

DEPARTMENT OF
CITY PLANNING
OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 620
LOS ANGELES, CA 90012-4801
(213) 978-1200

CULTURAL HERITAGE COMMISSION
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ROELLA H. LOUIE
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CITY OF LOS ANGELES
CALIFORNIA



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July 3, 2008

Los Angeles City Council
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

ATTENTION: Barbara Greaves, Legislative Assistant
Planning and Land Use Management Committee

CASE NUMBER: **CHC-2008-1180-HCM**
CLARENCE G. BADGER RESIDENCE
7128 WOODROW WILSON DRIVE

At the Cultural Heritage Commission meeting of May 6, 2008, the Commission moved to include the above property in the list of Historic-Cultural Monuments, subject to adoption by the City Council.

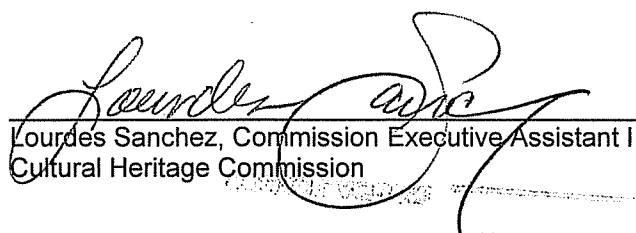
As required under the provisions of Section 22.171.10 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the city whose operations may be affected by the designation of such site as a Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

The City Council, according to the guidelines set forth in Section 22.171 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause for an additional 15 days.

The Cultural Heritage Commission would appreciate your inclusion of the subject modification to the list of Historic-Cultural Monuments upon adoption by the City Council.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Barron
Seconded: Commissioner Dake
Ayes: Commissioner Louie
Absent: Commissioner Lehrer, Scott
Vote: 3-0


Lourdes Sanchez, Commission Executive Assistant I
Cultural Heritage Commission

LES:dj

Attachment: Staff Report with Findings

c: Councilmember Tom LaBonge, Fourth Council District
Gabriel Eshaghian and David Eshaghian, Owner/ Applicant

JUL 03 2008
PLANNING & LAND
USE MANAGEMENT *cp 4*



Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2008-1180-HCM

HEARING DATE: May 6, 2008
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 7128 Woodrow Wilson Drive
Council District: 4
Community Plan Area: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass
Area Planning Commission: South Valley
Neighborhood Council: Hollywood Hills West
Legal Description: Lot 653 or TR 1450

PROJECT: Historic-Cultural Monument Application for the
CLARENCE C. BADGER RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

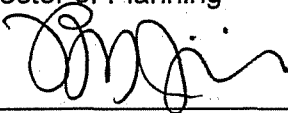
**OWNER/
APPLICANT:** Gabriel Eshaghian and David Eshaghian
7128 Woodrow Wilson Drive
Los Angeles, CA 90029

**OWNER'S
REPRESENTATIVE:** Charles J. Fisher
140 South Avenue 57
Los Angeles, CA 90042

RECOMMENDATION That the Cultural Heritage Commission:

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

S. GAIL GOLDBERG, AICP
Director of Planning



Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:



Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: March 9, 2008 Historic-Cultural Monument Application

FINDINGS

1. The building "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" as an example of Spanish Colonial Revival residential architecture.
2. The property is identified with a historic personage, Clarence C. Badger (1880-1964), a recognized early Hollywood film director who directed over eighty films between 1915 and 1941.

CRITERIA

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

SUMMARY

Built in 1916, this two and a half-story single family residence exhibits character-defining features of Spanish Colonial Revival residential architecture. The irregular-shaped plan includes a multi-gabled roof exhibiting clay roof tiles. Two double-tiered concrete chimneys are located on the roof. On the front elevation, two recessed off-center entrances have inset porches with arched entrances and a fountain. The main door is a hand carved multi-paned wooden door with flower motif surrounded by tile work. The side elevation of the subject building reads as a side-gabled three-story with enclosed balconies located at the second and third level. The second level balcony features arched openings; the third level balcony has a tiled overhang extending from the roofline supported by wooden pillars. An additional covered porch is located at the rear of the subject building. An outdoor staircase with customized tile flooring leads from the third level to ground floor. The exterior features stucco, painted wood trim, and stone finish. Windows are multi-pane casement, fixed, and double-hung including some stained glass. Secondary buildings include a concrete garage located at the front of the property. Significant interior elements include two Batchelder fireplaces, arched openings, wooden staircases, extensive hand-painted Mexican tiles, wrought iron, light fixtures, and built-in cabinetry.

The proposed Clarence G. Badger historic monument was constructed in 1916 by an unknown architect or builder. The subject building was constructed for Clarence C. Badger (1880-1964), a celebrated early Hollywood film director who directed over eighty films between 1915 and 1941. Badger is credited with discovering famed film actress Clara Bow, starring her in his film "It" in 1927. Badger also directed films starring Gloria Swanson, Will Rogers, Madge Kennedy, Jason Robards, Sr., and Hedda Hopper.

Alterations to the property include c.1929 additions of a bathroom, sleeping room, and porch and bathroom and kitchen remodeling throughout between the 1970s to present.

DISCUSSION

The Clarence C. Badger successfully meets two of the specified Historic-Cultural Monument criteria: 1) "embod[ies] the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction," and 2) is identified with a historical personage. As a residential building designed in the Spanish Colonial Revival style and built for a recognized early Hollywood film director, the property clearly qualifies for designation as a Historic-Cultural Monument based on these criteria.

BACKGROUND

At its meeting of April 3, 2008, the Cultural Heritage Commission voted to take the application under consideration. On April 17, 2008, the Cultural Heritage Commission toured the subject property.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2008-1180-HCM

HEARING DATE: April 3, 2008
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 7128 Woodrow Wilson Drive
Council District: 4
Community Plan Area: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass
Area Planning Commission: South Valley
Neighborhood Council: Hollywood Hills West
Legal Description: Lot 653 or TR 1450

PROJECT: Historic-Cultural Monument Application for the
CLARENCE G. BADGER RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

**OWNER/
APPLICANT:** Gabriel Eshaghian and David Eshaghian
7128 Woodrow Wilson Drive
Los Angeles, CA 90029

**OWNER'S
REPRESENTATIVE:** Charles J. Fisher
140 South Avenue 57
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RECOMMENDATION That the Cultural Heritage Commission:

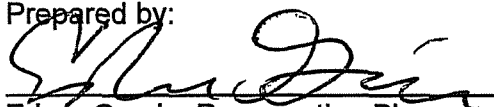
1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.
2. **Adopt** the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

S. GAIL GOLDBERG, AICP
Director of Planning



Ken Bernstein, Manager
Office of Historic Resources

Prepared by:



Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: March 9, 2008 Historic-Cultural Monument Application
ZIMAS Report

SUMMARY

Built in 1916, this two and a half-story single family residence exhibits character-defining features of Spanish Colonial Revival residential architecture. The irregular-shaped plan includes a multi-gabled roof exhibiting clay roof tiles. Two double-tiered concrete chimneys are located on the roof. On the front elevation, two recessed off-center entrances have inset porches with arched entrances and a fountain. The main door is a hand carved multi-paned wooden door with flower motif surrounded by tile work. The side elevation of the subject building reads as a side-gabled three-story with enclosed balconies located at the second and third level. The second level balcony features arched openings; the third level balcony has a tiled overhang extending from the roofline supported by wooden pillars. An additional covered porch is located at the rear of the subject building. An outdoor staircase with customized tile flooring leads from the third level to ground floor. The exterior features stucco, painted wood trim, and stone finish. Windows are multi-pane casement, fixed, and double-hung including some stained glass. Secondary buildings include a concrete garage located at the front of the property. Significant interior elements include two Batchelder fireplaces, arched openings, wooden staircases, extensive hand-painted Mexican tiles, wrought iron, light fixtures, and built-in cabinetry.

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Alterations to the property include c.1929 additions of a bathroom, sleeping room, and porch and bathroom and kitchen remodeling throughout between the 1970s to present.

CRITERIA

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FINDINGS

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

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT CLARENCE G. BADGER RESIDENCE
2. STREET ADDRESS 7128 WOODROW WILSON DRIVE
CITY HOLLYWOOD HILLS ZIP CODE 90068 COUNCIL DISTRICT 4
ASSESSOR'S PARCEL NO. 2428-001-004
3. COMPLETE LEGAL DESCRIPTION: TRACT TRACT No. 1450 (HOLLYWOOD PARK), AS PER MAP FILED IN BOOK 20,
PAGES 186 AND 187, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.
BLOCK N/A LOT(S) 653 AND 654 ARB. NO. N/A
RANGE OF ADDRESSES ON PROPERTY 7128 THRU 7132 WOODROW WILSON DRIVE AND 7137 THRU 7141
SYCAMORE TRAIL.
4. PRESENT OWNER GABRIEL ESHAGHIAN AND DAVID ESHAGHIAN
STREET ADDRESS 7128 WOODROW WILSON DRIVE
CITY STUDIO CITY STATE CA ZIP CODE 90068 PHONE (323) 874-0500 H, (917) 749-6890
OWNER IS: PRIVATE X PUBLIC _____
5. PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE

DESCRIPTION

6. ARCHITECTURAL STYLE SPANISH COLONIAL REVIVAL
7. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)
(SEE DESCRIPTION WORKSHEET)

HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT CLARENCE G. BADGER RESIDENCE

10. CONSTRUCTION DATE: FACTUAL 1916 ESTIMATED _____
11. ARCHITECT, DESIGNER, OR ENGINEER: UNKNOWN
12. CONTRACTOR OR OTHER BUILDER: UNKNOWN
13. DATES OF ENCLOSED PHOTOGRAPHS OCTOBER 2, 2007
14. CONDITION: ☒ EXCELLENT ☐ GOOD ☐ FAIR ☐ DETERIORATED ☐ NO LONGER IN EXISTENCE
15. ALTERATIONS: BATHROOM, SLEEPING ROOM AND LOWER LEVEL PORCH ADDED AND BEDROOM ENLARGED BY BADGER IN 1929, FIRE REPAIRS BY BADGER IN 1931, UPSTAIRS BEDROOM ENLARGED AND RESTORATION OF KITCHEN & BATHROOMS IN 2005 TO CORRECT INSENSITIVE REMODELS THAT WERE DONE WITHOUT PERMITS DURING THE 1970S AND 1980S.
16. THREATS TO SITE ☒ NONE KNOWN ☐ PRIVATE DEVELOPMENT ☐ VANDALISM ☐ PUBLIC WORKS PROJECT
17. IS THE STRUCTURE ☒ ON ITS ORIGINAL SITE ☐ MOVED ☐ UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET) THIS LARGE SPANISH COLONIAL REVIVAL HILLSIDE RESIDENCE WAS THE HOME OF MOVIE DIRECTOR CLARENCE G. BADGER FROM IT'S CONSTRUCTION IN 1916 UNTIL 1935. BADGER DIRECTED APPROXIMATELY 80 MOVIES BETWEEN 1915 AND 1941, WHEN HE RETIRED FROM THE FILM INDUSTRY AFTER MOVING TO SYDNEY, AUSTRALIA. BADGER IS ALSO CREDITED WITH WRITING ABOUT 45 SCREEN PLAYS DURING THE SAME PERIOD WITH DIRECTING FILMS STARRING WILL ROGERS, GLORIA SWANSON, MADGE KENNEDY, MOLLY MALONE, BABE DANIELS, ANTONIO MORENO (WHO PLAYED OPPOSITE BADGER'S DISCOVERY, CLARA BOW, IN "IT" - 1927), WILLIAM POWELL, JOSEPHINE DUNN, JASON ROBARDS, SR., ZASU PITTS AND HEDDA HOPPER. THE RESIDENCE IS ONE OF THE EARLIEST BUILT IN THE AREA TODAY KNOWN AS THE HOLLYWOOD HILLS. ALTHOUGH THE LARGE SPANISH COLONIAL REVIVAL HOUSE WAS MOST LIKELY ARCHITECT DESIGNED, NO RECORD OF THE ORIGINAL CONSTRUCTION HAS BEEN FOUND AS OF THE PRESENT TIME.

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES CITY BUILDING PERMITS PER ATTACHED, LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS, US CENSUS RECORDS AND VARIOUS NEWS ARTICLES AND WEB SITE FILES ON CLARENCE BADGER AND HIS FILMOGRAPHY.

DATE FORM PREPARED MARCH 9, 2008 PREPARER'S NAME CHARLES J. FISHER

ORGANIZATION OWNER'S REPRESENTATIVE STREET ADDRESS 140 S. AVENUE 57

CITY HIGHLAND PARK STATE CA ZIP CODE 90042 PHONE (323) 256-3593

E-MAIL ADDRESS: ARROYOSECO@HOTMAIL.COM

DESCRIPTION WORK SHEET

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

THE CLARENCE G. BADGER RESIDENCE IS A 2 1/2 STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

SPANISH COLONIAL REVIVAL, IRREGULAR PLAN SINGLE FAMILY RESIDENCE
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (SEE CHART) STRUCTURE USE (RESIDENCE, ETC)

WITH A TOWELED STUCCO FINISH AND WOOD TRIM.
MATERIAL (WOOD SIDING, WOOD SHINGLES, BRICK, STUCCO, ETC) MATERIAL (WOOD, METAL, ETC)

ITS GABLED ROOF IS COVERED WITH SPANISH CLAY TILE GLASS AND WOOD,
ROOF SHAPE (SEE CHART) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES) WINDOW MATERIAL

CASEMENT, DOUBLE-HUNG, FIXED PANE AND STAINED GLASS WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE (DOUBLE HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC)

THE ENTRY FEATURES A LARGE INSET PORCH WITH A SMALL WALL FOUNTAIN AT BACK AND THE ENTRY AT RIGHT.
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC)

WITH A HAND CARVED MULTI-PANELED WITH FLOWER MOTIF DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (SEE CHART)

OF THE STRUCTURE ARE COVERED PORCHES AND BALCONIES AT THREE LEVELS WITH ARCHED PORTALS ON THE
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (SEE CHART);

SECOND LEVEL PORCH AS WELL AS THE MAIN ENTRY FROM THE PARKING AREA. A THIRD LEVEL BALCONY IS COVERED
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

WITH A TILE ROOF AND HAS A SET OF TILE STEPS LEADING TO THE GROUND LEVEL. CUSTOM MEXICAN GLAZED TILES
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALITY;

ARE FOUND ON THE STAIR RISERS AND AT OTHER FACADE LOCATION SUCH AS THE DOOR SURROUNDS FOR SAID
VERTICALITY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

BALCONY. ALL BALCONIES AND PORCHES HAVE RED TILE FLOORING. ADDITIONAL MEXICAN PATTERNED TILE IS AT THE
ADDITIONAL DEFINING ELEMENTS

