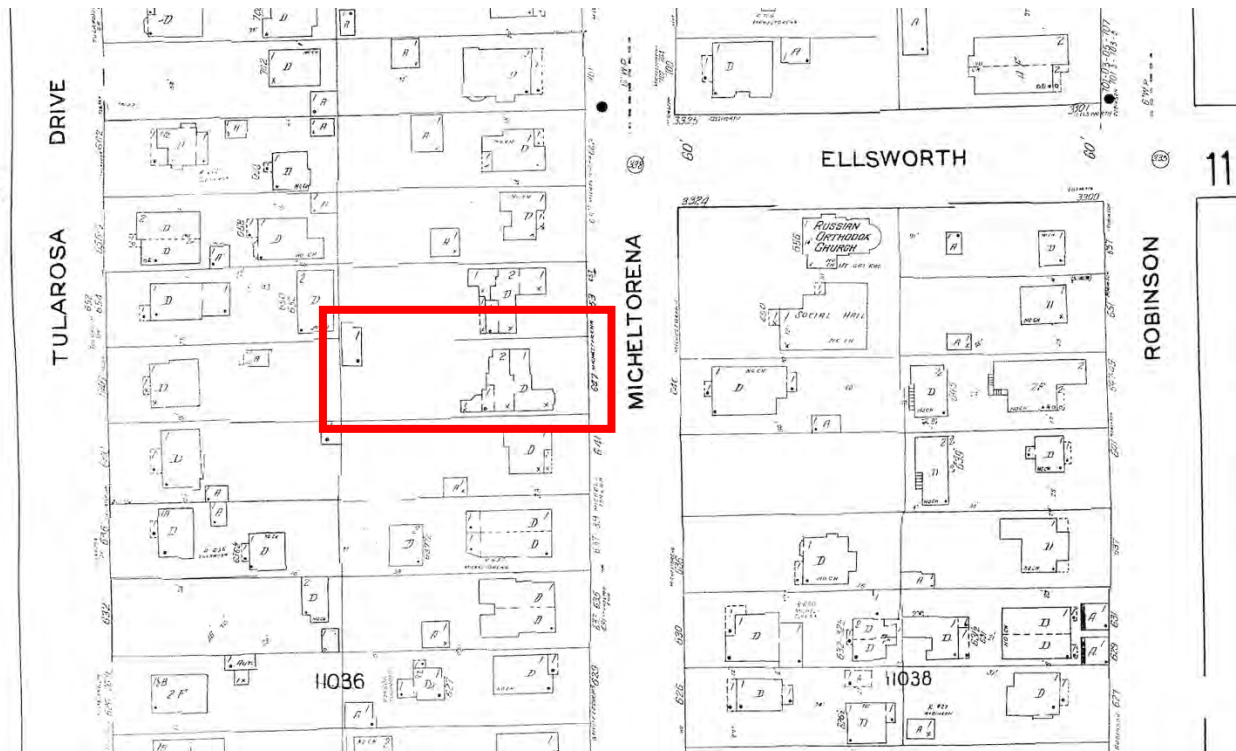


647 Micheltorena Street, view looking southwest



647 Micheltorena Street, view looking northwest

Primary/Secondary Documentation



1950 Sanborn map Vol. 11 Sheet 1137 with property outlined in red



Loren Miller in circa 1930s (USC, Library Exhibits Collection)



Loren Miller (center back) in 1946 at the presentation of a \$1,000 check to the Negro College Fund (UCLA, Golden State Mutual Life Insurance Company Records)



Loren Miller (far left) in 1952 at Mayor's bombing hearing (USC, Los Angeles Examiner Negatives Collection)



Loren Miller (far right) in 1964 upon being inducted a Municipal Court judge (LAPL)

State California Incorporated place Los Angeles City DEPARTMENT OF COMMERCE-BUREAU OF THE CENSUS
County Los Angeles Ward of city X Block No. 1-2 FIFTEENTH CENSUS OF THE UNITED STATES: 1930
POPULATION SCHEDULE
Township or other division of county 3- Unincorporated place _____ Institution _____ Enumerated by me on 7th Apr., 1930.

Serial number of person	Sex	Age	Color	Marital status	Date of birth	Place of birth	Mother tongue	Citizenship	Occupation	Place of birth of parents		Mother tongue of parents	Citizenship of parents	Occupation of parents
										Father	Mother			
1599	M	39	W	Mar	1870	Virginia	English	Naturalized	Book	Virginia	Virginia	English	Naturalized	Book
1600	F	31	W	Mar	1899	North Carolina	English	Naturalized	Housewife	North Carolina	North Carolina	English	Naturalized	Housewife
1601	M	30	W	Mar	1900	North Carolina	English	Naturalized	Housewife	North Carolina	North Carolina	English	Naturalized	Housewife
1602	F	28	W	Mar	1902	North Carolina	English	Naturalized	Housewife	North Carolina	North Carolina	English	Naturalized	Housewife
1603	M	25	W	Mar	1905	North Carolina	English	Naturalized	Housewife	North Carolina	North Carolina	English	Naturalized	Housewife
1604	F	23	W	Mar	1907	North Carolina	English	Naturalized	Housewife	North Carolina	North Carolina	English	Naturalized	Housewife
1605	M	21	W	Mar	1909	North Carolina	English	Naturalized	Housewife	North Carolina	North Carolina	English	Naturalized	Housewife
1606	F	19	W	Mar	1911	North Carolina	English	Naturalized	Housewife	North Carolina	North Carolina	English	Naturalized	Housewife
1607	M	17	W	Mar	1913	North Carolina	English	Naturalized	Housewife	North Carolina	North Carolina	English	Naturalized	Housewife
1608	F	15	W	Mar	1915	North Carolina	English	Naturalized	Housewife	North Carolina	North Carolina	English	Naturalized	Housewife
1609	M	13	W	Mar	1917	North Carolina	English	Naturalized	Housewife	North Carolina	North Carolina	English	Naturalized	Housewife
1610	F	11	W	Mar	1919	North Carolina	English	Naturalized	Housewife	North Carolina	North Carolina	English	Naturalized	Housewife
1611	M	9	W	Mar	1921	North Carolina	English	Naturalized	Housewife	North Carolina	North Carolina	English	Naturalized	Housewife
1612	F	7	W	Mar	1923	North Carolina	English	Naturalized	Housewife	North Carolina	North Carolina	English	Naturalized	Housewife
1613	M	5	W	Mar	1925	North Carolina	English	Naturalized	Housewife	North Carolina	North Carolina	English	Naturalized	Housewife
1614	F	3	W	Mar	1927	North Carolina	English	Naturalized	Housewife	North Carolina	North Carolina	English	Naturalized	Housewife
1615	M	1	W	Mar	1929	North Carolina	English	Naturalized	Housewife	North Carolina	North Carolina	English	Naturalized	Housewife
1616	F	0	W	Mar	1930	North Carolina	English	Naturalized	Housewife	North Carolina	North Carolina	English	Naturalized	Housewife

1930 U.S. Census with Miller family outlined in red

State California Incorporated place Los Angeles Assembly Los Angeles Word of city, town or village Los Angeles Unincorporated place _____

County Los Angeles Township or other division of county Los Angeles Block No. 34 Institution _____

DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS
SIXTEENTH CENSUS OF THE UNITED STATES: 1940
POPULATION SCHEDULE
Enumerated by me on April 19 1940. Jack L. Kuyper

