

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

RICHARD BARRON  
PRESIDENT  
ROELLA H. LOUIE  
VICE-PRESIDENT

TARA J. HAMACHER  
GAIL KENNARD  
OZ SCOTT

FELY C. PINGOL  
COMMISSION EXECUTIVE ASSISTANT  
(213) 978-1294

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

EXECUTIVE OFFICES

MICHAEL LoGRANDE  
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DEPUTY DIRECTOR  
(213) 978-1273

FAX: (213) 978-1275

INFORMATION  
(213) 978-1270

[www.planning.lacity.org](http://www.planning.lacity.org)

Date **JAN 31 2011**

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

ATTENTION: Patricia Lattimore, Legislative Assistant  
Planning and Land Use Management Committee

CASE NUMBER: **CHC-2010-3042-HCM**  
**T. R. CRAIG RESIDENCE "PEPPERGATE RANCH"**  
**8431 PINELAKE DRIVE**

At the Cultural Heritage Commission meeting of January 13, 2011, the Commission moved to include the above property in the list of Historic-Cultural Monument, 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.

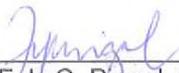
The City Council, according to the guidelines set forth in Section 22.171 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause 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 Kennard  
Seconded: Commissioner Scott  
Ayes: Commissioners Hamacher, Louie, and Barron

**Vote: 5-0**

  
\_\_\_\_\_  
Fely C. Pingol, Commission Executive Assistant  
Cultural Heritage Commission

Attachment: Staff Report with Findings

c: Councilmember Greig Smith, Twelfth Council District  
Dodd J. Harris and Dr. Elizabeth Harris  
Charles Fisher

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Date JAN 31 2011

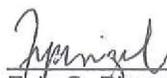
Dodd J. Harris and Dr. Elizabeth Harris  
8431 Pinelake Drive  
West Hills, CA 91304

**CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**

CASE NUMBER: **CHC-2010-3042-HCM**  
**T. R. CRAIG RESIDENCE "PEPPERGATE RANCH"**  
**8431 PINELAKE DRIVE**

As you will note from the attached copy of our communication to the Los Angeles City Council, the Cultural Heritage Commission has moved to include the above-referenced property in the list of Historic-Cultural monuments, subject to adoption by the City Council.

In due course, our transmittal will be given a council file number and will be referred to the Council's Planning and Land Use Management Committee for review and recommendation. If you are interested in attending the Council Committee meeting, you should call Patricia Lattimore at (213) 978-1074 for information as to the time and place of the Committee and City Council meetings regarding this matter. Please give Ms. Lattimore at least one week from the date of this letter to schedule this item on the Committee Agenda before you call her.

  
\_\_\_\_\_  
Fely C. Pingol, Commission Executive Assistant  
Cultural Heritage Commission

/fcp

Attachment: CHC Declaration Letter to Council and Staff Report with Findings

C: Charles J. Fisher  
Notification List  
GIS

## Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2010-3042-HCM  
ENV-2010-3043-CE

**HEARING DATE:** January 13, 2011  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 8431 Pinelake Drive  
Council District: 12  
Community Plan Area: Chatsworth-Porter Ranch  
Area Planning Commission: North Valley  
Neighborhood Council: West Hills  
Legal Description: Lot 13, TR 28595

**PROJECT:** Historic-Cultural Monument Application for the  
T.R. CRAIG RESIDENCE "PEPPERGATE RANCH"

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

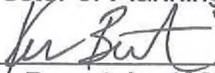
**APPLICANT/  
OWNER:** Dodd J. Harris and Dr. Elizabeth Harris  
8431 Pinelake Drive  
West Hills, CA 91304

**OWNER'S  
REPRESENTATIVE:** Charles J. Fisher  
140 S. 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.

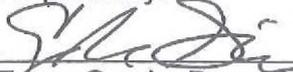
MICHAEL J. LOGRANDE  
Director of Planning

  
\_\_\_\_\_  
Ken Bernstein, AICP, Manager  
Office of Historic Resources



\_\_\_\_\_  
Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

Prepared by:

  
\_\_\_\_\_  
Edgar Garcia, Preservation Planner  
Office of Historic Resources

**Attachments:**      Historic-Cultural Monument Application  
ZIMAS Report

## 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 Ranch Style residential architecture.
2. The building is associated with a master builder, designer, or architect, as a work by master architect Paul R. Williams.

## 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 1939 and located in the West Hills area, this one-story single-family residence exhibits character-defining features of the Ranch Style. The proposed T. R. Craig Residence "Peppergate Ranch" monument is U-shaped in plan. The roof is side-hipped covered in composition shingles with slightly exposed rafters and containing two large brick chimneys. The main elevation contains a recessed centered entrance covered by a rounded wooden porch supported by thin square wooden pillars. The exterior walls flanking the main entrance are clad in flagstone. The majority of the subject building's exterior consists of board-and-batten style siding along with some shingles. Windows consist of multi-light steel casement windows and one large tripartite bay window. An interior courtyard consists of a swimming pool flanked by the subject building on three sides. The side-gabled roof overhang forms a verandah supported by square wooden pillars. Various openings, including a lanai on the eastern section of the property, lead from the courtyard space into the interior. Significant interior spaces include vaulted beamed ceilings, brick fireplaces, wainscoting, and built-in features.

The proposed T. R. Craig Residence "Peppergate Ranch" historic monument was designed by architect Paul R. Williams (1894-1980). Williams was one of the foremost architects of Los Angeles in the mid-twentieth century, designing thousands of private homes as well as public and commercial buildings. Williams was also the first certified African-American architect west of the Mississippi River, the first African-American member of the American Institute of Architects, and also served on the first Los Angeles Planning Commission in 1920.

The subject building was built for Talton R. Craig, founder of the Craig Movie Supply Company. The home was built as the primary residence of Craig's 29-acre "Peppergate Ranch," later subdivided in the 1960s as Woodlake Estates and Pinelake Estates.

The enclosed lanai feature appears to have been a 1947 alteration by architect Cliff May and featured in the magazine, "Better Homes and Gardens" (February, 1949). This feature itself

appears to have been altered later with the replacement of the glass screens. Additional alterations include a kitchen remodel (1958), demolition of garage (1966), and reconfiguration of master bedroom (1989).

## **DISCUSSION**

The T. R. Craig Residence "Peppergate Ranch" property successfully meets two of the specified Historic-Cultural Monument criteria: 1) "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction," and 2) is associated with a master builder, designer, or architect. As a residential building designed in the Ranch Style by master architect Paul R. Williams, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

## **BACKGROUND**

At its meeting of November 18, 2010, the Cultural Heritage Commission voted to take the application under consideration. On December 2, 2010, the Cultural Heritage Commission toured the subject property.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") REVIEW**

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 T. R. Craig Residence "Peppergate Ranch" as a 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 a 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 irreplaceable historic structures. The Secretary of the Interior's Standards of 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 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 in a manner consistent with the Secretary of the Interior's

**T.R. Craig Residence "Peppergate Ranch"**  
**CHC-2010-3042-HCM**  
**Page 4 of 4**

Standards for the Treatment of Historic Properties with Guidelines for Preserving Rehabilitating, Restoring, and Reconstructing Historic Buildings.

# Los Angeles Department of City Planning RECOMMENDATION REPORT

**CULTURAL HERITAGE COMMISSION**

**CASE NO.: CHC-2010-3042-HCM  
ENV-2010-3043-CE**

**HEARING DATE:** November 18, 2010  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 8431 Pinelake Drive  
Council District: 12  
Community Plan Area: Chatsworth-Porter Ranch  
Area Planning Commission: North Valley  
Neighborhood Council: West Hills  
Legal Description: Lot 13, TR 28595

**PROJECT:** Historic-Cultural Monument Application for the  
T.R. CRAIG RESIDENCE "PEPPERGATE RANCH"

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

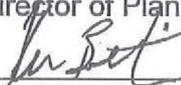
**APPLICANT/  
OWNER:** Dodd J. Harris and Dr. Elizabeth Harris  
8431 Pinelake Drive  
West Hills, CA 91304

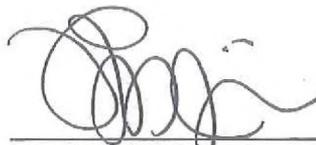
**OWNER'S  
REPRESENTATIVE:** Charles J. Fisher  
140 S. Avenue 57  
Los Angeles, CA 90042

**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.

MICHAEL J. LOGRANDE  
Director of Planning

  
\_\_\_\_\_  
Ken Bernstein, AICP, Manager  
Office of Historic Resources



\_\_\_\_\_  
Lambert M. Giessinger, Preservation Architect  
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Prepared by:  
  
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**Attachments:** Historic-Cultural Monument Application  
ZIMAS Report

## **T.R. Craig Residence "Peppergate Ranch"**

**CHC-2010-3042-HCM**

**Page 2 of 2**

### **SUMMARY**

Built in 1939 and located in the West Hills area, this one-story single-family residence exhibits character-defining features of the Ranch Style. The proposed T. R. Craig Residence "Peppergate Ranch" monument is U-shaped in plan. The roof is side-hipped covered in composition shingles with slightly exposed rafters and containing two large brick chimneys. The main elevation contains a recessed centered entrance covered by a rounded wooden porch supported by thin square wooden pillars. The exterior walls flanking the main entrance are clad in flagstone. The majority of the subject building's exterior consists of board-and-batten style siding along with some shingles. Windows consist of multi-light steel casement windows and one large tripartite bay window. An interior courtyard consists of a swimming pool flanked by the subject building on three sides. The side-gabled roof overhang forms a verandah supported by square wooden pillars. Various openings, including a lanai on the eastern section of the property, lead from the courtyard space into the interior. Significant interior spaces include vaulted beamed ceilings, brick fireplaces, wainscoting, and built-in features.

The proposed T. R. Craigs Residence "Peppergate Ranch" historic monument was designed by architect Paul R. Williams (1894-1980). Williams was one of the foremost architects of Los Angeles in the mid-twentieth century, designing thousands of private homes as well as public and commercial buildings. Williams was also the first certified African-American architect west of the Mississippi River, the first African-American member of the American Institute of Architects, and also served on the first Los Angeles Planning Commission in 1920.

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### **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 may be 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 T. R. CRAIG RESIDENCE "PEPPERGATE RANCH"
2. STREET ADDRESS 8431 PINELAKE DRIVE  
CITY WEST HILLS ZIP CODE 91304 COUNCIL DISTRICT 12  
ASSESSOR'S PARCEL NO. 2005-015-013
3. COMPLETE LEGAL DESCRIPTION: TRACT TRACT NO. 28595, PINELAKE ESTATES, AS PER MAP IN BOOK 755,  
PAGES 55 AND 56 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.  
BLOCK N/A Lot(s) 13 ARB. NO. 1  
RANGE OF ADDRESSES 8427-8437 PINELAKE DRIVE (HISTORIC ADDRESSES: 23501 ROSCOE BOULEVARD,  
8414 VALLEY CIRCLE BOULEVARD AND 23431 COMMUNITY STREET)
4. PRESENT OWNER DODD J. HARRIS AND DR. ELIZABETH HARRIS  
STREET ADDRESS 8431 PINELAKE DRIVE EMAIL: DR.ELIZABETH.HARRIS@GMAIL.COM  
CITY WEST HILLS STATE CA ZIP CODE 91304 PHONE (818) 399-8158 & (818) 515-5130  
OWNER IS: PRIVATE  PUBLIC
5. PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE

## DESCRIPTION

6. ARCHITECTURAL STYLE RANCH STYLE
7. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)  
(SEE DESCRIPTION WORKSHEET)  
\_\_\_\_\_  
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# HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT T. R. CRAIG RESIDENCE "PEPPERGATE RANCH"

10. CONSTRUCTION DATE: FACTUAL 1939 ESTIMATED \_\_\_\_\_
11. ARCHITECT, DESIGNER, OR ENGINEER: PAUL REVERE WILLIAMS
12. CONTRACTOR OR OTHER BUILDER: R. R. HOWDEN
13. DATES OF ENCLOSED PHOTOGRAPHS MARCH 24, 2010
14. CONDITION:  EXCELLENT  GOOD  FAIR  DETERIORATED  NO LONGER IN EXISTENCE
15. ALTERATIONS: TERRACE ENCLOSURE FORMING A PORCH DONE BY CLIFF MAY IN 1947, SMALL ADDITION BUILT AND KITCHEN ENLARGED IN 1958, ORIGINAL DETACHED GARAGE WAS DEMOLISHED IN 1966 WHEN PROPERTY WAS SUBDIVIDED. MASTER BATHROOM RECONFIGURED AND HALLWAY ADDED IN 1989.
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 HACIENDA TYPE RANCH STYLE HOME WAS DESIGNED IN 1939 FOR TALTON R. CRAIG, SR. AND HIS WIFE, HELEN BY THE PROMINENT ARCHITECT PAUL R. WILLIAMS. IT IS AN EXAMPLE OF THE HOUSING THAT WAS BUILT JUST BEFORE WORLD WAR II FOR SOME OF HOLLYWOOD'S GREATEST, WHO DESIRED TO LIVE A COUNTRY LIFE AT A TIME BEFORE THE SAN FERNANDO VALLEY WAS TO EXPLODE WITH DEVELOPMENT IN THE TWO DECADES FOLLOWING THE WAR. TALTON CRAIG WAS THE FOUNDER OF CRAIG MOVIE SUPPLY IN 1929. COMPANY SUPPLIED CAMERA EQUIPMENT FOR THE STUDIOS, BUT SPECIALIZED IN SUPPLYING HOME MOVIE CAMERAS AND PROJECTORS, HELPING TO INTRODUCE THE ABILITY FOR AVERAGE PEOPLE TO PRODUCE THEIR OWN FILMS ON TRAVEL AND FAMILY LIFE. THE RANCH STYLE HOME WAS ORIGINALLY THE RANCH HOUSE FOR CRAIG'S 29 ACRE "PEPPERGATE RANCH" AND IS ONE OF THE FEW REMAINING STRUCTURES OF IT'S TYPE IN SAN FERNANDO VALLEY. IT MANAGED TO SURVIVE TWO SUBDIVISIONS OF IT'S LAND, INCLUDING THE LAST ONE IN 1966 THAT LEFT IT AS ONE OF 13 HOMES IN PINELAKE ESTATES. THOUGH IT IS ONLY ON A FRACTION OF ITS ORIGINAL LAND, THE HOUSE AND SWIMMING POOL REMAIN AS THEY WERE WITH THE CRAIGS.
19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES CITY BUILDING PERMITS PER ATTACHED, LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS, LOS ANGELES TIMES ARTICLES, LOS ANGELES CITY DIRECTORIES, LOS ANGELES COUNTY SUBDIVISION MAPS, FEBRUARY 1949 BETTER HOMES AND GARDENS ARTICLE ON CLIFF MAY ADDITION.

