

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

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

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

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

PROJECT: Historic-Cultural Monument Application for the
WOOLNER HOUSE

REQUEST: Declare the property a Historic-Cultural Monument

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

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

RECOMMENDATION That the Cultural Heritage Commission:

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

MICHAEL J. LOGRANDE
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, City Planning Associate
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

SUMMARY

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

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

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

CRITERIA

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

FINDINGS

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



NOMINATION FORM

1. PROPERTY IDENTIFICATION

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

2. CONSTRUCTION HISTORY & CURRENT STATUS

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

3. STYLE & MATERIALS

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



NOMINATION FORM

4. ALTERATION HISTORY

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

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

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



NOMINATION FORM

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

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

Property Owner

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

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

Nomination Preparer/Applicant's Representative

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



NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

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

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

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

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

4. Alteration History

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

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

7A. Proposed Monument Description

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

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

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

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

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

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

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

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

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

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

The third story of the structure has four additional bedrooms.

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

7B. Significance Statement

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

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

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

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

200 S. Wilton Place was constructed in 1904 at 651 Westlake Avenue near Westlake Park⁵ (now MacArthur Park) and was moved to its current location in the residential subdivision of Ridgewood Park in 1920. The architect of the home is Samuel Tilden Norton (1877 – 1959) and the contractor was J.H. Meyers who built the home for Harry and Ora Woolner (née Ora Newmark), a young couple who had been married two years prior to the approval of the building permit.⁶ Mrs. Woolner came from "...one of the oldest and most prominent families in [Los Angeles]," according to her wedding announcement in the Los Angeles Herald⁸.

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

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

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

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

⁶ *Ibid.*

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

⁸ *Ibid.*

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

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

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

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

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

Sources

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

Los Angeles Herald

Sanborn Fire Maps

Virginia Ernst Kazor

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

Periodical Articles (by date):

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

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

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

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

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



City of Los Angeles Department of City Planning

10/5/2015 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

200 S WILTON PL

ZIP CODES

90004

RECENT ACTIVITY

None

CASE NUMBERS

ZA-12870

ROW-29734

Address/Legal Information

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

Jurisdictional Information

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

Planning and Zoning Information

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

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

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

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

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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.

