

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

Agenda packet includes:

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

Please click on each document to be directly taken to the corresponding page of the PDF.

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

### CULTURAL HERITAGE COMMISSION

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

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

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

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

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

Please note that other state law provisions may also apply.

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

**REQUEST:** Declare the property an Historic-Cultural Monument

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

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

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

### RECOMMENDATION That the Cultural Heritage Commission:

1. **Declare the subject property** an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.
2. **Adopt** the staff report and findings.



## **FINDINGS**

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

## **CRITERIA**

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

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

## **SUMMARY**

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

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

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



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

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

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

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

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

## **DISCUSSION**

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

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

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

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS**

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 “*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*”

State of California CEQA Guidelines Article 19, Section 15331, Class 31 “*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*”

The designation of the Loren Miller Residence as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code (“LAAC”) will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to an Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior’s Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

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

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

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2022-787-CE was prepared on April 13, 2022.

## **BACKGROUND**

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













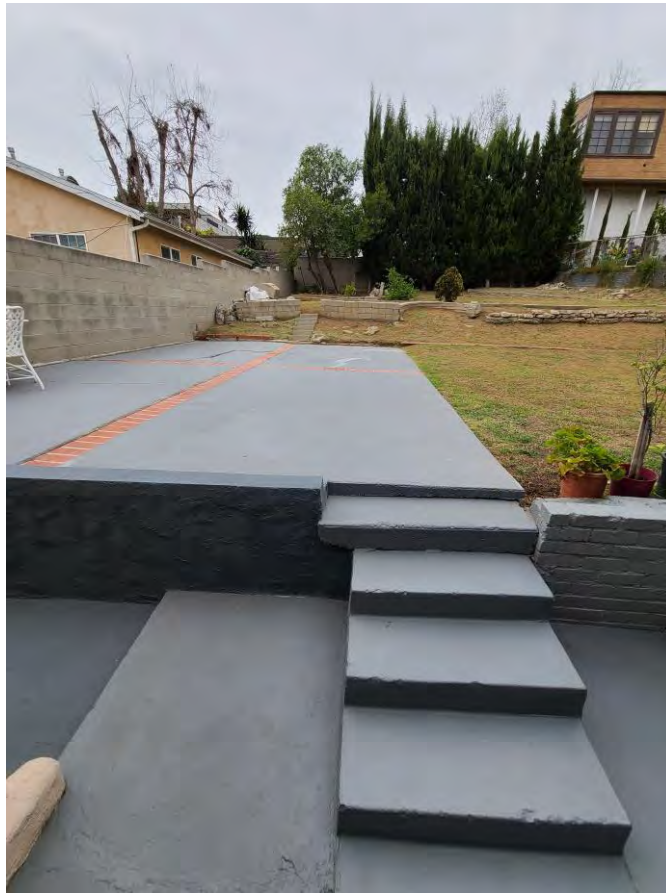


















COUNTY CLERK'S USE

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT  
**NOTICE OF EXEMPTION**  
(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS  
CHC-2022-786-HCM

LEAD CITY AGENCY  
**City of Los Angeles (Department of City Planning)**

CASE NUMBER  
ENV-2022-787-CE

PROJECT TITLE  
Loren Miller Residence

COUNCIL DISTRICT  
13

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)  
**647 North Micheltorena Street, Los Angeles, CA 90026**

Map attached.

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

Additional page(s) attached.

NAME OF APPLICANT / OWNER:  
**N/A**

CONTACT PERSON (If different from Applicant/Owner above)  
**Melissa Jones**

(AREA CODE) TELEPHONE NUMBER | EXT.  
213-847-3679

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

STATE CEQA STATUTE & GUIDELINES

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

JUSTIFICATION FOR PROJECT EXEMPTION:  Additional page(s) attached  
Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the **Loren Miller Residence** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

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

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.  
If different from the applicant, the identity of the person undertaking the project.

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE  
Melissa Jones [SIGNED COPY IN FILE]

STAFF TITLE  
City Planning Associate

ENTITLEMENTS APPROVED  
N/A

FEE:  
N/A

RECEIPT NO.  
N/A

REC'D. BY (DCP DSC STAFF NAME)  
N/A

DISTRIBUTION: County Clerk, Agency Record

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

### CULTURAL HERITAGE COMMISSION

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

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

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

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

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

**REQUEST:** Declare the property an Historic-Cultural Monument

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

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

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

**RECOMMENDATION**      **That the Cultural Heritage Commission:**

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

VINCENT P. BERTONI, AICP  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

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Ken Bernstein, AICP, Principal City Planner  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

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Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

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Shannon Ryan, Senior City Planner  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

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Jonathan Hagar, Student Professional Worker  
Office of Historic Resources

Attachment:                   Historic-Cultural Monument Application

## SUMMARY

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

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

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

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

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

## **CRITERIA**

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

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

## **FINDINGS**

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

## **BACKGROUND**

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

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



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 1. PROPERTY IDENTIFICATION

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

## 2. CONSTRUCTION HISTORY & CURRENT STATUS

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

## 3. STYLE & MATERIALS

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



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 4. ALTERATION HISTORY

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


## 5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

## 6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

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



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 7. WRITTEN STATEMENTS

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

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

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

## 8. CONTACT INFORMATION

### *Applicant*

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

### *Property Owner*

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

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

### *Nomination Preparer/Applicant's Representative*

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



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 9. SUBMITTAL

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

### APPLICATION CHECKLIST

- |    |   |    |   |
|----|---|----|---|
| 1. | Nomination Form   | 5. | Copies of Primary/Secondary Documentation   |
| 2. | Written Statements A and B  | 6. | Copies of Building Permits for Major Alterations (include first construction permits) |
| 3. | Bibliography  | 7. | Additional, Contemporary Photos   |
| 4. | Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digital copy of the main photo to: <a href="mailto:planning.ohr@lacity.org">planning.ohr@lacity.org</a> ) | 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 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 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 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.

Emily Rinaldi

9/11/2021

Name:

Date:

Signature:

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

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

Phone: 213-874-3679  
Website: [preservation.lacity.org](http://preservation.lacity.org)

## **A. Proposed Monument Description**

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

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

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

The property has not been substantially altered from the period between 1940 and 1967 when Miller lived there. Alterations undertaken by Miller prior to 1967 include the following: the construction of an addition to the first story in 1941; the construction of a rear second story addition and deck as well as the enclosure of the first-story patio in 1953; and the construction of another rear addition in 1957.<sup>1</sup> The only alteration noted in the building permit record after 1967 is for the addition of a new awning over the rear patio in 2006.<sup>2</sup> Additionally, the original garage door and window sashes all appear to have been removed and replaced at an unknown date. The property retains all aspects of integrity.

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

## **B. Statement of Significance**

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

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

<sup>2</sup> LADBS, Building Permit No. 06014-20000-06766, August 1, 2006.

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

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

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

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

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

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

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

<sup>5</sup> Hassan, 17.

<sup>6</sup> Mack, 183.

<sup>7</sup> Hassan, 37.



1446 E. 22<sup>nd</sup> Street by 1930.<sup>8</sup> Instead of establishing another law practice in Los Angeles, Miller began a new career in journalism, working as a reporter for a small African American-owned newspaper called the *California News*. Miller's cousin, Leon H. Washington, Jr., shortly moved from Kansas City to Los Angeles and joined him at the newspaper.<sup>9</sup> In 1931, the two young journalists began writing for the *California Eagle*, one of Los Angeles' longest running African American-owned newspapers at the time.