DATE FORM PREPARED JULY 1, 2010 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 T. R. CRAIG RESIDENCE "PEPPERGATE RANCH" IS A 1 STORY,  
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

RANCH STYLE, U-SHAPED PLAN RESIDENCE  
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (SEE CHART) STRUCTURE USE (RESIDENCE, ETC)

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

ITS HIPPED ROOF IS COVERED WITH COMPOSITION SHINGLES. GLASS AND STEEL,  
ROOF SHAPE (SEE CHART) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES) WINDOW MATERIAL

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

THE ENTRY FEATURES A SEMI-CIRCULAR STONE AND BRICK PORCH WITH A FLAT CIRCULAR COVER & STEEL PILLARS  
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

WITH A MULTI-PANELED & WINDOWED DOUBLE WOODEN DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS  
ENTRY DOOR STYLE (SEE CHART)

OF THE STRUCTURE ARE BOARD AND BATTEN STYLE SIDING, TWO LARGE BRICK CHIMNEYS, CIRCULAR WINDOW  
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART), BALCONIES; NUMBER AND SHAPE OF DORMERS (SEE CHART);

WITH EITHER SHAKE SHINGLE OR BRICK CLADDING UNDER THE WINDOW, AN OPEN PORCH ALONG THE ENTIRE INSIDE  
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

COURTYARD FACING THE SWIMMING POOL. THE MAIN ENTRY OPENS INTO THE INNER PORCH WITH VARIOUS EXTERNAL  
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALITY;

DOORS LEADING IN TO THE HOUSE FROM THE INNER PORCH, INCLUDING LIVING ROOM, BEDROOMS (ON THE SOUTH  
VERTICALITY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SIDE OF THE HOUSE), DEN AND THE ENCLOSED LANAI TO THE EAST (CLIFF MAY-1947). THE INNER PORCH IS SUPPORTED  
ADDITIONAL DEFINING ELEMENTS

BY THIN SQUARE WOODEN PILLARS. THE EAST AND THE SOUTH WALLS TO THE MAIN ENTRY ARE CLAD IN FLAGSTONE. THE CENTRAL  
ADDITIONAL DEFINING ELEMENTS

SWIMMING POOL IS SURROUNDED BY A BRICK DECK AND LOW WALLED GARDENS. STEPS MADE FROM BROKEN SIDEWALKS LEAD  
ADDITIONAL DEFINING ELEMENTS

DOWN TO A CONCRETE POOL HOUSE WITH MEN'S AND WOMEN'S DRESSING ROOM LOCATED UNDER THE WEST END OF THE POOL..  
ADDITIONAL DEFINING ELEMENTS

AN ATTACHED GARAGE IS LOCATED AT THE SOUTHWEST CORNER OF THE HOUSE. THE DESIGN OF THE COURTYARD CREATES AN  
ADDITIONAL DEFINING ELEMENTS

OPEN ENVIRONMENT THAT INCORPORATES THE INTERIOR AND EXTERIOR PORTIONS OF THE HOUSE AS THE FULL LIVING SPACE.  
ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF THERE ARE NO OTHER SECONDARY BUILDING REMAINING ON THE

PROPERTY. AN DETACHED GARAGE AND CHICKEN HOUSE WERE DEMOLISHED IN 1966.  
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE VAULTED BEAMED CEILINGS, HARDWOOD FLOORS, TWO LARGE  
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING, MOLDINGS AND TRIM, SPECIAL GLASS WINDOWS,

BRICK FIREPLACES, AND ORIGINAL BAR IN THE DEN, WOOD WAINSCOTING, BUILT-IN BOOKCASES AND ORIGINAL RANCH-  
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

STYLE LIGHTING FIXTURES  
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

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 T. R. CRAIG RESIDENCE "PEPPERGATE RANCH" IS AN IMPORTANT EXAMPLE OF  
NAME OF PROPOSED MONUMENT  
RANCH STYLE 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 T. R. CRAIG RESIDENCE "PEPPERGATE RANCH" WAS BUILT IN 1939  
NAME OF PROPOSED MONUMENT YEAR BUILT

PAUL REVERE WILLIAMS, RANCH STYLE ARCHITECTURE AND SMALL RANCHES WAS IMPORTANT TO THE  
NAME OF FIRST OR OTHER SIGNIFICANT OWNER

20. DEVELOPMENT OF LOS ANGELES BECAUSE THE HOUSE IS A EARLY EXAMPLE OF RANCH STYLE ARCHITECTURE WHICH BECAME POPULAR IN LOS ANGELES IN THE MID 20<sup>TH</sup> CENTURY. THE ARCHITECT, PAUL R. WILLIAMS, WAS ONE OF THE PREMIER ARCHITECTS OF MID-20TH CENTURY LOS ANGELES. HIS HOMES WERE EACH UNIQUE AND WELL SUITED FOR THEIR SITES. WILLIAMS, WHO WAS THE FIRST AFRICAN AMERICAN ARCHITECT TO BE ELECTED AS A FELLOW OF THE AMERICAN INSTITUTE OF ARCHITECTS, WAS RESPONSIBLE FOR THE DESIGNS OF THE HOMES OF MUCH OF THE AREA'S RICH AND FAMOUS, YET HE ALSO DID WORK FOR MANY LESSER HEELED CLIENTS, AS WELL.. WILLIAMS MAY HAVE MET TALTON CRAIG WHILE HE WAS SUPERVISING THE CONSTRUCTION OF THE CHATSWORTH HOME FOR BARBARA STANWYCK (OAKRIDGE, HCM 484). THE USE OF FLAGSTONE ON THE FAÇADE IS PROMINENT WITH BOTH HOUSES. OAKRIDGE, HOWEVER, IS A MORE FORMAL TWO-STORY STRUCTURE, WHEREAS THE SINGLE-STORY HOUSE AT PEPPERGATE RANCH POSSESSES A MORE INFORMAL FEEL, OF A TRUE RANCH HOUSE, BUILT IN THE OLD HACIENDA STYLE, TYPICAL OF SOME OF THE ORIGINAL ADOBE HOMES FOUND ON THE 19<sup>TH</sup> CENTURY MEXICAN RANCHOS IN EARLY CALIFORNIA. HOWEVER, WILLIAMS CHOSE TO USE THE MODERN RANCH STYLE DESIGN THAT WAS JUST COMING INTO VOGUE DURING THE 1930s. THE RANCH STYLE WAS TO GAIN IN POPULARITY AFTER WORLD WAR TWO AND WOULD BE A VERY POPULAR DESIGN CHOICE IN MANY OF THE NEW SUBDIVISIONS THAT WERE TO SUPPLANT MOST OF THE SMALL SAN FERNANDO VALLEY RANCHES DURING THE POST WAR YEARS. MANY OF THE LARGE HOMES OF THE VALLEY'S RANCH PERIOD WERE LOST AS WELL TO

**CITY OF LOS ANGELES**  
**SIGNIFICANCE WORK SHEET**  
CONTINUED

BOTH RESIDENTIAL AND COMMERCIAL DEVELOPMENTS. THE HISTORY OF THE PEPPERGATE RANCH IS TYPICAL OF THIS TREND. CRAIG SOLD THE SOUTHERN PORTION OF HIS LAND ALONG ROSCOE BOULEVARD CUTTING OFF ACCESS TO THE HOUSE IN THE EARLY 1940S. HE THEN ACQUIRED A 40 FOOT STRIP OF LAND ALONG THE NORTHERN BOUNDARY OF THE ADJACENT RANCH LOT TO THE WEST, CREATING A PRIVATE ROAD FROM VALLEY CIRCLE, WHICH RESULTED IN THE FIRST OF THREE ADDRESS CHANGES TO THE HOUSE. IN 1942 HE BUILT A LARGE CHICKEN HOUSE ON THE EAST END OF HIS RANCH. AFTER THE WAR, HE BOUGHT LAND TO THE EAST FROM THE ORCOTT FAMILY. HE HAD BOUGHT THE ORIGINAL PROPERTY FROM JOHN ORCOTT IN 1938. HE HAD A GUEST HOUSE BUILT ON THAT LAND AND ALSO HAD CLIFF MAY DESIGN AND BUILD AN ENCLOSED LANAI OR PATIO ON THE EAST END OF THE MAIN HOUSE. THE GUEST HOUSE, NOW ALTERED, IS NOT A PART OF THIS NOMINATION. THERE WAS ALSO A STUCCO GARAGE BUILT MIDWAY BETWEEN THE MAIN HOUSE AND THE CHICKEN HOUSE. A SMALL APARTMENT WAS ADDED TO THE GARAGE BY THE SECOND OWNER IN 1958 AND THE GARAGE WAS DEMOLISHED IN 1966. THE SOUTHERN PART OF THE RANCH, INCLUDING THE PREVIOUSLY SOLD PORTION ALONG ROSCOE BOULEVARD, WAS SUBDIVIDED AS WOODLAKE ESTATES IN 1962. A GAP WAS LEFT BETWEEN TWO LOTS TO PROVIDE ACCESS TO THE REMAINING 5 ACRES OF THE PEPPERGATE RANCH, RESULTING IN THE CHANGE TO THE THIRD ADDRESS, NOW ON COMMUNITY STREET. IN 1964, THE REMAINING PORTION OF THE OLD 40 FOOT ROAD FROM VALLEY CIRCLE BECAME A PART OF NEW WESTWOOD ESTATES. FINALLY, IN THE 66, THE REMAINING PORTION OF THE RANCH WAS SUBDIVIDED BY HARNISH BUILDERS AS PINELAKE ESTATES, WITH THE CRAIG HACIENDA AND THE GUEST HOUSE SITES BECOMING SEPARATE LOTS IN THE NEW TRACT No. 28595. TALTON R. CRAIG WAS A SON OF PROMINENT LOS ANGELES LAWYER, WILLIAM T. CRAIG. THE YOUNGER FOUNDED CRAIG MOVIE SUPPLY COMPANY IN 1930. HIS COMPANY SUPPLIED CAMERAS, PROJECTORS AND OTHER FILMING EQUIPMENT TO BOTH THE PROFESSIONALS AND STUDIOS AS WELL AS BEING A PIONEER DISTRIBUTOR OF THE LATEST HOME MOVIE EQUIPMENT, HELPING TO BRING THE MOVIE MAKING ABILITY TO THE AVERAGE FAMILY. HIS HOME IS ALSO SIGNIFICANT, NOT JUST FROM ITS ASSOCIATION WITH PAUL R. WILLIAMS AND CLIFF MAY, BUT ALSO AS ONE OF ONLY A HANDFUL OF THE REMAINING RANCH HOMES THAT HAD BECOME A MAJOR PART OF THE DEVELOPMENT OF THE SAN FERNANDO VALLEY DURING THE MID 20<sup>TH</sup> CENTURY.

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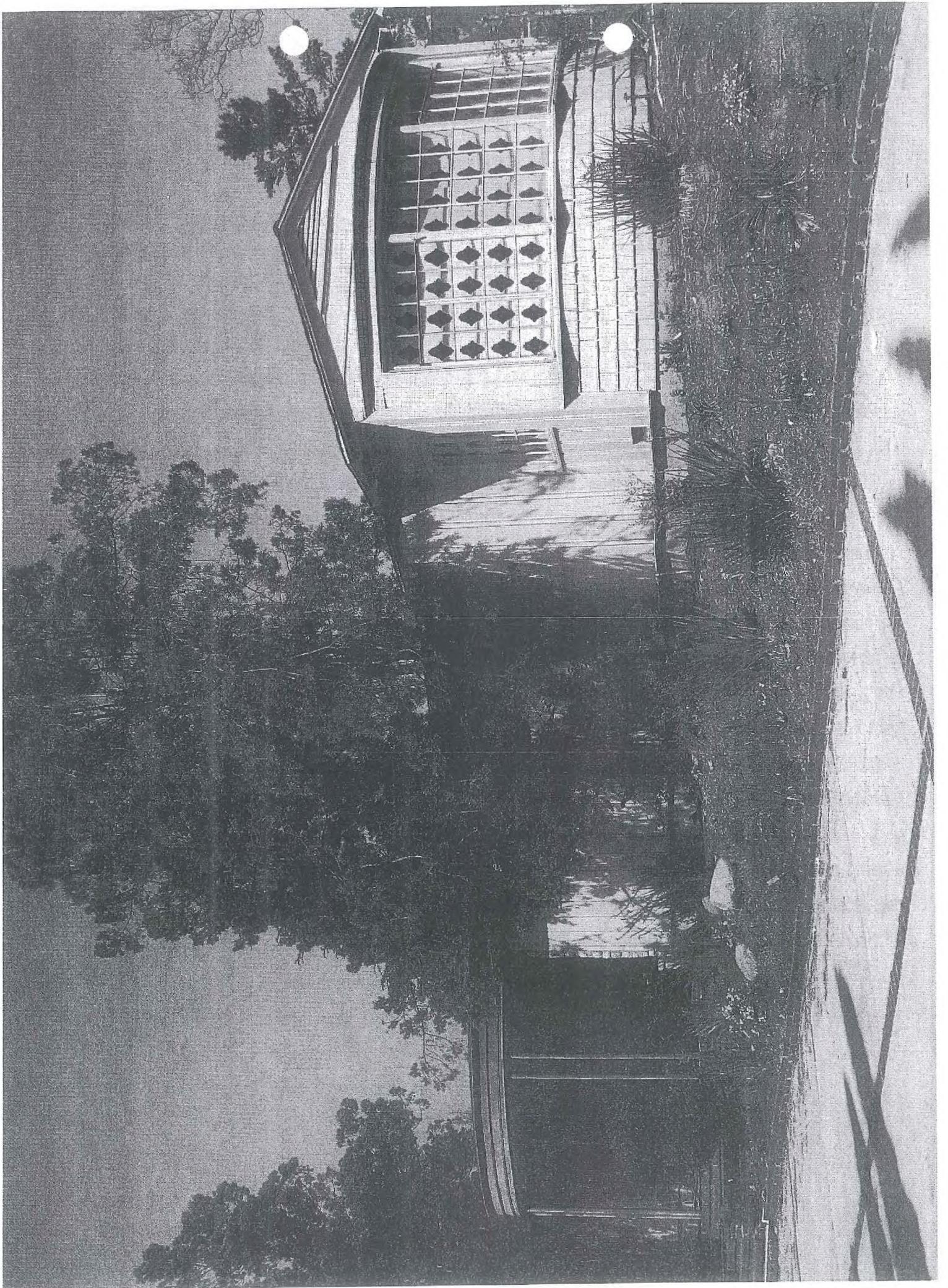
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**Paul R. Williams, Architect**  
**(1894-1980)**

*By Charles J. Fisher*

A native of Los Angeles, Paul Revere Williams was born on February 18, 1894 to Chester Stanley and Lila Wright Williams who had come to Los Angeles from Tennessee. At that time, his father ran a fruit stand at the Old Plaza. Orphaned by the age of 4, Williams was raised by his God Mother, Emily P. Clarkson. Always artistic, Williams determined that he wanted to be an architect while attending Polytechnic High School. His biggest concern was whether he would be able to make a living because he was black at a time when no one had ever heard of an African American architect. Once he made the decision, there was no looking back, as he would strive to be the best in his chosen profession.

After graduating from high school in 1912, Williams attended Los Angeles School for Art to work on his drawing skills and evening classes at the Los Angeles Institute of Beaux Arts Design. He later studied engineering at the University of Southern California.

In 1914, he entered a contest to develop a cohesive design for an intersection sponsored by the Throop Polytechnic Institute (now Cal Tech) of Pasadena. Williams' entry took first place in the "Four Corners Competition" over architects from as far away as Boston. The judging committee consisted of John C. Austin, Elmer Grey and Albert R. Walker. This was to be the first of many awards that Williams was to receive.

He first worked in an architectural office around 1913-14, later for landscape architect Wilbur D. Cook, Jr. until about 1916. He spent the next several years working first in the office of Reginald D. Johnson and finally, John C. Austin, who was one of his "Four Corners" judges, where he worked on a number of prominent buildings, such as the Shrine Auditorium. He passed his architectural exam and received his architectural license in 1921 before leaving Austin's Office in 1922. Austin presented him with a project as a going away present to get his own office started. He soon had a number of projects and in 1922 he opened his first office in the Stock Exchange Building.

On June 27, 1917, he married Della Mae Givens, whom he had met while serving as president of a local chapter of Christian Endeavor. Williams was always rooted in his faith and especially enjoyed designing churches. He and Della would be the parents of two daughters, Marilyn and Norma.

Much of his early work was in the town of Flintridge, which had been subdivided by former U. S. Senator, Frank Putnam Flint. Flint had known Williams when he was a youth selling newspapers at 1<sup>st</sup> and Spring Streets. Among the homes he designed in Flintridge, was a large Spanish Colonial Estate for Flint's brother, banker Motley H. Flint.

Besides Flintridge, many of Williams early residential projects were in new neighborhoods such as Hancock Park and Los Feliz, where he designed such homes as the Blackburn Residence in 1927 and the Victor Rossetti Residence in 1928. Both of those are Spanish Colonial Revival. In 1923 he had garnered critical acclaim in the Los Angeles Times for his design of the English-style John B. Browne House, also in Los Feliz, which was the subject of a two part article in California Southland magazine.

In Hancock Park, Williams designed three homes for the Banning Family in 1929, all of the Old English style with brick facades. This style was one of the earliest ones in a career that was to span 60 years and produce designs for over three thousand buildings from traditional revivals to Post World War II Modernism.

By the 1930s, Williams was well established as one of Southern California's premier architects of high-end housing. By this time, he had a number of commissions in Beverly Hills and Bel Air. One of these was the Beverly Hills home of Lon Chaney, Sr. The actor participated each step of the way as his Italian Renaissance residence was built, often directing the placement of details in Williams' plan. Unfortunately Chaney died before the home was completed. His disheartened widow opted to sell the house when it was finished.