DATA NOT AVAILABLE

ZA-12870

ROW-29734



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

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

Zoning: R1-1
 General Plan: Low II Residential







Wilton

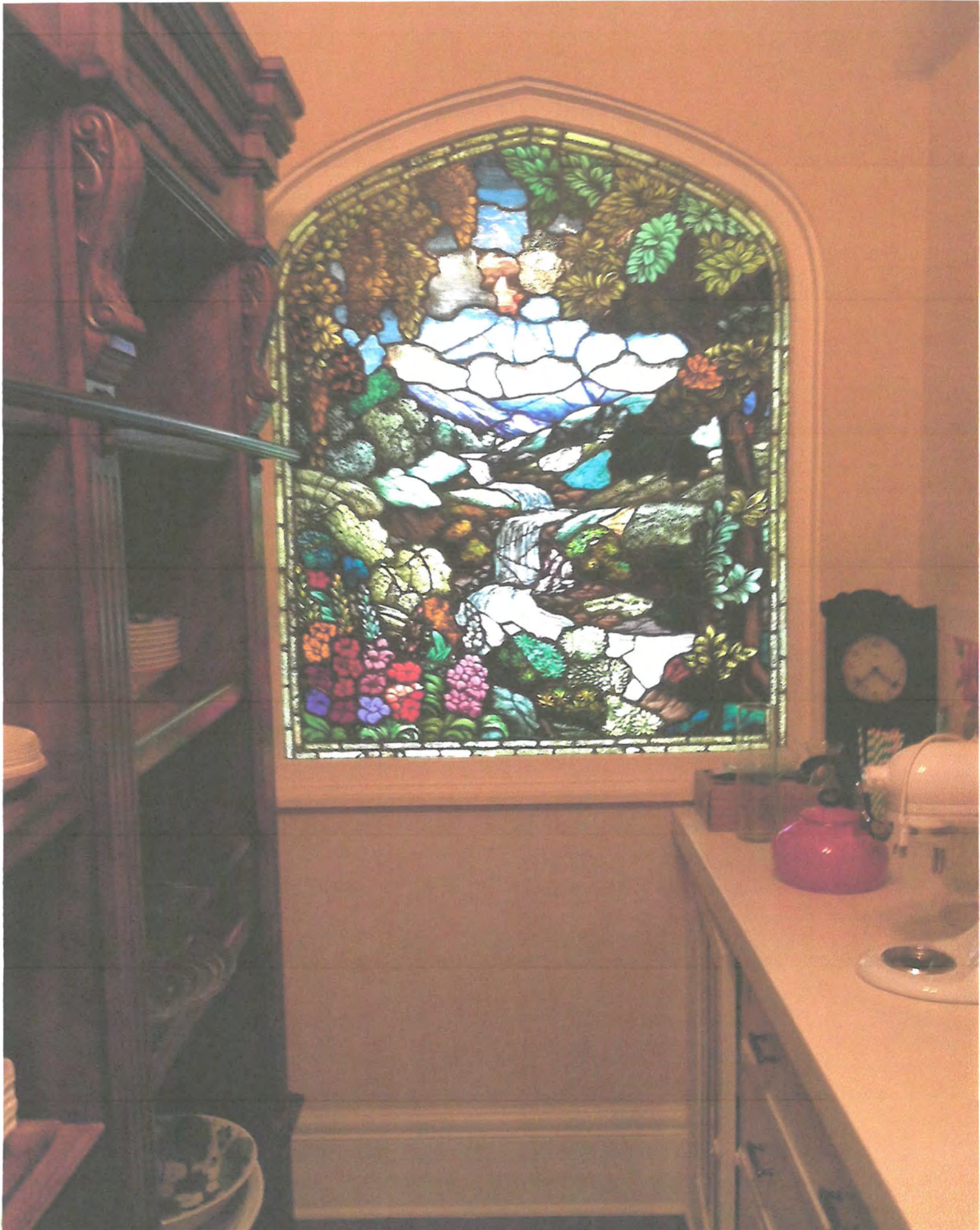
NO PARKING
ANYTIME
FIRE DEPARTMENT













Sunnyside Proves Popular Property Investment



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

What can be done with acreage in a short space of time is exemplified by the results at Sunnyside. When James A. Kennedy secured the location and adjoining acreage, three miles from the heart of the business center of Los Angeles...

MUCH MYSTERY HERE

Mexicans Find Body in Santa Monica Surf Officers Believe Murder Has Been Committed

Woman Identifies Body as That of Lawrence Meyer of Los Angeles—Inquest Today

Was Lawrence Meyer murdered and his body thrown into the Pacific ocean? This is the question that is paralyzing the authorities of Santa Monica and Los Angeles...

MINERS BLOWN TO PIECES

MERRYMAKING AT ST. LOUIS VICTIM AND RESCUER SUFFER DEATH BY DYNAMITE

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

Bohemians Commemorate Centennial of Founding of Their Fraternal Society in United States—Dance and Banquet

There was a regular orchestra performance on a platform erected in the center of the St. Louis plaza...

Youngest Realty Operator in These United States

RUSSELL CLARK, AGED 11, WHO HAS ADOPTED THE LOS ANGELES SPIRIT FOR HIS FUTURE CAREER

Not alone does Los Angeles boast the richest and clearest bunch of real estate dealers in the Union...

Not alone does Los Angeles boast the richest and clearest bunch of real estate dealers in the Union...

As a consequence of the long continued dry spell all the water holes in the city are now dry...

To Succor Explorers

Argentin Shoots Himself

Accident Man Ousting of Brotherhead of Locomotive Fireman

Old Man Dead on Sofa

Three New Structures Contracted For

Mrs. Hollenbeck to Erect Six-Story Block

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

By the widening recently of Broadway in the vicinity of the Hollenbeck block, Mrs. Hollenbeck has secured a fine location for the erection of a six-story building...