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

During his trip to the Soviet Union, Miller's writing reached a national audience through dispatches in the Associated Negro Press (ANP) and syndication of his column through the Southern Newspaper Syndicate.<sup>13</sup> Upon his return, he resumed his duties as city editor at the *Eagle* but left shortly after to help Washington establish *Town Talk*, the precursor to the *Los Angeles Sentinel*. The *Sentinel* would grow to become one of the most influential African American newspapers in the United States and continues to operate today. Hassan notes in her biography that Miller's contribution as a cofounder of the *Sentinel* "usually goes uncredited."<sup>14</sup> Miller's early work at the *Sentinel* included numerous articles and editorials without a byline. By 1935, he had joined the leftist journal *New Masses*, moving to New York for about a year before returning to Los Angeles. Simultaneous with his expanding journalistic work, Miller began to lend his legal expertise to the Los Angeles NAACP chapter, becoming a member of its legal committee in 1934.<sup>15</sup>

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

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<sup>8</sup> Ancestry.com, United States Census Bureau, 1930.

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

<sup>10</sup> Mack, 187.

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

<sup>12</sup> Mack, 189.

<sup>13</sup> Mack, 191.

<sup>14</sup> Hassan, 103.

<sup>15</sup> Mack, 191.

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

His first high profile case concerned a man named George Farley, who Miller successfully defended against the death penalty in 1938.<sup>17</sup> Farley had killed two deputy marshals who had come to his property to evict him from his home. While Farley owned his home and had paid off his mortgage in 1929, his house was secretly auctioned off to a white purchaser in 1938 to pay for an outstanding street assessment bond. This story was familiar to many in Los Angeles where the pervasive use of restrictive housing policies regularly led to the dispossession of Black American homeowners. Such racist policies were employed by white-controlled government agencies, realty and homeowner associations, as well as informally by individuals to control where African Americans could live in the city.<sup>18</sup> Most commonly used was the restrictive covenant which were legal clauses written into property deeds that dictated the property could only be sold or rented to white people or else the owner could lose the property. Through his work on the widely publicized Farley case, Miller soon became known as a leader in the movement against racial segregation and restrictive covenants.

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

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

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<sup>16</sup> "Matthews is assigned to case," *California Eagle*, August 7, 1936.

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

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

<sup>19</sup> LADBS, Building Permit No. LA31942, August 13, 1940.

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

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

<sup>22</sup> LADBS, Building Permit No. LA27951, July 17, 1940.

<sup>23</sup> GPA and Jefferson, 41.

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

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

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

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

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

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

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

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

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

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

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

**Primary Photographs of Exterior/Main Façades**



**647 Micheltorena Street, view looking southwest**

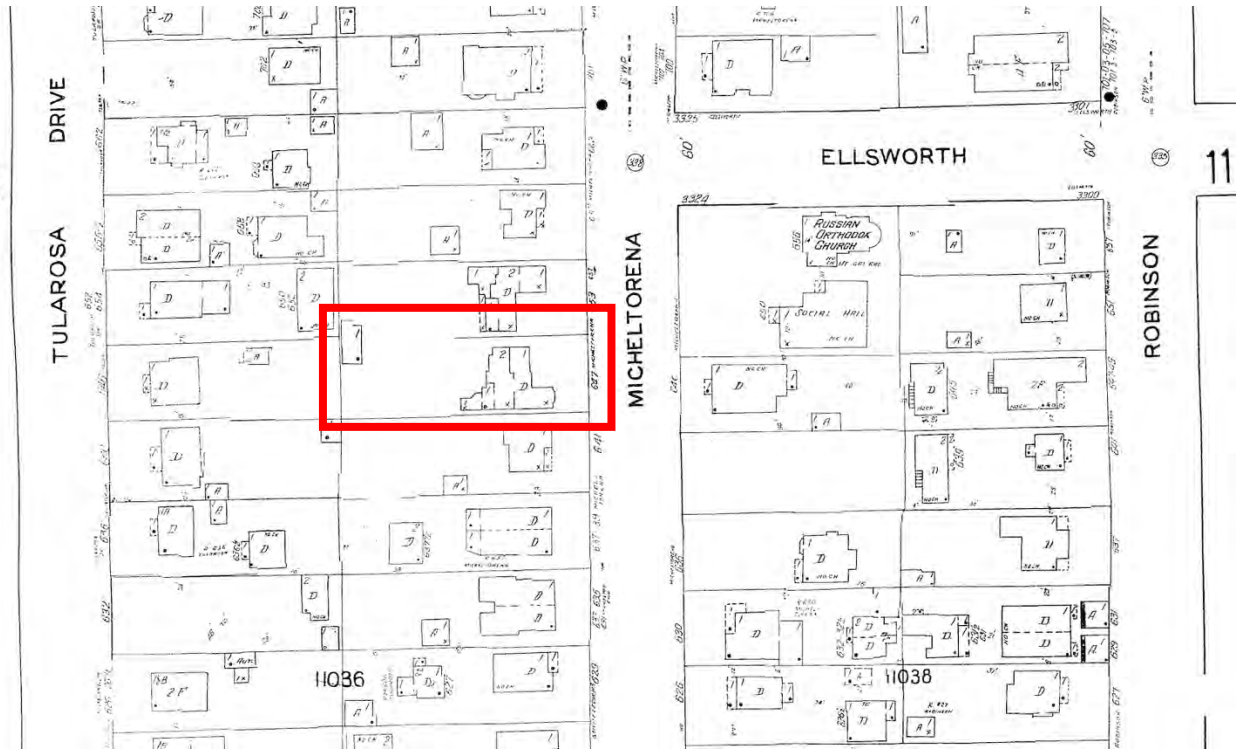




**647 Micheltorena Street, view looking northwest**



**Primary/Secondary Documentation**



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



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



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



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



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



DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS  
FIFTEENTH CENSUS OF THE UNITED STATES: 1930  
POPULATION SCHEDULE

State California Incorporated place Los Angeles City Ward of city X Block No. 112  
County Los Angeles Unincorporated place \_\_\_\_\_ Institution \_\_\_\_\_ Enumerated by me on 7<sup>th</sup> Apr., 1930.

