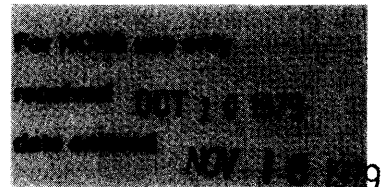


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**



See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic MILLER & HERRIOTT TRACT HOUSE

and/or common same

2. Location

street & number 1163 West 27th Street _____ not for publication

city, town Los Angeles, _____ vicinity of _____ congressional district 28th

state California code 06 county Los Angeles code 037

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input checked="" type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Richard M. Mouck & John Evan Miller

street & number 1163 West 27th Street

city, town Los Angeles, _____ vicinity of _____ state California 90007

5. Location of Legal Description

courthouse, registry of deeds, etc. Los Angeles County Recorder's Office

street & number 320 West Temple Street

city, town Los Angeles, _____ state California 90012

6. Representation in Existing Surveys

title California Historic Resources Inventory has this property been determined eligible? yes no

date July, 1977 _____ federal state county _____ local

depository for survey records Los Angeles County Museum

city, town Los Angeles, _____ state California

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

Describe the present and original (if known) physical appearance

This building is a 2½ story Victorian dwelling in the late Eastlake style. The house is 45 feet long and 25 feet wide. It contains 3375 square feet of floor space. Only a third of the top floor was ever finished for occupancy.

The original configuration of interior space included an entry hall, first parlor, second parlor or living room, kitchen, pantry, dining room, linen closet, four bedrooms, a nursery, and three sleeping rooms.

The house is constructed of redwood framing with pine siding and cedar shingles. Interior door and window frames are of fir, as are the mop boards. Flooring on the first floor is inlaid oak, and the second floor is sugar pine. The front staircase and three fireplaces are fabricated of solid mahogany. The fourth fireplace is paneled with burlled walnut. All fireplaces were originally finished for coal burning, and have fronts featuring tile inserts and hearths. Backboards above all the mantels are paneled with beveled crystal mirrors.

The house was electrified in the early 20th Century. Gas outlets for ceiling fixtures are still intact. Plumbing was added at the time a service porch was enclosed. Indoor plumbing was provided by converting a linen closet and a pantry into indoor bathrooms. Original plumbing fixtures are still intact on the second floor.

The cedar shingle roof has been covered by two layers of composition roofing material. Some spindlework, including a first floor moongate, were removed from the porches during the period when the house served as an apartment building. The Chinese Chippendale ballustrades and most of the spindlework on the front porch are still intact. The structure was converted back into a single unit dwelling in 1978.

One chimney was topped after sustaining earthquake damage in 1971. All beveled or stained glass doors and windows have been removed.

A garage added in 1920, was demolished to make way for a 1923 apartment building built around the corner on the same lot. The apartment building does not obscure visibility of the house, nor share common easements. For purposes of landmark designation, the apartment building should be treated as an intrusion.

Several interior features of the residence are unusual. Four rooms are seven sided. Four bays contain large expanses of glass measuring from 48 to 56 square feet each. Nearly 80% of the first floor is comprised of rooms that can be combined by opening large sliding doors.

A surprising amount of interior decoration has survived the long list of 27 owners, and conversion to boarding house, apartment building, and back again. Papier maché moldings, brass eastlake hardware and most of the interior woodwork is intact. The original "Encrustacea" or embossed relief wall covering has been uncovered intact in one parlor.

The original diamond pattern sidewalks installed by the developer in 1889 are still intact on the street frontage. The pattern was based on the Chester Place residential park's design.

8. Significance

Period	Areas of Significance—Check and justify below					
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian		
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater		
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation		
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)		

Specific dates circa 1890

Builder/Architect unknown*

Statement of Significance (in one paragraph)

The house is the oldest surviving example of tracthouses built by speculative developers for speculative investment purposes in the Miller/Herriott Tract. The Miller/Herriott enterprise was formed to dispose of unsold portions of the Harper and Nies Tracts after the disastrous collapse of the 1887 land boom. For a "spec" house, the Miller & Herriott house contains a surprising number of innovative features. The combination of contiguous spaces (80% of the first floor) and large bay window glass areas and high ceilings, create an air of spaciousness and openness that is unique for this period.

