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July 27, 2015

VIA E-MAIL (SHARON.GIN@LACITY.ORG)

Hon. Jose Huizar, Chair
and Honorable Members of the
Planning and Land Use Management Committee
200 N. Spring Street, Rm. 395
Los Angeles, CA 90012
Attn: Sharon Gin, Legislative Assistant

Re: Item No. 15-0666, Historic-Cultural Monument Designation of 7566
North Woodlake Avenue
HEARING DATE: July 28, 2014.

Dear Chair Huizar and Honorable Members of the Planning and Land Use
Management Committee:

This law firm has been retained to represent Joy Ross ("Owner"), the elderly owner of her single family home located at 7566 N. Woodlake Avenue ("Property"), Los Angeles, with respect to tomorrow's Planning Land Use and Management Committee's ("PLUM Committee") hearing on the Cultural Heritage Commission's ("CHC") recommendation that her home be designated as a Historic-Cultural Monument. As will be discussed in greater detail below, the recommendation being brought forth to the PLUM Committee recommends designation based on two findings, both of which cannot be made based on the evidence in the record. Contrary to the required findings, it is evident from the facts that the Property does not "reflect the earliest pattern of residential development in West Hills area" or "a rare remaining example of agricultural use in the San Fernando Valley," nor does it "embody the distinguishing characteristics of an architectural type specimen inherently valuable for study of a period." As none of the findings are supported by substantial evidence, nor do they meet the criteria set forth in the Los Angeles Administrative Code ("LAAC") this historic nomination should be denied in its entirety.¹

¹ Of further concern, none of the building permits attached to the Application reflect the subject house, making the historic significance of the visible structures questionable at best.

Moreover, the Owner was not provided a meaningful opportunity to participate in the designation process of her own home as she suffers from dementia, and her daughter, who has a legal power of attorney over her mother's affairs, first learned of the historic designation process after the CHC already decided in a public hearing to consider the nomination.² Numerous calls by the family lawyer to Charles J. Fischer, the Applicant's Representative in the nomination application, to ascertain what this was about we ignored.

BACKGROUND

On May 12, 2015, the CHC heard the application to designate the Owner's Property filed by Charles J. Fischer on behalf of Friends of Circle S Ranch, ("Applicant"). Applicant entity is not known to the Owner, nor are Charles J. Fischer or Dan Brin whose names appear on the application. With little notice, preparation, or experience with administrative hearings, the Property Owner's son attended the CHC hearing and testified that his mother strongly opposes such a designation, and further explained that: (i) the application and staff report contained numerous substantive inaccuracies and errors, (ii) the Property is not and has not been a ranch style property for decades; and, (iii) many recent renovations and modifications have been made to the house and Property. The Property therefore, the son contested, does not meet the criteria set forth in the LAAC. He further explained that his mother, the Owner, is an elderly widowed woman suffering from dementia, and that this designation could pose a major hardship on her ability to use the property as necessary to accommodate her physical and financial needs.³ As can be seen in the next section of this letter, the CHC nevertheless recommended designation, however it limited the recommended designation to exclude the large undeveloped easterly portion of the Property in order to enable the Owner to subdivide it in the future for financial assistance.

A. THE PLANNING DEPARTMENT RECOMMENDATION REPORT FOR DESIGNATION OF THE ENTIRE PROPERTY IS IN ERROR AS IT FAILS TO EXCLUDE A LARGE PORTION OF THE PROPERTY FROM DESIGNATION AS REFLECTED IN THE CULTURAL HERITAGE COMMISSION MOTION.

The CHC motion to designate the Property clearly stated that only the house, guest house and trellis are to be designated and that the eastern portion of the Property is to be excluded. The Commission Chair identified this exclusion as a large portion of land measuring 225 feet by 157 feet. However, for some unexplained reason, the City Planning Department report forwarded to the City Council fails to reflect the excluded portion, and recommends the designation of the entire Property. As made clear in the Commission's deliberations, the

² Attached as Exhibit A is a copy of the first and only communication from Applicant to Owner regarding this designation procedure. It is apparent from the letter that the author attempts to misinform the Owner as to the true impact of the proposed designation in the hopes of persuading the Owner to abstain from opposing the designation.

³ Attached as Exhibit B is a copy of a medical memorandum from Dr. Vivek Savur detailing the Owner's medical condition.

exclusion was important so as to allow the Owner the opportunity to subdivide the Property in the future in order to generate income for the Owner to help cover her annual medical expenses, which Ron Ross, the Owner's son, testified were \$200,000 per year. Hence, the report is in error.

B. THE PROPERTY OWNER STRONGLY OPPOSES ANY DESIGNATION OF HER PROPERTY.

The Property Owner has been opposed to this proposed designation at all times. Although, as discussed above, the Owner's son participated in the CHC hearing, the Owner herself was not able to attend the hearing nor was she able to establish and retain experienced representation in time to properly dispute the Applicant's position in front of the CHC. Although her son did state to the CHC that he believed the designation was inappropriate, there was no attempt by CHC to inquire into the Owner's position on the issue, nor did CHC show sympathy for the Owner's inability to participate in the hearing at that time. When, the Owner's family did reach out to the Applicant to request that the Applicant withdraw the application, the Applicant failed to return their calls.

C. THE PROPERTY DOES NOT MEET THE LOS ANGELES ADMINISTRATIVE CODE CRITERIA FOR THE ESTABLISHMENT OF HISTORIC MONUMENTS.

Pursuant to Chapter 9, Division 22, Article 1, Section 22.171.7 of the LAAC, a historic monument designation is only appropriate if it can be shown that the Property is either: (a) associated with historic persons/events; or (b) embodies distinguishing characteristics of an architectural type specimen that is inherently valuable for a study of a period style or method of construction, or a notable master builder/architect. The documents which are part of the Application fail to establish that the history or architecture warrant designation. Rather, the Application is filled with media coverage of persons associated with the Property, none of whom are historic figures in the San Fernando Valley, and more importantly, the findings for designation are not based on historic figures at all, which makes all this background information in the Application irrelevant.

Having no historic persons/events to attach to the Property, nor any particularly distinguishing architectural qualities, the best Applicant could do was to assert that the Property "represent(s) a [] reminder of the early San Fernando Valley lifestyle." This however, is exactly why the proposed designation is inappropriate, since *Applicant's acknowledgement that the home serves as a "reminder" is in fact an express admission that any potential historically significant aspects of the Property no longer exist.* It is therefore no longer an example or representation of a lifestyle, but is at best a "reminder" of one, which is not sufficient for historic designation. This is evident based on the facts:

- **The Property is not a "ranch" as described in the application:** Although the Property is described as a *ranch*, it contains no ranch associated facilities such as a barn or agricultural components, and since 1956 after being subdivided by a

prior owner into 207 lots and reduced in size from 38.5 acres to 3.46 acres, it no longer contains the appropriate acreage typically associated with ranch properties of the allegedly representative era. The Property has been used as, and continues to be used as, a single family residence.

- **The Property contains many modern additions and alterations which undermine its historic value as an architectural specimen:** In preparing its application, Applicant never attempted to gain access to the Property or speak with the Owner, hence, the application fails to inform the CHC as to the extent to which the Property has been renovated, altered and modified from its original construction. Such renovations include new non-architecturally representative features, new additions, window replacements and modern landscaping and hardscaping. For example, the gazebo is one picked out by the Owner's deceased husband at Home Depot and assembled on the Property. The interior has been completely redone and reflects a 1980's motif. Owner has retained an architectural historian to document such modifications.
- **The Property does not reflect any historically significant uses:** Although Applicant suggests that the Property is a "reminder" of San Fernando Valley ranch development prior to World War II, Applicant failed to establish that this type of development type has any relevant historical or architectural significance, or that there are distinguishing characteristics about this particular Property that warrant a designation.
- **The Property is not connected with historically significant individuals:** It is apparent from the Application that the Property is not associated with, nor connected to, any master architect or builder, nor any historically significant events or individuals. In fact, both the architect and builder are unknown. The persons identified in the Application who have owned and lived on the Property are not of historic significance to the development of the San Fernando Valley or Los Angeles.