THRESHOLD OF SEVERAL EXTERIOR DOORS. THE DOORS ARE MULTI PANELED OR GLASS FILLED. A EXTRA COVERED PORCH, WHICH
ADDITIONAL DEFINING ELEMENTS

WAS DESIGNED AS AN OUTDOOR PANTY. IS LOCATED AT THE REAR OF THE HOUSE, TO THE LEFT OF THE MAIN ENTRY. TWO ADJACENT
ADDITIONAL DEFINING ELEMENTS

DOUBLE TIERED CONCRETE CHIMNEYS ARE LOCATED ABOVE THE MAIN ENTRY PORCH.
ADDITIONAL DEFINING ELEMENTS

ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF A CONCRETE GARAGE AT THE FRONT OF THE PROPERTY.
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE A LARGE BATCHELDER FIREPLACE IN THE LIVING ROOM WITH A SMALLER
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM, SPECIAL GLASS WINDOWS,

BATCHELDER IN THE UPSTAIRS SITTING ROOM. SOME OF THE HAND PAINTED MEXICAN TILES HAVE BEEN PLACED IN
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

THE HEARTH AMONG THE BATCHELDER TILES IN WHAT APPEARS TO BE AN ORIGINAL LOCATION. LARGE ORIGINAL
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

LIGHTING FIXTURES ARE FOUND THROUGHOUT THE HOUSE.
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

ADDITIONAL DEFINING ELEMENTS

HISTORIC-CULTURAL MONUMENT APPLICATION

**CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

Complete One or Both of the Upper and Lower Portions of This Page

ARCHITECTURAL SIGNIFICANCE

THE CLARENCE G. BADGER RESIDENCE IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT

SPANISH COLONIAL REVIVAL ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE 8)

AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

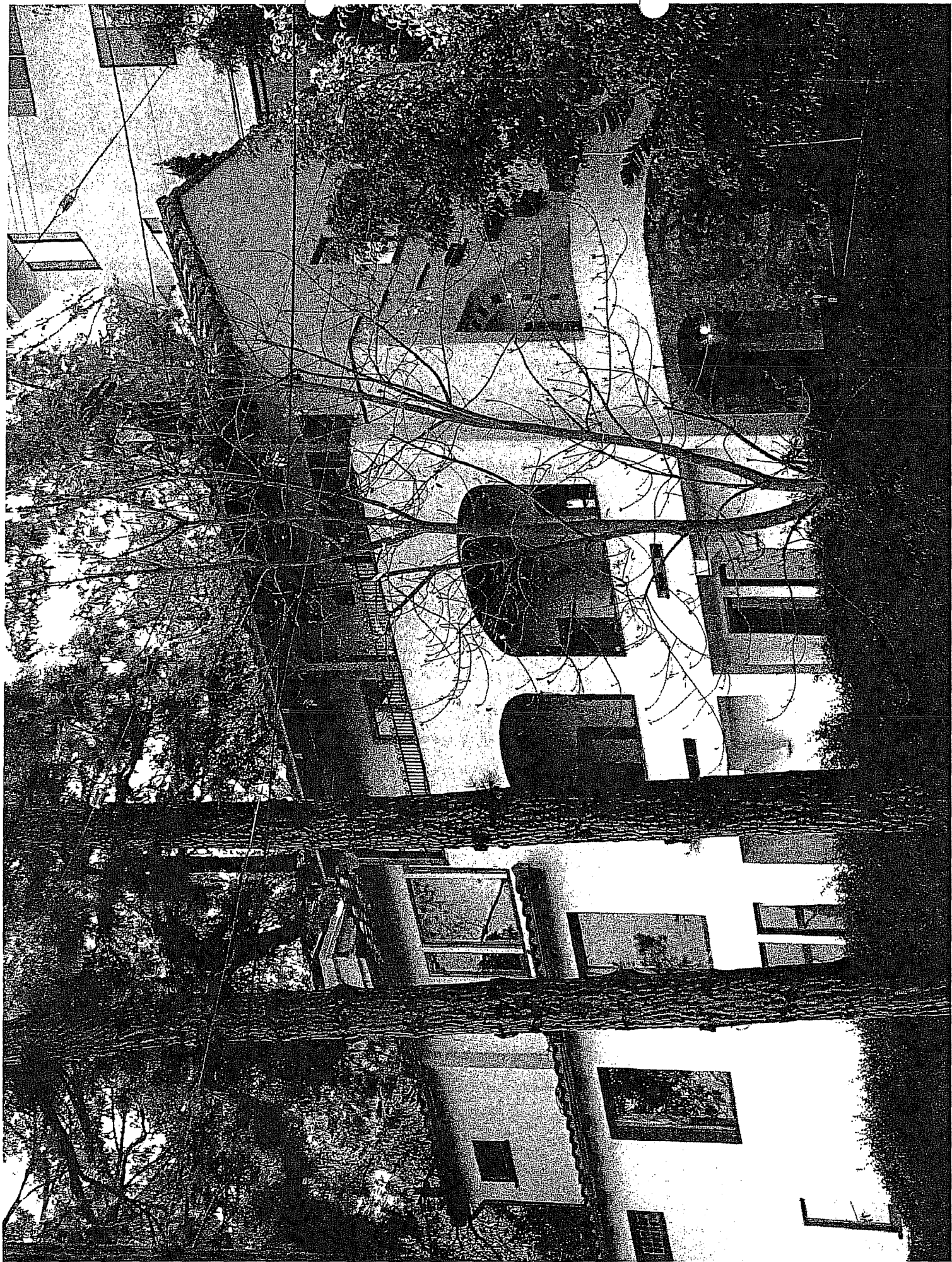
AND / OR

HISTORICAL SIGNIFICANCE

THE CLARENCE G. BADGER RESIDENCE WAS BUILT IN 1916
NAME OF PROPOSED MONUMENT YEAR BUILT

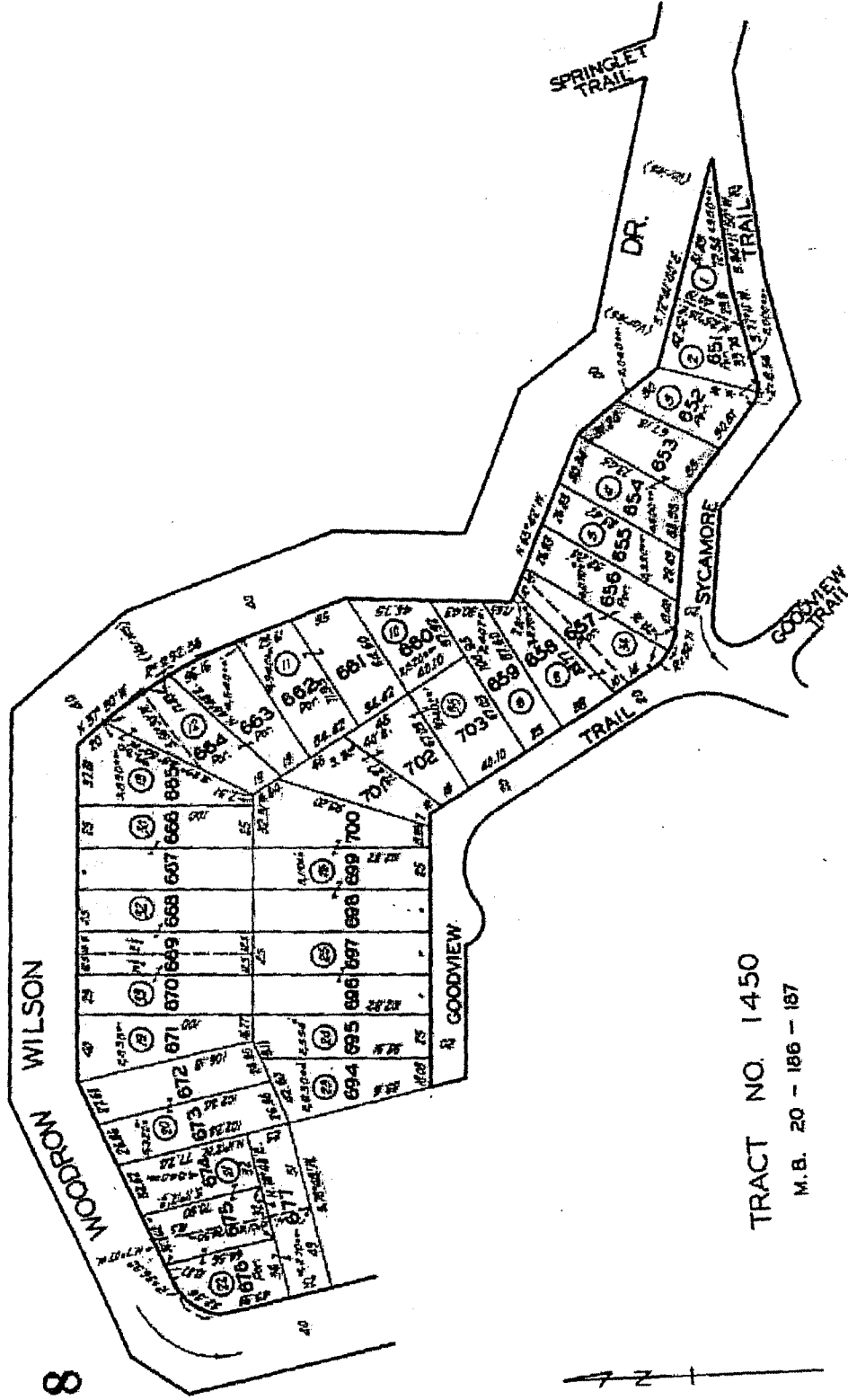
CLARENCE G. BADGER AND SPANISH COLONIAL REVIVAL ARCHITECTURE WAS IMPORTANT TO THE
NAME OF FIRST OR OTHER SIGNIFICANT OWNER

DEVELOPMENT OF LOS ANGELES BECAUSE CLARENCE G. BADGER WAS ONE OF HOLLYWOOD'S MOST CELEBRATED EARLY
MOVIE DIRECTORS, SUCCESSFULLY MAKING THE TRANSITION FROM SILENT TO TALKING MOTION PICTURES. BADGER IS CREDITED
WITH FIRST DISCOVERING THE ACTRESS, CLARA BOW, WHEN HE DIRECTED HER SIGNATURE MOVIE, "IT" IN 1927. AFTER WORKING
FIRST WITH MACK SENNETT, BADGER FORMED HIS OWN PRODUCTION COMPANY. HE WENT ON TO DIRECT 80 FILMS, WORKING
WITH A NUMBER OF THE TOP STARS OF THE DAY, AS NOTED IN THE EARLIER SIGNIFICANCE STATEMENT. BY THE LATE 1930S, HE
HAD TIRED OF MUCH OF THE INFIGHTING AND DECADENCE THAT WAS PLAGUING THE HOLLYWOOD SCENE, SO HE MOVED TO SYDNEY,
AUSTRALIA, WHERE HE MADE TWO MOVIES, INCLUDING HIS LAST FILM, INCLUDING HIS LAST FILM, "THAT CERTAIN SOMETHING", IN
1941. AFTER WHICH HE RETIRED AND LIVED QUIETLY UNTIL HIS DEATH IN 1964. BADGER BOUGHT THE LAND FOR HIS HOME IN THE
HILLS IN NOVEMBER OF 1915. THE LOTS WERE A PART OF THE "HOLLYWOOD PARK" DEVELOPMENT, WHICH WAS ONE OF THE FIRST
IN THE HILLSIDES ABOVE THE UNINCORPORATED COMMUNITY OF CAHUENGA, NAMED FOR THE PASS THAT GOES THERE BETWEEN
SAN FERNANDO VALLEY AND HOLLYWOOD. BADGER CHOSE TO HAVE HIS HOUSE DESIGNED IN THE SPANISH COLONIAL REVIVAL
STYLE, WHICH WAS JUST BEGINNING TO COME INTO VOGUE IN SOUTHERN CALIFORNIA. SPANISH COLONIAL REVIVAL IS A NATURAL
PROGRESSION FROM THE EARLIER MISSION REVIVAL STYLE. BOTH HEarken BACK TO THE ROMANCE OF THE EARLY SPANISH
SETTLEMENT OF CALIFORNIA AND THE REST OF THE SOUTHWEST. THIS STYLE REACHED ITS EARLY ZENITH DURING THE 1920S AND
1930S, WHERE IT HAS BEEN USED IN MANY GRAND HOMES BY THE BEST OF THE ERA'S ARCHITECTS. IT ALSO FOUND USE IN THE
MORE MODEST HOMES OF THE WORKING AND MIDDLE CLASS THROUGHOUT THE AREA. THE STYLE BECAME POPULAR AGAIN IN THE
LATE 20TH CENTURY AND HAS BEEN USED IN MANY COMMUNITIES AS "NEO SPANISH COLONIAL REVIVAL".



4-1-45
 4-5-46
 6-29-48
 6-27-49
 9/27/50 04004501-09

2428
 SCALE 1" = 60'
 1998



TRACT NO. 1450
 M.B. 20 - 186 - 187

CODE
 57

FOR PREV. ASSMT. SEE: 548 - 14

ASSESSED MAP
 COUNTY OF LOS ANGELES, CALIF.

Biography for

Clarence G. Badger

Date of Birth

9 June 1880, San Francisco, California, USA

Date of Death

17 June 1964, Sydney, New South Wales, Australia

Spouse

Lillian Schoene (16 July 1914 - ?)

Trivia

Father of Clarence Badger Jr.

Badger was working in a photoengraving studio in San Francisco in 1906 when the Great Quake hit. Among the buildings destroyed was the one that housed the studio he worked in. Now unemployed, he drifted to Los Angeles and got a job at another photoengraving studio, this one just down the street from the Mack Sennett studios. He got to know Sennett, and eventually he was hired away from the photo studio as a gag writer and later director for Sennett.

