

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED MAY 30 1979

DATE ENTERED

JUL 24 1979

**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

RECEIVED

MAR 9 1979

AND/OR COMMON

Wilton Historic District

OHP

2 LOCATION

STREET & NUMBER ~~100 & 200 blocks of S. Wilton Place~~
~~100 blocks of S. Wilton Dr. & Ridgewood Pl.~~

NOT FOR PUBLICATION

CITY, TOWN

Los Angeles

CONGRESSIONAL DISTRICT

24

STATE

California

VICINITY OF

CODE

06

COUNTY

Los Angeles

CODE

037

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> OTHER:
			<input type="checkbox"/> PRIVATE RESIDENCE
			<input type="checkbox"/> PARK
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION

4 OWNER OF PROPERTY

NAME Multiple ownership (List attached)

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Los Angeles County Recorder

STREET & NUMBER 227 North Broadway

CITY, TOWN

Los Angeles, California 90012

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Under consideration by:
Cultural Heritage Board, City of Los Angeles

DATE

March 1979

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS Municipal Arts Department, City Hall, Room 1500

CITY, TOWN

Los Angeles, California 90012

STATE

7 DESCRIPTION**CONDITION**

___EXCELLENT ___DETERIORATED
 XGOOD ___RUINS
 ___FAIR ___UNEXPOSED

CHECK ONE

XUNALTERED
 ___ALTERED

CHECK ONE

XORIGINAL SITE
 ___MOVED DATE: _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Wilton Historic District contains 63 single family residences dating from 1907-1925. Two additional houses were built in the mid 1930s. About half of the houses are two-story Craftsman bungalows while the others are Colonial Revival bungalows. The District includes the residences on both sides of Wilton Place beginning at Third where the street widens to 50 feet. At Second, the street narrows to 40 feet as it diverges around a one block residential island. The District includes the houses on the island as well as those on the west side of Wilton Drive and the east side of Wilton Place. It ends at First Street, just north of where Wilton Drive and Wilton Place converge again.

The houses are built on larger than normal lots which rise 5 to 7 feet above curb level. The area has remained essentially unchanged over the years; there have been no significant alterations to any of the structures nor to the area itself.

1. 269 South Wilton Place Date: 1914
 Architect: Unknown
 American Colonial Revival, 2 stories, stuccoed, Palladian window.
 (This house was moved from 4865 Clinton Street to this location in 1921.)
2. 268 South Wilton Place Date: 1937
 Architect: None
 Contractor/owner: Edna V. Schneider
 2 stories, clapboarded. (Remodeled somewhat toward American Colonial Revival and porch added in 1978. In scale and general feeling, however, this structure does contribute to the District. This house was built following the moving of the original Frank M. Tyler residence from this lot to 100 North Van Ness.)
3. 263 South Wilton Place Date: 1910
 Architect: Unknown
 Craftsman bungalow, 3 stories, clapboarded - 1st story, shingled -
 2nd story, clinker brick used in the porch and at the steps from the sidewalk.
4. 262 South Wilton Place Date: 1917
 Architect: H. H. Whiteley
 Mission Style, 2 stories, stuccoed, leaded glass in 1st story window.
 (Tile roof added in 1978 enhances the house.)
5. 257 South Wilton Place Date: 1914
 Architect: H. J. Knauer
 Craftsman bungalow with strong Oriental motifs mixed with Swiss chalet influences, 2 stories, clapboarded - 1st story, shingled - 2nd story.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1907-1925 BUILDER/ARCHITECT Various (See descriptions)

STATEMENT OF SIGNIFICANCE

The area along Wilton Place and Wilton Drive between Third Street and First Street in Los Angeles was developed during the first decade of the twentieth century. Planned as an upper-middle class, single family residential area, it was located "on the far northwestern boundary of the city."¹ About half of the sixty-five structures in this area were built before the beginning of the First World War. The remaining houses were completed in the decade following the War with only two exceptions, both constructed in the mid-30s. This concentrated period of building and the fact that there have been virtually no major changes or alterations in the intervening years have resulted in an unusually homogeneous neighborhood highlighted with fine examples of two-story Craftsman bungalows and slightly later Colonial Revival residences. An additional unique feature of this area is the unusual street configuration which was developed to join the already existing alignments of Wilton Place north of First Street and south of Third. Many builders in this area effectively utilized the curving streets to give prominence to their structures, siting them with great care in order to take advantage of the interesting vistas. Such street configurations are unusual in the flatlands of Los Angeles and this, coupled with the facts that Wilton Place is a well-traveled north-south street and that the neighborhood is essentially as it was in 1925, has resulted in a greater than normal interest in this area by many Los Angeles residents.

The houses in this area and the sub-tropical landscaping are particularly reflective of Southern California. Conditions in Los Angeles at the turn of the century provided a unique opportunity for experimentation. The land, the climate and the people all contributed to the development of styles distinctive to the region. This uniqueness is clearly stated in the title of an article which appeared in The Craftsman - "The California Bungalow: A Style of Architecture Which Expresses the Individuality and Freedom Characteristic of our West Coast." The article explains: "In the north and east...a style of building is required which would be absolutely out of harmony with the life and surroundings to be found in...California, - especially in the southern part of the state, - conditions [there] prevail which are found hardly anywhere else on the continent."² Una Nixon Hopkins continues in a later issue of the same magazine: "Because of its climatic conditions the possibilities for attractive outdoor effects, such as pergolas, courtyards, terraces and gardens... are almost unlimited....Every house to be built has its particular problem...and in the majority of instances each problem has been worked out according to its individual requirements....There is as yet sufficient space in the West, so that respectable areas are allotted for the erection of homes, - in fact there is a tendency to extend rather than to contract the borders of lawns and gardens, and there is also a growing veneration...for trees."³ Taken as a whole, this District clearly reflects this kind of architectural development as it occurred in Los Angeles during the first decades of the Twentieth Century.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