Applicant and the CHC clearly failed to establish that the Property meets the LAAC's required criteria for designation. In his application, and during his presentation to the CHC, Charles J. Fischer, Applicant's representative, failed to establish that the Property is associated with any historic persons/events, or that it embodies an architectural specimen inherently valuable for study. *In fact, to designate this home based on the evidence presented would derogate the value of our City's Historic-Monuments, and would undermine the express intent of the program to protect truly distinguished and historically significant properties.*

D. THE APPLICATION LACKS THE SUBSTANTIAL EVIDENCE REQUIRED TO MAKE THE NECESSARY FINDINGS.

According to the staff report, two findings must be made to support this designation. These findings are as follows: (1) The property "reflects the broad cultural, economic, or social history of the nation, state or community" for representing the earliest pattern of residential development in the West Hills area and a rare remaining example of agricultural land use in the San Fernando Valley; and (2) The property "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction" as an example of the Dutch Colonial Revival Style. The application fails to provide the evidence necessary to make either of these findings.

With respect to the first finding, the Property does not in fact represent the "earliest pattern of residential development in the West Hills area," nor is it a "remaining example of agricultural land use in the San Fernando Valley. As to the first point, and as the application concedes, the earliest pattern of residential development in West Hills was large ranch estates. The Property however, as it exists today is no longer a ranch, nor does it have the acreage that typifies a ranch of that period. The most significant ranch-like qualities discussed in the application no longer exist, including the barn, the 14 chicken houses, the agricultural uses, and the horse facilities. This single-family residence is in no-way a "working ranch" as suggested by Applicant. To the contrary the record shows no evidence that any ranch facilities remain on the property to this day. Concerning the second point of the Property representing a "remaining example of agricultural land use," there is not a single reference in the record or staff report to any representative agricultural features or qualities to the Property at all. Even more broadly speaking, no connection was made between Dutch Colonial style homes, and San Fernando Valley agriculture.

With respect to the second finding, not only does the Applicant fail to establish that the structure is an "architectural-type specimen" with "inherent value for a study," it fails to take into account all of the recent modification made to the Property years after it was subdivided and the "ranch" uses eliminated. For example, the driveway, the trellis, and the gazebo, are all recent additions to the Property which were improved by the existing Owner's now deceased husband. Moreover, the house itself has been significantly modified and altered over the past 45 years by the Owner's deceased husband, with new additions added to the structure, new roofs, replacement windows, as well as modern landscaping and hardscaping (i.e., driveways and brickwork). The interior of the home has been substantially altered and brought to modern standards by the Owner. As to the remaining aspects of the home that are original, Applicant was unable to establish that these components are "inherently valuable for study of a period, style or method of construction." In fact, no evidence is included in the record to establish whether this home has any inherent value in representing any particularly relevant period, or that it constitutes an architectural specimen in any way.

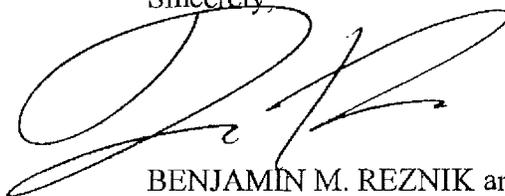
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CONCLUSION

In consideration of the Property owner's express opposition to this designation, as well as Applicant's failure to establish sufficient grounds under the LAAC, we respectfully request that this Committee deny Applicant's request to add the Owner's personal home to the City's list of historic monuments.

Thank you for your consideration. We will be in attendance for tomorrow's hearing to address any questions you may have with respect to this opposition.

Sincerely,



BENJAMIN M. REZNIK and
DANIEL F. FREEDMAN of
Jeffer Mangels Butler & Mitchell LLP

BMR:dff

Enclosures

cc: Ken Bernstein, Manager, Historic Resources (ken.bernstein@lacity.org)
Lambert Giessinger, Historic Preservation Architect, Historic Resources
(lambert.giessinger@lacity.org)
Shannon Ryan, Planning Associate, Historic Resources (shannon.ryan@lacity.org)
Hannah Lee, Chief Planning and Land Use Deputy, CD 12 (Hannah.Lee@lacity.org)
Clare Eberle, Planning Assistant, CD 14 (Clare.Eberle@lacity.org)
Claudia Rodriguez, Planning Deputy, CD 7 (claudia.rodriguez@lacity.org)
Sergio Infanzon, Planning Deputy, CD 1 (Sergio.Infanzon@lacity.org)
Council Office of Hon. Marqueece Harris-Dawson; (councilmember.harris-
dawson@lacity.org)
Charles J. Fisher (arroyoseco@hotmail.com)

EXHIBIT A

March 7, 2015
West Hills, California

Dear Ross Family:

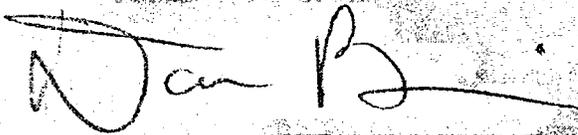
I have good news to report! The City of Los Angeles Cultural Heritage Commission agreed on March 5 to consider your home for designation as a Historic Cultural Monument.

Designation as a Historic Cultural Monument will qualify you for a break in your property tax that can be applied toward maintenance of your home. It also helps guarantee that your residence, which is the last building of its kind in this part of the San Fernando Valley, will be preserved for future generations to enjoy.

You will be receiving a certified letter from the commission advising you of the next step in the process, which involves a visit to the site by members of the commission and its staff. Please welcome this group. They will be happy to answer any questions you may have.

Thank you for all you have done to preserve your beautiful home for all these years. We look forward to the dedication ceremony of the official marker when this process is completed.

With warmest wishes,



Dan Brin and
The Friends of Circle S Ranch
West Hills

EXHIBIT B



July 27, 2015

Hon. Jose Huizar, Chair
Honorable Members of the Planning and Land Use Management Committee
Attn: Sharon Gin, Legislative Assistant
CITY OF LOS ANGELES
200 N. Spring Street, Rm. 395
Los Angeles, CA 90012

**RE: ITEM NO. 15-0666, HISTORIC-CULTURAL MONUMENT DESIGNATION
OF 7566 NORTH WOODLAKE AVENUE; HEARING DATE: JULY 28, 2014**

Dear Chair Huizar and Honorable Members of the Planning and Land Use Management Committee:

PCR Services Corporation (PCR) was retained yesterday, July 27 by Jill Ross Meer, to conduct a preliminary assessment of 7566 N. Woodlake Avenue in the West Hills community of Los Angeles. PCR conducted a pedestrian survey of the property, reviewed SurveyLA records, and the California Office of Historic Preservation's Historic Resources Inventory, and conducted a review of the construction history of the subject residence. However, we have not had time to prepare a full report. A brief summary of our findings is provided below.

PCR respectfully disagrees with the CHC Application filed by Charles J. Fisher recommending the residence eligible for designation.

