

PABIAN RESIDENCE
21735 W. Ybarra Road
CHC-2025-2719-HCM
ENV-2025-2720-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—July 10, 2025](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Report](#)
5. [Historic-Cultural Monument Application](#)

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

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2025-2719-HCM
ENV-2025-2720-CE

HEARING DATE: August 7, 2025
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 North Spring Street
Los Angeles, CA 90012
and via Teleconference (see
agenda for login information)

Location: 21735 W. Ybarra Road
Council District: 3 – Blumenfield
Community Plan Area: Canoga Park – Winnetka –
Woodland Hills – West Hills
Land Use Designation: Low Residential
Zoning: R1-1
Area Planning Commission: South Valley
Neighborhood Council: Woodland Hills-
Warner Center
Legal Description: Tract 6170, Arb 2 of Lot 530

EXPIRATION DATE: August 19, 2025

PROJECT: Historic-Cultural Monument Application for the
PABIAN RESIDENCE

REQUEST: Declare the property an Historic-Cultural Monument

OWNER/APPLICANT: Lacey Waterman
21735 Ybarra Road
Woodland Hills, CA 91364

PREPARER: Andrew Rodriguez
Chronicle Heritage
55 E. Huntington Drive
Arcadia, CA 91006

RECOMMENDATION **That the Cultural Heritage Commission:**

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

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

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Senior Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Andrez Parra, Planning Assistant
Office of Historic Resources

Attachments: Commission/Staff Site Inspection Photos–July 10, 2025
Historic-Cultural Monument Application

FINDINGS

- The Pabian Residence "embodies distinctive characteristics of a style, type, period, or method of construction; [and] represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age" as an excellent example of a single-family residence designed in the Mid-Century Modern architectural style, and a noteworthy commission of master architect A. Quincy Jones.

CRITERIA

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

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

SUMMARY

The Pabian Residence is a one-story, single-family residence with an attached carport located on W. Ybarra Road between Dumetz Road and Galendo Street in Woodland Hills. Built in 1961, the subject property was designed by master architects A. Quincy Jones (1913-1979) and Frederick E. Emmons (1907-1999) in the Mid-Century Modern architectural style as a residence for animator James Pabian and his wife.

Irregular in plan, the subject property is of post-and-beam construction with stucco and tongue-and-groove wood cladding and has a low-sloped roof with overhanging eaves and exposed rafter tails clad in rolled asphalt. The subject property sits primarily below the grade of Ybarra Road with the roof of the residence and the carport mainly visible from the public right-of-way. On the southern end of the lot, there is a U-shaped driveway allowing access to the carport from two sides. Accessed from the carport to the north via a raised stone landing covered by a trellis, the main entrance of the residence is composed of a single slab door flanked by vertical tongue and groove wood siding and an opaque reeded window. The south-facing facade is largely unadorned. The west-facing elevation features a paved concrete patio set in gravel and six steps that lead to the rear of the property and wood steps that lead to the front. On this same elevation there is a raised deck that has scored concrete walls and is accessed from the interior of the residence by full-height, glazed sliding doors. The rear, north-facing facade features alternating rooflines with wood tongue and groove cladding on the eastern and center portions, and a scored concrete wall and plaster on the western portion. A circular chimney projects above the western end of the facade. On the eastern end of the elevation, a raised wood patio is accessed via four wood steps to the west. On the western end, there is a concrete patio that features a scored concrete planter with a large tree in the middle that continues on the interior. Fenestration across the subject property is composed of floor to ceiling windows, aluminum sliding windows, multi-lite fixed pane windows, glazed sliding doors, and reeded windows.

Interior features of the subject property include skylights, exposed ceiling beams, a split-level configuration of the living room and kitchen, built-in concrete planters, clerestory windows, a raised hearth and fireplace surrounded by a concrete block wall, an exposed circular chimney, and sliding glass and reeded glass doors throughout.

The subject property has experienced only minor alterations over the years that include a bathroom remodel in 2024.

Archibald Quincy Jones was born in Kansas City, Missouri in 1913 before moving to Southern California in 1919 to live with his grandparents. After earning his Bachelor of Architecture from the University of Washington in 1936, Jones returned to Los Angeles and worked for Douglas Hannold, Burton Schutt, and Raphael Soriano. From 1942-1945, he served in the U.S. Navy. After World War II, Jones founded his own practice and partnered with various others such as Whitney Smith and Edgardo Contini for the Crestwood Hills residential development. In 1950, he formed a partnership with Frederick Emmons that lasted nineteen years and produced many residential, commercial, and institutional buildings. Beginning in 1952, Jones became a visiting critic and lecturer in the University of Southern California (USC) School of Architecture, where he later served as dean from 1975-1978. In 1960, he was hired by architect William Pereira to help plan the City of Irvine and implement many greenbelt and garden city planning principles. Throughout his professional career and partnerships, Jones was awarded numerous awards and citations, including being elevated to the American Institute of Architects Fellowship, and was noted for his contributions to design and education across the field of architecture. Notable works by Jones include the Arens House (1949, Historic-Cultural Monument #720); the Schott House (1948, HCM #682); The Jones and Emmons Building (1955, HCM # 696); The Weckler House (1950, HCM #635); The Haas House (1950, HCM #633); the Warner Bros. Records Building in Burbank (1975); the USC Annenberg School of Communications (1979, HCM #1057); other USC, University of California, and California State University buildings and master plans; and a number of contributors to the Balboa Highlands Historic Preservation Overlay Zone notable for its concentration of Mid-Century Modern single-family residences, among many more. Jones passed away in Los Angeles in 1979 at the age of 66.

Frederick E. Emmons was born in Olean, New York in 1907. Emmons graduated from Cornell University's College of Architecture, Art, and Planning in 1929 and worked in New York as a draftsman for McKim, Mead & White before relocating to Los Angeles in 1932. By 1946, he started his own architectural practice in Los Angeles, and in 1951, Emmons started a business partnership with A. Quincy Jones that lasted until Emmons's retirement in 1969. With Jones, Emmons designed a number of notable works including the Berg House at 10939 Chalon Road (1955, demolished), the Nordlinger House #2 at 1248 Bel Air Road (1955), and multiple tract home developments, as well as University of California buildings. He also designed his own home, the Emmons House (1964, HCM #694) in Pacific Palisades. Emmons, in partnership with Jones, was known throughout his career for working at the forefront of architecture and design. He died in Belvedere, California in 1999 at the age of 91.

DISCUSSION

The Pabian Residence meets one of the criteria for designation under the Cultural Heritage Ordinance.

The subject property "embodies the distinctive characteristics of a style, type, period, or method of construction; [and] represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age" as an excellent example of a single-family residence

designed in the Mid-Century Modern architectural style, and an early and noteworthy commission of master architect A. Quincy Jones.

The Mid-Century Modern architectural style encompasses a broad range of idioms and sub-styles that became popular after World War II. Largely influenced by the Case Study House Program that occurred between 1945 and 1966, the style generally emphasizes the direct expression of structural systems, the relationship between the indoor and outdoor spaces, and a lack of ornamentation. The subject property exhibits several characteristic features of the style, particularly the post-and-beam sub-style, such as exposed wood beams, a concrete slab foundation, floor-to-ceiling windows, metal, flush-mounted windows, a low-pitched roof with overhanging eaves, single-story horizontal massing, and the interaction of outdoor/natural features with interior spaces.

Additionally, the subject property exhibits many signature features and qualities of master architect A. Quincy Jones's designs. Jones had a unique approach to his projects and was regarded as a highly influential figure and pioneer in the Mid-Century Modern movement. Jones's designs were meant to be symbiotic with the landscape, to blend indoors and outdoors. The three-tiered design of the subject property incorporates aspects of the natural, downward sloping topography of the site to create the relationship between the indoor and outdoor spaces. The subject property also utilizes the post-and-beam architectural sub-style to create sightlines of the outdoor areas throughout the interior. Additionally, the large windows, planters that move between the interior and exterior, and use of wood and concrete materials further blend the two spaces.

The subject property retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

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

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

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

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

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

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

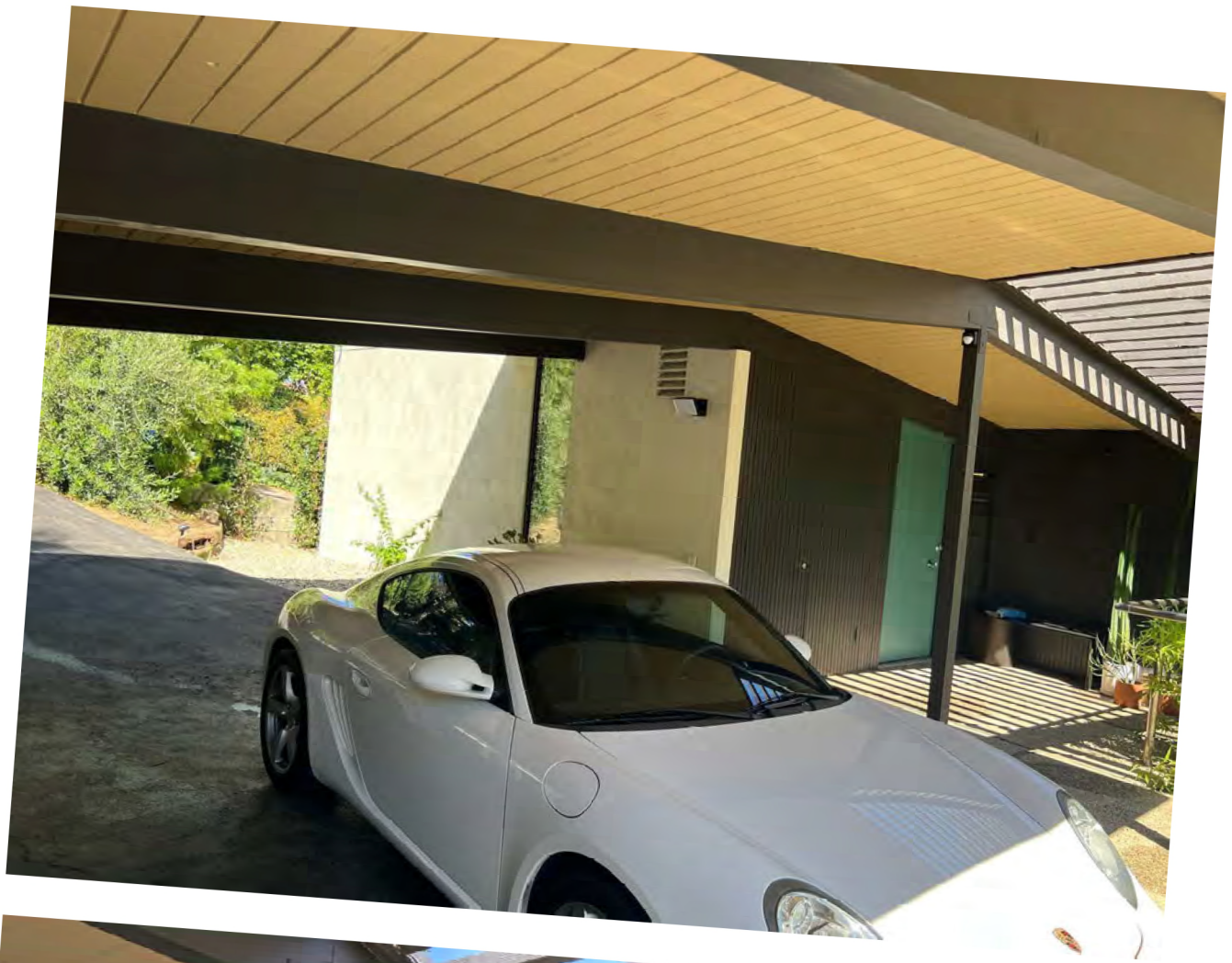
Categorical Exemption ENV-2025-2720-CE was prepared on July 11, 2025.

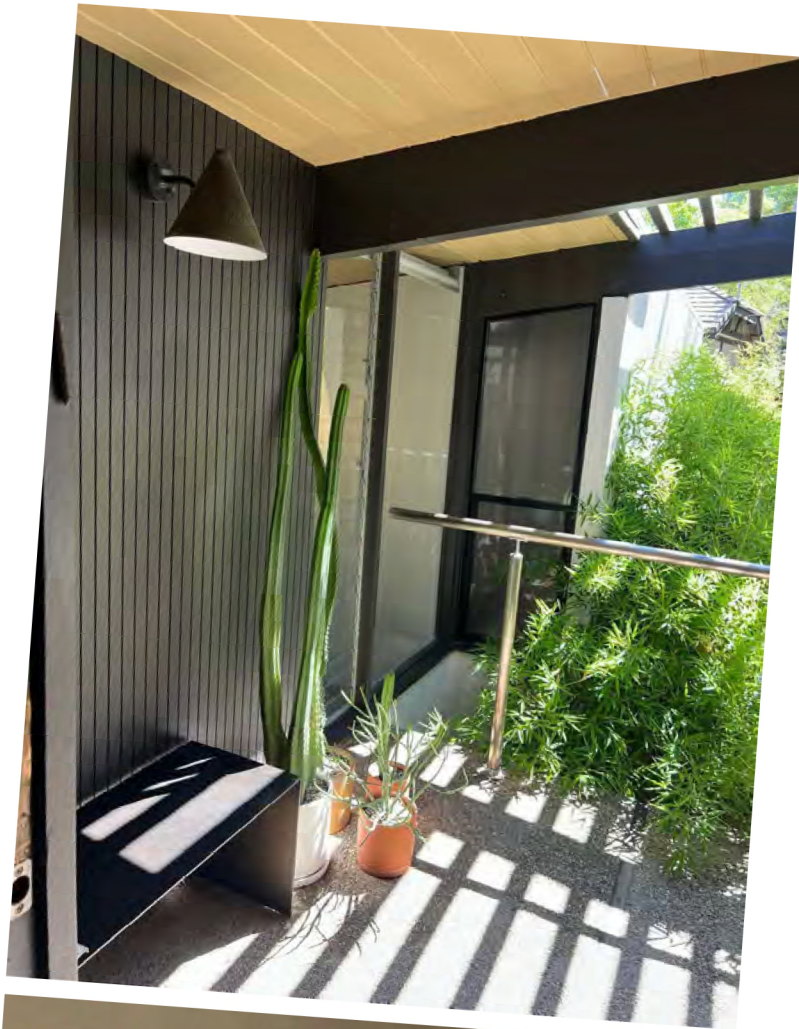
BACKGROUND

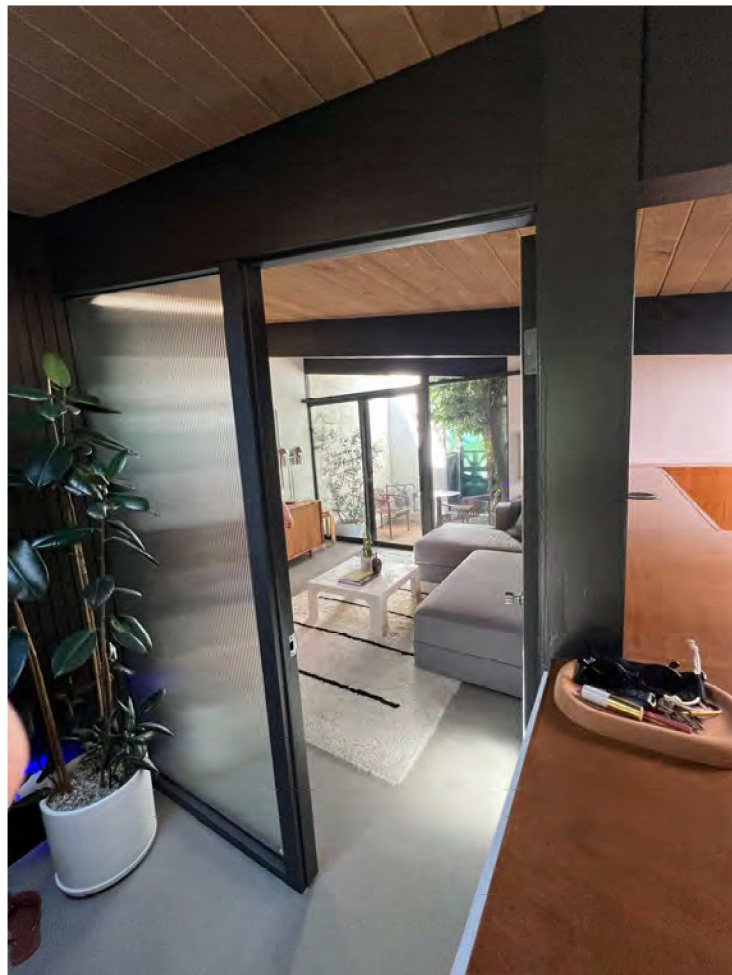
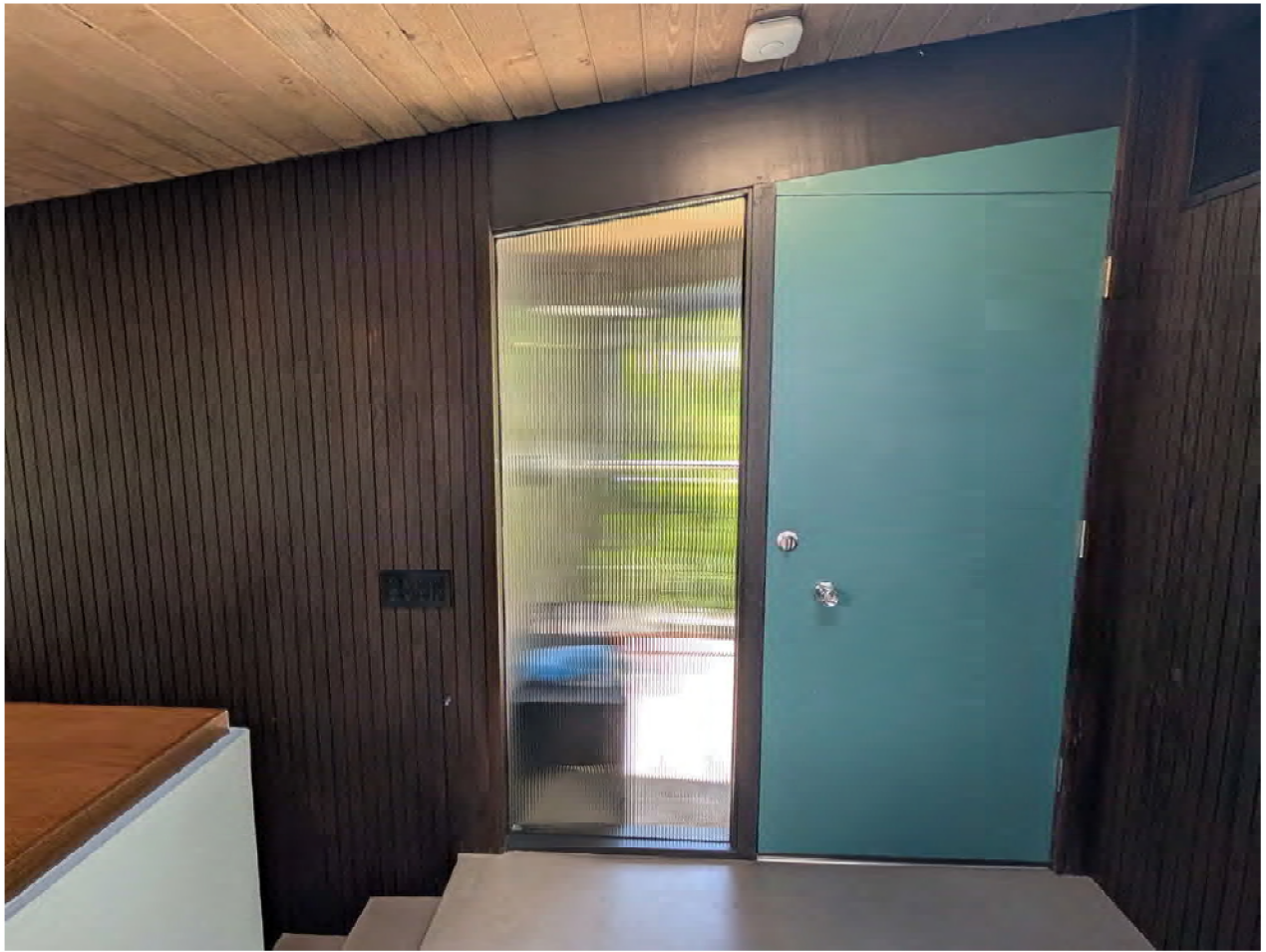
On May 13, 2025, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. On June 5, 2025, the Cultural Heritage Commission voted to take the subject property under consideration as a potential Historic-Cultural Monument. On July 10, 2025, a subcommittee of the Commission consisting of Commissioners Kanner and Kennard conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources.































































NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

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

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

CHC-2025-2719-HCM

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2025-2720-CE

PROJECT TITLE

Pabian Residence

COUNCIL DISTRICT

3

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

21735 W. Ybarra Road, Los Angeles, CA 91364☐ Map attached.

PROJECT DESCRIPTION:

Designation of the Pabian Residence as an Historic-Cultural Monument.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

N/A

CONTACT PERSON (If different from Applicant/Owner above)

Andrez Parra

(AREA CODE) TELEPHONE NUMBER

213-756-1698

EXT.

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

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

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

JUSTIFICATION FOR PROJECT EXEMPTION:

☐ Additional page(s) attached

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

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

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Andrez Parra

[SIGNED COPY IN FILE]

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

N/A

FEE:

N/A

RECEIPT NO.

N/A

REC'D. BY (DCP DSC STAFF NAME)

N/A

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2025-2719-HCM
ENV-2025-2720-CE

HEARING DATE: June 5, 2025
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012
and teleconference (see
agenda for login
information)

Location: 21735 W. Ybarra Road
Council District: 3 – Blumenfield
Community Plan Area: Canoga Park –
Winnetka –
Woodland Hills –
West Hills

Land Use Designation: Low Residential
Zoning: R1-1

Area Planning Commission: South Valley
Neighborhood Council: Woodland Hills-
Warner Center

Legal Description: Tract 6170, Arb 2 of Lot 530

EXPIRATION DATE: June 12, 2025

PROJECT: Historic-Cultural Monument Application for the
PABIAN RESIDENCE

REQUEST: Declare the property an Historic-Cultural Monument

OWNER/APPLICANT: Lacey Waterman
21735 Ybarra Road
Woodland Hills, CA 91364

PREPARER: Andrew Rodriguez
Chronicle Heritage
55 E. Huntington Drive
Arcadia, CA 91006

RECOMMENDATION

That the Cultural Heritage Commission:

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

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

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Senior Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Andrez Parra, Planning Assistant
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The Pabian Residence is a one-story, single-family residence with an attached carport located on W. Ybarra Road between Dumetz Road and Galendo Street in Woodland Hills. Built in 1961, the subject property was designed by master architects A. Quincy Jones (1913-1979) and Frederick E. Emmons (1907-1999) in the Mid-Century Modern architectural style as a residence for animator James Pabian and his wife.

