

SIEGEL HOUSE
12400 W. Deerbrook Lane
CHC-2025-3531-HCM
ENV-2025-3532-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—August 13, 2025](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Recommendation Report](#)
5. [Historic-Cultural Monument Application](#)

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

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2025-3531-HCM
ENV-2025-3532-CE

HEARING DATE: September 18, 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: 12400 W. Deerbrook Lane
Council District: 11 – Park
Community Plan Area: Brentwood - Pacific
Palisades
Land Use Designation: Very Low II Residential
Zoning: RE15-1-H
Area Planning Commission: West Los Angeles
Neighborhood Council: None
Legal Description: Tract 14944, Lot 97

EXPIRATION DATE: September 30, 2025

PROJECT: Historic-Cultural Monument Application for the
SIEGEL HOUSE

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: James Sewell and
Natasha Wellesley Miller
12400 W. Deerbrook Lane
Los Angeles, CA 90049

APPLICANT: Cory Buckner
Cory Buckner, Architect
990 Hanley Avenue
Los Angeles, CA 90049

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]

Rafael Fontes, Planning Associate
Office of Historic Resources

Attachments: Commission/Staff Site Inspection Photos–August 13, 2025
Historic-Cultural Monument Application

FINDINGS

- The Siegel House “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city, or community” as an excellent example of a residence that was constructed as part of the Mutual Housing Association postwar cooperative housing development.

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 Siegel House is a one-story, single-family residence located on the south side of Deerbrook Lane, between N. Tigertail Road and Hanley Avenue, in the Brentwood neighborhood of Los Angeles. Completed in 1950, the subject property was designed in the Mid-Century Modern architectural style by master architects A. Quincy Jones (1913-1979) and Whitney R. Smith (1911-2002), and structural engineer Edgardo Contini (1914-1990), as part of the Mutual Housing Association, a postwar cooperative housing development. The original owners were Ray and Joan Siegel.

The Mutual Housing Association (MHA, later renamed Crestwood Hills) began in 1946, when four war veterans acquired 800 acres near Brentwood, and with the support of others, founded the MHA cooperative. 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. The design team developed a selection of more than 20 house plans that would conform to Crestwood Hills’s 350 hillside lots. MHA home designs referenced the Pilot House at 753 W. Rome Drive in Mt. Washington (1948, HCM #717), a prototype that A. Quincy Jones and Whitney Smith had designed in the interim to show how well-designed houses could be built on challenging hillside lots. Typical features of MHA homes included single-story, open floor plans; rectangular massing punctuated by walls of glass; post-and-beam construction; and the use of mass-produced materials like concrete block and redwood siding to keep costs low.

Rectangular in plan, the subject property is of redwood post-and-beam construction on a narrow, sloping lot. There is a concrete driveway shared with the neighboring house to the east. The

northwestern edge of the site abutting the street is lined by large hedges and trees, and the rear of the property faces southeast onto a patio. The redwood frame supports exterior walls of plate glass, masonry block, and clear heart redwood siding. The property is entirely contained beneath an angled gable roof with wide eaves and redwood plank sheathing under the eaves. Fenestration consists of full-height glass doors, fixed floor-to-ceiling windows, and clerestory windows along the front and side elevations. Interior features include an open floor plan with common spaces centered around a masonry fireplace; interior walls of exposed concrete masonry; and built-in storage and furniture.

Archibald Quincy Jones was born in Kansas City 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 at various points worked for Douglas Honnold, 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, HCM #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, among many more. Jones passed away in Los Angeles in 1979 at the age of 66.

Whitney Roland Smith was born in Pasadena, California in 1911 and attended the University of Southern California, graduating in 1934 with a bachelor's degree in architecture. He then went on to work for notable Los Angeles architects including Lawrence Test, Harwell Hamilton Harris, Kem Weber, and William Pereira. From 1941 to 1942, Smith taught at USC. By 1949, Smith partnered with one of his former students, Wayne Richard Williams to form the firm of Smith & Williams, which was in practice until 1973. Some of their most notable residential projects include the Mutual Housing Association (with A. Quincy Jones) development; the Glen E. and Mabel Swanson House in Pasadena (1951); the Eugene and Hilda Aiches House (1952) in Los Angeles; the Robert A. Crowell House (1952) in Pasadena; the William B. and Annette M. Wilcox House (1953) in Sierra Madre; and the Hermosa Vista Tract Housing (1956-1972) in Monterey Park. Smith passed away in Bend, Oregon in 2002 at the age of 91.

Edgardo Contini was born in Ferrara, Italy in 1914 and graduated from the University of Rome with a degree in Engineering, Architecture and Urban Planning before emigrating to the United States in 1939. In 1947, he established a partnership with architects A. Quincy Jones and Whitney Smith known as Smith, Jones and Contini. Notable projects as part of this firm include the Mutual Housing Association Site Office (1948, HCM #680), the Stein House (1949, HCM #1015), the Goldenfield House (1950, HCM #632), the Haas House (1950, HCM #633), and the Pilot House (1950, HCM #717). In 1951, Contini formed a partnership with architect Victor Gruen. He later served on the faculty of the Graduate School of Architecture at the University of California, Los Angeles and taught

at USC, SCI-Arc, and the Art Center College of Design. He was elevated to Fellowship in the AIA in 1990 and died that year at the age of 76.

The subject property has experienced some alterations over the years that include the enclosure of the carport in 1953 and the enlargement of the bedroom by 205 square feet and enlargement of the bathroom in 1986.

The subject property was identified in the citywide historic resources survey, SurveyLA, as potentially eligible for designation as an excellent example of Mid-Century Modern residential architecture representing the original vision of the Mutual Housing Association (MHA). The survey noted that the property was not visible from the public-right-of-way and more research was required to evaluate it.

DISCUSSION

The Siegel House meets one of the Historic-Cultural Monument criteria for designation.

The subject property “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city, or community” as an excellent example of a residence that was constructed as part of the Mutual Housing Association postwar cooperative housing development. The Mutual Housing Association project was a notable, coordinated effort that was successful in achieving its goal of bringing Mid-Century Modernism to the masses and serving as a prototype for California modern living with utopian ideals. As reflected by the Siegel House, typical features of MHA homes are single-story, open floor plans; rectangular massing punctuated by walls of glass; post-and-beam construction; and the use of mass-produced materials like concrete block and redwood siding. Of the approximately 85 residences that were originally constructed, the subject property is one of only 34 intact MHA homes still in existence.

While the applicant claims that the subject property also, “embodies distinctive characteristics of a style, type, period, or method of construction” as an excellent and highly intact example of a Mid-Century Modern-style single-family residence, staff are unable to make this finding.