Township or other division of county \_\_\_\_\_

Serial number of person	Sex	Age	Color of skin	Hair	Eyes	Mental condition	Date of birth	Sex	Color of skin	Hair	Eyes	Mental condition	Place of birth			MOTHER TONGUE OR NATIVE LANGUAGE OF FOREIGN BORN	CITIZENSHIP, ETC.	OCCUPATION
													PERSON	FATHER	MOTHER			
1539	M	39	W	B	B	N	1891	M	W	B	B	N	Virginia	North Carolina	North Carolina	English	U.S. born	Cook
1317	M	31	W	B	B	N	1899	M	W	B	B	N	Arkansas	Kentucky	Kentucky	English	U.S. born	Photographer
1540	M	30	W	B	B	N	1900	M	W	B	B	N	Arkansas	Arkansas	Arkansas	English	U.S. born	Mechanic
1541	F	28	W	B	B	N	1902	F	W	B	B	N	Arkansas	North Carolina	North Carolina	English	U.S. born	Marant
1542	F	20	W	B	B	N	1910	F	W	B	B	N	Arkansas	Arkansas	Arkansas	English	U.S. born	Maid
1344	M	37	W	B	B	N	1893	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Lawyer
1345	F	25	W	B	B	N	1905	F	W	B	B	N	Arkansas	Arkansas	Arkansas	English	U.S. born	Bookkeeper
1346	M	34	W	B	B	N	1896	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1347	M	33	W	B	B	N	1897	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1348	M	32	W	B	B	N	1898	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1349	M	31	W	B	B	N	1899	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1350	M	30	W	B	B	N	1900	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1351	M	29	W	B	B	N	1901	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1352	M	28	W	B	B	N	1902	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1353	M	27	W	B	B	N	1903	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1354	M	26	W	B	B	N	1904	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1355	M	25	W	B	B	N	1905	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1356	M	24	W	B	B	N	1906	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1357	M	23	W	B	B	N	1907	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1358	M	22	W	B	B	N	1908	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1359	M	21	W	B	B	N	1909	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1360	M	20	W	B	B	N	1910	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1361	M	19	W	B	B	N	1911	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1362	M	18	W	B	B	N	1912	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1363	M	17	W	B	B	N	1913	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1364	M	16	W	B	B	N	1914	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1365	M	15	W	B	B	N	1915	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1366	M	14	W	B	B	N	1916	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1367	M	13	W	B	B	N	1917	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1368	M	12	W	B	B	N	1918	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1369	M	11	W	B	B	N	1919	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1370	M	10	W	B	B	N	1920	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1371	M	9	W	B	B	N	1921	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1372	M	8	W	B	B	N	1922	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1373	M	7	W	B	B	N	1923	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1374	M	6	W	B	B	N	1924	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1375	M	5	W	B	B	N	1925	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1376	M	4	W	B	B	N	1926	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1377	M	3	W	B	B	N	1927	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1378	M	2	W	B	B	N	1928	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1379	M	1	W	B	B	N	1929	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter
1380	M	0	W	B	B	N	1930	M	W	B	B	N	Tennessee	Tennessee	Tennessee	English	U.S. born	Painter

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

DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS										SIXTEENTH CENSUS OF THE UNITED STATES: 1940		E. D. No. 14		E. D. No. 18-459		Sheet No. 5 B			
POPULATION SCHEDULE										Enumerated by me on	Date	1940	B						
State California										County Los Angeles	City Los Angeles	Block No. 24	Institution	Name of household and name and relation of head	Occupation, profession, or service	MARRIAGE	MARRIAGE	MARRIAGE	MARRIAGE
LOCATOR	HOUSEHOLD DATA	NAME	RELATION	PERSONAL DESCRIPTION	EDUCATION	PLACE OF BIRTH	RESIDENCE, APRIL 1, 1940	COUNTY	STATE	AGE	SEX	MARRIAGE	MARRIAGE	MARRIAGE	MARRIAGE	MARRIAGE	MARRIAGE	MARRIAGE	MARRIAGE
41	57	W	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
42																			
43																			
44	257	18 R 30	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
45																			
46																			
47	261	11 A 35	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
48																			
49	262	10 O 300	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
50																			
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52																			
53																			
54																			
55																			
56																			
57																			
58	237	15 O 300	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
59																			
60	263	15 R 35	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
61																			
62	264	15 O 300	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
63																			
64	265	15 R 25	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
65																			
66																			
67																			
68	266	15 O 375	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
69																			
70	267	15 R 30	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
71																			
72																			
73																			
74	268	15 R 25	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
75																			
76	269	15 R 30	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
77																			
78	270	15 R 15	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
79																			
80	271	15 R 15	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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

	Whittier blvd
	<b>JOHNSON &amp; HIGGINS OF CALIFORNIA, R B</b>
ds	Hay Chapman Resident Director, Insurance
ge-	Brokers and Average Adjusters, 603-605 W
	7th, Tel Trinity 5776
	" & Johnson (G F and T M) auto park 1207
	Maple av
	" & Johnson W S Cross O W Fisher L F Stier
	G W Winch reps pharmaceutical prepara-
	tions 253 S Bway R329
les	" & Johnston (T W Johnson P D Johnston)
	lawyers 138 S Spring R418
	" and Miller (I J Johnson Loren Miller) lawyers
	1105 E Vernon av R208
ral	" & Oker (Ruth E Johnson Nellie B Oker) cigars
	6253 Hwood blvd
	" & Thomas (W P Johnson B S Thomas) mach
	123 E 23d
1/2	" & Wahlberg (C W Johnson (San Francisco)
	A O Wahlberg) 426 S Spring R708
Co	Johnson's Service Station (Elwood Johnson, T M
	Bergo, P P McGrath) 7650 Avalon blvd

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

parking stations. MU 9901 5

524 S Sprng (Lissner Bldg) 5

Basmnt Reed Howard R Reed Litho.....MI 7021 5

Basmnt Reed Litho .....MI 7021 5

Grnd Flr Atlas Letter Serv.....MI 5181

Main Flr John's Pipe Shop .....VA 0310

1st Flr Butler Serv Co.....MU 5522

Rm 200 B & B Leather Printers.....MU 7616

Rm 203 Isom Geo W cutler & grinder...MU 5423

Rm 204 Lucker Optical Serv.....MA 6-3313 5

Rm 205 Shepard Optical Co.....MU 6984

Rm 205 Shepard Optical Co.....MU 6985 5

Rm 209 Bryan Mildred T Stenograph Training  
Serv. MU 2219

Rm 209 Bryan Mildred T Stenotype Bryan  
Schools. MU 2219

Rm 209 Bryan Stenotype Schools.....MU 2219

Rm 209 Stenograph Training Serv.....MU 2219

Rm 209 Stenotype Bryan Schools.....MU 2219

Rm 218 Pac Office Services.....MU 7109

Rm 218 Pac Personnel Serv.....MU 7109

Rm 225 Daily People's World newspr...MA 6-6616

Rm 225 People's Daily World newspr...MA 6-6616

Rm 225 People's World Daily newspr...MA 6-6616

Rm 304 Weber & Matthews hair gds...MU 7624

Rm 306 Reliable Optical Supply Co.....MI 9287

Rm 308 Ibers Personnel Agency.....MA 6-7151

Rm 309 Switzer Textile Aqcy.....MA 6-1129

Rm 311 Maddox Edw C Miller & Maddox  
attys. MA 5-2668

Rm 311 Maddox Edw Carter.....MA 5-2668

Rm 311 Miller Loren .....MA 5-2668

Rm 311 Miller Loren Miller & Maddox attys  
MA 5-2668

Rm 311 Miller & Maddox attys.....MA 5-2668

Rm 311 Sheats Sami C.....MA 5-2668

Rm 316 Aronowitz Geo jwlyr mfrs....MA 6-3678

Rm 316 Westlake Sales Co.....MA 6-3678

Rm 321 Bernstein J H Bernstein Ribbon Co  
VA 6923

Rm 321 Bernstein Ribbon Co.....VA 6923

Rm 321 Reliable Ribbons Bernstein Ribbon Co  
VA 6923

Rm 324 Conforti Albert tlr.....MA 6-0992

Rm 401 Association of Professional Ball  
Players of America. TU-2726

Rm 405 Seidel Paul J ofc.....MA 9-1033

Rm 407 United Turf Serv.....MA 5-7691

Rm 408 Topol-Luke Watch Repairs...MA 5-2974

Rm 418 Miro Creations .....MA 6-3719

Rm 420 Watchmakers Union Local 115 A F L  
MA 5-8191

Rm 425 Cooper & Schuber jewlrs.....MU 7659

Rm 501 Pacific Personnel Serv.....MU 7109

Rm 503 Bray Evalyn S Pac Credit Reporting  
Assn. MI 8221

Rm 503 Pac Credit Reporting Assn.....MI 8221

Rm 504 Columbia School .....MI 5784

★Rm 504 (Lissner Building) .....MU 3660

Rm 505 Terry School of Tailoring & Designing  
MU 9428

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



# Architect Garrott Moves Office; Takes on Partner

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

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

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

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

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



# Celebrities in Spotlight As 'Sugar Hill' Trial Begins

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

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

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

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

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

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

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

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

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

## AN EVENING OF FUN

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

## CLOTHING TAKEN

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

of others equally prominent in various fields.