1. City of Los Angeles, Department of Building and Safety, Building permits.
2. The Craftsman, Volume XIII, October 1907 - March 1908, pp. 68-80, 450-457.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 15.58 acres

QUADRANGLE NAME ³⁷⁸ Hollywood

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A	1,1	379	94,0	3,7	7,0	8,4,0	B	1,1	379	9,4,0	3,7	7,0	3,8,0
	ZONE	EASTING	NORTHING		ZONE	EASTING		ZONE	EASTING	NORTHING		ZONE	EASTING
C	1,1	379	7,2,0	3,7	7,0	3,8,0	D	1,1	379	7,2,0	3,7	7,0	8,4,0
E							F						
G							H						

VERBAL BOUNDARY DESCRIPTION This area is located in the City of Los Angeles along Wilton Place, Wilton Drive & Ridgewood Place between Third and First Streets, approximately 3 1/2 miles west of the Los Angeles civic center, as seen in the attached platt map.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

The residents of the area and forwarded by:

NAME/TITLE

Virginia Ernst Kazor, Chairman, History and Preservation Committee

ORGANIZATION

Ridgewood - Wilton Neighborhood Association

DATE

March 1, 1979

STREET & NUMBER

206 South Wilton Place

TELEPHONE

(213) 934-6486

CITY OR TOWN

Los Angeles, California 90004

STATE

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 National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Kimmell

TITLE

DATE MAY 10 1979

FDR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

acting Charles Adams
KEEPER OF THE NATIONAL REGISTER

DATE 7-24-79

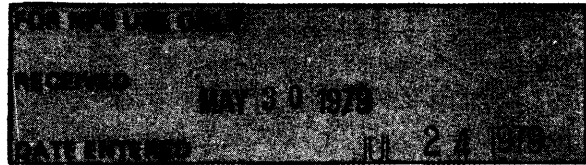
ATTEST: *[Signature]*
CHIEF OF REGISTRATION

DATE 7-6-79

(L.E.T.) 7-19-79

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INVENTORY -- NOMINATION FORM**



WILTON HISTORIC DISTRICT
LOS ANGELES, CALIFORNIA

CONTINUATION SHEET

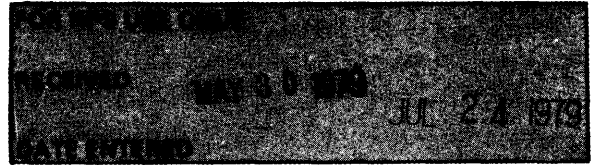
ITEM NUMBER 4

PAGE 1

1. Parker, Lucille M. et al
Hawkins, Richard & Shirley
269 S. Wilton Place
Los Angeles, CA 90004
2. Shamma, Loufti &
Chamma, Georges
268 S. Wilton Place
Los Angeles, CA 90004
3. Nazimoff, Werena
9151 Sunset Avenue
Fair Oaks, CA 95628
4. Tan, Peter & Annchalee
262 S. Wilton Place
Los Angeles, CA 90004
5. Essa, Sue M. et al
441 N. Citrus Avenue
Los Angeles, CA 90036
6. Block, Daniel & Esther
256 S. Wilton Place
Los Angeles, CA 90004
7. McCaffrey, Maxine & Joseph
251 S. Wilton Place
Los Angeles, CA 90004
8. Spicer, Miriam
633 15th Street
Manhattan Beach, CA 90266
9. Trafford, Herbert & Louise
245 S. Wilton Place
Los Angeles, CA 90004
10. Vasila, Georgia
244 S. Wilton Place
Los Angeles, CA 90004
11. Taggart, J. Deacon
333 S. Hope Street, 35th Floor
Los Angeles, CA 90071
12. Tabbello, Rima
238 S. Wilton Place
Los Angeles, CA 90004
13. Skoien, Charles W.
233 S. Wilton Place
Los Angeles, CA 90004
14. Mellow, Herbert & Henrietta
232 S. Wilton Place
Los Angeles, CA 90004
15. Harth, Ray
227 S. Wilton Place
Los Angeles, CA 90004
16. Oksen, Adeline et al
226 S. Wilton Place
Los Angeles, CA 90004
17. Kazor, Eugene & Virginia
221 S. Wilton Place
Los Angeles, CA 90004
18. Madison, Margaret
220 S. Wilton Place
Los Angeles, CA 90004
19. Churchill, Aline B.
215 S. Wilton Place
Los Angeles, CA 90004
20. Pierson, Weldon & Mary
212 S. Wilton Place
Los Angeles, CA 90004

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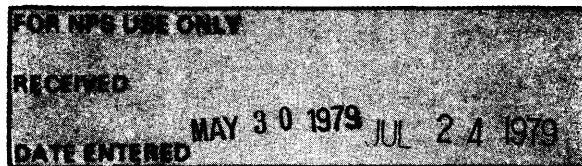
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- | | |
|--|--|
| 21. Gibbons, Neil G. & Ruth
203 S. Wilton Place
Los Angeles, CA 90004 | 32. Morales, Servio & Marieta
144 S. Wilton Place
Los Angeles, CA 90004 |
| 22. Singer, Lucy
206 S. Wilton Place
Los Angeles, CA 90004 | 33. City of Los Angeles
Los Angeles, CA 90012 |
| 23. Gibbons, Neil B. & Ruth
203 S. Wilton Place
Los Angeles, CA 90004 | 34. Shmidt, Yury
140 S. Wilton Place
Los Angeles, CA 90004 |
| 24. Walker, Thomas & Agnes
200 S. Wilton Place
Los Angeles, CA 90004 | 35. City of Los Angeles
Los Angeles, CA 90012 |
| 25. Sullivan, Robert & Charmaine
165 S. Wilton Place
Los Angeles, CA 90004 | 36. Golubeff, Rosalie
132 S. Wilton Place
Los Angeles, CA 90004 |
| 26. Glorioso, John
156 S. Wilton Place
Los Angeles, CA 90004 | 37. City of Los Angeles
Los Angeles, CA 90012 |
| 27. Wernett, Gretchen & Heidi
155 S. Wilton Place
Los Angeles, CA 90004 | 38. Medel, Aristides & Carmen
126 S. Wilton Place
Los Angeles, CA 90004 |
| 28. Orama, Isabel
4571 W. 2nd Street
Los Angeles, CA 90004 | 39. Anderson, Gwenna
103 S. Wilton Drive
Los Angeles, CA 90004 |
| 29. Haveles, Maria
139 S. Wilton Place
Los Angeles, CA 90004 | 40. Skoien, Charles & Faye 122
4312 Valmonte Drive
Sacramento, CA 95825 |
| 30. Pollock, Paul & Margaret
148 S. Wilton Place
Los Angeles, CA 90004 | 41. Taylor, Phillip &
Holbrook, Marie
107 S. Wilton Drive
Los Angeles, CA 90004 |
| 31. City of Los Angeles
Los Angeles, CA 90012 | 42. Salazar, Manuel & Alvina
118 S. Wilton Place
Los Angeles, CA 90004 |