SurveyLA, Los Angeles’s citywide historic resources survey, established eligibility standards and character-defining feature considerations for evaluating resources for significance as Mid-Century Modern-style architecture:

Eligibility Standards:

- Exhibits quality of design through distinctive features
- Is an excellent example of the Mid-Century Modern style
- Was constructed during the period of significance

Character-Defining/Associative Features:

- Retains most of the essential character-defining features from the period of significance
- Direct expression of the structural system, often wood or steel post and beam
- Simple geometric volumes
- Unornamented wall surfaces
- Flat roof, at times with wide overhanging eaves
- Floor-to-ceiling windows, often flush-mounted metal framed
- Horizontal massing

- If Expressionistic: sculptural forms intersecting with geometric volumes
- If Expressionistic: curved, sweeping wall surfaces
- If Expressionistic: dramatic roof forms, such as butterfly, A-frame, hyperbolic paraboloid, folded plate, or barrel vault

Although the Siegel House retains some characteristic features of the Mid-Century Modern architectural style such as horizontal massing, unornamented wall surfaces, floor-to-ceiling windows, and simple geometric volumes, it no longer exhibits quality of design and is not an excellent example of the architectural style. The Siegel House has experienced various alterations throughout the years. Among the most significant is the enclosure of an integrated carport, and the removal of a concrete and redwood tongue-and-groove wall that extended from the exterior of the house into the interior living room, which were typical features of the subject property's design based on the Mutual Housing Association model 111. Additionally, the primary bedroom and bathroom at the eastern side of the residence was expanded, resulting in the removal of many of the original materials and the significant alteration of the spatial configuration. Further, the finishes and millwork in the kitchen are no longer reflective of the original design, and some of the originally unpainted wood surfaces throughout the dwelling have been painted white.

There is a more intact example of model 111 that is already designated as an Historic-Cultural Monument – the Hamma House (1951, HCM #797). Located across the street from the Siegel House at 12401 Deerbrook Lane, the Hamma House has retained more of its original design while accommodating compatible additions. There are also a multitude of other more intact and exemplary examples of Mid-Century Modern single-family residences that are designated across the city.

While the subject property has experienced interior and exterior alterations, it still retains a sufficient level of integrity relating to location, setting, feeling, association, design, materials, and workmanship to convey its significance under Criterion 1.

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 Siegel House 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. 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.

Furthermore, none of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 apply to the proposed Project. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. The Project does not involve unusual circumstances as it is in a similar location, topography, and streetscape as other Historic-Cultural Monuments in the Brentwood - Pacific Palisades Community Plan Area. The Project will not damage scenic resources in a state scenic highway. The Project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. The Project will also not cause a substantial adverse change in the significance of an historical resource.

Categorical Exemption ENV-2025-3532-CE was prepared on September 2, 2025.

BACKGROUND

On June 24, 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 July 17, 2025, the Cultural Heritage Commission voted to take the subject property under consideration as a potential Historic-Cultural Monument. On August 13, 2025, a subcommittee of the Commission consisting of Commissioners Milofsky and Kennard conducted an inspection of the subject property, accompanied by staff of the Office of Historic Resources.