LINE NO.	LOCATION	HOUSEHOLD DATA	NAME	RELATION	SEX	AGE	EDUCATION	PLAC. OF BIRTH	RESIDENCE, APRIL 1, 1940		PERIOD IN YEARS OLD AND OVER—EMPLOYMENT STATUS		REMARKS	
									IN WHAT PLACE DID YOU RESIDE ONE YEAR PRIOR TO APRIL 1, 1940?	COUNTY	IN WHAT PLACE DID YOU RESIDE ONE YEAR PRIOR TO APRIL 1, 1940?	COUNTY		
41	357	10	Burns, Marjorie	Wife	F	44	12	California	Los Angeles	Los Angeles	19	19	19	21
42			Burns, Marjorie	Daughter	F	12	12	California	Los Angeles	Los Angeles	19	19	19	21
43			Burns, Marjorie	Daughter	F	10	10	California	Los Angeles	Los Angeles	19	19	19	21
44	257	10	Burns, Robert	Head	M	44	12	California	Los Angeles	Los Angeles	19	19	19	21
45			Burns, Robert	Daughter	F	12	12	California	Los Angeles	Los Angeles	19	19	19	21
46	261	10	Burns, Robert	Head	M	44	12	California	Los Angeles	Los Angeles	19	19	19	21
47			Burns, Robert	Daughter	F	12	12	California	Los Angeles	Los Angeles	19	19	19	21
48			Burns, Robert	Daughter	F	10	10	California	Los Angeles	Los Angeles	19	19	19	21
49			Burns, Robert	Daughter	F	8	8	California	Los Angeles	Los Angeles	19	19	19	21
50			Burns, Robert	Daughter	F	6	6	California	Los Angeles	Los Angeles	19	19	19	21
51			Burns, Robert	Daughter	F	4	4	California	Los Angeles	Los Angeles	19	19	19	21
52	262	10	Burns, Robert	Head	M	44	12	California	Los Angeles	Los Angeles	19	19	19	21
53			Burns, Robert	Daughter	F	12	12	California	Los Angeles	Los Angeles	19	19	19	21
54			Burns, Robert	Daughter	F	10	10	California	Los Angeles	Los Angeles	19	19	19	21
55			Burns, Robert	Daughter	F	8	8	California	Los Angeles	Los Angeles	19	19	19	21
56			Burns, Robert	Daughter	F	6	6	California	Los Angeles	Los Angeles	19	19	19	21
57			Burns, Robert	Daughter	F	4	4	California	Los Angeles	Los Angeles	19	19	19	21
58			Burns, Robert	Daughter	F	2	2	California	Los Angeles	Los Angeles	19	19	19	21
59	263	10	Burns, Robert	Head	M	44	12	California	Los Angeles	Los Angeles	19	19	19	21
60			Burns, Robert	Daughter	F	12	12	California	Los Angeles	Los Angeles	19	19	19	21
61			Burns, Robert	Daughter	F	10	10	California	Los Angeles	Los Angeles	19	19	19	21
62			Burns, Robert	Daughter	F	8	8	California	Los Angeles	Los Angeles	19	19	19	21
63			Burns, Robert	Daughter	F	6	6	California	Los Angeles	Los Angeles	19	19	19	21
64			Burns, Robert	Daughter	F	4	4	California	Los Angeles	Los Angeles	19	19	19	21
65			Burns, Robert	Daughter	F	2	2	California	Los Angeles	Los Angeles	19	19	19	21
66			Burns, Robert	Daughter	F	0	0	California	Los Angeles	Los Angeles	19	19	19	21
67			Burns, Robert	Daughter	F	0	0	California	Los Angeles	Los Angeles	19	19	19	21
68	264	10	Burns, Robert	Head	M	44	12	California	Los Angeles	Los Angeles	19	19	19	21
69			Burns, Robert	Daughter	F	12	12	California	Los Angeles	Los Angeles	19	19	19	21
70			Burns, Robert	Daughter	F	10	10	California	Los Angeles	Los Angeles	19	19	19	21
71			Burns, Robert	Daughter	F	8	8	California	Los Angeles	Los Angeles	19	19	19	21
72			Burns, Robert	Daughter	F	6	6	California	Los Angeles	Los Angeles	19	19	19	21
73			Burns, Robert	Daughter	F	4	4	California	Los Angeles	Los Angeles	19	19	19	21
74			Burns, Robert	Daughter	F	2	2	California	Los Angeles	Los Angeles	19	19	19	21
75			Burns, Robert	Daughter	F	0	0	California	Los Angeles	Los Angeles	19	19	19	21
76			Burns, Robert	Daughter	F	0	0	California	Los Angeles	Los Angeles	19	19	19	21
77			Burns, Robert	Daughter	F	0	0	California	Los Angeles	Los Angeles	19	19	19	21
78			Burns, Robert	Daughter	F	0	0	California	Los Angeles	Los Angeles	19	19	19	21
79			Burns, Robert	Daughter	F	0	0	California	Los Angeles	Los Angeles	19	19	19	21
80			Burns, Robert	Daughter	F	0	0	California	Los Angeles	Los Angeles	19	19	19	21

1940 U.S. Census with Miller family outlined in red

Whittier blvd
JOHNSON & HIGGINS OF CALIFORNIA, R B
 Hay Chapman Resident Director, Insurance
 Brokers and Average Adjusters, 603-605 W
 7th, Tel Trinity 5776
 " & Johnson (G F and T M) auto park 1207
 Maple av
 " & Johnson W S Cross O W Fisher L F Stier
 G W Winch reps pharmaceutical prepara-
 tions 253 S Bway R329
 " & Johnston (T W Johnson P D Johnston)
 lawyers 138 S Spring R118
 " and Miller (I J Johnson Loren Miller) lawyers
 1105 E Vernon av R208
 " & Oker (Ruth E Johnson Nellie B Oker) cigars
 6253 Hwood blvd
 " & Thomas (W P Johnson B S Thomas) mach
 123 E 23d
 " & Wahlberg (C W Johnson (San Francisco)
 A O Wahlberg) 426 S Spring R708
 Johnson's Service Station (Elwood Johnson, T M
 Bergo, P P McGrath) 7650 Avalon blvd

1938 Los Angeles City Directory with Miller's office outlined in red (LAPL)

parking stations. MU 9901 5
524 S Sprng (Lissner Bldg) 5
Basmt Reed Howard R Reed Litho.....MI 7021 5
Basmt Reed LithoMI 7021 5
Grnd Flr Atlas Letter Serv.....MI 5181
Main Flr John's Pipe ShopVA 0310
1st Flr Butler Serv Co.....MU 5522
Rm 200 B & B Leather Printers.....MU 7616
Rm 203 Isom Geo W cutler & grinder...MU 5423
Rm 204 Lucker Optical Serv.....MA 6-3313 5
Rm 205 Shepard Optical Co.....MU 6984
Rm 205 Shepard Optical Co.....MU 6985 5
Rm 209 Bryan Mildred T Stenograph Training
Serv. MU 2219
Rm 209 Bryan Mildred T Stenotype Bryan
Schools. MU 2219
Rm 209 Bryan Stenotype Schools.....MU 2219
Rm 209 Stenograph Training Serv.....MU 2219
Rm 209 Stenotype Bryan Schools.....MU 2219
Rm 218 Pac Office Services.....MU 7109
Rm 218 Pac Personnel Serv.....MU 7109
Rm 225 Daily People's World newspr...MA 6-6616
Rm 225 People's Daily World newspr...MA 6-6616
Rm 225 People's World Daily newspr...MA 6-6616
Rm 304 Weber & Matthews hair gds...MU 7624
Rm 306 Reliable Optical Supply Co.....MI 9287
Rm 308 Ibers Personnel Agency.....MA 6-7151
Rm 309 Switzer Textile Acy.....MA 6-1129
Rm 311 Maddox Edw C Miller & Maddox
attys. MA 5-2668
Rm 311 Maddox Edw Carter.....MA 5-2668
Rm 311 Miller LorenMA 5-2668
Rm 311 Miller Loren Miller & Maddox attys
MA 5-2668
Rm 311 Miller & Maddox attys.....MA 5-2668
Rm 311 Sheats Saml C.....MA 5-2668
Rm 316 Aronowitz Geo jwlry mfrs....MA 6-3678
Rm 316 Westlake Sales Co.....MA 6-3678
Rm 321 Bernstein J H Bernstein Ribbon Co
VA 6923
Rm 321 Bernstein Ribbon Co.....VA 6923
Rm 321 Reliable Ribbons Bernstein Ribbon Co
VA 6923
Rm 324 Conforti Albert tlr.....MA 6-0992
Rm 401 Association of Professional Ball
Players of America. TU-2726
Rm 405 Seidel Paul J ofc.....MA 9-1033
Rm 407 United Turf Serv.....MA 5-7691
Rm 408 Topol-Luke Watch Repairs...MA 5-2974
Rm 418 Miro CreationsMA 6-3719
Rm 420 Watchmakers Union Local 115 A F L
MA 5-8191
Rm 425 Cooper & Schuber jewlrs.....MU 7659
Rm 501 Pacific Personnel Serv.....MU 7109
Rm 503 Bray Evalyn S Pac Credit Reporting
Assn. MI 8221
Rm 503 Pac Credit Reporting Assn.....MI 8221
Rm 504 Columbia SchoolMI 5784
★Rm 504 (Lissner Building)MU 3660
Rm 505 Terry School of Tailoring & Designing
MU 9428

1956 Los Angeles City Directory with Miller's office outlined in red (LAPL)

Architect Garrett Moves Office; Takes on Partner

Announcement of the removal of his office to 672 South Lafayette Park place near Wilshire boulevard and association with Gregory Ain, Guggenheim award winner for 1940, was made this week by James H. Garrett, prominent local architect.