The subject residence constructed by J. H. Hillock in 1927 is not eligible as what the Application calls "a rare remaining example of agricultural land use in the San Fernando Valley." PCR finds that the property is associated with the following themes and periods of significance: rural retreat (1927-44) and horse ranch for Grenville W. Stratton (1944-54). After leasing the property for three years, Stratton purchased the property in 1947. The land was only used for agricultural purposes while Stratton was present; this period constitutes only a fraction of the property's lifespan.

The existing property does not convey the above themes/associations due to its lack of integrity. A property must have both significance and integrity to be eligible for designation. Important ancillary buildings and landscape features, including the original barn (c. early 1900s), horse barn (c. 1951), and horse track (c. 1940s), as shown in the 1947 aerial provided in Exhibit D, are no longer extant. Furthermore, the original 38.5 acre tract was reduced to 3.46 acres, with the remaining land subdivided into 207 home site lots (as shown in Exhibits B to D), thus the original ranch does not retain its original boundaries, pastures, or agricultural features and no longer resembles its appearance during the 1920s-1940s. The existing property has lost its rural context and property setting. From the periods of significance, only the main house and a two-story building located behind it (referred to in the Application as the



“maid’s quarters”) remain. The latter was originally a garage. In 1931, a maid’s quarter was added to the second level loft. The garage/maid’s quarter building has no distinctive style and was rehabilitated in the 1980s for apartment rental. Due to this intervention, PCR believes that this building no longer retains integrity as contributing ancillary building from the periods of significance.

According to the daughter of William G. Ross and Joy A. Ross, property owners since 1972, the Ross family was a small business owner in the late 1950’s. They began on Sherman Way at “Tot Togyery Children Stores” and later in Topanga Plaza, when the mall opened in the 1960’s. Over time they moved to development of commercial real estate in the surrounding area. William Ross believed in giving back to his community, and was a Rotary Club member throughout the 90’s. He became president of the Woodland Hills Rotary Club in 1993.

When the Ross family purchased 7566 Woodlake Avenue, there were two standing structures on the property: a main house and garage. The property was vacant and in disrepair. When the family purchased the property it was full of weeds, and the pergola was in ruins with only a small portion remaining standing and the rest was decaying in a pile of lumber. William Ross was a good handy man and completed the necessary repairs and renovations himself. The Ross family has owned the property for 43 years; while it may be zoned for agricultural use, no produce or livestock has been raised on the property commercially in that time.

Main House

The main house and interior has been updated and modernized continually throughout the last 43 years. Repairs and improvements were completed to accommodate family life. The Ross children, now grown, are continuing to maintain and update the property, i.e. the stairwell ramps, handrails, etc. Current photographs of the subject property are provided in Exhibit A.

1972 – The kitchen was redone and the family room was opened up and remodeled.

1980’s – Remodeled Family room, dining room, living room, and den.

1990’s – Addition of family room to north side. Also all windows in family room and kitchen were replaced with non-original vinyl windows.

2010 – All bathrooms replaced with new contemporary tile and fixtures (incompatible). To accommodate the elderly Mrs. Ross, incompatible handrails were added to main staircase, the original floors were replaced with non-original incompatible tiles and polymer flooring, and the kitchen was fully remodeled.



2014 – An incompatible stairway lift was added to the main staircase.

Landscape and Subsidiary Structures

1974 - Rebuilt the arbor and small storage shed at the end of the arbor.

1975 - Olive trees and grass planted.

1980 - The garden house/green house was built.

1980's - The brick pathway and driveway hardscape were laid. The patio and barbecue were constructed. Fruit trees were planted at this time, and the palm trees and maple tree on the North side of the house were planted.

2003 - The gazebo was purchased at Home Depot as a do-it-yourself kit and built.

1980s to present - Garage, referred to in the Application as the “maid’s quarters” has undergone extensive remodeling and renovation since the 1980s for apartment rentals. Beginning in the early 1980s, all of the exterior shingle siding was replaced with incompatible composite clapboard siding, vinyl windows, new garage doors (replaced twice), roof and gutters, and new staircases were added at both ends. The interior has been entirely remodeled.

Dutch Colonial Revival Style

The subject residence is not a distinguished example of the Dutch Colonial Revival style, popular during the late nineteenth and early twentieth-century. The style was prevalent throughout the United States and is a sub-type of the Colonial Revival style. There are numerous Dutch Colonial Revival residences throughout California and the Los Angeles area, with some better examples, in PCR’s opinion, located at 1083 West 30th Street; 1207 East 21st Street; 333 South Arapahoe Street; and 1818 Wellington Road (see Exhibit E). Unlike these examples, the subject residence is heavy-handed and awkwardly proportioned. Furthermore, the materials and craftsmanship are not of exceptional quality.

The residence is the work of a local contractor, not an architect or a master builder. It strongly resembles low-cost pre-fabricated kit houses offered by companies such as Sears, Roebuck & Co., which sold house kits from 1908 to 1940. It bears striking similarities to “The Verona,” a Dutch Colonial Revival house that appears in a 1927 edition of the Sears, Roebuck & Co. catalog (see Exhibit F), the same year of the Howard House’s construction. PCR was not able to ascertain whether or not J. H. Hillock, the residence’s builder, was inspired by such prototypes. However, it was not uncommon for builders to use prefabricated house catalogs.

Hon. Jose Huizar, Chair
CITY OF LOS ANGELES

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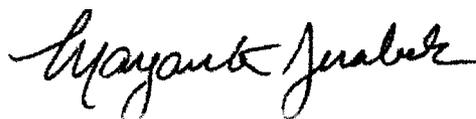
The Monyhan House in Paoli, Indiana, dating from 1923, for example, is either a Sears, Roebuck & Co. kit house or modeled after one.

Conclusion

According to federal, state and local eligibility criteria for historical resources, a property must have both integrity and significance to be eligible for designation. However, PCR finds that the subject property lacks integrity as an example of early agricultural land use in the San Fernando Valley. The property was originally used as a country retreat, not an agricultural estate, and its later use as a horse farm was fairly short lived. Therefore, PCR finds 7566 N. Woodlake Avenue is not eligible for designation as an early ranch estate, nor is it significant as an architectural type specimen. It was used primarily as a residential country retreat by its original owner, thereafter being used for equestrian purposes during the late 1940s and early 1950s. Due to the subsequent removal of all the agricultural buildings and facilities, and the subdivision and sale of the majority of the ranch for tract homes, it no longer resembles its 1920s historic appearance as a rustic country estate or as a horse ranch. Only the main house survives intact; but it is not inherently valuable for the study of a period, style, or method of construction, and it has been substantially altered. It is not the work of an architect or master builder. It is a mediocre example of the Dutch Colonial Revival style by a local builder and the house resembles a kit home. It does not possess sufficient architectural merit or significance for designation as a City Monument. Therefore, PCR concludes that 7566 N. Woodlake Avenue is not eligible for designation as an early ranch estate, nor is it significant as an architectural type specimen.