Irregular in plan, the subject property is of post-and-beam construction with stucco and tongue-and-groove wood cladding and has a low-sloped roof with overhanging eaves and exposed rafter tails clad in rolled asphalt. The subject property sits primarily below the grade of Ybarra Road with the roof of the residence and the carport mainly visible from the public right-of-way. On the southern end of the lot, there is a U-shaped driveway allowing access to the carport from two sides. Accessed from the carport to the north via a raised stone landing covered by a trellis, the main entrance of the residence is composed of a single slab door flanked by vertical tongue and groove wood siding and an opaque reeded window. The south-facing facade is largely unadorned. The west-facing elevation features a paved concrete patio set in gravel and six steps that lead to the rear of the property and wood steps that lead to the front. On this same elevation there is a raised deck that has scored concrete walls and is accessed from the interior of the residence by full-height, glazed sliding doors. The rear, north-facing facade features alternating rooflines with wood tongue and groove cladding on the eastern and center portions, and a scored concrete wall and plaster on the western portion. A circular chimney projects above the western end of the facade. On the eastern end of the elevation, a raised wood patio is accessed via four wood steps to the west. On the western end, there is a concrete patio that features a scored concrete planter with a large tree in the middle that continues on the interior. Fenestration across the subject property is composed of floor to ceiling windows, aluminum sliding windows, multi-lite fixed pane windows, glazed sliding doors, and reeded windows.

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The subject property has experienced only minor alterations over the years that include a bathroom remodel in 2024.

Archibald Quincy Jones was born in Kansas City, Missouri in 1913 before moving to Southern California in 1919 to live with his grandparents. After earning his Bachelor of Architecture from the University of Washington in 1936, Jones returned to Los Angeles and worked for Douglas Hannold, Burton Schutt, and Raphael Soriano. From 1942-1945, he served in the U.S. Navy. After World War II, Jones founded his own practice and partnered with various others such as Whitney Smith and Edgardo Contini for the Crestwood Hills residential development. In 1950, he formed a partnership with Frederick Emmons that lasted nineteen years and produced many residential, commercial, and institutional buildings. Beginning in 1952, Jones became a visiting critic and lecturer in the University of Southern California (USC) School of Architecture, where he later served as dean from 1975-1978. In 1960, he was hired by architect William Pereira to help plan the City of Irvine and implement many greenbelt and garden city planning principles. Throughout his professional career and partnerships, Jones was awarded numerous awards and citations, including being elevated to the American Institute of Architects Fellowship, and was noted for his contributions to design and education across the field of architecture. Notable works by Jones include the Arens House (1949, Historic-Cultural Monument #720); the Schott House (1948, HCM #682); The Jones and Emmons Building (1955, HCM # 696); The Weckler House (1950, HCM #635); The Haas House (1950, HCM #633); the Warner Bros. Records Building in Burbank

(1975); the USC Annenberg School of Communications (1979, HCM #1057); other USC, University of California, and California State University buildings and master plans; and a number of contributors to the Balboa Highlands Historic Preservation Overlay Zone notable for its concentration of Mid-Century Modern single-family residences, among many more. Jones passed away in Los Angeles in 1979 at the age of 66.

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CRITERIA

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

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

FINDINGS

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

BACKGROUND

On May 13, 2025, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Pabian Residence		First Owner/Tenant	
Other Associated Names: 21735 Ybarra Road			
Street Address: 21735 Ybarra Road		Zip: 91364	Council District: 3
Range of Addresses on Property: n/a		Community Name: Woodland Hills	
Assessor Parcel Number: 2171-018-067	Tract: 6170	Block:	Lot: 67
Identification cont'd: Section 00, Township 1N, Range 16W			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1961	<input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened? None
Architect/Designer: A. Quincy Jones	Contractor: Unknown	
Original Use: Single-family residence	Present Use: Single-family residence	
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7) <input type="radio"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Mid-Century Modernism		Stories: 1	Plan Shape: L-shaped
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Select	
CLADDING	Material: Stucco, smooth	Material: Wood tongue-and-groove	
ROOF	Type: Gable	Type: Select	
	Material: Wood shingle	Material: Select	
WINDOWS	Type: Single-hung	Type: Single-hung	
	Material: Vinyl	Material: Aluminum	
ENTRY	Style: Hidden	Style: Select	
DOOR	Type: Plank	Type: Select	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

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

	See the "Alterations" heading under Written Statement A (attached)

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

Name: Lacey Waterman		Company:	
Street Address: 21735 Ybarra Road		City: Woodland Hills	State: CA
Zip: 91364	Phone Number: 818-307-8930	Email: lacey@strandstudio.co	

Property Owner

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

Name: Lacey Waterman		Company:	
Street Address: 21735 Ybarra Road		City: Woodland Hills	State: CA
Zip: 91364	Phone Number: 818-307-8930	Email: lacey@strandstudio.co	

Nomination Preparer/Applicant's Representative

Name: Andrew Rodriguez		Company: Chronicle Heritage	
Street Address: 55 E. Huntington Drive		City: Arcadia	State: CA
Zip: 91006	Phone Number: (562) 328-7430	Email: arodriguez@chronicleheritage.com	

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



9. SUBMITTAL

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

APPLICATION CHECKLIST

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| 1. <input checked="" type="checkbox"/> Nomination Form | 5. <input checked="" type="checkbox"/> Copies of Primary/Secondary Documentation |
| 2. <input checked="" type="checkbox"/> Written Statements A and B | 6. <input checked="" type="checkbox"/> Copies of Building Permits for Major Alterations (include first construction permits) |
| 3. <input checked="" type="checkbox"/> Bibliography | 7. <input checked="" type="checkbox"/> Additional, Contemporary Photos |
| 4. <input checked="" type="checkbox"/> Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digital copy of the main photo to: planning.ohr@lacity.org) | 8. <input type="checkbox"/> Historical Photos |
| | 9. <input checked="" type="checkbox"/> Zimas Parcel Report for all Nominated Parcels (including map) |

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.

<input checked="" type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input checked="" type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Lacey Waterman

3/10/2025

Name:

Date:

Signature:

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

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

Phone: 213-874-3679
Website: preservation.lacity.org

A. Proposed Monument Description

Site

The subject property is a single-family residence at 21735 Ybarra Road within the community of Woodland Hills on Assessor's Parcel Number (APN) 2171-018-067 on the northern side of Ybarra Street between Dumetz Road to the north and Galendo Street to the south. The property is on a 9,561.1 square-foot triangular lot that falls within Subdivision of Lot 186.06 and a portion of Lot 92.61. of the of the Property of 6170 tract on Lot 67 within Section 00 of Township 1 North, 16 West.

The subject property falls within the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan Area, specifically, Woodland Hills Council District 3. The surrounding area may be described as primarily residential development, the vast majority of which took place post-World War II and coincided with the construction of State Highway (SH) 101, commonly known as the Ventura Freeway, which transected through the area in the late 1950s approximately 1 mile north of the subject property. Commercial properties in this area are primarily to the north along Ventura Boulevard and SH 101. Ybarra Road has an irregular pattern; it begins south of Dumetz Road, which is off of Topanga Canyon Road, the major north-south throughfare in the area, and transects south with multiple curves until it curves west and intersects with Topanga Canyon Road and continues westward. The subject property is nestled within the corner of Topanga Canyon Road and Dumetz Road.

The proposed monument boundary is the residence and is limited to the footprint of the building. The landscape design has been altered over time and is not a character-defining feature of the Jones-designed residence. Photography of the rear yard is included, as each exterior façade was photographed for context.

Exterior

The residence, which primarily occupies the southern half of the parcel, is a Mid-Century Modern style, wood-frame, single-story Post-and-Beam building with a front-gabled roof clad in asphalt shingles. The exterior walls are clad mostly in smooth stucco with some portions of the rear and sides of the house clad in narrow tongue-and-groove wood siding.

The residence is set further back from the right-of-way and is depressed into the topography of the area. Since the residence is at the apex of this portion of Ybarra Road, the driveway has two entrances from Ybarra Road and descends down from the road. The sidewalk is level with the roof of the building. From the right-of-way, the property appears unassuming, and many of the character-defining features cannot easily be observed.

The primary (eastern) façade features an extended roof that stretches from the residence toward the sidewalk onto a detached garage and covers a portion of the driveway. The driveway is adjacent to the entrance of the residence. A raised stone landing is present before the main entrance. Metal railing is present along the landing to separate the landing from the lowered landscape, which includes bushes and plants. The entrance is shrouded by a pergola portion of the roof. The entrance features a single unornamented wood door and is flanked by tongue-and-groove wood siding on the eastern side and a large reeded glass window that extends from the floor to the roof beam. A large rectangular window for

a bedroom in the residence is on the adjacent wall and extends from the roof to the ceiling. Two narrow wood support beams are situated under the peak of the beams on the landing.

The southern façade is relatively featureless and is the only visible portion of the residence from the public right-of-way. The southern façade faces the apex of Ybarra Road and predominately features the extended roof. The southern façade is sheathed in smooth stucco and includes landscaped portions between the sidewalk of Ybarra Road and the driveway along with another landscaped portion north of the driveway that continues to the side and rear of the property. Most notably, the extended roof has exposed beams that face the apex of Ybarra Road and are visible from the public right-of-way.

A stone walkway transects through the landscaping from the front of the property through the eastern façade into the backyard. A wood fence separates the front yard from the backyard and is between a concrete block wall from the neighboring property and a stucco wall with a tall, finned portion from the subject residence. The ground contains a square-shaped, non-adjoining, concrete block path that is surrounded by gravel. The eastern façade includes one set of windows—a three-panel, fixed-pane set of windows oriented vertically that nearly occupy the entire wall. The eastern façade also includes the air-conditioning unit and a narrow wall portion sided in narrow tongue-and-groove wood with a single door used to access the water heating unit.

The western façade includes a narrow walkway that is primarily gravel but features a paved section in the middle and a raised patio. The walkway is between the subject residence and a chain-link fence of the neighboring property. The paved portion is accessed by six stairs that face the backyard and makeshift wood stairs that lead from the front yard. The raised patio is adjacent to a room of the residence and is sided by concrete blocks that create a right-angled wall and has a wood deck. A large tree is present on the corner of the raised patio. The raised patio is accessed by sliding glass doors framed in aluminum. The western façade is sided primarily in smooth stucco, with the rest of the façade occupied by floor-to-ceiling windows. One portion of the stucco walls closest to the backyard extends away from the residence, which creates a narrow cubicle with a small tree. Large sliding glass doors are present in front of the paved portion to access the living room of the residence. The stucco wall portion in the center of the western façade features a narrow single-sash aluminum window in the center, a single-sash vinyl window near the ground for the crawlspace, and a pair of light fixtures near the top of the wall. Additionally, decorative hanging lights are connected from the tree atop the raised patio and the top of the separated stucco portion.

The northern (rear) façade includes the most features and details of any side of the exterior. The rear of the residence includes alternating roof lines: a flatter roof on the eastern side above the primary bedroom and a more slanted roof on the eastern side that extends from the living room. Both roofs feature the exposed beams and have tongue-and-groove paneling under the roof. A raised wood patio is outside the primary bedroom on the northeastern corner of the house. The wood patio can either be accessed by four wood stairs from the backyard or by large sliding glass doors from the primary bedroom. The raised patio has exposed posts and beams that extend past the patio. The gravel from the eastern side of the residence wraps around the raised patio and leads to a ground-level cement paved patio. A portion of the rear is sided in tongue-and-groove wood that extends from the raised patio to the living room of the residence. A large, raised planter constructed of cement blocks is nestled in the corner along the living room and continues into the interior of the house, separated by large windows. The planter contains a single plant and a tree that gives the impression that it protrudes through the ceiling, although there is an opening between the ceiling and beam for the tree to go through. On the western

side of the rear façade is a concrete block wall that extends from the ground to the ceiling similar in design to the aforementioned planter. This concrete walled portion houses the chimney that is circular in design and is sheathed in smooth stucco. A shallow ground-level planter is also present in the rear that includes a single tree and decorative rocks. Both the raised and ground level patios include various types of contemporary patio furniture.

Square-shaped concrete blocks continue through a portion of the lawn near the residence. The landscaping of the backyard is separated into three distinct sections: a portion close to the residence that is a manicured lawn, which occupies the center of the backyard; a dirt portion that creates a “U” shape around the lawn; and a lower tier toward the very back, which is more grass. The backyard gets narrower as it progresses toward the end of the property and creates a triangle shape. In the middle of the backyard, between the higher and lower tier, is a prominent sycamore tree. At the end of the property is a small fig tree. The western side features ivy that has overgrown on the chain link fence and some flowers on the eastern side against the concrete block wall. A wood fence is at the very end of the backyard to separate it from the neighboring property.

As previously stated, a majority of the character-defining features of the exterior are unobservable from the public right-of-way, and most of the prominent features are exhibited in the rear of the property. However, some portions of the primary façade, primarily the roof design and smaller details such as the reeded window, are modest examples of the Mid-Century Modern style and is a good representation of Mid-Century architecture in Los Angeles County as well as a pristine example of the notable Mid-Century architect A. Quincy Jones.

Interior

The interior of the residence contains multiple character-defining features, as the interior is quintessentially designed in the Mid-Century Modern style and reflects the design philosophy of the time including the use of natural topography for the building and for blending elements of the indoors and outdoors together. The outside of the house is visible from almost every room of the residence to remind the observer that the outdoors is also a significant aspect of the motif.

Upon entering, one is situated within a small foyer of the house with a door and reeded glass window directly in front of the entry door and a descending staircase to the right. The foyer includes a single square-shaped skylight. Stepping forward will lead into an office space accessed through a single door. The reeded glass and door extend to the ceiling’s beam, which continues through the length of the house and visible from any portion of the interior. The office is a partially enclosed square room. The office includes a single rectangular floor-to-ceiling window with an aluminum frame on the southern side and sliding glass doors and singular windows that extend from the floor to the beam. The sliding glass doors do not extend to the beam but rather create a right-angled triangular window between the doors and the beam. The kitchen cabinetry extends high and creates a half-wall on the northern side of the office that creates a view of the kitchen and living room, as well as the backyard, and features a narrow support beam in the middle. The sliding glass doors of the office access the raised patio on the western side of the residence.

The kitchen and living room are the focal point of the interior, as they are in a split-level configuration. The initial staircase at the entrance is a narrow six-step staircase that descends into the kitchen and dining room area. The kitchen occupies half of the second level and features wood cabinetry throughout.

The counter of the kitchen wraps around and connects to the breakfast nook to form a “U” shape. Two skylights are directly above the kitchen, each light situated between the beams of the ceiling. Between the kitchen counter and cabinets on the western side of the kitchen is a narrow strip of single-sash aluminum windows.

The dining room area is partially enclosed by a U-shape half-wall that features three narrow posts. Sliding glass doors are between the breakfast bar of the kitchen and dining area; they are framed in aluminum and provide access to the western side of the residence. Similar to the office, a single triangular window is present between the beam of the ceiling and the frame of the sliding glass doors. An irregular-shaped window is adjacent to the dining room table that is framed between the sliding doors and one of the support posts and faces the concrete slab on the western side of the residence. From the second level, the office is partially visible as well as the living room on the lowest level.

The staircase that descends into the living room is narrower than the staircase by the entrance and is between the half-partition of the living room and dining room and a concrete plant bed that is part of the backyard. The living room is a rectangular shape and features a raised hearth and fireplace. The hearth extends out from the rear wall, which is an L-shaped concrete block wall, as opposed to the smooth stucco walls of the rest of the interior. The hearth is a textured concrete, as opposed to smooth concrete of the rest of the interior’s floor. A square stucco portion is above the surround of the fireplace in front of the chimney. The chimney is a wide, circular chimney sheathed in smooth stucco. Two skylights are in the living room: one between each set of beams. On the western side of the fireplace is a narrow rectangular window that extends from the floor to the beam, and above the concrete wall portion are narrow rectangular windows oriented horizontally between the wall and the ceiling. Fixed-pane windows are also on the eastern side of the room: one rectangular window between the concrete block wall and frame and a much larger singular window at the back of the room. The frame of the larger window incorporates the beams of the ceiling. Various window orientations are on the eastern side of the living room; all the windows are fixed in place except for the sliding glass doors. The sliding glass doors are between two large windows: one that extends from the floor to the beam and one that extends from the plant bed to the beam. Similar to the aforementioned sliding doors in the office and dining room, a triangular window is between the frame of the sliding doors and the beam.

A narrow hallway leads to the eastern wing of the residence, which contains the bedrooms and bathrooms. The beams of the ceiling are visible as one walks through the hallway, with closets on the northern side of the hallway and rooms on the southern side. The southern side of the hallway also features a pair of light fixtures. The first room in the hallway is a bedroom. The bedroom features a pair of fixed, rectangular windows and closets along the southern side of the room. The northern side’s wall does not extend to the ceiling; rather, a pair of rectangular windows are between the end of the wall and the ceiling, which make the beams more visible as they continue through the ceiling.

Adjacent to the bedroom is a bathroom. A skylight is present on the ceiling outside the door of the bathroom, and another skylight is present on the ceiling of the bathroom. The bathroom contains a large vanity, a toilet, and a bathtub. Similar to the bedroom, the wall of the southern side does not extend to the ceiling, and a large glass window is between the top of the wall and the ceiling, which makes the post and beams visible from the bathroom as well as a beam that transects through the bathroom. Narrow wood shelves are between the back wall of the tub and wall of the bathroom.

The final room of the interior is the primary bedroom and bathroom. The primary bedroom includes sliding glass doors on the northern side of the room that access the deck in the backyard. A large, fixed

window is adjacent to the sliding glass doors, and unlike the previously mentioned sliding glass doors in the office, dining, and living rooms, this set does not create a triangular window between the frame and ceiling but rather a rectangular shaped window. Closets are on the southern side of the room and protrude away from the wall. Between the closets and back (eastern) side of the room are three single-sash windows framed in aluminum. Most notably, a single beam transects through the middle of the room and continues over the outside deck. From the primary bedroom, the entire backyard is visible from the windows and sliding door, with an option to cover them with curtains that span the entire length of the windows. The bathroom of the primary bedroom is in the southwestern corner of the bedroom. The bathroom is the length of the space between two beams and includes a large vanity, a toilet, and a stand-in shower. The bathroom interior walls are narrow tiles and stucco. A single-sash window is in the back corner of the bathroom and is the only window for the bathroom, which faces the entry of the property.

Alterations

The following alteration history for 21735 Ybarra Road is based primarily on information provided by the current homeowner and the City of Los Angeles Department of Building and Safety online permit records.

- 1992** Installation of smoke detectors, install plywood then Class “A” fiberglass shingles (City of Los Angeles Permit #1992WV27185).
Installation of five skylights (City of Los Angeles Permit #1992WV27298).
- 2012** Reroofing (City of Los Angeles Permit #12016-20000-24673).
- 2022** Reroofing (City of Los Angeles Permit #22016-90000-16528).

New electrical and lighting plan; new skylights and roof insulation; drainage under house; earthquake retro-fit; new water heater; new ductwork; wall insulation; safety window film; updated vanities; retiled shower in primary bathroom; new window in front office; updated closets; Ardex floors; removed desk top in guest bedroom; removed built-in dresser and desk in primary bedroom; removed skylight in guest room to install Noguchi pendant; removed living room shelves; restored cabinetry hinges, doorknobs and handles on sliding doors. Information provided by homeowner Lacey Waterman. Alterations approved through the auspices of Cory Buckner, an expert on A. Quincy Jones architecture.
- 2023** Add sill plate anchor bolts and plywood to cripple walls (City of Los Angeles Permit #23016-90000-03610).
- 2024** Bathroom remodel for primary bedroom (City of Los Angeles Permit #24016-90000-03610).¹

¹ Building permits were obtained through the Los Angeles Department of Building and Safety web portal. The web portal was accessed May 2024 and can be accessed through https://ladbsdoc.lacity.org/IDISPublic_Records/idis/DocumentSearch.aspx?SearchType=DCMT_ADDR. Full permits are displayed in Attachment B.

Character-Defining Features

Site

- Large lot with natural topography

Exterior

- Single-story
- Low-pitched roof
- Overhanging eaves
- Large sliding glass doors
- Floor-to-ceiling windows
- Unornamented wall surfaces
- Visible beams
- Concrete slabs
- Outdoor spaces
- Carport and wide driveway
- Entry accessed via driveway; absence of walkway.
- Obscured entry²

B. Statement of Significance

Summary of Significance

The subject property at 21735 Ybarra Road meets the following criterion for designation as a Los Angeles Historic Cultural-Monument (HCM):

Criterion 3: Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

The subject property has not been formally evaluated for listing in the National Register of Historic Places or the California Register of Historical Resources. Nor has it been previously identified through any survey efforts. The subject property was designed in 1961 by architect A. Quincy Jones in partnership with Frederick E. Emmons and the prominent Post-and-Beam style of Mid-Century Modern architecture. A. Quincy Jones was regarded as a highly influential figure and pioneer in the Mid-Century Modern movement. His style may have been initially considered avant-garde, but his style quickly became unique. As stated by historian Cory Buckner, “there is a great pleasure in walking through a house designed by A. Quincy Jones. House and garden intertwine, connections are revealed, and the weighted

² The character defining features were obtained from the “Eligibility Standards for Mid-Century Modern, 1945-1975” of the Architecture and Engineering Context of the SurveyLA Los Angeles Citywide Historic Context Statement subtheme of Mid-Century Modernism, 1945-1975, accessed May 2024, <https://tinyurl.com/3aakkhyu>, 150–151.

dignity of the roof is always present.”³ These prominent qualities are exemplified in the subject property. Jones, in many ways, radicalized the approach to house design with the level of effort he imparted in his projects including in tract houses. Jones disliked how typical tract houses were designed and as a result “raised the level of the tract house in California from the simple stucco box to a structure of exquisite beauty and severe logic.”⁴ This is made apparent in the developments he worked on including the famous Eichler homes and other developments such as the Southdown Estates in Pacific Palisades and Lido Sands in Newport Beach.

Additionally, Jones “was a master at balancing cost and quality, adopting Post-and-Beam construction and using readily available materials such as concrete block and plate glass.”⁵ Jones’ design and approach were a product of the time he was living in, as he stated, “the population explosion demands a higher density and better land use.”⁶ The postwar population boom required innovation for planning communities, which led to Jones’ limiting the lot sizes for the tract houses he designed in order to create more community space. According to Buckner, due to innovations by Jones and other postwar architects, “features largely taken for granted today—community centers, nursery schools, swimming pools—became widely available to a middle-class population.”⁷ Jones not only contributed to the Mid-Century Modern style but also to how modern communities were envisioned.