Williams' designs in Bel Air included homes for John A. Zublin (aka Nicolosi Estate, HCM #485) in 1931, CBS President Jay Paley in 1935, the brick faced French eclectic Morris Landau Residence in 1936 and the poured concrete French Provincial style home of philanthropist George Castera, also in 1936. In 1940 he designed the Bel Air home of industrialist, Henry Salvatori

Williams' early work was mostly residential, but he also did some commercial and ecclesiastical work in the 1920s. The Second Baptist Church (HCM #200), which he designed working with Norman Foote Marsh in 1924, the 28<sup>th</sup> Street Y.M.C.A. (HCM #851) in 1925, a Packard automobile showroom in Beverly Hills in 1927, the Hollywood Y.M.C.A. in 1927, a Santa Monica drive in market in 1928 and the H. Claude Hudson Office Building, also in 1928.

In 1929, Williams was the only architect West of Kansas City to be appointed by President Herbert Hoover to the "National Colored Memorial Commission" to design a memorial building for the African American soldiers that fought in World War I. Williams went to Washington D.C. to participate in this project. Years later he opened a branch office in the Nations' Capital to handle several public housing commissions he had been awarded in the area.

The Ford Hacienda in Ojai, built in 1929, utilized the Spanish Colonial Revival style in a sprawling U-shaped home. Ten years later, Williams designed another Hacienda for Talton R. Craig, this time using the Ranch Style.

One of his most publicized projects was the 1931 design for the Colonial Style home of automobile manufacturer Errett Lobban Cord in Beverly Hills. Cord, like Williams, was driven to perfection. As the CEO of Auburn Motors, he was the youngest chairman of a large car company. He and Williams were both 37. Cord had consulted with a number of architects but chose Williams because he knew that the job would be done right the first time. Sadly, the Cord mansion fell victim to developers in 1962. In 1940, he designed a ranch for Cord in Silver Peak, Nevada.

Another house that he worked on was a 1937 home for Barbara Stanwyk, in Northridge, that was later bought by comedian Jack Oakie. The architect of record was Robert Finklehor but Williams was hired as the supervising architect and much of the actual structure bears Williams' design elements. (Oakridge, HCM #484). Today the residence remains as possibly the last vestige of an era of movie stars homes on large estates in the San Fernando Valley.

In the late 1930s, Williams was called upon to design more commercial and institutional projects. The Music Corporation of America complex in Beverly Hill was in 1937, followed by a redesign of the interior as well as additions for Saks Fifth Avenue from 1945-50 and George Washington Carver Junior High School in Los Angeles (1947, additions in 1953). He also designed the First Church of Christian Science in Reno, Nevada in 1938. In 1939 he contributed to the design of a men's dormitory at Howard University in Washington D.C. Williams was by this time becoming known well beyond Southern California.

He did a number of projects in South America, including the Bogota, Country Club in the Columbian capital in 1945 and a tuberculosis hospital in Guayaquil, Ecuador in 1948.

Before and during World War II, Williams designed a number of housing projects, including Pueblo del Rio (400 units in 1940) in Los Angeles, and a 125 unit project in Fort Huachuca, Arizona (1942).

Williams also published several plan books during this period. One was his 1945 "Small Home of Tomorrow", which featured a vast variety of Williams' designs for suburban homes ranging from the traditional to the modern, with emphasis given to the efficient use of space, especially in rooms such as kitchens. All of the designs are by Williams except one that was presented to him by Richard Neutra.

During the first few decades, the Williams family had been living in a Craftsman bungalow in what he referred to as "my small, inexpensive home in a unrestricted, comparatively undesirable section of Los Angeles". Racial covenants were a fact of life and Williams was ineligible to live in the neighborhoods where most of his designs were built, even though he could afford to. One area that was not restricted was the rather affluent Lafayette Square just off Crenshaw Boulevard. In 1950, Williams designed and built his own home, using a Moderne design that gives the home a somewhat nautical look. It stood in contrast with the large mansions in the area, most of which had been constructed while he was just getting started in the architectural field. However, Williams' ability to design made the house (HCM 170) a welcome addition to the neighborhood, where it now stands as a monument to his ability. He centered it around his family, believing that a home is first and foremost, a place where the nuclear family can relax and recharge their spirit.

This was a hallmark of all of Williams' domestic designs, which were so much in demand by the Hollywood crowd. They give a feeling of peace and intimacy in a world that was so often fast paced and a bit uncertain.

Williams went on to do other important projects, including, along with Weldon Becket, William Pereira and Charles Luckman, the iconic Los Angeles Airport Theme Building (HCM 570) and the Los Angeles County Hall of Administration. All the while, he continued designing homes, both large and small, leaving a portfolio of over 3,000 built projects.

Paul R. Williams passed away on January 24, 1980. His funeral was held at the First A. M. E. Church, which he had designed in 1963.



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November 15, 2010

Mr. Dodd J. Harris and Dr. Elizabeth Harris  
8431 Pine Lake Drive  
West Hills, CA 91304

Dear Mr. Harris and Dr. Harris:

I am very pleased to learn that you are seeking a Historic-Cultural Monument designation from the City of Los Angeles for your house, Peppergate Ranch, designed by Paul Revere Williams. As Project Director for the Paul R. Williams Project, I enthusiastically endorse your application and urge the Cultural Heritage Commission to act favorably on it.

Peppergate Ranch built for T.R. Craig is one of the few remaining examples of the transitional hacienda/ranch style houses designed by Paul R. Williams. Although the California ranch became nearly ubiquitous in the early post-World War II era, its derivation from the indigenous hacienda houses was not commonly observed. Williams' pre-war hacienda ranch houses, of which the Craig/Harris residence is one of the best examples, were faithful to the early California buildings with, in this case, the exception of the architect's signature rounded forms, which he appears to have used primarily to emphasize the views from the interior, echoing the bowed windows in exterior porticos and in the shape of pool and landscaping features. His use of the rounded forms makes this house unique among Williams' ranch style buildings.

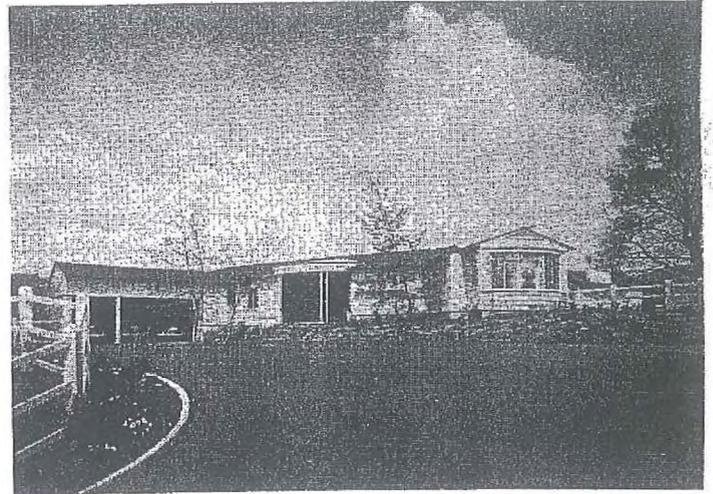
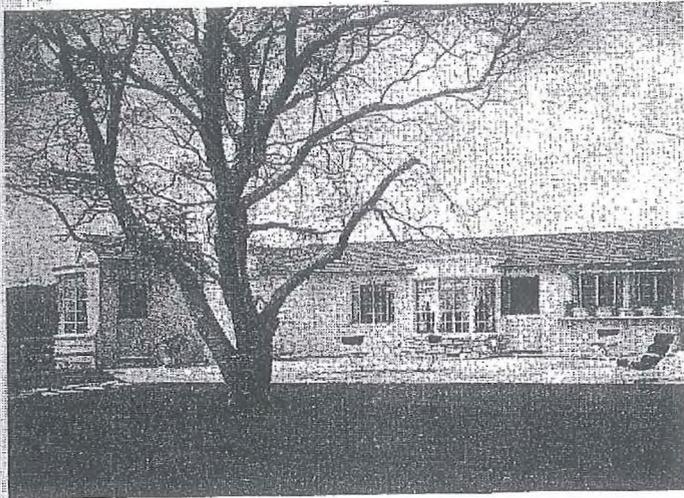
Although the house has been altered, most conspicuously by Cliff May, the changes have not modified the essentials of Williams' design. Indeed, the May addition simply surrounds one façade of the original building, leaving its features intact.

I commend you for your stewardship of this house at a time when many of Williams' buildings are threatened.

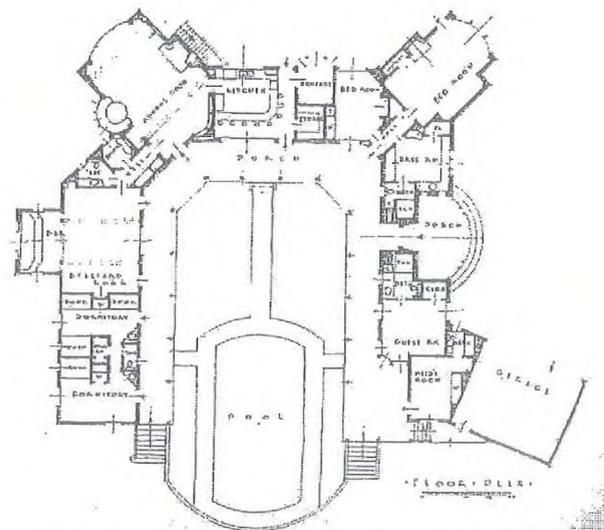
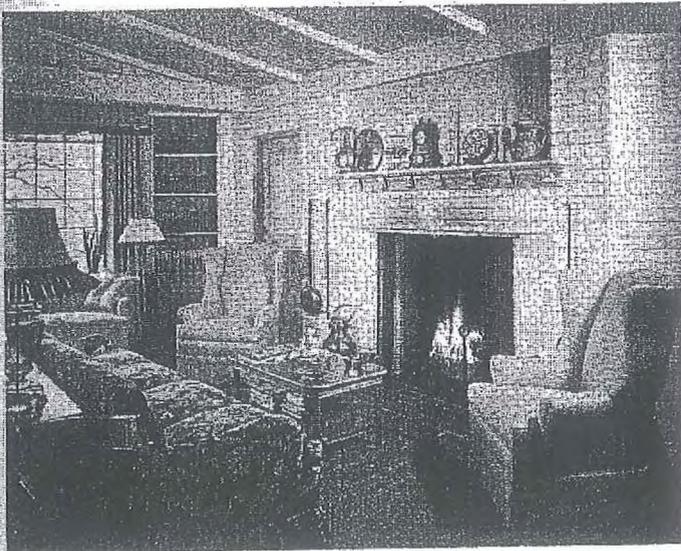
Sincerely,

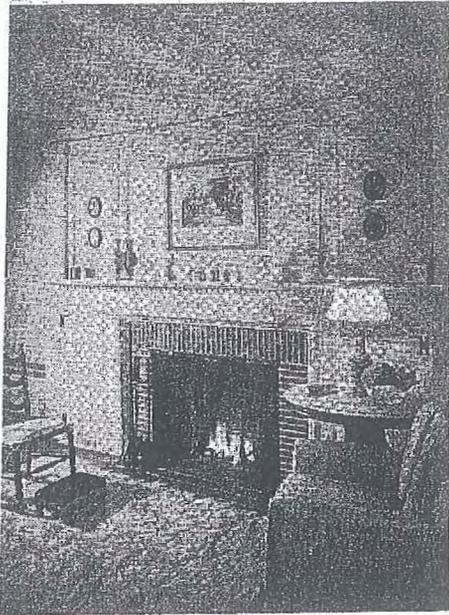
Leslie Luebbers, PhD  
Project Director, Paul R. Williams Project  
Director, Art Museum of the University of Memphis

# THE RESIDENCE OF MR. AND MRS. T. R. CRAIG, CHATSWORTH, CALIFORNIA



Fred Dapprich



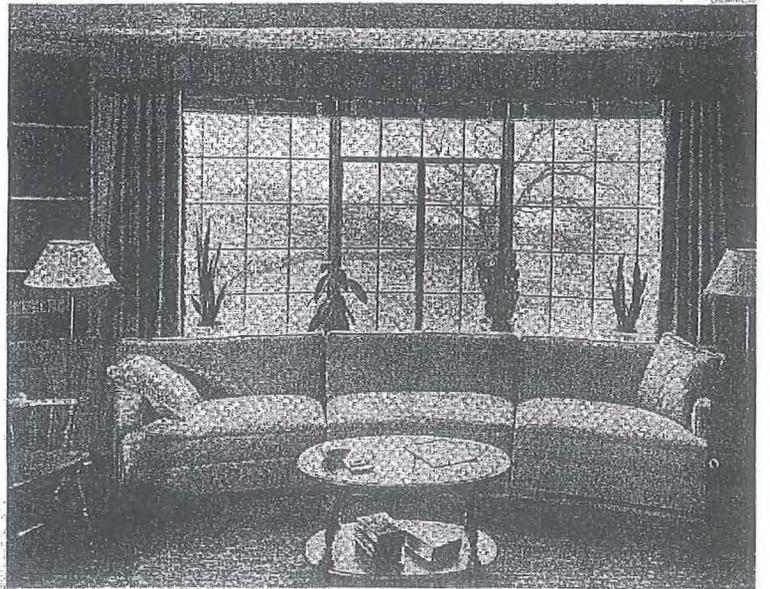
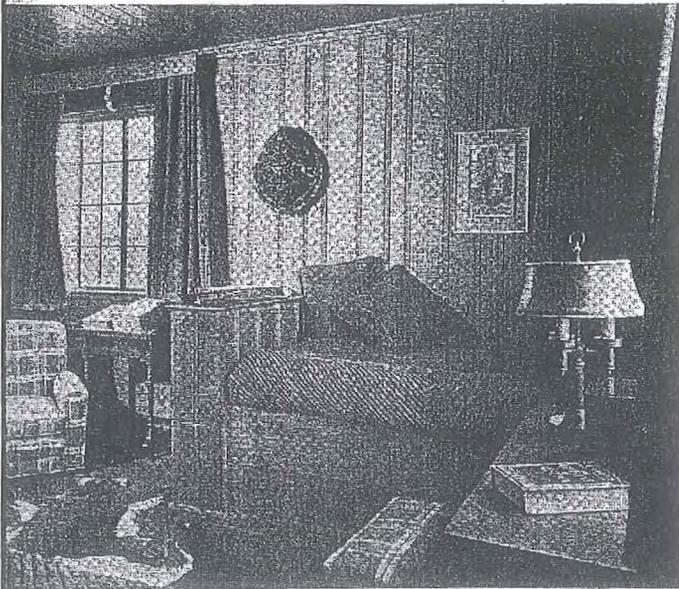


PAUL R. WILLIAMS, A.I.A. . . . . ARCHITECT

JOHN F. LUCCARENI, A.I.D. . . . . DECORATOR

This California rancho type house situated on a knoll overlooking a broad valley is typical of the early hacienda. The general plan in the shape of a "U" embraces a large swimming pool. The exterior is finished in an interesting combination of stucco, vertical boarding, and stone veneer. The interiors are treated with charming informality. In the living room, textured draperies in beige blend with the old yellow of pine furniture and a rug in cranberry tones.

The walls of the boys' dormitory are panelled in pine with the ceiling painted dull red. The general interior adeptly combines white painted brick, acid treated pine panelling, and textured plaster. The entire house lends itself to graceful, expansive living.