After the collapse of the Los Angeles' 1887 land boom, developers attempted to sell remaining parcels by speculative construction of dwellings with sufficient character to attract leary buyers. This house is one of the oldest such houses constructed by Miller & Herriott, a development firm that survived the collapse of the land boom. The Miller & Herriott Tract successfully sold the remainder of the Harper and Nies Tracts between 1887 and 1896.

Scarcity of official records has hindered documentation of the property, but County Assessor's files date the residence at 1890. City directories reveal that the property was not only built for speculation but that it was also purchased for speculative purposes. None of the property's first three owners actually resided in the house.

The house has had 27 owners in 89 years. It has survived virtually every ethnic ownership and occupancy imaginable in Los Angeles history, having housed from one person to nine families. It has been converted from single unit dwelling to boarding house, apartment building, and back to single family dwelling.

The house is the oldest of 7 remaining Victorians on West 27th Street. Four similar houses in the same block have already been demolished. Although attributed to Joseph Cather Newsom by the USC Historic Site Survey Team, it is more likely to be an early work of Bardbeer & Ferris who designed several other large Victorians in the immediate vicinity.

The most important value of the building is its survival as a reminder of Southern California's first generation of tract houses in the truest sense of the term. The fact that it was built for a multitude of potential buyers rather than a specific occupant, makes it an excellent example of a building designed for the tastes and values of the time.

*despite the lack of official City and County records (some deliberately destroyed as recently as 1975), the house was probably designed by Bradbeer and Ferris in 1889 and constructed by Edward A. Miller in early 1890. According to period City Directories, the earliest resident may have been William T. Fixen, proprietor of the Chicago Dry Goods Company on Spring Street. The Fixen family eventually resided in 4 houses in this block. Only this structure has survived.

9. Major Bibliographical References

Annual Trade Number, Los Angeles Times, January, 1890, page 45
 Page 44 of Book 22 of Miscellaneous Records, Los Angeles County Recorder's Office
 1923 Assessor's Report, Los Angeles County Assessor's Office, Culver City, California
 Sanborn's Insurance Map, 1894; Los Angeles City Directories, 1887 through 1892

10. Geographical Data

UTM NOT VERIFIED

Acreeage of nominated property 1/4

Quadrangle name Hollywood

Quadrangle scale 1:24000

UMT References

A

1	1	3	8	1	3	4	0	3	7	6	6	1	0	0
Zone		Easting						Northing						

B

Zone		Easting						Northing						

C

Zone		Easting						Northing						

D

Zone		Easting						Northing						

E

Zone		Easting						Northing						

F

Zone		Easting						Northing						

G

Zone		Easting						Northing						

H

Zone		Easting						Northing						

Verbal boundary description and justification Those portions of Lots 20 and 21 of Miller & Herriott' Subdivision of the Harper Tract, beginning at the northeast corner of Magnolia Avenue and 27th Street, then 145 feet north on Magnolia Avenue, 79 feet east, and 145 feet south to 27th Street then 79 feet west on 27th Street to Magnolia Avenue, per County Assessor's Map Books.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title John Evan Miller, Owner