The subject property is a Post-and-Beam style residence. According to Buckner, “Jones established his reputation with the richly detailed wood Post-and-Beam houses of the early postwar years.”⁸ Aside from the physical characteristics and components of a house that make it an excellent example of Mid-Century Modern architecture, houses constructed by A. Quincy Jones also have a unique feel. Jones’ designs were more about the feeling it created and less of the materials that were used. Jones’ designs were meant to be symbiotic with the landscape to blend indoors and outdoors. The subject property excellently captures the feel Jones carefully curated through his designs. The subject property uses the natural topography in the design, the indoor and outdoor spaces, and blended it through the use of large windows and a planter that is shared between the indoor and outdoor and the open feel of the interior.

Jones’ designs were featured throughout Southern California and across the nation as well. Jones’ firm not only designed residences but institutional and commercial buildings as well. SurveyLA identified two properties designed by Jones’ firms in the Woodland Hills area, though both are churches: the Epiphany Lutheran Free Church at 7768 North Topanga Canyon Boulevard and the Woodland Hills Methodist Church at 5650 North Shoup Avenue. Both of these churches have elements of the Mid-Century Modern style but are not reminiscent of Jones’ specific style. Both churches feature an A-frame-style construction with exposed beams but otherwise do not feature any prominent features.

Jones’ body of work is extensive and provides examples to compare the subject property to. The Sherwood House, constructed in 1963 in Beverly Hills, features the Post-and-Beam style, a blend of indoor and outdoor spaces, and large windows. Another great comparison is the Smalley House, constructed in Los Angeles in 1973. This residence, like the subject property, uses the natural topography of the site to dictate the design of the house, an open feel and different stories that are still connected

³ Cory Buckner, A. *Quincy Jones* (Phaidon Press 2002), 8.

⁴ Cory Buckner, A. *Quincy Jones* (Phaidon Press 2002), 8.

⁵ Cory Buckner, A. *Quincy Jones* (Phaidon Press 2002), 8.

⁶ Cory Buckner, A. *Quincy Jones* (Phaidon Press 2002), 8–9.

⁷ Cory Buckner, A. *Quincy Jones* (Phaidon Press 2002), 9

⁸ Cory Buckner, A. *Quincy Jones* (Phaidon Press 2002), 16.

and within view, the living room in the lowest level of the house similar to the subject property, and a recessed entrance similar to the subject property as well as a seamless blend between the indoor and outdoor spaces.

Many examples of Jones' work exist that preserve the feeling he tried to create through his designs and are presented in a later section. The subject property is a notable example because it exhibits almost every quality and feature Jones attempted to highlight in his designs. Jones' use of the subject property's topography allowed him to create a three-tiered interior that still managed to maintain openness while highlighting the Post-and-Beam ceiling and allowing the observer to see the outdoors from any portion of the interior. Jones also blended the indoors and outdoors seamlessly in the subject property with large windows in the living room and a planter that occupied both the indoors and outdoors. Jones used both wood and concrete in the subject property, further exemplifying his philosophy of diversifying his materials and proving that anything could work. It does not matter where on the subject property the observer is, as every detail is rich in Jones' intention.

The subject property is an early and excellent example of Mid-Century Modern style residences in the postwar era and Mid-Century Modernism Post-and-Beam sub-theme defined in SurveyLA and is an excellent example of an A. Quincy Jones-designed residence within the larger Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan Area. Despite changes in the setting surrounding the property as a result of development that occurred everywhere in the greater Los Angeles area, the subject property retains a high level of integrity of design, materials, workmanship, and association with postwar development and changing trends in architectural design and philosophy in the San Fernando Valley and across the nation as a whole.

Period of Significance

The period of significance for the style of the subject property is 1961, the date of construction.

Property Development History

The land on which the subject property is sited was originally a more rural area of the San Fernando Valley. The subject property is on Lot 37 of Township 1N, Range 16W, Section 00 with Assessor Parcel number 2171-018-067.

There are no Sanborn Fire Insurance Maps that cover this area of the southern San Fernando Valley. The earliest map of this area is a topographic map from 1903; however, Woodland Hills is not explicitly indicated, as there was little to no development in the area.

The earliest aerial photograph of the area is from 1928, which shows that the subject property's setting was mostly undeveloped with sparse development closer to Topanga Canyon Boulevard. Modern road orientations were present, but there was still no residential construction in the immediate area of the subject property. The main thoroughfare was north of the subject property where present day Ventura Boulevard is at, and north of that was mostly agricultural fields. The area remained the same for over a decade after the 1928 aerial photograph. The next available aerial photograph is from 1940, which shows the setting is relatively the same with and sparse development concentrated west of the subject property. The first aerial photograph to show development near the immediate area of the subject property was in 1944, which indicated a single house on Ybarra Road slightly west of the subject

property. A 1952 topographic map indicates that more development occurred south of Ventura Boulevard between 1944 and 1952; a majority of land north of Ventura Boulevard remained agricultural. At this time, there was still only one residence on Ybarra, which was shown in the 1944 aerial photograph.

A 1960 aerial photograph shows that the neighborhood along Topanga Canyon Road was mostly developed along with increased development west, east, and north of Dumetz Road. Agricultural land still existed between Ventura Boulevard and the newly constructed 101 Freeway with agricultural land north of the 101 Freeway. This was the last aerial photograph before the subject property was constructed and indicated that the subject property's neighborhood was still relatively undeveloped than surrounding areas. The residence was constructed in 1961, but the first aerial photograph it is shown in is a 1962 photograph. By this time, the majority of the Woodland Hills area was developed, with development concentrated east of Topanga Canyon Boulevard and west of Canoga Avenue. The space occupied between those two roads was mostly undeveloped, which included the neighborhood of the subject property. At this time, the subject property was still one of the earlier developments in this area. A 1965 aerial shows slightly more development, although Ybarra Road still lacked much of its development. By 1971, Ybarra Road was mostly fully developed as it is today and by 1976 it was fully developed.

History of Property Ownership

There was only one known owner of the property during the period of significance for the style of architecture (1961). According to the original architectural plans from A. Quincy Jones and Frederick E Emmons & Associates, the house was originally constructed for Mr. and Mrs. James A. Pabian.⁹ According to Pabian's obituary from 1996, Pabian was a prominent animator that worked for various high-profile studios such as Disney and MGM. The obituary also states that he had relocated to Ojai in 1966, which means that he only occupied the house from 1961 until 1966. Additionally, the obituary stated that one of Pabian's daughters still resided in Woodland Hills at the time of his passing.¹⁰ It is possible that his daughter may still have occupied the house, though it is not entirely clear.

It is important to note that the certificate of occupancy obtained through the city of Los Angeles states the occupant as James "Pobian." It is likely that the certificate may have mistaken the name, as the previously mentioned architectural plans had "Pabian," and it is reasonable to assume that a prominent animator was able to afford a custom-built home by a contemporary master architect. Aside from the aforementioned certificate of occupancy, no other building permits or certificates of occupancy could be located to determine if any other notable individuals occupied the subject property during the period of significance. Historic newspapers and city directories also lacked information on other previous occupants.

⁹ A. Quincy Jones & Frederick E. Emmons & Associates, "Residence for Mr. & Mrs. James A. Pabian," 1960–1961.

¹⁰ Los Angeles Times, "Obituaries: James Pabian; Animator for MGM, Disney," *Los Angeles Times*, July 26, 1996.

Supporting Historic Context

Woodland Hills Development

The community of Woodland Hills is within the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan Area in the westernmost portion of the city of Los Angeles in the southern San Fernando Valley. Before contact with Europeans, the area was inhabited by Chumash and Fernandeano Tataviam tribes. The Chumash used “resources from both the land and the sea, we called ourselves ‘the first people,’ and pointed to the Pacific Ocean as our first home.”¹¹ The Chumash hunted, foraged, and fished in the area and lived in “dome-shaped homes that were made of willow branches.”¹² The Chumash, like other indigenous populations, had a symbiotic relationship with nature and their surroundings. Chumash villages became more permanent as their “culture advanced with boat-making, basketry, stone cookware, and the ability to harvest and store food...”¹³ Chumash culture and society was rather progressive and had distinguished classifications for tribal members and “ranged from manual laborers to the skilled crafters, chiefs, and shaman priests who were also accomplished astronomers. Women could serve equally as chiefs and priests.”¹⁴ Chumash culture continued to develop in other ways including cave art that became increasingly intricate as time went on.

The Fernandeano Tataviam tribe occupied a major part of the Los Angeles area. “Prior to colonization, the ancestors of the Fernandeano Tataviam Band of Mission Indians originally inhabited the villages originating in the Simi, San Fernando, Santa Clarita, and Antelope Valleys.”¹⁵ The Fernandeano Tataviam had very unique characteristics. “Before settlers arrived, the village organization structure in Southern California was unique in that there was no single leader that ruled over all the villages. Instead, each village was an autonomous self-governing entity that had its own structure of leadership, cultural practices, economy, and territory.”¹⁶ Additionally, another unique aspect was the practice of exogamy, or marrying outside their immediate group, which promoted larger alliances within the tribe. Furthermore, this allowed them to speak “the languages and dialects that existed in neighboring villages.”¹⁷ The Chumash and Fernandeano Tataviam populations began to decline with the establishment of the Mission San Buenaventura in 1782 and Mission San Fernando Rey in 1797, respectively.

During the mid-1800s, the area was part of the large Leonis Ranch under the control of Miguel Leonis. When Leonis passed, the land was sold by relatives. In the early 1900s, the area had sporadic agriculture, though it was mostly treeless and flooded regularly, which made it unfavorable for residential development. The first major development occurred in anticipation of the 1913 completion of the Los Angeles Aqueduct, which aimed to bring more water to Los Angeles and thus draw businesses and individuals to this area.¹⁸ Homesteaders purchased land in the area, which consisted of 151 original

¹¹ “Our History,” Santa Ynez Band of Chumash Indians, accessed November 2024, <https://chumash.gov/chumash-history>.

¹² “Our History,” Santa Ynez Band of Chumash Indians, accessed November 2024, <https://chumash.gov/chumash-history>.

¹³ “Our History,” Santa Ynez Band of Chumash Indians, accessed November 2024, <https://chumash.gov/chumash-history>.

¹⁴ “Our History,” Santa Ynez Band of Chumash Indians, accessed November 2024, <https://chumash.gov/chumash-history>.

¹⁵ “History,” Fernandeano Tataviam Band of Mission Indians, accessed November 2024, <https://www.tataviam-nsn.us/heritage/history/>.

¹⁶ “History,” Fernandeano Tataviam Band of Mission Indians, accessed November 2024, <https://www.tataviam-nsn.us/heritage/history/>.

¹⁷ “History,” Fernandeano Tataviam Band of Mission Indians, accessed November 2024, <https://www.tataviam-nsn.us/heritage/history/>.

¹⁸ “Historic Resources Survey Report: Caonga Park-Winnetka-Woodland Hills-West Hills Community Plan Area” Architectural Resources Group, Inc., 2013, 7–9, accessed October 2024, <https://tinyurl.com/52ukvuas>.

purchases, 25 of which were either from out of state or came from Europe. The development of roads and the Pacific Electric Railway line in Owensmouth attracted many potential homebuyers to the area.

The area was mostly developed in the 1950s and 1960s; however, it previously contained the communities of Owensmouth, Girard, and the Weeks Poultry Colony. Before the post-World War II population boom, the area was mostly agricultural. Commercial development occurred in the 1950s and onward as well and was concentrated near main thoroughfares including Topanga Canyon Road near the subject property.

The construction of the residence is consistent with development that occurred in this area, which coincided with the construction of State Highway 101 in the early 1960s and transected through this area and allowed for more people to move away from metropolitan Los Angeles and into the more rural San Fernando Valley. The subject property was one of the first residences to be constructed on this portion of Ybarra Road and in this section of the neighborhood, as a majority of the residential development was concentrated around Topanga Canyon Boulevard west of the subject property.

The setting around the subject property has been dramatically altered by intensive post-World War II development that has shifted this area from rural to more suburban. However, the integrity of the residence allows it to still exhibit the Mid-Century Modern-style home from the period of significance (1961). Since the residence is set further back and hard to see from the public right-of-way, it is likely that it was not previously surveyed or identified as significant by SurveyLA or other architectural surveys. The subject residence was inspired by the Mid-Century Modern homes designed during the Case Study House Program of the early 1950s, many of which have been nationally and locally registered as significant. Multiple Mid-Century Modern-style homes have been identified and registered as significant in the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan Area; however, SurveyLA did not identify any properties designed by A. Quincy Jones in their 2013 survey. Furthermore, the subject property was uniquely designed by A. Quincy Jones for an individual and not part of a ubiquitous construction or design philosophy.

Mid-Century Modernism

The Mid-Century Modern style of architecture was derived from the Modernist movement that began in the late nineteenth century through the 1950s. Modernism included a broad range of styles with a goal of developing a more progressive approach to design, moving away from traditional styles and philosophies. Modernism “eschews historical precedents and charts a new path forward, embraces experimentation and free expression of the new, incorporates technology and innovation to maximize efficiency and improve the lives of everyday people, and prioritizes function over form.”¹⁹ Modernism became popular throughout the United States but had a greater impact in the Los Angeles area, as the Modernist movement coincided with the development of Los Angeles in the early twentieth century. The Arts and Crafts movement, which overtook Southern California previously, paved the way for a new style of architecture that fit in with the Southern Californian paradigm.²⁰ The Modernist movement included multiple sub-styles, including Mid-Century Modern.

¹⁹ “Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering, Sub-Context: L.A. Modernism, 1919-1980,” SurveyLA accessed May 2024, <https://tinyurl.com/3aakkhyu>, 1.

²⁰ “Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering, Sub-Context: L.A. Modernism, 1919-1980,” SurveyLA accessed May 2024, <https://tinyurl.com/3aakkhyu>, 2.

Mid-Century Modern architecture became a dominant style after World War II. The Mid-Century Modern style applied to various property types, from single-family residences to commercial and institutional properties. It was versatile in its property type and those it appealed to, as it “was applied to the upper echelons of architecture and also to the vernacular built environment.”²¹ The style gained much of its influence from the Case Study House Program that was put forth by the Arts and Architecture magazine, which will be touched on later. Put simply, many Mid-Century Modern homes drew influence from and attempted to replicate many aspects of the Case Study houses as they became the standard and foundation for the style. As started in a National Register of Historic Places document, “whether of wood-frame or steel-frame construction, the houses share the modern qualities of flat roofs, deep overhangs, open floor plans, extensive use of glass, indoor/outdoor flow, and concrete slab foundations.”²² Furthermore, Mid-Century Modern homes expressed structural systems such as posts and beams, which would have typically been obscured and did not boast a large size as designers wanted the houses to still be obtainable to the common person. Mid-Century Modern architecture was more than an architectural style and was deeply rooted in principles and ideology, mostly that aesthetically-pleasing homes ought to be relatively accessible and part of the American dream.

The Mid-Century Modern style gained popularity and interest from the Case Study House Program but was also a result of a new emerging generation of architects. The tradition gained momentum from the University of Southern California (USC) School of Architecture under Arthur Gallion, who was the school’s dean from 1945 to 1964. Gallion changed the curriculum of the program to move away from the Beaux Arts tradition, a style that was popular in Los Angeles, and toward more Modernist principles.²³ As dean, Gallion hired a robust and illustrious group of well-known architects to teach classes, one of which was A. Quincy Jones. Under Gallion and his faculty, USC’s architecture program became well known across the nation for its innovation and creativity.²⁴

USC’s architecture program became unique in its own right, earning the term “USC style” that was coined by architectural historian Esther McCoy. To McCoy, the USC style exhibited “unabashed structural expression, typically conveyed in the form of wood Post-and-Beam construction. The Post-and-Beam method, which consists of beams supported by posts rather than load-bearing walls, allowed for large expanses of glass to take the place of solid exterior walls...and a seamless integration between indoor and outdoor spaces.”²⁵ As the Mid-Century Modern style gained popularity, custom houses of this style became popular as well, and were “especially prevalent in more affluent hillside neighborhoods within the greater Hollywood area, Northeast Los Angeles, the Westside, and South San Fernando Valley,”²⁶ which included Woodland Hills, where the subject property is located. As time went on, the Mid-Century Modern style that was heavily influenced by the Case Study House Program and USC’s School of Architecture was applied to commercial properties and even entire housing tracts. The Mid-Century

²¹ “Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering, Sub-Context: L.A. Modernism, 1919-1980,” SurveyLA accessed May 2024, <https://tinyurl.com/3aakkhyu>, 134.

²² “Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering, Sub-Context: L.A. Modernism, 1919-1980,” SurveyLA accessed May 2024, <https://tinyurl.com/3aakkhyu>, 134.

²³ “Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering, Sub-Context: L.A. Modernism, 1919-1980,” SurveyLA accessed May 2024, <https://tinyurl.com/3aakkhyu>, 136.

²⁴ “Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering, Sub-Context: L.A. Modernism, 1919-1980,” SurveyLA accessed May 2024, <https://tinyurl.com/3aakkhyu>, 136.

²⁵ “Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering, Sub-Context: L.A. Modernism, 1919-1980,” SurveyLA accessed May 2024, <https://tinyurl.com/3aakkhyu>, 137.

²⁶ “Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering, Sub-Context: L.A. Modernism, 1919-1980,” SurveyLA accessed May 2024, <https://tinyurl.com/3aakkhyu>, 138.

Modern style dominated during this time and was heavily influenced by many prolific architectural minds, such as A. Quincy Jones.

The subject property is an excellent example of the Post-and-Beam style born out of the USC style and is associated with A. Quincy Jones. The subject property embodies various characteristic traits of the Mid-Century modern style, including but not limited to direct expression of the structural system (wood); simple geometric volumes; unornamented wall surfaces; floor-to-ceiling windows; and often flush-mounted metal frame. The subject property retains all features from the period of significance and exemplifies the characteristics pioneered by A. Quincy Jones.

Archibald (A.) Quincy Jones (1913–1979)

Archibald (A.) Quincy Jones was the master architect behind the subject property alongside his partner Frederick Emmons. A. Quincy Jones was born in Kansas City, Missouri, and eventually moved to southern California to the City of Gardena in northeastern Los Angeles County.²⁷ Jones lived with his grandparents while his grandfather tried to learn how to farm, which sparked Jones' interest in nature.²⁸ Jones' older brother, Millard, was an artist who influenced Jones and exposed him to art and drawing. During high school, Jones became fascinated with architecture as it combined his interests of nature and art and worked for an architect after school. After he decided to pursue architecture, he moved to Washington to finish high school to qualify as a resident and eventually studied architecture from the University of Washington where he finished in 1936.²⁹

After his education, he moved to Los Angeles with a colleague-turned-spouse named Ruth Scheider, who he married in 1937. Together, they designed two homes in 1938, their own residence and a subsequent income property in Laurel Canyon, which was considered unbuildable. Jones' mentor believed that architecture was meant to solve problems, a value deeply instilled in Jones.³⁰ Early in his career, Jones worked under prominent architects such as Douglas Honnold and George Vernon Russell as well as Paul R. Williams. Jones served in the U.S. Navy from 1942 to 1945, then returned to Los Angeles and opened his architectural office, A. Quincy Jones & Associates, which resulted in numerous awards and stellar designs across the state of California. Jones also served as a professor and a dean for the USC School of Architecture from 1951 to 1967 and is credited with mentoring subsequent generations of notable architects.

Jones thrived in postwar Los Angeles, as did other young architects who each set their stake in the architectural vacuum of the time, as there was no set architectural style identity for Los Angeles and houses were in high demand. Most commonly, houses were built faster than architects could be consulted or hired for designs, which created a lack of community and unique problems for the creative architect. According to Cory Buckner, "Jones's philosophy of solving problems by using lightweight structural systems, working with pre-assembled parts, and keeping with the language of Post-and-Beam construction made him a prime candidate for developers interested in providing clients with an economical yet elegant product."³¹ Jones wanted to create houses that were aesthetically pleasing and

²⁷ Cory Buckner, *A. Quincy Jones* (Phaidon Press 2002), 9.

²⁸ Cory Buckner, *A. Quincy Jones* (Phaidon Press 2002), 10.

²⁹ Cory Buckner, *A. Quincy Jones* (Phaidon Press 2002), 10.

³⁰ Cory Buckner, *A. Quincy Jones* (Phaidon Press 2002), 11.

³¹ Cory Buckner, *A. Quincy Jones* (Phaidon Press 2002), 12.

pragmatic in terms of design and materials. Jones believed that houses could be unique, beautiful, and economic for the average consumer.

Jones was acclaimed in 1950 with the First Honor Award from San Diego's National American Institute of Architects (AIA), which propelled his career and made him a notable architect in California. The award was for a San Diego residence he designed and earned him the "Builder's House of the Year" award. The same year, Joseph L. Eichler, a well-known builder, won an award in the same issue for "Subdivision of the Year." Eichler contacted Jones after the magazine was published and asked him if the "builder of the year" would work with the "architect of the year," which sparked a relationship that spanned over 20 years between Eichler and Jones' firm Jones and Emmons.³² The partnership resulted in multiple tracts and individual properties that were constructed in the 1950s and onward.

The aforementioned housing demand of the postwar era prompted multiple architects to seek creative solutions for this dilemma. In 1945, John Entenza, the editor of *California Arts and Architecture* magazine launched the Case Study House Program, which recruited architects to design prototypical houses that were "high in quality, reasonably priced, and clearly showcased modern methods and materials."³³ Through this program, 35 designs were published in *California Arts and Architecture*, of which 25 designs were constructed. Jones and Emmons participated in the Case Study House Program and designed Case Study House #24, which was a partially subterranean residence that was never constructed yet still earned praise.³⁴

Jones' designs were responsible for thousands of houses that were constructed during this period. Jones' three distinct residence types were wood Post-and-Beam buildings, steel-frame designs, and large luxury homes that "were usually a composite of construction methods at a grand scale."³⁵ Jones was consistent in the features he exemplified in his designs, including "a striking fireplace was often at the heart of the house...and large windows dissolved the boundary between indoor and outdoor space...consistently warm living environments, often with exposed wood paneling. Interior staircases were handled as works of art...indoor planter areas softened the wall-to-floor plane in several projects."³⁶ Jones' signature style was present in all of his designs, including the subject property at 21735 Ybarra Road. Not only was Jones concerned with how the house would function, but also the materials used and building process. Jones used steel in some designs due to concerns with the seemingly diminishing wood supplies following World War II. Additionally, Jones also used concrete as a prominent material, as displayed in the subject property.³⁷ Jones' spirit, philosophy, and intention are all displayed in and preserved by the subject property.