Alternate Names:

Clarence Badger

Filmography

Jump to filmography as: Director, Writer, Actor, Producer, Self

Director:

- 1940s
- 1930s
- 1920s
- 1910s

1. That Certain Something (1941)
2. Rangle River (1936) (as Clarence Badger)
... aka Men with Whips
3. When Strangers Marry (1933)
4. Party Husband (1931)
5. Woman Hungry (1931)
... aka The Challenge
6. The Hot Heiress (1931) (as Clarence Badger)
7. Masque d'Hollywood, Le (1931)
... aka Woman Hunter
8. The Bad Man (1930)
9. Sweethearts and Wives (1930)
10. Murder Will Out (1930)
11. No, No, Nanette (1930)
12. Paris (1929)
13. Three Weekends (1928)
... aka Three Week Ends (USA: poster title)
14. Hot News (1928)
15. The Fifty-Fifty Girl (1928)
16. Red Hair (1928)
17. She's a Sheik (1927)
18. Swim Girl, Swim (1927)
19. Man Power (1927)
20. Señorita (1927)
21. A Kiss in a Taxi (1927)
22. It (1927)
23. The Campus Flirt (1926)
... aka The College Flirt (UK)
24. The Rainmaker (1926)
25. Miss Brewster's Millions (1926)
26. Hands Up! (1926)
27. The Golden Princess (1925)
28. Paths to Paradise (1925)
29. Eve's Secret (1925)
30. New Lives for Old (1925)
31. One Night in Rome (1924)
32. The Shooting of Dan McGrew (1924) (as Clarence Badger)

33. Painted People (1924)
34. Potash and Perlmutter (1923)
... aka Dr. Sunshine (UK)
35. Red Lights (1923)
36. Your Friend and Mine (1923)
37. Fruits of Faith (1922)
... aka Fruits of the Faith (USA: informal alternative title)
38. Quincy Adams Sawyer (1922)
39. The Ropin' Fool (1922)
40. The Dangerous Little Demon (1922)
41. Don't Get Personal (1922)
42. A Poor Relation (1921)
43. Doubling for Romeo (1921)
44. An Unwilling Hero (1921)
45. Boys Will Be Boys (1921)
46. Guile of Women (1920)
47. Honest Hutch (1920)
48. Cupid the Cowpuncher (1920)
... aka Alec Lloyd the Cowpuncher (USA: alternative title)
49. The Man Who Lost Himself (1920)
50. Jes' Call Me Jim (1920)
51. The Strange Boarder (1920)
52. Water, Water Everywhere (1920)
53. Jubilo (1919)
54. Almost a Husband (1919)
55. Strictly Confidential (1919)
56. Through the Wrong Door (1919)
57. Leave It to Susan (1919)
58. Daughter of Mine (1919)
59. Sis Hopkins (1919)
60. Day Dreams (1919)
61. A Perfect Lady (1918)
62. The Kingdom of Youth (1918)
63. Friend Husband (1918/I)
64. The Venus Model (1918)
65. The Floor Below (1918)
66. The Pullman Bride (1917)
67. The Sultan's Wife (1917)
68. Whose Baby? (1917/II) (unconfirmed)
69. Dangers of a Bride (1917)
70. Teddy at the Throttle (1917)
71. Haystacks and Steeples (1916)
72. The Danger Girl (1916)
73. A Social Cub (1916)
74. His Wild Oats (1916)
75. Hearts and Sparks (1916) (unconfirmed)

76. A Family Affair (1916)
77. Gypsy Joe (1916)
78. A Modern Enoch Arden (1916)
79. The Nick of Time Baby (1916)
80. The Great Vacuum Robbery (1915)

Writer:

- 1940s
 - 1920s
 - 1910s
1. That Certain Something (1941) (writer)
 2. Man Alone (1923) (writer) (as Clarence Badger)
 3. His Hidden Purpose (1918) (writer)
 4. Done in Oil (1917) (writer)
 5. You Want Something (1916) (scenario)
 6. A Family Affair (1916) (scenario)
 7. Dizzy Heights and Daring Hearts (1915) (writer)
 8. Lady Baffles and Detective Duck in Kidnapping the King's Kids (1915) (scenario)
 9. Lady Baffles and Detective Duck in The Lost Roll (1915) (scenario)
 10. Lady Baffles and Detective Duck in When the Wets Went Dry (1915) (scenario)
 11. Lady Baffles and Detective Duck in the Ore Mystery (1915) (scenario)
 12. At the Beach Incognito (1915) (scenario)
 13. The Bravest of the Brave (1915) (scenario)
 14. Lady Baffles and Detective Duck in the Dread Society of the Sacred Sausage (1915) (scenario)
 15. A Dip in the Water (1915) (scenario)
 16. Their Bewitched Elopement (1915) (scenario)
 17. Lady Baffles and Detective Duck in Saved by a Scent (1915) (scenario)
 18. The Village Smithy (1915) (scenario)
 19. A Duel at Dawn (1915) (scenario)
 20. Lady Baffles and Detective Duck in the Signal of the Three Socks (1915) (scenario)
 21. Freaks (1915) (scenario)
 22. Lady Baffles and Detective Duck in Baffles Aids Cupid (1915) (scenario)
 23. Right Off the Reel (1915) (scenario)
 24. The Mechanical Man (1915) (scenario)
 25. When Schultz Led the Orchestra (1915) (scenario)
 26. Lady Baffles and Detective Duck in the 18 Carrot Mystery (1915) (scenario)
 27. At the Bingville Booster's Barbecue (1915) (story)
 28. A Duke for a Day (1915) (scenario)
 29. Lady Baffles and Detective Duck in the Sign of the Sacred Safety Pin (1915) (scenario)

30. How Billy Got His Raise (1915) (scenario)
31. The Lover's Lucky Predicament (1915) (scenario)
32. Lady Baffles and Detective Duck in the Great Egg Robbery (1915) (scenario)
33. Trickery (1915) (writer) (as Clarence Badger)
34. Hiram's Inheritance (1915) (scenario)
35. The Lady Doctor of Grizzly Gulch (1915) (scenario)
36. A Day at the San Diego Fair (1915) (scenario)
37. The Fatal Kiss (1915) (scenario)
38. The Way He Won the Widow (1915) (scenario)
39. Wedding Bells Shall Ring (1915) (scenario)
40. The Rejuvenation of Liza Jane (1915) (scenario)
41. Love, Roses and Trousers (1914) (scenario)
42. Lost in Mid-Ocean (1914) (writer)
43. The Tender Hearted Sheriff (1914) (scenario)

Actor:

1. The Shocking Miss Pilgrim (1947) (voice) (uncredited) Singing Voice for Herbert Jothan
2. The Strange Affair of Uncle Harry (1945) (voice) (uncredited) Quartette
... aka Guilty of Murder? (USA: reissue title)
... aka Uncle Harry (UK)
3. My Gal Sal (1942) (uncredited) Quartette member

Producer:

- 1930s
 - 1920s
1. Rangle River (1936) (producer) (as Clarence Badger)
... aka Men with Whips
 2. It (1927) (producer) (as Clarence Badger)

Self:

1. A Trip Through the Paramount Studio (1927) Himself

Additional Details

Genres:

Comedy / Short / Drama / Romance more

Plot Keywords:

[Character Name In Title](#) / [Based On Play](#) / [Detective](#) / [Police Chief](#) [more](#)

STARmeter: 

↕2% since last week [why?](#)

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Discuss this name with other users on [IMDb message board for Clarence G. Badger](#)
Find where Clarence G. Badger is credited alongside another name

Clarence G. Badger &



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Who's Who on the Screen (1920)

Clarence Badger was born in San Francisco and educated in Boston. His early career included editorial work on the "Youth's Companion" and Pacific Coast newspapers, free-lance work, and then scenario work for Lubin, Universal, and Keystone, where he became a full-fledged director. He joined the Goldwyn Pictures Corporation early in the making of that organization and his pictures have been uniformly successful, from "A Perfect Lady" to his latest production.

FLASHES.

"SCANDALS" PLEASE.

PEACHY GIRLS, LIVE MUSIC,
GOOD COMEDYING.

By Grace Knapley.

Blaude Adams will have to learn to shimmy and Robert Edeson to shake a gully caller if they're going to keep up with what this town likes. A "Clammy's Affair" or a "Clarence" or a "Ten For Three" can come here and die, but not a revue with a lot of undressed chorus girls.

"Scandals of 1919" packed 'em at the Mason last night. And with more or less reason, of which a violin chorus in the forenoon. But the rule of the musical revue nowadays seems to be the more lines of the girls, the fewer of the authors. The only book the chorus care about is the little red book.

"Scandals of 1919" has some capital songs, notably "These Beautiful Girls" and others, warbled by Duke Rogers. Rogers, in blackface, was the big hit of the show, with his truck guitar and his chubby way of kidding the audience about the rest of the performance.

Blanche Borne is a fetching girl with a ditty voice, and Grace Cameron has some good character business.

The remainder of the cast was adequate.

The high spots are rather like none. The business on the bedroom drama was capital, the three-mile limit safe scene struck a popular chord, and the peacock song was effective. The credit sounds like a who's who of the Pan Alley. Book and lyrics are by Arthur Jackson and George Whiting, while Richard Whiting, Herbert Spencer and Al Hinkle furnished the music. George White supplied the singing and Providence gave us the chorus.

That chorus is a whole orchard of peaches, with nary a quince. And they grabbed 'em out of the kindergarten, too.

The costumes are lovely, and the fact that the house yelled its applause should be sufficient evidence that it liked the show.

The production won't set even the Los Angeles River on fire, but it's warm enough to please most theatergoers, and to furnish a pleasurable glow to everybody.

ROGERS APTLY CAST

IN "OLD HUTCH" FILM.

Any old time Will Rogers's name is hung out in front of the California, that theater is sure to pack 'em in. And "Old Hutch," from George Kram's story, gives the comic. For whimsical humanity of plot, as well as for supplying a character full of the infectious humor and droll humor, for which Rogers is famous, "Old Hutch" has never been equaled. I'm sure.

Mark Twain once had a line concerning his misadventures, saying that "chills were provided by an all-wise providence to permit lazy people to take exercise without exertion." You know the Mississippi River boat ride.

While "Hutch" didn't have any chills except when he thought he might have to work, you get the type he was from Twain's description.

As the last man who let his wife take in washing and his kids go half starved, Rogers is entertaining as usual, in his own way, and he does delightfully to the opportunities later offered him when, having discovered a robber's cache of \$50,000 in \$1000 notes, which he hides, he decides he can't spend the money because he'll be suspected, and so he'll have to go to work to pretend he earned it.

"I wouldn't go to work for much less than \$50,000 anyhow," he comments.

In the long run, he loses the cache, but has earned much cash, and when finally a bit of property of his is sold, besides which he has his \$100,000, he becomes a self-respecting citizen.

There are many striking bits of action, and the subtleties are capital. Mary Alden as the struggling wife of Hutch brings to the role her genius for dramatic detail in character roles, in addition to that fleet of all scenes of comedy which permits the player to reflect the innermost humor of situation by a quiet sort of reaction put over merely through thought, and facial expression.

Fritilla Bonner has a small part, which, as usual, this very clever young player makes stand out through sympathetic and keenly intelligent handling. Tully Marshall plays another of those good-hearted misers in his usual masterly fashion. Byron Munson is boyishly nice as the juvenile lover, and Nick Godfrey plays Hiram Joy Klamath, with Kella Yennette and Irene Truesdell portraying the three children of Hutch acceptably.

Clarence Badger is to be complimented on having starred very effectively a most entertaining story. Carl D. Eldner's score adds much to the program.

Another of Booth Tarkington's Edgar stories, directed by E. Mason Hopper, is also great fun. I think it's the best of the series so far. It is called "Edgar's Sunday Courtship," and, as usual, it is Edgar's dreams which are the funniest part of the story. Especially amusing are the scenes with the giant, which role is well played by Fred Peters. Great boy actor that Johnny Jones, reacting sensitively to all calls for both comedy and pathos.

Prologue and musical features are all up to the high California standard.

Blanche Sweet Abroad.

Blanche Sweet has gone to London. She left New York on September 21, and expects to be away several months.

Mrs. Swack is a Hampton star, and it is likely she will make a picture in Europe before coming home.

Hippodrome.

A blackface comedy offering presented by Fagan and White, called "Hits of Africa," heads the Hippodrome bill. Their act is easily the hit of the show, although they are closely followed for laughing scenes by Horney and Lane in "Honey's Holiday," a comedy sketch taken from every day life. The complications that arise when hubby has a day off, and tries to help with clean house, cause laughter.

Illman and Betty have class and cleverness in a song and dance item that pleases. Louis Lee performs in vaudeville, and is thrilling and amusing. The Four Ginger Maize close the show in a novel song and dance number.


Gloria Swanson appears in the feature photoplay, "Station Content," an entertaining story of railroad life.


Clarence G. Badger

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Clarence G. Badger

Born June 9, 1880
San Francisco, California  United States

Died June 17, 1964
Sydney  Australia

Occupation Film director



Years active 1915 - 1941


Clarence G. Badger (June 9, 1880 - June 17, 1964) was an American Film Director of feature films in the 1910s, 1920s and 1930s. His most noteworthy films include */t*, starring Clara Bow, more than a dozen features and shorts starring Will Rogers, and two features starring Raymond Griffith, *Paths to Paradise* and *Hands Up!*

[[edit](#)] External links

- Clarence G. Badger at the Internet Movie Database

Persondata

NAME	Badger, Clarence G.
ALTERNATIVE NAMES	
SHORT DESCRIPTION	<u>Film director</u>
DATE OF BIRTH	<u>June 9, 1880</u>
PLACE OF BIRTH	<u>San Francisco, California</u>  <u>United States</u>
DATE OF DEATH	<u>June 17, 1964</u>
PLACE OF DEATH	<u>Sydney</u>  <u>Australia</u>

 *This article about a United States film director is a stub. You can help Wikipedia by expanding it.*

Clara Bow's Discoverer Dies at 84

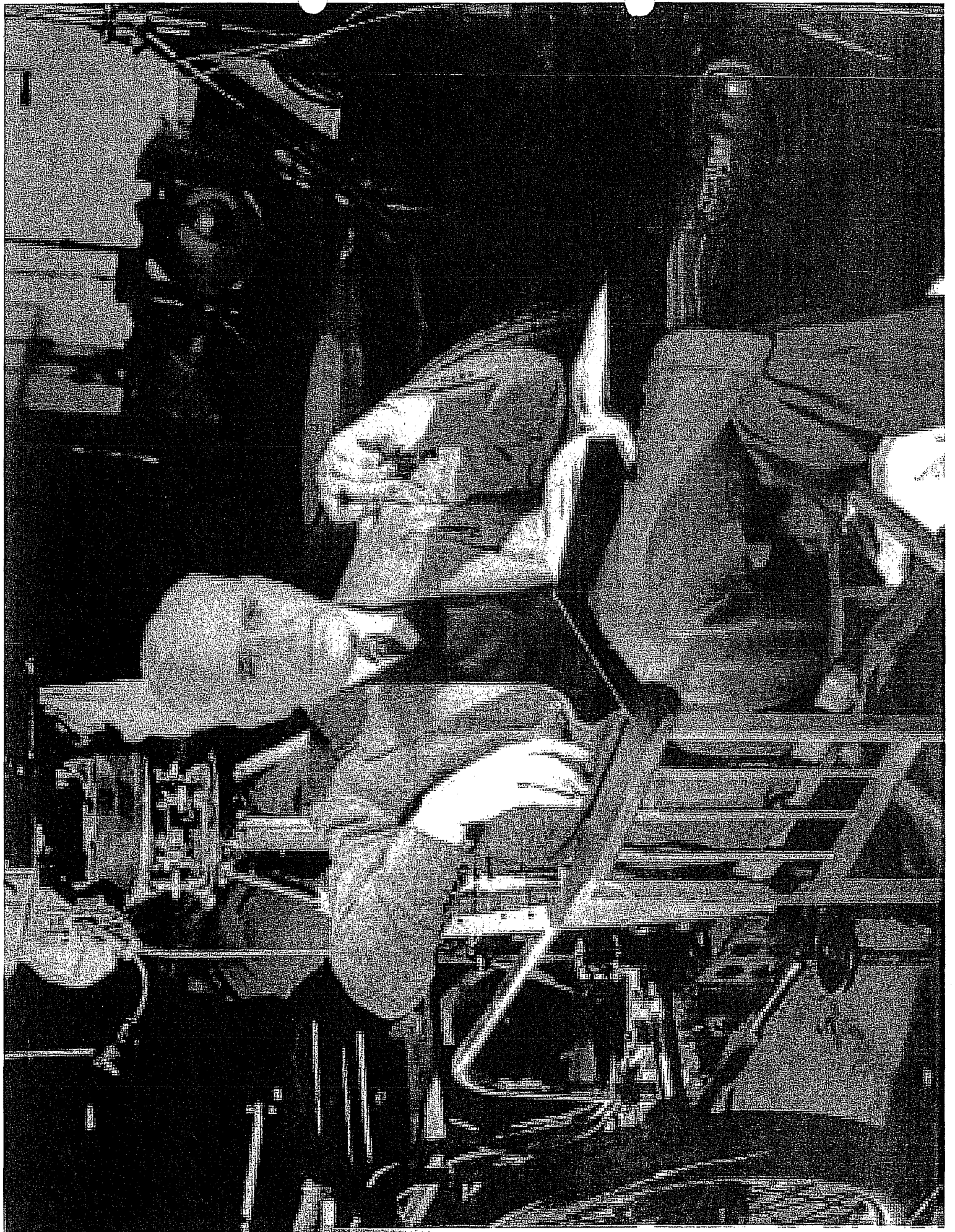
SYDNEY, Australia (AP) — Clarence Badger, 84, who directed Hollywood silent films, died Wednesday after living in obscurity in Sydney for more than 25 years, relatives said Saturday.