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

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

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

# MAN SENTENCED IN DUAL SLAYING

## Must Serve From Ten to Twenty Years

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

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

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

# Matthews is assigned to case

Aroused citizens succeed in securing hearing of grand jury

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



CHARLES MATTHEWS

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

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

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

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

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

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

# Negro Owners Win Contest on Occupancy

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

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

## 'Time for Full Rights'

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

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

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

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

## **Building Permit Records**



2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

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

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

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

Lot No. 126 #

Tract. WEST END OCEAN VIEW TRACT

Location of Building. 647 No MICHELTORENA St (House Number and Street) Approved by City Engineer

Between what cross streets. BELLUKE AND ELISEWORTH STS. Deputy.

USE INK OR INDELIBLE PENCIL

- 1. Purpose of building. RESIDENCE & garage Families 1 Rooms 6
2. Owner (Print Name). JUANITA E. MILLER Phone CE 24603
3. Owner's address. 207 EAST 45th ST
4. Certificated Architect. JAMES H. GARROTT State License No. B-1642 Phone. Ex 3914
5. Licensed Engineer. No State License No. Phone.
6. Contractor. W. H. TERRY State License No. 9358 Phone. CE 25012
7. Contractor's address. 1152 E ADAMS ST 4500 100
8. VALUATION OF PROPOSED WORK. Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon. \$1000.00
9. State how many buildings NOW on lot and give use of each. NONE (Store, Residence, Apartment House, Hotel, or any other purpose)
10. Size of new building. 40 x 40 No. Stories. 2 Height to highest point. 20 Size lot. 50 x 161 + 9
11. Type of soil. ADobe (HARD) Foundation (Material). CONCR. Depth in ground. 12"
12. Width of footing. 16" Width of foundation wall. 8" Size of redwood sill. 2" x 6"
13. Material exterior wall. Stucco Size of studs: (Exterior). 2" x 4" (Interior bearing) 2" x 4"
14. Joist: First floor. 4" x 6" Second floor. 2" x 12" Rafters. 2" x 4" Material of roof. SHINGLES
15. Chimney (Material). Brick Size Flue. 7 x 7 No. inlets each flue. 1 Depth footing in ground. 12"

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

Sign here. James H. Garrott (Owner or Authorized Agent) By. 125

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

PERMIT NO. 31942 FOR DEPARTMENT USE ONLY
Plans and Specifications checked
Zone R4 Fire District No. 70
Corrections verified Bldg. No. 70 St. No. Ft.
Application checked and approved
AUG 13 1940
Inspector R. A. Kelan 13



**FOR DEPARTMENT USE ONLY**

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

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

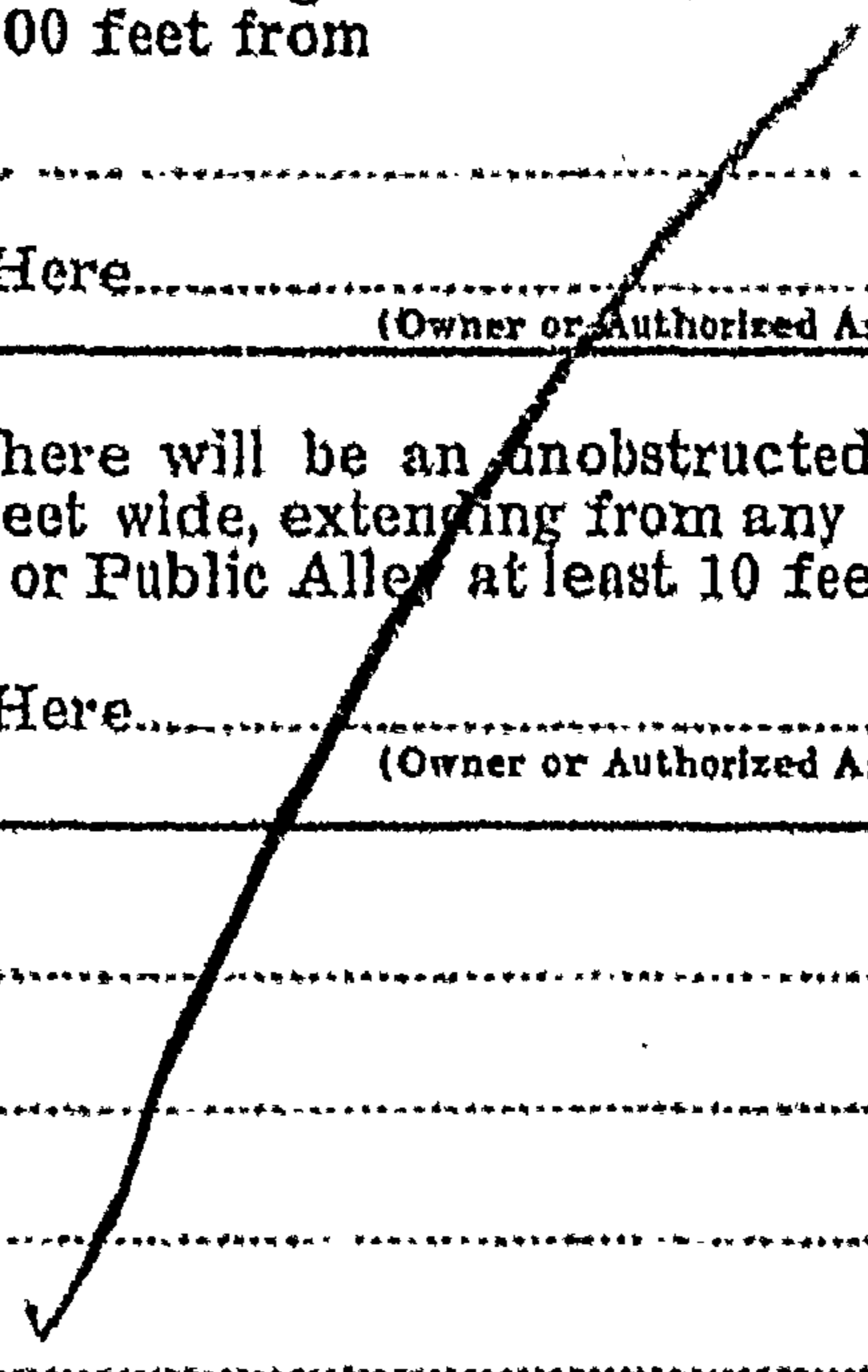
REMARKS: .....

**PLAN CHECKING**

RECEIPT NO. 39371

VALUATION \$ 4,500

FEE PAID \$ 10.00





3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

REMOVED FROM

REMOVED TO

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

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

Present location of building } 647 Micheltorena (House Number and Street) New location of building } (House Number and Street) Between what cross streets } Approved by City Engineer Deputy.

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

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

3. Owner (Print Name) W. H. TERRY Phone.....

4. Owner's Address 1158 E. Adams.....

5. Certificated Architect None State License No. Phone.....

6. Licensed Engineer None State License No. Phone.....

7. Contractor Keystone Tile Co State License No. 10559 Phone.....

8. Contractor's Address 4042 Trinity St. \$1.00 Reg. No. ....

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

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

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

12. Class of building.....Material of existing walls.....Exterior framework..... (Wood or Steel) Describe briefly and fully all proposed construction and work:

Interior tile work.