HistoricPlacesLA features multiple examples of A. Quincy Jones' work within Los Angeles, most of which include the same character-defining features as the Pabian Residence. The Schott House, at 907 North Hanley Avenue (LAHCM No. 682), features floor-to-ceiling windows, concrete blocks for a partially enclosed and elevated patio, and an exaggerated roofline (Figure 1). Another example of Jones' work in Los Angeles is the Haas House, at 12404 West Rochedale Lane (LAHCM No. 633). The house features

³² Cory Buckner, A. *Quincy Jones* (Phaidon Press 2002), 15.

³³ "Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering, Sub-Context: L.A. Modernism, 1919-1980," SurveyLA accessed May 2024, <https://tinyurl.com/3aakkhyu>, 125.

³⁴ Cory Buckner, A. *Quincy Jones* (Phaidon Press 2002), 16.

³⁵ Cory Buckner, A. *Quincy Jones* (Phaidon Press 2002), 16.

³⁶ Cory Buckner, A. *Quincy Jones* (Phaidon Press 2002), 16.

³⁷ Cory Buckner, A. *Quincy Jones* (Phaidon Press 2002), 16–17.

concrete walls, large windows that occupy space between the ceiling and wall, and a pronounced gabled roof (Figure 2). Additionally, the Goldenfield House, at 910 North Bramble Way (LAHCM 632), features Post-and-Beam construction, floor-to-ceiling windows that convey a feeling of openness that blends with the outdoors, and a pronounced gable roof.



Figure 1. Schott House.³⁸



Figure 2. Haas House.³⁹

³⁸ "Schott House – 907 N Hanley Ave," Historic Places LA, accessed November 2024, <https://historicplacesla.lacity.org/report/1be6acce-5cf8-49be-9d91-c37efc5512d1>.

³⁹ "Haas House – 12404 W Rochedale Lane," Historic Places LA, accessed November 2024, <https://historicplacesla.lacity.org/report/a883fff1-a5da-4be0-ae5f-f7a48ad1d458>.



Figure 3. Goldenfield House⁴⁰

As part of this nomination, Cory Buckner offered a statement about the Pabian residence included with the attachments of this nomination. As Buckner put it in her statement, the Pabian residence employed all of Jones' signature details and characteristics. Additionally, various elements of the Pabian residence served as a foundation for later designs and were used in later works at a larger scale. The Pabian residence is an exceptional example of Jones' body of work.

Frederick E. Emmons (1907–1999)

Frederick E. Emmons was an architect known for his partnership with A. Quincy Jones, whom he shared a firm with. Emmons was born in Olean, New York, in 1907 and graduated from Cornell University's College of Architecture, Art, and Planning in 1929. Emmons worked in New York for two years then moved to Los Angeles in 1932. During World War II, Emmons spent four years in the U.S. Navy, which included 30 months as a commanding officer of the attack transport ship Feland. Shortly after his return, he and Jones met and established the Jones & Emmons firm.

The partnership between Emmons and Jones started in 1951 and lasted until Emmons retired in 1969. According to Cory Buckner, "the partnership was responsible for a wide range of projects, from tract housing developments to university buildings."⁴¹ Emmons and Jones put forth multiple prolific designs and were at the forefront of this new movement in architecture and design. Together, they worked on projects such as the Eichler Home, the Berg House (for Phil Berg,) the Nordinger House #2, the Henry Hathaway House, and multiple tract-home projects, including the U.S. Gypsum Research Village House in Barrington, Illinois, and Lido Sands on Lido Isle in Newport Beach, California.⁴² Aside from numerous residential projects, the partnership also "designed numerous commercial and institutional facilities, including major buildings on five University of California campuses."⁴³ Emmons also designed his own home for himself and his family in Pacific Palisades that "won all sorts of awards" according to his

⁴⁰ "Goldenfield House – 810 N Bramble Way," Historic Places LA, accessed November 2024, <https://historicplacesla.lacity.org/report/0ce3bc0c-fd6b-4418-b0bf-e66c6ec991ba>.

⁴¹ Cory Buckner, A. Quincy Jones (Phaidon Press 2002), 9.

⁴² Cory Buckner, A. Quincy Jones (Phaidon Press 2002), 70, 122, 128.

⁴³ Los Angeles Times, "Frederick E. Emmons; Retired L.A. Architect," *Los Angeles Times*, August 28, 1999, 101, <https://www.newspapers.com/image/161346602/>.

daughter.⁴⁴ After his retirement in in the early 1970s, he moved to Belvedere, CA, where he served as a chairman for the Planning Commission for 13 years. He pivoted in his career and wrote books about passenger ships and ocean liners.

⁴⁴ Los Angeles Times, "Frederick E. Emmons; Retired L.A. Architect," *Los Angeles Times*, August 28, 1999, 101, <https://www.newspapers.com/image/161346602/>.

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Primary Photos of Exterior/Main Façade⁴⁵



⁴⁵ All exterior photographs included below were taken digitally by Architectural Historian Andrew Rodriguez on April 25, 2024.



Attachments

A. Original Architectural Plans

B. Relevant Building Permits

C. Additional Contemporary Photos—Exterior

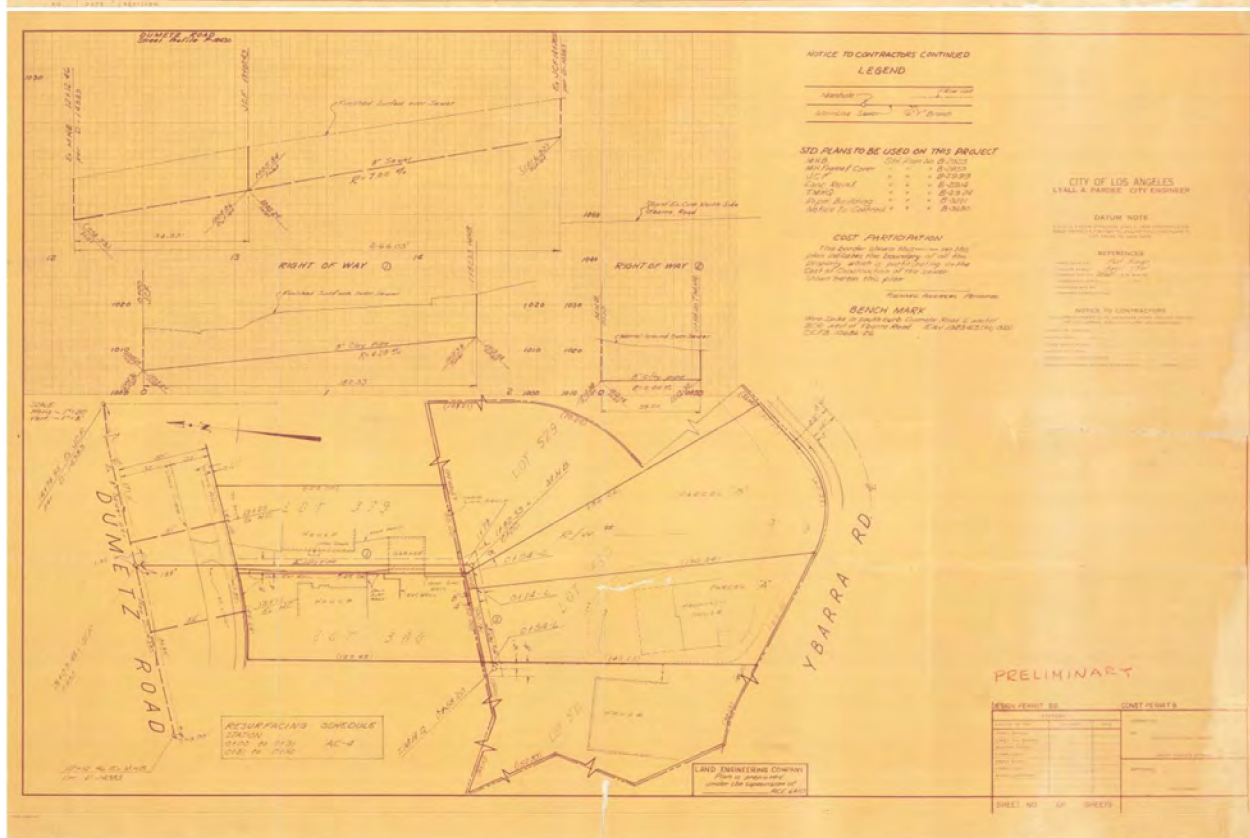
D. Additional Contemporary Photos—Interior

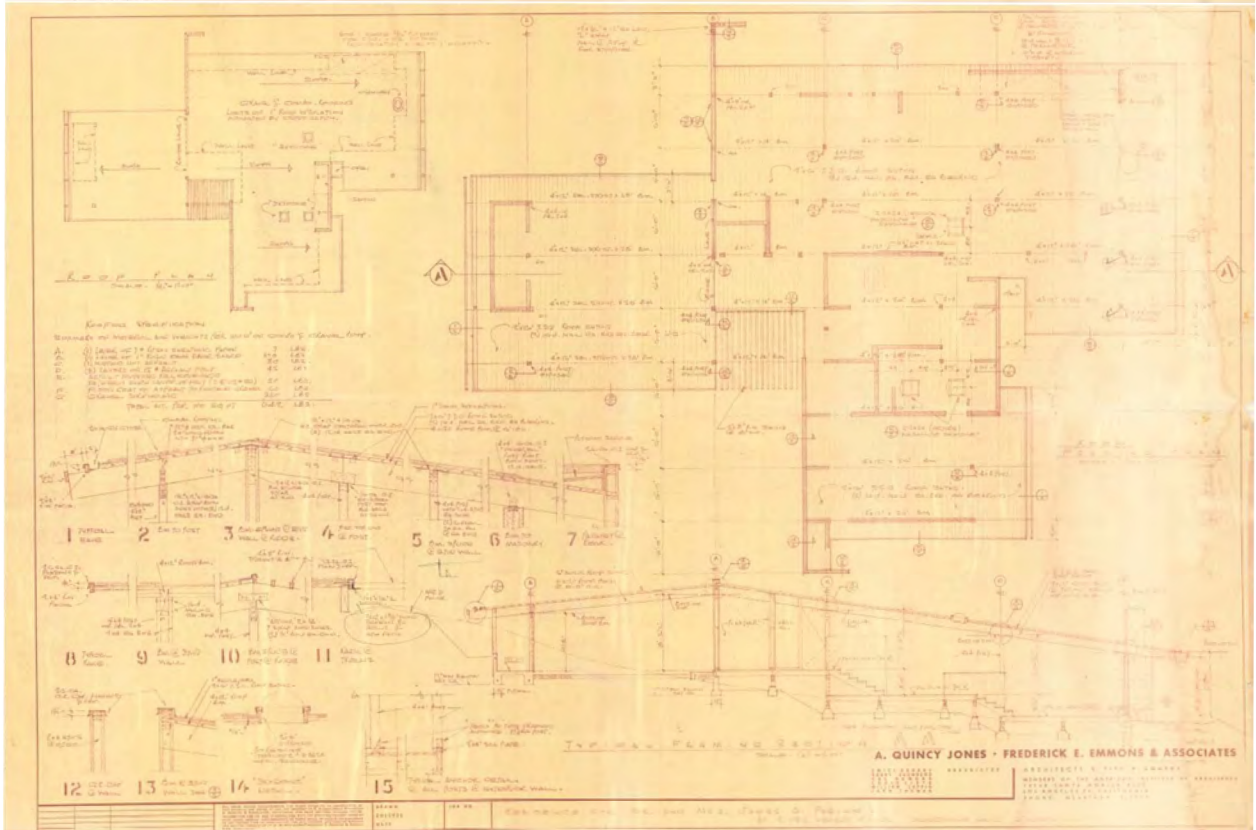
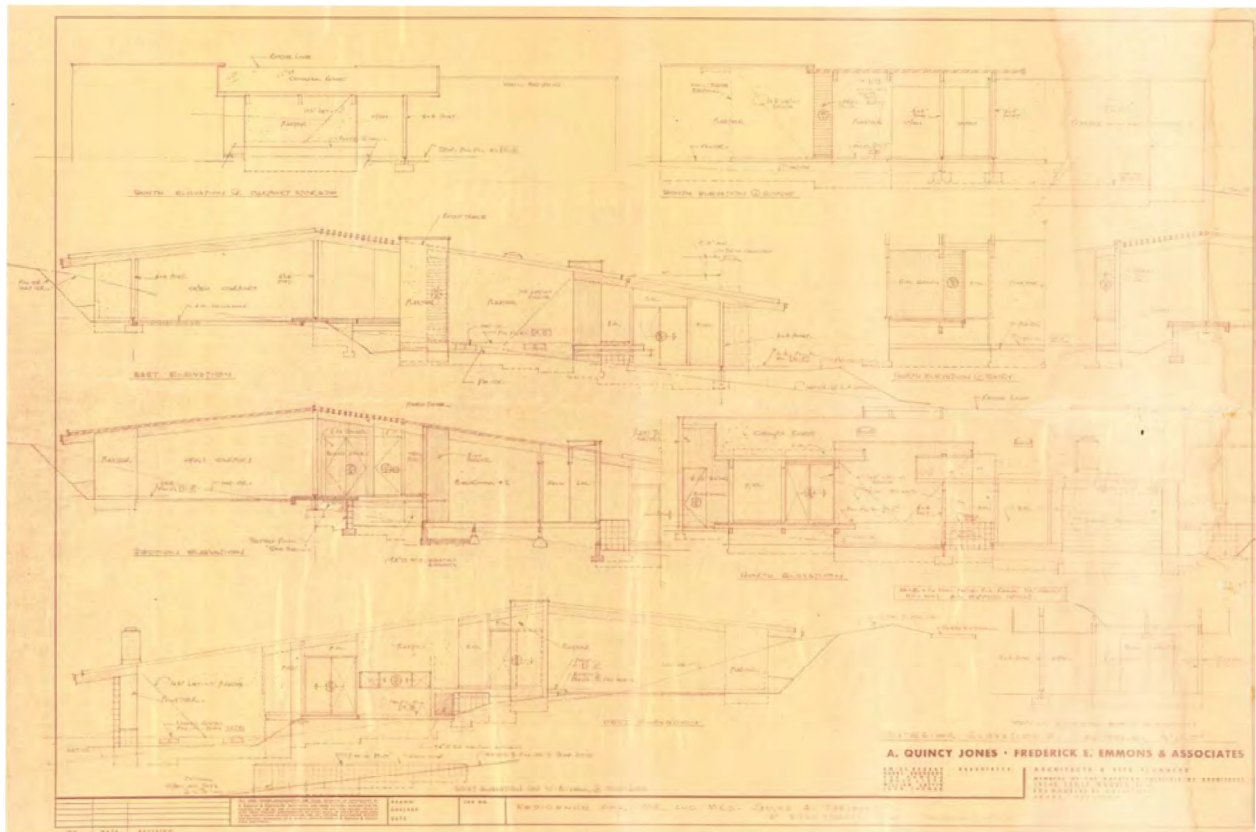
E. Chronological Historic Aerial Photographs and Topographic Map

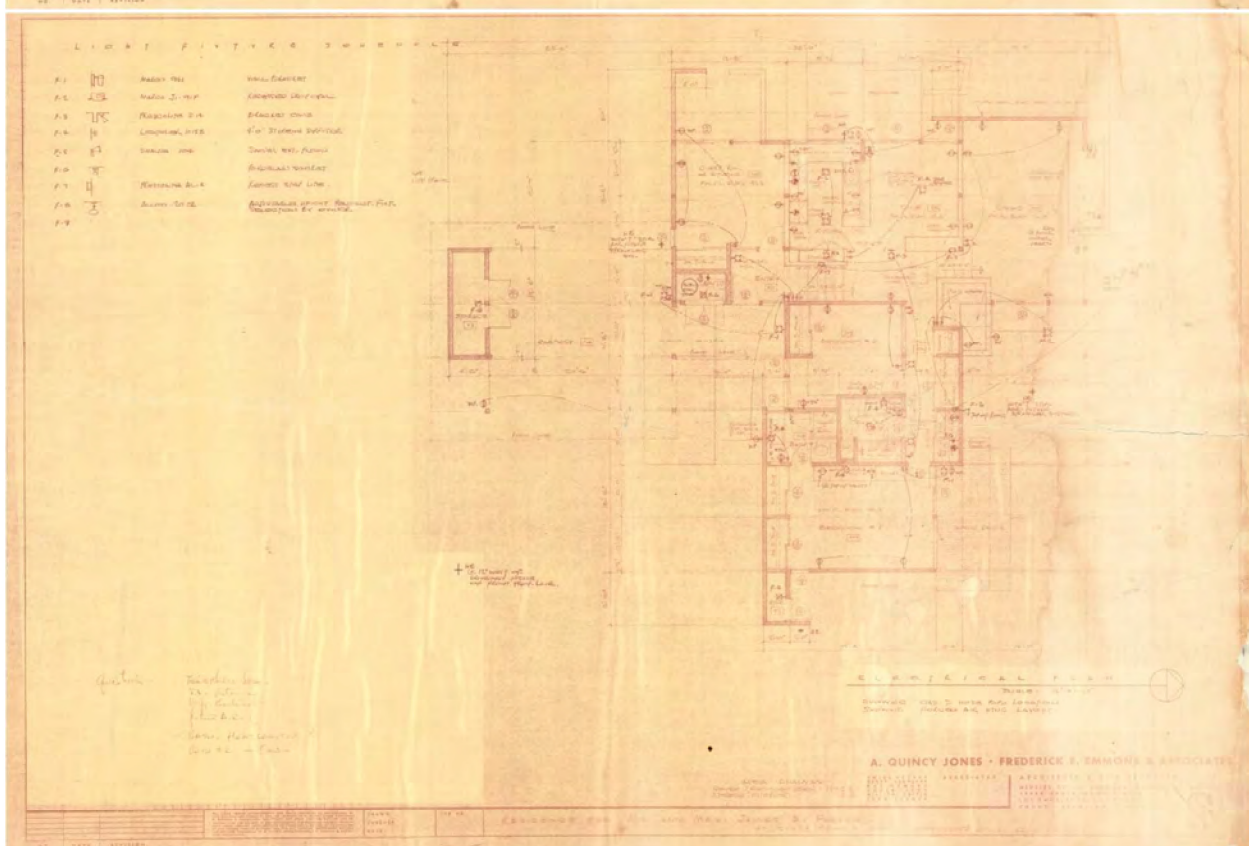
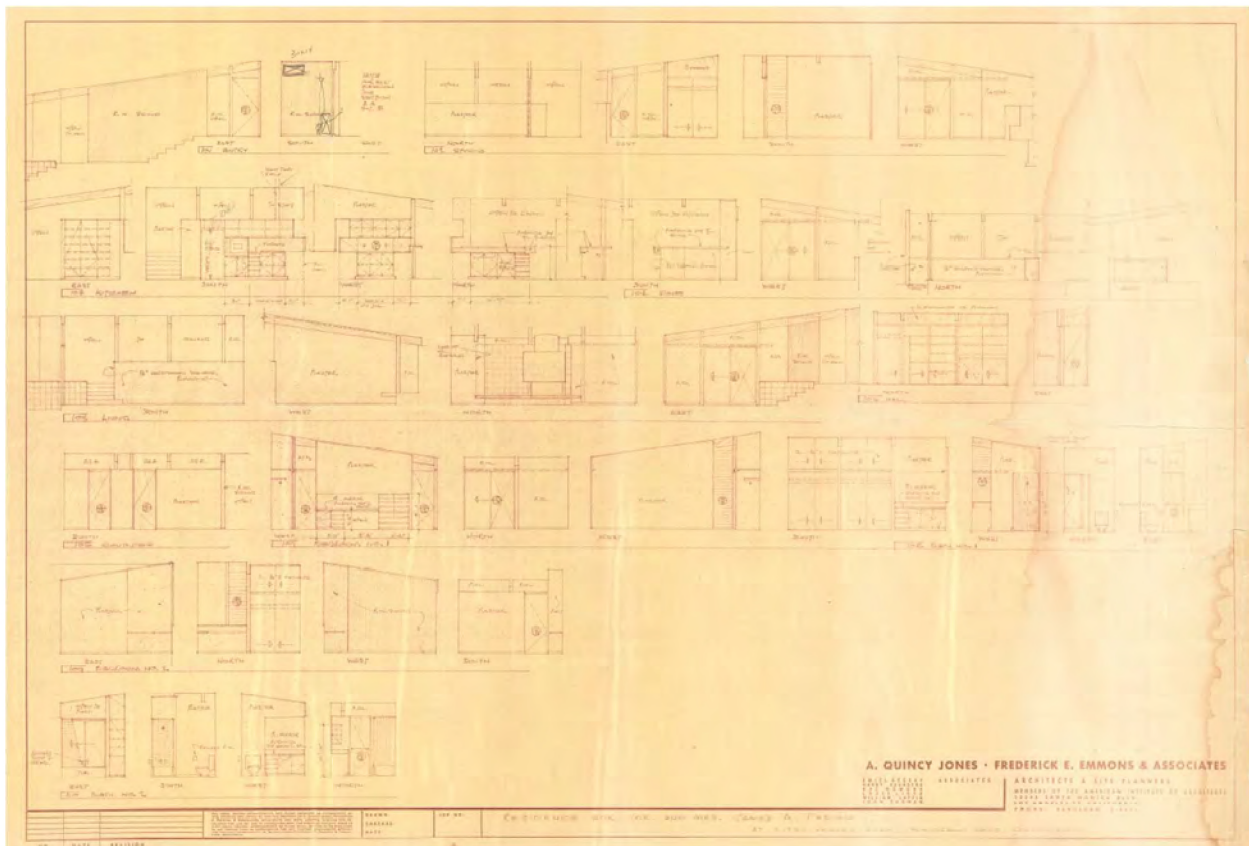
F. Supplemental Property Information—Zimas Report and Tract Map

Attachment A. Original Architectural Plans⁴⁶

⁴⁶ A. Quincy Jones, Frederick E. Emmons & Associates, "Residence for Mr. & Mrs. James A. Pabian," 1960-1961. The original architectural drawings are currently in possession of the homeowner.