Badger was credited with discovering Clara Bow. He directed such stars as Will Rogers, Gary Cooper, Wallace Beery and Gloria Swanson.

He came to Australia in 1936, directed two films and retired.

Relatives said he sought seclusion and "wanted to get away from everything connected with films."





Building Permit History
7128 Woodrow Wilson Drive
Studio City

- c1916: Construction of a 2-story 7-room 24' X 52' frame and stucco residence on Lot 653 of Tract No. 1450 (Hollywood Park). Property was in the unincorporated community of Cahuenga and no permit was issued. (Badger bought Lots 651 through 662 in November of 1915.)
Owner: Clarence G. Badger
Architect: unknown
Contractor: unknown
Cost: \$6,400.00
- July 5, 1929: Building Permit No. 17655 to construct a 1-room addition to existing dwelling. This addition is to be used as a bathroom.
Owner: Clarence G. Badger
Architect: Roy Larson
Contractor: Roy Larson
Cost: \$1,000.00
- July 13, 1929: Building Permit No. 18240 for enlarging bedroom – addition to be 8' X 16'.
Owner: Clarence G. Badger
Architect: None
Contractor: Roy Larson – Day Work
Cost: \$395.00
- August 21, 1929: Building Permit No. 21543 to construct a 1-room 12' X 16' frame and stucco sleeping room.
Owner: Clarence G. Badger
Architect: None
Contractor: Roy Larson
Cost: \$500.00

August 21, 1929: Building Permit No. 21544 to construct a porch, 8' X 18' at 1st floor level.
Owner: Clarence G. Badger
Architect: None
Contractor: Roy Larson
Cost: \$400.00

September 4, 1931: Building Permit No. 18223 to repair fire damage, replace same as before fire, no structural changes, damage less than 25%.
Owner: Clarence Badger
Architect: None
Contractor: C. Leonard Bradley
Cost: \$5,000.00

September 12, 1931: Building Permit No. 18774 for tile replacement – fire damage.
Owner: C. G. Badger
Architect: None
Contractor: H. S. Browne Co.
Cost: Not Available

November 4, 1947: Building Permit No. LA33535 to construct a 1-story 20' X 18' concrete garage on Lots 653, 654, 655, 656 and 657 of Tract No. 1450 (Hollywood Park).
Owner: Woodrow W. Hattie
Architect: None
Engineer: None
Contractor: Owner
Cost: \$630.00

February 17, 2003: HVAC Permit No. WO# 344018545 for replacing furnace.
Owner: Aube and Saida Tzerko, Trustees – Tzerko Trust
Architect: None
Engineer: None
Contractor: E. L. Payne Company
Cost: Not Listed

September 8, 2005: Plumbing Permit No. WO# 54222724 to install an earthquake valve.

Owner: Aube and Saida Tzerko, Trustees – Tzerko Trust

Architect: None

Engineer: None

Contractor: Prc Mechanical

Cost: Not Listed

September 29, 2005: Building Permit No. LA81917 to reframe 31' X 24' section of roof over master bedroom and veranda. Enclose 5' X 11' section of (E) covered veranda for master bedroom. Interior remodel at 1st and 2nd floors throughout (Incl. kitchen, bathrooms, door and window changeouts). No change in building height.

Owner: Gabriel Eshaghian

Architect: Michael B. Holz

Engineer: Charles Tan

Contractor: Owner

Cost: \$100,000.00

HOLLYWOOD PARK.

P. R. Longley, secretary of the Hollywood Park Company, reports the following sales of lots in that foothill subdivision: To Mrs. C. C. Craig, two lots; H. T. Newell, one lot; Dr. George H. Kren, seven lots; Johann Jedofsky, twelve lots; C. G. Badger, six lots; Elin Inglesby, one lot; A. Gadajon, two lots; Daisy P. Reinhard, three lots; W. A. Hopper, two lots; Mrs. C. C. Ludy, three lots, and Miss W. A. Kilborn, one-acre villa site. Mr. Longley states that seventeen homes in all have been completed in the tract during the present year, notably by men and women identified with the motion picture industry in and near Hollywood.

THANKS FOR SMALL FAVORS.

"What We Have to be Thankful For," was the subject of an address delivered before the City Club yesterday by the Rev. James Whitcomb Brougner. The speaker said that all Americans may be especially thankful that in these days of international warfare the United States is at peace with the rest of the world. Most of all, though, he said, we should be thankful for the little blessings of life which go to make up the supreme happiness of mankind.

STORES LEASED.

Strong, Dickinson & McGrath report having leased for a term of five years two storerooms at Nos. 907-9 South Main street, in the Marsh-Strong Building, for the Continental National Bank to the Henderson Motorcycle Sales Company. The total rental consideration is given at \$15,000.

WATCHING FOR MAN AND GIRL.

BELIEVED SHE MAY BE USED AS FOIL TO SELL LOTTERY TICKETS.

Believing the middle-aged man supposed to have coerced Esther Erickson, 17 years old, from her home in St. Helena, this State, has headed for this city, the police were asked by wire yesterday afternoon to watch closely for Harry Wallenstein, 40, and Miss Erickson. Harry Erickson, her brother, will arrive here tomorrow to make a personal investigation into the whereabouts of his sister, and according to advance notices, will also be carefully watched lest he take the law into his own hands should he meet with Wallenstein.

Miss Erickson disappeared from her home several days ago. At the same time, Mr. Wallenstein, who lived in the same town, left suddenly. He and Miss Erickson had been friendly for some time, the reports say.

It is believed by the distracted parents that Wallenstein is planning to use the girl as a foil in selling lottery tickets. The police believe a graver charge may develop. The local juvenile bureau will take Miss Erickson in charge should she be discovered here.



Esther Erickson,

A 17-year-old girl, who is sought in Los Angeles. She disappeared from her home in St. Helena, this State, several days ago. She is supposed to be with a middle-aged man, who caused her to run away. Her brother will arrive tomorrow.

That the granting of the license does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO
ROOM No. 248
2ND FLOOR
CITY CLERK
PLEASE
VERIFY

TAKE TO,
ROOM No. 5
MAIN ST.
FLOOR,
PLEASE
VERIFY

REMOVED FROM

Lot 655 Block
Tract 1450
Between Duane and Third
and Duane Tract

REMOVED TO

Lot _____ Block _____
Tract _____

Book 57 Page 2 F. B. Page 267 Book _____ Page _____ F. B. Page _____
 Title No. 7128 Notes Wilson Drive Street _____
 Topic B.F. James Wilson James Wilson James Wilson

USE INK OR INDELIBLE PENCIL

1. What purpose is the present Building now used for? Residence
2. What purpose will Building be used for hereafter? Residence
3. Owner's name Clarence J. Badger Phone HE 4570
4. Owner's address 7128 Woodrow Wilson Drive
5. Architect's name Ray Larson Phone HE 4534
6. Contractor's name Same Phone Same
7. Contractor's address 7136 Sycamore Trail
8. VALUATION OF PROPOSED WORK including all Material, Labor, Finishing, Equipment and Appliances in Completed Building. \$1,000.00
9. Class of present Building Single No. of rooms at present 7
10. Number of stories in height 2 Size present Building 24' x 52'
11. State how many buildings are on this lot One
12. State purpose buildings on lot are used for Residence
(Apartment House, Hotel, Residence, or any other purpose.)
13. What Zone is Property in? 1st

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

This auditor is to be used as a bathroom

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

OVER

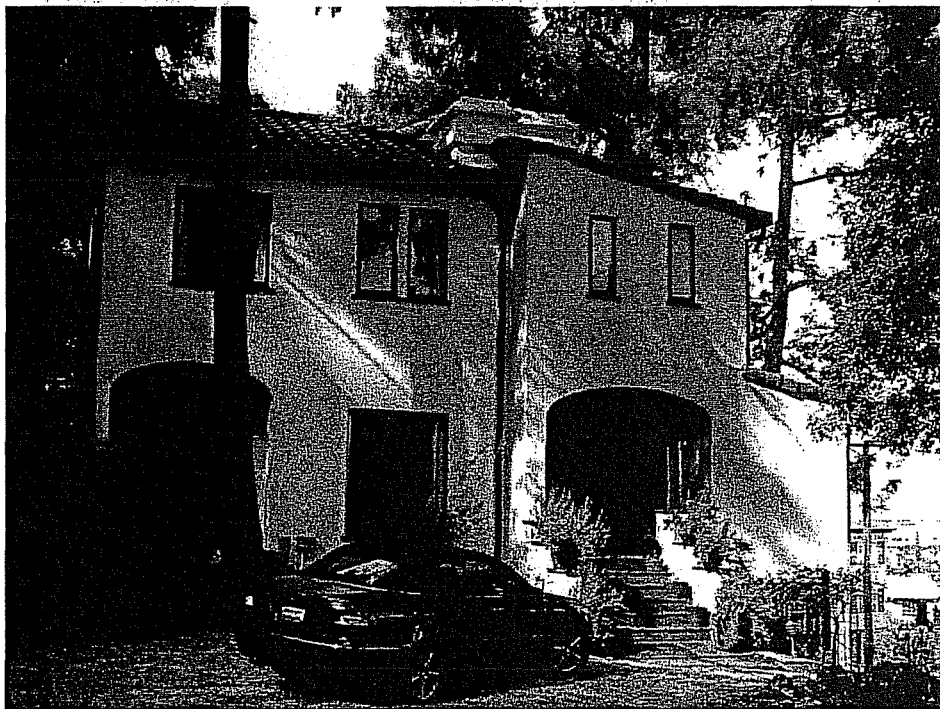
(Sign here) _____
(Name of Authorized Agent)

<p align="center">FOR DEPARTMENT USE ONLY</p>			
<p>PERMIT NO. 1 17000 100000</p>	<p>Police and Governmental and other agencies to be advised. When Local Ag.</p>	<p>Investigation of the case. When Local Ag.</p>	<p>When necessary, permit to be issued.</p>

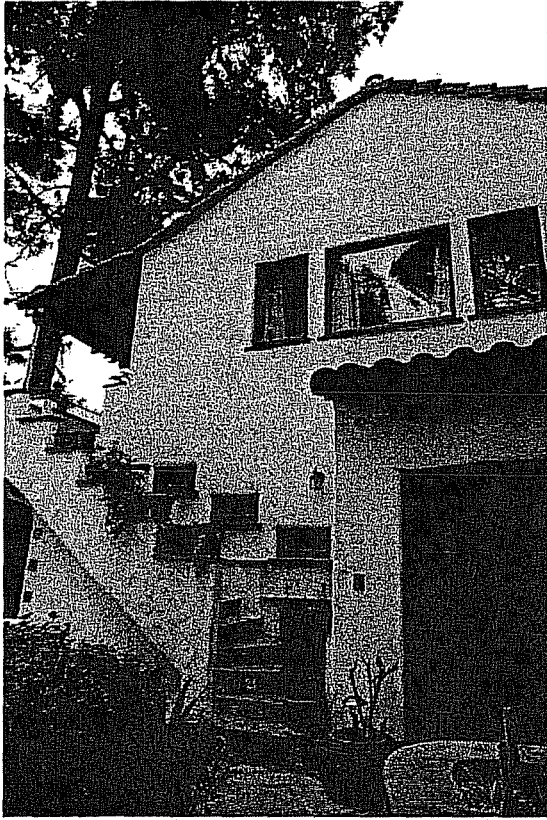
Clarence G. Badger Residence



Clarence G. Badger Residence, 7128 Woodrow Wilson Drive, January 28, 2008 (Charles J. Fisher photo)



Clarence G. Badger Residence, 7128 Woodrow Wilson Drive, January 28, 2008 (Charles J. Fisher photo)



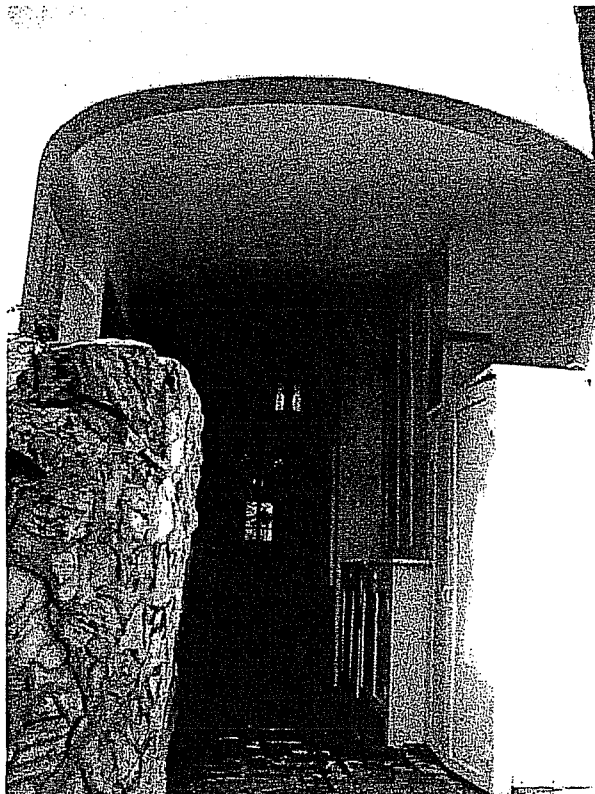
Clarence G. Badger Residence, 7128 Woodrow Wilson Drive, February 19, 2008 (Meeno Puluze photo)