Another Office Building

By the sale of a Broadway frontage a mammoth department store is projected...

WOMAN DROWNS IN DITCH

Supposed to Have Fallen into Water on W 7th Avenue

COMMENDED BY GOVERNMENT

Hope for Light Vegetables, Who Commanded Winning Turf

"JAMBOREE" EXPENSIVE

Palmdale Man Fined \$100 for Illegally Selling Liquor

Accident Man Ousting of Brotherhead of Locomotive Fireman

Old Man Dead on Sofa

Deaths of the Day

Deaths of the Day

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BRITISH COLUMBIAN LOGGERS THROWN OUT OF EMPLOYMENT

WANTON DESTRUCTION OF TREES

WISDOM WIVES RESTORED

No Lives Lost in Flood Which Partially Wrecked City

Lost Boy Returns

Willie's Fate

Willie's Fate

Clearmont Man Presents Specimen to Chamber of Commerce

OF POISONOUS FAMILY, BUT ENTIRELY HARMLESS

A. E. Bennett of Clearmont has presented the chamber of commerce with an interesting specimen of fruit which he calls the "golden huckleberry"...

TERROR REIGNS IN PORTLAND

HOLDUPS AND THUGGERY IN OREGON METROPOLIS

Chief of Police Hunt Swears in Department of Detectives

WOMAN DROWNS IN DITCH

COMMENDED BY GOVERNMENT

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UNION LABOR PARTY GIVES LAST BIG RALL OF THE CAMPAIGN

The regular is every to speak of him as the "big" of the party. He is a man of the people, and his name is on the lips of every man, woman and child in the city.

It was not a case of labor day, but a case of the party. The party was held at the Los Angeles Coliseum, and it was the largest political mass meeting ever held in the city.

The meeting was held at the Los Angeles Coliseum, and it was the largest political mass meeting ever held in the city. The speaker was Mr. J. W. ...

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TWILIGHT WEDDING AT CONCORDIA CLUB

The twilight wedding of Miss ... and ... was held at the Concordia Club. The ceremony was performed by the Rev. ...

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ANNIVERSARY SALE

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

- Men's Suits \$6.50
Overcoats \$7.50
Men's suits \$8.50
Men's suits \$11.75
Men's suits \$12.50

H. COHN & CO.

128-130-132-134 North Spring Street

As beautiful and many-colored that they could never appear with the same effect. The colors are so rich and so deep that they are truly beautiful.

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GUIDES THE TRAVELER

Thousands are sent here by H. C. Allen. The guide is a book that will help you to travel safely and comfortably.

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MYSTERIOUSLY SHOT

Palmer enters the L. E. ... and is mysteriously shot. The police are investigating the case.

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TO GET HIS DAUGHTER

H. L. Dodge arrives in Los Angeles from the Texas North. He is looking for his daughter.

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ANOTHER WONDER OF SCIENCE

Biology has proved that Dandruff is caused by a germ. This is a great discovery for the medical world.

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UNDIVIDED PILGRIMS

There are undivided pilgrims at the office of the Western Union Telegraph Company. They are on their way to the Holy Land.

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SCIENTIST THANKSGIVING

Teaching services held in the Second Christian Scientist Church. The services were held on Thanksgiving Day.

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THURSDAY PARTY AND SUPPER

Mr. Thayer party and supper at the Concordia Club. The party was held on Thursday evening.

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HEALTHY

Health is the key to a long and happy life. It is important to take care of your health.

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THE LIFE OF A PART

Just another day in the life of a part. The life is full of excitement and adventure.

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Just another day in the life of a part. The life is full of excitement and adventure.