Attachment B. Relevant Building Permits

1

APPLICATION TO CONSTRUCT NEW BUILDING W
AND FOR CERTIFICATE OF OCCUPANCY

Form B-1

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED
See attached				<i>213</i>
2. JOB ADDRESS	21735 Ybarra Road, W.H.			DIST. MAP 7365
3. BETWEEN CROSS STREETS	Don Pio Dr. AND Dumetz Rd.			ZONE R-1
4. PURPOSE OF BUILDING	Residence & Att. Carport			FIRE DIST. / DS
5. OWNER'S NAME	James A. Pobian			INSIDE KEY 50
6. OWNER'S ADDRESS	12907 UENKA Blvd., North Hollywood			COR. LOT REV. COR. /
7. CERT. ARCH.	Jones & Emmons			LOT SIZE irreg. over
8. LIC. ENGR.	Same			REAR ALLEY SIDE ALLEY /
9. CONTRACTOR	Housemon & Son #184984			BLDG. LINE Hillside
10. CONTRACTOR'S ADDRESS	4132 Wilkinson Ave., N. Hollywood			BLDG. AREA
11. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
74x57	1	9'	none	
21735 Ybarra Road				DISTRICT OFFICE VN
12. MATERIAL	<input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK ROOF <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL ROOFING			SPRINKLES REQ'D. SPECIFIED
EXT. WALLS:	<input checked="" type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER comp.			AFFIDAVITS /
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$16,000 \$6,000.00			VALUATION APPROVED McKee
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.				APPLICATION CHECKED <i>G. Hansen</i>
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.				PLANS CHECKED <i>G. Hansen</i>
Signed: <i>J. Housemon</i>				CORRECTIONS VERIFIED <i>Robins</i>
This Form When Properly Validated is a Permit to Do the Work Described.				PLANS APPROVED <i>Robins</i>
				APPLICATION APPROVED <i>Robins</i>
				FILE WITH CONT. INSP.
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.
V	R-1	X	33.00	
G.P.I. 5225 B.P. 66 I.F. O.S.				
App 7-61 15468 OK VN K-2 33.00				
25666 Ch VN 81274 L 11-1 66.00				
25667 Ch VN 81274 L 11-1 3.00				
P.C. No. K5399 GRADING V CRIT. SOIL CONS				

SEWER (Indicate) (Not Available) *213*CRITICAL SOIL *1*

IS CONNECTED TO PUBLIC SEWERS

CASHIER'S USE ONLY

Legal Description of Parcel "B"

Being all of Lot 530 of Tract No. 6170, in the City of Los Angeles as per map recorded in Book 67, Pages 98 to 100 of Maps in the office of the County Recorder of Los Angeles County.

EXCEPT that portion of said lot lying westerly of the following described line:

Beginning at a point in the Northerly line of said Lot 530 distant thereon $N69^{\circ}38'E$ 41 feet from the Northwest corner of said lot, thence $S14^{\circ}07'28"E$ 190.34 feet to a point in the Southerly line of said lot, distant thereon $S71^{\circ}08'E$ 69.16 feet from the Southwest corner of said lot.

3 APPLICATION FOR INSPECTION CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY
TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LOT LEGAL DESCR. Por 530	2. BLOCK TRACT 6170	3. CITY CLERK REF. NO. 168B105	4. DIST. MAP 1380.02
5. PRESENT USE OF BUILDING () Dwell & Att Garage	6. NEW USE OF BUILDING () Same	7. ZONE R1-1	8. FIRE DIST. COMM. DIST. MFD
9. JOB ADDRESS 21735 Ybarra Rd	10. SUITE/UNIT NO. 11	11. LOT TYPE ALF	12. LOT SIZE 11
13. OWNER'S NAME () TENANT Dunetz	14. BUILDING Calenda	15. PHONE (818) 348-6347	16. CITY Woodland Hills
17. OWNER'S ADDRESS 21735 Ybarra Rd	18. BUS. LIC. NO. 91364	19. ACTIVE STATE LIC. NO. 91364	20. PHONE 91364
21. ARCHITECT OR DESIGNER BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE	22. ARCHITECT OR ENGINEER'S ADDRESS CITY ZIP	23. CONTRACTOR BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE Mike's Roofing 298047 422724 780-8820	24. PERMIT ONLY
25. SIZE OF EXISTING BLDG. WIDTH LENGTH	26. STORIES HEIGHT Dwelling & Att Garage	27. NO. OF EXISTING BUILDINGS ON LOT AND USE	28. FRAMING MATERIAL OF EXISTING BLDG. EXT. WALLS ROOF FLOOR
29. JOB ADDRESS 21735 Ybarra Rd	30. SUITE/UNIT NO.	31. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$7,000	32. DIST. OFF. P.C. REQ'D VN
33. NEW WORK (Describe) Smoke Detectors Required; 29 eqs; Tear Off	34. GRADING SEISMIC	35. HWY. EXC. FLOOD	36. FIRM WITH FM
37. NEW USE OF BUILDING Dwell/Att Gar	38. SIZE OF ADDITION STORIES HEIGHT	39. BUILDING PLANS CHECKED 2767	40. INSPECTION ACTIVITY CS GEN. M.A.S. EQ.
41. TYPE GROUP OCC. MAX. OCC. 1 1	42. BUILDING AREA 10	43. PARKING REQ'D 10	44. PARKING PROVIDED 10
45. P.C. S.R.C. B.P. T.F. S.D. ISS. OFF. P.C. NO.	46. G.P.L. + NP P.M. E.L. F.H. O.S.S. S.O.S.S. C/O	47. CONT. INSP. 4.24	48. SYS 4.24
<p>15. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$7,000</p> <p>16. DIST. OFF. P.C. REQ'D VN</p> <p>17. GRADING SEISMIC</p> <p>18. HWY. EXC. FLOOD</p> <p>19. FIRM WITH FM</p> <p>20. INSPECTION ACTIVITY CS GEN. M.A.S. EQ.</p> <p>21. TYPE GROUP OCC. MAX. OCC. 1 1</p> <p>22. BUILDING AREA 10</p> <p>23. PARKING REQ'D 10</p> <p>24. PARKING PROVIDED 10</p> <p>25. P.C. S.R.C. B.P. T.F. S.D. ISS. OFF. P.C. NO.</p> <p>26. G.P.L. + NP P.M. E.L. F.H. O.S.S. S.O.S.S. C/O</p> <p>27. CONT. INSP. 4.24</p> <p>28. SYS 4.24</p> <p>29. CLAIMS FOR RETARD OF FEE PAID ON PERMITS MUST BE FILED: 1. Within one year from date of payment of fee or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.</p> <p>30. OWNER'S USE 10/02/92 01:47:05 PM W001 T-7671 C 15 BLDG PERMITS R 70.00 INVOICE # 0012267 BB 0.70 ST RESIDENTIAL 4.24 SYS DEV 1.41 ONE STOP TOTAL 76.35 CHECK 76.35</p> <p>31. NEW AFFIDAVITS</p> <p>32. PLAN CHECK EXTENDED TO _____ PER _____</p> <p>33. ADMINISTRATIVE APPROVAL DATED _____</p> <p>34. BY _____</p> <p>35. D.A.D. PLANS CHECKED</p> <p>36. HOUSING MITIGATION FEE ORDINANCE <input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> EXEMPT</p> <p>37. ASBESTOS NOTIFICATION Check Box: <input type="checkbox"/> Notification letter sent to AODM or EPA. <input checked="" type="checkbox"/> I declare that notification of asbestos removal is not applicable to addressed project</p> <p>38. Signature David Smith Date 10/1/92</p>			

DECLARATIONS AND CERTIFICATIONS

16. LICENSED CONTRACTORS DECLARATION
 I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Date **9/30/92** Lic. Class **C39** Lic. Number **422724** Contractor **David Smith** (Signature)

17. OWNER-BUILDER DECLARATION
 I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7001.4, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7001.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
☐ I, as owner of the property, or my employee with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code); The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.
☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code); The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.
☐ I am exempt under Sec. _____, B. & P. C. for this reason: _____
 Date _____ Owner's Signature _____

18. WORKERS' COMPENSATION DECLARATION
 I hereby affirm that I have a certificate of contract to sub-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3600, Labor Code).
 Policy No. **7969302** Insurance Company **State Compensation Ins. Fund**
☐ Certified copy is hereby furnished.
☒ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
 Date **9/30/92** Applicant's Signature **David Smith**
 Applicant's Mailing Address **7916 Woodley Ave., Van Nuys CA 91406**

19. CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
 Date _____ Applicant's Signature _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

20. CONSTRUCTION LENDING AGENCY
 I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 2067, Civ. C.).
 Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
 I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not constitute or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed. (Sec. 91.0202 LAMC)
 Signed **David Smith** contractor **9/30/92**
 (Owner or agent having property owner's consent) Position Date

3 2 1 0 0 5 7 0 0 9 7

Bureau of Engineering		ADDRESS APPROVED	
		DRIVEWAY	
		HIGHWAY	REQUIRED
		DEDICATION	COMPLETED
		FLOOD CLEARANCE	
Public Works Improvement	Required YES <input type="checkbox"/> NO <input type="checkbox"/> PERMIT	#	
SEWERS		SEWERS AVAILABLE	
RES. NO.		NOT AVAILABLE	
CERT. NO.		SFG PAID	
	SFG NOT APPLICABLE	SFG DUE	
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Comm. Safety	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>		
CEQA			
Fire	APPROVED (TITLE 19) (L.A.M.C. 8700)		
	APPROVED - HYDRANT UNIT, ROOM 620 CHE		
CRA	APPROVED PER REDEV. PROJECT		
Transportation	APPROVED FOR DRIVEWAY LOCATION		
	APPROVED FOR ORD.#		
Planning	WORK SHEET #		
	APPROVED UNDER CASE #		
	LANDSCAPE / XERISCAPE		
	SIGHT PLAN REVIEW		
Housing	HOUSING AUTHORITY AFFIDAVIT NO.		
Construction Tax	RECEIPT NO.	DWELLING UNITS	
Cultural Affairs			
Rent Stabilization Division			
LEGAL DESCRIPTION			

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

N/C

141
2217

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

3 APPLICATION FOR INSPECTION		CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY		TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY	
INSTRUCTIONS: Applicant to Complete Numbered Items Only.					
1. LOT	2. PRESENT USE OF BUILDING	3. JOB ADDRESS	4. BETWEEN CROSS STREETS	5. OWNER'S NAME	6. OWNER'S ADDRESS
530 ARB 2	(01) dwel/carpport	21735 Ybarra Rd	Dumetz	Jerry Carroll	21735 Ybarra Rd, Woodland Hills
7. ENGINEER	8. ARCHITECT OR DESIGNER	9. ARCHITECT OR ENGINEER'S ADDRESS	10. CONTRACTOR	11. SIZE OF EXISTING BLDG.	12. FRAMING MATERIAL
			Freelite Skylights	1 DWEL/carpport	stucco
13. JOB ADDRESS	14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	15. NEW WORK (Describe)	16. NEW USE OF BUILDING	17. TYPE	18. DWELLING UNITS
21735 Ybarra Rd.	\$1,500.00	Install 5 skylights - LARR# 23556	dwel/carpport	NC	NC
19. PG.	20. S.F.C.	21. B.P.	22. T.F.	23. S.D.	24. T.S. OFF
24.43		28.75		1.07	
25. P.C. NO.	26. C/O	27. ENERGY	28. DAS	29. SPRINKLERS	30. RECORD SPEC.
NEW AFFIDAVITS					
PLAN CHECK EXTENDED TO PER					
ADMINISTRATIVE APPROVAL DATED					
BY					
D.A.D. PLANS CHECKED					
HOUSING MITIGATION FEE COORDINANCE					
ASBESTOS NOTIFICATION					
Check Box: <input type="checkbox"/> Notification letter sent to AQMD or EPA.					
Signature: <u>Diane R. Rollins</u> Date: <u>10-7-92</u>					
DECLARATIONS AND CERTIFICATIONS					
16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.					
Date: <u>10-7-92</u> Lic. Class: <u>B</u> Lic. Number: <u>532126</u> Contractor: <u>Diane R. Rollins</u>					
17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7001.5, Business and Professions Code):					
<input type="checkbox"/> I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.					
<input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.					
<input type="checkbox"/> I am exempt under Sec. 7001.5, B. & P. C. for this reason.					
Date: _____ Owner's Signature: _____					
18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation insurance, or a certified copy thereof (Sec. 3800, Lab. C.).					
Policy No. _____ Insurance Company: _____					
<input type="checkbox"/> Certified copy is hereby furnished.					
<input type="checkbox"/> Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.					
Date: _____ Applicant's Signature: _____					
Applicant's Mailing Address: _____					
19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.					
Date: <u>10-7-92</u> Applicant's Signature: <u>Diane R. Rollins</u>					
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.					
20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).					
Lender's Name: _____ Lender's Address: _____					
21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.					
I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof makes any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)					
Signed: <u>Diane R. Rollins</u> <u>usert</u> <u>10-10-92</u>					
(Owner or agent having property owner's consent) Position Date					

Bureau of
Engineering

Public Works
Improvement

Required
YES ☐ NO ☐ PERMIT

SEWERS

RES. NO.

CERT. NO.

Grading

Comm. Safety

CEQA

Fire

CRA

Transportation

Planning

Housing

Construction Tax

Cultural Affairs

Rent Stabilization Division

LEGAL DESCRIPTION

RECEIPT NO.

DWELLING UNITS

RECEIPT NO.

DWELLING UNITS

RECEIPT NO.

DWELLING UNITS

RECEIPT NO.

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RECEIPT NO.

DWELLING UNITS

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

21735 W Ybarra Road


 Permit #:
 Plan Check #: X12VN21783
 Event Code:

12016 - 20000 - 24673

Printed: 12/07/12 03:55 PM

Bldg-Alter/Repair 1 or 2 Family Dwelling Express Permit No Plan Check		City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY		Last Status: Ready to Issue Status Date: 12/07/2012	
1. TRACT	BLOCK	LOT(s)	ARE	COUNTY MAP REF #	PARCEL ID # (PIN #)
TR 6170		530	2	M B 67-98/100 (SHTS 6-8168B105	621 2171 - 018 - 067
2. ASSESSOR PARCEL #					
3. PARCEL INFORMATION Area Planning Commission - South Valley Census Tract - 1380.00 Hillside Ordinance - YES LADBS Branch Office - VN District Map - 168B105 Lot Cut Date - 03/02/1960 Council District - 3 Energy Zone - 9 Near Source Zone Distance - 10.3 Certified Neighborhood Council - Woodland Hills - Warr Fire District - VHFHSZ Thomas Brothers Map Grid - 560-A4 Community Plan Area - Canoga Park-West Hills-Winnell Hillside Grading Area - YES					
ZONE(S): R1-1					
4. DOCUMENTS SPA - Girard Tract CPC - CPC-2005-8252-CA SPA - Mulholland Scenic Parkway (Out: BHO - Yes HLSAREA - Yes CPC - CPC-2002-6583-SP					
5. CHECKLIST ITEMS					
6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): Carroll, Jerry W And Bernadine M 21735 Ybarra Rd WOODLAND HLS CA 91364 Tenant: Applicant: (Relationship: Agent for Contractor)					
7. EXISTING USE (01) Dwelling - Single Family		PROPOSED USE		8. DESCRIPTION OF WORK (FLAT ROOF) Re-roof with Class A or B material weighing less than 6 lbs. per sq. ft.	
9. # Bldgs on Site & Use:					
10. APPLICATION PROCESSING INFORMATION BLDG. PC By: DAS PC By: 12/7/12 OK for Cashier: Carolina Guardia Coord. OK: Date:					
Signature:					
11. PROJECT VALUATION & FEE INFORMATION Permit Valuation: \$4,800 PC Valuation:					
FINAL TOTAL Bldg-Alter/Repair 160.13 Permit Fee Subtotal Bldg-Alter/Re 100.00 Fire Hydrant Refuse-To-Pay E.Q. Instrumentation 0.50 O.S. Surcharge 2.55 Sys. Surcharge 7.65 Planning Surcharge 7.62 Planning Surcharge Misc Fee 10.00 Planning Gen Plan Maint Surchar 3.81 CA Bldg Std Commission Surchar 1.00 Permit Issuing Fee 27.00 Permit Fee-Single Inspection Flag					
Sewer Cap ID: Total Bond(s) Due:					
12. ATTACHMENTS					

For inspection request call toll-free (888) LA4BUILD (524-2845) or
 Outside LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311 or
 (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only W/O #: 21624673

CASHIER'S USE ONLY
 CITY PLANNING DEPT
 DISCOUNTS
 PERMITS FOR PLAN REVIEW
 CA BLDG STD COMMISSION FEE
 BUILDING PLAN FEE

Total Due: \$160.13
 Check: \$160.13
 BALANCE DUE: \$0.00

* P 1 2 0 1 6 2 0 0 0 0 2 4 6 7 3 F N *

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")		12016 - 20000 - 24673						
14. APPLICATION COMMENTS:		In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California						
15. BUILDING RELOCATED FROM:								
16. CONTRACTOR, ARCHITECT & ENGINEER NAME (C) Donovan Construction	ADDRESS 228 Inkopah Street, Chula Vista, CA 91911	<table border="0" style="width: 100%;"> <tr> <td style="text-align: center;">CLASS</td> <td style="text-align: center;">LICENSE #</td> <td style="text-align: center;">PHONE #</td> </tr> <tr> <td style="text-align: center;">B</td> <td style="text-align: center;">965725</td> <td></td> </tr> </table>	CLASS	LICENSE #	PHONE #	B	965725	
CLASS	LICENSE #	PHONE #						
B	965725							
PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).								
17. LICENSED CONTRACTOR'S DECLARATION I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only. I understand the limitations of Section 7057 of the Business and Professions Code related to my ability to take prime contracts or subcontracts involving specialty trades. License Class: B License No.: 965725 Contractor: DONOVAN CONSTRUCTION								
18. WORKERS' COMPENSATION DECLARATION I hereby affirm, under penalty of perjury, one of the following declarations: <input type="radio"/> I have and will maintain a certificate of consent to self insure for workers compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. <input type="radio"/> I have and will maintain workers compensation insurance as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: <u>St. Joseph's</u> Policy Number: <u>150210000</u> <input checked="" type="radio"/> I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers compensation laws of California, and agree that if I should become subject to the workers compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions. WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.								
19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING I certify that notification of asbestos removal is either not applicable or has been submitted to the QMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov . Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead .								
20. CONSTRUCTION LENDING AGENCY DECLARATION I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code). Lender's Name (If Any): _____ Lender's Address: _____								
21. FINAL DECLARATION I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).								
By signing below, I certify that: (1) I accept all the declarations above namely the Licensed Contractors Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and (2) This permit is being obtained with the consent of the legal owner of the property.								
Print Name: <u>Donovan</u> Sign: <u>[Signature]</u> Date: <u>8/10/12</u> <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Authorized Agent								

21735 W Ybarra Road



Permit #:

22016 - 90000 - 16528

Plan Check #:

Printed: 05/31/22 02:10 PM

Event Code:

Bldg-Alter/Repair 1 or 2 Family Dwelling Express Permit No Plan Check		City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY			Issued On: 05/31/2022 Last Status: Issued Status Date: 05/31/2022	
1. TRACT TR 6170	BLOCK	LOT(s) 530	ARB 2	COUNTY MAP REF # M B 67-98/100 (SHTS 6-8)	PARCEL ID # (PIN #) 168B105 621	2. ASSESSOR PARCEL # 2171 - 018 - 067
3. PARCEL INFORMATION Baseline Hillside Ordinance - Yes District Map - 168B105 Lot Cut Date - 03/02/1960 LADBS Branch Office - VN Energy Zone - 9 Thomas Brothers Map Grid - 560-A4 Council District - 3 Fire District - VHFHSZ Area Planning Commission - South Valley Certified Neighborhood Council - Woodland Hills-Warner Hillside Grading Area - YES Community Plan Area - Canoga Park-West Hills-Winnetka Census Tract - 1380.00 Hillside Ordinance - YES Near Source Zone Distance - 10.3						
ZONE(S): R1-1						
4. DOCUMENTS ZI - ZI-1224 Specific Plan: Mulholland SPA - MULHOLLAND SCENIC ORD - ORD-163493 ORD - ORD-170774 ZI - ZI-1383 Specific Plan: Girard Tract ORD - ORD-128730 ORD - ORD-164338 HLSAREA - Yes ZI - ZI-2462 Modifications to SF Zones and ORD - ORD-129279 ORD - ORD-165040 CPC - CPC-1986-891 SPA - GIRARD TRACT ORD - ORD-162058 ORD - ORD-167943 CPC - CPC-2002-6583-SP						
5. CHECKLIST ITEMS Std. Work Descr - Seismic Gas Shut Off Valve						
6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): STRICK, WENDY M TR J AND B CARROL TRUST 1717 ARTS PLZ STE 2101 DALLAS TX 75201 Tenant: Applicant: (Relationship: Not Applicant) DAVID STUMFALL 16551 W SUNSET BLVD PACIFIC PALISADES, CA 90272 (310) 454-5728						
7. EXISTING USE (01) Dwelling - Single Family		8. DESCRIPTION OF WORK Reroof with 20 sqrs BUILT UP roofing over new solid sheathing. Re-roof with Class A or B material weighing less than 6 pounds per sq. ft. For residential roof replacement > 50% of the total roof area, apply Cool Roof Product labeled and certified by Cool Roof Rating Council (CRRC). Cool Roof may be required for non-residential buildings per Title 24, Part 6, Section 149(b). Interior kitchen remodel/repair (no changes in walls or openings). Interior bathroom remodel/repair (no changes in walls or				
9. # Bldgs. on Site & Use:						
10. APPLICATION PROCESSING INFORMATION BLDG. PC By: DAS PC By: For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 473-3231 or request inspections via www.ladbs.org . To speak to a Call Center agent, call 311 or (856) 4LACITY (452-2489). Outside LA County, call (213) 473-3231. OK for Cashier: Coord. OK: For Cashier's Use Only W/O #: 21616528 Signature: Date:						
11. PROJECT VALUATION & FEE INFORMATION Final Fee Period Permit Valuation: \$21,000.00 PC Valuation: FINAL TOTAL Bldg-Alter/Repair 491.92 Permit Fee Subtotal Bldg-Alter/Repair 296.00 Electrical 76.96 E.Q. Instrumentation 2.73 D.S.C. Surcharge 12.08 Sys. Surcharge 24.16 Planning Surcharge 19.38 Planning Surcharge Misc Fee 10.00 Planning Gen Plan Maint Surcharge 22.61 CA Bldg Std Commission Surcharge 1.00 Permit Issuing Fee 27.00 Sewer Cap ID: Total Bond(s) Due:						
12. ATTACHMENTS						

Payment Date: 05/31/22
 Receipt No: ON960338
 Amount: \$491.92

2022OL49279

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EXPRESS PERMIT INSPECTION RECORD



Your feedback is important. Please visit our website to complete a Customer Survey at www.ladbs.org/LADBSWeb/customer-survey.jsf. If you would like to provide additional feedback, need clarification, or have any questions regarding plan check or inspection matters, please call our Customer Hotline at (213) 482-0056.