Fill in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY PERMIT NO. 44723 PLANS Rec'd. Plans and Specifications checked Zone Fire District No. Corrections verified Bldg. Line Street Widening Ft. Ft. Plans, Specifications and Applications rechecked and approved Application checked and approved NOV 4 - 1940 SPRINKLER Required Valuation Included Specified Yes-No Inspector E. A. Kelso 17



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

**NEW CONSTRUCTION**

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

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

Sign Here Keystone Tile Co  
(Owner or Authorized Agent)  
 By Howard Leffler

FOR DEPARTMENT USE ONLY			
Application .....	Fire District .....	Bldg. Line .....	Termite Inspection.....
Construction .....	Zoning .....	Street Widening .....	Forced Draft Ventil.....
(1) <b>REINFORCED CONCRETE</b> Barrels of Cement..... Tons of Reinforcing Steel.....		(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from .....Street Sign Here..... <small>(Owner or Authorized Agent)</small>	
(3) No required windows will be obstructed. Sign Here..... <small>(Owner or Authorized Agent)</small>		(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. Sign Here..... <small>(Owner or Authorized Agent)</small>	

REMARKS: .....

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RECEIVED BLDG. & SAFETY  
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 CHECK  MONEY ORDER   
 Opened By \_\_\_\_\_  
 Checked By \_\_\_\_\_



3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

REMOVED FROM

REMOVED TO

Lot Lot

Tract Tract

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

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

Between what cross streets } Bellevue & Stewart

Approved by City Engineer.

Deputy.

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

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

3. Owner (Print Name) Loren Miller Phone NO 23795 CE 28514

4. Owner's Address 647 Micheltorena St.

5. Certificated Architect State License No. Phone

6. Licensed Engineer State License No. Phone

7. Contractor State License No. Phone

8. Contractor's Address

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

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

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

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

Describe briefly and fully all proposed construction and work:

add Room over kitchen

12/19/41 Fill in Application on other Side and Sign Statement (OVER)

PERMIT NO. 27853 FOR DEPARTMENT USE ONLY. Includes sections for Plans, Corrections, Application checked and approved, and Valuation. Fee: 2.00. Date: DEC 19 1941. Inspector: [Signature]



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

**NEW CONSTRUCTION**

Size of Addition 10'5" x 16'5" Size of Lot 50' x 141.25' Number of Stories when complete 2  
 Material of Foundation (EXISTING) (Cone) Width of Footing 16" Depth of footing below ground 2'2"  
 Width Foundation Wall 8" Size of Redwood Sill 4" x 6" Material Exterior Walls Brick  
 Size of Exterior Studs 2" Size of Interior Bearing Studs 2" x 4"  
 Joists: First Floor 2" x 6" Second Floor 2" x 4" Rafters 2" x 4" Roofing Material Asph/Flt

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

Sign Here Loew Miller  
 (Owner or Authorized Agent)

By .....

**FOR DEPARTMENT USE ONLY**

Application <u>7</u>	Fire District <u>7</u>	Bldg. Line <u>7</u>	Termite Inspection .....
Construction .....	Zoning <u>7</u>	Street Widening <u>7</u>	Forced Draft Ventil. ....

(1) **REINFORCED CONCRETE**

Barrels of Cement .....

Tons of Reinforcing Steel .....

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

Micheltorena Street

Sign Here Loew Miller  
 (Owner or Authorized Agent)

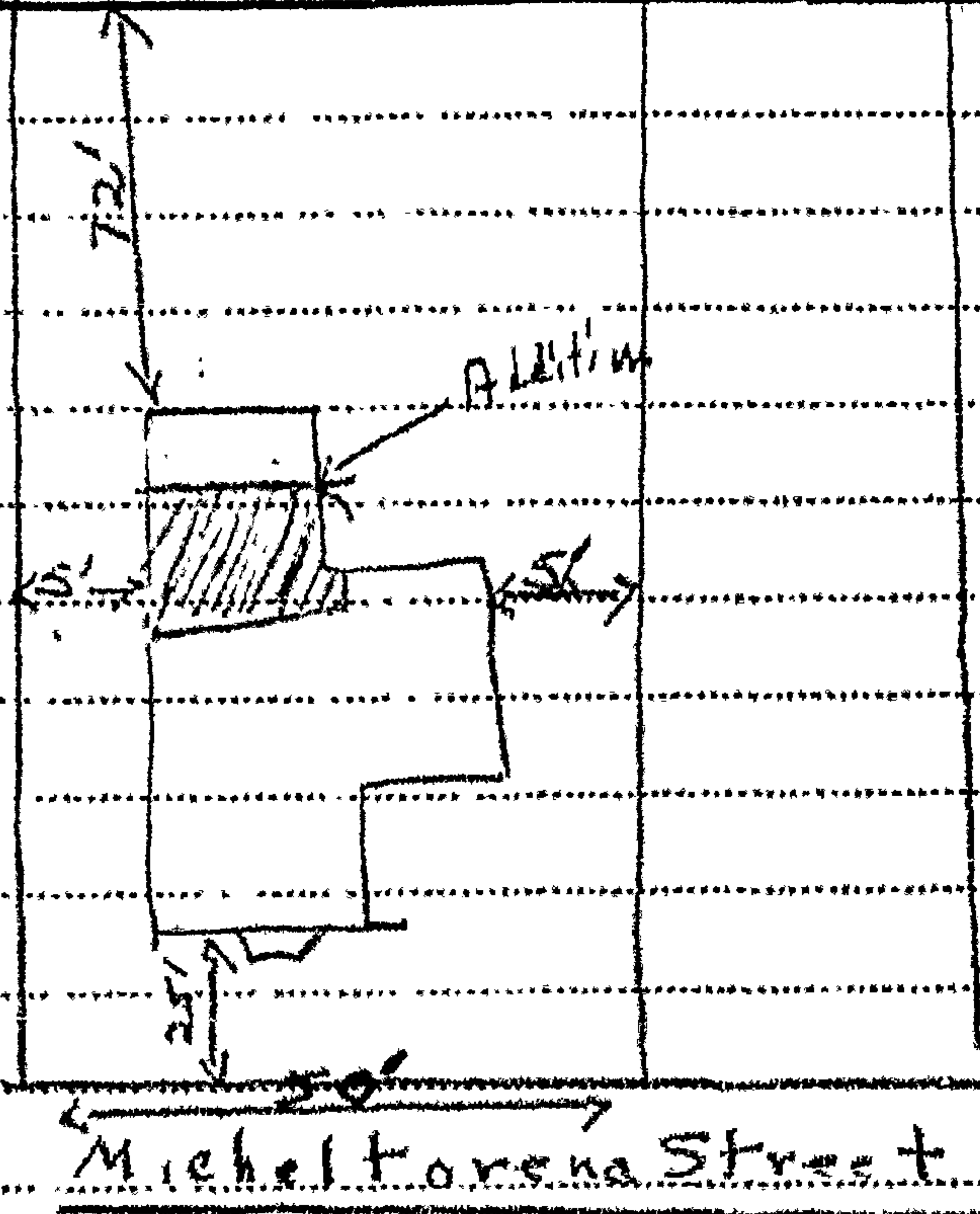
(3) No required windows will be obstructed.

Sign Here Loew Miller  
 (Owner or Authorized Agent)

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

Sign Here Loew Miller  
 (Owner or Authorized Agent)

REMARKS:



I hereby certify that there is no general contractor for this building or work.