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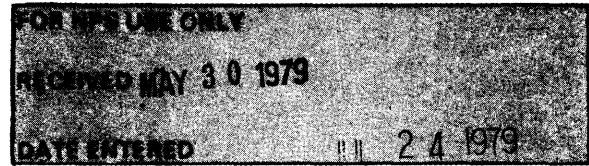
ITEM NUMBER 4

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- | | |
|--|---|
| 43. Polger, Elizabeth V. et al
4714 West 1st Street
Los Angeles, CA 90004 | 52. Lamberson, Everett & Rosemary
120 S. Wilton Drive
Los Angeles, CA 90004 |
| 44. Alefantos, Bessie
112 S. Wilton Place
Los Angeles, CA 90004 | 53. Moran, William C.
11224 Chandler Boulevard
North Hollywood, CA 91601 |
| 45. Camp, Arthur & RasJadah
117 S. Wilton Drive
Los Angeles, CA 90004 | 54. Maguire, James & Irene
132 S. Wilton Drive
Los Angeles, CA 90004 |
| 46. Seitz, William & Evelyn
106 S. Wilton Place
Los Angeles, CA 90004 | 55. Hsu, James & Phoebe
127 S. Wilton Drive
Los Angeles, CA 90004 |
| 47. Carr, Inez C. &
Franco, Lillian I.
101 S. Ridgewood Place
Los Angeles, CA 90004 | 56. Flynn, John
138 S. Wilton Drive
Los Angeles, CA 90004 |
| 48. Howard, Richard G. &
Allen, Kathrine
102 S. Wilton Place
Los Angeles, CA 90004 | 57. Petrovich, Lucky & Anna
135 S. Wilton Drive
Los Angeles, CA 90004 |
| 49. Neely, Jade
111 S. Ridgewood Place
Los Angeles, CA 90004 | 58. Dupuy, Glen & Pauline
142 S. Wilton Drive
Los Angeles, CA 90004 |
| 50. Mr. and Mrs. Juan E. Camera
116 S. Wilton Drive
Los Angeles, CA 90004 | 59. Cushing, Thornton J.
141 S. Wilton Drive
Los Angeles, CA 90004 |
| 51. Mason, Randall & Brenda
121 S. Wilton Drive
Los Angeles, CA 90004 | 60. Holman, Calvin
150 S. Wilton Drive
Los Angeles, CA 90004 |

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61. De Bruyn, Harold & Marie
147 S. Wilton Drive
Los Angeles, CA 90004
62. Favorite, Clifford & Marie
151 S. Wilton Drive
Los Angeles, CA 90004
63. Shiroyan, Varshag & Sirwart
157 S. Wilton Drive
Los Angeles, CA 90004
64. Woodhull, Joel & Joan
163 S. Wilton Drive
Los Angeles, CA 90004
65. Kuncar, Elias & Agnes
169 S. Wilton Drive
Los Angeles, CA 90004

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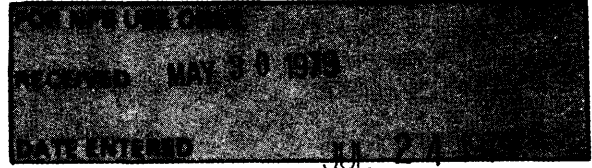
CONTINUATION SHEET

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6. 256 South Wilton Place Date: 1924
 Architect: Kenneth Kahn
American Colonial Revival, 2 stories, clapboarded, corbelling under
cornice, fan window over front door.
7. 251 South Wilton Place Date: 1919
 Architect: None
 Contractor: None
2 stories, stuccoed. (This may have been a Craftsman bungalow before
remodeling.)
8. 250 South Wilton Place Date: 1910
 Architect: Unknown
Craftsman bungalow with strong Oriental and some Tudor influences,
2 stories, clapboarded - 1st story, shingled - 2nd story, diamond
panes in upper story windows.
9. 245 South Wilton Place Date: 1912
 Architect: Thomas Franklin Power
Craftsman bungalow with classical details, 2 stories, stuccoed - 1st
story, shingled - 2nd story, doric columns, leaded glass in front
windows, unusual front door.
10. 244 South Wilton Place Date: 1912
 Architect: Frank M. Tyler
Tudor and Swiss chalet bungalow, 3 stories, recently added siding.
11. 239 South Wilton Place Date: 1909
 Architect: Unknown
Craftsman bungalow with some Swiss chalet details, 3 stories, siding
has been added, diamond pane windows on 2nd story, leaded glass in
bay window on 1st story.
12. 238 South Wilton Place Date: 1920
 Architect: Frank M. Tyler
Renaissance Revival, 2 stories, poured concrete, Ionic columns,
concrete reliefs above 1st story windows and porch, egg and dart
trim under eaves.
13. 233 South Wilton Place Date: 1910
 Architect: Unknown
Craftsman bungalow, 3 stories, clapboarded - 1st story, shingled -
2nd story and 3rd story, hexagonal gable on 3rd floor.