A practicing architect for the past 12 years, Mr. Garrett has designed numerous fine residences, apartment houses and commercial buildings throughout the city and his environs. He has just completed plans for a \$50,000 twenty four unit apartment building for Grace F. Marquis to be built on the corner of Fifth and New Hampshire streets and

residences for prominent Angelinos, including George A. Beavers, Jr., vice president of the Golden State Mutual Life Insurance company, Attorney Loren Miller and Ruth Holloway. To his credit on the west side are the Bessie Bruce and William L. Hill residences.

Outstanding buildings in this community designed by Mr. Garrett include the Golden State office building, St. Philips Episcopal church, Mount Zion Baptist church, Pilgrim Baptist church and many others. Many of the large open front markets throughout the county were designed by him for Gertmenian and Fitzsimmon stores.

"Architect Garrett Moves Office; Takes on Partner." *California Eagle*, May 2, 1940.

Celebrities in Spotlight As 'Sugar Hill' Trial Begins

A packed courtroom, including numerous movie celebrities and business and professional leaders—who are listed among the defendants—heard preliminary arguments by attorneys in the famous "Sugar Hill" restrictive covenant trial which opened yesterday (Wednesday) in Judge Thurmond Clark's superior Court No. 6.

The trial seems destined to last more than a month. After hearing comments from counsel, Judge Clarke adjourned until this morning (Thursday).

Yesterday afternoon, the judge and counsel for both sides inspected the premises—the swank West Adams Heights "Blueberry Hill" district—to determine the present status of the neighborhoods in question.

The tract lies between LaSalle Street and Western Avenue and between Washington and Adams Boulevards.

Attorney Loren Miller, in his opening comments, attacked the constitutionality of the covenants, insisting they are invalid on numerous technical grounds.

He also cited that these covenants, based on the theory that only persons whose "blood is entirely of the white race" may occupy property in the restricted area, are ethnologically unwise in that most scientists agree it is

impossible to tell whether any given person's blood is "pure" and unmixed in this day and age.

Miller also indicated he will maintain that change of character in the community as well as delays in bringing the suits bar the relief sought by the various plaintiffs.

Defendants who have been served and who will be represented during the coming weeks at the trial include Louise Beavers and Hattie McDaniel, movie actresses; Dr. J. A. Somerville, prominent dentist and former head of the local NAACP; Drs. W. Bailey, W. Clyde Allen, J. P. Taylor and Thomas R. Peyton, well known medicos; Horace Clark, owner of the Clark Hotel; K. C. Venerable, chain hotel owner; Lieut. Leslie King, retired U. S. Army officer; Mrs. Senola Maxwell Green, school teacher; Juan Tizol, and Russell Smith, musicians, and a number

AN EVENING OF FUN

The 64th assembly district Democratic Club, Jakob Zeitlin, chairman, will present an elaborate program of fun and entertainment this evening (Thursday) on the second floor of the Halliburton building, 1709 West 8th street. The program will include games, quizzes, a political forum and the raffling of an original painting, attractively bound. Admission 35 cents. All invited.

CLOTHING TAKEN

Clothing valued at \$104 was taken from the home of Samuel, 1238 E. 22nd Street, last Saturday, according to police.

of others equally prominent in various fields.

Numerous other public figures who also live in the same area are not effected because they occupy covenant-free lots and were not sued. Among these are Noble Sissle, band leader; Norman Houston, president of the Golden State Mutual Life Insurance Company; Ben Carter film actor, and others.

Last spring five suits were filed involving 35 other occupants of individual parcels of land and two other suits have been filed since that time. All save been consolidated for trial and will be heard at the same time. One Korean family is listed among the defendants.

"Celebrities in Spotlight as 'Sugar Hill' Trial Begins." *California Eagle*, December 6, 1945.

MAN SENTENCED IN DUAL SLAYING

**Must Serve From Ten
to Twenty Years**

George Farley, 55-year-old Negro, yesterday was sentenced by Superior Judge Bull to a term of ten to twenty years in San Quentin for the slaying last February 17 of Leon Romer and T. Dwight Crittenden, deputy city marshals who sought to evict him from his home.

Convicted on two counts of manslaughter by a jury which later found him sane on his second plea of not guilty by reason of insanity, Farley was ordered to serve the two five-to-ten-year terms consecutively.

"Man Sentenced in Dual Slaying." *Los Angeles Times*, June 2, 1938.

Matthews is assigned to case

**Aroused citizens succeed
in securing hearing
of grand jury**

The criminal complaints committee of the Grand jury heard Tuesday morning from the lips of Horace Hampton, son of a reputable family here, and his two attorneys, Thomas L. Griffith, Jr. and Loren Miller, stories of an asserted attack late the night of July 17 by five or six men thought



CHARLES MATTHEWS

to be members of the Black Legion and police department, and instructed Deputy District Attorney Charles Matthews to conduct an investigation of the charges for the purpose of presenting it to the Grand jury when its calendar so permits.

A committee of 25 prominent citizens of the Eastside headed by Atty. Griffith, who is president of the local branch of the National Association for the Advancement of Colored People, aroused by the alleged attack, called on District Attorney Buron Fitts last week and succeeded in securing the hearing of the criminal complaints committee.

The citizens committee was told by Deputy Eugene Blalock of the Grand jury that the Grand jury, in the midst of several probes at present, would hear results of the investigation into alleged brutal attacks here at the earliest possible date.

Hampton, a Warner Bros. studio employee, in company with Don Walker and Alpheus Brewer, son of a retired minister, on the night in question told newspapers her that early Saturday morning, July 18, he was accosted by five white men who said they were police officers and members of the Black Legion and accused of committing a nuisance on the street. When he denied it, he said, he was beaten, threatened and put in the car of the alleged officers, who following further maltreatment of the youth, was assertedly thrown from the machine at Jefferson and Stanford Streets.

The youths who were in the company of Hampton, both of whom are well known in the younger set here, were not molested.

"Matthews is assigned to case." *California Eagle*, August 7, 1936.

Negro Owners Win Contest on Occupancy

Sweeping aside as unconstitutional race restrictions intended to bar members of the Negro race from occupancy of their homes in the West Adams Heights district, Superior Judge Thurmond Clarke yesterday tossed out of court suits brought by eight white property owners.

The white petitioners went to court with a request that the Negro occupants be forced to move from an area bounded by La Salle Ave., Washington Blvd., Western Ave. and Adams Blvd., contending that they had violated restrictions agreed on by white property owners eight years ago.

'Time for Full Rights'

The Negro residents, among them Hattie McDaniel, film actress, and Ethel Waters, blues singer, set forth in defense that they moved in after the original subdivision restrictions had expired and that now more than half of the area involved is owned by members of their race.

"The court is of the opinion," Judge Clarke remarked in dismissing the litigation, "that it is time that members of the Negro race are accorded, without reservations and evasions, the full rights guaranteed them under the 14th Amendment of the Federal Constitution. Judges have been avoiding the real issue for too long. Certainly there was no discrimination against the Negro race when it came to calling upon its members to die on the battlefields in defense of this country in the war just ended."

The judge sustained objections advanced by the 50 Negro defendants to the introduction of any testimony.

"Negro Owners Win Contest on Occupancy." *Los Angeles Times*, December 7, 1945.

Building Permit Records

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building
 OF
CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:

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

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

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

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

Lot No. 126

Tract WEST END OCEAN VIEW TRACT

Location of Building 647 N. MICHELTORRENS ST. } Approved by
 (House Number and Street) } City Engineer

Between what cross streets BELLUKE AND ELLSWORTH STS. } Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building RESIDENCE & garage Families 1 Rooms 6
 (Store, Residence, Apartment House, Hotel, or any other purpose)

2. Owner (Print Name) JUANITA E. MILLER Phone CE 24603

3. Owner's address 207 EAST 45th ST

4. Certificated Architect JAMES H. GARROTT State License No. B-1642 Phone EX 3914

5. Licensed Engineer NO State License No. Phone

6. Contractor W. H. TERRY State License No. 9358 Phone CE 25012

7. Contractor's address 1152 E ADAMS ST 4500

8. VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} NONE

9. State how many buildings NOW } on lot and give use of each. } NONE
 (Store, Residence, Apartment House, Hotel, or any other purpose)

10. Size of new building 40 x 40 No. Stories 2 Height to highest point 20' Size lot 50 x 161

11. Type of soil ADobe (HARD) Foundation (Material) CONCR. Depth in ground 12"

12. Width of footing 16" Width of foundation wall 8" Size of redwood sill 2" x 6"

13. Material exterior wall Stucco Size of studs: (Exterior) 2" x 4" (Interior bearing) 2" x 4"

14. Joist: First floor 4" x 6" Second floor 2" x 12" Rafters 2" x 4" Material of roof SHINGLES

15. Chimney (Material) Brick Size Flue 7 x 7 No. inlets each flue 1 Depth footing in ground 12"

I have carefully examined and read the above completed Application and know the same is true and correct, and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinance and State Laws will be complied with whether herein specified or not; I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws.