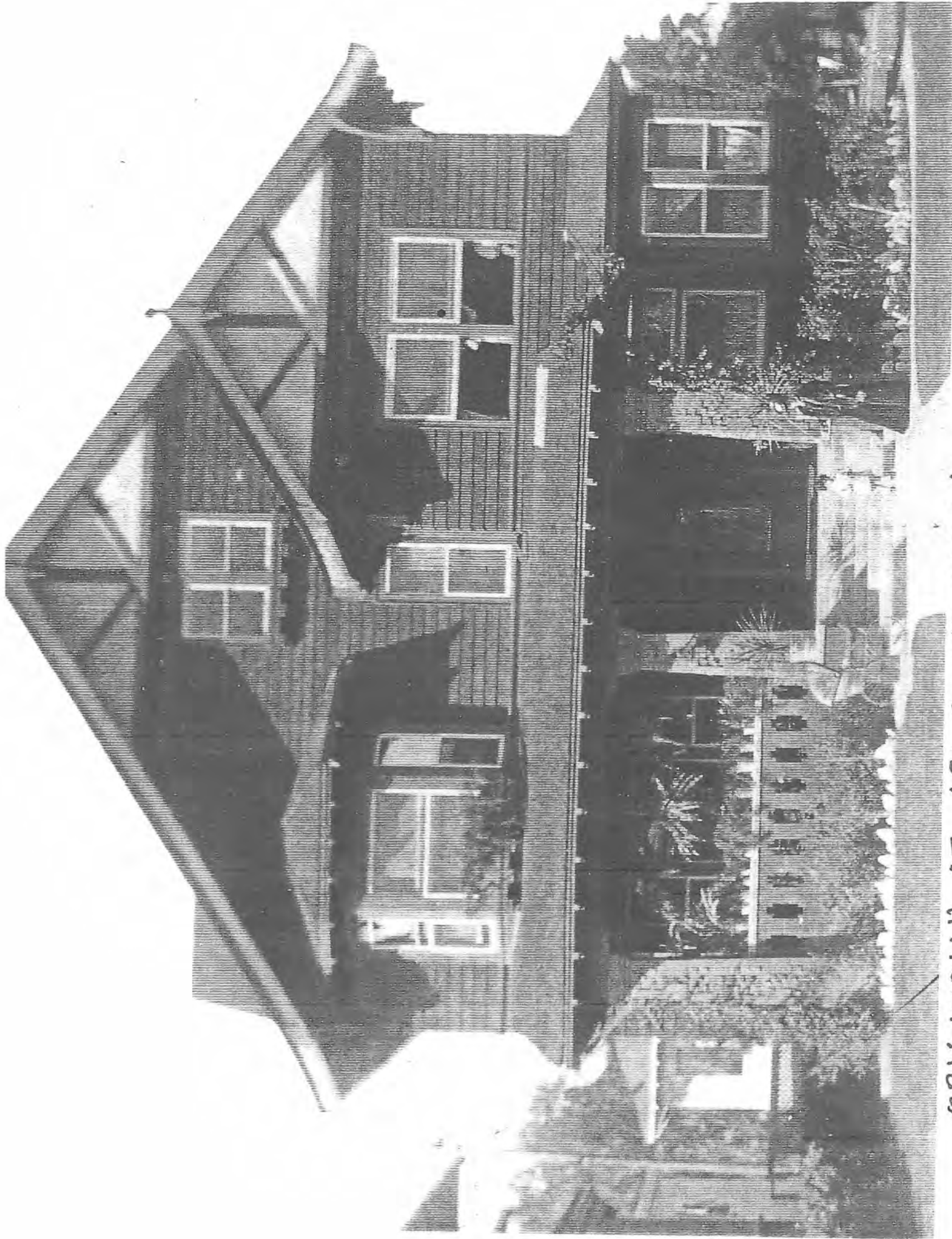
Just another day in the life of a part. The life is full of excitement and adventure.

Just another day in the life of a part. The life is full of excitement and adventure.

Need a secret announcement for Harry Wood and Ora Newark

DAUGHTER KATHERN WOOLNER ON STAIRS OF HOUSE





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



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



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



8061



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



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

All applications must be filled out by applicant.