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14. 232 South Wilton Place Date: 1921
 Architect/owner: J. M. Haff
American Colonial Revival, 2 stories, stuccoed, double corbels
supporting eaves.
15. 227 South Wilton Place Date: 1909-1910
 Architect: Unknown
Craftsman bungalow with some Colonial Revival details, 2 stories,
clapboarded - 1st story, shingled - 2nd story, leaded glass windows
on either side of front door.
16. 226 South Wilton Place Date: 1920
 Architect: None
 Contractor: Roy L. Purnal
American Colonial Revival, 2 stories, clapboarded, composit capitals
on columns which support the pediment of the porch.
17. 221 South Wilton Place Date: 1909-1910
 Architect: Unknown
Craftsman bungalow with Swiss chalet and Tudor influences, 2 stories,
clapboarded - 1st story, shingles - 2 story, leaded, stained glass
window on north side, original retaining wall. (Leaded glass window
in front door done in 1974.)
18. 220 South Wilton Place Date: 1912
 Architect: Unknown
Craftsman bungalow with Tudor, Swiss chalet and some Oriental
influences, 2 stories, clapboarded - 1st story, shingled - 2nd story,
beveled, leaded glass in front door, hexagonal room on 2nd floor.
19. 215 South Wilton Place Date: 1909-1910
 Architect: Pierpont Davis
Craftsman bungalow with touches of Shingle Style, 3 stories, clapboarded -
1st story, shingled - 2nd and 3rd stories, leaded glass windows in door
and flanking door, original retaining wall.
20. 212 South Wilton Place Date: 1908
 Architect: Unknown
Classical Revival, 3 stories, clapboarded, giant portico with composit
capitals on paired columns, Renaissance corbelling under the balcony,
leaded glass panels in windows on 1st story.

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-
21. 209 South Wilton Place Date: 1912
 Architect: H. J. Knauer
Craftsman bungalow, 2 stories, clapboarded - 1st story, shingled - 2nd story.
22. 206 South Wilton Place Date: 1908
 Architect: Unknown
Craftsman bungalow with Tudor influence, 3 stories, clapboarded. (A room has been added over the driveway and the porch has been enclosed.)
23. 203 South Wilton Place Date: 1936
 Architect: None
 Contractor: None
American Colonial Revival, 2 stories, stuccoed. (In scale and general feeling this structure contributes to the District.)
24. 200 South Wilton Place Date: 1904
 Architect: Unknown
Craftsman bungalow with Tudor and Oriental influences, 3 stories, clapboarded, carved eave ends, leaded glass windows. (This house was built originally at 651 South Westlake Avenue and was moved to this site in 1920.)
25. 165 South Wilton Place Date: 1919
 Architect: Unknown
American Colonial Revival, 2 stories, clapboarded, balustrade along upstairs porch. (Interestingly sited to the street.)
26. 156 South Wilton Place Date: 1922
 Architect: Elwin P. Norberg
Spanish and Mission Colonial Revival, 2 stories, stuccoed, leaded glass windows with some color on the 1st floor. (Interestingly sited to the street.)
27. 155 South Wilton Place Date: 1920
 Architect: Edward Cray Taylor
Dutch Colonial Revival, 2 stories, stuccoed, arched entrance of brick. (Interestingly sited.)

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28. 152 South Wilton Place Date: 1921
Architect: None
Contractor/owner: J. C. Chapman
2 stories, clapboarded, turned spindles make up railing. (A picturesque house, interestingly sited to the street.)
29. 139 South Wilton Place Date: 1922
Architect: R. J. Kieffer
Italian Renaissance influences, 2 stories, stuccoed, broken pediment over entrance, carved corbelling under eaves. (Unusually sited to the street, with the entrance at the corner.)
30. 148 South Wilton Place Date: 1919
Architect/owner: Preston S. Wright
American Colonial Revival, 2 stories, stuccoed, Adamesque doorway with fan window, cut-out shutters.
31. 131 South Wilton Place Date: c. 1914
Architect: Unknown
Craftsman bungalow, 2 stories, clapboarded - 1st story, shingled - 2nd story.
32. 144 South Wilton Place Date: 1920
Architect: None
Contractor/owner: Otto Kraut
Late Mission Style with a slightly American Colonial Revival doorway, 2 stories, stuccoed, crenilated parapet.
33. 125 South Wilton Place Date: 1921
Architect: E. W. Stillwell & Co.
2 stories, stuccoed. (This was probably a Craftsman bungalow before remodeling.)
34. 140 South Wilton Place Date: 1910
Architect: Unknown
Craftsman bungalow, 2 stories, shingled.
35. 121 South Wilton Place Date: 1913
Architect: None
Contractor/owner: F. L. Perry
Craftsman bungalow, 2 stories, shingled, porte cochere.

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36. 132 South Wilton Place Date: 1912
Architect: None
Contractor: Allen-Knight Construction Company
Craftsman bungalow, 2 stories, clapboarded - 1st story, shingled - 2nd story.
37. 111 South Wilton Place Date: 1916
Architect: H. H. Whiteley
Craftsman bungalow, 2 stories, clapboarded - 1st story, shingled - 2nd story,
hooded front porch. (Interestingly sited to the street with a pergola on
the north side.)
38. 126 South Wilton Place Date: 1919-1920
Architects: Montgomery & Nibecker
Dutch Colonial Revival, 2 stories, stuccoed.
39. 103 South Wilton Drive Date: 1913
Architect: None
Contractor: H. F. Beauchamp
Craftsman bungalow with some Oriental influences, 2 stories, clapboarded -
1st story, shingled - 2nd story. (Interestingly sited to the street.)
40. 122 South Wilton Place Date: 1913
Architect/owner: W. L. Truitt
Craftsman bungalow, 2 stories, shingled.
41. 107 South Wilton Drive Date: 1916
Architect: Unknown
Dutch Colonial Revival, 2 stories, shingled.
42. 118 South Wilton Place Date: 1912
Architect: Unknown
Craftsman bungalow with Oriental influences, 2 stories, shingled, colored,
leaded glass window.
43. 115 South Wilton Drive Date: 1925
Architect: None
Contractor: None
English Tudor Revival, 1 story, stuccoed, swirled columns.