For use by cashier only

Payment Date: 05/31/22
Receipt No: ON960338
Amount: \$491.92
Method:

PERMIT #: 22016 - 90000 - 16528

ADDRESS: 21735 W Ybarra Road

OWNER: STRICK, WENDY M TR J AND B CARROL TRUST

1717 ARTS PLZ STE 2101

DALLAS TX 75201

Bldg-Alter/Repair

1 or 2 Family Dwelling

Express Permit

No Plan Check

JOB DESCRIPTION: Reroof with 20 sqrs BUILT UP roofing over new solid sheathing.

Re-roof with Class A or B material weighing less than 6 pounds per sq. ft. For residential roof replacement > 50% of the total roof area, apply Cool Roof Product labeled and certified by Cool Roof Rating Council (CRRC). Cool Roof may be required for non-

INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

GRADING INSPECTIONS			DO NOT COVER UNTIL PREVIOUS IS SIGNED		
TYPE	DATE	INSPECTOR	TYPE	DATE	INSPECTOR
Initial Grading			Exterior Lathing		
Toe or Bottom			Interior Lathing		
Soils Report Approved			Drywall		
DO NOT PLACE FILL UNTIL ABOVE IS SIGNED			DO NOT COVER UNTIL ABOVE IS SIGNED		
Backfill			WORK OUTSIDE OF THE BUILDING		
Fill			Electrical Underground		
Excavation			Gas		
Drainage Devices			Heating & Refrigeration		
Rough Grading			Sewer		
Approved Compaction Report			Disabled Access		
FOOTING INSPECTIONS			POOL INSPECTIONS		
Footing Excavation			Excavation		
Forms			Reinforcing Steel		
Reinforcing Steel			Bonding		
OK to Place Concrete			Piping		
GROUNDWORK INSPECTIONS			Pre-Gunite		
Electrical			Deck		
Plumbing			Enclosure/Fence		
Plumbing Methane			Pool/Spa Cover		
Gas Piping			DO NOT FILL POOL UNTIL ABOVE IS SIGNED		
Heating & Refrigeration			FINAL INSPECTIONS		
Fire Sprinklers			Grading		
Disabled Access			Electrical		
Methane			Plumbing		
OK to Place Floor			Gas Test		
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED			Gas		
ROUGH INSPECTIONS			Heating & Refrigeration		
Green Code			Pressure Vessels		
Electrical			Elevator		
Plumbing			Fire Sprinkler		
Fire Sprinkler			Disabled Access		
Heating & Refrigeration			Green Building		
Roof Sheathing			LAFD (Title 19 only)		
Disabled Access			LAFD Fire Life Safety		
Framing			Pool Final		
Insulation			AQMD Sign-off Provided		
Suspended Ceiling			Public Works		
OK to Cover			Building		
			PROJECT FINAL		

FOR INSPECTION REQUESTS, PLEASE CALL
3-1-1 OR OUTSIDE CITY OF LOS ANGELES
888-LA4-BUILD (888)524-2845 or www.ladbs.org

Certificate of Occupancy Required

☐ YES ☐ NO

[illegible]

- * **Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.).**
- * Inspection(s) may be requested anytime via the internet or touch tone phone. To request an inspection via the internet, go to www.ladbs.org and click on "Request an Inspection" under Online Services. To request an inspection via touch tone phone, call toll free (888) LA4BUILD (888-524-2845) and select option 1 for Automated Request System. To request an inspection via the Customer Call Center, call 3-1-1 within the City of Los Angeles or (213) 473-3231 outside the City of Los Angeles between 7:00 a.m. and 10:00 p.m. When requesting an inspection, the following are required: (1)The job address, (2)Type of inspection, (3)Use of building, (4)Permit number, (5)Phone number of a contact person should the department need to reach someone.
- * Inspection requests received before 4:00 p.m. Monday through Friday (excluding holidays) will normally be made the next business day. Requests received after 4:00 p.m. will be made following the next business day. The Automated Inspection Call Back System (AICBS) will attempt to telephone the contact phone number to confirm the inspection.
- * Permit fees provide for a limited number of inspections. A reinspection fee may be assessed when the work for which an inspection was requested is not complete, when the inspection record or plans are not available, or when there is failure to provide site access to department staff.
- * No person shall perform any construction or repair work between the hours of 9:00 p.m.(6:00 p.m. grading) and 7:00 a.m. the following day which results in loud noises to the disturbance of persons occupying sleeping quarters in any dwelling , hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A. M.C.).
- * No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land so occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
- * Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting , or demolition.
- * A separate permit from the State of California Division of Industrial Safety is required prior to starting certain work involving substantial risk to workers such as: construction or demolition exceeding 3 stories or 36 feet in height, or excavations or trenches over 5 feet in depth involving entry by workers.
- * Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The department reserves the right to expire any permit where work has been suspended for a period of 180 days or more.
- * Inspection services will not be provided when there is an unleashed dog on the premises.

Downtown Los Angeles 201 N. Figueroa St., 4th Fl. Los Angeles, CA 90012	Van Nuys 6262 Van Nuys Blvd., 2nd Fl. Van Nuys, CA 91401	West Los Angeles 1828 Sawtelle Blvd., 2nd Fl. Los Angeles, CA 90025
San Pedro 638 S. Beacon St., 2nd Fl. San Pedro, CA 90731		South Los Angeles 8475 S. Vermont Ave., 2nd Fl. Los Angeles, CA 90044

21735 W Ybarra Road



Permit #:

Plan Check #:

Event Code:

23016 - 90000 - 25833

Printed: 08/02/23 09:16 PM

Bldg-Alter/Repair 1 or 2 Family Dwelling Express Permit No Plan Check		City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY		Issued On: 08/02/2023 Last Status: Issued Status Date: 08/02/2023	
1. TRACT TR 6170	BLOCK	LOT(s) 530	ARB 2	COUNTY MAP REF # M.B. 67-98/100 (SHTS 6-8)	PARCEL ID # (PIN #) 168B105 621
					2. ASSESSOR PARCEL # 2171 - 018 - 067
3. PARCEL INFORMATION Baseline Hillside Ordinance - Yes LADBS Branch Office - VN Council District - 3 Certified Neighborhood Council - Woodland Hills-Warner Census Tract - 1380.00 District Map - 168B105 Energy Zone - 9 Fire District - VHFHSZ Hillside Grading Area - YES Hillside Ordinance - YES Lot Cut Date - 03/02/1960 Thomas Brothers Map Grid - 560-A4 Area Planning Commission - South Valley Community Plan Area - Canoga Park-West Hills-Winnetka Near Source Zone Distance - 10.3					
ZONE(S): R1-1					
4. DOCUMENTS ZI - ZI-1224 Specific Plan: Mulholland ZI - ZI-1383 Specific Plan: Girard Tract ZI - ZI-2462 Modifications to SF Zones and SPA - GIRARD TRACT SPA - MULHOLLAND SCENIC ORD - ORD-128730 ORD - ORD-129279 ORD - ORD-162058 ORD - ORD-163493 ORD - ORD-164338 ORD - ORD-165040 ORD - ORD-167943 ORD - ORD-170774 ORD - ORD-181128 HLSAREA - Yes CPC - CPC-1986-891					
5. CHECKLIST ITEMS					
6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): WATERMAN, LACEY B 21735 YBARRA RD WOODLAND HILLS CA 91364 Tenant: Applicant: (Relationship: Not Applicant) MICHAEL GOOTMAN 5907 N CALVIN AVE TARZANA, CA 91356 (818) 297-2250					
7. EXISTING USE		PROPOSED USE		8. DESCRIPTION OF WORK	
(01) Dwelling - Single Family				Add sill plate anchor bolts and plywood to cripple walls (if existing) per LA City Standard Plan #1; no foundation replacement (Earthquake hazard reduction per Chapter 92 of the Los Angeles Building Code). (Houses, residential buildings up to 3 stories and up to 4 units).	
9. # Bldgs. on Site & Use:					
10. APPLICATION PROCESSING INFORMATION BLDG. PC By: _____ DAS PC By: _____ OK for Cashier: _____ Coord. OK: _____ Signature: _____ Date: _____					
For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 473-3231 or request inspections via www.ladbs.org . To speak to a Call Center agent, call 311 or (856) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.					
11. PROJECT VALUATION & FEE INFORMATION				Final Fee Period	
Permit Valuation: \$2,700.00		PC Valuation:			
FINAL TOTAL Bldg-Alter/Repair		134.47			
Permit Fee Subtotal Bldg-Alter/Repair		73.75			
E.Q. Instrumentation		0.50			
D.S.C. Surcharge		3.04			
Sys. Surcharge		6.08			
Planning Surcharge		6.05			
Planning Surcharge Misc Fee		10.00			
Planning Gen Plan Maint Surcharge		7.05			
CA Bldg Std Commission Surcharge		1.00			
Permit Issuing Fee		27.00			
Permit Fee-Single Inspection Flag					
Sewer Cap ID:		Total Bond(s) Due:			
12. ATTACHMENTS					

For Cashier's Use Only

W/O #: 31625833

Payment Date: 08/02/23
 Receipt No: ON1204138
 Amount: \$134.47

2023OL59412

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EXPRESS PERMIT INSPECTION RECORD



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For use by cashier only

Payment Date: 08/02/23
Receipt No: ON1204138
Amount: \$134.47
Method:

PERMIT #: 23016 - 90000 - 25833
ADDRESS: 21735 W Ybarra Road
OWNER: WATERMAN, LACEY B
21735 YBARRA RD
WOODLAND HILLS CA 91364

Bldg-Alter/Repair
1 or 2 Family Dwelling
Express Permit
No Plan Check

JOB DESCRIPTION: Add sill plate anchor bolts and plywood to cripple walls (if existing) per LA City Standard Plan #1; no foundation replacement (Earthquake hazard reduction per Chapter 92 of the Los Angeles Building Code). (Houses, residential buildings up to 3 stories and up to 4 units).

INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

GRADING INSPECTIONS			DO NOT COVER UNTIL PREVIOUS IS SIGNED		
TYPE	DATE	INSPECTOR	TYPE	DATE	INSPECTOR
Initial Grading			Exterior Lathing		
Toe or Bottom			Interior Lathing		
Soils Report Approved			Drywall		
DO NOT PLACE FILL UNTIL ABOVE IS SIGNED			DO NOT COVER UNTIL ABOVE IS SIGNED		
Backfill			WORK OUTSIDE OF THE BUILDING		
Fill			Electrical Underground		
Excavation			Gas		
Drainage Devices			Heating & Refrigeration		
Rough Grading			Sewer		
Approved Compaction Report			Disabled Access		
FOOTING INSPECTIONS			POOL INSPECTIONS		
Footing Excavation			Excavation		
Forms			Reinforcing Steel		
Reinforcing Steel			Bonding		
OK to Place Concrete			Piping		
GROUNDWORK INSPECTIONS			Pre-Gunite		
Electrical			Deck		
Plumbing			Enclosure/Fence		
Plumbing Methane			Pool/Spa Cover		
Gas Piping			DO NOT FILL POOL UNTIL ABOVE IS SIGNED		
Heating & Refrigeration			FINAL INSPECTIONS		
Fire Sprinklers			Grading		
Disabled Access			Electrical		
Methane			Plumbing		
OK to Place Floor			Gas Test		
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED			Gas		
ROUGH INSPECTIONS			Heating & Refrigeration		
Green Code			Pressure Vessels		
Electrical			Elevator		
Plumbing			Fire Sprinkler		
Fire Sprinkler			Disabled Access		
Heating & Refrigeration			Green Building		
Roof Sheathing			LAFD (Title 19 only)		
Disabled Access			LAFD Fire Life Safety		
Framing			Pool Final		
Insulation			AQMD Sign-off Provided		
Suspended Ceiling			Public Works		
OK to Cover			Building		
			PROJECT FINAL		

FOR INSPECTION REQUESTS, PLEASE CALL
3-1-1 OR OUTSIDE CITY OF LOS ANGELES
888-LA4-BUILD (888)524-2845 or www.ladbs.org

Certificate of Occupancy Required

☐ YES ☐ NO

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins or other markings visible.

IMPORTANT NOTICE

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- * Permit fees provide for a limited number of inspections. A reinspection fee may be assessed when the work for which an inspection was requested is not complete, when the inspection record or plans are not available, or when there is failure to provide site access to department staff.
- * No person shall perform any construction or repair work between the hours of 9:00 p.m.(6:00 p.m. grading) and 7:00 a.m. the following day which results in loud noises to the disturbance of persons occupying sleeping quarters in any dwelling, hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A. M.C.).
- * No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land so occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
- * Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting, or demolition.
- * A separate permit from the State of California Division of Industrial Safety is required prior to starting certain work involving substantial risk to workers such as: construction or demolition exceeding 3 stories or 36 feet in height, or excavations or trenches over 5 feet in depth involving entry by workers.
- * Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The department reserves the right to expire any permit where work has been suspended for a period of 180 days or more.
- * Inspection services will not be provided when there is an unleashed dog on the premises.

BUILDING AND SAFETY PERMIT AND PLAN CHECK OFFICE LOCATIONS

South Los Angeles
8475 S. Vermont Ave., 2nd Fl.
Los Angeles, CA 90044

21735 W Ybarra Road



Permit #:
Plan Check #:
Event Code:

24016 - 90000 - 03610

Printed: 02/05/24 01:26 PM

Bldg-Alter/Repair 1 or 2 Family Dwelling Express Permit No Plan Check		City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY		Issued On: 02/05/2024 Last Status: Issued Status Date: 02/05/2024		
1. TRACT TR 6170	BLOCK 530	LOT(s) 530	ARB 2	COUNTY MAP REF # MB 67-98/100 (SHEETS 6-8)	PARCEL ID # (PIN #) 168B105 621	2. ASSESSOR PARCEL # 2171 - 018 - 067
3. PARCEL INFORMATION Baseline Hillside Ordinance - Yes LADBS Branch Office - VN Council District - 3 Certified Neighborhood Council - Woodland Hills-Warner Census Tract - 1380.00 District Map - 168B105 Energy Zone - 9 Fire District - VHEHSZ Hillside Grading Area - YES Hillside Ordinance - YES Lot Cut Date - 03/02/1960 Thomas Brothers Map Grid - 560-A4 Area Planning Commission - South Valley Community Plan Area - Canoga Park-West Hills-Winnetka Near Source Zone Distance - 10.3						
ZONE(S): R1-1						
4. DOCUMENTS Z1 - ZI-1224 Specific Plan: Mulholland Z1 - ZI-1383 Specific Plan: Girard Tract Z1 - ZI-2462 Modifications to SF Zones and ORD - ORD-128730 ORD - ORD-129279 ORD - ORD-162058 ORD - ORD-163493 ORD - ORD-164338 ORD - ORD-165040 ORD - ORD-167943 ORD - ORD-170774 ORD - ORD-181128 HLSAREA - Yes CPC - CPC-1986-891 CPC - CPC-2002-6583-SP CPC - CPC-2005-8252-CA						
5. CHECKLIST ITEMS						
6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): WATERMAN, LACEY B 21735 YBARRA RD WOODLAND HILLS CA 91364 Tenant: Applicant: (Relationship: Not Applicant) DIERDRA COHEN 6752 VANTAGE AVE NORTH HOLLYWOOD, CA 91605 (310) 291-2797						
7. EXISTING USE (01) Dwelling - Single Family		PROPOSED USE		8. DESCRIPTION OF WORK 1 bathroom(s). Bathroom remodel for residential buildings (no structural changes)..		
9. a. Bldg. on Site & Use:				For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside L.A. County, call (213) 473-3231 or request inspections via www.ladbs.org . To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside L.A. County, call (213) 473-3231.		
10. APPLICATION PROCESSING INFORMATION BLDG. PC By: DAS PC By: OK for Cashier: Coord. OK: Signature: Date:						
11. PROJECT VALUATION & FEE INFORMATION Permit Valuation: \$5,000.00 PC Valuation: FINAL TOTAL Bldg-Alter/Repair 227.80 Permit Fee Subtotal Bldg-Alter/Repair 102.50 Electrical 26.65 Plumbing 26.65 E.Q. Instrumentation 0.65 D.S.C. Surcharge 5.50 Sys. Surcharge 11.01 Planning Surcharge 7.77 Planning Surcharge Misc Fee 10.00 Planning Gen Plan Maint Surcharge 9.07 CA Bldg Std Commission Surcharge 1.00 Sewer Cap ID: Total Bond(s) Due:				For Cashier's Use Only W/O #: 41603610 Payment Date: 02/05/24 Receipt No: ON1308396 Amount: \$227.80 2024OL63373		
12. ATTACHMENTS						

13. STRUCTURE INVENTORY	<small>(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")</small>	24016 - 90000 - 03610						
14. APPLICATION COMMENTS: E-Permit paid by credit card, fax number-> (310)291-2797. Toilet and shower water conservation devices required. Installation of smoke and carbon monoxide detectors may be required as per 91.5R314.6 and 91.5R315.2 of the LARC and the Health and Safety Code Section 13113.7.		In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19625 of the Health and Safety Code of the State of California.						
15. BUILDING RELOCATED FROM:								
16. CONTRACTOR, ARCHITECT, & ENGINEER NAME (C) HOME STYLE BUILDERS INC	ADDRESS 6016 WHITSETT AVE NORTH HOLLYWOOD, CA 91606	<table border="0" style="width: 100%;"> <tr> <td style="text-align: right;">CLASS</td> <td style="text-align: right;">LICENSE #</td> <td style="text-align: right;">PHONE #</td> </tr> <tr> <td style="text-align: right;">B</td> <td style="text-align: right;">1081838</td> <td style="text-align: right;">(310) 291-2797</td> </tr> </table>	CLASS	LICENSE #	PHONE #	B	1081838	(310) 291-2797
CLASS	LICENSE #	PHONE #						
B	1081838	(310) 291-2797						
PERMIT EXPIRATION/REFUNDS : This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADES (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).								
17. LICENSED CONTRACTOR'S DECLARATION I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professions Code related to my ability to take prime contracts or subcontracts involving specialty trades. License Class: <u>B</u> License No.: <u>1081838</u> Contractor: <u>HOME STYLE BUILDERS INC</u>								
18. WORKERS' COMPENSATION DECLARATION I hereby affirm, under penalty of perjury, one of the following declarations: <input type="radio"/> I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. <input checked="" type="radio"/> I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: <u>KEMPER EMPLOYERS INS. CO.</u> Policy Number: <u>CWC00312702</u> <input type="radio"/> I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions. WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.								
19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19627.5 of the Health and Safety Code. Information is available at Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead www.aqmd.gov (909) 396-2336 and the notification form at per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead								
20. CONSTRUCTION LENDING AGENCY DECLARATION I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code). Lender's Name (If Any): _____ Lender's Address: _____								
21. FINAL DECLARATION I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).								
By signing below, I certify that: (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and (2) This permit is being obtained with the consent of the legal owner of the property.								
Print Name: <u>DIERDRA COHEN</u> Sign: <u>Internet e-Permit System Declaration</u> Date: <u>02/05/2024</u> <div style="float: right;"> <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Authorized Agent </div>								

EXPRESS PERMIT INSPECTION RECORD



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For use by cashier only

Payment Date: 02/05/24
Receipt No: ON1308396
Amount: \$227.80
Method:

PERMIT #: 24016 - 90000 - 03610
ADDRESS: 21735 W Ybarra Road
OWNER: WATERMAN, LACEY B
21735 YBARRA RD
WOODLAND HILLS CA 91364

Bldg-Alter/Repair
1 or 2 Family Dwelling
Express Permit
No Plan Check

JOB DESCRIPTION: 1 bathroom(s).Bathroom remodel for residential buildings (no structural changes)..

INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

GRADING INSPECTIONS			DO NOT COVER UNTIL PREVIOUS IS SIGNED		
TYPE	DATE	INSPECTOR	TYPE	DATE	INSPECTOR
Initial Grading			Exterior Lathing		
Toe or Bottom			Interior Lathing		
Soils Report Approved			Drywall		
DO NOT PLACE FILL UNTIL ABOVE IS SIGNED			DO NOT COVER UNTIL ABOVE IS SIGNED		
Backfill			WORK OUTSIDE OF THE BUILDING		
Fill			Electrical Underground		
Excavation			Gas		
Drainage Devices			Heating & Refrigeration		
Rough Grading			Sewer		
Approved Compaction Report			Disabled Access		
FOOTING INSPECTIONS			POOL INSPECTIONS		
Footing Excavation			Excavation		
Forms			Reinforcing Steel		
Reinforcing Steel			Bonding		
OK to Place Concrete			Piping		
GROUNDWORK INSPECTIONS			Pre-Gunite		
Electrical			Deck		
Plumbing			Enclosure/Fence		
Plumbing Methane			Pool/Spa Cover		
Gas Piping			DO NOT FILL POOL UNTIL ABOVE IS SIGNED		
Heating & Refrigeration			FINAL INSPECTIONS		
Fire Sprinklers			Grading		
Disabled Access			Electrical		
Methane			Plumbing		
OK to Place Floor			Gas Test		
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED			Gas		
ROUGH INSPECTIONS			Heating & Refrigeration		
Green Code			Pressure Vessels		
Electrical			Elevator		
Plumbing			Fire Sprinkler		
Fire Sprinkler			Disabled Access		
Heating & Refrigeration			Green Building		
Roof Sheathing			LAFD (Title 19 only)		
Disabled Access			LAFD Fire Life Safety		
Framing			Pool Final		
Insulation			AQMD Sign-off Provided		
Suspended Ceiling			Public Works		
LAFD			Building		
OK to Cover			PROJECT FINAL		

FOR INSPECTION REQUESTS, PLEASE CALL
3-1-1 OR OUTSIDE CITY OF LOS ANGELES
888-LA4-BUILD (888)524-2845 or www.ladbs.org

Certificate of Occupancy Required

☐ YES ☐ NO

[illegible]

IMPORTANT NOTICE

- * Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.).
- * Inspection(s) may be requested anytime via the internet or touch tone phone. To request an inspection via the internet, go to www.ladbs.org and click on "Request an Inspection" under Online Services. To request an inspection via touch tone phone, call toll free (888) LA4BUILD (888-524-2845) and select option 1 for Automated Request System. To request an inspection via the Customer Call Center, call 3-1-1 within the City of Los Angeles or (213) 473-3231 outside the City of Los Angeles between 7:00 a.m. and 10:00 p.m. When requesting an inspection, the following are required: (1) The job address, (2) Type of inspection, (3) Use of building, (4) Permit number, (5) Phone number of a contact person should the department need to reach someone.
- * Inspection requests received before 4:00 p.m. Monday through Friday (excluding holidays) will normally be made the next business day. Requests received after 4:00 p.m. will be made following the next business day. The Automated Inspection Call Back System (AICBS) will attempt to telephone the contact phone number to confirm the inspection.
- * Permit fees provide for a limited number of inspections. A reinspection fee may be assessed when the work for which an inspection was requested is not complete, when the inspection record or plans are not available, or when there is failure to provide site access to department staff.
- * No person shall perform any construction or repair work between the hours of 9:00 p.m. (6:00 p.m. grading) and 7:00 a.m. the following day which results in loud noises to the disturbance of persons occupying sleeping quarters in any dwelling, hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A.M.C.).
- * No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land so occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
- * Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting, or demolition.
- * A separate permit from the State of California Division of Industrial Safety is required prior to starting certain work involving substantial risk to workers such as: construction or demolition exceeding 3 stories or 36 feet in height, or excavations or trenches over 5 feet in depth involving entry by workers.
- * Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The department reserves the right to expire any permit where work has been suspended for a period of 180 days or more.
- * Inspection services will not be provided when there is an unleashed dog on the premises.