Sign here James H. Garrott
 (Owner or Authorized Agent)

By 125

Plans, Specifications and other data must be filed if required.

PERMIT NO. 31942	FOR DEPARTMENT USE ONLY <u>1-521</u>				Fee <u>16.50</u> Stamp here when Permit is issued
	Plans and Specifications checked <u>Finley 8/8/40</u>	Zone <u>R4</u>	Fire District No. <u>70</u>		
PLANS <u>8/8/40</u>	Corrections verified <u>Finley 8/13/40</u>	Bldg. Line <u>70</u> Ft.	Street Widening <u>70</u> Ft.		AUG 13 1940
	Plans, Specifications and Application rechecked and approved <u>W.H. Terry</u>	Application checked and approved <u>8/13/40</u>		Inspector <u>C. H. Kelan 13</u>	
Rec'd	For Plans See <u>1</u>	Filed with	Required Valuation Included	Specified Yes-No	

FOR DEPARTMENT USE ONLY			
Application <i>J</i>	Fire District	Bldg. Line	Forced Draft Ventil.
Construction	Zoning	Street Widening	

(1) REINFORCED CONCRETE Barrels of Cement Tons of Reinforcing Steel	(2) The building referred to in this Application will be more than 100 feet from _____ Street Sign Here _____ (Owner or Authorized Agent)
(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot. Sign here _____ (Owner or Authorized Agent)	(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. Sign Here _____ (Owner or Authorized Agent)

REMARKS:

PLAN CHECKING
RECEIPT NO. 39371
VALUATION \$ 4500
FEE PAID \$ 10.00

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

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

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

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

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

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location
of building647 Micheltorena
(House Number and Street)New location
of building

(House Number and Street)

Between what
cross streetsApproved by
City Engineer.

Deputy.

1. Purpose of PRESENT building..... Families..... Rooms.....
(Store, Residence, Apartment House, Hotel, or any other purpose)

2. Use of building AFTER alteration or moving..... Families..... Rooms.....

3. Owner (Print Name) W. H. TERRY..... Phone.....4. Owner's Address 1158 E. Adams......5. Certificated Architect None..... State License No. Phone.....6. Licensed Engineer None..... State License No. Phone.....7. Contractor Keystone Tile Co..... State License No. 10559..... Phone.....8. Contractor's Address 4042 Trinity St......

9. VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.} \$..... Reg. No.

10. State how many buildings NOW } on lot and give use of each. } (Residence, Hotel, Apartment House, or any other purpose)

11. Size of existing building.....x.....Number of stories high.....Height to highest point.....

12. Class of building.....Material of existing walls.....Exterior framework.....
(Wood or Steel)

Describe briefly and fully all proposed construction and work:

Interior tile work.

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY			
PERMIT NO. <u>44723</u>	Plans and Specifications checked	Zone	Fire District
	Corrections verified	Bldg. Line	No.
		Ft.	Ft.
PLANS	Plans, Specifications and Applications rechecked and approved	Application checked and approved	
	For Plans See	Filed with	SPRINKLER
Rec'd.....		Required Valuation Included	Specified Yes—No
			Stamp here when Permit is issued NOV -4 1940 Inspector <u>E. A. Kelso 17</u>

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....
Material of FoundationWidth of Footing.....Depth of footing below ground.....
Width Foundation WallSize of Redwood Sill.....x.....Material Exterior Walls.....
Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....
Joists: First Floor.x.....Second Floor.....x.....Rafters.....x.....Roofing Material

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here Keystone Tile Co
(Owner or Authorized Agent)

By Howard Leffler

FOR DEPARTMENT USE ONLY

Application	Fire District	Bldg. Line	Termite Inspection.....
Construction	Zoning	Street Widening	Forced Draft Ventil.....

(1)
REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2)
The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

.....Street

Sign Here.....
(Owner or Authorized Agent)

(3)
No required windows will be obstructed.

Sign Here.....
(Owner or Authorized Agent)

(4)
There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here.....
(Owner or Authorized Agent)

REMARKS:

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Checked By

Opened By

☐ MONEY ORDER

☐ CHECK

NOV 7 1940

☐ CASH ☐ CASHIERS CHECK

RECEIVED BLDG. & SAFETY

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

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

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

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

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

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building } 647 Micheltorena Street
(House Number and Street)

New location of building } ~~647 Micheltorena Street~~
(House Number and Street)

Between what cross streets } Bellevue & Stewart

Approved by
City Engineer.

Deputy.

1. Purpose of PRESENT building Residence Families 9 Rooms 5
(Store, Residence, Apartment House, Hotel, or any other purpose)

2. Use of building AFTER alteration or moving Residence Families 1 Rooms 6

3. Owner (Print Name) Loren Miller Phone NO 23775
CE 28514

4. Owner's Address 647 Micheltorena St.

5. Certificated Architect..... State License No..... Phone.....

6. Licensed Engineer..... State License No..... Phone.....

7. Contractor..... State License No..... Phone.....

8. Contractor's Address.....

9. VALUATION OF PROPOSED WORK {including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$ 200.00

10. State how many buildings NOW } One residence
on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)

11. Size of existing building.....x.....Number of stories high 2 Height to highest point.....

12. Class of building D Material of existing walls Brick Exterior framework.....
(Wood or Steel)

Describe briefly and fully all proposed construction and work:

add Room over kitchen

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO. 27853	FOR DEPARTMENT USE ONLY				Fee <u>2.00</u> Stamp here when Permit is issued DEC 10 1941
	Plans and Specifications checked	Zone <u>R4</u>	Fire District <u>10</u>	No.	
	Corrections verified	Bldg. Use <u>NO</u>	Street Valuation <u>NO</u>		
	Plans, Specifications and Applications rechecked and approved	Application checked and approved <u>12/9/41</u> <u>J. P. Miller</u> Clerk			
PLANS	For Plans See	Filed with	Required Valuation Included	Specified Fee—No	Inspector <u>J. P. Miller</u>
Rec'd					

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition 10'5" x 16'5" Size of Lot 50' x 125' Number of Stories when complete 2
Material of Foundation (EXISTING) (Cone) Width of Footing 16" Depth of footing below ground 2'2"
Width Foundation Wall 8" Size of Redwood Sill 4" x 6" Material Exterior Walls Brick
Size of Exterior Studs 2" Size of Interior Bearing Studs 2" x 4"
Joists: First Floor 2" x 6" Second Floor 2" x 4" Rafters 2" x 4" Roofing Material Asph/Flt

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here Loew Miller
(Owner or Authorized Agent)

By

FOR DEPARTMENT USE ONLY

Application <u>2</u>	Fire District <u>2</u>	Bldg. Line <u>2</u>	Termite Inspection
Construction	Zoning <u>2</u>	Street Widening <u>2</u>	Forced Draft Ventil.

(1) **REINFORCED CONCRETE**

Barrels of Cement

Tons of Reinforcing Steel

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

Micheltorena Street

Sign Here Loew Miller
(Owner or Authorized Agent)