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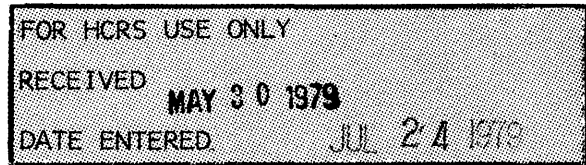
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44. 112 South Wilton Place Date: 1911
Architect: Unknown
Craftsman bungalow, 2 stories, recently added composition siding, diamond panes in windows.
45. 117 South Wilton Drive Date: 1910
Architect: Unknown
Craftsman bungalow, 3 stories, clapboarded - 1st story, shingled - 2nd story, stuccoed - 3rd story.
46. 106 South Wilton Place Date: 1921
Architect: H. C. Bradley
English Tudor Revival, 2 stories, stuccoed.
47. 101 South Ridgewood Pl. Date: 1921
Architect/owner: Mrs. Emil Spezza
Late Mission Style, 2 stories, stuccoed, corbelling under the eaves.
48. 102 South Wilton Place Date: 1919
Architect: None
Contractor/owner: Lyda E. Sherer
American Colonial Revival, 2 stories, stuccoed.
49. 111 South Ridgewood Pl. Date: 1918
Architect: Unknown
American Colonial Revival, 2 stories, clapboarded, dentils under eaves, squared, fluted columns with composit capitals.
50. 116 South Wilton Drive Date: 1916
Architect/owner: Henry M. Jones
West Coast Prairie Style, 2 stories, clapboarded.
51. 121 South Wilton Drive Date: 1918
Architect: Unknown
Dutch Colonial Revival, 2 stories, clapboarded - 1st story, shingled - 2nd story.
52. 120 South Wilton Drive Date: 1916-1917
Architect: None
Contractor/owner: Henry M. Jones
Late Mission Style, 2 stories, stuccoed, doric columns.

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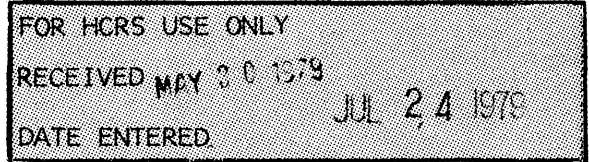


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53. 125 South Wilton Drive Date: 1909
Architect: Unknown
Craftsman bungalow with Swiss chalet and Oriental influences, 2 stories, clapboarded - 1st story, shingled - 2nd story.
54. 132 South Wilton Drive Date: 1917
Architect: None
Contractor: J. H. Kuhl, Jr.
Dutch Colonial Revival, 2 stories, clapboarded, hooded front door.
55. 127 South Wilton Drive Date: 1911
Architect: Unknown
Craftsman bungalow with slight Oriental influences, 2 stories, clapboarded - 1st story, shingled - 2nd story.
56. 138 South Wilton Drive Date: 1919-1920
Architect/owners: Newton & Williams
3 stories, stuccoed, corbelling under the eaves of the porch.
57. 135 South Wilton Drive Date: 1911
Architect: Unknown
Craftsman bungalow with slight Oriental influences, 2 stories, clapboarded - 1st story, shingled - 2nd story, colored, leaded glass window on north side.
58. 142 South Wilton Drive Date: 1907
Architect: Unknown
Craftsman bungalow with slight Oriental influences, 2 stories, clapboarded.
59. 141 South Wilton Drive Date: 1919
Architect: None
Contractor: C. D. Goldthwaite
Dutch Colonial Revival, 2 stories, stuccoed.
60. 150 South Wilton Drive Date: 1922
Architect: Rex Weston
English Tudor in effect, 2 stories, stuccoed, arched entry of brick.



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61. 147 South Wilton Drive Date: 1912
Architect: H. J. Knauer
Craftsman bungalow with a lot of Oriental influences, 2 stories, clapboarded - 1st story, shingled - 2nd story.
62. 151 South Wilton Drive Date: 1920
Architect: S. M. Cooper
2 stories, clapboarded. (Was probably American Colonial Revival before remodeling.)
63. 157 South Wilton Drive Date: 1912
Architect: Unknown
Craftsman bungalow, 2 stories, clapboarded - 1st story, shingled - 2nd story, long sweep to the eave.
64. 163 South Wilton Drive Date: 1918
Architect: Frank M. Tyler
American Colonial Revival, 2 stories, stuccoed, doubled columns with Doric capitals.
65. 169 South Wilton Drive Date: 1920
Architect: Frank M. Tyler
Craftsman bungalow with strong Mission Revival touches in the porch, 2 stories, clapboarded, Renaissance detailing in the ballustrade, paired corbels under the eaves.

NOTE: Information regarding dates, architects and contractors was taken from building permits when possible. If permits could not be located, the dates used were taken from the Los Angeles County Tax Assessor's records.

Although buildings no. 7, 22, 33 and 62 have been modernized, they still retain much of their original fabric and continue to maintain their relationship to the District in scale and siting.

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Around 1900 the District was being used as a vegetable garden and chicken ranch by the Plummer family to supply food for their restaurant in the plaza in downtown Los Angeles.⁴ It made up the central portion of Plummer Square, recorded with the County of Los Angeles on January 28, 1896, and which included the area between Western Avenue and Westminister (now just west of Norton) and Second Street (now First) and Fourth Street (now Third). On January 8, 1907, John L. Plummer filed a tract map with the County of Los Angeles for the area along Wilton Place between the present Second and Third Streets. A tract map for the area between Second and First Streets was filed in May of 1907 by E. T. Wright and slightly modified in June of 1908. The area was annexed by the City of Los Angeles on October 27, 1909. The only change recorded for the area since then occurred in October of 1912 when Ridgewood Place was cut through south of First Street to join up with Wilton Drive.