Sincerely,

PCR SERVICES CORPORATION



Margarita Jerabek, Ph.D.
Director of Historic Resources

Exhibits

- A - Existing Appearance of 7566 N Woodlake Avenue
- B - Tract Number 1000, Subdivided in 1911
- C - Tract Number 21391, Subdivided 1956
- D - Historic Aerials
- E - Dutch Colonial Revival Residential Architecture in Los Angeles
- F - Dutch Colonial Revival Style Sears, Roebuck & Co. Kit Houses
- G - Professional Qualifications

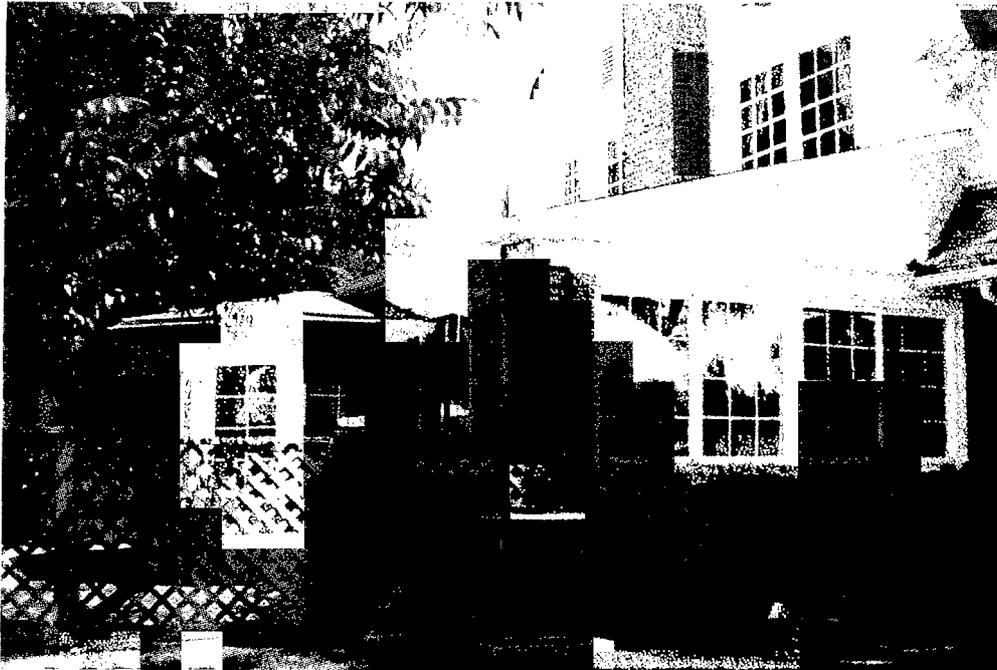
A - EXISTING APPEARANCE OF 7566 N WOODLAKE AVENUE



Primary Elevation, View Northeast



Rear Elevation, View Southwest



Addition of family room to north side of subject residence. Also all windows in family room and kitchen were replaced with non-original vinyl windows.



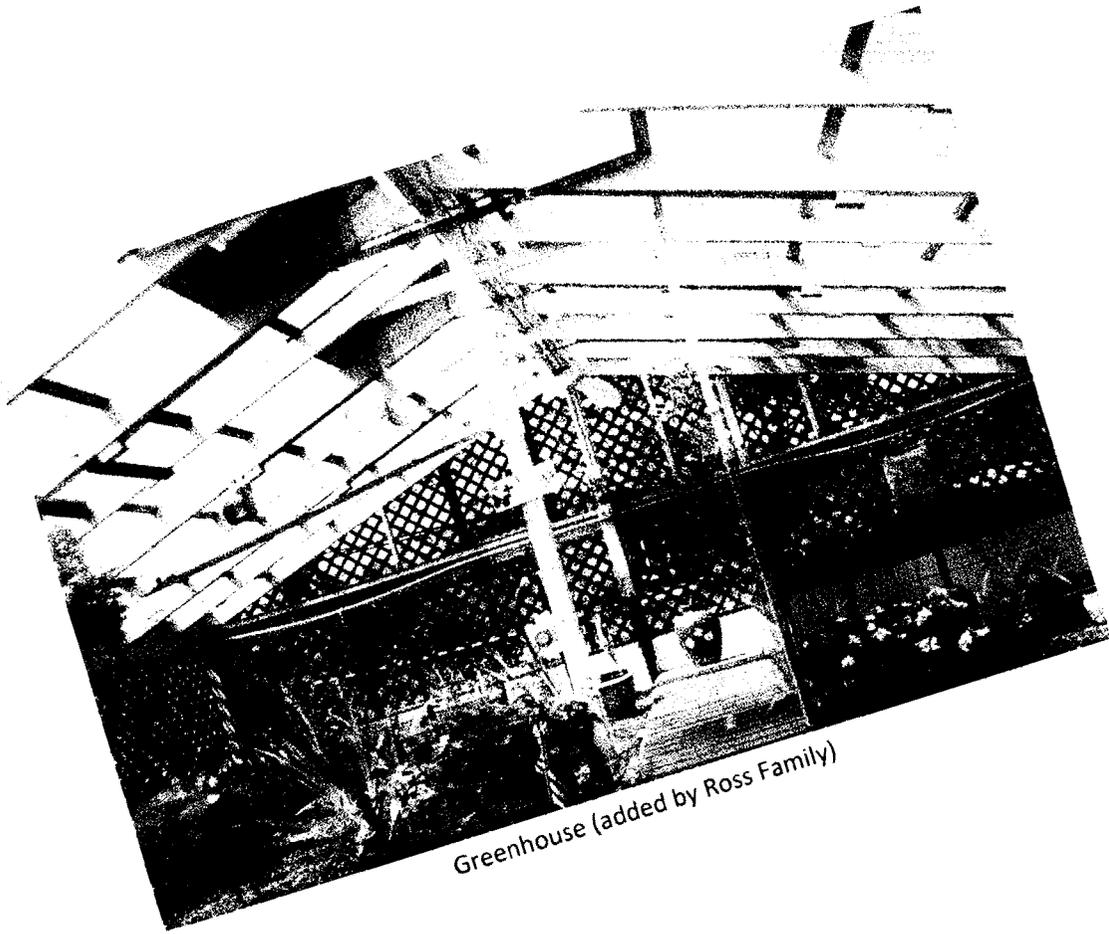
Second, two-story building, c. 1944 (substantially altered with no distinct style)



Gazebo (added by Ross Family)



Pergola (reconstructed by Ross Family)