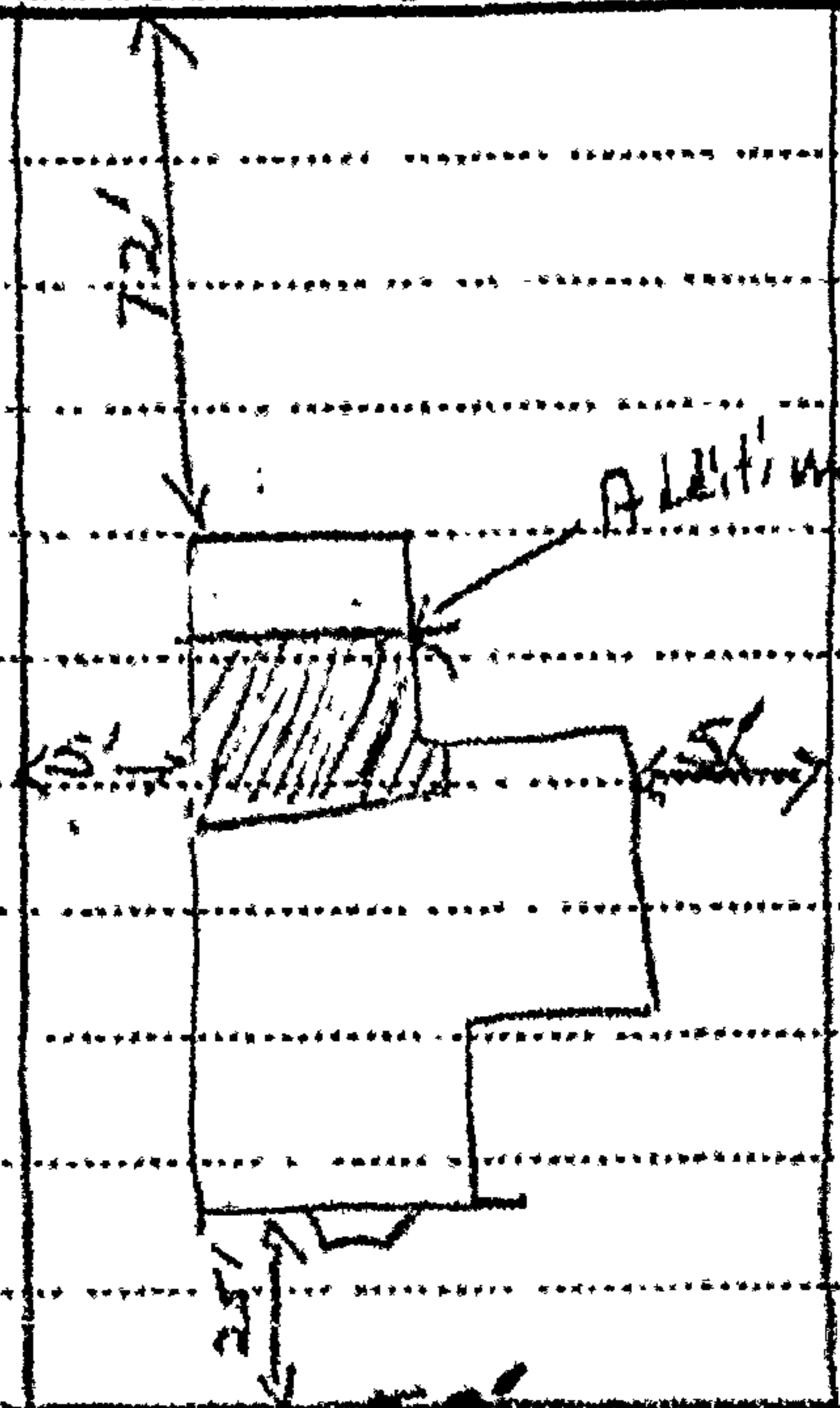
(3) No required windows will be obstructed.

Sign Here Loew Miller
(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here Loew Miller
(Owner or Authorized Agent)

REMARKS:



Micheltorena Street

I hereby certify that there is

no general contractor for this

building or work.

(Signed)

Loew Miller

3

APPLICATION TO
ALTER, REPAIR, or DEMOLISH
AND FOR A
Certificate of Occupancy

Form B-3
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 124
Tract West End Ocean View
Location of Building 647 Micheltorena
(House Number and Street)
Between what cross streets? Bellevue + Marath

Approved by
City Engineer

Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building Dwelling Families 1 Rooms 6
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy Seven
3. Use of building AFTER alteration or moving Dwelling Families 1 Rooms 7
4. Owner Mr. L. Miller Phone No. 23775
5. Owner's Address 647 Micheltorena P. O.
6. Certificated Architect _____ State
License No. _____ Phone _____
7. Licensed Engineer _____ State
License No. _____ Phone _____
8. Contractor Owner State
License No. _____ Phone _____
9. Contractor's Address _____

10. VALUATION OF PROPOSED WORK

Including all labor and material and all permanent
lighting, heating, ventilating, water supply, plumb-
ing, fire sprinkler, electrical wiring and elevator
equipment therein or thereon.

11. State how many buildings NOW on lot and give use of each. One. Dwelling
(Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 40 x 25 Number of stories high 2 Height to highest point 24' 0"
13. Material Exterior Walls Wood Exterior framework Wood
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction, and work:

Enclose Existing Patio Area into a Recreation Room with a Sub-deck above - add on to 2nd floor. Rear Bed Rm. & Lav. Close up door from Dining Rm to Kit. Making it a Study.

NEW CONSTRUCTION

15. Size of Addition 20 x 22 1/2 Size of Lot 50 x 162 1/2 Number of Stories when complete 1
16. Footing: Width 12 Depth in Ground 12 Width of Wall 6 Size of Floor Joists 2 x 10
17. Size of Studs 2 x 4 Material of Floor Conc. Size of Rafters 2 x 10 Type of Roofing Asphalt

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

DISTRICT
OFFICE

Sign here

By

FOR DEPARTMENT USE ONLY

PLAN CHECKING				OCCUPANCY SURVEY		Investigation Fee \$	
Valuation \$ <u>1500</u>		Fee <u>600</u>		Area of Bldg. Sq. Ft. <u>600</u>		Cert. of Occupancy Fee \$ <u>9.30</u>	
Type <u>E</u>		Maximum No. Occupants <u>6</u>		Lot Size <u>50 x 162.25</u>		Bldg. Permit Fee \$ <u>9.30</u>	
Group <u>E</u>		Plans and Specifications checked <u>OK</u>		Fire District <u>2</u>		Total \$ <u>9.30</u>	
For Plans See <u>147 B 201</u>		Correction Verified <u>OK</u>		No. <u>147 B 201</u>		Clerk <u>Yaguel</u>	
Plan with <u>Plans, Specifications and Application rechecked and approved</u>		Continuous Inspection <u>NO</u>		Street Widening <u>NO</u>		Application checked and approved <u>FEB 9 1953</u>	
Fees with <u>Plans, Specifications and Application rechecked and approved</u>		Continuous Inspection <u>NO</u>		SPRINKLER <u>NO</u>		Inspector <u>Brown</u>	

"G" Hillside Area NO DO NOT WRITE BELOW THIS LINE

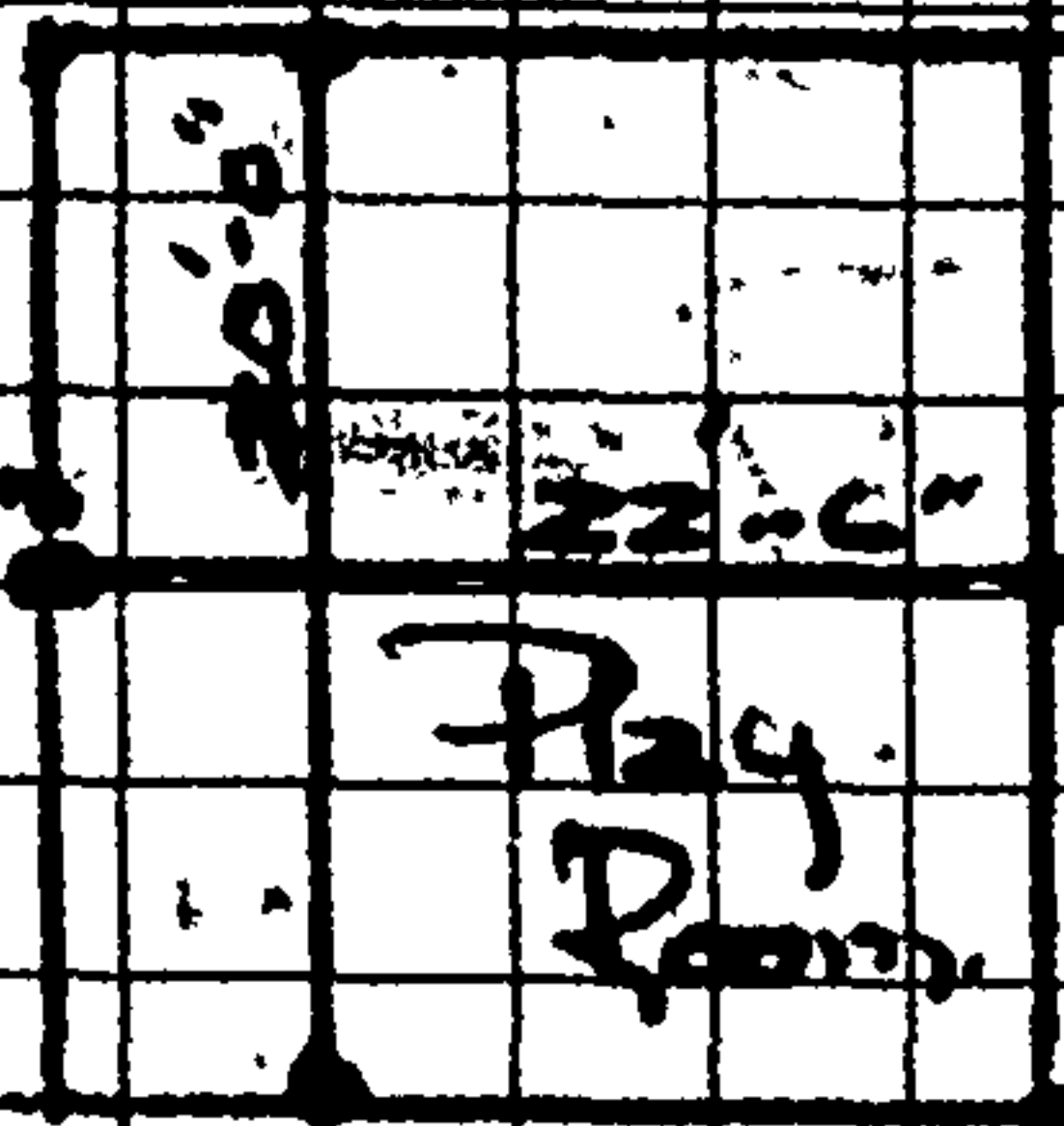
TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	FEB -9-53		126620		
Supplemental Plan Checking			29665		
Building Permit			154023		