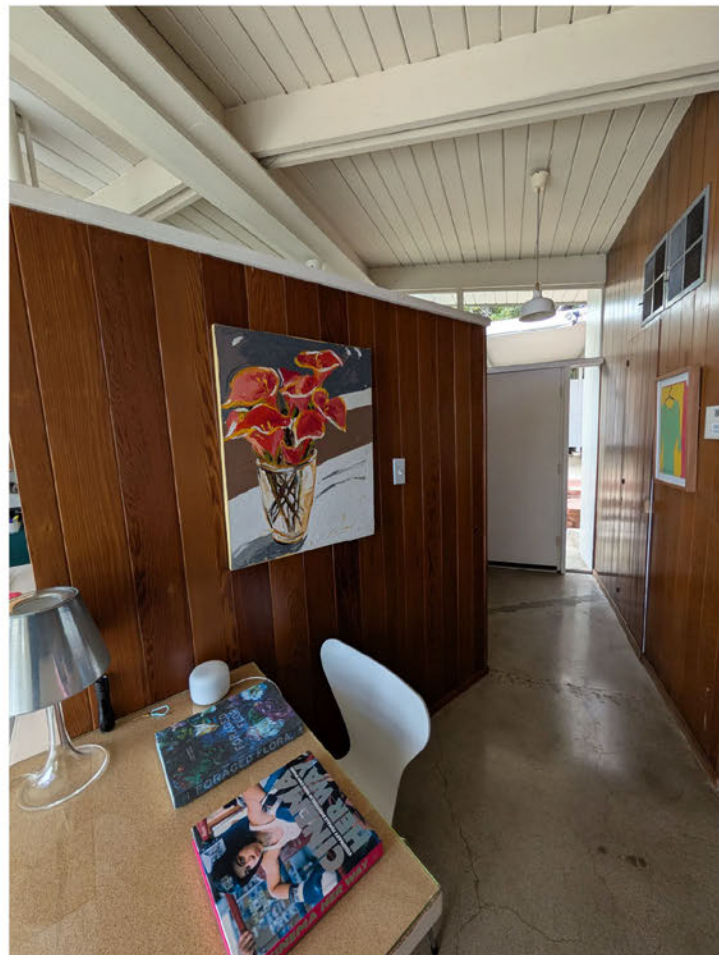




























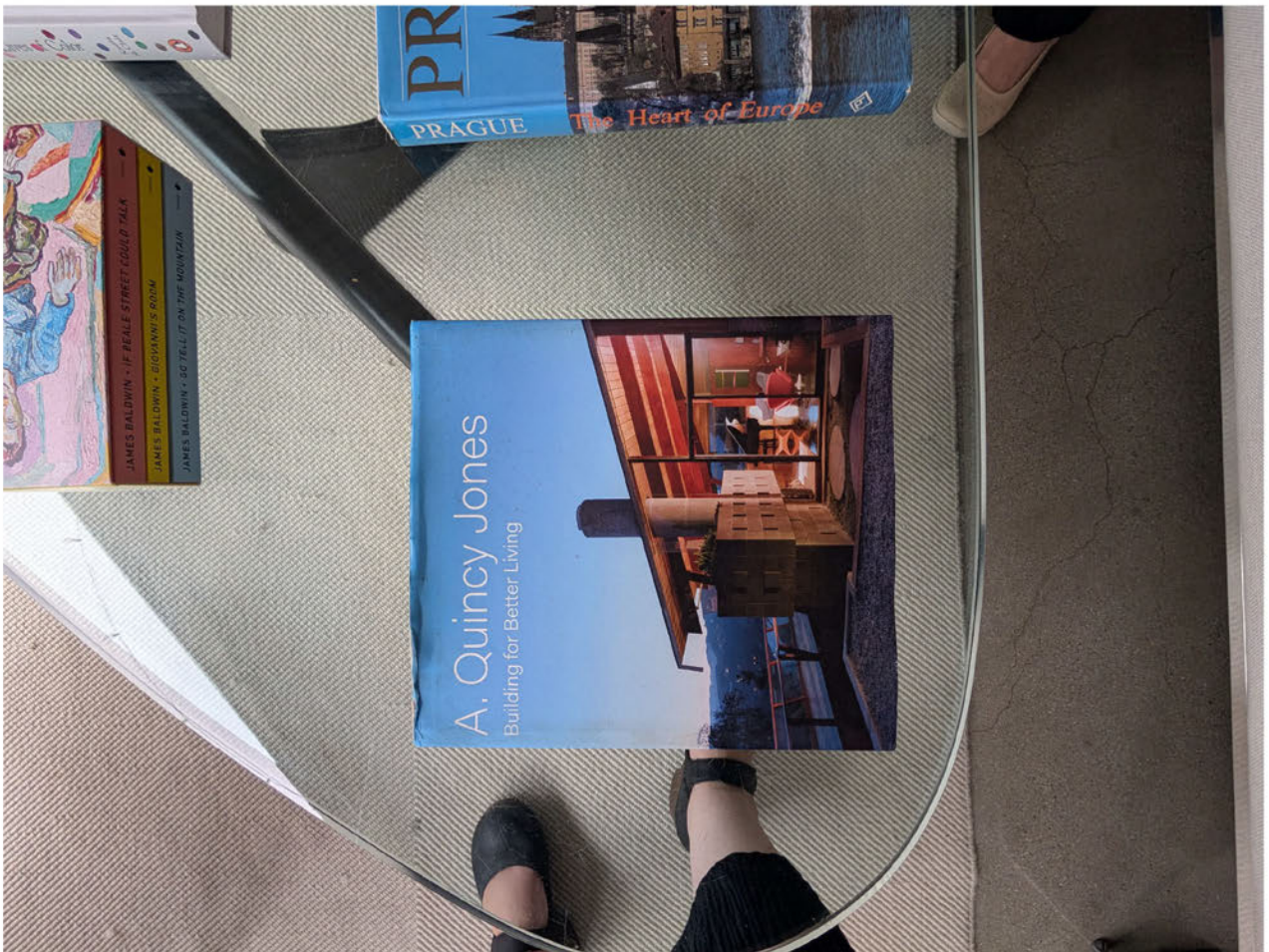




















COUNTY CLERK'S USE

CITY OF LOS ANGELES

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

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

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

CHC-2025-3531-HCM

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2025-3532-CE

PROJECT TITLE

Siegel House

COUNCIL DISTRICT

11

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

12400 W. Deerbrook Way, Los Angeles, CA 90027

☐ Map attached.

PROJECT DESCRIPTION:

Designation of the Siegel House as an Historic-Cultural Monument.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

N/A

CONTACT PERSON (If different from Applicant/Owner above)

Rafael Fontes

(AREA CODE) TELEPHONE NUMBER

(213) 978-1189

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 CEQA Guidelines applies to where projects consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the **Siegel House** 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 to the Categorical Exemption Under CEQA Guidelines Section 15300.2 apply to the proposed Project. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. The Project does not involve unusual circumstances as it is in a similar location, topography, and streetscape as other Historic-Cultural Monuments in the Brentwood - Pacific Palisades Community Plan Area. The Project will not damage scenic resources in a state scenic highway. The Project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. The Project will also not cause a substantial adverse change in the significance of an historical resource.

☒ 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

Rafael Fontes

[SIGNED COPY IN FILE]

STAFF TITLE

Planning Associate

ENTITLEMENTS APPROVED

N/A

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2025-3531-HCM
ENV-2025-3532-CE

HEARING DATE: July 17, 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: 12400 W. Deerbrook Lane
Council District: 11 – Park
Community Plan Area: Brentwood - Pacific
Palisades
Land Use Designation: Very Low II Residential
Zoning: RE15-1-H
Area Planning Commission: West Los Angeles
Neighborhood Council: None
Legal Description: Tract 14944, Lot 97

EXPIRATION DATE: July 24, 2025

PROJECT: Historic-Cultural Monument Application for the
SIEGEL HOUSE

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: James Sewell and
Natasha Wellesley Miller
12400 W. Deerbrook Lane
Los Angeles, CA 90049

APPLICANT: Cory Buckner
Cory Buckner, Architect
990 Hanley Avenue
Los Angeles, CA 90049

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]

Rafael Fontes, Planning Associate
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The Siegel House is a one-story, single-family residence located on the south side of Deerbrook Lane, between N. Tigertail Road and Hanley Avenue, in the Brentwood neighborhood of Los Angeles. Completed in 1950, the subject property was designed in the Mid-Century Modern architectural style by master architects A. Quincy Jones (1913-1979) and Whitney R. Smith (1911-2002), and structural engineer Edgardo Contini (1914-1990), as part of the Mutual Housing Association, a postwar cooperative housing development. The original owners were Ray and Joan Siegel.

The Mutual Housing Association (MHA, later renamed Crestwood Hills) was a notable, coordinated effort at bringing Mid-Century Modernism to the masses. It began in 1946, when four war veterans acquired 800 acres near Brentwood, and with the support of others, founded the MHA cooperative. 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. The design team developed a selection of more than 20 house plans that would conform to Crestwood Hills's 350 hillside lots. MHA home designs referenced the Pilot House at 753 W. Rome Drive in Mt. Washington (1948, HCM #717), a prototype that A. Quincy Jones and Whitney Smith had designed in the interim to show how well-designed houses could be built on challenging hillside lots. Typical features of MHA homes included single-story, open floor plans; rectangular massing punctuated by walls of glass; post-and-beam construction; and the use of mass-produced materials like concrete block and redwood siding to keep costs low.

Rectangular in plan, the subject property is of redwood post-and-beam construction on a narrow, sloping lot. There is a concrete driveway shared with the neighboring house to the east. The northwestern edge of the site abutting the street is lined by large hedges and trees, and the rear of the property faces southeast onto a patio. The redwood frame supports exterior walls of plate glass, masonry block, and clear heart redwood siding. The property is entirely contained beneath an angled gable roof with wide eaves and redwood plank sheathing under the eaves. Fenestration consists of full-height glass doors, fixed floor-to-ceiling windows, and clerestory windows along the front and side elevations. Interior features include an open floor plan with common spaces centered around a masonry fireplace; interior walls of exposed concrete masonry; and built-in storage and furniture.

Archibald Quincy Jones was born in Kansas City 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 at various points worked for Douglas Honnold, 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, HCM #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, among many more. Jones passed away in Los Angeles in 1979 at the age of 66.