organization Keep Old Los Angeles

date April 30, 1979

street & number 1163 West 27th Street

telephone 749-1887

city or town Los Angeles

state California

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Krist Miller

title

date 9/28/79

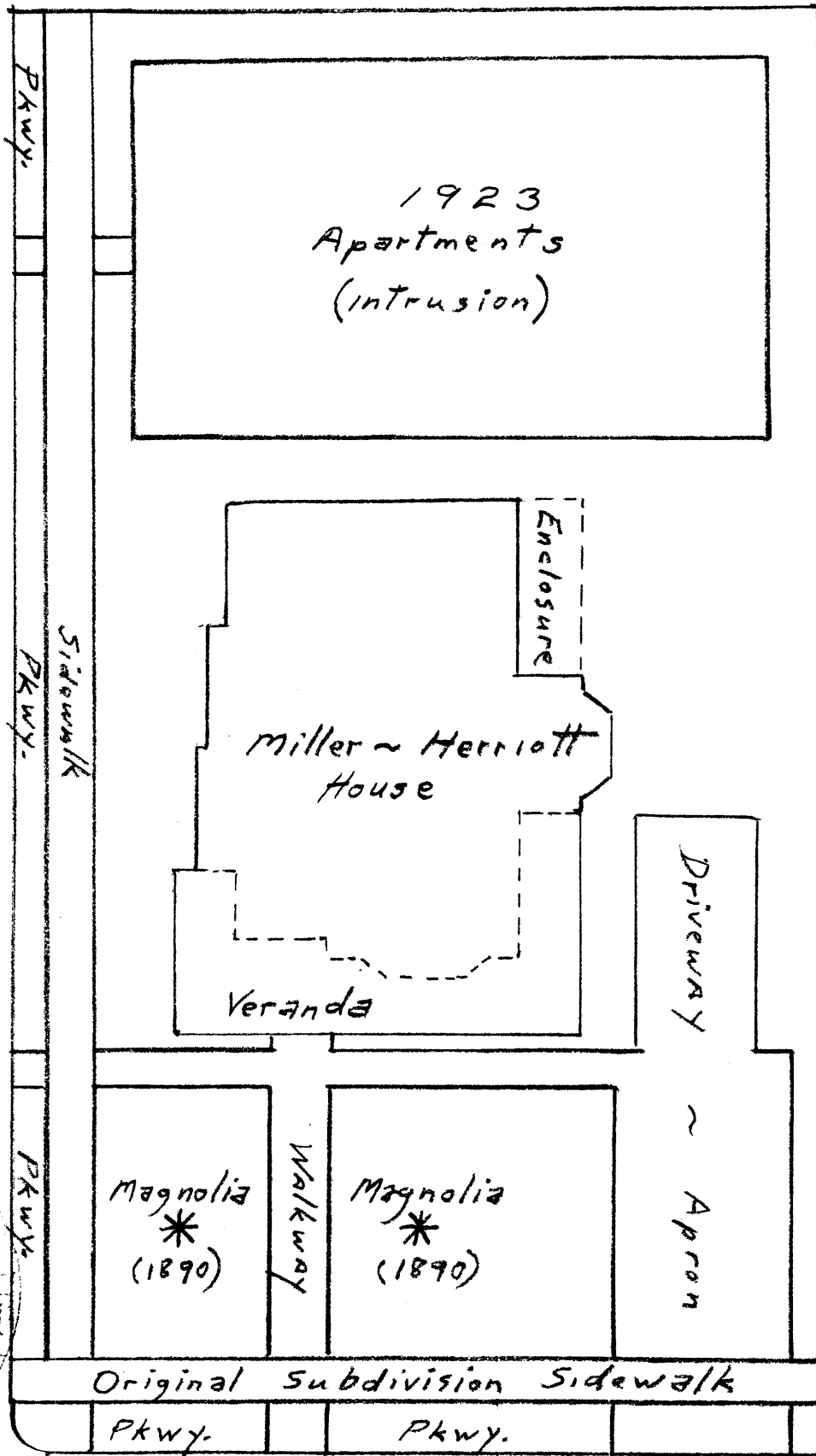
For HCRS use only

I hereby certify that this property is included in the National Register

Keeper of the National Register Carol O'Shea 11-16-79

Attest: Krist Miller 9/15/79

Plot Plan



M Magnolia Avenue

Pkwy.

Pkwy.

Pkwy.

Sidewalk

1923
Apartments
(intrusion)

Enclosure

Miller ~ Herriott
House

Veranda

Driveway

~ Apron

Magnolia
*
(1891)

Walkway

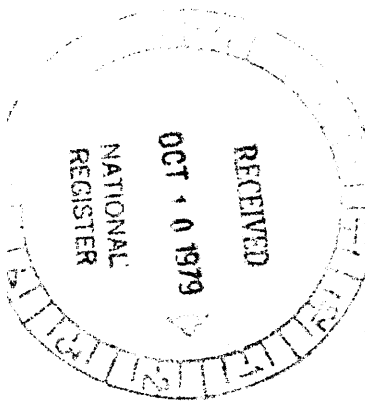
Magnolia
*
(1890)

Original Subdivision Sidewalk

Pkwy.

Pkwy.

27th Street



Scale: 1 Ft. = 1/16"