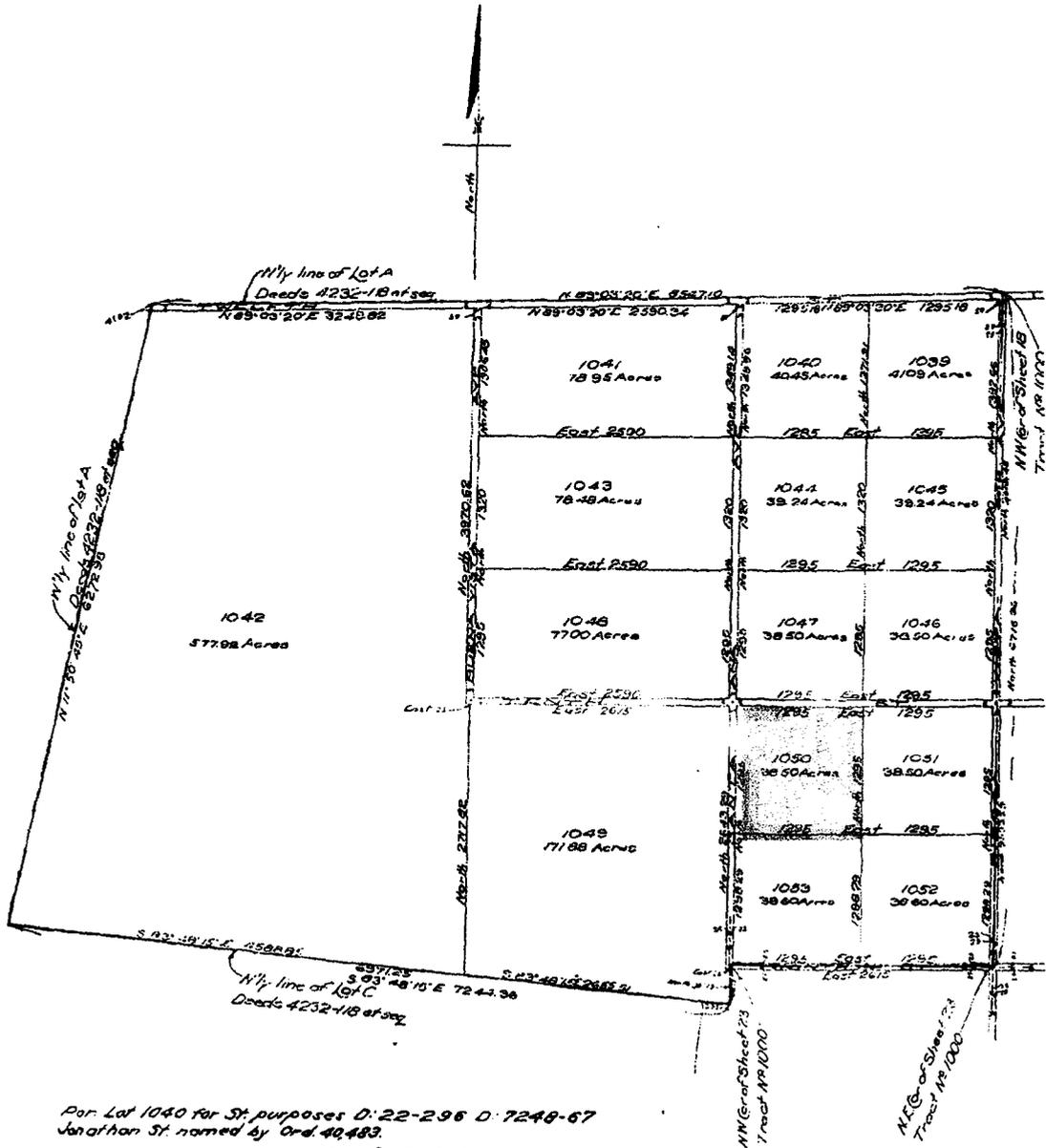


Greenhouse (added by Ross Family)

B - TRACT NUMBER 1000, SUBDIVIDED IN 1911

1942
31

SHEET 22



Por. Lot 1040 for St. purposes D: 22-296 D: 7248-67
 Jonathan St. named by Ord. 40,483.

Var. Sec. 12-192
 12th St. changed to Pascoe St. Ord. 33,573
 Sierra Vista Ave. changed to Fallbrook Ave. - ord 36,752
 Ninth St. changed to Sherman Way. - ord 37,245
 Sherman Way " " Tulare St. - ord 37,830
 Santa Ana Ave. por. lot 1053 D: 22-118 6553-71
 Por. " " & Sherman Way Ord. 38,030

(Scale reduced to 1"=1000') A 129 2/131

Comp. P.C.T.

C - TRACT NUMBER 21391, SUBDIVIDED 1956

Stratton's Subdivision of Circle S Ranch

39447

597-7

SCALE 1"=60'

TRACT NO. 21391 IN THE CITY OF LOS ANGELES

Being a subdivision of Lot 1050 and a portion of lot 1051, Tract No. 1000, Sheet 27, as per map recorded in Book 17, page 22 of Maps, records of Los Angeles County, California

SHEET 1 OF 4 SHEETS

RECORDED

Book 19, Page 519

IN RECORD

AT LOS ANGELES

ON FEBRUARY 1, 1956

BY

Notary Public

Jennings Engineering Co.

Basics of Bearings

THE BEARING "NORTH" OF WOODLAKE AVENUE SHOWN AS SOUTH AND AROUND ON SHEET 12 OF TRACT NO. 1000 AS PER MAP RECORDED IN BOOK 17, PAGE 22 OF MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

We hereby certify that we are the owners of or are interested in the land included within the subdivision shown on the annexed map and we consent to the preparation of and dedication of said map and subdivision as shown within the colored boundaries and we hereby dedicate to the public use the streets, highways and other public ways shown on said map within said subdivision and we hereby grant and dedicate to the City of Los Angeles easements for public utility purposes over the strips of land so designated on said map as a dedication to public use, while all of Woodlake Avenue and Salicy Street within this subdivision remain public highways and for such time only, we hereby abandon all rights of vehicular ingress and egress, inclusive of lots 134 to 140 inclusive and lots 154 to 159 inclusive to the said avenue and street so that the owners of said lots abutting these highways, during such time as said lots remain in a residential zone, will have no right of vehicular access whatever to the highways as such, except the ordinary easement of travel which belongs to the whole public. If any change of alignment or width of such highways results in the vacation of any part thereof within this subdivision, such vacation terminates the above dedication as to the part vacated. We also hereby dedicate for public use for street and alley purposes, those certain strips of land designated as PUBLIC STREET AND PUBLIC ALLEY,

I, G. J. Jennings, hereby certify that I am a Registered Civil Engineer of the State of California and that this map, consisting of 4 sheets, correctly represents a survey made under my supervision in February, 1956, that the survey is true and complete as shown, that the monuments shown hereon actually exist or will be in place not later than February 1, 1957, that their positions and character are correctly shown, that said monuments are sufficient to enable the survey to be retraced.

G. J. Jennings
RE-1058

State of California
County of Los Angeles }
On this 12th day of April, 1956 before me Edward E. Hery, a Notary Public in and for said County, personally appeared Grenville W. Stratton and I, the undersigned, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Edward E. Hery
Notary Public

My commission expires May 7, 1956.

State of California
County of Los Angeles }
On this 12th day of April, 1956 before me E. E. Santolucca Notary Public in and for said County, personally appeared Grenville W. Stratton and I, the undersigned, known to me to be the Vice President and Secretary respectively of Titus Insurance and Trust Company, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that said corporation executed the same.

E. E. Santolucca
Notary Public

My commission expires Feb 22, 1956

relating to ourselves and successive owners of said strips of land and all other uses thereon and except the creation of buildings thereon and except for other purposes, including the laying of pipes, conduits, or other underground structures thereon and other purposes which are part of lots 23, 100, 190, 200, 201, and 207

until such time as the legislative body shall accept the same for street purposes.

Grenville W. Stratton
James J. Stratton

Titus Insurance and Trust Company, a corporation (Easement holder)
Under reservation in deeds recorded in Book 6761 page 122 and in Book 6102 page 270 of Deeds.

Conrad Metz
Vice President

NATURE HOMES, INC.
Conrad Metz
Vice President

JITNEY HOMES, INC.
Conrad Metz
President

RAMPART HOMES, INC.
Wood Woodson
President

REASON HOMES, INC.
Wood Woodson
President

REDEEM HOMES, INC.
Wood Woodson
President

REFLEX HOMES, INC.
Wood Woodson
President

SAFETY HOMES, INC.
Wood Woodson
President

SANCTION HOMES, INC.
Wood Woodson
President

SCOTCH HOMES, INC.
Wood Woodson
President

SEASIDE HOMES, INC.
Wood Woodson
President

TANGO HOMES, INC.
Wood Woodson
President

TASTEFUL HOMES, INC.
Wood Woodson
President

TENDON HOMES, INC.
Wood Woodson
President

THANKFUL HOMES, INC.
Wood Woodson
President

State of California
County of Los Angeles }
On this 14th day of April, 1956 before me the undersigned a Notary Public in and for said County, personally appeared Cecelia Metz and Helen Metz, known to me to be the Vice President and Secretary respectively of Nature Homes, Inc., William Woodson and Helen Metz, known to me to be the President and Secretary respectively of Reason Homes, Inc., William Woodson and Helen Metz, known to me to be the President and Secretary respectively of Redeem Homes, Inc., William Woodson and Helen Metz, known to me to be the President and Secretary respectively of Reflex Homes, Inc., William Woodson and Helen Metz, known to me to be the President and Secretary respectively of Sanction Homes, Inc., William Woodson and Helen Metz, known to me to be the President and Secretary respectively of Scotch Homes, Inc., William Woodson and Helen Metz, known to me to be the President and Secretary respectively of Seaside Homes, Inc., William Woodson and Helen Metz, known to me to be the President and Secretary respectively of Tango Homes, Inc., William Woodson and Helen Metz, known to me to be the President and Secretary respectively of Tasteful Homes, Inc., William Woodson and Helen Metz, known to me to be the President and Secretary respectively of Tendon Homes, Inc., William Woodson and Helen Metz, known to me to be the President and Secretary respectively of Thankful Homes, Inc., the corporations that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporations therein named and acknowledged to me that said corporations executed the same.