*Clarence G. Badger Residence, upstairs balcony, 7128 Woodrow Wilson Drive, January 28, 2008
(Charles J. Fisher photo)*



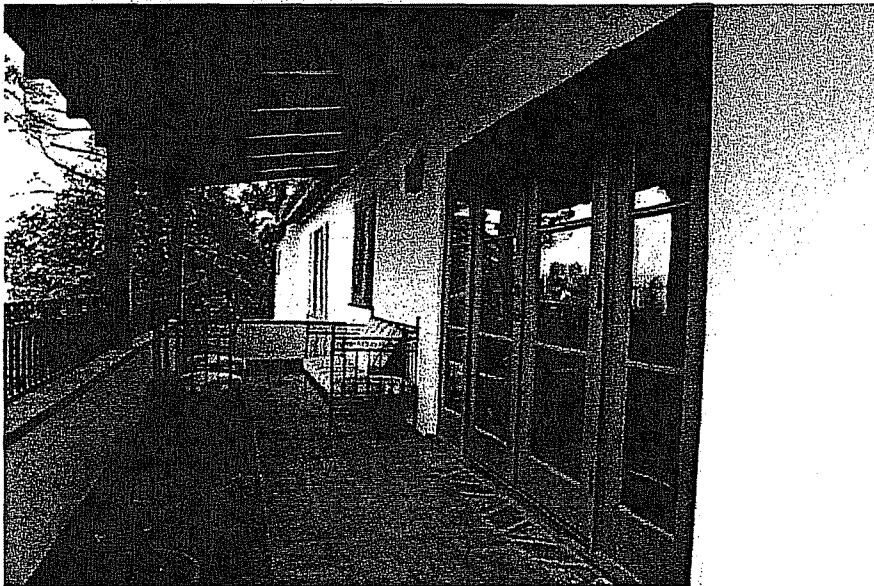
Clarence G. Badger Residence, upstairs balcony, 7128 Woodrow Wilson Drive, January 28, 2008 (Charles J. Fisher photo)



Clarence G. Badger Residence, side porch pantry, 7128 Woodrow Wilson Drive, January 28, 2008 (Charles J. Fisher photo)



*Clarence G. Badger Residence, stairs to balcony, 7128 Woodrow Wilson Drive, January 28, 2008
(Charles J. Fisher photo)*



*Clarence G. Badger Residence, balcony, 7128 Woodrow Wilson Drive, February 19, 2008
(Meeno Peluce photo)*



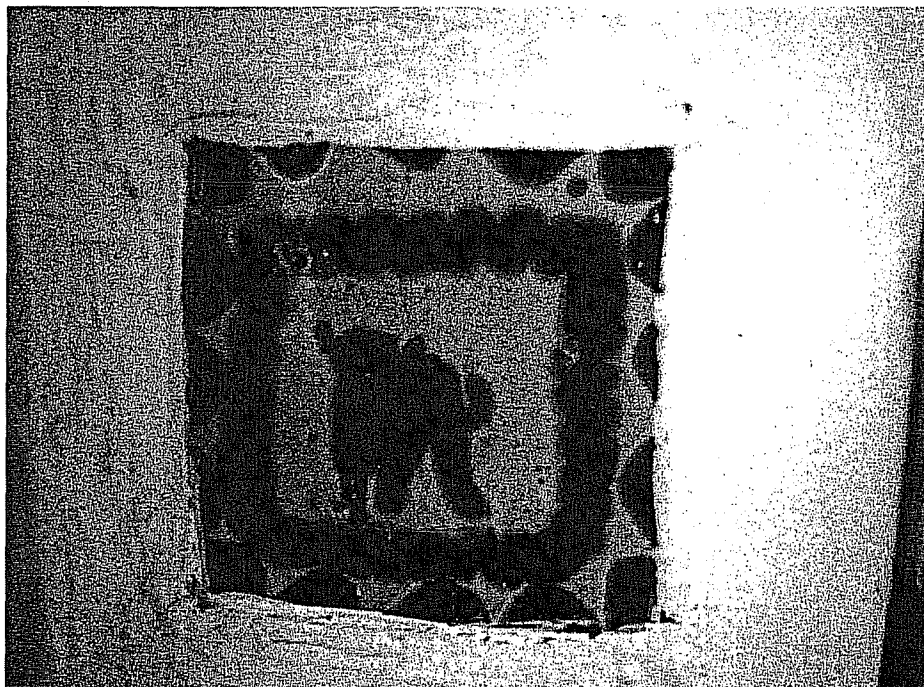
Clarence G. Badger Residence, French doors on second level porch, 7128 Woodrow Wilson Drive, January 28, 2008 (Charles J. Fisher photo)



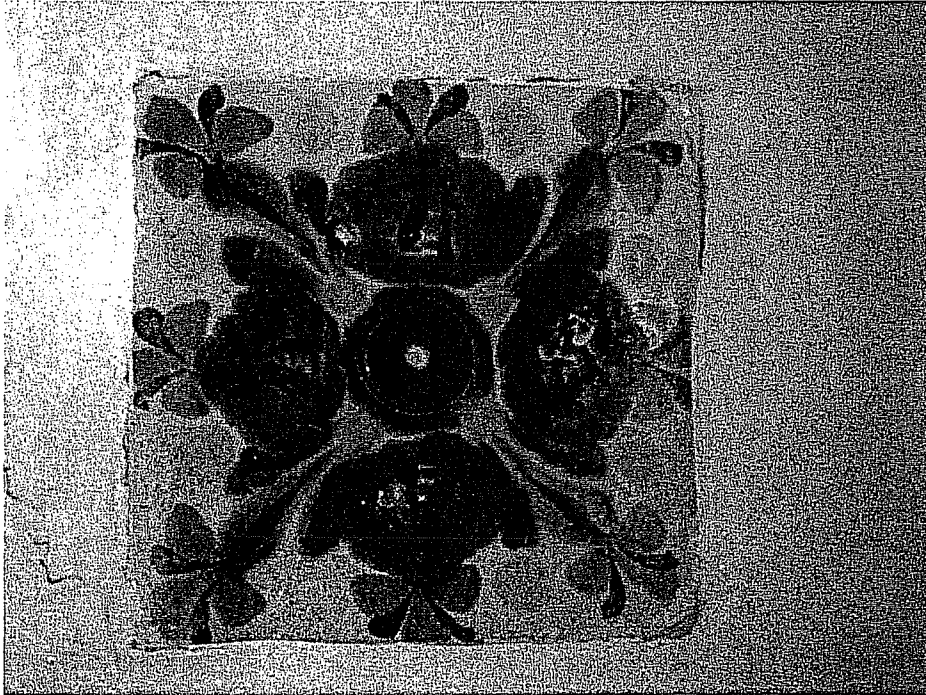
Clarence G. Badger Residence, tiled threshold, 7128 Woodrow Wilson Drive, January 28, 2008 (Charles J. Fisher photo)



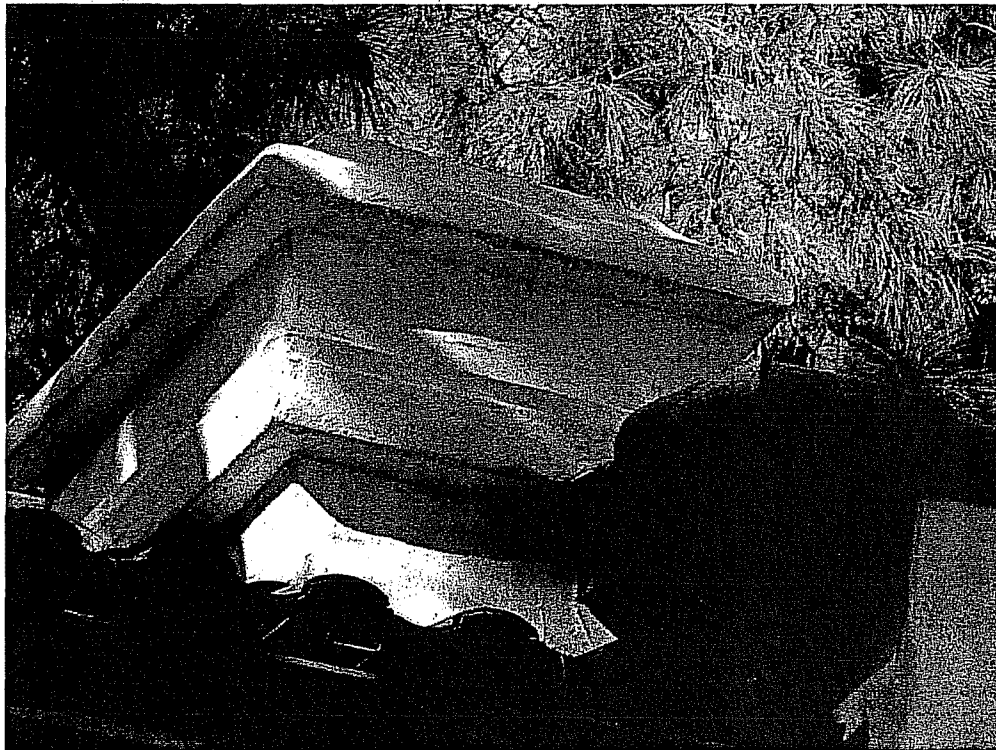
*Clarence G. Badger Residence, second level porch, 7128 Woodrow Wilson Drive, January 28, 2008
(Charles J. Fisher photo)*



*Clarence G. Badger Residence, Mexican tile on outer wall, 7128 Woodrow Wilson Drive, January 28, 2008
(Charles J. Fisher photo)*



*Clarence G. Badger Residence, Mexican tile on outer wall, 7128 Woodrow Wilson Drive, January 28, 2008
(Charles J. Fisher photo)*



*Clarence G. Badger Residence, chimney, 7128 Woodrow Wilson Drive, January 28, 2008
(Charles J. Fisher photo)*



*Clarence G. Badger Residence, front porch, 7128 Woodrow Wilson Drive, January 28, 2008
(Charles J. Fisher photo)*



*Clarence G. Badger Residence, front porch, 7128 Woodrow Wilson Drive, February 19, 2008
(Meeno Peluce photo)*



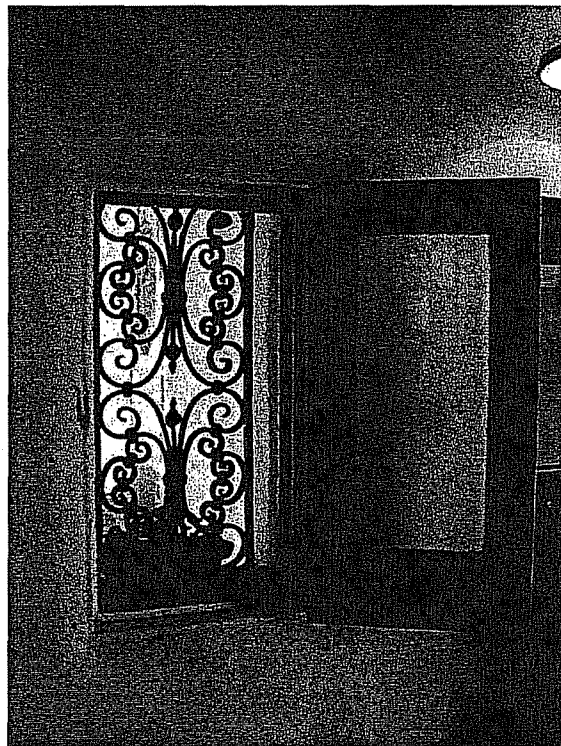
*Clarence G. Badger Residence, porch fountain, 7128 Woodrow Wilson Drive, January 28, 2008
(Charles J. Fisher photo)*



*Clarence G. Badger Residence, porch light, 7128 Woodrow Wilson Drive, January 28, 2008
(Charles J. Fisher photo)*



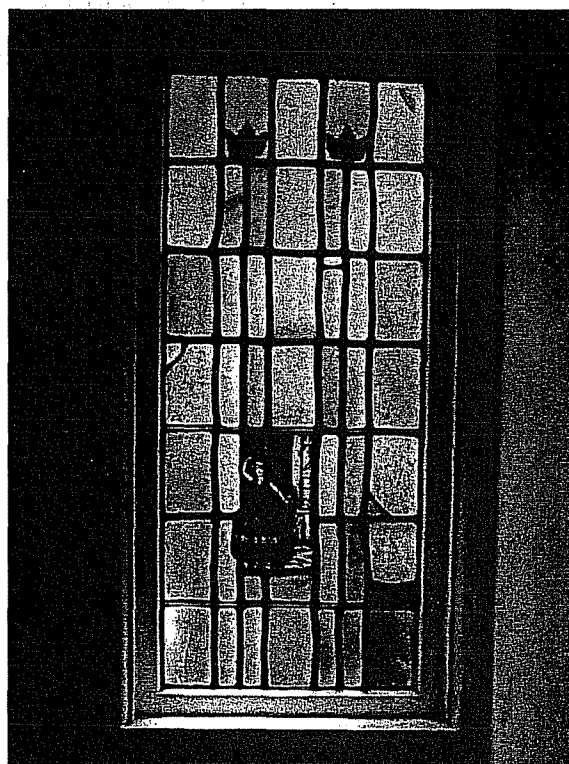
*Clarence G. Badger Residence, front door, 7128 Woodrow Wilson Drive, January 28, 2008
(Charles J. Fisher photo)*