BUILDING AND SAFETY PERMIT AND PLAN CHECK OFFICE LOCATIONS

Downtown Los Angeles
201 N. Figueroa St., 4th Fl.
Los Angeles, CA 90012

Van Nuys
6262 Van Nuys Blvd., 2nd Fl.
Van Nuys, CA 91401

West Los Angeles
1828 Sawtelle Blvd., 2nd Fl.
Los Angeles, CA 90025

San Pedro
638 S. Beacon St., 2nd Fl.
San Pedro, CA 90731

South Los Angeles
8475 S. Vermont Ave., 2nd Fl.
Los Angeles, CA 90044

Attachment C. Additional Contemporary Photos—Exterior⁴⁷

⁴⁷ The owner was obstructed in any image they appeared in for privacy as per their request in both exterior and interior photographs.







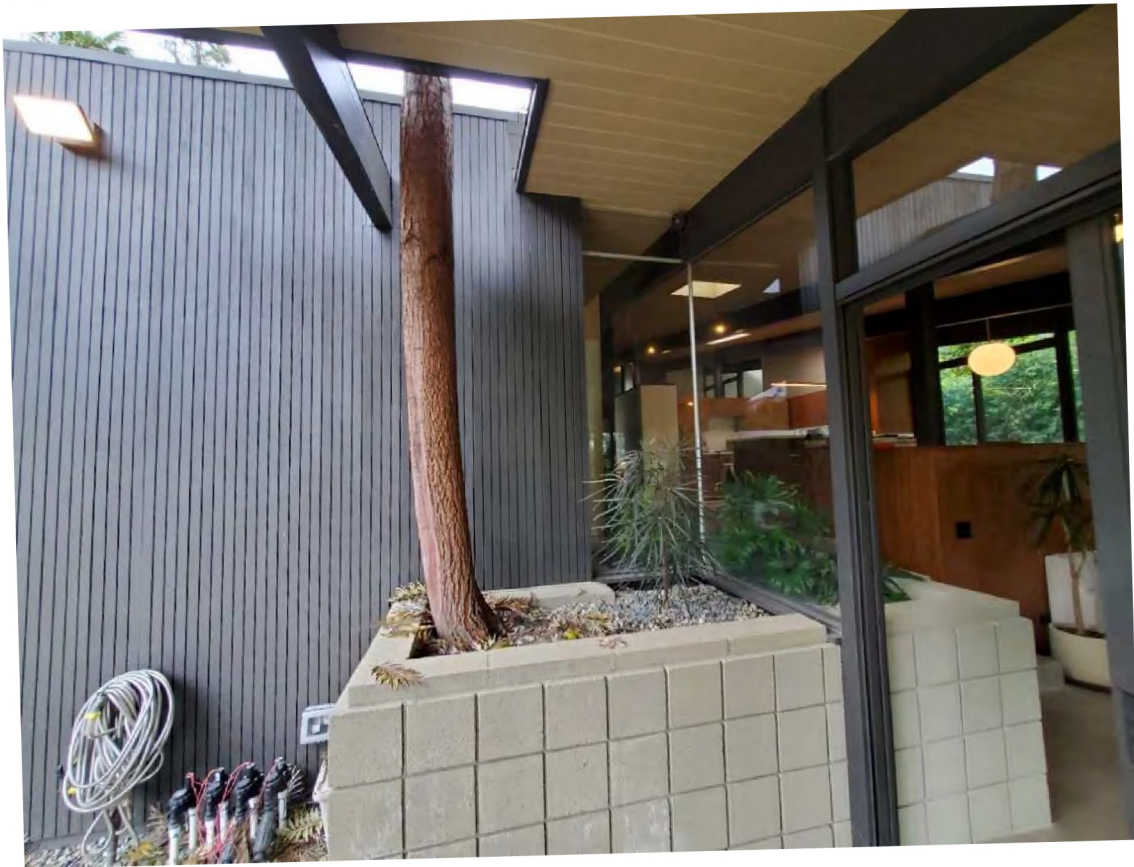






























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Attachment D. Additional Contemporary Photos–Interior⁴⁸

⁴⁸ All interior photographs included below were taken digitally by Architectural Historian Andrew Rodriguez on April 25, 2024.

























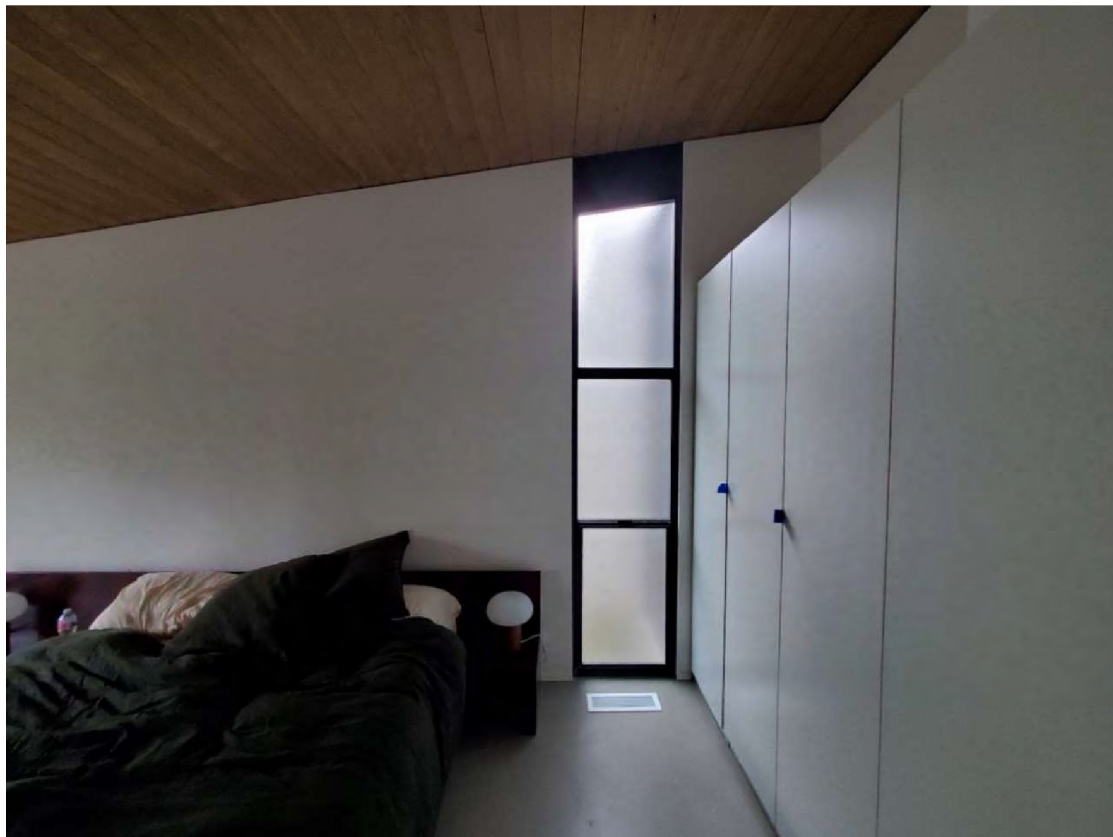










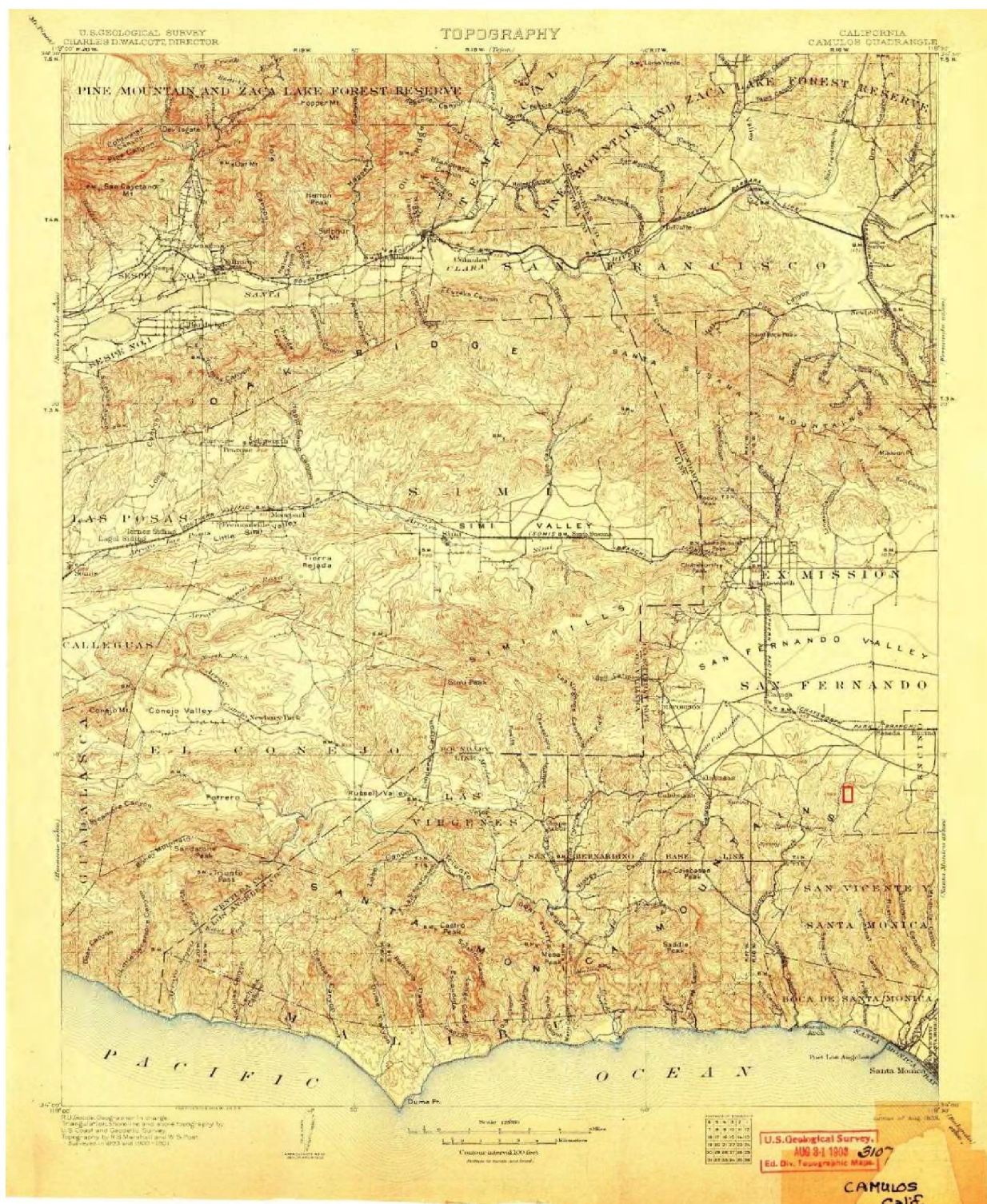






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Attachment E. Chronological Historic Aerial Photographs and Topographic Map



⁴⁹ All historical topographic maps were obtained from the United States Geological Service, National Map Database, United States Topographic Maps, *Calabassas*, 1903, accessed May 2024, https://ngmdb.usgs.gov/ht-bin/tv_browse.pl?id=d4afa071272d7cb8c5a23f898062520c.



Figure 5. Snippet of 1928 aerial photograph.⁵⁰

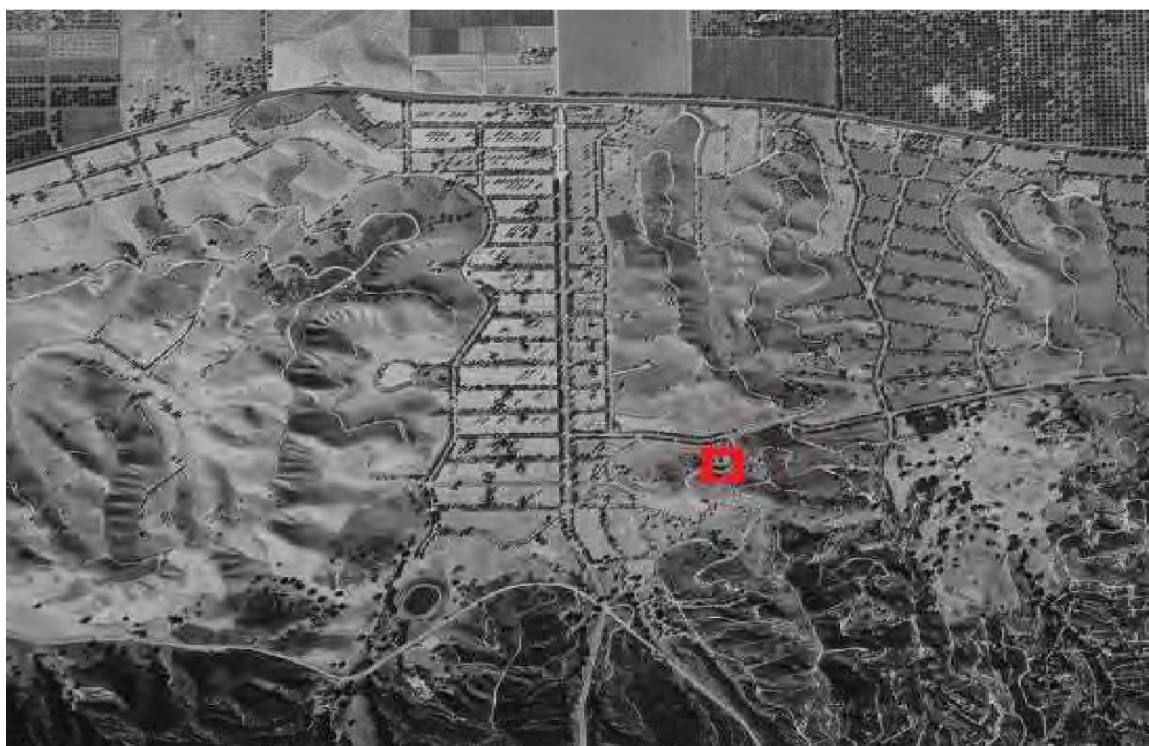


Figure 6. Snippet of 1940 aerial photograph.

⁵⁰ All historic aerals were obtained from the University of Santa Barabara's FrameFinder historic aerial database, accessed May 2024, <https://historicaerials.com/viewer>.



Figure 7. Snipper of 1944 aerial photograph.

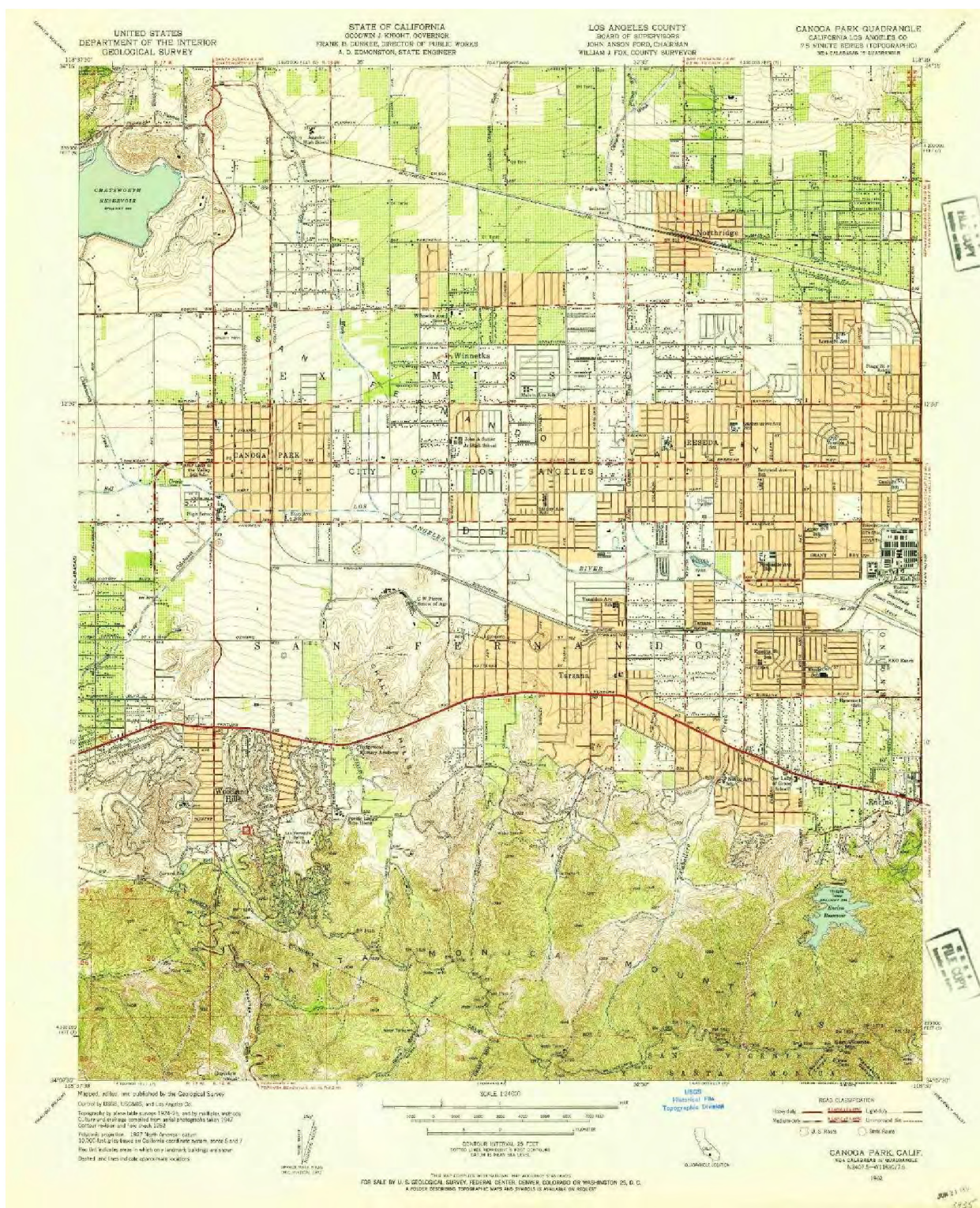




Figure 9. Snippet of 1959 aerial photograph.



Figure 10. Snippet of 1960 aerial photograph.



Figure 11. Snippet of 1962 aerial photograph.



Figure 12. Snippet of 1965 aerial photograph.



Figure 13. Snippet of 1971 aerial photograph.



Figure 14. Snippet of 1976 aerial photograph.