The grading for the streets left lots which rise between five and seven feet from the parkways. The houses are almost entirely two-story, larger than average, and were meant for upper-middle class families. They are set back from the street on large residential lots. Although some superficial remodeling has been done, the only major changes to the neighborhood since 1925 have been the building of two houses, one at 203 South Wilton Place in 1936 and the other at 268 South Wilton Place in 1937, following the moving of the original 1915 residence designed by Frank M. Tyler to 100 North Van Ness.⁵ Neither of these more recent structures detracts from the character of the neighborhood.

The areas north and east of the proposed district contain numerous examples of structures from essentially the same period but they are smaller and closer to the street. To the west, on the other hand, the houses are considerably larger and more impressive, while to the south rezoning has destroyed the architectural integrity of the neighborhood.

The boundries for the district were determined by the fact that a continuous, unified residential area occurs along Wilton Place north of Third Street where it widens to 50 feet for one block. The sense of continuity continues as the street crosses Second and diverges to the east (Wilton Place) and the west (Wilton Drive) around a residential "island". The continuity ends, however, as Wilton Place and Wilton Drive again converge just south of First Street. North of First Street the houses are smaller and, because the lots are regular rectangles, appear to be closer together. Although they are of essentially the same period, they are quite different in feeling. This short "streetscape" along Wilton Place and Wilton Drive between First and Third Streets is unmistakable in its unity and its remarkable ability to reflect this period of residential development in Los Angeles.

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

There are also numerous fine examples of two-story Colonial Revival bungalows such as those at 148, 203 and 269 South Wilton Place and 132 South Wilton Drive. Of particular interest is the monumental Classical Revival residence at 212 South Wilton Place with its imposing two-story portico and composite capitals on paired columns. (This house was the first built in the 200 block of South Wilton Place and in the 1920's belonged to the well-known actor, Lewis Stone.) Other noteworthy examples are the very sophisticated American Colonial Revival house at 226 South Wilton Place, the Dutch Colonial Revival residence designed by Edward Cray Taylor for sculptress, Emma Bogue, at 155 South Wilton Place, and the impressive Spanish and Mission Revival structure at 156 South Wilton Place with its subtle leaded glass windows.

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

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In addition, the neighborhood contains multiple examples of residences designed by two local architects which provide a marvelous opportunity for comparisons. H. J. Knauer designed three Craftsman bungalows in the area between 1912-1914: the first at 209 South Wilton Place, the second at 147 South Wilton Drive and the third at 257 South Wilton Place. Frank M. Tyler designed five houses, one of which was moved from 268 South Wilton Place to 100 North Van Ness. The remaining four clearly demonstrate his versatility as an eclectic architect.

His 1912 residence at 244 South Wilton Place is unmistakably Tudor Revival with strong Swiss chalet influences and is one of the most unique houses in the area. At 163 South Wilton Drive, he designed a typically American Colonial Revival house in 1918. And in 1920, he first designed a Craftsman bungalow with Late Mission Revival details visible in the porch at 169 South Wilton Drive followed by the only hollow tile and poured concrete structure in the neighborhood at 238 South Wilton Place. The latter is a particularly impressive house in Renaissance Revival style with beautiful classical reliefs above the first story windows and porch.

The best known architect, however, to design a residence in the area was Pierpont Davis, whose Craftsman house at 215 South Wilton Place was designed for his cousin, Thomas A. Churchill, Sr. Numerous personal touches were lavished on this house including the leaded glass window in the front door with the initials of the original owner incorporated into the design. Davis designed other residences in the Los Angeles area for relatives but none more clearly demonstrates his love of the simple English countryside home. (Originally, Davis proposed a thatched roof for his house, but Churchill refused to permit it.) The granddaughter of the original owner resides in the house today and can attest to the remarkably few changes which have occurred in this neighborhood over the years.

And it is this fact, as much as any, which makes this area significant. Changes which have taken place have been relatively few and, for the most part, are reversible. All but four of the sixty-three residences constructed between 1907 and 1925 have undergone no significant alterations, as can be seen by comparing the photograph taken of the north end of the 200 block of South Wilton Place in 1920 with the one taken in 1978. There are few visible changes; even the retaining walls at 215 and 221 South Wilton Place are original. This is unusual in Los Angeles where lots and houses of this size are most susceptible to redevelopment. This is one of the few remaining areas in the city with architecture of this period which is not already punctuated with apartment buildings, offices and parking lots. So far this neighborhood has been able to withstand the pressures of the developers. The last five years have seen a remarkable change as properties once held with the hope of rezoning have been sold to families wishing to preserve them for the future. Owners realize that houses this rich in detail will never be constructed again and they hope to preserve this precious legacy from our past.

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The area's uniqueness and importance to Los Angeles are the result of these three distinct but interrelated circumstances: first, the architectural integrity and significance of the structures themselves; second, their unusual relationship to the street and to each other as a result of the atypical design of the original tracts; and third, the fact that there have been relatively few changes over the past decades to alter the original ambience of the neighborhood.

¹Fred W. Blanchard, "Report," Los Angeles Municipal Art Commission Minutes, November 24, 1911, pg. 19.