John A. Whitsett
Notary Public

My commission expires Sept. 12, 1957

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE ORIGINAL MAP AND ANY MODIFIED ALTERNATIVE THEREOF THAT ALL PROVISIONS OF CHAPTER 100 STATUTES OF 1943 AS AMENDED STATE OF CALIFORNIA AND OF ALL LOCAL ORDINANCES APPLICABLE AND IN EFFECT AT THE TIME OF THE MAKING OF THE ORIGINAL MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

CITY ENGINEER
Lloyd A. Parker

DATE: APR 12 1956
Lloyd A. Parker

I HEREBY CERTIFY THAT THERE IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, A CERTIFICATE MADE BY THE REGISTERED CIVIL ENGINEER OF SAID CITY, UNDER REG. NO. 11, DATED FEBRUARY 1, 1956, CERTIFYING THAT IT APPEARS FROM THE RECORDS OF SAID CITY AND COUNTY THAT APPROXIMATELY 100,000 CUBIC FEET OF WATER WERE USED IN THE CONSTRUCTION OF SAID CITY AND COUNTY.

CITY ENGINEER
Lloyd A. Parker

DATE: APR 12 1956
Lloyd A. Parker

I HEREBY CERTIFY THAT THE CITY ENGINEER OF THE CITY OF LOS ANGELES APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL THE STREET LINES, ALLEYS, HIGHWAYS, EASEMENTS AND ADJUSTMENTS OF BOUNDARIES AND INTERESTS SHOWN ON SAID MAP AND FURTHER OFFERS HIS RESPECTIVE EIGHTY THREE BARRED "P" STREET AND "P" STREETS MAPS PROVIDED THAT LITIGANTS NEED BE DULY ADVISED BY THE CITY ENGINEER OF ANY IMPROVEMENTS MADE IN OR UPON ANY STREET, ROAD, ALLEY, HIGHWAY OR BARRED "P" STREET.

DATE: MAY 31 1956
Lloyd A. Parker

I HEREBY CERTIFY THAT ALL APPLICABLE EASEMENTS OF WHICH I AM IN CHARGE, TO WHOM THE LAND INCLUDED IN THE WITHIN MAP IS OWNED OR ANY PART THEREOF IS SUBJECT AND WHICH MAY BE IN FULL, HAVE BEEN MADE IN FULL.

DATE: MAY 10 1956
Lloyd A. Parker

I HEREBY CERTIFY THAT ALL APPLICABLE EASEMENTS OF WHICH I AM IN CHARGE, TO WHOM THE LAND INCLUDED IN THE WITHIN MAP IS OWNED OR ANY PART THEREOF IS SUBJECT AND WHICH MAY BE IN FULL, HAVE BEEN MADE IN FULL.

DATE: MAY 10 1956
Lloyd A. Parker

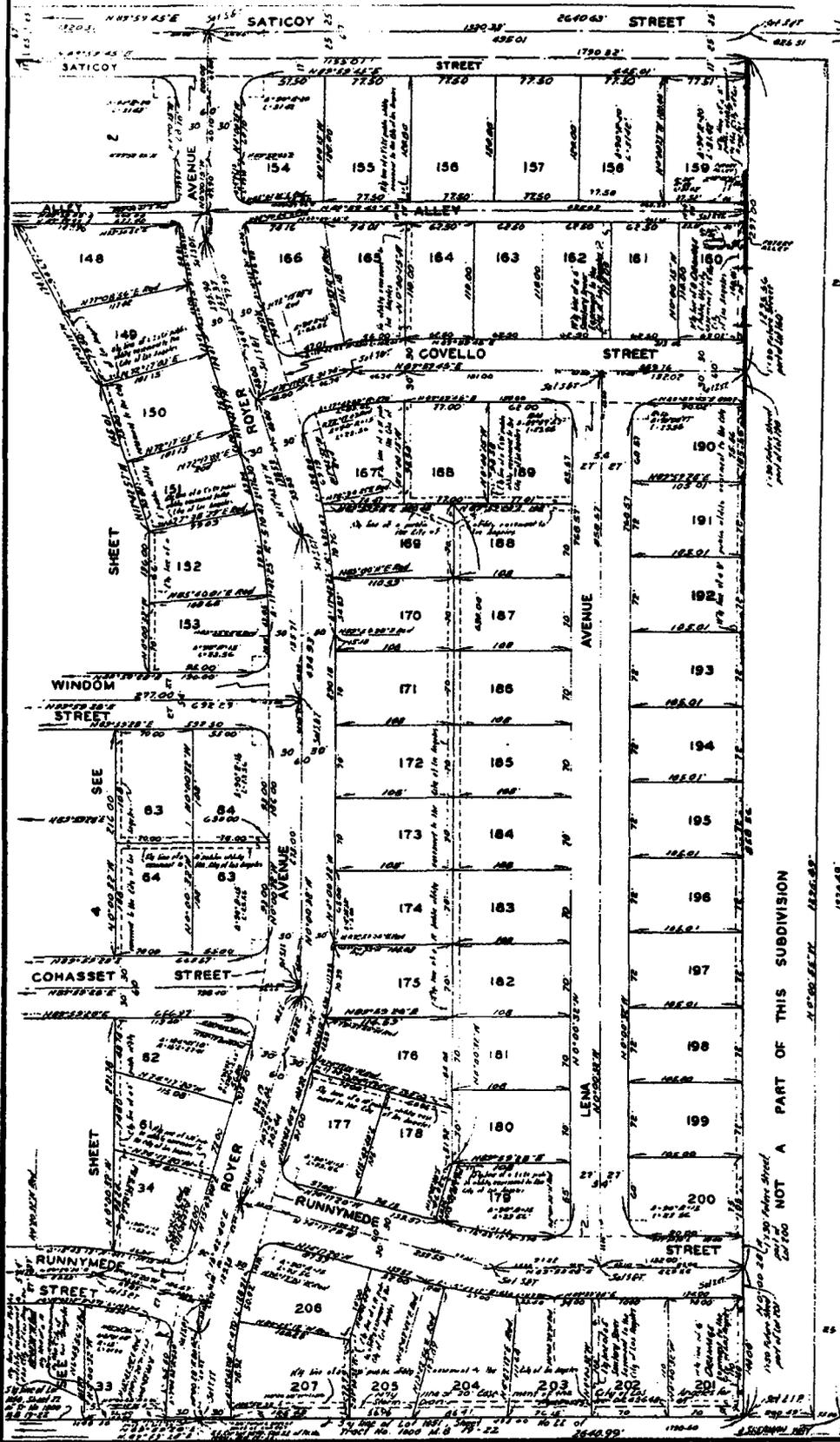
Stratton's Subdivision of Circle S Ranch

599-9

SCALE: 1" = 60'

TRACT NO. 21391
IN THE CITY OF LOS ANGELES
JENNINGS ENGINEERING COMPANY

SHEET 3 OF 4 SHEETS



RECORDED
June 9 1936
599-9
JENNINGS ENGINEERING COMPANY

AVENUE

The subdivision of this City of Los Angeles...
is hereby approved by the City Council...