# Better Homes

and Gardens

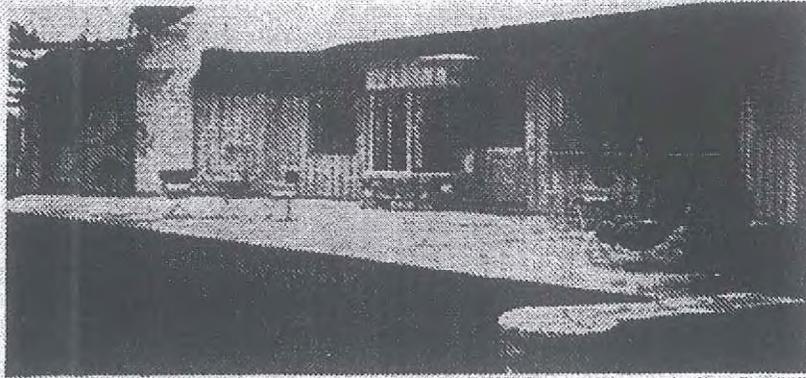
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... TO THE ...  
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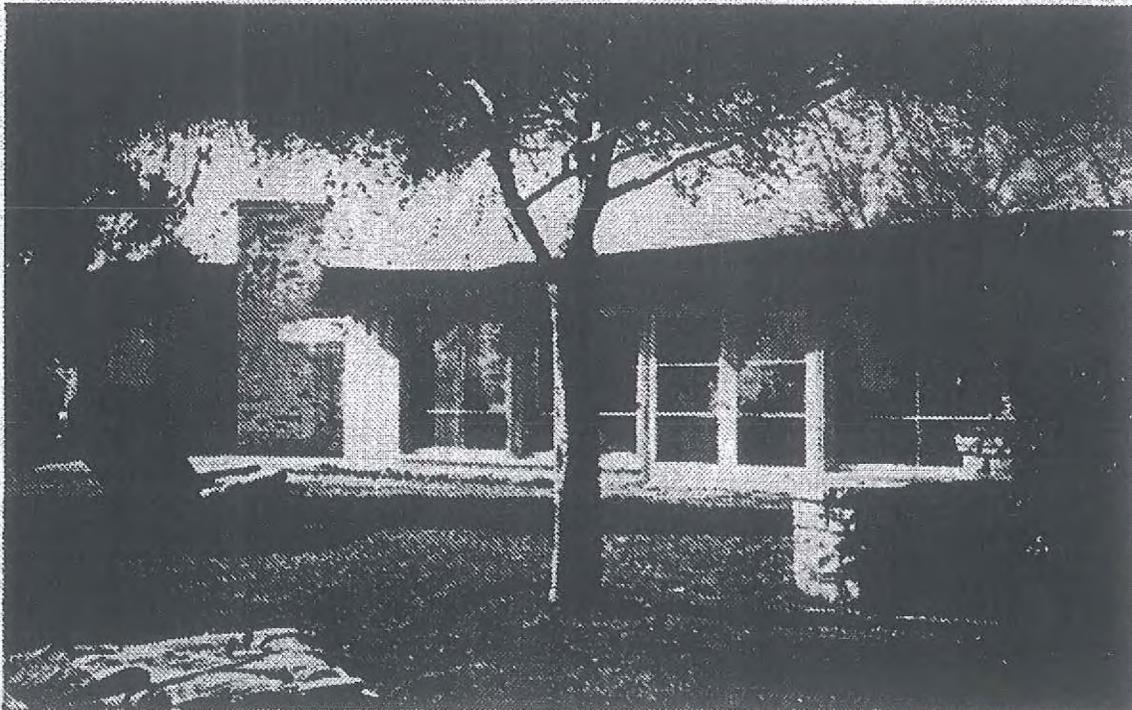
# Once a terrace...



Photographer: Harry Easton/Bea

# Now a porch!

By Elizabeth Gilrain



The Craigs had a terrace at the rear of their house, but needed more useful living space. The concrete made an excellent subfloor. Now the Craigs still have enough terrace (far left) to enjoy, and a patch

besides. Large glass areas are in scale with the rest of the house, are easy to see out of, and easy to keep clean. Getting an attractive pitch for the roof was the big problem, solved with a low shed roof

**Y**OUR terrace can become another all-weather living room—without too much expense, and without spoiling the lines of the rest of your house.

Take the home of Mr. and Mrs. Talton R. Craig, Sr., in Canoga Park, California. There an odd-job room was needed—for reading, lounging, and entertaining guests.

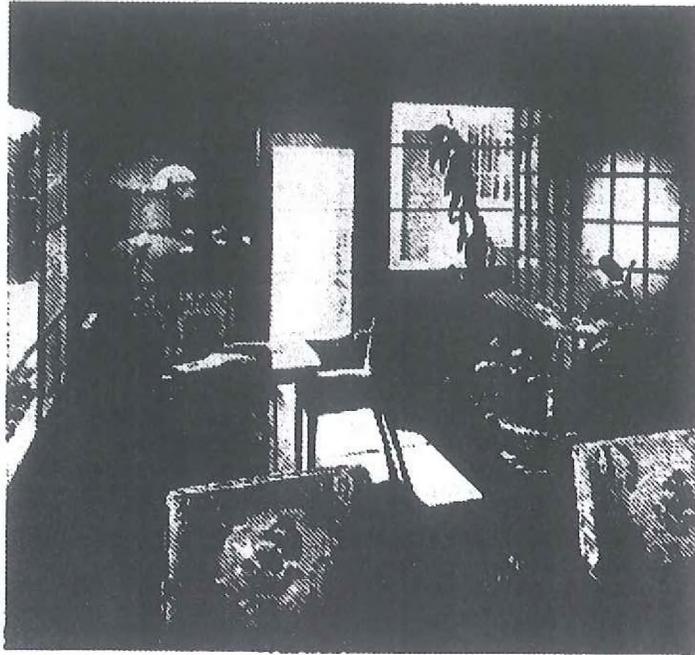
The designer, Cliff May of Los Angeles, solved the problem by planning a porch that enclosed most of the original terrace.

The porch is built from the same materials as the house itself, and is tied in so skillfully that it looks as if it had always been there. Its long glassed wall keeps out the weather without shutting out sunlight or view.

More on page 20

# Terra into porch

Reprints on page 18



Translucent glass in the bay window of the breakfast alcove permits light to enter, but provides privacy from the porch. Planting box at base of bay helps maintain the outdoorsy feeling on the porch. Interior walls are flush paneled; floor is asphalt tile; ceiling beams are exposed.



Both ends of the porch taper into a V where the porch joins the house. At one end is a combination magazine rack, display shelf, and storage unit. Backs of the three racks are sloped so magazines stand upright. Note space heater which is built into storage unit between two cabinets.



CIVIC LEADER GOES  
TO FINAL REWARD



William T. Craig

## LAST RITES FOR CRAIG ANNOUNCED

*Funeral Services to be  
Conducted Tomorrow for  
Los Angeles Attorney*

Funeral services will be conducted tomorrow at 11 a.m. at Pierce Brothers funeral chapel for William T. Craig, attorney and civic leader, who died Wednesday at the Methodist Hospital.

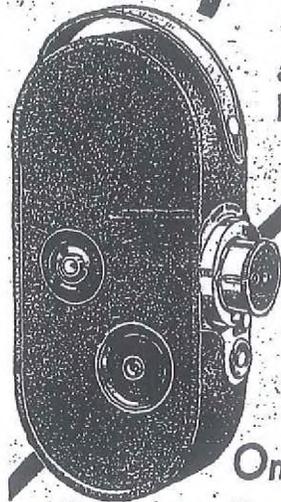
Mr. Craig, who had been failing in health, suffered a stroke about ten days ago. He leaves his widow, Mrs. L. Etta Craig, who resides at the family home, 528 South Harvard Boulevard, and a son, Talton R. Craig. He had three brothers: Judson L. Craig of Stockton, and George P. and Frank Craig of San Francisco.

Mr. Craig played a prominent part in the legal, fraternal and civic life of Los Angeles during the past thirty-six years. He was born at Watsonville in 1866 and received his early education in Santa Cruz and San Francisco, following which he graduated from the University of California in 1889 with the degree of Ph. B. He also attended Hastings College of Law. He was admitted to the bar in 1890 and in 1892 came to Los Angeles. One of the organizers of the Los Angeles Wholesalers' Board of Trade in 1900, he had served as attorney for that organization since that time. For the past several years he had been a director of the United States National Bank.

Mr. Craig was a thirty-third degree Mason, member of the Shrine, Native Sons of the Golden West, University Club, South Coast Yacht Club, Masonic Club, the local, State and national bar associations, the Los Angeles Chamber of Commerce. He was formerly a civil service commissioner for the city and was associated in the practice of law with Senator Frank C. Weller.

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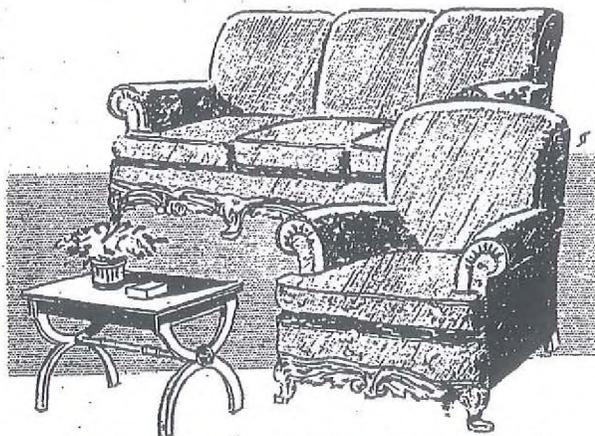
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**TAKES VOWS**—Before her recent marriage in the Westwood Hills Community Church, Mrs. Dorothy A. Grosenbaugh was Lois Wilkins. Mr. and Mrs. Grosenbaugh will soon receive their friends at home in Long Beach. *Curtis photo*

## Wynn Patrick Goes to Altar

Amid spring flowers in a suite of the St. Francis Hotel in San Francisco, Wynn Craig Patrick, daughter of Mr. and Mrs. Talton R. Craig of Peppergate Ranch, Canoga Park, became the bride of Ensign John Farley Reed.

The bride was attended by her aunt, Mrs. Rose Opfergelt. A wedding supper was served to 15 guests in the Mural Room of the St. Francis.

The bride was graduated from Westlake School for Girls and attended Holmby College. Ensign Reed was graduated from the University of California, Los Angeles campus, and Norman Law School in Oklahoma.

## MIRACLE

# Men Shift Big Bridge Falsework

Illustrated on Page 3, Part I

An engineering miracle was being performed in Pasadena yesterday by Robert Boyd, construction superintendent of the new Colorado St. Bridge project, as an entire 500-ton steel "falsework" inched out from under the main archway of the bridge to furnish support for a paralleling twin span.

The big framework, topped by wooden forms for the pouring of the final 24-foot-wide bridge arch itself, is moving 65 feet on 10 greased 12-by-12-inch "tracks" which were incorporated with the original building of the falsework.

### First in History

It's the first time in bridge-building history that such a feat has been attempted with a structure of anything like the size and weight of the Pasadena span's main archway's temporary underplumbings.

The framework is 320 feet long and nearly 70 feet high from the lowest point of the Arroyo Seco channel bed to the bridge summit—and would itself be considered quite a bridge support in the minor leagues of engineering.

There are 10 "pressure points" at which steel cables have been fixed to nudge the frame sideways toward the footings of the other span project. Men on hand winches, favored by a 24-to-1 gear ratio, provide the moving power. Machinery wouldn't have the proper "feel," Boyd figures, and the entire structure might be inadvertently pulled apart by sheer applied power.

### Several Weeks Saved

Already the moving job has been under way five working days and it would be completed before Monday. But the process is saving some six or eight weeks from the time it would have taken to tear down the falsework and rebuild into new forms.

Special screw-jacks, also built into the original structure, were lowered a matter of inches to separate the wooden forms from the weight of the completed concrete arch.

## T. R. Craig, Head of Film Supply Company, Dies

Talton Robert Craig, 64, manufacturer and distributor of photographic equipment and supplies and member of a pioneer California family, died Wednesday night in Glendale Community Hospital.

Mr. Craig was the president of the Craig Movie Supply Co., 1033 S. Olive St., and was founder of the Craig Manufacturing Co. and the Craig Letter Co.

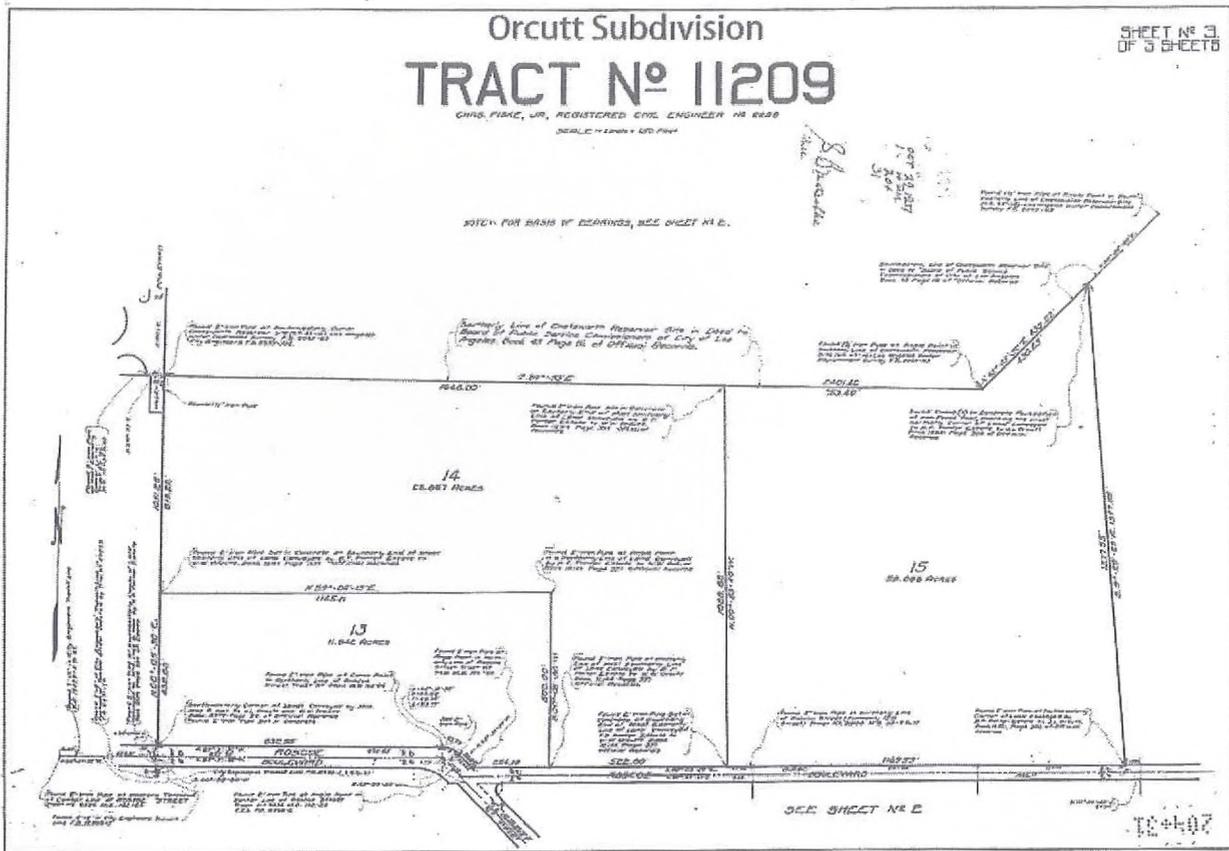
He was born in Los Angeles Oct. 11, 1857, the son of the late Atty. William T. Craig, and grandson of an early day San Francisco judge.

### Worked as Engineer

He attended New Mexico Military Institute and the University of Southern California and worked as a construction engineer for several years after his university graduation.

Mr. Craig, who resided at 2414 Valley Circle, Canoga Park, was a member of the Jonthing Club, the Los Angeles and Hollywood Athletic Clubs, the Pacific Coast Club, the Army Ordnance Association, the National Photographic Dealers Association and the Photographic Manufacturers and Distributors Bureau.

Funeral services await the return of his widow, Mrs. Helen M. Craig, and his daughter, Mrs. Winifred Reed, who are now in Rome on a European tour. He also leaves a son, T. Robert Craig Jr., and five grandchildren.