(Signed) Loew Miller



3

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

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

Return Boranich

Lot No. 121 Tract West End Ocean View Location of Building 647 Micheltorena (House Number and Street) Between what cross streets? Bellevue + Marath

Approved by City Engineer Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building Dwelling Families 1 Rooms 6 2. State how long building has been used for present occupancy Seven 3. Use of building AFTER alteration or moving Dwelling Families 1 Rooms 7 4. Owner Mr. L. Miller Phone No. 23775 5. Owner's Address 647 Micheltorena P. O. State License No. Phone 6. Certificated Architect State License No. Phone 7. Licensed Engineer State License No. Phone 8. Contractor Owner State License No. Phone 9. Contractor's Address 2100 All

10. VALUATION OF PROPOSED WORK Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon. \$ 7000.00 11. State how many buildings NOW on lot and give use of each. One Dwelling 12. Size of existing building 40 x 25 Number of stories high 2 Height to highest point 22' 0" 13. Material Exterior Walls Wood Exterior framework Wood

14. Describe briefly all proposed construction, and work: Enclose Existing Patio Area into a Recreation Room with a Sub-deck above - add on to 2nd floor. Rear Bed Rm. 2 Lav. Close up door from Dining Rm to Kit. Making it a Study.

NEW CONSTRUCTION

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

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

Sign here Mr. L. Miller (Owner or Authorized Agent) By R.S.

DISTRICT OFFICE

FOR DEPARTMENT USE ONLY

Table with columns: PLAN CHECKING, OCCUPANCY SURVEY, Valuation \$1500 Fee \$3, Area of Bldg, Investigation Fee, Cert. of Occupancy Fee, Bldg. Permit Fee, Total \$930. Includes checkboxes for 'Type', 'Group', 'Inspection', 'Sprinkler' and various handwritten notes.

NOT WRITE BELOW THIS LINE

Table with columns: TYPE OF RECEIPT, DATE ISSUED, TRACER NO. (M), RECEIPT NO., CODE, FEE PAID. Rows include Plan Checking (FEB-9-53, LA26620), Supplemental Plan Checking (LA29865), Building Permit (LA54023).



Lot Lines

50'-0"

27'-0"

62'-32"



5'

20'-0"

22'-0"

5'

Play Room

5'

1-Family Residence

Plot Plan

Scale 1/16" = 1'-0"

20'-0"

Lot Lines

Public Sidewalk

Pathway

Pathway

Carb.

607. Micheltorena.

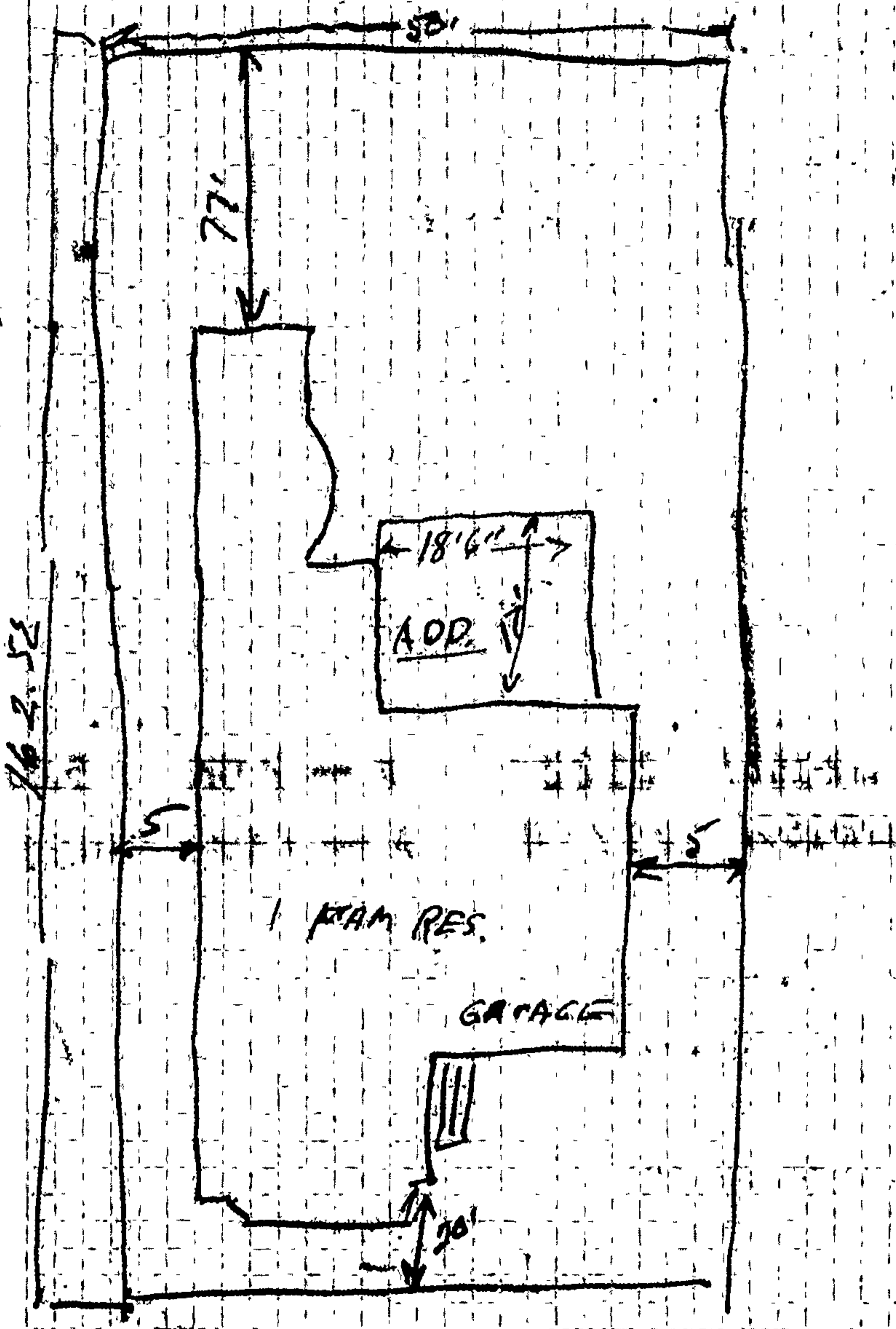


# APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

LOT <b>6</b>	BLK.	TRACT <b>West End</b>	DIST. MAP <b>141-201</b>
2. ADDRESS <b>647 Micheltorena St.</b>		APPROVED <b>BS</b>	ZONE <b>R-4</b>
3. BETWEEN CROSS STREETS <b>Marathon</b>		AND <b>Bellvue</b>	
4. PRESENT USE OF BUILDING <del>3/4/4/4/4 Dwelling</del>		NEW USE OF BUILDING <b>Same</b>	
5. OWNER <b>L. Miller</b>		PHONE <b>No 23775</b>	INSIDE <input checked="" type="checkbox"/> <b>X</b>
6. OWNER'S ADDRESS <b>647 Micheltorena</b>		P.O.	ZONE
7. CERT. ARCH.		STATE LICENSE	PHONE
8. LIC. ENGR.		STATE LICENSE	PHONE
9. CONTRACTOR <b>Owner</b>		STATE LICENSE	PHONE
10. CONTRACTOR'S ADDRESS		P.O.	ZONE
11. SIZE OF EXISTING BLDG.		STORIES <b>2</b>	HEIGHT
		NO. OF EXISTING BUILDINGS ON LOT AND USE <b>1 Dwelling</b>	
12. MATERIAL EXT. WALLS:		<input checked="" type="checkbox"/> WOOD <input checked="" type="checkbox"/> STUCCO	<input type="checkbox"/> METAL <input type="checkbox"/> BRICK
		<input type="checkbox"/> CONG. BLOCK <input type="checkbox"/> CONCRETE	ROOF CONST. <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> CONG.
		<input type="checkbox"/> STEEL <input type="checkbox"/> OTHER	ROOFING <b>Asph/Flt</b>
		SPRINKLERS REQ'D <input checked="" type="checkbox"/> SPECIFIED	
3 <b>647 Micheltorena St.</b>			DISTRICT OFFICE <b>L.A.</b>
VALIDATION <b>1. A68904</b>		CASHIER'S USE ONLY <b>PR-1657 21229 A - 2 CK 5.00</b>	
TYPE <b>V</b>	GROUP <b>R1</b>	MAX. OCC. <b>1</b>	<b>PR-1657 21230 A - 1 CK 10.50</b>
C. OF O. ISSUED		P.C. <b>\$5.00</b>	S.P.C.
INSPECTOR		B.P. <b>1050</b>	I.F.
		O.S.	C/O
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.		<b>\$ 2500.00</b>	
14. SIZE OF ADDITION		STORIES <b>1</b>	HEIGHT <b>9</b>
<b>17 x 18.6</b>		VALUATION APPROVED <b>[Signature]</b>	
15. NEW WORK: EXT. WALLS		APPLICATION CHECKED <b>Harper</b>	
<b>Recreation room addition</b>		PLANS CHECKED <b>[Signature]</b>	
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.		CORRECTIONS VERIFIED	
		PLANS APPROVED	
		APPLICATION APPROVED <b>[Signature]</b>	
SIGNED <b>[Signature]</b>		Grading and Soil	