Lot Lines

50'-0"

27'-0"

162'-32"



1-Family Residence

Plot Plan
Scale 1/16" = 1'-0"

Lot Lines

Public Sidewalk

Driveway

Driveway

Car

607 Micheltorena

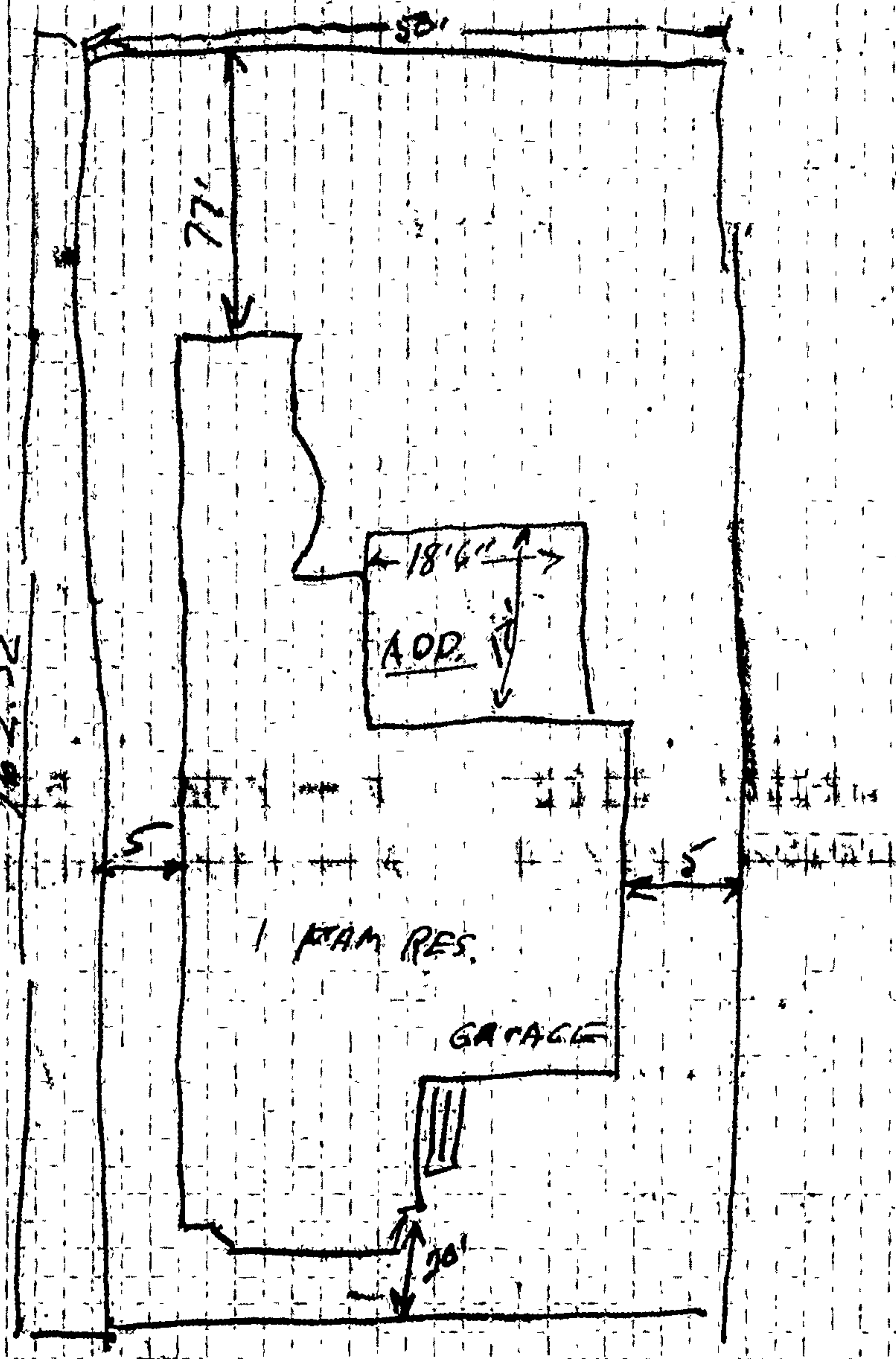
APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

LOT 6		BLK.		TRACT West End		DIST. MAP 141-201	
2. BUILDING ADDRESS 647 Micheltorena St.						APPROVED BS	
3. BETWEEN CROSS STREETS Marathon						AND Bellvue	
4. PRESENT USE OF BUILDING W/XXXXXX Dwelling				NEW USE OF BUILDING Same			
5. OWNER L. Miller						PHONE No 23775	
6. OWNER'S ADDRESS 647 Micheltorena						P.O. ZONE	
7. CERT. ARCH.						STATE LICENSE PHONE	
8. LIC. ENGR.						STATE LICENSE PHONE	
9. CONTRACTOR Owner						STATE LICENSE PHONE	
10. CONTRACTOR'S ADDRESS						P.O. ZONE	
11. SIZE OF EXISTING BLDG.		STORIES 2		HEIGHT		NO. OF EXISTING BUILDINGS ON LOT AND USE 1 Dwelling	
12. MATERIAL EXT. WALLS: ☒ WOOD ☐ METAL ☐ CONC. BLOCK ☒ STUCCO ☐ BRICK ☐ CONCRETE		ROOF CONST. ☒ WOOD ☐ STEEL ☐ OTHER ☐ CONC. ☐		ROOFING Asph/Flt		SPRINKLERS REQ'D ☒ SPECIFIED	
3 647 Micheltorena St.						DISTRICT OFFICE L.A.	
VALIDATION 1. A68904		PR-1657		21229		CASHIER'S USE ONLY A - 2 CK 5.00	
TYPE V		GROUP R1		MAX. OCC. —		PR-1657 21230 A - 1 CK 10.50	
C. OF O. ISSUED		INSPECTOR		P.C. \$5.00		S.P.C. B.P. 10.50 I.F. O.S. C/O	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 2500.00				DWELL. UNITS 1			
14. SIZE OF ADDITION 17 x 18.6		STORIES 1		HEIGHT 9		VALUATION APPROVED RT	
15. NEW WORK: EXT. WALLS ROOFING Recreation room addition				APPLICATION CHECKED Harper		PARKING SPACES —	
				PLANS CHECKED RT		GUEST ROOMS —	
				CORRECTIONS VERIFIED		FILE WITH —	
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. SIGNED Clarence La Sage This Form When Properly Validated is a Permit to Do the Work Described.				PLANS APPROVED		Grading	
				APPLICATION APPROVED		Soil	

162.52



NO PORTION OF LOT TO BE USED FOR ANY OTHER PURPOSE

Bldg-Addition
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**

Last Status: Ready to Issue
Status Date: 08/01/2006

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
WEST END OCEAN VIEW		126		M B 8-66/67	141A201 186	5401 - 008 - 024

3. PARCEL INFORMATION

Area Planning Commission - East Los Angeles
LADBS Branch Office - LA
Council District - 13
Certified Neighborhood Council - Silver Lake
Community Plan Area - Silver Lake - Echo Park - Elysia