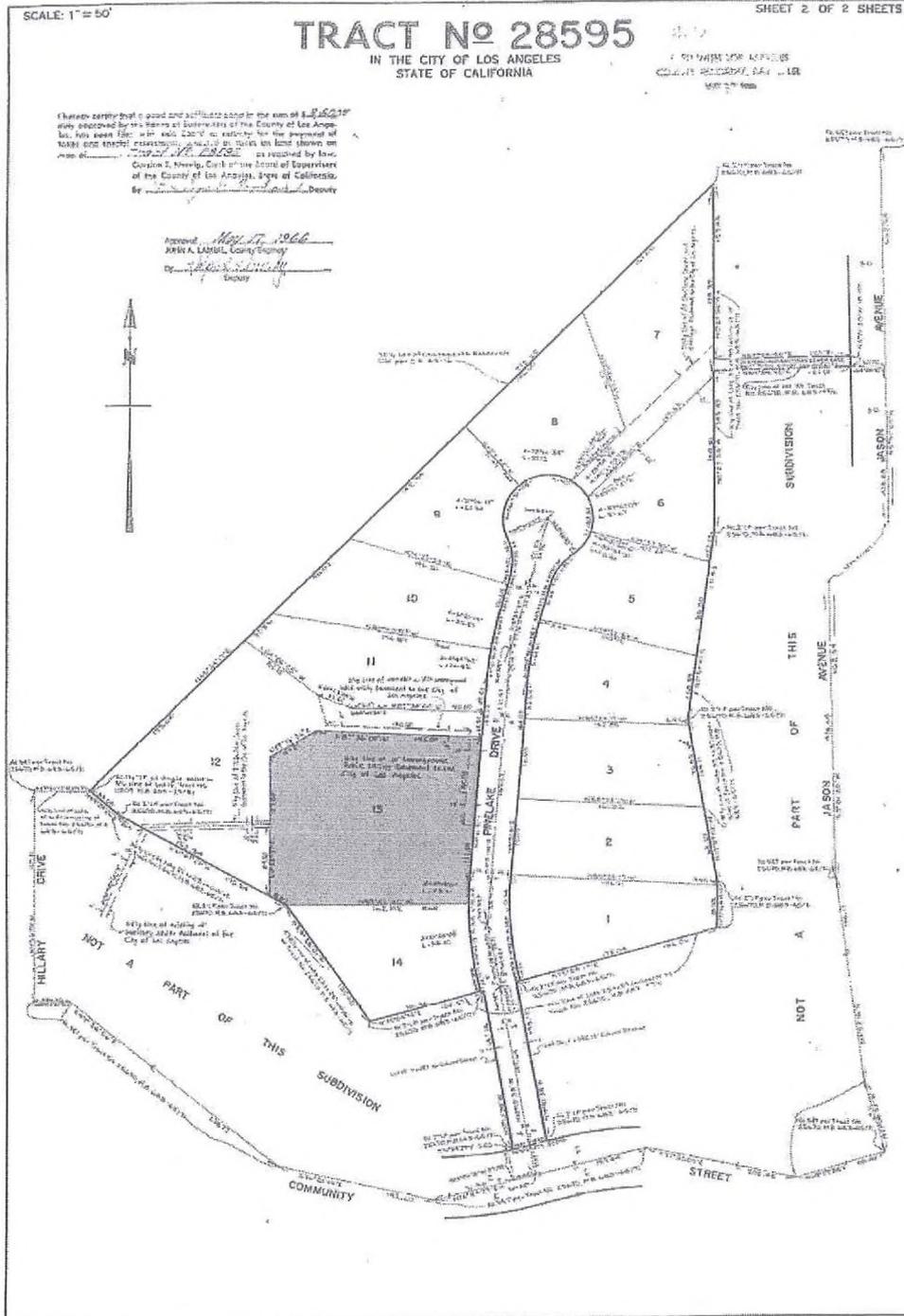


The Craig Hacienda was built in the Northern triangular portion of Lot 15 of Tract No. 11209, which was a subdivision of various large parcels that had been purchased for the Orcutt Ranch (HCM 31), which was known as the Rancho Sombra del Roble. The 29 acre parcel that composed Lot 15 had been acquired by John Orcutt from his father, William, on December 27, 1935. After the tract was subdivided in 1937, Orcutt sold Lot 15 to Talton R. Craig. The original address was at 23501 Roscoe Boulevard. Craig sold the Southern portion of the land around 1940 and bought the North 40 feet of Lot 14, which he used for a private road under the second address, 8414 Valley Circle Boulevard. He also purchased additional acreage to the East of Lot 15 from the Orcutt's on which he had a guest house built in 1947. The Ranch was in the community of Chatsworth, but Craig used the Valley Circle address in Canoga Park. Today the area is designated as the community of West Hills.

Pinelake Estates

BOOK 153 PAGE 56

SHEET 2 OF 2 SHEETS



The remaining portion of Peppergate Ranch was subdivided into Tract No. 28595, known as Pinelake Estates, in 1966 by Harnish Homes. The Craig Hacienda remains on Lot 13 of the new subdivision. What is now Pinelake Drive, was the new driveway for Peppergate Ranch when Tract No. 25670, Woodlake Estates, was subdivided in 1963. This gave the property its third address, 23431 Community Street. The current address at 8431 Pinelake Drive was established with Pinelake Estates. Craig's guest house is located at 23424 Community Street, on Lot 192 of Tract No. 25670 and is not a part of this nomination.

# Canoga Park Project Offers Air Conditioning

Pinelake Estates, a newly opened, 14-home balanced power development is located on rolling hills at 8426 Pinelake Dr., Canoga Park.

A project of Inger E. Jensen, the custom-featured residences are tailored to individual lots with models open daily for

public viewing. Designed by William Cloyd, homes are available in six exterior styles, including Hawaiian modern, provincial rustic, traditional Cape Cod, Mediterranean and classic Spanish.

Floor plans cover three to five-bedroom selections with master suites, separate dining rooms, family rooms, wet bars, powder rooms, two to four baths and two and three-car garages.

All homes, priced from \$44,500 to \$52,500, are air conditioned and offer from 2,250 to 2,600 square feet of living space in one and two-story designs.

Pinelake Estates can be reached by driving west on Ventura Freeway to Topanga Canyon Blvd., north to Roscoe Blvd., west to Jason Ave., north to Community St. and west again to Pinelake Dr.

**Building Permit History**  
**8431 Pinelake Drive**  
**West Hills**

- May 10, 1939: Building Permit No. 18580 to construct a 1-story 87' X 105', 12-room stone and wood residence and garage on the NE Portion of Lot 15, Tract No. 11209, Orcutt Subdivision, at 23501 Roscoe Boulevard.  
Owner: T. R. Craig  
Architect: Paul R. Williams  
Engineer: None  
Contractor: R. R. Howden  
Cost: \$18,000.00
- August 3, 1939: Building Permit No. 30435 to construct a 20' X 45' concrete swimming pool.  
Owner: Mr. T. R. Craig  
Architect: B. L. Bainbridge  
Engineer: Peter Whitehall  
Contractor: The Bainbridge Co.  
Cost: \$1,800.00
- September 11, 1939: Building Permit No. 40034 to tile baths and pool.  
Owner: T. R. Craig  
Architect: None  
Engineer: None  
Contractor: The Bainbridge Corp.  
Cost: Not Shown
- October 14, 1942: Building Permit No. 12089 to construct a 1-story 26' X 60' frame on concrete slab chicken shed at 8414 Valley Circle Street.  
Owner: T. R. Craig  
Architect: None  
Engineer: None  
Contractor: The Ted R. Cooper Co.  
Cost: \$80.00

- January 17, 1947: Building Permit No. UNKNOWN to construct a 1-story 44' X 14' frame addition creating patio enclosure. (Dated from original plans for enclosure.)  
Owner: Talbert R. Craig  
Architect: None  
Engineer: None  
Contractor: Cliff May  
Cost: \$1,683.00
- January 15, 1958: Building Permit No. VN04962 to construct a 1-story 10'6" X 18' frame addition and enlarge kitchen.  
Owner: Mr. & Mrs. John Reed  
Architect: None  
Engineer: None  
Contractor: Leslie M. Flinn  
Cost: \$2,800.00
- October 28, 1960: Building Permit No. VN68634 to install interior partitions to form kitchen & living room in 25' X 75' private garage. Planning approval required-private street. Refer to VN/4962/1958 for work on main house.  
Owner: Mr. John Reed  
Architect: None  
Engineer: None  
Contractor: Malven & Nicklas  
Cost: \$3,000.00
- January 8, 1964: Grading Permit No. VN55835 to cut and fill 80,000 square feet of earth in preparation for homesites in Tract No. 27452, New Westwood Estates.  
Owner: Marla Investment C. % Ronald Investment Co.  
Architect: L. M. Nerenbaum and Associates  
Engineer: None  
Contractor: Twining Laboratories  
Cost: \$46,000.00 Bond

- April 21, 1966: Grading Permit No. LA23566 to cut and fill 16,000 cubic yards for tentative tract at 23431 Community Street.  
Owner: Harnish Builders, Poul O & Inger E. Jensen  
Architect: Jennings Engineering Co.  
Engineer: Geotechnical Consultants, Inc,  
Contractor: Not Selected  
Cost: \$13,000.00 Bond
- April 21, 1966: Building Permit No. LA23576 to demo detached garage and leave dwelling with attached garage.  
Owner: Paul O. Jensen  
Architect: None  
Engineer: None  
Contractor: Owner  
Cost: \$450.00
- June 27, 1966: Building Permit No. LA27974 to construct a 52' between Lots 13 and 14 of Tract No 28595, Pinelake Estates.  
Owner: Paul O. Jensen  
Architect: None  
Engineer: Damian W. Holther  
Contractor: Owner  
Cost: \$925.00
- December 13, 1988: HVAC Permit No. H0588P0308 to install a split system heat pump at 8431 Pinelake Drive.  
Owner: Paul Golding  
Architect: None  
Engineer: None  
Contractor: Executive Air  
Cost: Not Shown

- December 13, 1988: Electrical Permit No. WO06030051 to install a 200 amp circuit board and upgrade wiring for new HVAC at 8431 Pinelake Drive.  
Owner: Paul Golding  
Architect: None  
Engineer: None  
Contractor: Executive Air  
Cost: Not Shown
- May 22, 1989: Plumbing Permit No. P040589R1395 re-pipe master bathroom.  
Owner: Paul Golding  
Architect: None  
Engineer: None  
Contractor: Owner  
Cost: Not Shown
- May 24, 1989: Building Permit No. VN62779 to move toilet and sink, rearrange bathroom partition walls to produce hallway at 8431 Pinelake Drive.  
Owner: Paul Golding  
Architect: None  
Engineer: None  
Contractor: Owner  
Cost: \$1,000.00
- May 24, 1989: Electrical Permit No. WO06010452 to reroute electrical circuit to walls.  
Owner: Paul Golding  
Architect: None  
Engineer: None  
Contractor: Owner  
Cost: \$1,000.00
- July 17, 2008: Building Permit No. WO84213476 to pull permit for earthquake valve installed.  
Owner: Fay R. Brown, Trustee, Brown Family Trust  
Architect: None  
Engineer: None  
Contractor: Metro Retrofitting, Inc.  
Cost: Not shown

2

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

Page

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 Department of Building, for a building permit in accordance with the description and for the purpose specified on the form. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be read and explained in detail to the officer of the permit.  
First: That the permit does not grant any right or privilege to erect any building or other structure thereon, or to use 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, unless it is so used 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 premises included in such permit.

Lot No. N. E. Cor. of lot 15 in 11209  
M. B. 704-29.51

Tract: \_\_\_\_\_

Location of Building 23501 Roscoe Blvd.  
(House Number and Street)

Approved by  
City Engineer

Between what cross streets: \_\_\_\_\_

USE INK OR INDELIBLE PENCIL

- Purpose of building Five Res & Gar RA 2 car Families 1 Rooms 12  
(Type, business, apartment house, hotel, or any other purpose)
- OWNER (Print Name) J. R. Grant Phone \_\_\_\_\_
- Owner's address 650 Winfield Rd
- Certificated Architect Paul P. Williams State License No. B1086 Phone 3-1262
- Licensed Engineer \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_
- Contractor R. R. Bowden State License No. 50816 Phone ND 6657
- Contractor's address 650 Winfield Rd OKW/AT
- VALUATION OF PROPOSED WORK (Including all labor and material and all permanent fixtures, heating, ventilation, water supply, plumbing, fire equipment, electrical wiring and/or elevator equipment therein or thereon) \$ 18,000.
- State how many buildings NOW on lot and give use of each. none  
(Store, business, apartment house, hotel, or any other purpose)
- Size of new building 8' x 105' No. Stories 1 Height to highest point 16' Size lot 7.5 acres
- Type of soil Decomp. granite foundation (Material) concrete Depth in ground 8"
- Width of footing 1'4" to 1'9" Width of foundation wall 8 1/2" Size of redwood sill 2 x 6
- Material exterior wall Stone & Wood Size of studs: (Exterior) 2 x 6 (Interior bearing) 2 x 4
- Joint: First floor 2 x 6 Second floor rafters 2 x 4 Material of roof Shingle
- Chimney (Material) brick Size Flue \_\_\_\_\_ No. inlets each flue 1 Depth footing in ground 12"

I have carefully examined and read the above completed Application 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 Ordinance and State Laws.

Plans, Specifications and other data must be filed if required. J  
Sign here R. R. Bowden  
(Name of designated Agent)

PERMIT NO.  18580	FOR DEPARTMENT USE ONLY			5700 RECEIVED
	Plans and Specifications checked	Fee	Fee	
	<u>Approved</u>	<u>no</u>	<u>no</u>	
	<u>Approved</u>	<u>no</u>	<u>no</u>	
	<u>Approved</u>	<u>no</u>	<u>no</u>	
	<u>Approved</u>	<u>no</u>	<u>no</u>	
	<u>Approved</u>	<u>no</u>	<u>no</u>	

FOR DEPARTMENT USE ONLY

Application	Fire District	Edg. Line	Force Draft Ventil.
Construction	Zoning	Street Widening	

(1) **REINFORCED CONCRETE**  
Barrels of Cement.....  
Tons of Reinforcing Steel.....

(2) The building referred to in this Application will be more than 100 feet from \_\_\_\_\_ Street  
Sign Here.....  
(Owner or Authorized Agent)

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.  
Sign here.....  
(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.....  
(Owner or Authorized Agent)

REMARKS:

PLAN CHECKING  
RECEIPT NO. 28150  
VALUATION \$ 19000.00  
FEE PAID \$ 3000

PAPER NO. 362047-48 61

BLDG. SLIP L. A. County Assessor's Office

BOOK PAGE 33

ST. NO. 8414 VALLE, CIRCLE DR

TRACT 11209 2005-15-83  
 LOT COM AT MOST N COR LOT 15 TH SW 430 FT  
 TH SE 33 FT TH SE 170 FT TH SE 130 FT TH  
 NE TO E LINE SD LOT ETC PART OF

LOT NO. 15 BLOCK NO. APPRAISED BY *Agencia* DATE 7/17 1956

<b>CLASS</b> Bungalow <input checked="" type="checkbox"/> ADD Single Double Residence California Garage Shed Store Bungalow Court Flat Apartment No. Units Area per Unit Room Pib. Fixt.	<b>EXTERIOR</b> 1 1/2 2 3 Story Stucco Rustic Shakes, B & B Siding Shingle Sheet Steel Vertical Siding Asbestos Siding Brick Veneer Corrugated Iron Flat Galv. Iron Corr. Aluminum Transite Frame: Wood Steel	<b>HEATING</b> Fireplace Single Dbl. Gas Furnace: Blower Gravity Elec. Heaters Floor Furnace Wall Heaters Radiant Heat Air Cond: Insulation	<b>EXT. FEATURES</b> Sash: Wood Alum. Steel Spouts Trim: Stone, Wood, Brick Cornice Boxed
	<b>ROOF</b> Flat 1/4 1/2 3/4 Hip Shed Monitor Gables Dormer Sawtooth Shingle Shakes Gravel Sheet Steel Slate Corrugated Iron Flat Galv. Iron Corr. Aluminum Composition Compo Shingle Asbestos Shingles Transite Tile Trim Tile 1/4 1/2 3/4 Full Wood Steel Truss Span ft.	<b>PLUMBING</b> No. of Fix. White Colored Bath Tile Floor Tile/Tub Tile Walls Height Shower Over Tub Stall Tile Walls Glass D'r. Pull'n	<b>INSIDE FINISH</b> Plaster Sand, Putty Interior Stucco Knotty Pine Ply-Bd. Gypsum Celotex Walls: Panelled Paint, Paper, Unfinished W'dwork Plain, Orn. OPEN CEIL BUILT-INS Garbage Disposer Dishwasher Oven - Gas, Elec. Plate - Gas, Elec. 10¢ per cent 1-14-58 1947 BUILT
<b>FOUNDATION</b> Concrete Brick Hillside Stone Cross Walls Wood Steel Joists Piers	<b>BASEMENT</b>	<b>LIGHTING</b> M	Depr. Rate 7%

	B	1	2	3	BUILDING VALUE
Living Room		1			Year 1957
Living-Dining Combination					Sq. ft. 161
Bedrooms					@ \$ 300
Dressing Rm.					Build. Value 1683
Bathroom					Bas't. Value
" No Tub					Garage Value
Kitchen					Office Value
Drain Board					
Tile, Formica					
Bfst. R. or N.					
Plank ( )					
Hwd. Floors					
Hwd. Doors					
Hwd. Finish					
Appr.	Date	%	P.C. Val.		
					Total Value 1683

Year	Depr.	Spec. Depr.	Depr. Value	Assessed Value	Year	Depr.	Spec. Depr.	Depr. Value	Assessed Value
1957		111	1868	930					

76B801A 6A 1 1

LOCATION IF CUT

BY

DATE

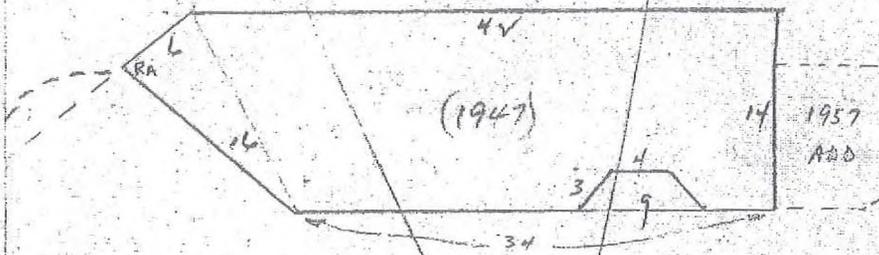
E. ON M.B. ON *face*

*Colbert*  
*65-3-26*  
BY

DATE

$$14 \times \left( \frac{4 \times 3}{2} \right) - \left( \frac{9 \times 4}{2} \times 3 \right) = 513$$

$$\frac{48}{\sqrt{2} \times 16}$$



1939 BUNG

< POOL HERE >

FIELD  
(PICKED UP ON TA CUT)

	Fdn.	Frame	Roof	Plaster	Trim	Paint	Plb.	Ltg.
Date								
OWNER'S NAME	CRAIG							
V.F. CHECKED								
PERMIT NO.								
DATE								
AMOUNT								
COMPT. CHECKED	97							
E. ON M.B.	<i>Jackson</i>							
DATE	10-16-56							

Form B-95a

CITY OF LOS ANGELES  
Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

Issued

May 7, 1958

Address of Building

Shil Valley Circle Blvd.