ON PART OF LOT 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100





Bldg-Addition 1 or 2 Family Dwelling Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT                  AND CERTIFICATE OF OCCUPANCY</b>	Last Status: Ready to Issue Status Date: 08/01/2006
--	---	--

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

<b>3. PARCEL INFORMATION</b> Area Planning Commission - East Los Angeles LADBS Branch Office - LA Council District - 13 Certified Neighborhood Council - Silver Lake Community Plan Area - Silver Lake - Echo Park - Elysia	Census Tract - 1958.01 Census Tract - 1959.00 District Map - 141A201 Energy Zone - 9 Hillside Grading Area - YES	Hillside Ordinance - YES Methane Hazard Site - Methane Buffer Zone Near Source Zone Distance - 3.7 School Within 500 Foot Radius - YES Thomas Brothers Map Grid - 594-B7
--	--	--

ZONE(S): RD2-1VL /

<b>4. DOCUMENTS</b> ORD - ORD-165167-SA6175 CPC - CPC-1986-255 CDBG - LARZ-Central City
--

<b>5. CHECKLIST ITEMS</b>
---------------------------

<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>			
Owner(s): Gonzalez, Edgar R And Eugenia E	647 Micheltorena St	LOS ANGELES CA 90026	3234453635
Tenant: Applicant: (Relationship: Agent for Contractor) Marcelo Blas -	786 Pinefalls Ave.	WALNUT, CA 91789	(909) 594-7547

7. EXISTING USE	PROPOSED USE
(01) Dwelling - Single Family (07) Garage - Private	(01) Dwelling - Single Family (07) Garage - Private (23) Patio Cover

<b>8. DESCRIPTION OF WORK</b> PROPOSE 12'X19' ATTACHED PATIO COVER _ PER STANDARD PLAN #112
--

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

<b>10. APPLICATION PROCESSING INFORMATION</b>	
BLDG. PC By: Dawn McNulty OK for Cashier: Amy So Signature: <i>[Signature]</i>	DAS PC By: Coord. OK: Date: <i>08/01/06</i>

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

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

<b>11. PROJECT VALUATION &amp; FEE INFORMATION</b> Final Fee Period	
Permit Valuation: \$4,000	PC Valuation:
FINAL TOTAL Bldg-Addition	153.74
Permit Fee Subtotal Bldg-Addition	130.00
Plan Check Subtotal Bldg-Addition	0.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	0.50
O.S. Surcharge	2.61
Sys. Surcharge	7.83
Planning Surcharge	7.80
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00
Sewer Cap ID:	Total Bond(s) Due:

BUILDING PERMIT-RES	\$130.00
EI RESIDENTIAL	\$0.50
ONE STOP SURCH	\$2.61
SYSTEMS DEVT FEE	\$7.83
CITY PLANNING SURCH	\$7.80
MISCELLANEOUS	\$5.00
-----	
Total Due:	\$153.74
Check:	\$153.74

DOLA 96137

<b>12. ATTACHMENTS</b> Plot Plan <i>[Signature]</i>
--





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

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(C) West Coast Custom Rooms	786 Pinefalls Avenue, Walnut, CA 91789	B	471619	

**PERMIT EXPIRATION/REFUNDS:** This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** Lic. No.: **471619** Contractor: **WEST COAST CUSTOM ROOMS**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

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

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

**WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.**

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at [www.aqmd.gov](http://www.aqmd.gov). Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or [www.dhs.ca.gov/childlead](http://www.dhs.ca.gov/childlead).

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any): \_\_\_\_\_ Lender's address: \_\_\_\_\_

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **MARCELO BLAS** Sign:  Date: **8/1/06**  Contractor  Authorized Agent

Bldg-Addition  
1 or 2 Family Dwelling  
Plan Check

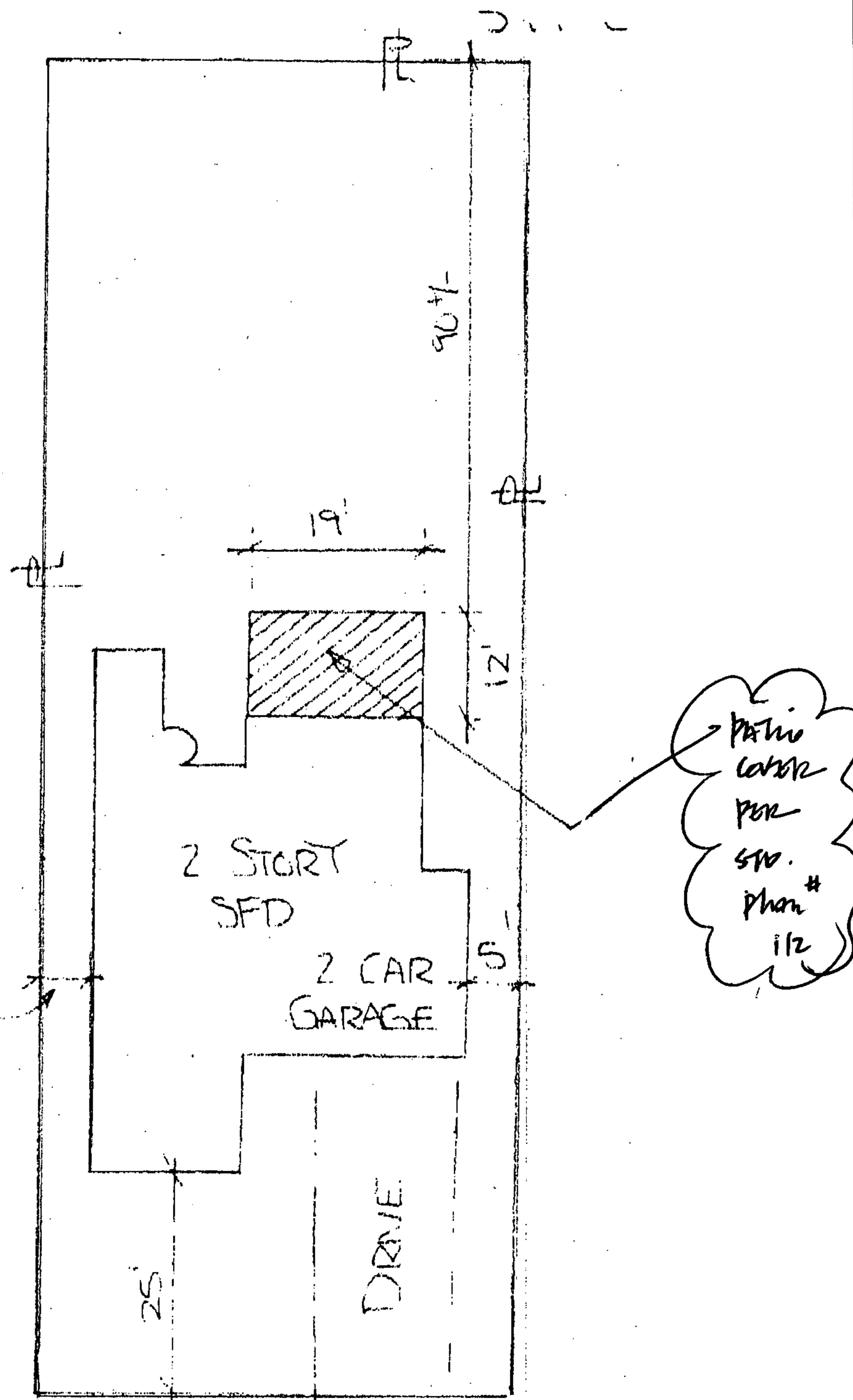
City of Los Angeles - Department of Building and Safety