Census Tract - 1958.01
Census Tract - 1959.00
District Map - 141A201
Energy Zone - 9
Hillside Grading Area - YES

Hillside Ordinance - YES
Methane Hazard Site - Methane Buffer Zone
Near Source Zone Distance - 3.7
School Within 500 Foot Radius - YES
Thomas Brothers Map Grid - 594-B7

ZONE(S): RD2-1VL /

4. DOCUMENTS

ORD - ORD-165167-SA6175
CPC - CPC-1986-255
CDBG - LARZ-Central City

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
Gonzalez, Edgar R And Eugenia E

647 Micheltorena St

LOS ANGELES CA 90026

3234453635

Tenant:
Applicant: (Relationship: Agent for Contractor)
Marcelo Blas -

786 Pinefalls Ave.

WALNUT, CA 91789

(909) 594-7547

7. EXISTING USE

PROPOSED USE

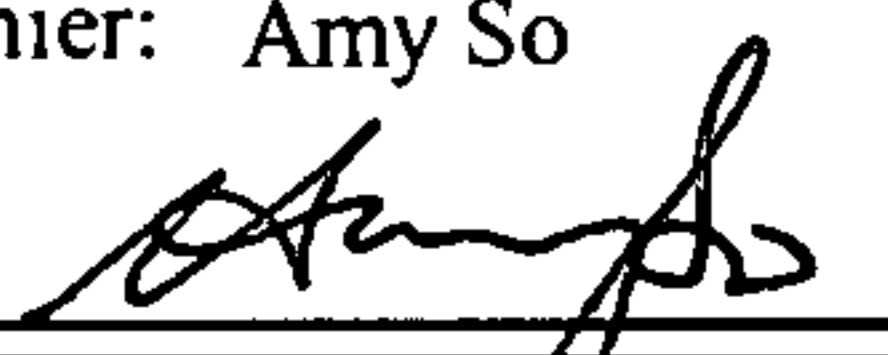
(01) Dwelling - Single Family
(07) Garage - Private

(01) Dwelling - Single Family
(07) Garage - Private
(23) Patio Cover

8. DESCRIPTION OF WORK
PROPOSE 12'X19' ATTACHED PATIO COVER _ PER STANDARD PLAN #112

9. # Bldgs on Site & Use: 1: SFD W/ ATT GARAGE

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Dawn McNulty
OK for Cashier: Amy So
Signature: 

DAS PC By:
Coord. OK:
Date: 08/01/06

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD (524-2845)
Outside LA County, call (213) 482-0000 or visit www.ladbs.org

For Cashier's Use Only
W/O #: 61406766
LA Department of Building and Safety
LA 01 26 166006 08/01/06 09:13AM

11. PROJECT VALUATION & FEE INFORMATION

Final Fee Period

Permit Valuation: \$4,000 PC Valuation:

FINAL TOTAL Bldg-Addition	153.74
Permit Fee Subtotal Bldg-Addition	130.00
Plan Check Subtotal Bldg-Addition	0.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	0.50
O.S. Surcharge	2.61
Sys. Surcharge	7.83
Planning Surcharge	7.80
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00

Sewer Cap ID: Total Bond(s) Due:

BUILDING PERMIT-RES \$130.00
EI RESIDENTIAL \$0.50
ONE STOP SURCH \$2.61
SYSTEMS DEVT FEE \$7.83
CITY PLANNING SURCH \$7.80
MISCELLANEOUS \$5.00

Total Due: \$153.74
Check: \$153.74

DOLA 96137

12. ATTACHMENTS

Plot Plan 


* P 0 6 0 1 4 2 0 0 0 0 0 6 7 6 6 F N *

(P) Floor Area (ZC): +228 Sqft / Sqft (P) Type V-N Construction
(P) Height (ZC): 0 Feet / Feet
(P) Length: +5 Feet / Feet
(P) Stories: 0 Stories / 2 Stories
(P) Width: 0 Feet / Feet
(P) Dwelling Unit: 0 Units / 1 Units
(P) Methane Site Design Level V - assumed, no testing
(P) R3 Occ. Group: +228 Sqft / Sqft
(P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Sta
(P) Total Provided Parking for Site: 0 Stalls / Stalls

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

(C) West Coast Custom Rooms 786 Pinefalls Avenue, Walnut, CA 91789

CLASS LICENSE# PHONE#

B 471619

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** Lic. No.: **471619** Contractor: **WEST COAST CUSTOM ROOMS**

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: **Clarendon Ntl. Ins. Co.** Policy Number: **01KR0032690**

☐ 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:

- (1) 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
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name:

MARCELO BLAS

Sign:

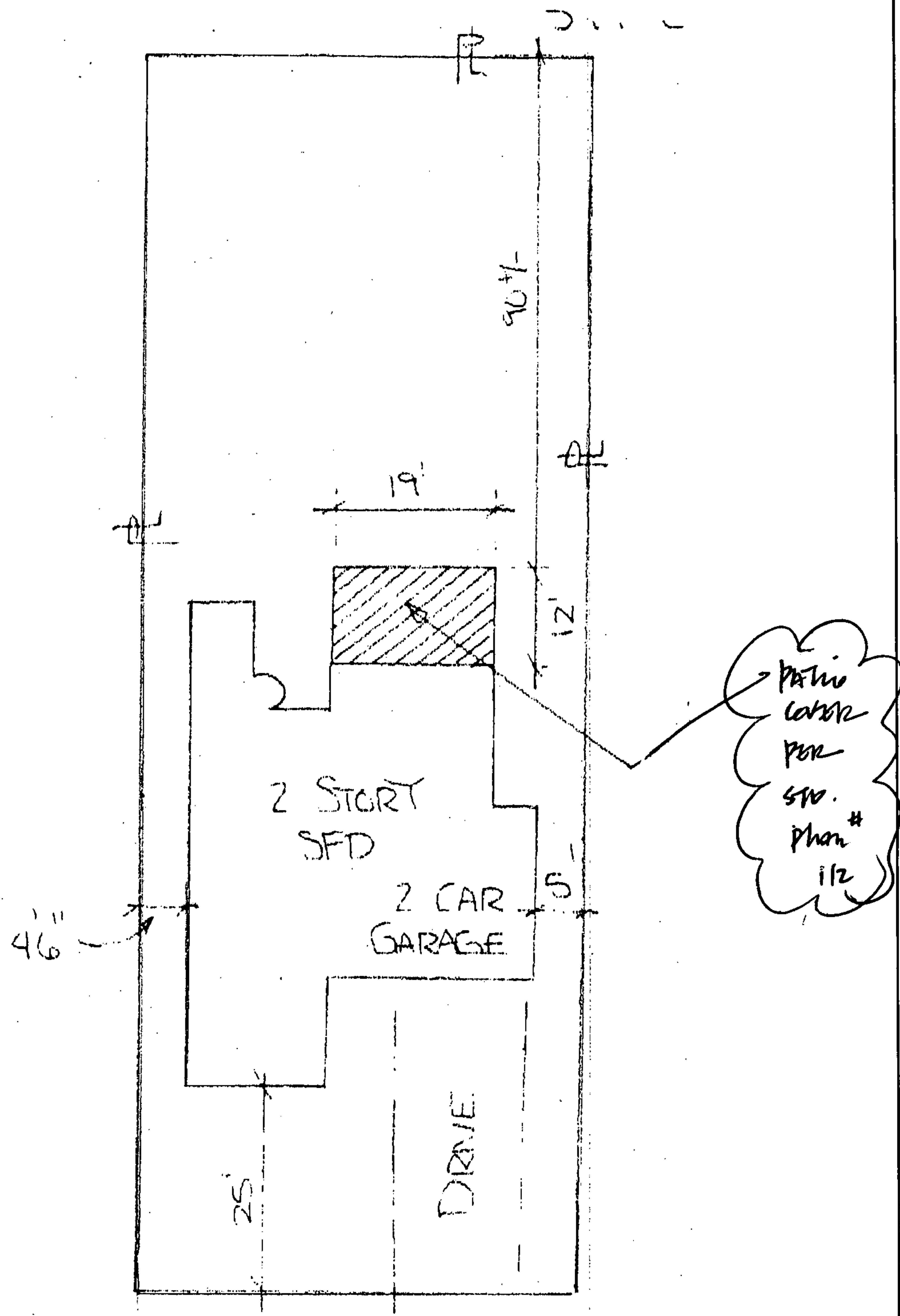


Date:

8/1/06☐ Contractor☒ Authorized Agent

Bldg-Addition	City of Los Angeles - Department of Building and Safety	Plan Check #: B06VN10505
1 or 2 Family Dwelling		Initiating Office: VAN NUYS
Plan Check	PLOT PLAN ATTACHMENT	Printed on: 07/25/06 13:59:43