Permit No. and Year

VM4962/58

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

10'6x18' Living Area addition to the existing 1 Story, Type V, Single Family Dwelling and attached Garage, R-1 occupancy.



G. E. MORRIS,  
Superintendent of Building

By James B. Cochran



July 28, 2010  
**Document Report**

**Documents**

**Document Number(s)**

1939LA30435

**Record Description**

Record ID: 8103412

Doc Type: BUILDING PERMIT

Sub Type: BLDG-NEW

Doc Date: 08/03/1939

Status: None

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Comments: This document shows the following information: Type Const 1 = D.

**Property Address(es)**

23501 W ROSCOE BLVD

**Legal Description(s)**

Tract:

Block: Lot: Arb:

Modifier: Map Reference:

**Film RBF**

Type: HIST P1310; 001; 0641



July 28, 2010  
Document Report

**Documents**

**Document Number(s)**

1939LA18580

**Record Description**

Record ID: 8103411

Doc Type: BUILDING PERMIT

Sub Type: BLDG-NEW

Doc Date: 05/10/1939

Status: None

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Comments: This document shows the following information: Type Const 1 = D;

Stories = 1; Units Total = 1.

**Property Address(es)**

23501 W ROSCOE BLVD

**Legal Description(s)**

Tract:

Block: Lot: Arb:

Modifier: Map Reference:

**Film RBF**

Type: HIST P1305; 002; 0627



July 28, 2010  
**Document Report**

**Documents**

**Document Number(s)**

1938LA38532

**Record Description**

Record ID: 8103413

Doc Type: BUILDING PERMIT

Sub Type: BLDG-NEW

Doc Date: 10/02/1938

Status: None

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Comments: This document shows the following information: Type Const 1 = D;

Stories = 1; Units Total = 1.

**Property Address(es)**

23501 W ROSCOE BLVD

**Legal Description(s)**

Tract:

Block: Lot: Arb:

Modifier: Map Reference:

**Film RBF**

Type: HIST P1313; 001; 0380



July 28, 2010  
**Document Report**

**Documents**

**Document Number(s)**

1939LA40034

**Record Description**

Record ID: 8103414

Doc Type: BUILDING PERMIT

Sub Type: BLDG-ALTER/REPAIR

Doc Date: 10/11/1939

Status: None

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

**Property Address(es)**

23501 W ROSCOE BLVD

**Legal Description(s)**

Tract:

Block: Lot: Arb:

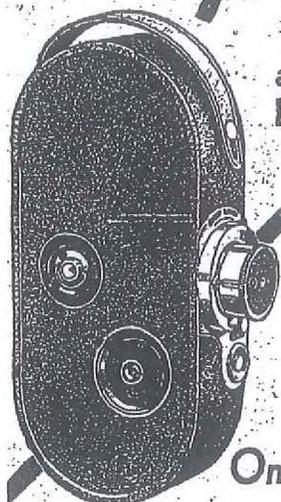
Modifier: Map Reference:

**Film RBF**

Type: HIST P1313; 002; 0919

# Anybody

can operate it  
and take "Movies" of theatre-  
like beauty and brilliance, with



The NEW

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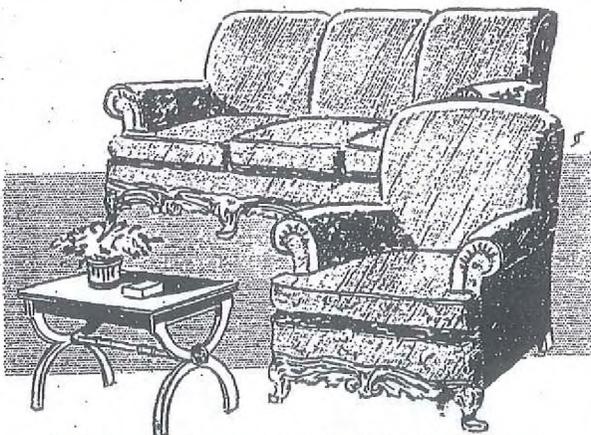
Hollywood  
Model  
Complete with  
leather-bound  
carrying case of  
sporty new design

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erate, it gets per-  
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is everything  
but the home  
movie enthusiast  
would require."



Sensationally new movie camera designed  
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the high priced, semi-professional camera—and  
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rections to follow. Just look through view finder  
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—sold anywhere, developed anywhere at price of  
film alone. See it at your dealer's. If he cannot  
supply you write or phone us at once.

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See your nearest camera dealer or phone WE. 0811.



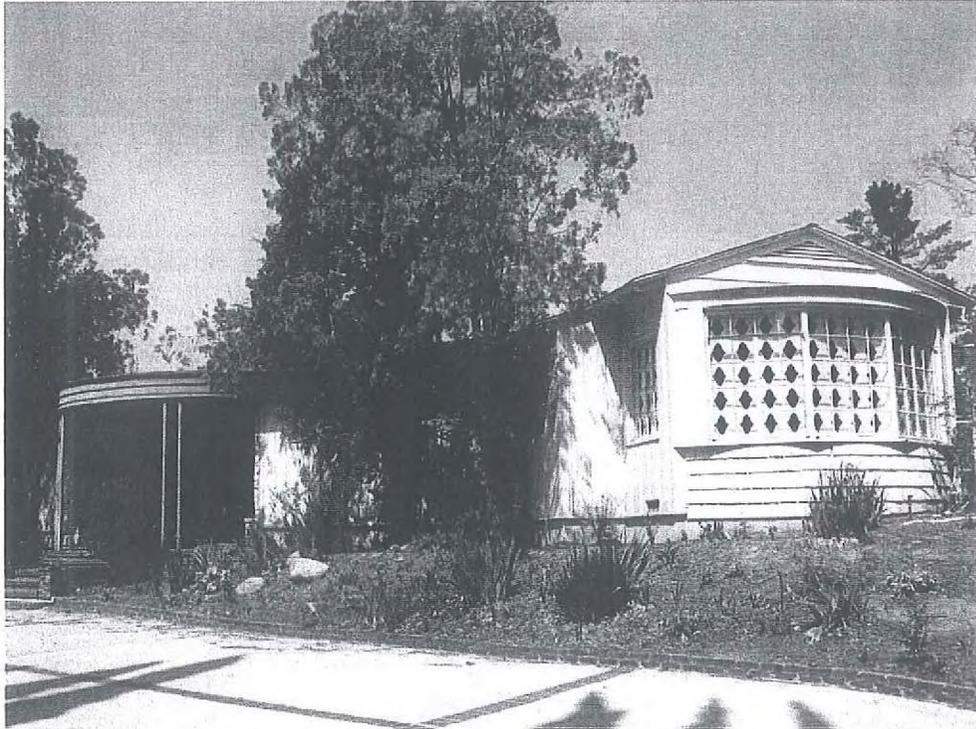
## FURNITURE FOR SALE

Whether it's a table, a chair,  
or an Italian Hall clock that  
you want — you'll find it in  
the "Furniture" Column of  
Times Classified Ads. For  
home furnishings of every  
kind, for rock-bottom prices,  
get acquainted with classifica-  
tion 235.

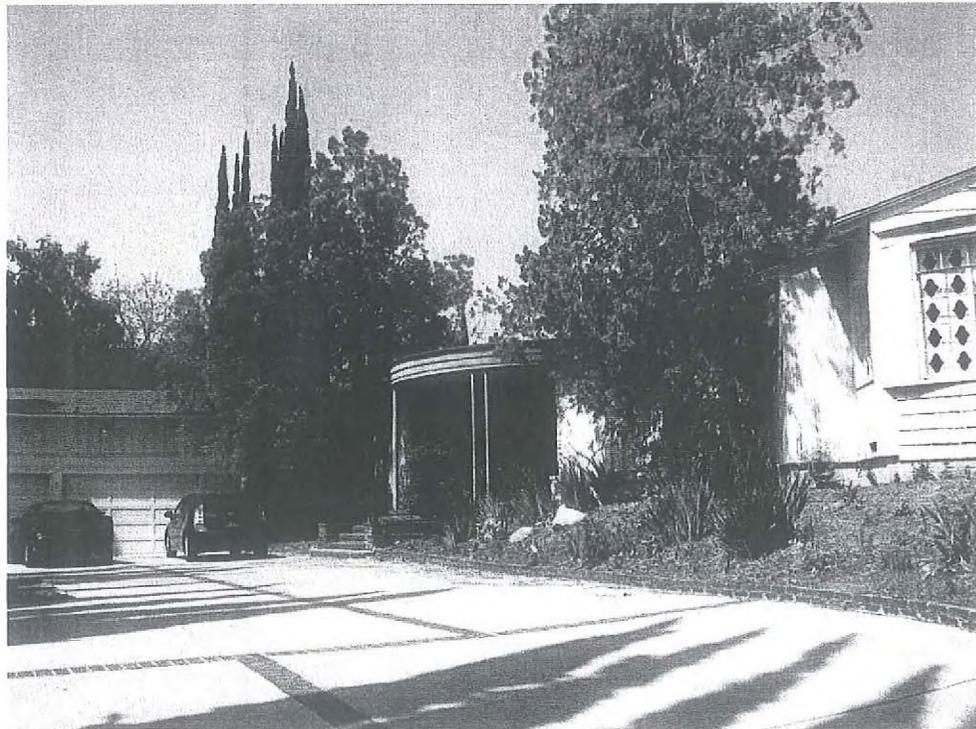
### Times Classified Ads

World Leader in Classified Advertising

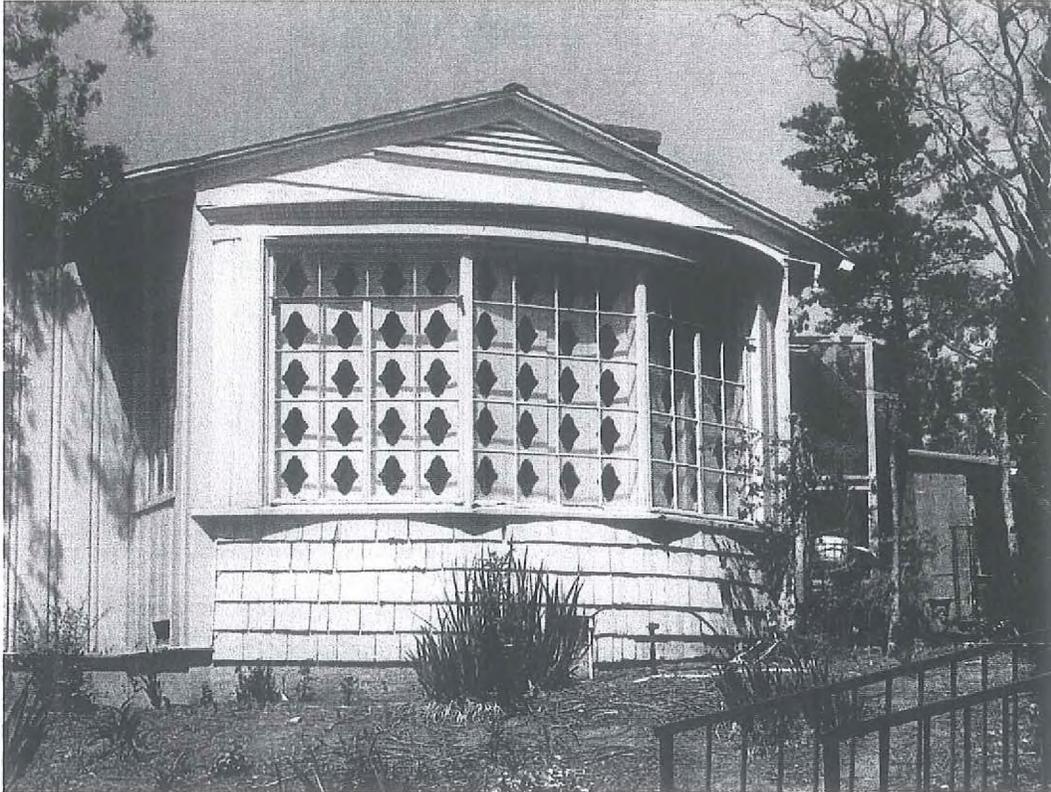
## Craig Hacienda at Peppergate Ranch Photographs



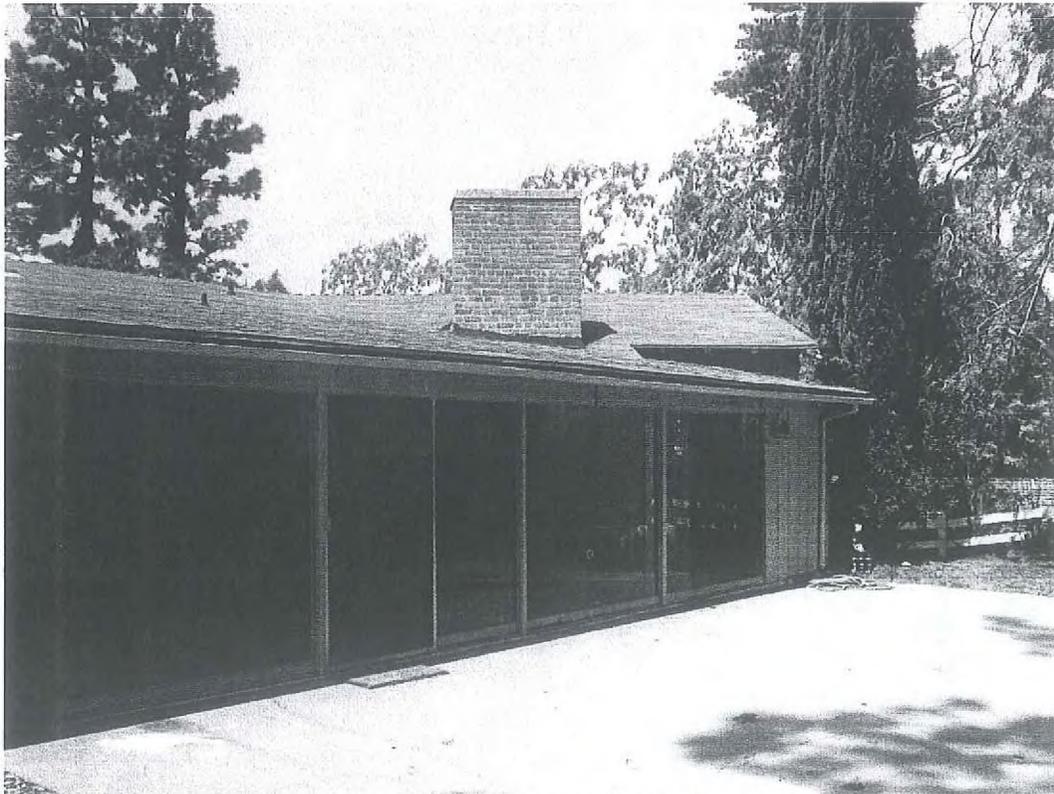
*Craig Hacienda at Peppergate Ranch, 8431 Pinelake Drive, March 24, 2010 (Photograph by Charles J. Fisher)*