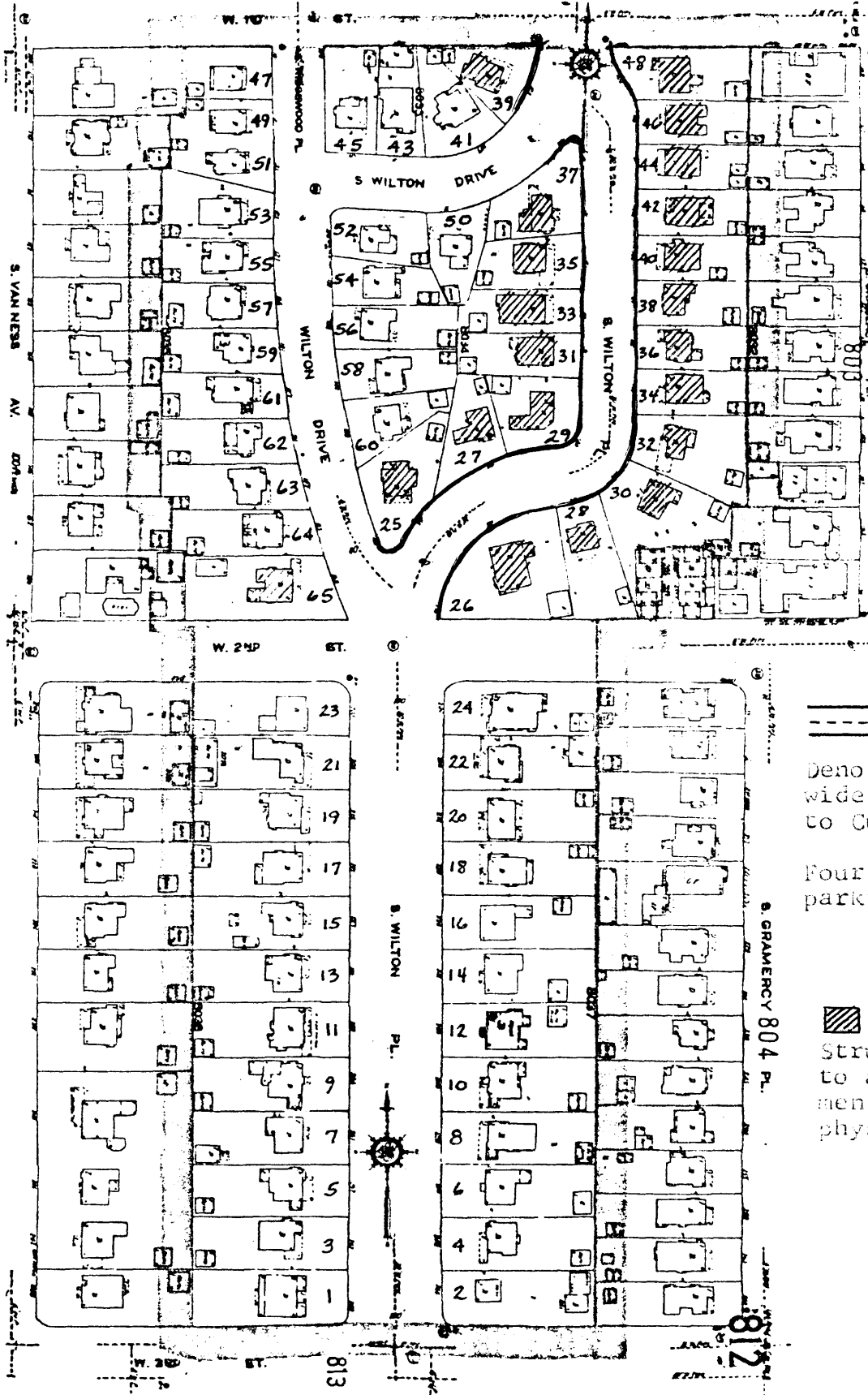
²The Craftsman, Volume XII, October 1907 - March 1908, pg. 68.

³The Craftsman, Volume XII, October 1907 - March 1908, pg. 450, 455.

⁴Pearle C. Zimmermann, "Letter to the Ridgewood - Wilton Neighborhood Association," September 9, 1978. (Attachment A)

⁵According to Adeline Oksen of 226 South Wilton Place, the house was moved because the owner's sister was killed near the house by a run-away truck and he could not bear to live at the site of her death.

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Denotes 40 ft. wide street, Curb to Curb.

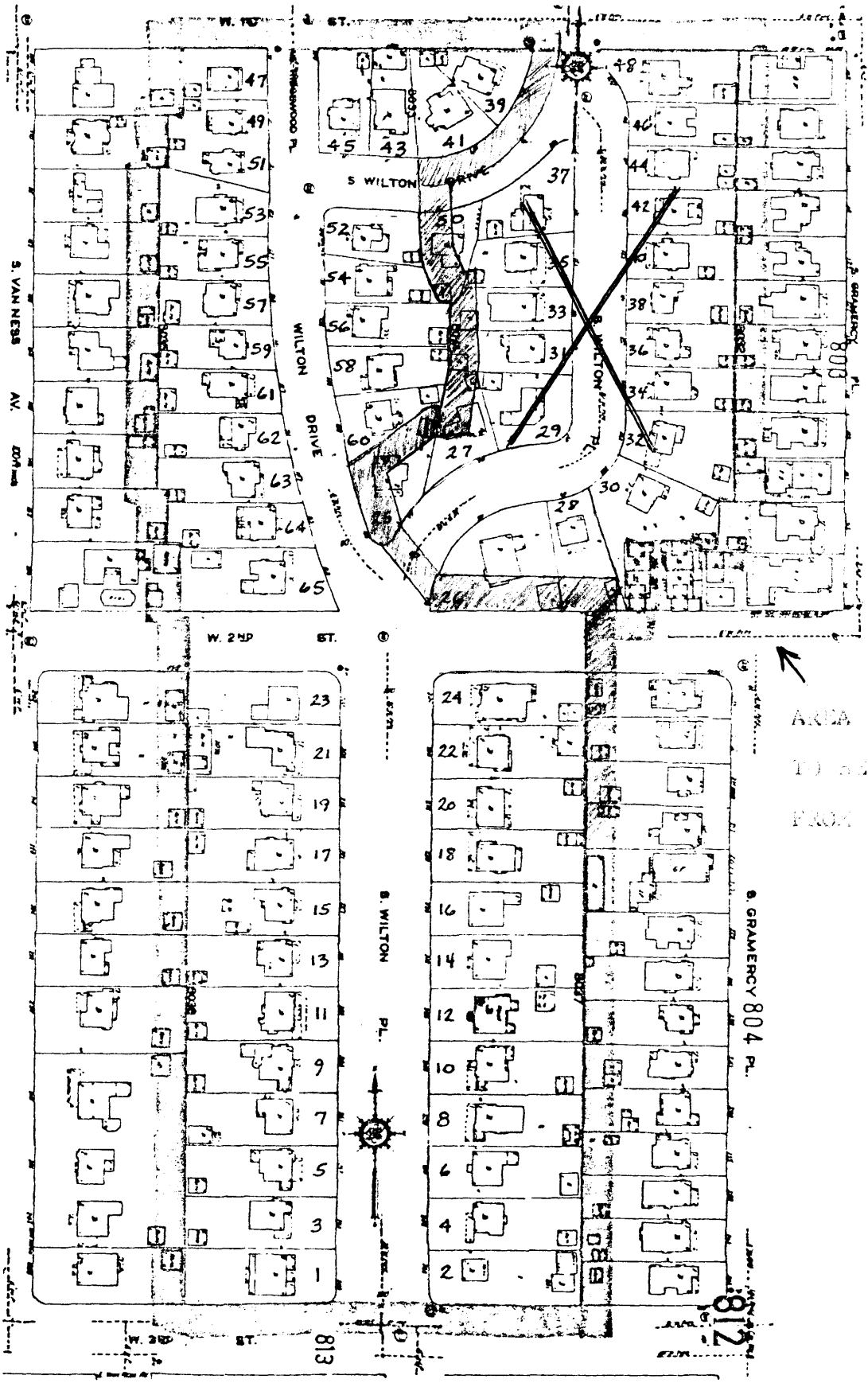
Four lanes, no parking.

