

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received SEP 30 1982  
date entered

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

1. Name

historic Smith Estate

and/or common Peters residence

2. Location

street & number 5905 El Mio Drive n/a not for publication

city, town Los Angeles n/a vicinity of

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 checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<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 checked="" type="checkbox"/> n/a	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name Louis and Nora Peters

street & number 5905 El Mio Drive

city, town Los Angeles n/a vicinity of state California 90042

5. Location of Legal Description

courthouse, registry of deeds, etc. Los Angeles County Hall of Administration

street & number 500 West Temple

city, town Los Angeles state California

6. Representation in Existing Surveys

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

date April, 1982  federal  state  county  local

depository for survey records TELACU, 1330 South Atlantic Blvd.

city, town Los Angeles state California 90022

## 7. Description

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

### Describe the present and original (if known) physical appearance

The house is a large, two-story wood frame Queen Anne residence sited on top of a small hill overgrown with mature trees and shrubs. A prominent feature is its 3-story polygonal tower with a steep conical roof. The 1st and 2nd stories of the tower form prominent bay windows, while the 3rd level is a room unto itself with a spectacular view to the southeast.

The front entrance is on the east side of the structure, reached by a series of steep stone steps flanked on both sides by a wooden railing. These lead to a verandah across the south and east sides of the residence. The entrance sports stained glass and molding. A combination of elements combine to make this a fine example of Queen Anne eclecticism. In addition to the tower, the house has a multiplaned roof capped with roof cresting, fish scale shingles, octagonal bays, and ornate woodwork within the pediments. Each pediment features a different design. The strong asymmetrical composition and interplay of textures and patterns gives the residence that multi-faceted look common to the Queen Anne style.

Sash windows are vertical, adding to the verticality of the design, and narrow, arranged in bands of two for the most part. Carved moldings are uniform in design. The brick chimney has good detailing and there is some carved wooden ornamentation.

A kitchen porch addition was enclosed in the mid-20's and its design is compatible with the rest of the structure. The siting of the house is of exceptional merit. The oval-shaped lot planted with a variety of palms and pines, as well as vines, overlooks the City of Los Angeles. Its commanding view adds to the imposing form of the site. The house is encircled by El Mio Drive, which was laid out about 1924. A garage was added to the property about that time.

Interiors have been restored and are of exceptional quality. Of particular note are the moldings and doorway treatments, the wood parquet inlaid floor of the dining room, the 5 fireplaces, each with a different ceramic tile design and carved wooden mantelpiece, and the main stairway with its carved finials. Bayed windows form irregular room designs. Carved brass ornaments and knobs highlight the doors of the main parlor, living room, dining room and study. Interior beams are carved in floral and winged motifs.

# 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/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 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** c. 1890 **Builder/Architect** Unknown

**Statement of Significance (in one paragraph)**

The Peters residence is Los Angeles City Cultural Heritage monument #142 and is listed on the State of California's Cultural Resources survey list of the Highland Park area. This survey showed that only 8% or 15 extant structures in the area can be dated to the 1810 - 1899 period, making this residence one of the oldest in the Mt. Washington-Highland Park area. Such homes could be described, states the survey, as "wealthy suburban extensions of Los Angeles, similar to country estates." The Peters residence retains its estate-like quality due to its spectacular siting on a hilltop with a commanding view of downtown Los Angeles. In addition, of those 19 structures deemed notable in the area, the Peters home is the only remaining Queen Anne, making it extremely imperative that a fine example of this once-popular style remain. The home retains all the architectural characteristics of the Queen Anne style: octagonal tower; steep roof; fish scaling shingles; fine wood ornamentation both interior and exterior; ceramic tile and brass fixtures on interior surfaces; multi-faceted massing; and ornamental brick work. This residence is of great architectural significance to the local community as a reminder of its nineteenth century heritage. Owned from 1914 to 1950 by Charles W. Smith, a real estate promoter, it is a prime example of the period of residential subdivision in L.A. history in which country palaces of this type were built to attract the wealthy to the hillsides of Los Angeles. Such residences were the key to a successful subdivision, and their fine detailing and architectural craftsmanship retain their standards of excellence. The siting of this particular home adds to its unique architectural features, preserving landscaping that remains a key to past estates and their locations.

The building is recognized in A Guide to Architecture in Los Angeles and Southern California by David Gebhard and Robert Winter.

# 9. Major Bibliographical References

- L.A. Cultural Heritage List
- Gebhard and Winter, Guide to So. Cal Architecture (Peregrine-Smith, 1977), p. 249
- L.A. Co. Archives
- Marshall's City Directory

# 10. Geographical Data

Acreeage of nominated property 175' X 130' (0.52 acre)  
 Quadrangle name Los Angeles Quadrangle scale 1:24000

UTM References

A	<u>111</u>	<u>391001810</u>	<u>31771531210</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

Property is a circular hilltop location, bounded on all sides by El Mio Drive, described as Lot 1, Tract 4404 MB 52 p. 67 -68

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

state	<u>N/A</u>	code	county	<u>N/A</u>	code
state		code	county		code

# 11. Form Prepared By

name/title Christy Johnson, architectural historian for owners, Louis & Nora Peters

organization N/A date January 7, 1982

street & number 5905 El Mio Drive telephone (213) 851-8854 (Johnson)  
(213) 255-5801 (Peters)

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 National Park Service.