Attachment F: Supplemental Property Information—Zimas Report and Tract Map

POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	No
AB 2097: Within a half mile of a Major Transit Stop	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Not Eligible
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Highest
High Quality Transit Corridor (within 1/2 mile)	No
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	No
Assessor Information	
Assessor Parcel No. (APN)	2171018067
Ownership (Assessor)	
Owner1	WATERMAN,LACEY B
Address	21735 YBARRA RD WOODLAND HILLS CA 91364
Ownership (Bureau of Engineering, Land Records)	
Owner	WATERMAN, LACEY B.
Address	21735 YBARRA RD WOODLAND HILLS CA 91364
APN Area (Co. Public Works)*	0.221 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$35,839
Assessed Improvement Val.	\$668,561
Last Owner Change	04/06/2022
Last Sale Amount	\$1,800,000
Tax Rate Area	37
Deed Ref No. (City Clerk)	1391716
	1387070
	0483549
	0381611

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

	0-747
Building 1	
Year Built	1961
Building Class	D75D
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	2
Building Square Footage	1,498.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2171018067]

Additional Information

Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No

Environmental

Santa Monica Mountains Zone	Yes
Biological Resource Potential	Low
Mountain Lion Potential	Low
Monarch Butterfly Potential	No

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	10.3074216
Nearest Fault (Name)	Malibu Coast Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	0.30000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	75.00000000
Maximum Magnitude	6.70000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

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Economic Development Areas

Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Rent Stabilization Ordinance (RSO)	No [APN: 2171018067]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	Yes
Assessor Parcel No. (APN)	2171018067
Address	21735 YBARRA RD
Year Built	1961
Use Code	0100 - Residential - Single Family Residence
Notes	The Just Cause Ordinance applies after the expiration of the initial lease or after 6 months of continuous occupancy, whichever comes first.
Housing Crisis Act Replacement Review	No
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	Yes

Public Safety

Police Information	
Bureau	Valley
Division / Station	Topanga
Reporting District	2196
Fire Information	
Bureau	Valley
Battalion	17
District / Fire Station	84
Red Flag Restricted Parking	No

CASE SUMMARIES

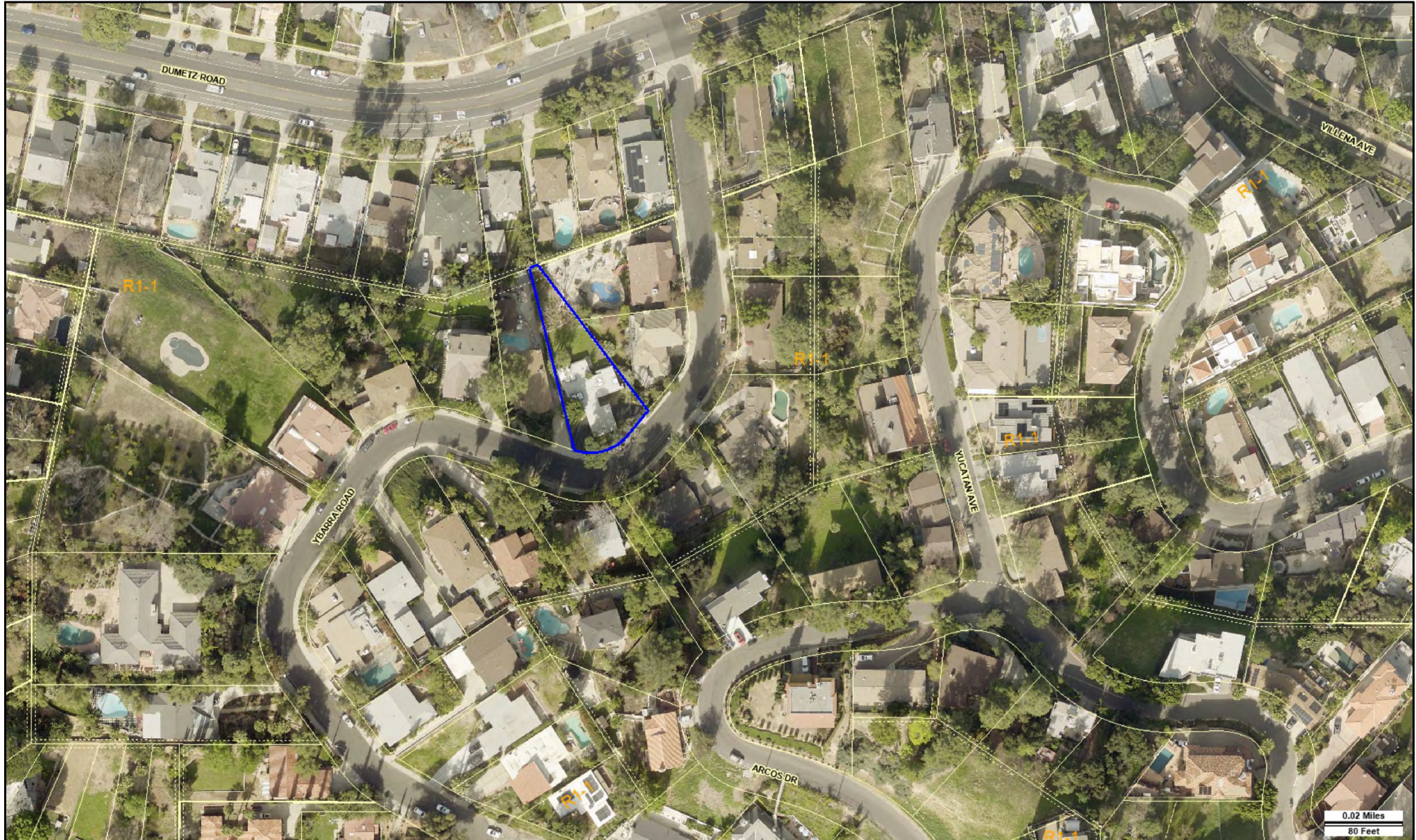
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2019-1742-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2008-4683-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	A CODE AMENDMENT TO REVISE THE CURRENT HILLSIDE AREA DEFINITION AND ESTABLISH A NEW DEPARTMENT OF CITY PLANNING HILLSIDE AREA MAP.
Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	CPC-2002-6583-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	PROPOSED DESIGN AND PRESERVATION GUIDELINES PURSUANT TO THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN.
Case Number:	CPC-1998-170-DRB
Required Action(s):	DRB-DESIGN REVIEW BOARD
Project Descriptions(s):	DESIGN REVIEW BOARD APPEAL.
Case Number:	CPC-1986-891
Required Action(s):	Data Not Available
Project Descriptions(s):	CONTINUATION OF CPC-86-891. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	ENV-2019-1743-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2009-832-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ENVIRONMENT CLEARANCE TO ADD SUSTAINABILITY GUIDELINES TO THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN DESIGN AND PRESERVATION GUIDELINES
Case Number:	ENV-2008-4684-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	A CODE AMENDMENT TO REVISE THE CURRENT HILLSIDE AREA DEFINITION AND ESTABLISH A NEW DEPARTMENT OF CITY PLANNING HILLSIDE AREA MAP.
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	ENV-2003-2626-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	PROPOSED DESIGN AND PRESERVATION GUIDELINES PURSUANT TO THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN.
Case Number:	ENV-1985-67-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	ENVIRONMENTAL IMPACT REPORT FOR THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN AND ASSOCIATED RECREATIONAL AND ROADWAY IMPROVEMENTS.

DATA NOT AVAILABLE

CPC-9708
ORD-181128
ORD-170774
ORD-167943
ORD-165040
ORD-164338
ORD-163493
ORD-162058
ORD-129279
ORD-128730

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



Address: 21735 W YBARRA ROAD

APN: 2171018067

PIN #: 168B105 621

Tract: TR 6170

Block: None

Lot: 530

Arb: 2

Zoning: R1-1

General Plan: Low Residential



ZIMAS PUBLIC

Generalized Zoning

06/04/2024

City of Los Angeles
Department of City Planning



Address: 21735 W YBARRA ROAD
APN: 2171018067
PIN #: 168B105 621

Tract: TR 6170
Block: None
Lot: 530
Arb: 2

Zoning: R1-1
General Plan: Low Residential

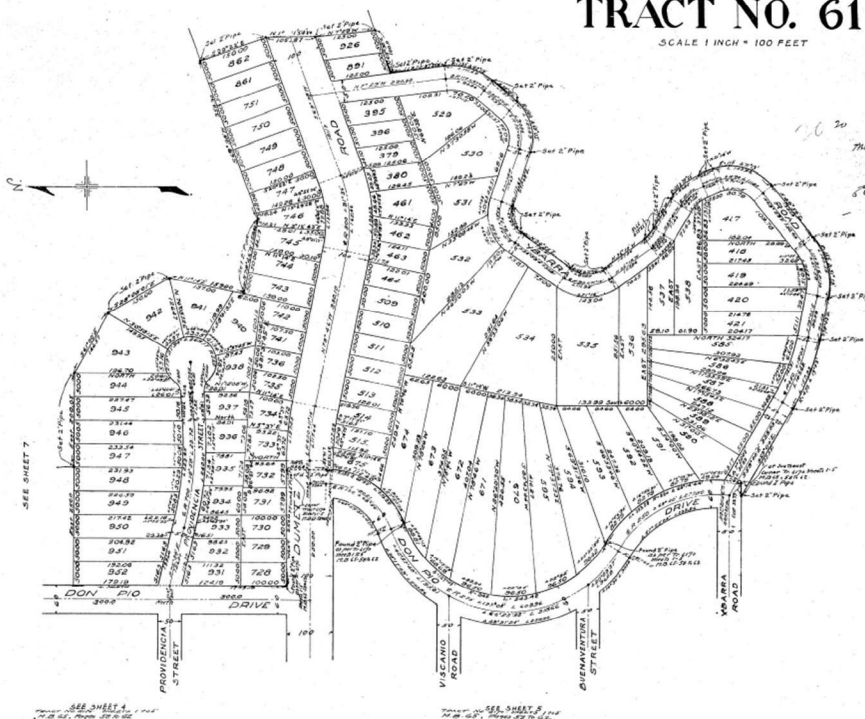


67-100

TRACT NO. 6170

SCALE 1 INCH = 100 FEET

SHEET 8



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Attachment G: Recent Sale Listing Before Purchase by Current Owner⁵¹

⁵¹ Listing photos obtained from Redfin.com, photographs taken 2022, accessed November 2024, <https://www.redfin.com/CA/Woodland-Hills/21735-Ybarra-Rd-91364/home/4205802>.







To Whom It May Concern,

I am the architect who Lacey Waterman [owner] commissioned to advise her on restoring the Pabian House at 21735 Ybarra Road, a house designed by A. Quincy Jones and Frederic E. Emmons. I wrote a book on Jones published by Phaidon Press in 2002.

I was not aware of the house on Ybarra Road until Ms. Waterman contacted me. From the minute I drove up and entered the house, I was intrigued. It was thrilling to discover the Pabian House, which against all odds, was in original condition.

The house captures Jones and Emmon's love of open space, blending indoor and outdoor space, and surprising the viewer with unique areas of spatial design all within the language of post-and-beam modernist architecture.

As with most of their projects and nearly all that were designed by Jones individually before this 1961 design, the fireplace is the focal point. Another common thread is the drama of a split-level. Jones and Emmons play with the drama of space on this hillside property by placing an office at the entry level, which is open to and overlooks the kitchen and dining level a few steps below.

The kitchen and dining area then opens to the living area reachable by a few more steps. The bedrooms are on the second level as the kitchen and dining area. The living at ground level makes for an easy transition to the garden space beyond.

Jones, as a single practitioner, uses many of the elements in the Pabian House in a much larger luxury house designed twelve years later. In the Smalley House of 1973, Jones uses the multi-level plan, creating the same open and dynamic space from the upper level to the lower level. Entering the Smalley House, three stair risers lead to the dining area, which is in turn open to the living area several more steps lower, reminiscent of the Pabian House plan. Both houses have exposed wood and masonry block on the interior of the house.

Jones often took ideas from his earlier house designs and enlarged them for luxury residential projects years later. In an article written in a 1974 issue of the Los Angeles Times Home Magazine regarding the Smalley House, Dan MacMasters wrote, "In several ways, it is easier to design a good small house than a good big one, to work to an average budget than to an unlimited one". As the largest luxury house designed by Jones, the Smalley House is a good example of MacMasters' criticism; it lacks a true exploration of space and movement, of which the Pabian House is a superb example. The multi split-levels is what makes the Pabian House unique; nearly all of Jones and Jones and Emmons residential work is one-story single level, with only two or three steps to create interest from one room to another but rarely is there a split level of such drama that exists in the Pabian House.

One consistent element, whether it was one of the early small house projects or a large luxury house, was the focus of providing plans with exquisite detailing. Nothing was left ambiguous for the contractor to guess. Ms. Waterman is lucky to have the complete set of blueprints for the house, including a colored blueprint rendering to prove this point.

I highly recommend this house for designation as an Historic-Cultural Monument. It is an excellent example of post-and-beam construction that has been lovingly restored.

*Best regards,
Cory Buckner*

Noted Modern architects who designed Case Study Houses in the City of Los Angeles include Theodore Bernardi, Julius Ralph (J.R.) Davidson, Charles and Ray Eames, Craig Ellwood, Pierre Koenig, Richard Neutra, Eero Saarinen, Raphael Soriano, Rodney Walker, and William Wurster. Others, including Edward Killingsworth, A. Quincy Jones and Frederick Emmons (Jones and Emmons), and Conrad Buff, Calvin Straub, and Donald Hensman (Buff, Straub and Hensman) designed Case Study houses in other communities, mostly in Southern California. Many of the Case Study houses in Los Angeles are extant, and most are designated as local Historic-Cultural Monuments and/or are listed in the National Register and California Register.



Left: Eames House, Studio and Grounds, 203 N Chautauqua Boulevard, L.A. Historic-Cultural Monument No. 381, National Historic Landmark and Listed in the National Register of Historic Places; Right: Bailey House, 9038 W Wonderland Park Avenue, L.A. Historic-Cultural Monument No. 669, Listed in the National Register of Historic Places (Architectural Resources Group)

Just as much as the Mid-Century Modern aesthetic derived influenced from the Case Study House Program, it was also influenced by the modern sensibilities of an emergent group of architects who graduated from the University of Southern California (USC) School of Architecture in the mid-twentieth century. Though the USC School of Architecture had existed since 1916, it rose to prominence in the postwar period under Arthur Gallion, a proponent of Modernism who served as the school's Dean between 1945 and 1964.²⁴⁶ Gallion successfully transformed the architectural curriculum at USC from one that was firmly rooted in the Beaux Arts tradition to one that was unequivocally Modern. He recruited a cadre of noted local Modern architects to teach classes at the school including Gregory Ain, Robert Alexander, Harwell Hamilton Harris, A. Quincy Jones, and Garret Eckbo, and established a Department of Industrial Design that was headed by the renowned industrial designer Raymond Loewy.²⁴⁷ Under Gallion's leadership, USC became well-known across the nation as a harbinger of innovation and creative thought, where students were actively encouraged to forge new paths forward.

²⁴⁶ "Cultural Resources of the Recent Past Historic Context Report," prepared for the City of Pasadena by Historic Resources Group and Pasadena Heritage, October 2007, 31-32.

²⁴⁷ Ibid, 32.

Working within this context, many of the architects who came out of the USC program at this time honed their own, distinct dialect of Modernism, uniquely suited to the climatic and cultural conditions of Southern California and reflective of their interest in new technology and experimental solutions. The architectural historian Esther McCoy coined the term “USC style” to describe this phenomenon.²⁴⁸ Per McCoy, the single-most defining characteristic of the USC style was its unabashed structural expression, typically conveyed in the form of wood post-and-beam construction. The post-and-beam method, which consists of beams supported by posts rather than load-bearing walls, allowed for large expanses of glass to take the place of solid exterior walls, and for floor plans to be flexible and open, rather than confined by heavy, load-bearing partitions. Other distinguishing features of the USC style include roofs of shallow pitch, wide eaves and exposed rafters, and a seamless integration between indoor and outdoor spaces. Often, buildings incorporated elements of Japanese architecture or references to California’s Arts and Crafts tradition.



The Pregerson House, 680 N Brooktree Road (HistoricPlacesLA)

Those most closely associated with the post-and-beam dialect of postwar Modernism include the architectural firms of Buff, Straub and Hensman; Ladd and Kelsey (Thorton Ladd and John Kelsey); and Smith and Williams (Whitney Smith and Wayne Williams), all graduates of USC.²⁴⁹ Other exponents of this aesthetic include Thornton Abell, Ray Kappe, Carl Maston, A. Quincy Jones, Harwell Hamilton Harris, Ed Fickett, William Krisel, and Richard Dorman.²⁵⁰

The aesthetic language and experimental precepts of the Case Study Houses and the post-and-beam/USC style wielded tremendous influence over the direction of architecture in Los Angeles beginning in the late 1940s. They “brought to wide public attention the possibilities of Modern design in domestic architecture,” influencing an entire generation of architects and lending impetus to a new and immensely popular style of architecture that has since been branded “Mid-Century Modern.”²⁵¹ Though

²⁴⁸ Deborah Howell-Ardila, “Writing our Own Program: The USC Experiment in Modern Architectural Pedagogy, 1930 to 1960” (master’s thesis, University of Southern California, December 2010), 1.

²⁴⁹ Ibid., 2.

²⁵⁰ Gleye, *The Architecture of Los Angeles*, 147.

²⁵¹ Ibid., 146.

the Case Study houses and early post-and-beam buildings that are a direct product of the USC curriculum are best regarded as Mid-Century Modern in style, most often buildings designed in this style are more eclectic in their composition. Mid-Century Modern style buildings typically derive stylistic influence from the Case Study Houses and the post-and-beam/USC aesthetic, and also incorporate architectural elements that reflect the maturation of the International style and the various domestic experiments in Modern architecture that took root in Los Angeles in the early twentieth century.

Owing to its antecedents, the Mid-Century Modern style is exceptionally expressed and well represented in the context of custom, high-style single-family houses that were constructed in the 1950s and 60s, many of which were architect-designed. These custom dwellings are found throughout the city but are especially prevalent in more affluent hillside neighborhoods within the greater Hollywood area, Northeast Los Angeles, the Westside, and the south San Fernando Valley. Though these houses exhibit a considerable amount of variation with respect to size, scale, and composition, demonstrating the eclecticism of the Mid-Century Modern style, they are unified in their application of modern methods and materials, their relative simplicity, and their prevailing emphasis on efficiency. They exhibit a common cadre of characteristics including horizontal massing, direct expression of the structural system, flat or low-pitched roofs with overhanging eaves, simple geometric volumes, unornamented walls, and abundant glazing that blurs the line between indoors and outdoors and integrates the house with its environs. Many are located on steep hillsides or otherwise challenging sites and make use of innovations in construction technology.



Left: Serulnic House by Richard Neutra, 3947 W Markridge Road, L.A. Historic-Cultural Monument No. 740; Right: Grier House by Edward Fickett, 2690 N Hollyridge Drive, L.A. Historic-Cultural Monument No. 833 (HistoricPlacesLA)

Each house is a unique architectural statement that reflects the creative whims of its respective architect or designer, and showcases the creativity and experimentation associated with the postwar Modern movement. Some have been designated as L.A. Historic-Cultural Monuments and/or are listed in the National Register or California Register, though a considerable number are not presently designated. A sampling of the many Mid-Century Modern style houses in Los Angeles that have been

designated include El Paradiso at 11468 Dona Cecilia Drive in Studio City by Raphael Soriano (1964, L.A. Historic-Cultural Monument No. 638); the Grier House at 2690 North Hollyridge Drive in the Hollywood Hills by Edward Fickett (1954, L.A. Historic-Cultural Monument No. 833); Hillside House at 8707 St. Ives Drive, also in the Hollywood Hills, by Carl Maston (1961, L.A. Historic-Cultural Monument No. 668), and the Serulnic House at 3947 Markridge Road in Tujunga by Richard Neutra (1954, L.A. Historic-Cultural Monument No. 740). Numerous others can be found in communities across the city that witnessed postwar growth. Collectively, these houses demonstrate how the fundamental tenets of the Mid-Century Modern style were adapted in different ways, and by different architects, to create high style, custom dwellings that met the needs of individual clients.



Other notable examples of custom Mid-Century Modern houses. Top left: the Tannen House, 1230 N Chickory Lane (1962, A. Quincy Jones); top right: the Rabinowitz House, 2262 N Stradella Road (1958, J.R. Davidson); bottom right: the Johnson Residence, 10261 W Chysanthemum Lane (1949, Harwell Harris); bottom left: 9662 High Ridge Drive (1962, Chris Choate) (HistoricPlacesLA)

However, the Mid-Century Modern style was certainly not limited to custom residences. As the style began to firmly take root, a cadre of architects, captivated with Modernism's potential to enhance quality of life through good design, took the fundamental tenets of Mid-Century Modern architecture and applied them on a larger scale, incorporating features such as expressed post-and-beam construction, gently pitched roofs with wide eaves, expanses of glass, and economical materials to mass-produced housing tracts. One important example of this modulation of the Mid-Century Modern style is a housing tract that was developed by architect Gregory Ain in the Mar Vista neighborhood. Initially marketed as the Modernique Homes, and now known as the Gregory Ain Mar Vista Tract (City Historic Preservation

Overlay Zone), it comprises 52 houses that demonstrate how the features of Mid-Century Modern architecture could be made available to everyone. Advertisements for the tract “emphasized the flexible, open nature of the floorplans (which included folding doors that could turn one room into two) and the opportunities for indoor-outdoor living they provided.”²⁵² Though the houses ascribed to one of several standardized plans, which allowed them to be affordable, Ain was able to achieve a sense of individuality by altering the placement of garages and varying setbacks and entrance locations. He collaborated with landscape architect Garret Eckbo to create a lush, park-like atmosphere that tied the streets together and was intended to facilitate social interaction among residents.²⁵³ Developer Joseph Eichler had similar aspirations when he developed the Balboa Highlands neighborhood in Granada Hills (City Historic Preservation Overlay Zone) between 1962 and 1964. Eichler collaborated with noted Modern architects A. Quincy Jones and Frederick Emmons to design stylish, well-designed Mid-Century Modern houses that could be replicated throughout the tract and remained within reach of average middle-income buyers.



Top and middle: The Gregory Ain/Mar Vista Tract
(HistoricPlacesLA); Bottom: Crestwood Hills development
in Brentwood (Online Archive of California)

Another notable, coordinated effort at bringing Mid-Century Modernism to the masses commenced in 1946 when four young war veterans pooled resources, acquired 800 acres near Brentwood, and with the support of others founded a cooperative called the Mutual Housing Association (MHA, later re-named Crestwood Hills). The cooperative assembled a team of noted Southern California modernists – including architects A. Quincy Jones and Whitney Smith, landscape architect Garret Eckbo, and structural engineer Edgardo Contini – to design the new community, which became “the only successful large-scale modern housing cooperative in the West.”²⁵⁴ The design team developed a selection of more than 20 house plans that would conform to Crestwood Hills’s 350 hillside lots, all of which made use of mass-produced materials like concrete block and redwood siding to keep costs low. The designs made reference

²⁵² Los Angeles Conservancy, “Mar Vista Tract,” accessed September 2019.

²⁵³ Marc Treib and Dorothee Imbert, *Garrett Eckbo: Modern Landscapes for Living* (Berkeley: University of California Press, 1997), 163-164.

²⁵⁴ Cory Buckner, *Crestwood Hills: The Chronicle of a Modern Utopia* (Santa Monica: Angel City Press, 2015), 7.

to the Pilot House at 735 W Rome Drive in Mt. Washington (L.A. Historic-Cultural Monument No. 717), a prototype that Jones and Smith had designed in the interim to show how well-designed houses could be built on challenging hillside lots.²⁵⁵ Over time alterations and demolition of residence has eroded the architectural cohesion of the Crestwood Hills neighborhood, but most extant, intact examples of the houses that were designed by Jones and Smith in the community's formative period of development in the early 1950s have been designated as L.A. Historic-Cultural Monuments.

Many of Los Angeles's housing developers in the 1950s and 60s took cues from these early endeavors and applied the Mid-Century Modern style to entire developments. In particular, several suburban tracts that were developed in the San Fernando Valley at this time comprise notable concentrations of modest, yet articulated Mid-Century Modern houses, showing how with a deft hand, architects could bring Modernism to the masses without compromising quality. The Living-Conditioned Homes in Northridge (1957-1959) is a tract of roughly 50 houses that were designed by noted architects Palmer and Krisel and feature distinctive Modern attributes including butterfly roofs, decorative stone and concrete block cladding, and dramatic entrances. The Blue Ribbon Tract Housing development (1953), also in Northridge, is a small neighborhood designed by Smith and Williams with Modern accoutrements like post-and-beam construction, redwood siding, and clerestory windows.



*Left: 18409 W Devonshire Street, Living-Conditioned Homes, Palmer and Krisel;
Right: 8450 N Canby Avenue, Blue Ribbon Tract Housing, Smith and Williams (HistoricPlacesLA)*

Several other notable concentrations of Mid-Century Modern tract houses are interspersed throughout the San Fernando Valley and in other postwar Los Angeles communities, though in some instances their integrity has been eroded due to alterations and infill. Such is the case with Corbin Palms (1953-1955), a tract of "contemporary modern Bermuda style homes" designed by Palmer and Krisel.²⁵⁶ While the essential architectural character of Corbin Palms remains legible, a majority of its individual buildings have been altered to the extent that the tract no longer retains cumulative integrity. However, one highly intact example of a house at 6118 Jumilla Avenue (1955) has been designated as an excellent example of the Mid-Century Modern style applied to the context of suburban tract housing (L.A. Historic-Cultural Monument No. 976).

²⁵⁵ Ibid., 51-53.

²⁵⁶ Classified Ad for Corbin Palms, *Los Angeles Times*, November 22, 1953.