Plan Check #: B06VN10505  
Initiating Office: VAN NUYS  
Printed on: 07/25/06 13:59:43

### PLOT PLAN ATTACHMENT

48999000000000000000

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



## Zimas Parcel Report



# City of Los Angeles Department of City Planning

## 2/3/2022 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

647 N MICHELTORENA ST

### ZIP CODES

90026

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-1986-255

ORD-165167-SA6175

ORD-129279

### Address/Legal Information

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

### Jurisdictional Information

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

### Permitting and Zoning Compliance Information

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

### Planning and Zoning Information

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

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



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

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

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

### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.1714988
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

### Economic Development Areas

Business Improvement District	None
Hubzone	Not Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

### Housing

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

### Public Safety

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

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## CASE SUMMARIES

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

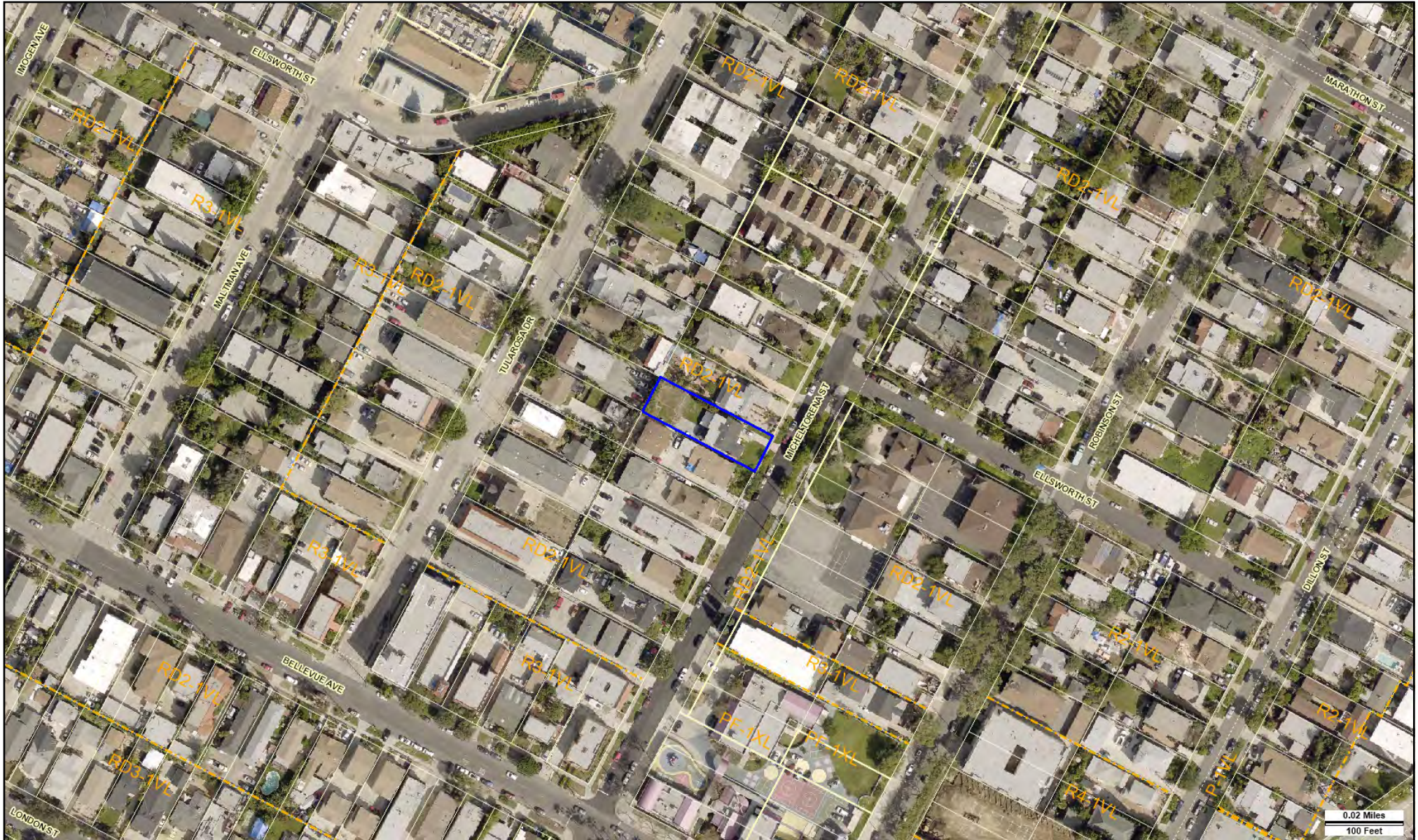
Case Number:	CPC-1986-255
Required Action(s):	Data Not Available
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - SILVER LAKE AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TOBRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT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

## DATA NOT AVAILABLE

ORD-165167-SA6175

ORD-129279





Address: 647 N MICHELTORENA ST

Tract: WEST END OCEAN VIEW TRACT

Zoning: RD2-1VL

APN: 5401008024

Block: None

General Plan: Low Medium II Residential

PIN #: 141A201 186

Lot: 126









Arb: None





# LEGEND

## GENERALIZED ZONING

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

## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL





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

#### COMMERCIAL






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

### FRAMEWORK

#### COMMERCIAL

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






#### INDUSTRIAL

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




#### PARKING

-  Parking Buffer

#### PORT OF LOS ANGELES

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



#### LOS ANGELES INTERNATIONAL AIRPORT

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

#### OPEN SPACE / PUBLIC FACILITIES















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

















#### INDUSTRIAL

-  Limited Industrial
-  Light Industrial






# CIRCULATION

## STREET





































-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

## FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off- Ramp
-  Railroad
-  Scenic Freeway Highway


























## MISC. LINES

-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor





## POINTS OF INTEREST

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

## SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site	 Planned School/Park Site	 Inside 500 Ft. Buffer
 Aquatic Facilities	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 Early Education Center

## COASTAL ZONE



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

## TRANSIT ORIENTED COMMUNITIES (TOC)





























 Tier 1	 Tier 3
 Tier 2	 Tier 4

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

## WAIVER OF DEDICATION OR IMPROVEMENT

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

## OTHER SYMBOLS

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