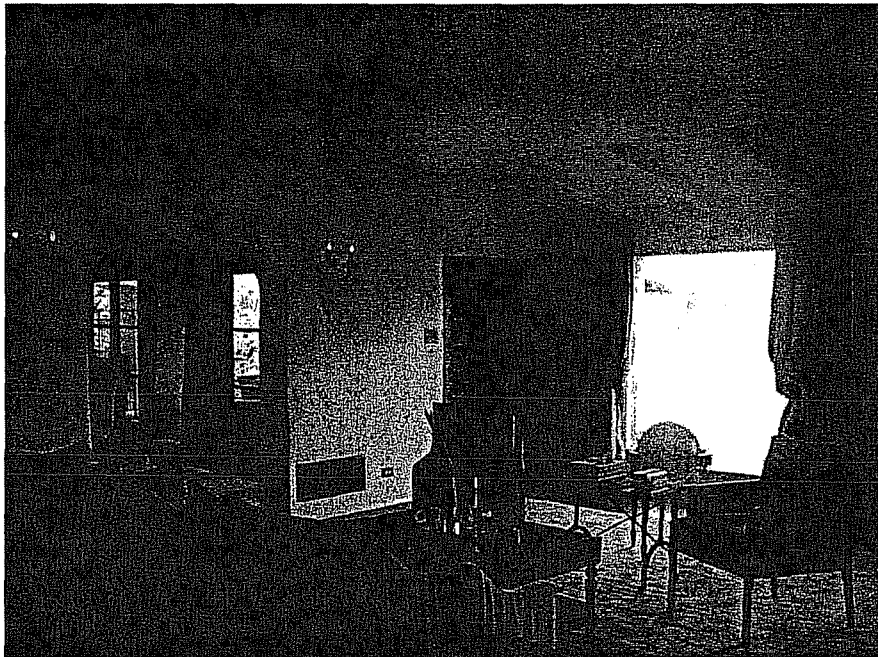
*Clarence G. Badger Residence, porch casement window, 7128 Woodrow Wilson Drive, January 28, 2008
(Charles J. Fisher photo)*



*Clarence G. Badger Residence, stained glass window, 7128 Woodrow Wilson Drive, January 28, 2008
(Charles J. Fisher photo)*



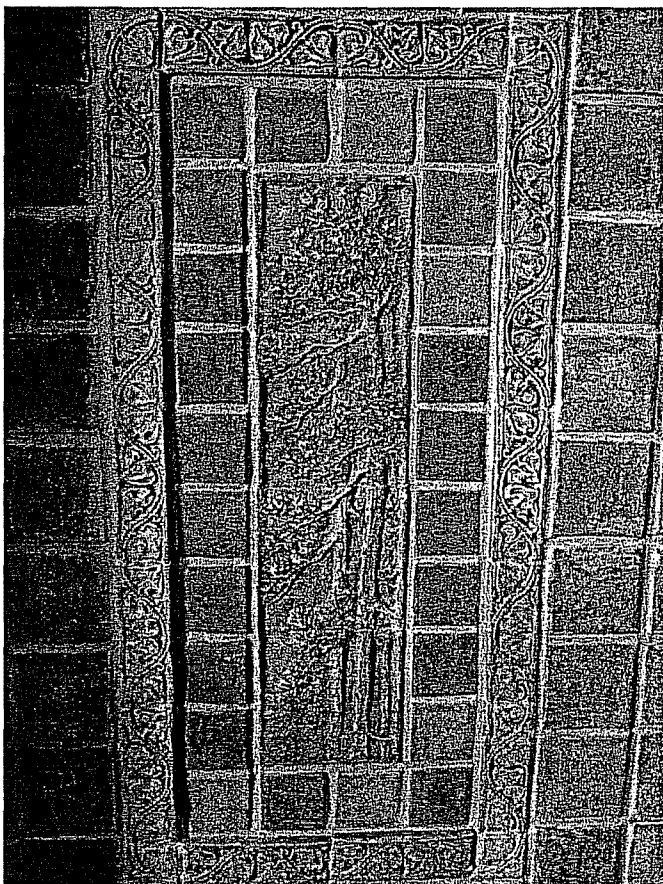
*Clarence G. Badger Residence, stained glass window, 7128 Woodrow Wilson Drive, January 28, 2008
(Charles J. Fisher photo)*



*Clarence G. Badger Residence, living room, 7128 Woodrow Wilson Drive, January 28, 2008
(Charles J. Fisher photo)*



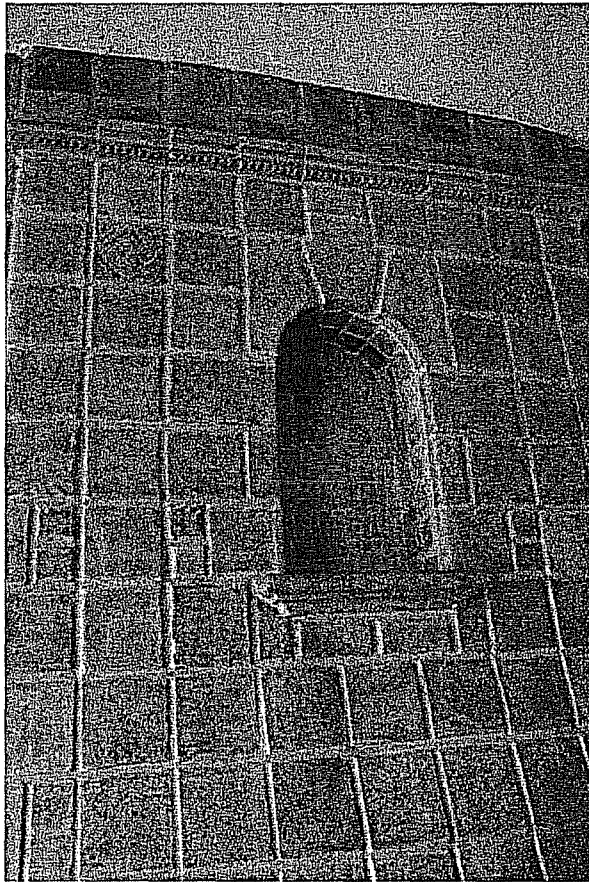
*Clarence G. Badger Residence, Batchelder fireplace in living room, 7128 Woodrow Wilson Drive,
January 28, 2008 (Charles J. Fisher photo)*



Clarence G. Badger Residence, Batchelder fireplace in living room, 7128 Woodrow Wilson Drive, January 28, 2008 (Charles J. Fisher photo)



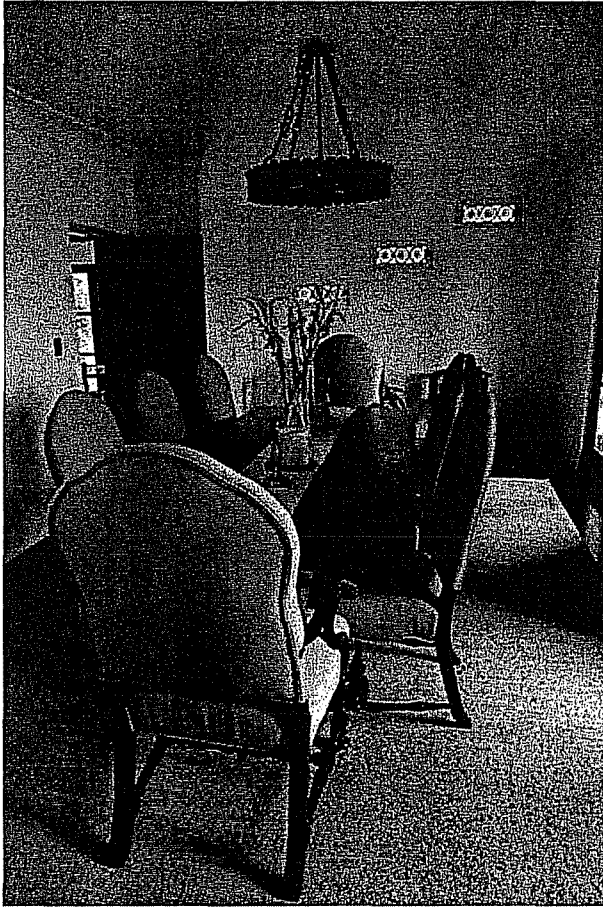
Clarence G. Badger Residence, living room hearth, 7128 Woodrow Wilson Drive, January 28, 2008 (Charles J. Fisher photo)



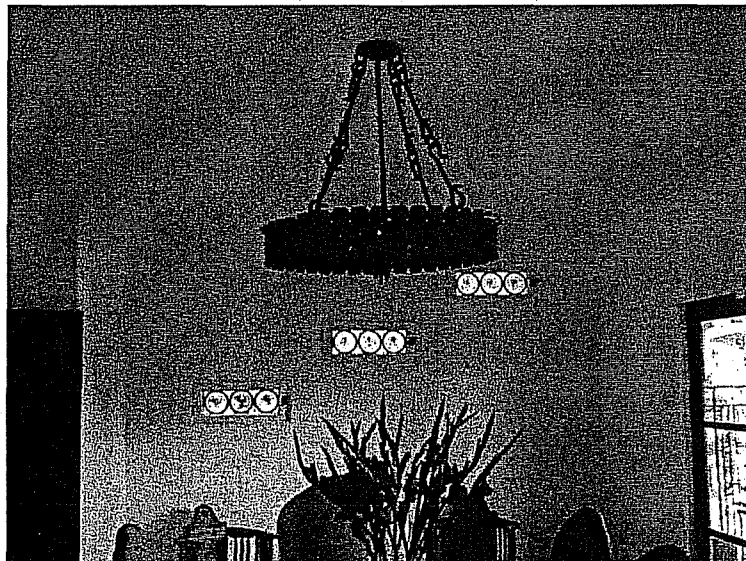
*Clarence G. Badger Residence, Bathcelder fireplace in living room, 7128 Woodrow Wilson Drive,
February 19, 2008 (Meeno Peluce photo)*



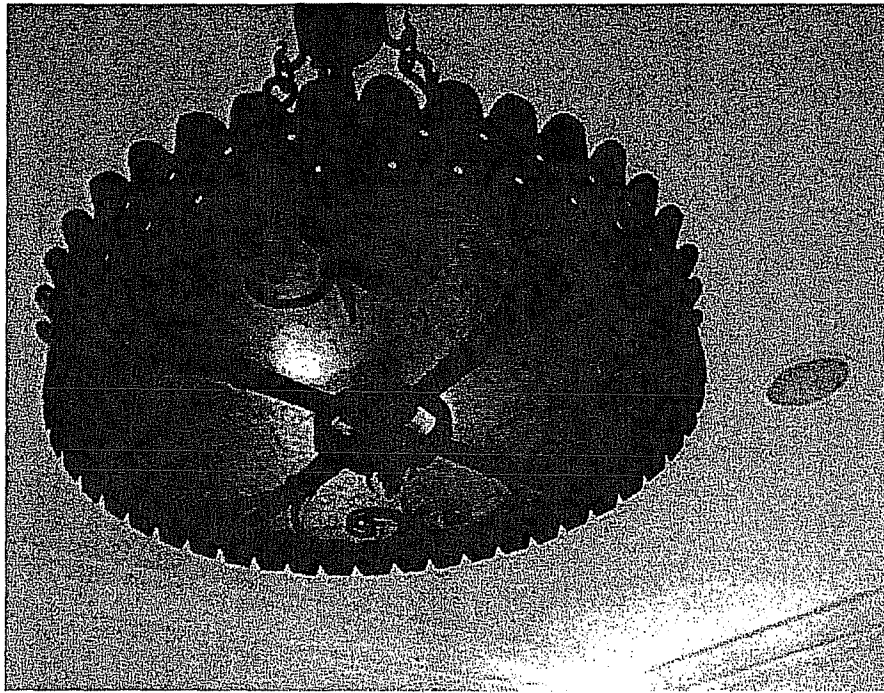
*Clarence G. Badger Residence, living room lighting fixtures, 7128 Woodrow Wilson Drive,
February 19, 2008 (Meeno Peluce photo)*



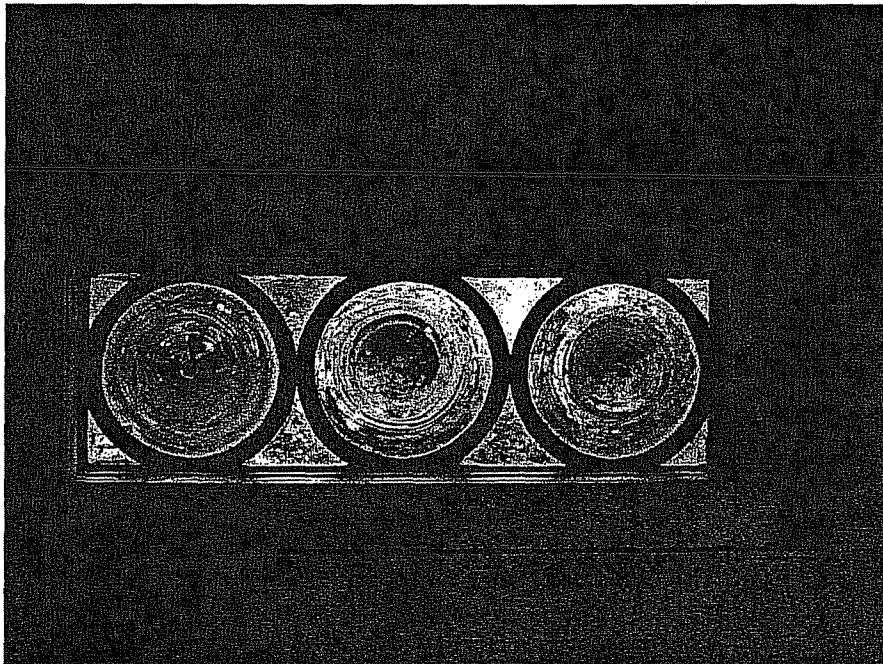
*Clarence G. Badger Residence, dining room, 7128 Woodrow Wilson Drive, February 19, 2008
(Meeno Pelize photo)*