State Historic Preservation Officer signature *K. M. Ellison*

title State Historic Preservation Officer date 9/29/82

For NPS use only

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

*John Byron* Entered in the National Register date *10/29/82*

Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration

FHR-8-300A  
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

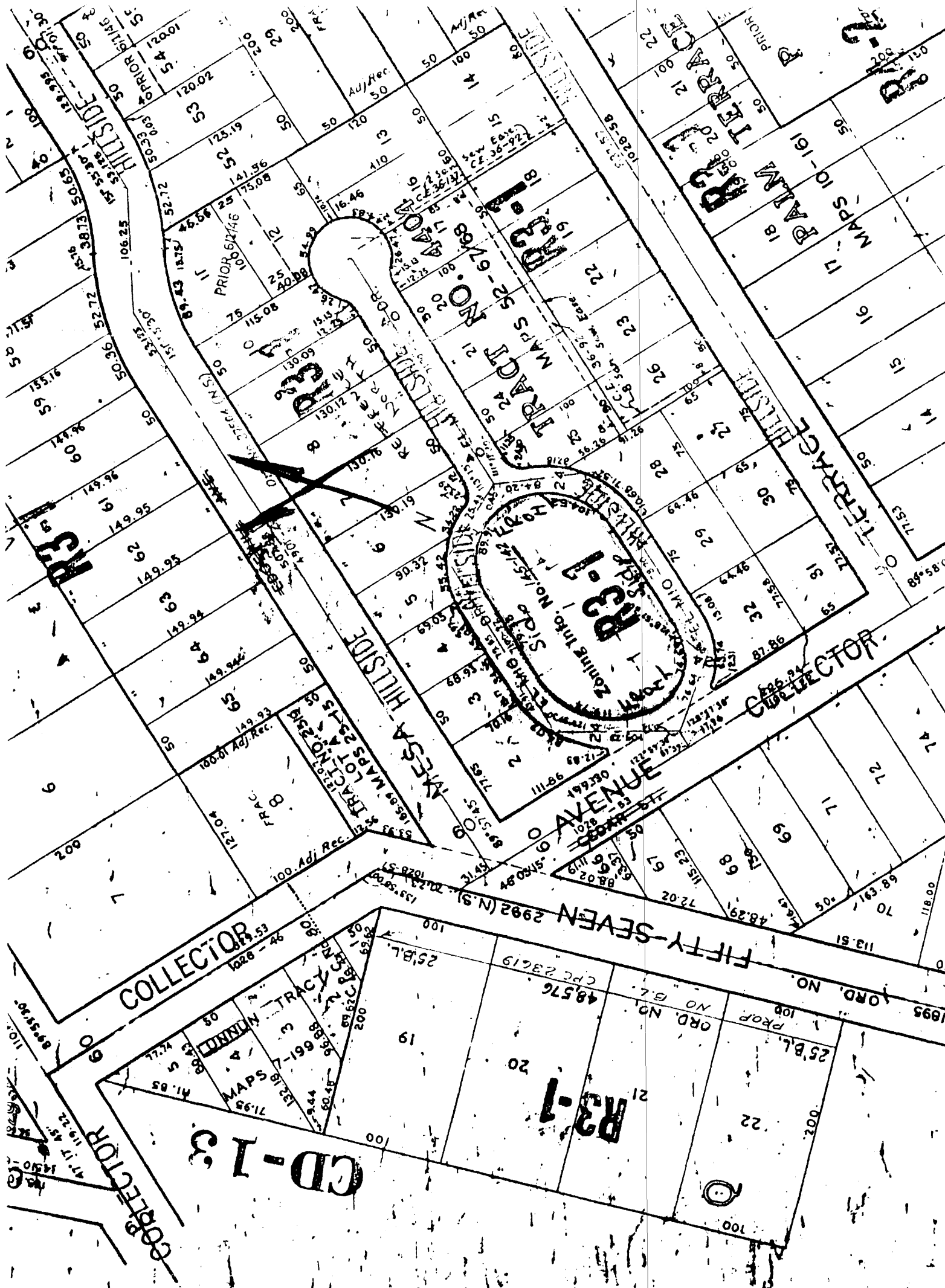
ITEM NUMBER

6

PAGE

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City of Los Angeles Historic-Cultural Monument No. 142  
April 16, 1975                      Local  
Cultural Heritage Board  
Municipal Arts Department  
City Hall, Room 1500  
Los Angeles, California



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N 154000

MAPS 10-161  
PALM TRACT  
P. PRIOR

TRACT NO. 25-67-68  
MAPS 25-67-68

COLLECTOR

AVENUE

COLLECTOR

FIFTY-SEVEN 2992 (N.S.)

COLLECTOR

CD-1-3

R3-1

MINN  
MAPS 1218-1999

PROP. NO. 109

ORD. NO. 48576

20

19

22