Whitney Roland Smith was born in Pasadena, California in 1911 and attended the University of Southern California, graduating in 1934 with a bachelor's degree in architecture. He then went on to work for notable Los Angeles architects including Lawrence Test, Harwell Hamilton Harris, Kem Weber, and William Pereira. From 1941 to 1942, Smith taught at USC. By 1949, Smith partnered with one of his former students, Wayne Richard Williams to form the firm of Smith & Williams, which was in practice until 1973. Some of their most notable residential projects include the Mutual Housing Association (with A. Quincy Jones) development; the Glen E. and Mabel Swanson House in Pasadena (1951); the Eugene and Hilda Aiches House (1952) in Los Angeles; the Robert A. Crowell House (1952) in Pasadena; the William B. and Annette M. Wilcox House (1953) in Sierra Madre; and the Hermosa Vista Tract Housing (1956-1972) in Monterey Park. Smith passed away in Bend, Oregon in 2002 at the age of 91.

Edgardo Contini was born in Ferrara, Italy in 1914 and graduated from the University of Rome with a degree in Engineering, Architecture and Urban Planning before emigrating to the United States in 1939. In 1947, he established a partnership with architects A. Quincy Jones and Whitney Smith known as Smith, Jones and Contini. Notable projects as part of this firm include the Mutual Housing Association Site Office (1948, HCM #680), the Stein House (1949, HCM #1015), the Goldenfield House (1950, HCM #632), the Haas House (1950, HCM #633), and the Pilot House (1950, HCM #717). In 1951, Contini formed a partnership with architect Victor Gruen. He later served on the faculty of the Graduate School of Architecture at the University of California, Los Angeles and taught at USC, SCI-Arc, and the Art Center College of Design. He was elevated to Fellowship in the AIA in 1990 and died that year at the age of 76.

The subject property has experienced some alterations over the years that include the enclosure of the carport in 1953 and the enlargement of the bedroom by 205 square feet and enlargement of the bathroom in 1986.

The subject property was identified in the citywide historic resources survey, SurveyLA, as potentially eligible for designation as an excellent example of Mid-Century Modern residential architecture representing the original vision of the Mutual Housing Association (MHA). The survey noted that the property was not visible from the public-right-way and more research was required to evaluate it.

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 June 24, 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: SIEGAL HOUSE | | Original historic name <input type="text"/> | |
| Other Associated Names: <input type="text"/> | | | |
| Street Address: 12400 Deerbrook Lane | | Zip: 90049 | Council District: 11 |
| Range of Addresses on Property: <input type="text"/> | | Community Name: Crestwood Hills | |
| Assessor Parcel Number: 4494008011 | Tract: 14944 | Block: <input type="text"/> | Lot: 11 |
| Identification cont'd: | | | |
| 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: | | | |
| <input type="text"/> | | | |

2. CONSTRUCTION HISTORY & CURRENT STATUS

| | | | |
|--|--|--|---|
| Year built: 1950 | <input checked="" type="radio"/> Factual | <input type="radio"/> Estimated | Threatened? None |
| Architect/Designer: A. Quincy Jones, Whitney R. Smith | | Contractor: not known | |
| Original Use: Single Family Residence | | Present Use: SFR | |
| 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: <input type="text"/> | | Stories: <input type="text"/> | Plan Shape: <input type="text"/> |
|---|---|--------------------------------|----------------------------------|
| FEATURE | PRIMARY | SECONDARY | |
| CONSTRUCTION | Type: Wood | Type: <input type="text"/> | |
| CLADDING | Material: Wood tongue-and-groove | Material: <input type="text"/> | |
| ROOF | Type: Gable | Type: <input type="text"/> | |
| | Material: Composition shingle | Material: <input type="text"/> | |
| WINDOWS | Type: Sliding | Type: <input type="text"/> | |
| | Material: Steel | Material: <input type="text"/> | |
| ENTRY | Style: Off-center | Style: <input type="text"/> | |
| DOOR | Type: Slab | Type: <input type="text"/> | |

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 attached |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

| | |
|--|---|
| Listed in the National Register of Historic Places | |
| Listed in the California Register of Historical Resources | |
| Formally determined eligible for the National and/or California Registers | |
| Located in an Historic Preservation Overlay Zone (HPOZ) | Contributing feature Non-contributing feature |
| <input checked="" type="checkbox"/> Determined eligible for national, state, or local landmark status by an historic resources survey(s) | Survey Name(s): SURVEY LA Brentwood-Pacific Palisades Report, 135 of 153 |
| 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 checked="" 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. |
| | 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: Cory Buckner | | Company: Cory Buckner, Architect | |
| Street Address: 990 Hanley Avenue | | City: Los Angeles | State: CA |
| Zip: 90049-1916 | Phone Number: 3102931998 | Email: planspace@gmail.com | |

Property Owner

Is the owner in support of the nomination?

Yes

No

Unknown

| | | | |
|--------------------------------------|---------------|---------------------------|--------|
| Name: Jamie and Natasha Sewell | | Company: | |
| Street Address: 12400 Deerbrook Lane | | City: Los Angeles | State: |
| Zip: 90049 | Phone Number: | Email: jamiesewell@me.com | |

Nomination Preparer/Applicant's Representative

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

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



9. SUBMITTAL

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

APPLICATION CHECKLIST

- | | |
|---|---|
| 1. <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 checked="" 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. |

Name:

Date:

Signature:

CORY BUCKNER 17 June 2025

[Handwritten 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

SIEGEL HOUSE – Historic-Cultural Monument Nomination

A. Property Description

Site

The property at 12400 Deerbrook Lane (Siegel House) occupies an irregular-shaped parcel of 9,264 square feet, located on an interior lot on the south side of Deerbrook Lane. There is no dedicated pedestrian walkway to access the house, and cars enter from a shared concrete driveway at the southwest corner of the site from the driveway of a neighboring property to the west. The site is relatively flat in the middle of the lot, sloping down towards the southeast to residential lots below. The front of the house looks northwest onto a detached carport, while the rear of the house looks southeast onto a concrete patio bounded by metal fencing.

Residence – Exterior

The subject property was completed in 1950 and was designed by a 'joint venture' of architects A. Quincy Jones, Whitney R. Smith, and structural engineer Edgardo Contini. The plan is rectangular and in the Post and Beam style. The roof is a gently angled gable roof over the house and carport.

The joint architecture team was very interested in using exposed materials that had been developed during the war effort; masonry block, plate glass, and plywood. Nearly all of the MHA houses consist of these building materials with the addition of clear heart redwood siding.

A 'chocolate' color concrete masonry wall begins at the start of the property and extends into the open carport and house interior.

Residence – Interior

Typical of all MHA models, building materials are exposed throughout the structure. The post and beam house consists of exposed concrete block in a color referred to as 'chocolate', clear-heart redwood siding, Douglas fir tongue-and-groove ceiling blanks, large steel framed sliding glass doors, and frameless sliding windows. A masonry fireplace is the central focus of the house.

Moveable clear-heart redwood vertical louvers separate the living area and a den on a split level above.

The built-up posts and beams, typical of the MHA 702 and MHA 111, are constructed with a hollow core to allow electrical conduit to run from post to beam for lighting and electrical outlets in the built-up ridge beam.