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

3

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles: Application is hereby made to the Board of Public Works of the City of Los Angeles through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit: First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM Lot Block Tract Laz and Jr FLOOR CITY CLERK PLEASE VERIFY TAKE TO ROOM No. 403 SOUTH ANNEX ENGINEER PLEASE VERIFY REMOVED TO Lot Block A Tract Ridgewood Park CITY CLERK Deputy City Engineer

- 1. What Purpose is the present Building used for? Residence
2. Owner's name H. E. Woolman Phone 66827
3. Owner's address 948 1/2 Broadway
4. Architect's name E. C. Thomas Phone 62326
5. Contractor's name James Phone 700000
6. Contractor's address
7. ENTIRE COST OF PROPOSED WORK \$ 2000
8. Class of Present Building D No. of Rooms at present
9. No. of stories in height 2 Size of present building
10. State how many buildings are on this lot none
11. State purpose Buildings on lot are used for

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

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

OVER (Sign here) E. C. Thomas (Clerk or Authorized Agent)

FOR DEPARTMENT USE ONLY PERMIT NO. 6954 Plans and specifications checked and found in conformity with Ordinance and State Laws, Etc. Application checked and found O. K. MAY 12 1920 L.A. For Day

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

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

BOARD OF PUBLIC WORKS

3

DEPARTMENT OF BUILDINGS

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- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
- Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
- Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 4 FIRST FLOOR CITY CLERK PLEASE VERIFY	REMOVED FROM	REMOVED TO	O. K. City Clerk By _____ Deputy
	Lot / Block Tract	Lot / Block Tract	
TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY	Book 9 Page 18 F. B. Page 281		O. K. City Engineer By _____ Deputy
	Book 29 Page 3 F. B. Page 72		
	From No. 651 5 Westlake Ave	Street	
	(To No. 202 5 Wilton Pl)	Street	

(USE INK OR INDELIBLE PENCIL)

1. What Purpose is the present Building used for? Residence
2. Owner's name H. E. Woolner Phone _____
3. Owner's address 651 So Westlake Ave
4. Architect's name _____ Phone _____
5. Contractor's name Kress House Moving Co Phone Main 7121
6. Contractor's address 744 Maple Ave
7. ENTIRE COST OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Compo. Elevators, Painting, Plastering, etc.) \$ 700.00
8. Class of Present Building Frame No. of Rooms at present 8
9. Number of stories in height Two Size of present building 44 x 72
10. State how many buildings are on this lot vacant
11. State purpose buildings on lot are used for _____

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

take off roof of more and repair
cut
cut Bldg into two Sects

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

OVER (Sign here) Charles M. Roberts
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 2816	Plans and specifications checked and found to conform to Ord. no. 100, 101, etc.	Application checked and found O. K.	
	Plan Examiner <u>H. E. Woolner</u>	Clerk	

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be used

BUILDING DIVISION

3

DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, Repair or Demolish

The Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Building Division, 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 the conditions entering into the exercise of the permit: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any other building, room, any street, alley, or other public place or portion thereof. That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinances of the City of Los Angeles. That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in each permit.

REMOVED FROM

REMOVED TO

TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st Floor CITY CLERK PLEASE VERIFY

TAKE TO FIRST FLOOR 242 SO. BROADWAY ENGINEER PLEASE VERIFY

Lot _____ Block _____	Lot _____ Block _____
Tract _____	Tract _____
Book _____ Page _____ F. B. Page _____	Book _____ Page _____ F. B. Page _____
From _____ Street	To _____ Street
To _____ Street	To _____ Street

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

(USE INK OR INDELEBIL PENCIL)

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

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

Addition to present garage

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

OVER

(Sign here)