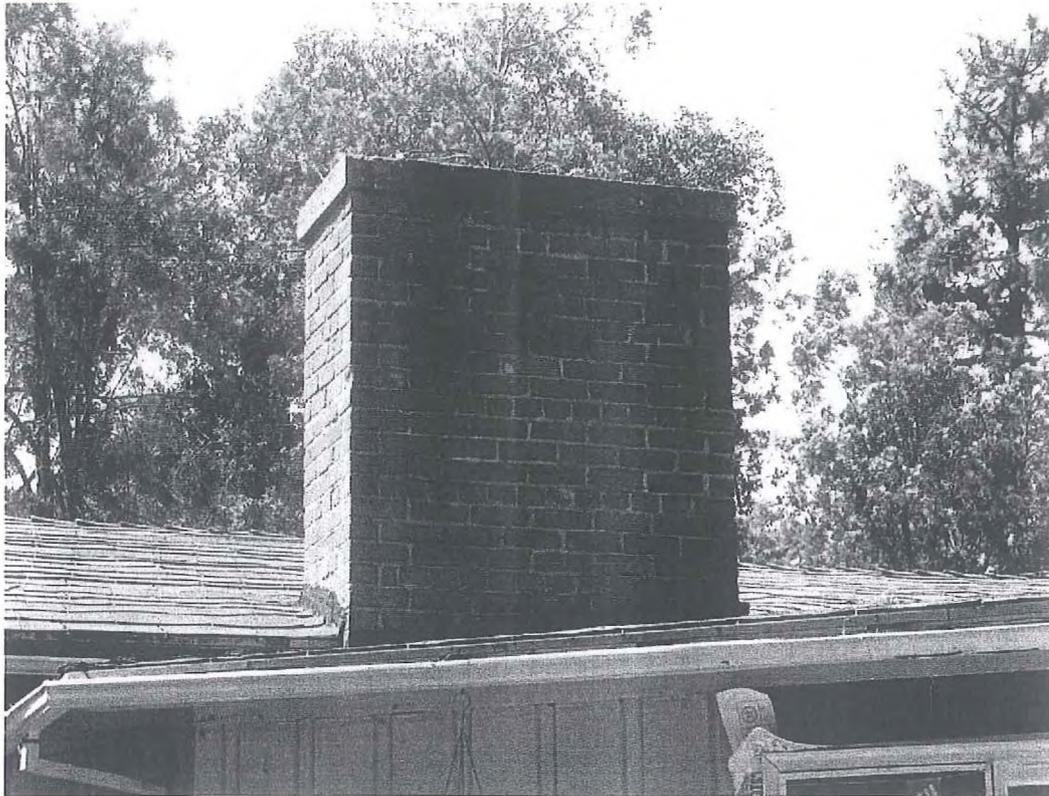
*Craig Hacienda at Peppergate Ranch, 8431 Pinelake Drive, March 24, 2010 (Photograph by Charles J. Fisher)*



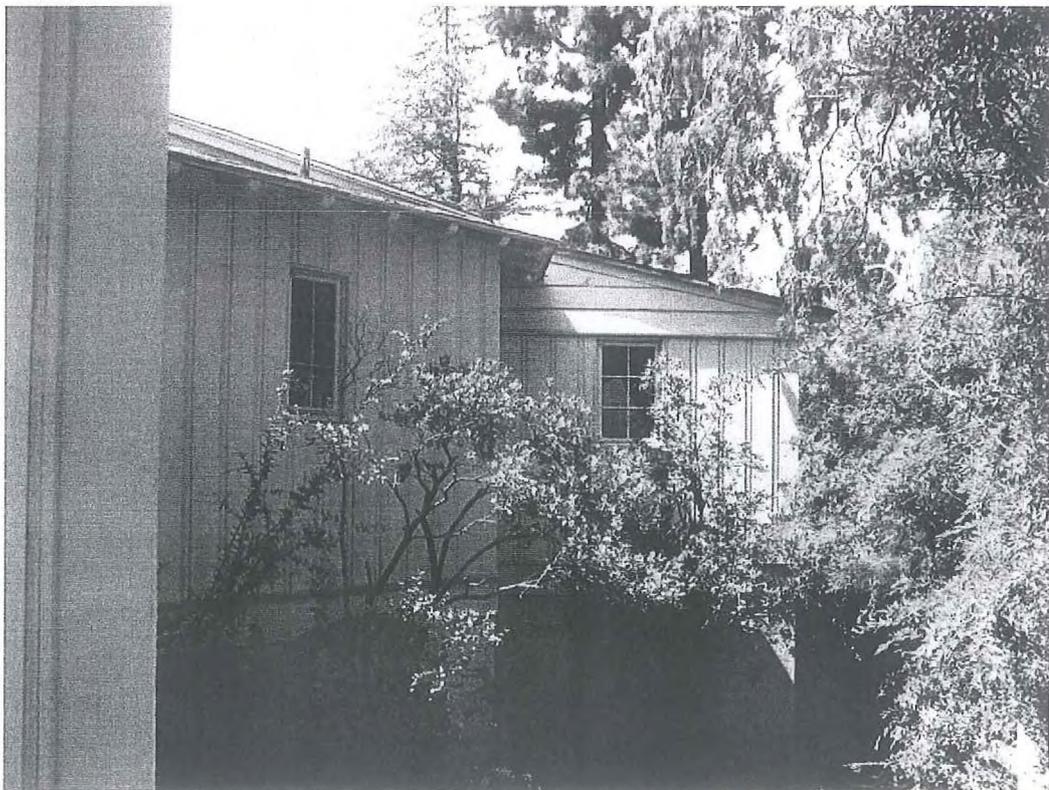
*Craig Hacienda at Peppergate Ranch, 8431 Pinelake Drive, March 24, 2010 (Photograph by Charles J. Fisher)*



*Craig Hacienda at Peppergate Ranch, Cliff May designed lanai, 8431 Pinelake Drive, March 24, 2010 (Photograph by Charles J. Fisher)*



*Craig Hacienda at Peppergate Ranch, one of two chimneys, 8431 Pinelake Drive, March 24, 2010  
(Photograph by Charles J. Fisher)*



*Craig Hacienda at Peppergate Ranch, North facade, 8431 Pinelake Drive, March 24, 2010 (Photograph by Charles J. Fisher)*



*Craig Hacienda at Peppergate Ranch, dining room bay, 8431 Pinelake Drive, March 24, 2010  
(Photograph by Charles J. Fisher)*



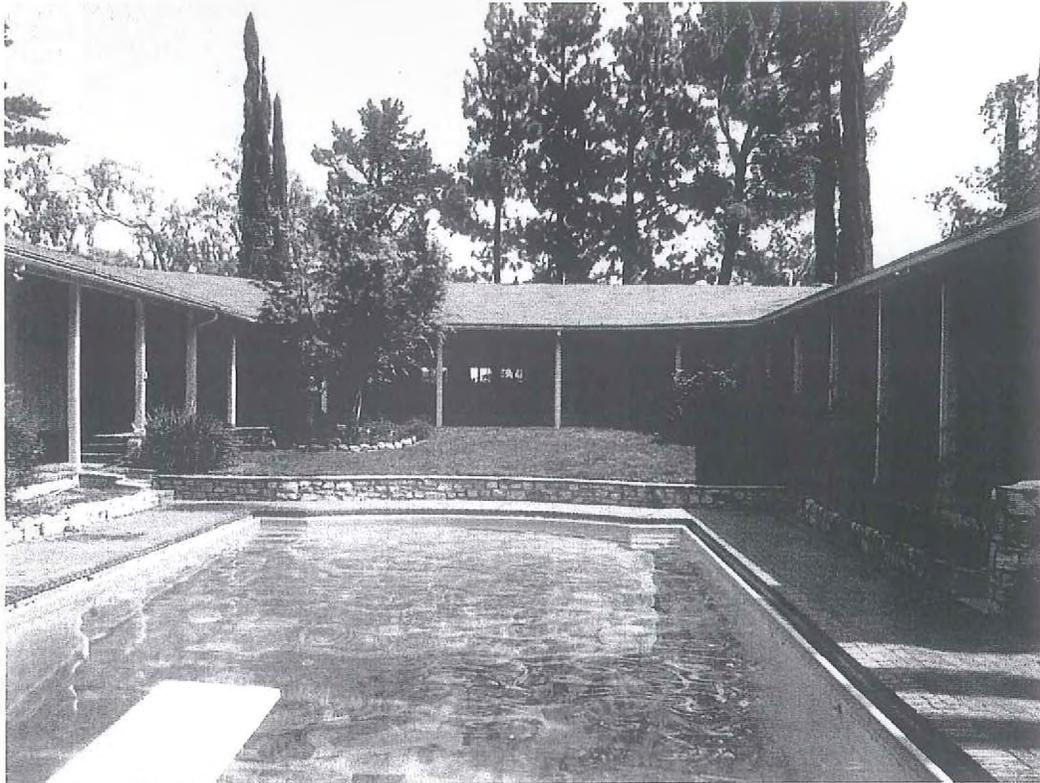
*Craig Hacienda at Peppergate Ranch, front porch, 8431 Pinelake Drive, March 24, 2010 (Photograph by Charles J. Fisher)*



*Craig Hacienda at Peppergate Ranch, front courtyard door, 8431 Pinelake Drive, March 24, 2010  
(Photograph by Charles J. Fisher)*



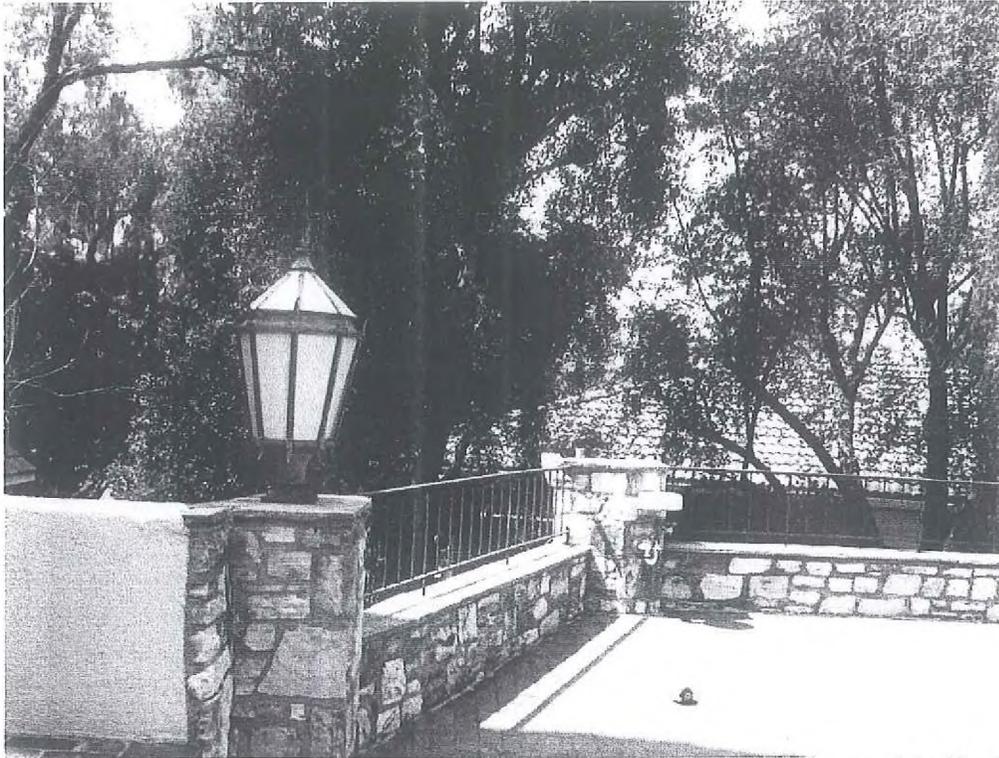
*Craig Hacienda at Peppergate Ranch, interior porch, 8431 Pinelake Drive, March 24, 2010 (Photograph by Charles J. Fisher)*



*Craig Hacienda at Peppergate Ranch, courtyard & swimming pool, 8431 Pinelake Drive, March 24, 2010  
(Photograph by Charles J. Fisher)*



*Craig Hacienda at Peppergate Ranch, courtyard, 8431 Pinelake Drive, March 24, 2010 (Photograph by Charles J. Fisher)*



*Craig Hacienda at Peppergate Ranch, courtyard, 8431 Pinelake Drive, March 24, 2010 (Photograph by Charles J. Fisher)*



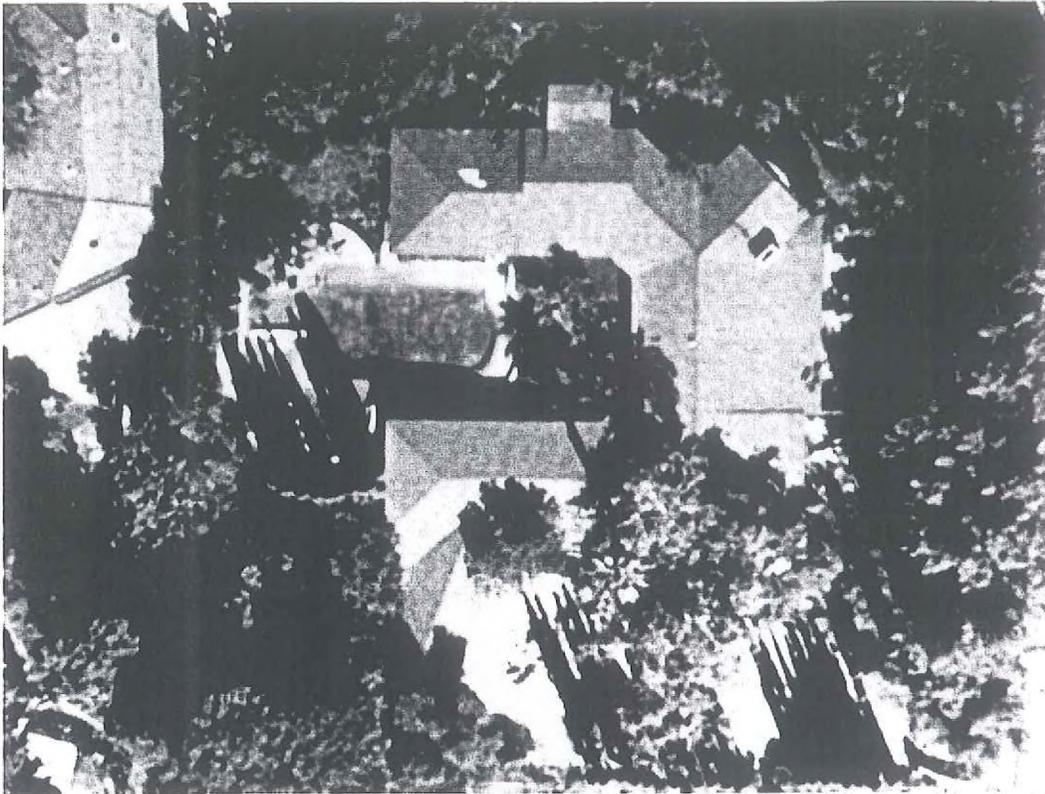
*Craig Hacienda at Peppergate Ranch, stairs to pool house, 8431 Pinelake Drive, March 24, 2010 (Photograph by Charles J. Fisher)*



*Craig Hacienda at Peppergate Ranch, stone side of pool house, 8431 Pinelake Drive, March 24, 2010  
(Photograph by Charles J. Fisher)*



*Craig Hacienda at Peppergate Ranch, courtyard garden, 8431 Pinelake Drive, March 24, 2010  
(Photograph by Charles J. Fisher)*