Alterations

The Siegel Family, employing the architect Thomas Michali, enlarged the primary bedroom in 1986, expanding the footprint of the house towards the north.

Character-Defining Features

Site

- Graded hillside site and setting.
- Angled, northwest-southeast orientation of the house, with views to the south and east.
- Abundant landscaping and foliage surrounding the property, including mature eucalyptus trees, bushes and plantings.
- Concrete Masonry Block define the carport area.

Residence – Exterior

- Predominantly rectangular footprint, with a small volume extending to the northwest abutting the carport.
- Two-car tandem carport.
- Sloping roof of exposed beams at 7'-0" on center and tongue and groove planking.
- Exterior walls of concrete masonry block, painted plywood, and painted redwood tongue-and-groove siding.
- Seamless relationship of interior and exterior spaces, with exterior penetrating the interior of the residence and vice versa.
- Exterior courtyard spaces delineated by translucent glass walls.
- Primary entrance facing north and located at the rear of the carport.
- Concrete masonry wall delineating passage to the primary entrance under the carport.
- Extensive glazing of sliding doors and fixed floor-to-ceiling windows enhance the harmony between indoor and outdoor spaces.
- Exterior terraces located along the southeast and south elevations.

Residence – Interior

- Open floor plan, constructed on a seven-foot module.
- Interior walls of 1/4" stained plywood

- Interior closet doors of stained plywood with molded plywood handles
- Location of private spaces (bedrooms) along the northwest portion of the dwelling.
- Private courtyards located off the two rear bedrooms to the west with double French doors.
- Exposed clear-heart redwood tongue-and-groove siding in the public areas (dining room and living room).
- Concrete Masonry Block 6'-8" high defines one wall of the living room.
- Concrete Masonry Block fireplace runs perpendicular to the living room masonry wall.
- Kitchen opens to the dining area with an opening above the counter.

B. Statement of Significance

The Siegel House

The Siegel House was completed in 1950 as part of the Mutual Housing Association development (MHA) by a joint venture of architects A. Quincy Jones, Whitney R. Smith, and structural engineer Edgardo Contini. It was one of the original first 30 houses in what is now called Crestwood Hills. The flattest terrain in the area was selected as being the area where the contractor would start constructing houses. The original owners, Ray and Joan Siegel, selected one of the most popular designs, MHA model 111, intended for downhill lots with narrow edges.

Built on a hillside lot made from cut and fill, the house pad is fairly flat. The house is sheltered under a gently angled gable roof.

The Siegel House is eligible for designation as a City of Los Angeles Historic-Cultural Monument (HCM) under Criteria 1 and 3:

Criterion 1: The Siegel House 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.”

The Mutual Housing Association (MHA) development introduced a population to a different way of living, impacting the social history of Los Angeles and Southern California. The experimental architecture was purposely selected to reflect their modern views of living as a cooperative community. Built in 1950, the property at 12400 Deebrook Lane is significant for its direct association with the MHA, the only successful large-scale housing cooperative in the West and a prototype for California modern living with utopian ideals. Established in 1946, the MHA tract, now known as Crestwood Hills, was built as conceived: people living in architecturally significant structures with a strong sense of cooperation and community. The Siegel House is one of only 34 remaining houses of the original 80 MHA houses designed by the joint venture and built in a tract of 350 houses.

Criterion 3: The Siegel House “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 MHA houses have a distinctive mid-century style designed by architects A. Quincy Jones and Whitney R. Smith. Exposing posts and beams became a distinguishing characteristic of mid-century design and is prevalent in all of the MHA houses. A modular system of posts and beams at seven feet on center was selected to accommodate full sheets of plywood, an unusual building system at that time. Jones and Smith would go on to be a major influence in the work of other architects. Jones's interest in experimentation with structural methods broke ground in many

areas of architectural practice. Smith participated in the Case Study Program designing Case Study #5, one of thirty-five designs that helped to disseminate midcentury modern architecture.

With exposed built-up posts and beams running through the length of the house at seven-foot spacing, the Siegel House embodies distinctive characteristics of the post-and-beam style. This structural system allowed for floor to ceiling glass, affording another characteristic of mid-century design, dissolving the boundary of indoor and outdoor space.

Historical Background

Early West Los Angeles

Crestwood Hills was part of the land associated with the first people: the Gabrielino/Tongva/Kizh. Historically, the Gabrielino/Tongva/Kizh were not a single “tribe,” but a collection of lineages (a group of families with a common ancestor) that shared a common Uto-Aztec language, culture, religion, and lifestyle that distinguished them from neighboring groups. Villages were politically autonomous and largely organized through shared kinship ties. While it is difficult to estimate their population over time, evidence suggests that at the time of European contact in the 1500s there may have been more than fifty to one hundred mainland villages in Southern California reflecting a range in population sizes. Successive waves of settlers—the Spanish, the Mexicans and the Americans—resulted in the loss of title(s) to their ancestral lands as well as the disenfranchisement of the Native Americans.

As early as 400 AD, a communal spring, Kuruvunga, just three and a half miles southeast of Crestwood Hills, was associated with Tongva Peoples and later associated with the Kuruvungna village. It is now known as the Kuruvungna Village Springs, which is a designated California Registered Landmark Site No. 522.10. In 1975, human remains were discovered on site during a school construction project which abuts the Springs. During the 1980s, archeologists noted that remnants of the village were located throughout the area. In 2013-14, ancestral remains and artifacts were again unearthed and ceremoniously reinterred on the north hill of Kuruvungna.¹

Mutual Housing Association

In 1946, four musicians, Ray Siegel, Jules Salkin, Leonard Krupnick and Gene Komer, responded to the housing shortage for returning servicemen by suggesting that by pooling resources, four families might be able to afford a shared swimming pool and play area. They mentioned this idea to friends and soon found they had 25 people interested in their idea. They hoped to create a model through cooperative methods, providing public services for a

¹ Gabrielino Tongva Springs Foundation, http://gabrielinosprings.com/wpsite/?page_id=385

self-sufficient small community. Articles ran in the *Hollywood Citizen-News* and other newspapers creating an interest that boosted the membership of the group to 400 members. The group incorporated in 1946 as the Mutual Housing Association (MHA). With each household contributing \$500 towards a lot, enough funds were collected to purchase 800 acres in the Santa Monica Mountains in an area in Brentwood now known as Crestwood Hills. Keeping with the communal spirit, land was to be designated as small lots for private houses with acreage set aside for public areas, which were to include a park, amphitheater, nursery school, swimming pool, community center, plant nursery, gas station, and a structure to house a beauty parlor, grocery and sundry goods.

The Federal Housing Administration (FHA) had restrictions that dampened the original enthusiasm for the cooperative. Race restrictions imposed by the FHA were antithetical to the beliefs of the MHA community members. They were imposed after Francis Ford Seymour, Henry Fonda's wife, pressured the sales agency selling the property to MHA to add these restrictions. Several people dropped out of the association when these restrictions were implemented. Others stayed in knowing the Supreme Court would overturn them. Once they were overturned, several members who had withdrawn signed up again. Many members were dependent on FHA loans but the FHA did not allow wood framing, the building method proposed for the MHA. A delegation of MHA members successfully lobbied the FHA in Washington and the modern designs were given a green light.