Harry E. Wolner
City Engineer

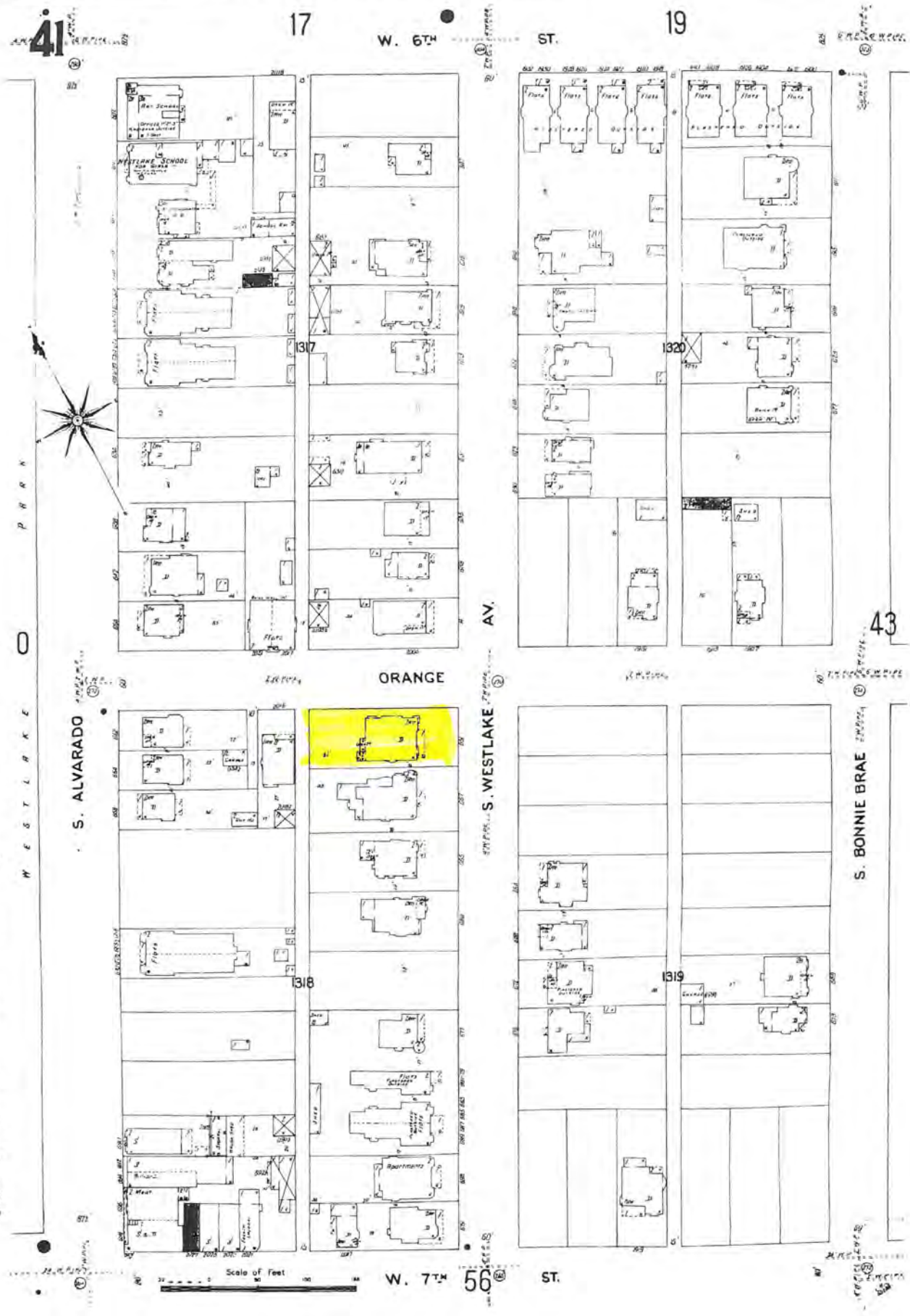
FOR DEPARTMENT USE ONLY

PERMIT NO. <i>18288</i>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Plan-Examiner	Application checked and found O. K. <i>6-28-27</i> <i>L. J. C. N. S. B.</i> Clerk	SEALING DATE WHEN PERMIT IS ISSUED <i>JUN 28 1927</i> TWOULU
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R. S. Harper

100

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



41

17

W. 6TH ST.

19

S. ALVARADO

ORANGE

S. WESTLAKE

S. BONNIE BRAE

43

Scale of Feet

W. 7TH ST. 56