NOT A PART OF THIS SUBDIVISION

FALLBROOK AVENUE

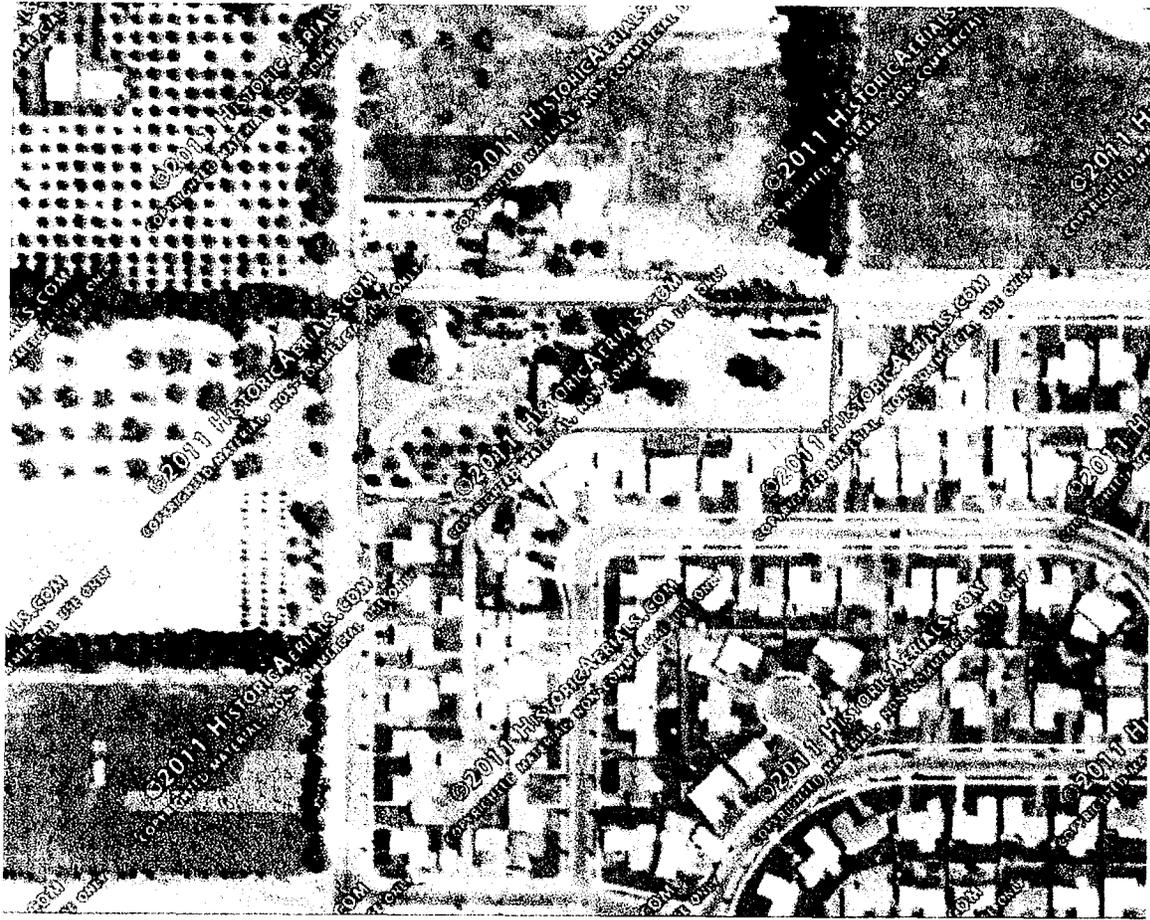
NOTE: The boundaries of the portion of this subdivision...
shown in red on the map...
are not a part of this subdivision...

RECORDED
JUN 9 1936
599-9
JENNINGS ENGINEERING COMPANY

D – HISTORIC AERIALS



Historical Aerial of Subject Property Before Subdivision, 1947 (<http://www.historicaerials.com>)



Historical Aerial of Subject Property After Subdivision, 1959 (<http://www.historicaerials.com>)



Current Aerial, 2015 (Google Maps)

E - DUTCH COLONIAL REVIVAL RESIDENTIAL ARCHITECTURE IN LOS ANGELES



1083 West 30th Street, 1895 (<http://www.historicplacesla.org>)



1207 East 21st Street, 1899 (<http://www.historicplacesla.org>)



333 South Arapahoe Street, 1903 (<http://www.historicplacesia.org>)



1818 Wellington Road, 1920 (<http://www.historicplacesla.org>)

Adam F. Rajper, ARCHITECTURAL HISTORIAN INTERN

Education

- M.S. Historic Preservation, Columbia University, New York, New York, 2008
- Bachelor of Architecture, California State Polytechnic University, Pomona, 2004

Professional Affiliations

- Preservation Alumni
- Society of Architectural Historians

Awards/Recognition

- Robert C. Weinberg Award for Excellence in Preservation Planning and Design, 2008
- William Kinne Fellows Traveling Prize, 2008
- Alpha Rho Chi Medal for Leadership, Service, and Merit, 2004

Summary

Adam Rajper is an architectural historian experienced in the research and education of cultural resources in the United States and abroad. His combination of degrees provides him with a broad and advantageous skill set, including strong documentation and research skills, as well as the ability to approach preservation from an interdisciplinary perspective.

Experience

Mr. Rajper has worked as an assistant in architectural firms throughout Southern California, most recently KTG Group, Inc. in Irvine, as well as a preservation consultant in South Asia and the Middle East. While receiving his architectural training, Mr. Rajper interned at the Los Angeles Conservancy where he helped prepare National Register Nominations.

Mr. Rajper has a strong interest in the history and theory of historic preservation, both in the United States and abroad. In 2012, he completed a course offered by the Critical Conservation Program at Harvard's Graduate School of Design and taught by Philadelphia-based architects and cultural and architectural historians, Susan Snyder and Dr. George Thomas. As part of that course, Mr. Rajper examined the origins of the preservation movement in the American Southwest, including Southern California. Mr. Rajper also has a passion for earthen architecture. As a graduate student, he documented historic mud brick palaces in Tarim, Yemen under the auspices of the Samuel H. Kress Foundation and Columbia University. He has conducted extensive research on adobe buildings throughout Southern California and is currently receiving training in earthen construction through Adobe in Action, a New Mexico-based non-profit organization.

In addition to his experience in architecture and preservation, Mr. Rajper has taught undergraduate and graduate seminars on architectural history in Cairo, Egypt. He has also worked as a research and teaching assistant, under the direction of faculty affiliated with the History, Theory, and Criticism of Architecture Program at the Massachusetts Institute of Technology. At Columbia, he focused on architectural conservation and studied under noted conservators, Dr. George Wheeler and Norman Weiss.