Shortly after purchasing the land, several architects, including Richard Neutra, were interviewed. The original contract was with Doug Honnold and a joint venture including A. Quincy Jones, Whitney R. Smith, John Lautner, Francis Lockwood, Wayne Williams, engineer Edgardo Contini, and landscape architect Garrett Eckbo. Lautner, a former apprentice with Frank Lloyd Wright, had come west to supervise the construction of Wright's Sturges House, HCM #577, just down the street from the MHA development.

After a falling out with Lautner, Honnold turned over the design project to Jones, Smith, and Contini, which referred to themselves as a joint venture. Garrett Eckbo participated in the site planning of the Mutual Housing Tract, which was unique for its time. Houses were placed at various angles to the street instead of lined up in a row, as was typical of so many post-war tract developments. Each house site was oriented to respect the privacy of the neighboring houses and homeowners were encouraged to use six-foot high hedges at each side yard to provide the necessary privacy from house to house.

Jones, Smith, and Contini synthesized new materials and methods available after the war such as masonry block (CMU), plate glass, and plywood. Each MHA house was finished with unadorned materials in their natural state; concrete block, redwood siding, exposed Douglas fir plywood, and tongue-and-groove ceiling planks. There was no plaster or gypsum board used in any of the MHA houses built. Exposed posts and beams became the

rhythmic element throughout each house.

To help facilitate the development, a brochure, entitled *Mutual House Plans*, was presented to the MHA members for them to choose based on appropriateness of a given design to the topographic characteristics of each site. In an attempt to meet the demands garnered from surveys of the MHA membership, for each of the nine basic house designs it detailed minor modifications that included an added fireplace, an additional bedroom, or an expanded living area . In all, there were approximately 28 designs new owners could choose from, each assigned a three digit number in the brochure index. The first houses constructed were on the flattest land and simplest floor plan.

Eventually 80 MHA house designs were built on 350 lots. Due to financial problems and the two contractors going bankrupt constructing the houses, many lots remained empty until their owners could find other architects and builders. The remaining lots were referred to as infill lots, with many houses designed by world renowned architects such as Richard Neutra, J. R. Davidson, Ray Kappe, Rodney Walker, and Craig Ellwood. The founding members and the architects established an Architecture Committee, which included two architects, originally Jones and Smith, and a layman from the community. The purpose of the Committee was to review proposed house designs for the infill lots and oversee changes to the original MHA houses in order to remain in keeping with the context of the neighborhood.

List of Extant MHA Houses (34 Houses)

Historic-Cultural Monuments

| | |
|---|-----------------------|
| 810 Bramble Way (Goldenfeld House), HCM 632 | designated 02-04-1997 |
| 860 Hanley Avenue (Gross House), HCM 695 | designated 04-24-2001 |
| 907 Hanley Avenue (Schott House), HCM 682 | designated 06-14-2000 |
| 990 Hanley Avenue (MHA Site Office), HCM 680 | designated 06-06-2000 |
| 914 Bluegrass Lane (Israel House), HCM 693 | designated 04-24-2001 |
| 12412 Deerbrook Lane (Volk House), HCM 722 | designated 12-29-2006 |
| 12367 Deerbrook Lane (Stoloroff House), HCM 721 | designated 10-01-2002 |
| 12404 Deerbrook Lane (Hamma House), HCM 797 | designated 12-26-2006 |
| 12410 Deerbrook Lane (Kalmick House), HCM 634 | designated 02-04-1997 |
| 12436 Deerbrook Lane (Arens House), HCM 720 | designated 10-01-2002 |
| 12404 Rochedale Lane (Haas House), HCM 633 | designated 02-04-1997 |
| 12434 Rochedale Lane (Weckler House), HCM 635 | designated 02-04-1997 |
| 12420 Rochedale Lane (Miller House), HCM 862 | designated 03-07-2007 |
| 900 Stonehill Lane (Kermin House), HCM 697 | designated 04-24-2001 |
| 925 Stonehill Lane (Schneidman House), HCM 1016 | designated 02-14-2012 |
| 946 Stonehill Lane (Wurtele House), HCM 723 | designated 12-26-2006 |
| 947 Stonehill Lane (Sherwood House), HCM 698 | designated 04-24-2001 |
| 968 Stonehill Lane (Stein House), HCM 1015 | designated 02-14-2012 |

Other MHA Houses

| | |
|----------------------|----------------|
| 815 Bramble Lane | (Grant House) |
| 12400 Deerbrook Lane | (Siegel House) |
| 12449 Deerbrook Lane | |
| 12420 Deerbrook Lane | |
| 12421 Deerbrook Lane | |
| 12354 Rochedale Lane | |
| 12400 Rochedale Lane | |
| 12414 Rochedale Lane | |
| 12444 Rochedale Lane | |
| 12438 Rochedale Lane | |
| 12450 Rochedale Lane | (Gelb House) |
| 941 Stonehill Lane | |
| 1046 Tigertail Road | |
| 955 Bluegrass Way | |
| 872 Hanley Avenue | |
| 887 Hanley Avenue | |

Siegel Family

Ray Siegel was one of the four studio musicians who returned from WWII and founded the Mutual Housing Association, a cooperative community which was to contain communal services and moderate income housing.

Not only did he oversee the choice of the architects and contractors, he spearheaded the formation of the nursery school, becoming the captain of the father's work crew and organizing a very successful benefit concert to raise money for the nursery school. Siegel's two children attended the school, which still functions today as a cooperative nursery school, with community members having priority registration. He and several other members began work on an area that had been designated for cooperative services such as a gas station, community building, amphitheater, plant nursery, and grocery store, but they soon found that they were so involved in their own house projects and raising their families that they did not have time to concentrate on the communal areas.

Siegel and his wife, Joan, purchased a hillside lot on Deebrook Lane, which featured stunning views of the Santa Monica Bay. They selected one of the most popular models, MHA 111. The original house plan was 1,050 square feet and the proposed cost was \$11,000. The lot was an additional \$2000. The Siegel house is currently 1548 square feet due to an addition added towards the front of the house.

Mid-Century Modern style, Post-and-beam construction²

The term “Mid-Century Modern” is a broad classification of Modernism that is used to describe an array of Modern idioms and sub-styles that were popular after World War II. These include adaptations of the International Style, the Post-and-Beam aesthetic that was made popular through the Case Study House Program, and the more organic and expressive iterations of Modernism that characterized the work of architects like John Lautner and Bruce Goff. As an architectural style, Mid-Century Modernism is extremely versatile; its application was lent to a diverse array of property types, from custom single-family dwellings to housing tracts, to commercial buildings and shopping centers, and to institutional and industrial campuses. Its aesthetic was applied to the upper echelons of architecture and also to the vernacular built environment, speaking to the extent of its popularity and versatility.