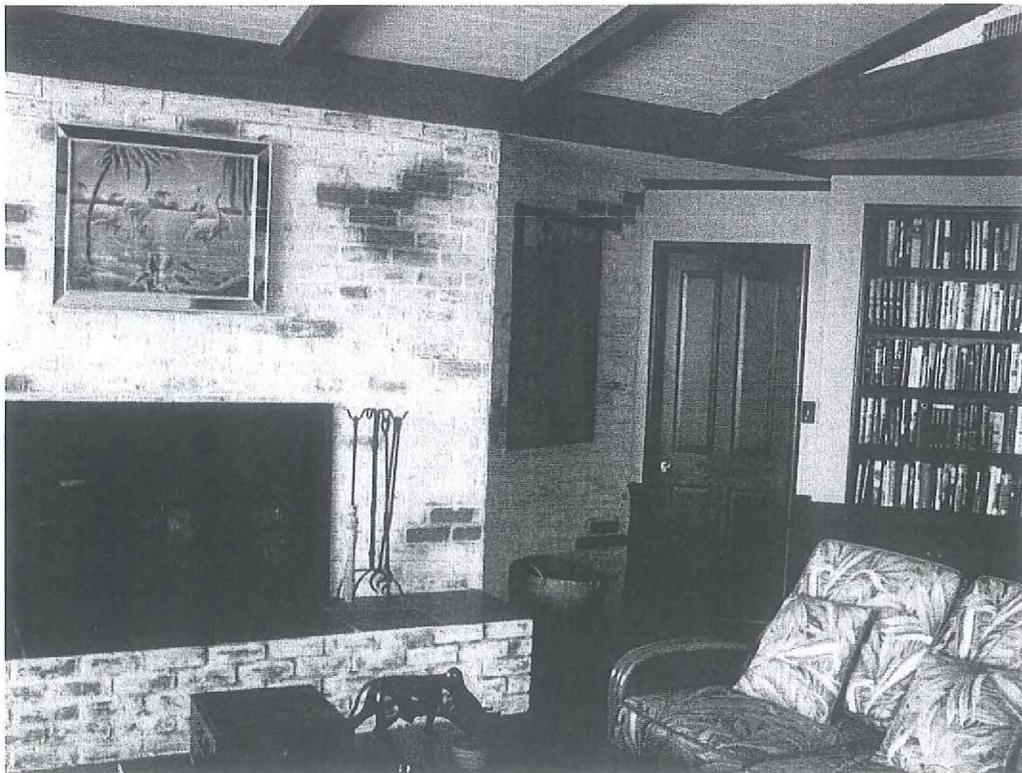
*Craig Hacienda at Peppergate Ranch, satellite view, 8431 Pinelake Drive, March 24, 2010 (Photograph by Charles J. Fisher)*



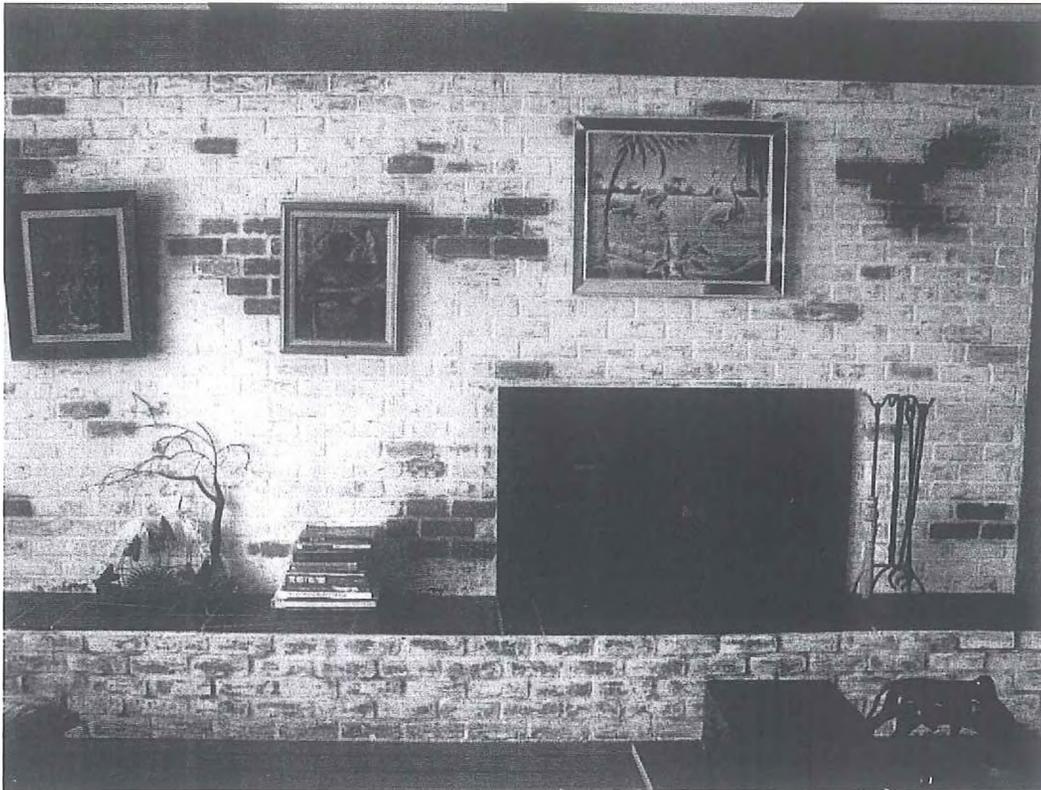
*Craig Hacienda at Peppergate Ranch, kitchen and lanai, 8431 Pinelake Drive, March 24, 2010 (Photograph by Charles J. Fisher)*



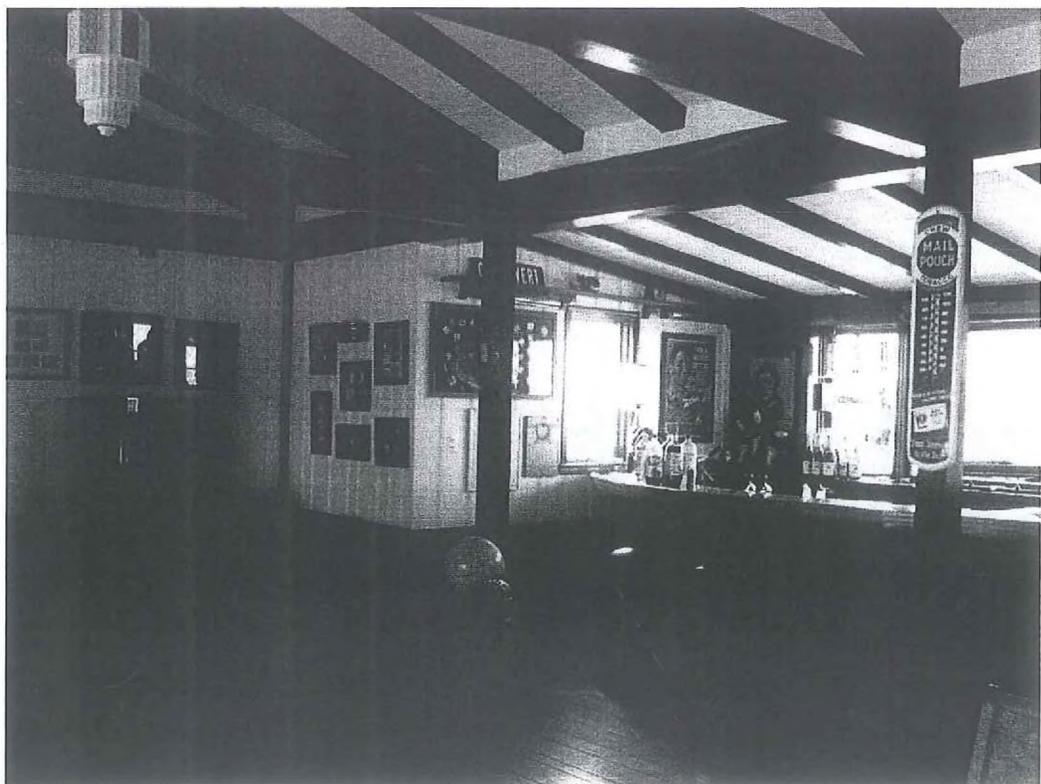
*Craig Hacienda at Peppergate Ranch, living room, 8431 Pinelake Drive, March 24, 2010 (Photograph by Charles J. Fisher)*



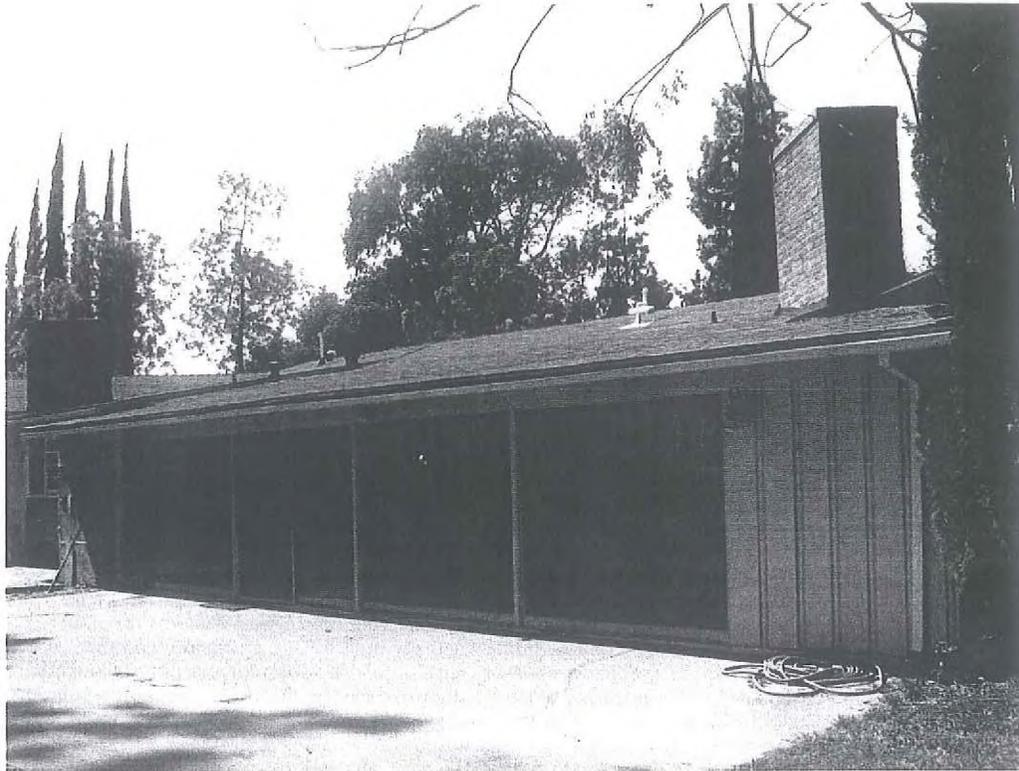
*Craig Hacienda at Peppergate Ranch, living room, 8431 Pinelake Drive, March 24, 2010 (Photograph by Charles J. Fisher)*



*Craig Hacienda at Peppergate Ranch, living room fireplace, 8431 Pinelake Drive, March 24, 2010  
(Photograph by Charles J. Fisher)*



*Craig Hacienda at Peppergate Ranch, den, 8431 Pinelake Drive, March 24, 2010 (Photograph by Charles J. Fisher)*



*Craig Hacienda at Peppergate Ranch, Cliff May designed lanai, 8431 Pinelake Drive, March 24, 2010  
(Photograph by Charles J. Fisher)*



*Craig Hacienda at Peppergate Ranch, Northeast bay, 8431 Pinelake Drive, March 24, 2010 (Photograph by Charles J. Fisher)*

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## GALLERY | CRAIG/HARRIS RESIDENCE, CHATSWORTH, CA

Gallery » Craig/Harris Residence, Chatsworth, CA



Craig/Harris Residence.  
Chatsworth, CA.

Photograph courtesy of Dodd  
Harris, 2010



One of the most influential American residential designers of the 20th century was neither a trained architect nor an experienced builder. Without formal architectural education, the second home Cliff May designed and built was prominently featured in a 1934 issue of **Architectural Digest** devoted to important southern California architects. While the May house was not elegant or imposing, more Americans would live in a version of his California ranch-style home than any of the other featured designers' work combined. A sixth-generation Californian, May's vision for the perfect home was rooted in his appreciation and understanding of the common, traditional U-shaped adobe house, the *rancho*.

In 1939 Paul Revere Williams designed this one story U-shaped home (image 7) with stables on 1600 acres on Chatsworth reservoir for Talton R. Craig, an owner of the Los Angeles Full-Flow Valve Company. Described at the time as a "California rancho type house" (**California Arts & Architecture**, April 1940) reminiscent of early haciendas, Williams' design included many of May's ideas. While not the ubiquitous ranch-style that would populate many American subdivisions in the 1950s and 60s, the Craig house was Williams' take on crafting a custom deluxe home specially built for the seclusion, comfort, and relaxation of the home's owner. With an appreciation for the physical location and natural landscape, Williams sited the stucco, stone veneer, and wood house on a knoll overlooking a valley. The rooms were simple, open and informal with exposed post-and-beam ceilings. Banks of paned windows were an "invisible separation" bringing in light and nature connecting the interior space to the outdoors. (images 4-5)

From early in his career Paul Revere Williams was an enthusiastic proponent for incorporating the California outdoor life style into his home designs by extending usable living space to take advantage of the mild climate. The U-shape design of this house with its continuous veranda embraces the Bombridge designed swimming pool underscoring the relationship between outdoors and indoors space. (image 3) The veranda, an essential element of the rancho style, created "a continuous shade and cooling-off space ... the meeting points where the landscape and the house fuse." (**Sunset**, February 1944)

Though Williams designed the original house for local businessman Talton Craig, the current owners have documented a long and varied list of the famous and not-so-famous of Hollywood who called the house their *home*. Local lore suggests that one of the three basements was used as a sanctuary for Japanese Americans hiding from internment during World War II and "drug fueled" parties of the sixties were attended by psychedelic rockers and their entourage of *groupies*. Through the years the house underwent a number of remodelings, not always sympathetic to the Williams' aesthetic. Because the present owners appreciate the home's "charm and grandeur," they hope to undo some of the previous work and preserve it for future generations and obtain official historic designation.

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

06/30/2010

**PARCEL PROFILE REPORT**

**PROPERTY ADDRESSES**

8431 N PINELAKE DR

**ZIP CODES**

91304

**RECENT ACTIVITY**

None

**CASE NUMBERS**

CPC-15100  
ORD-132389  
ZAI-2276  
CFG-1500

**Address/Legal Information**

PIN Number:	192B093 165
Lot Area (Calculated):	28,306.0 (sq ft)
Thomas Brothers Grid:	PAGE 529 - GRID F2
Assessor Parcel No. (APN):	2005015013
Tract:	TR 28595
Map Reference:	M B 755-55/56
Block:	None
Lot:	13
Arb (Lot Cut Reference):	None
Map Sheet:	192B093

**Jurisdictional Information**

Community Plan Area:	Chatsworth - Porter Ranch
Area Planning Commission:	North Valley
Neighborhood Council:	West Hills
Council District:	CD 12 - Greig Smith
Census Tract #:	1132.31
LADBS District Office:	Van Nuys

**Planning and Zoning Information**

Special Notes:	None
Zoning:	RE11-1
Zoning Information (ZI):	None
General Plan Land Use:	Very Low II Residential
Plan Footnote - Site Req.:	See Plan Footnotes
Additional Plan Footnotes:	Chatsworth
Hillside Area (Zoning Code):	Yes
Specific Plan Area:	None
Design Review Board:	No
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
NSO - Neighborhood Stabilization Overlay:	None
Streetscape:	No
Sign District:	No
Adaptive Reuse Incentive Area:	None
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 No. (APN):	2005015013
APN Area (Co. Public Works)*:	0.668 (ac)
Use Code:	0101 - Single Residence with Pool
Assessed Land Val.:	\$199,526
Assessed Improvement Val.:	\$573,637
Last Owner Change:	07/25/08
Last Sale Amount:	\$775,007
Tax Rate Area:	16
Deed Ref No. (City Clerk):	823963
	453741
	4-729+

	2088760
	2001615
	1660268
	1331234
	1150833
<b>Building 1:</b>	
1. Year Built:	1939
1. Building Class:	D85D
1. Number of Units:	1
1. Number of Bedrooms:	6
1. Number of Bathrooms:	5
1. Building Square Footage:	4,780.0 (sq ft)
<b>Building 2:</b>	
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)
<b>Building 3:</b>	
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)
<b>Building 4:</b>	
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
<b>Building 5:</b>	
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**

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Urban and Built-up Land
Very High Fire Hazard Severity Zone:	No
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:	10.55990 (km)
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:	Devonshire
Report District:	1781
Fire Information:	
District / Fire Station:	106
Batallion:	17
Division:	3
Red Flag Restricted Parking:	No