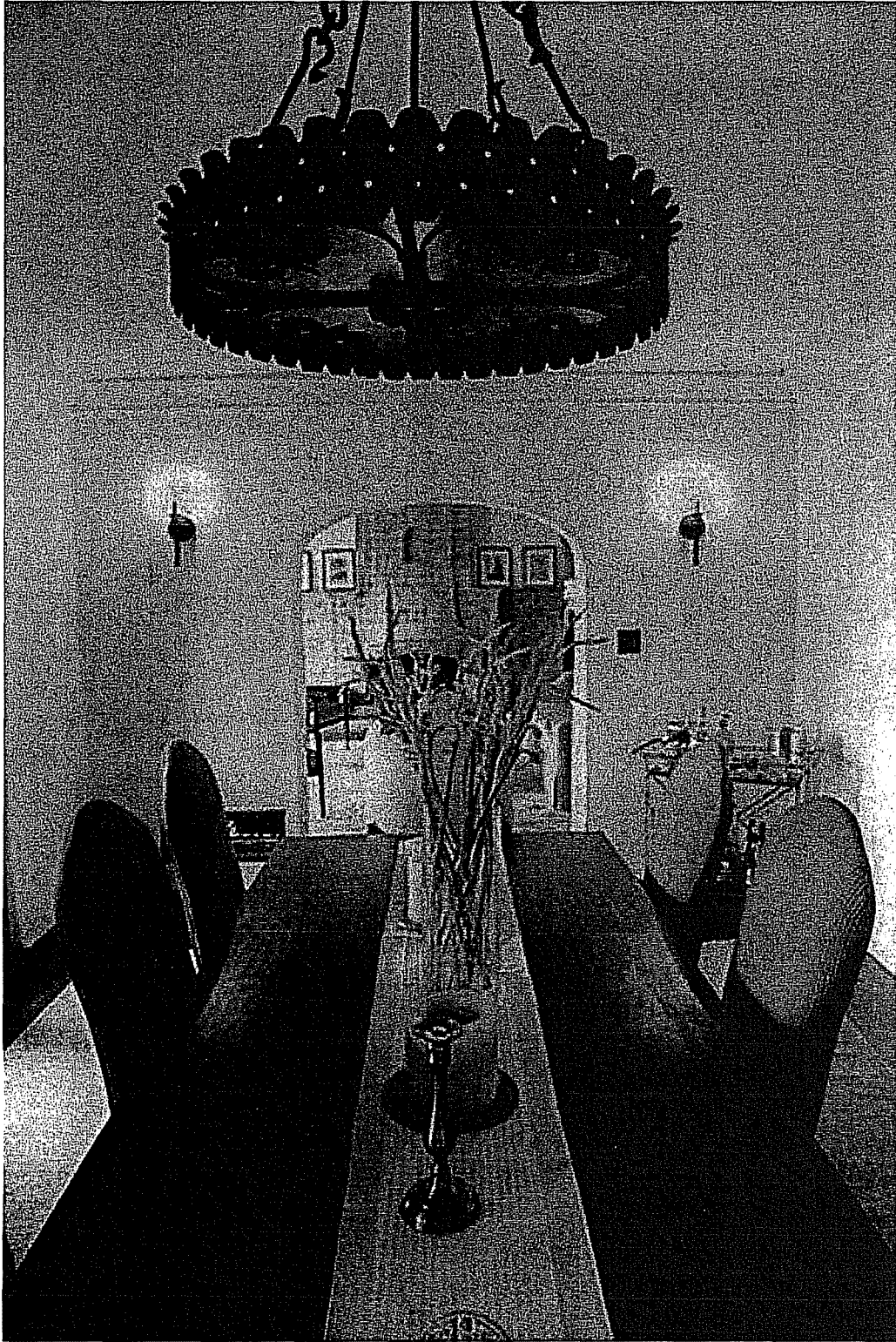
*Clarence G. Badger Residence, dining room, 7128 Woodrow Wilson Drive, January 28, 2008
(Charles J. Fisher photo)*



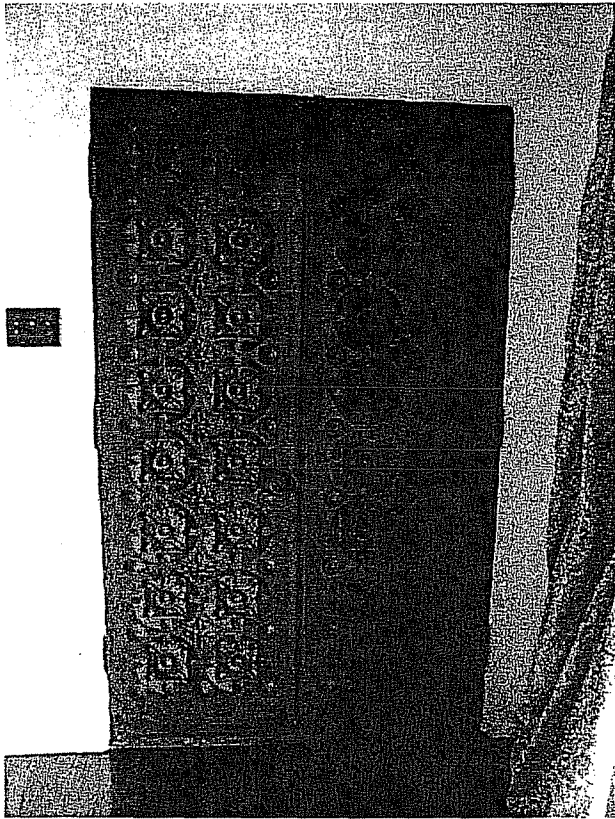
*Clarence G. Badger Residence, dining room light fixture, 7128 Woodrow Wilson Drive, February 19, 2008
(Meeno Pelize photo)*



*Clarence G. Badger Residence, dining room window, 7128 Woodrow Wilson Drive, January 28, 2008
(Charles J. Fisher photo)*



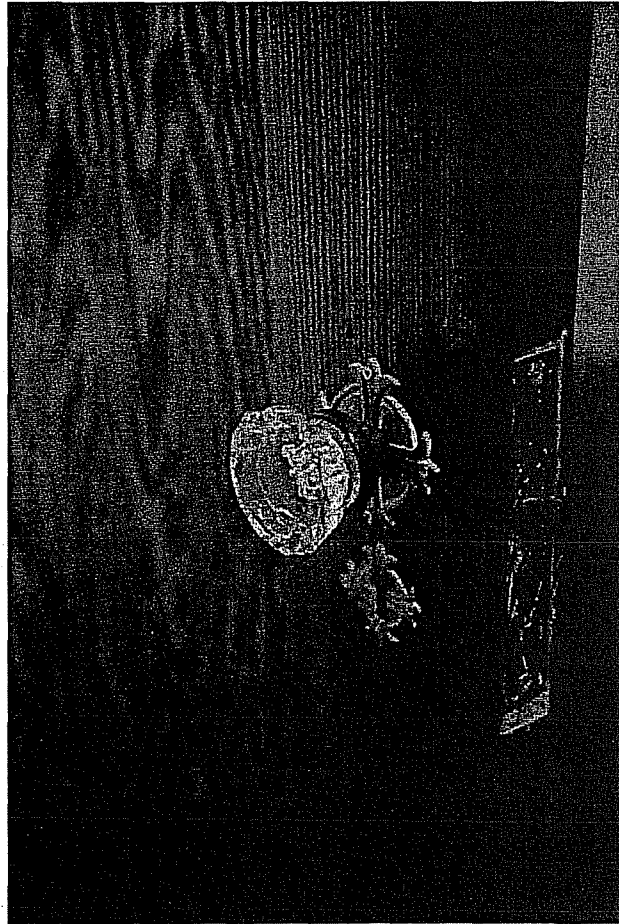
*Clarence G. Badger Residence, dining room, 7128 Woodrow Wilson Drive, February 19, 2008
(Meeno Peluce photo)*



Clarence G. Badger Residence, French doors to living room, 7128 Woodrow Wilson Drive, January 28, 2008 (Charles J. Fisher photo)



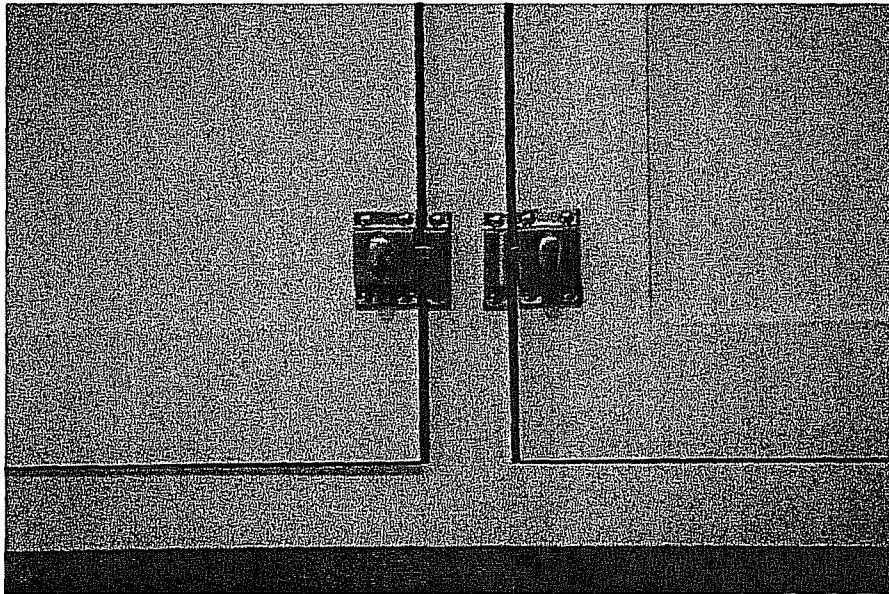
Clarence G. Badger Residence, heater grille, 7128 Woodrow Wilson Drive, January 28, 2008 (Charles J. Fisher photo)



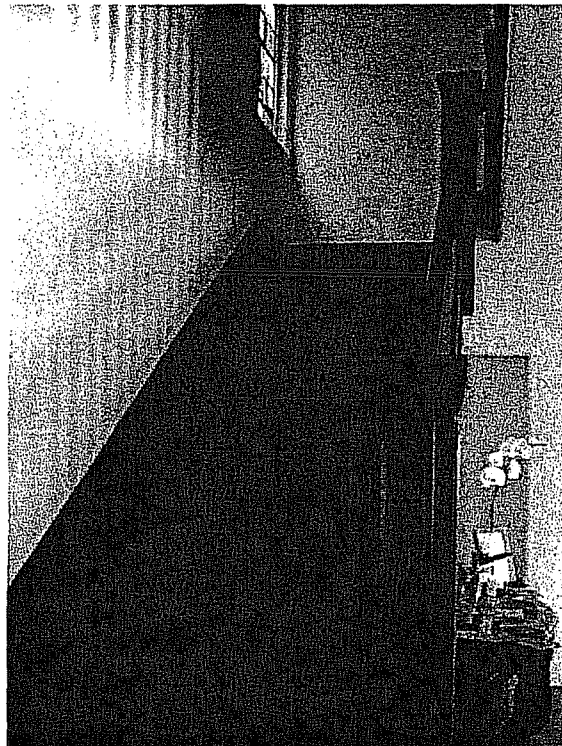
*Clarence G. Badger Residence, door hardware, 7128 Woodrow Wilson Drive, February 19, 2008
(Meeno Peluce photo)*



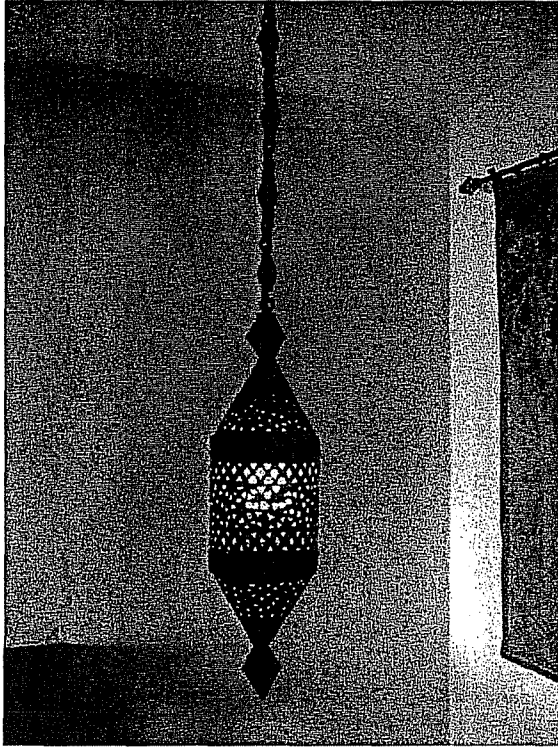
*Clarence G. Badger Residence, kitchen, 7128 Woodrow Wilson Drive, February 19, 2008
(Meeno Peluce photo)*



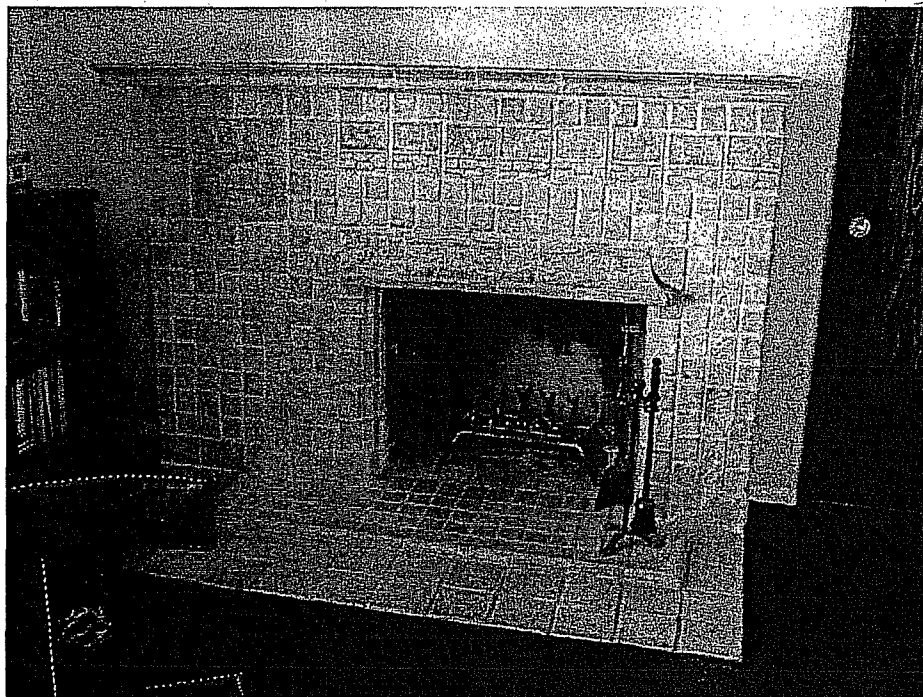
*Clarence G. Badger Residence, kitchen hardware, 7128 Woodrow Wilson Drive, February 19, 2008
(Meeno Peluce photo)*



*Clarence G. Badger Residence, main staircase, 7128 Woodrow Wilson Drive, January 28, 2008
(Charles J. Fisher photo)*



*Clarence G. Badger Residence, original staircase light, 7128 Woodrow Wilson Drive, January 28, 2008
(Charles J. Fisher photo)*



Clarence G. Badger Residence, Batchelder fireplace in upstairs sitting room, 7128 Woodrow Wilson Drive, January 28, 2008 (Charles J. Fisher photo)