Many factors came together to shape the aesthetic of Mid-Century Modern style, but this variant of postwar Modernism derived much of its influence from the Case Study House Program that was sponsored by *Arts and Architecture* magazine and championed by its visionary editor, John Entenza. Entenza saw the program as a means of showcasing how modern methods and materials could be used to build replicable, affordable housing. Under the program, several of the most esteemed Modern architects of the day were recruited by the magazine to design prototypical houses that were high in quality, reasonably priced, and clearly showcased modern methods and materials.

The trajectory of postwar Modernism was also heavily influenced by the post-and-beam method of construction, which was popularized by a group of young architects who had studied at the USC School of Architecture in the early postwar years. These architects developed a derivative of Modern architecture that shared some similarities with the Case Study House Program, but was defined by a distinctive vocabulary that was characterized, first and foremost, by its use of wood post-and-beam construction. Other notable features include expanses of plate glass, open plans, and a blurring of lines between indoor and outdoor spaces. Later coined the USC style or Pasadena style, this derivative of Modernism was widely replicated across the Southern California region and became an integral part of the region’s post-World War II architectural landscape.

By the late 1940s, post-and-beam construction methods, coupled with the influence of European émigrés and pioneering figures in American Modernism, had coalesced into a discrete iteration of postwar Modernism known as the Mid-Century Modern style. The Mid-Century Modern style reflected how earlier movements such as the International style, the Bauhaus, and domestic experiments in Modernism were adapted and reinterpreted to meet the needs of the American public after World War II. Defined by expressed post-and-beam construction, simple geometric forms, flat and low-pitched roofs, and simple facades that were ornamented with economical materials like brick, wood, and

² Katie E. Horak, Andrew Goodrich, Alan Hess, Barbara Lamprecht, John English, Richard Starzak, and Mitzi Mogul, *Architecture and Engineering, L.A. Modernism, 1919-1980* (Department of City Planning: Office of Historic Resources, 2021) 140.

stone, the style gained popularity because its use of standardized, prefabricated materials permitted quick and economical construction, and also since it clearly expressed the nation's prevailing sense of prosperity.

A. Quincy Jones

Archibald Quincy Jones (1913-1979) was a Los Angeles-based architect and educator who shared the Case Study goal of reinventing the house as a way of redefining the way people lived in postwar America. His work on the pioneering Los Angeles development of MHA, the model Case Study #24 tract house, the Eichler Homes, and other residential developments helped to set the standard for affordable homes that exemplified the modern aesthetic.

After attending the University of Washington, Jones was hired by Paul R. Williams to improve a housing development project then on the boards in his office. Jones came up with an unusual site and landscape plan for the development blurring the lines of property demarcation and positioning the houses at odd angles to the street.

After serving in the Pacific Theater during World War II, Jones returned to Los Angeles and opened his own office the day of his discharge in 1945. Jones became a renowned architect in Los Angeles with a steady stream of work until his death in 1979. He made a major change in the design and quality of builder's homes with his book *Builders' Homes for Better Living*, published in 1957, which featured pictures of many of the MHA houses as examples. The book was dedicated to Joseph Eichler, a developer of many housing tracts in northern and southern California. Jones and his partner from 1951 to 1969, Frederick E. Emmons, were one of three architecture firms that designed the Eichler Homes.

An influential educator, Jones taught at the University of Southern California and was dean of its architecture school from 1975 to 1978.

Known for his innovative buildings in a modern style, Jones ran a very successful architecture office out of an office building he and Emmons designed on Santa Monica Boulevard in West Los Angeles. The partners won many awards for designs of commercial, institutional, and residential projects throughout the southland and beyond.

Whitney R. Smith

Whitney R. Smith was an award-winning Pasadena architect who contributed considerably to the emergence of postwar modernist architecture.

Born in Pasadena in 1911, Smith received his bachelor's degree in architecture from USC in 1934.

With architectural work at a premium during the Depression, Smith was employed for a time as a movie set designer. He then worked for various architects, including Harwell Hamilton Harris, a modernist whom Smith cited as having a strong influence on his work.

Smith, who went into private practice in 1940, was joined by architect Wayne R. Williams in 1946, the same year Smith was made part of the joint venture to design for the Mutual Housing Association. As employees of the joint venture, Williams worked alongside Jim Charlton on the MHA designs in the MHA Site Office, the first structure built in Crestwood Hills.

Smith was among a group of Los Angeles architects who participated in the Case Study House Program that consisted of experimental modern houses designed and built primarily in Los Angeles from 1945-1966. Smith's two 1946 designs, which were not built, were among the most experimental and innovative, according to Elizabeth A. T. Smith, author of *Case Study Houses: The Complete Program*.³

Prior to the Case Study House Program, Smith experimented with plywood in his design for his Plyluminum House, a project featuring moveable prefabricated walls allowing for flexibility in meeting client's needs. His interest in modular construction and prefabrication became essential in the MHA designs.⁴

The firm of Smith and Williams produced numerous national and Southern California award-winning architectural projects, including private residences, schools, community buildings, and recreational facilities.

Smith taught architecture and planning at USC in the early 40s and at Scripps College in Claremont from 1945 to 1952.

Edgardo Contini

Edgardo Contini, an architect, engineer, and urban designer was born in Ferrara, Italy and trained at the University of Rome. He was drafted into the Italian Army but as a member of a Jewish family he was ousted under Mussolini's "racial manifesto". He emigrated to the United States and served in the Army in Europe during World War II.⁵

Contini was intrigued by the undeveloped, difficult hillside the MHA had acquired and felt up to the challenge. He stated in an interview, "It looked to

³ Los Angeles Times, "Whitney R. Smith, 91, Pioneer in Modernist Architecture", by Dennis McLellan, April 28, 2002

⁴ Cory Buckner, Crestwood Hills, The Chronicle of a Modern Utopia (Santa Monica: Angel City Press, 2015) 35.

⁵ Los Angeles Times, "Edgardo Contini; Architect, Urban Planner", by Leon Whiteson, May 1, 1990.

be fascinating work; no one knew too much about it and we were encouraged to do the best we could with the land". Contini also participated in the house designs and became an MHA member. His brother and his parents also became members, but all eventually sold their lots without building.⁶

In 1979, Contini was appointed president of the Urban Innovations Group, the practicing arm of the UCLA Graduate School of Architecture and Urban Planning. At UIG, Contini participated in the Grand Avenue proposal for the development of California Plaza on Bunker Hill and in the planning of the expansion of the Beverly Hills Civic Center by Charles Moore.

Contini lectured at UCLA, the USC School of Architecture, the Southern California Institute of Architecture, and the Art Center College of Design.⁴

Period of Significance

The period of significance for the Siegel House is defined as 1950, reflecting the year of the building's construction.