F - DUTCH COLONIAL REVIVAL STYLE SEARS, ROEBUCK & CO. KIT HOUSES



Monyhan House (Sears, Roebuck & Co. kit house or modeled after one), Paoli, Indiana, c. 1923



"The Verona," Sears, Roebuck & Co. Catalog, 1927

G – PROFESSIONAL QUALIFICATIONS

Education

- Ph.D., Art History, University of California, Los Angeles, 2005
- M.A., Architectural History, School of Architecture, University of Virginia, Charlottesville, 1991
- Certificate of Historic Preservation, School of Architecture, University of Virginia, Charlottesville, 1991
- B.A., Art History, Oberlin College, Oberlin, Ohio, 1983

Professional Affiliations

- Santa Monica Conservancy
- Los Angeles Conservancy
- California Preservation Foundation
- Society of Architectural Historians
- National Trust for Historic Preservation Leadership Forum
- American Institute of Architects (AIA), National Allied Member
- American Architectural Foundation
- Association for Preservation Technology

Summary

Dr. Jerabek has an extensive background in historic preservation, architectural history, art history and decorative arts, and historical archaeology. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Archaeology, and Architectural History. She has 25 years in professional practice in the United States and 15 years of academic experience in American, European and Latin American architecture. She has managed and conducted a wide range of technical studies in support of environmental compliance projects, developed preservation and conservation plans, and implemented preservation treatment projects for public agencies and private clients in California and throughout the United States. Prior to coming to PCR, she was Senior Architectural Historian in EDAW's Los Angeles office (2004-2006); Senior Architectural Historian, Parsons Engineering Science (1995-2004); Architectural Historian, John Milner Associates, Inc., (1991-1995);

and Architectural Historian, Land and Community Associates, Charlottesville, Virginia, (1988-1991).

Dr. Jerabek is a specialist in Visual Art and Culture, 19th-20th Century American Architecture, Modern and Contemporary Architecture, Architectural Theory and Criticism, Urbanism and Cultural Landscape. Her academic work has been recognized and supported by numerous scholarships and fellowships including the Samuel H. Kress Foundation Fellowship in Art History; American Council of Learned Societies Fellowship in East European Studies; Edward A. Dickson Graduate Fellowship in Art History, UCLA; and the Thomas Jefferson, Dupont and Governor's State Graduate Fellowships in Architectural History, School of Architecture, University of Virginia. Her accomplishment in historic preservation has been recognized by a 2012 Preservation Design Award from the California Preservation Foundation under the category of Cultural Resources Studies and Reports for the RMS *Queen Mary Conservation Management Plan, Long Beach, California*.

Experience

Rehabilitation/adaptive-reuse, planning and redevelopment projects are of particular interest to Dr. Jerabek. She provides expert assistance to public agencies and private clients in environmental review, from due diligence through planning/design review and permitting; and when necessary, she implements mitigation and preservation treatment measures on behalf of her clients. She is a highly experienced manager with broad national experience throughout the United States in California, Washington, D.C., Virginia, Maryland, Pennsylvania, West Virginia, New York, South Carolina, Georgia, Florida, Texas, Michigan, Ohio, Iowa, Utah, Washington, and Canada. As primary investigator and author of hundreds of technical reports, plan review documents, preservation and conservation plans, HABS/HAER/HALS reports, construction monitoring reports, salvage reports and relocation plans, she is a highly experienced practitioner and expert in addressing historical resources issues while supporting and balancing project goals.

She specializes in the evaluation, management and treatment of historic properties for compliance with Sections 106 and 110 of the National Historic Preservation Act (NHPA), the National Environmental Protection Act (NEPA), Section 4(f) of the Department of Transportation Act, the California Environmental Quality Act (CEQA), and local ordinances and planning requirements. She is highly experienced in the assessment of projects for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and assists clients with adaptive reuse/rehabilitation projects by providing preservation design and treatment consultation, agency coordination, legally defensible documentation, construction monitoring and conservation treatment.

Dr. Jerabek has over 17 years of project experience in historical resources management and preservation in California and is a regional expert on Southern California architecture. She has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area as well as in Ventura, Orange, Riverside, San Bernardino and San Diego counties. She currently manages PCR's on-call preservation services contracts with the City of Santa Monica (2002-present), County of San Bernardino Department of Public Works, City of Hermosa Beach, Los Angeles Unified School District and Long Beach Unified School District; and previously managed PCR's preservation consulting services under master agreements with the Los Angeles Redevelopment Agency, City of Long Beach, City of Anaheim, and private developers.



Education

- M.S., Historic Preservation (Emphasis: Conservation Science), Columbia University, New York, New York, 2008
- B.S., Design, (Emphasis: Interior Architecture), University of California, Davis, 2002
- B.A., Art History, University of California, Davis, 2002

Professional Experience

- Intern, Historic Resources Group, Los Angeles California, Summer 2007

Awards

- Joel Polsky Academic Achievement Award, American Society of Interior Designers, 2008

Professional Affiliations

- California Preservation Foundation
- Los Angeles Conservancy
- Santa Monica Conservancy
- Association of Preservation Technology Western Chapter

Training

- CEQA and Historic Resources: Thresholds, Mitigation & Case Studies, California Preservation Foundation Workshop, March 2011

Summary

Ms. Kainer has over eight years of professional and academic experience in the practice of historic preservation and architectural history in New York and California. Her undergraduate work in Art History and Interior Architecture at UC Davis led to a master's degree in Historic Preservation (emphasis Conservation Science) from Columbia University. At Columbia, Ms. Kainer studied under esteemed conservation science professors Dr. George Wheeler, Norman Weiss, and Dr. Theodore Prudon (thesis advisor). During graduate school, she interned at the Historic Resources Group under Peyton Hall, managing principal, working on character-defining features tables for All Saints Church and Polytechnic Elementary School. She has training and substantial experience in the evaluation and conservation of art and architecture and passion for interior design.

Experience

Ms. Kainer has conducted extensive archival research, field observation, recordation, and prepared survey documentation for numerous PCR historic resources projects. She has served as project architectural historian and conducted survey work, provided archival, historical, architectural and property research, and assisted in database management. She completed and co-authored a wide range of architectural investigations such as historic resources assessment and impacts analysis reports for compliance with CEQA, character-defining features reports, plan reviews, investment tax credit applications, Section 106 significance evaluations, and HABS documentations for PCR projects in the Los Angeles metropolitan area. She has also conducted extensive research and survey work and prepared numerous landmark and preliminary assessment reports for the City of Santa Monica. Recent projects included California Register nomination for the UCLA Faculty Center, historic resources assessments for eleven single-family residential properties in Beverly Hills, a historic resources assessment for late nineteenth century ranch associated with California's early mining history, a Section 106 report for the Santa Monica Pier, and a CEQA Impacts Analysis and Evaluation Report for a pipeline in Escondido.

Survey Experience: She was a contributing author for three major Community Redevelopment Agency of the City of Los Angeles (CRA/LA) – Adelante Eastside, Wilshire Center/Koreatown, and Normandie 5 Redevelopment Areas. Ms. Kainer also served as PCR Survey Team Leader and co-author for the comprehensive survey of over 4,000 objects of fine and decorative arts aboard the RMS Queen Mary in Long Beach. Additionally, Ms. Kainer helped complete the district-wide survey and evaluation of the Long Beach Unified School District and a windshield survey of Hermosa Beach for the Historic Resources Chapter of the Hermosa Beach General Plan Update.

Historic Resources Assessments: Ms. Kainer has contributed to the research, site inspections, and report preparation of a number of historic resources assessments in the Los Angeles metropolitan area for compliance with CEQA. Ms. Kainer has evaluated a number of different types of potential historical resources, including single-family and multi-family residences, banks, commercial buildings, schools, hotels, and cultural landscapes.