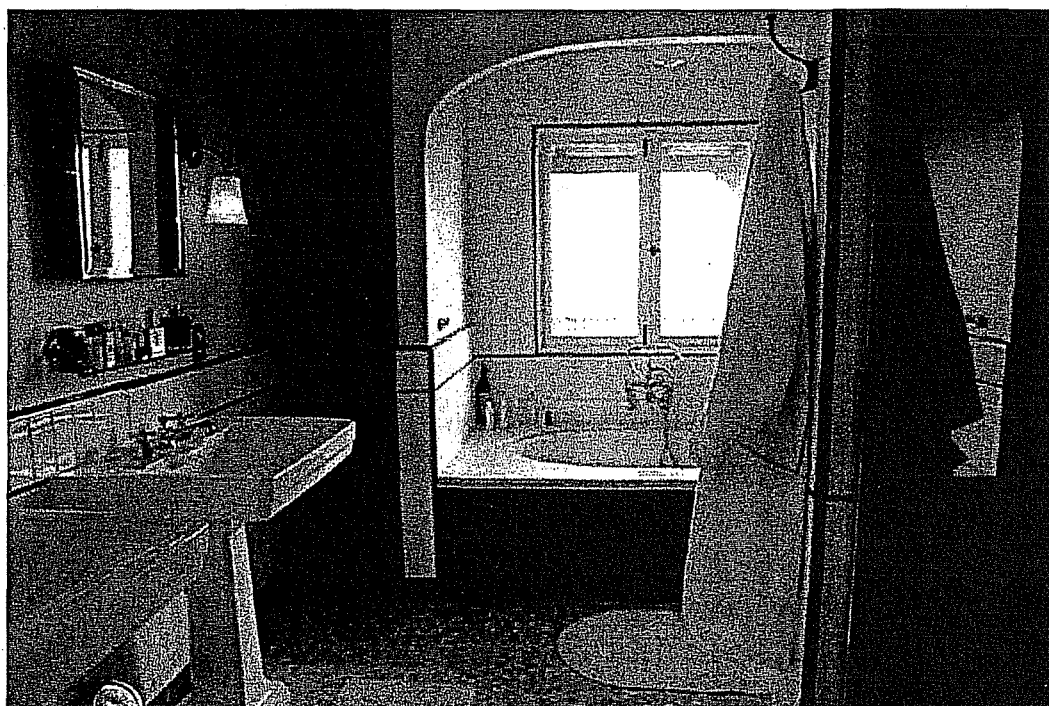
Clarence G. Badger Residence, Batchelder fireplace in upstairs sitting room, 7128 Woodrow Wilson Drive, January 28, 2008 (Charles J. Fisher photo)



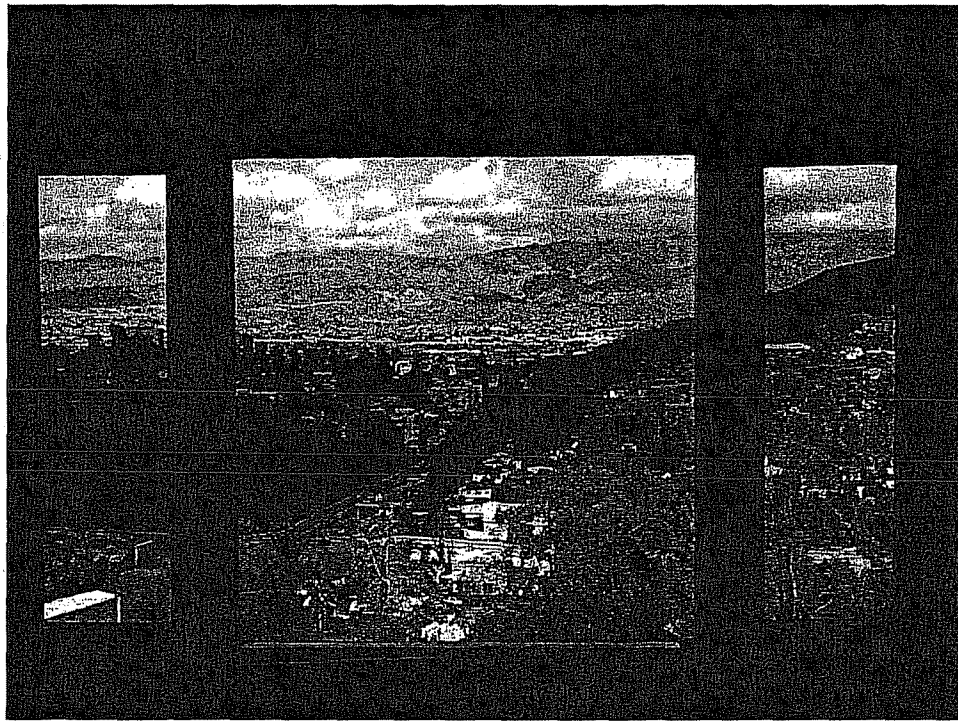
Clarence G. Badger Residence, 1929 bathroom addition, 7128 Woodrow Wilson Drive, January 28, 2008 (Charles J. Fisher photo)



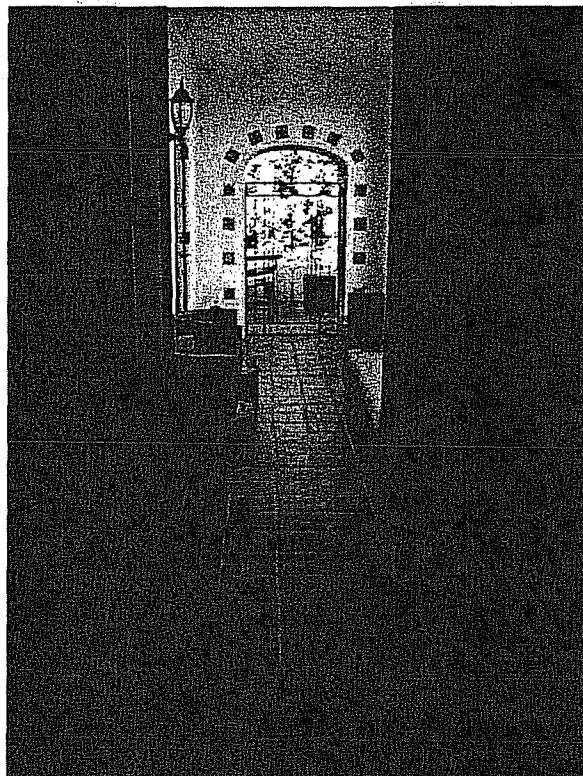
*Clarence G. Badger Residence, 1929 bathroom addition, 7128 Woodrow Wilson Drive, February 19, 2008
(Meeno Peluce photo)*



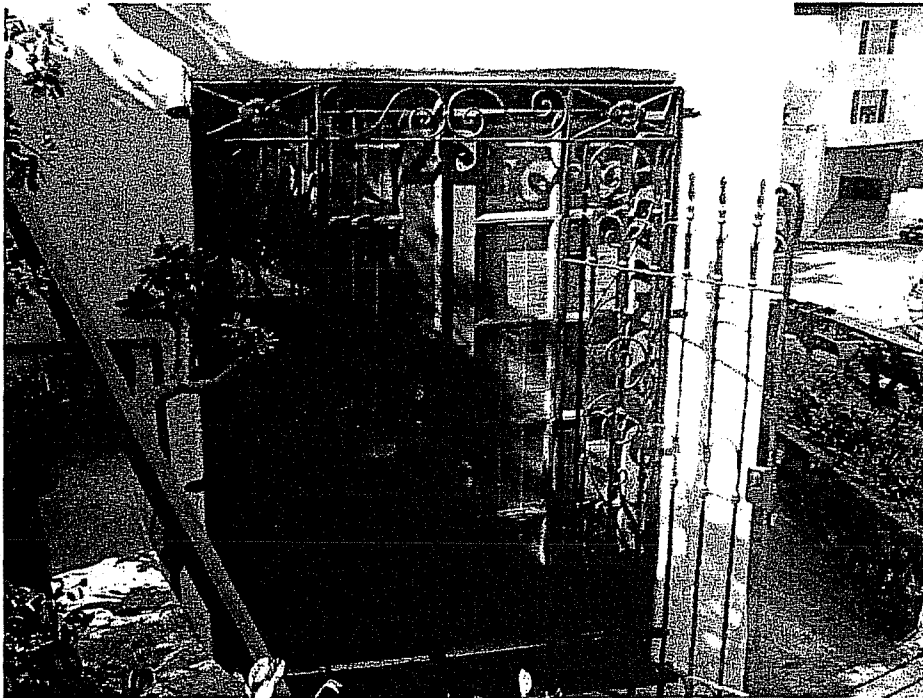
*Clarence G. Badger Residence, master bathroom, 7128 Woodrow Wilson Drive, February 19, 2008
(Meeno Peluce photo)*



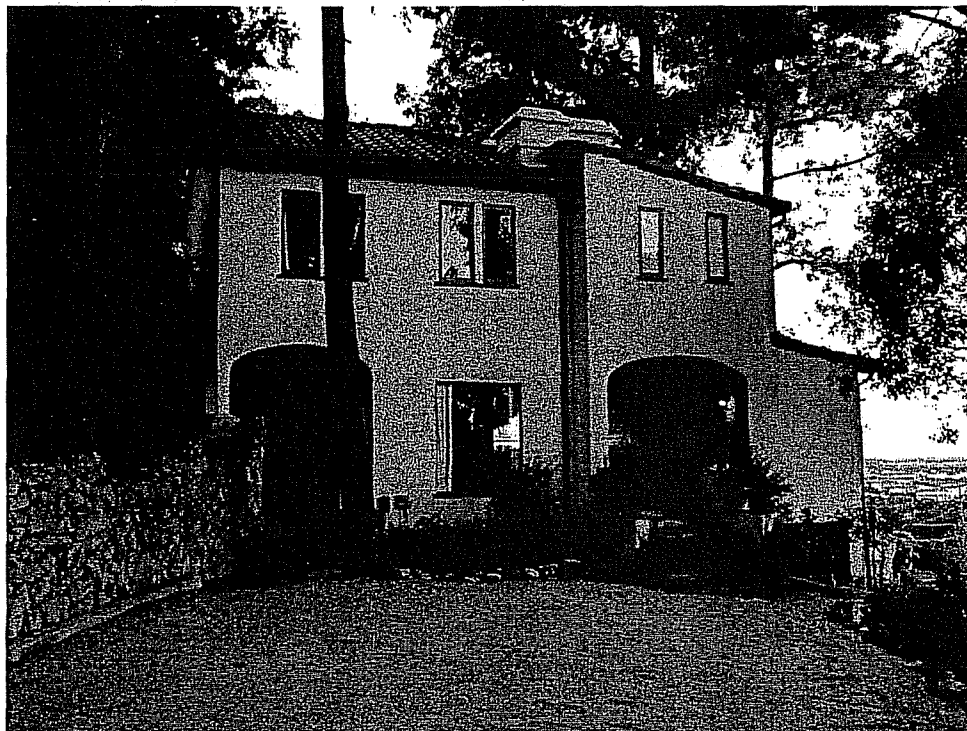
*Clarence G. Badger Residence, view from house, 7128 Woodrow Wilson Drive, January 28, 2008
(Charles J. Fisher photo)*



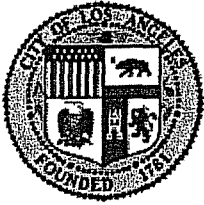
*Clarence G. Badger Residence, second level balcony, 7128 Woodrow Wilson Drive, February 25, 2008
(Gabriel Eshaghian photo)*



*Clarence G. Badger Residence, French doors, 7128 Woodrow Wilson Drive, January 28, 2008
(Charles J. Fisher photo)*



*Clarence G. Badger Residence, 7128 Woodrow Wilson Drive, February 28, 2008
(Gabriel Eshaghian photo)*



**City of Los Angeles
Department of City Planning**

03/12/2008

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

7128 W WOODROW WILSON
DR
7139 W SYCAMORE TR

ZIP CODES

90068

RECENT ACTIVITY

None

CASE NUMBERS

None

Address/Legal Information

PIN Number:	157-5A181 497
Area (Calculated):	2,274.6 (sq ft)
Thomas Brothers Grid:	PAGE 593 - GRID C1
Assessor Parcel Number:	2428001004
Tract:	TR 1450
Map Reference:	M B 20-186/187 (SHT 3)
Block:	None
Lot:	653
Arb (Lot Cut Reference):	None
Map Sheet:	157-5A181

Jurisdictional Information

Community Plan Area:	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass South Valley
Area Planning Commission:	Hollywood Hills West
Neighborhood Council:	CD 4 - Tom LaBonge
Council District:	1437.00
Census Tract #:	Los Angeles Metro
LADBS District Office:	

Planning and Zoning Information

Special Notes:	None
Zoning:	R1-1
Zoning Information (ZI):	None
General Plan Land Use:	Low Residential
Plan Footnote - Site Req.:	See Plan Footnotes
Additional Plan Footnotes:	Sherman Oaks
Specific Plan Area:	Mulholland Scenic Parkway (Outer Corridor)
Design Review Board:	Yes
Historic Preservation Review:	No
Historic Preservation Overlay Zone:	None
Other Historic Designations:	None
Other Historic Survey Information:	None
Mills Act Contract:	None
POD - Pedestrian Oriented Districts:	None
CDO - Community Design Overlay:	None
Streetscape:	No
Sign District:	No
Adaptive Reuse Incentive Area:	None
35% Density Bonus:	Not Eligible
CRA - Community Redevelopment Agency:	None
Central City Parking:	No
Downtown Parking:	No
Building Line:	None
500 Ft School Zone:	No
500 Ft Park Zone:	No

Assessor Information

Assessor Parcel Number:	2428001004
Parcel Area (Approximate):	4,617.4 (sq ft)
Use Code:	0100 - Single Residence
Assessed Land Val.:	\$1,248,480
Assessed Improvement Val.:	\$187,272
Last Owner Change:	09/09/05
Last Sale Amount:	\$1,400,014
Tax Rate Area:	67
Deed Reference No.:	2172864-65
Building 1:	

1. Year Built:	1916
1. Building Class:	D8A
1. Number of Units:	1
1. Number of Bedrooms:	2
1. Number of Bathrooms:	2
1. Building Square Footage:	2,990.0 (sq ft)
Building 2:	
2. Year Built:	Not Available
2. Building Class:	Not Available
2. Number of Units:	0
2. Number of Bedrooms:	0
2. Number of Bathrooms:	0
2. Building Square Footage:	0.0 (sq ft)
Building 3:	
3. Year Built:	Not Available
3. Building Class:	Not Available
3. Number of Units:	0
3. Number of Bedrooms:	0
3. Number of Bathrooms:	0
3. Building Square Footage:	0.0 (sq ft)
Building 4:	
4. Year Built:	Not Available
4. Building Class:	Not Available
4. Number of Units:	0
4. Number of Bedrooms:	0
4. Number of Bathrooms:	0
4. Building Square Footage:	None
Building 5:	
5. Year Built:	Not Available
5. Building Class:	Not Available
5. Number of Units:	0
5. Number of Bedrooms:	0
5. Number of Bathrooms:	0
5. Building Square Footage:	0.0 (sq ft)

Additional Information

Paul Williams Designed:	No
Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	Yes
Fire District No. 1:	No
Fire District No. 2:	No
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	No
Hillside Grading:	Yes
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	Within Fault Zone
Landslide:	No
Liquefaction:	No

Economic Development Areas

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	None
State Enterprise Zone:	None
Targeted Neighborhood Initiative:	None

Public Safety

Police Information:	
Bureau:	Valley
Division / Station:	North Hollywood
Report District:	1599
Fire Information:	
District / Fire Station:	76

Batallion: 5
Division: 1
Red Flag Restricted Parking: YES

CASE SUMMARIES

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.