647 N MICHELTORENA ST
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



Zimas Parcel Report



City of Los Angeles Department of City Planning

2/3/2022 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

647 N MICHELTORENA ST

ZIP CODES

90026

RECENT ACTIVITY

None

CASE NUMBERS

CPC-1986-255

ORD-165167-SA6175

ORD-129279

Address/Legal Information

PIN Number	141A201 186
Lot/Parcel Area (Calculated)	8,065.6 (sq ft)
Thomas Brothers Grid	PAGE 594 - GRID B7
Assessor Parcel No. (APN)	5401008024
Tract	WEST END OCEAN VIEW TRACT
Map Reference	M B 8-66/67
Block	None
Lot	126
Arb (Lot Cut Reference)	None
Map Sheet	141A201 141A203

Jurisdictional Information

Community Plan Area	Silver Lake - Echo Park - Elysian Valley
Area Planning Commission	East Los Angeles
Neighborhood Council	Silver Lake
Council District	CD 13 - Mitch O'Farrell
Census Tract #	1959.03
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
-----------------------	------

Planning and Zoning Information

Special Notes	None
Zoning	RD2-1VL
Zoning Information (ZI)	None
General Plan Land Use	Low Medium II Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	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.

Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5401008024
Ownership (Assessor)	
Owner1	GONZALEZ,EDGAR AND EUGENIA TRS GONZALEZ FAMILY TRUST
Address	647 MICHELTORENA ST LOS ANGELES CA 90026
Ownership (Bureau of Engineering, Land Records)	
Owner	GONZALEZ, EDGAR R GONZALEZ, EUGENIA E
Address	647 MICHELTORENA ST LOS ANGELES CA 90026
APN Area (Co. Public Works)*	0.185 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$194,256
Assessed Improvement Val.	\$71,584
Last Owner Change	04/09/2018
Last Sale Amount	\$9
Tax Rate Area	13
Deed Ref No. (City Clerk)	925053
	92007
	847919
	796790
	327881
	1855346
	146600
	0338511
Building 1	
Year Built	1940
Building Class	D7D
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	2
Building Square Footage	1,972.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5401008024]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No

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

Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Buffer Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.1714988
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
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
Hubzone	Not Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5401008024]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	5401008024
Address	647 MICHELTORENA ST
Year Built	1940
Use Code	0100 - Residential - Single Family Residence
Notes	The property is subject to AB 1482 only if the owner is a corporation, limited liability company, or a real estate investment trust.

Public Safety

Police Information	
Bureau	Central
Division / Station	Rampart
Reporting District	204
Fire Information	
Bureau	Central
Batallion	11
District / Fire Station	6

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

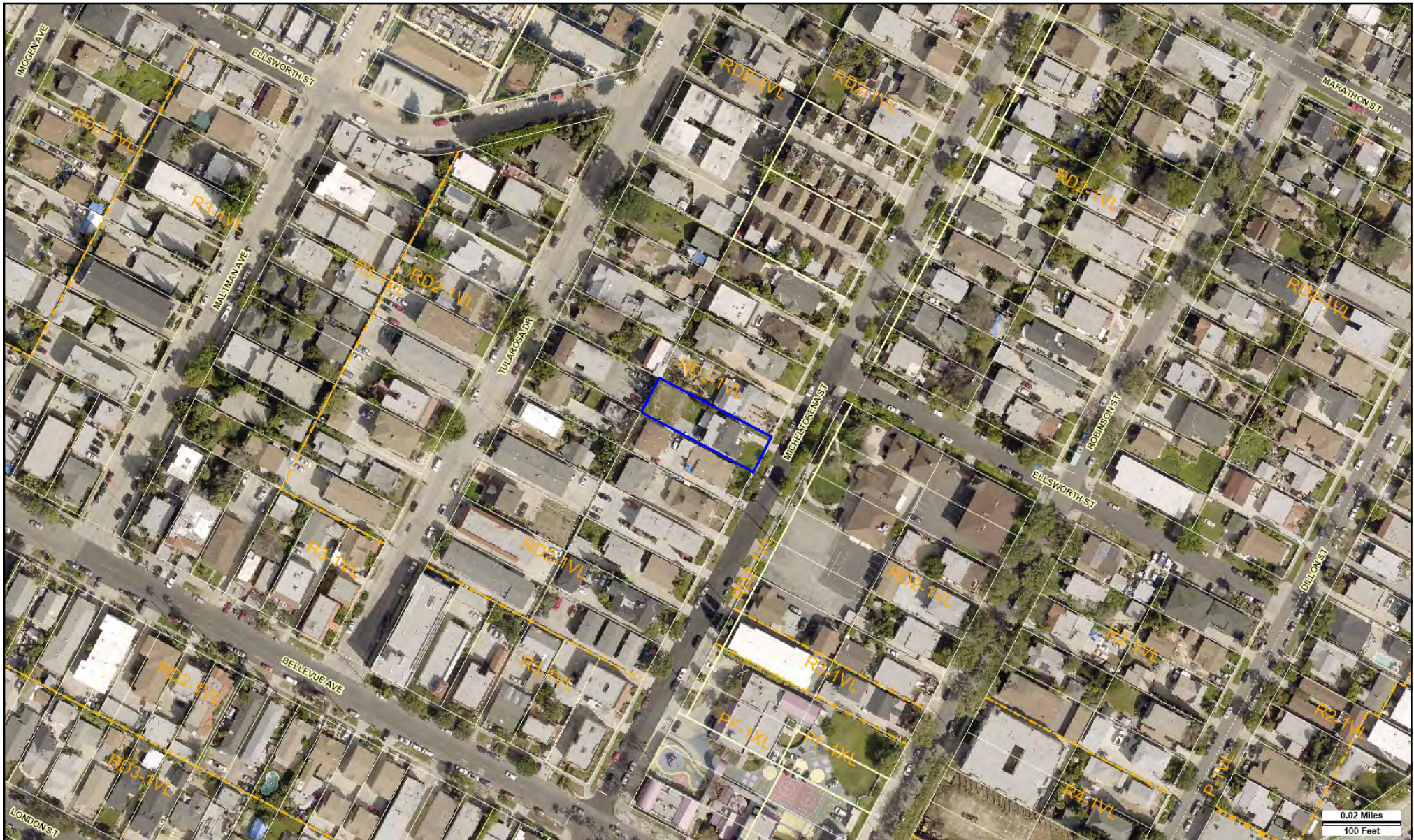
CASE SUMMARIES

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

Case Number:	CPC-1986-255
Required Action(s):	Data Not Available
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - SILVER LAKE AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TOBRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT CONTINUATION OF CPC-86-255. SEE GENERAL COMMENTS FOR CONTINUATION.

DATA NOT AVAILABLE

ORD-165167-SA6175
ORD-129279



Address: 647 N MICHELTORENA ST

Tract: WEST END OCEAN VIEW
TRACT

Zoning: RD2-1VL

APN: 5401008024

Block: None

General Plan: Low Medium II Residential

PIN #: 141A201 186

Lot: 126

Arb: None



LEGEND

GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
- CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
- P, PB
- PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial - Mixed High Residential
- Regional Center Commercial

FRAMEWORK

COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

PARKING

- Parking Buffer

PORT OF LOS ANGELES

- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- General / Bulk Cargo - Hazard
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside / Airport Landside Support
- Airport Airside
- LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities

INDUSTRIAL

- Limited Industrial
- Light Industrial

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

POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
HW Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	P Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	RPD Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

SCHOOLS/PARKS WITH 500 FT. BUFFER

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

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

COASTAL ZONE

-  Coastal Commission Permit Area
-  Dual Permit Jurisdiction Area
-  Single Permit Jurisdiction Area
-  Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

-  Tier 1
-  Tier 3
-  Tier 2
-  Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

-  Public Work Approval (PWA)
-  Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

-  Lot Line
-  Tract Line
-  Lot Cut
-  Easement
-  Zone Boundary
-  Building Line
-  Lot Split
-  Community Driveway
-  Building Outlines 2014
-  Building Outlines 2008
-  Airport Hazard Zone
-  Census Tract
-  Coastal Zone
-  Council District
-  LADBS District Office
-  Downtown Parking
-  Fault Zone
-  Fire District No. 1
-  Tract Map
-  Parcel Map
-  Flood Zone
-  Hazardous Waste
-  High Wind Zone
-  Hillside Grading
-  Historic Preservation Overlay Zone
-  Specific Plan Area
-  Very High Fire Hazard Severity Zone
-  Wells