Structure subjecte to adverse environ ment and subject t. physical damage.

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AREA PROPOSED
TO BE OMITTED
FROM DISTRICT

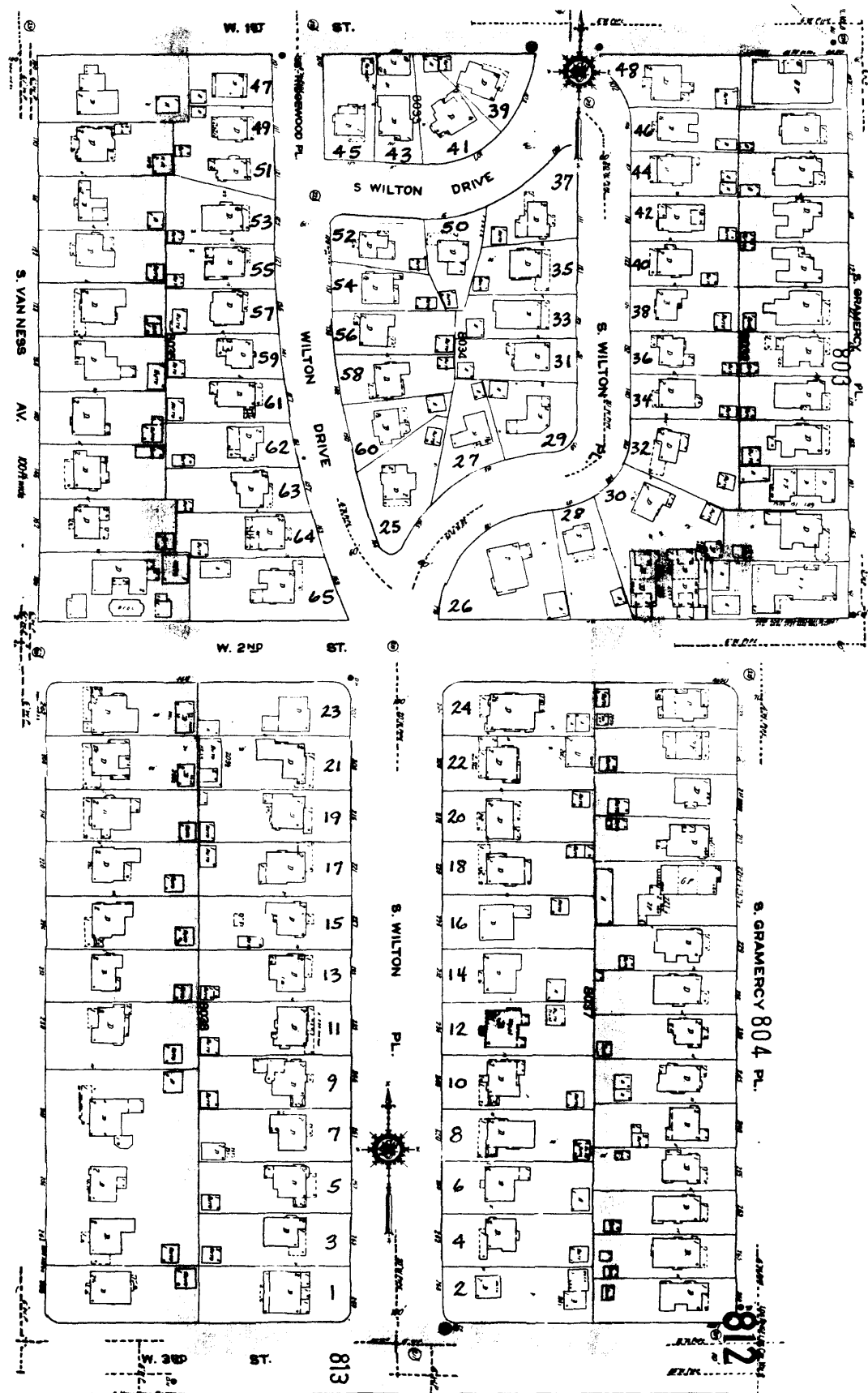
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