⁶ Buckner, Crestwood Hills, *The Chronicle of a Modern Utopia*, 35.

Bibliography

[Architecture and Engineering, L.A. Modernism, 1919-1980](#). Los Angeles: Department of City Planning, Office of Historic Resources, 2021.

Bennett, Patricia. "Sanctuary from City – Without Commute", *Los Angeles Times*, June 13, 1993

Betsky, Aaron. "A Sense of Loss at a Unique Community", *Los Angeles Times*, September 24, 1992

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

Buckner, Cory. *A. Quincy Jones*, London: Phaidon Press Limited, 2002

Gebhard, David and Winter, Robert. *Architecture in Los Angeles*, Salt Lake City: Gibbs M. Smith, 1985

Hodge, Brooke (Ed). *A. Quincy Jones, Building for Better Living*, London: DelMonico Books, pg 30 – 53

Jackson, Lesley. "The House", *Contemporary, Architecture and Interiors of the 1950s*, London: Phaidon Press, 1994

Kaplan, Sam Hall. *LA Lost and Found*, Santa Monica: Hennessey + Ingalls, 2000

"Mutual Housing Association" in *A. Quincy Jones: The Oneness of Architecture*, Process Architecture no. 41, pg 108-109, Tokyo: Bunji Murotani, 1983

Rand, George. "Evaluation: Three California Pioneers", *Architecture*, July 1985

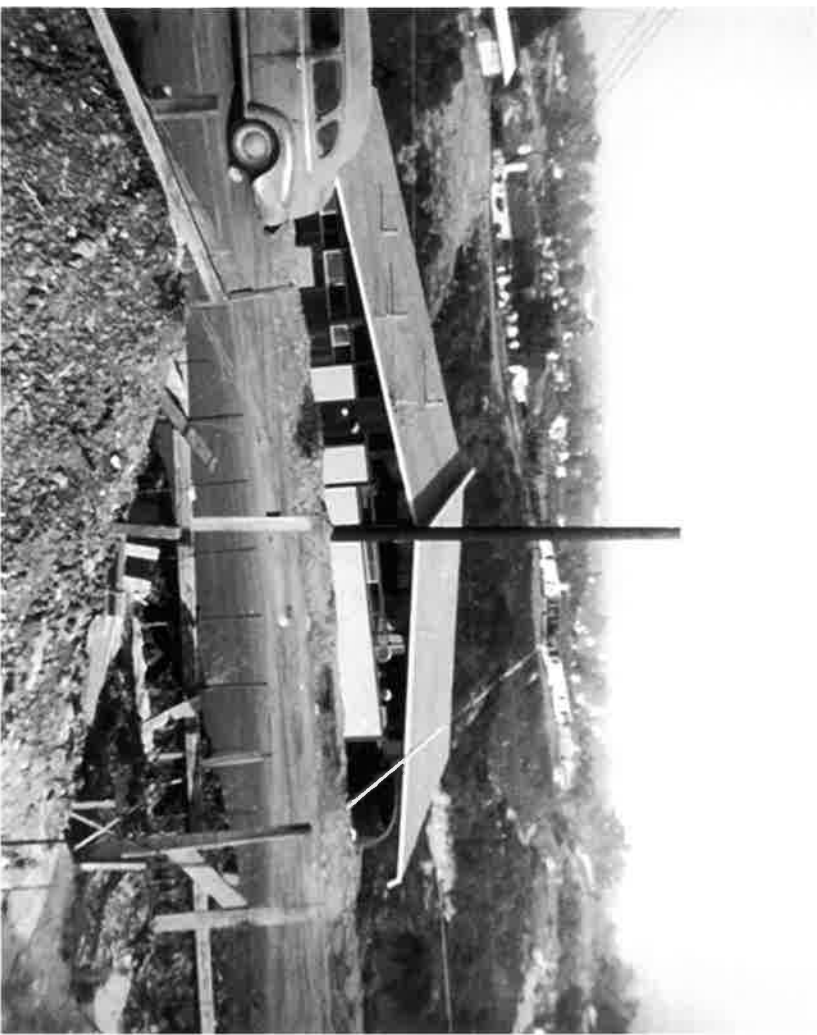
Zellman, Harold and Friedland, Roger. "Broadacre in Brentwood? The Politics of Architectural Aesthetic" in *Looking for Los Angeles*, edited by Charles G. Salas and Michael S. Roth, 167 – 210, Los Angeles: Getty Research Institute







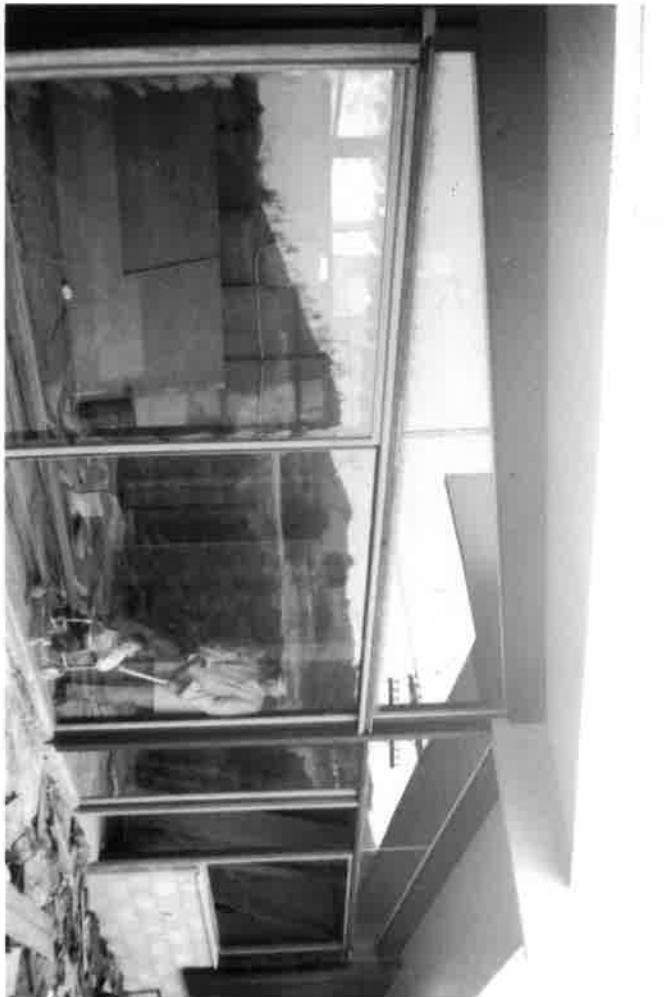
SIEGEL HOUSE



Crestwood Hills Archive, ca. 1950



SIEGEL HOUSE



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 | BLOCK | TRACT | COUNCIL DISTRICT NO. | DIST. MAP |
| LEGAL DESCR. | 97 | 14944 | 11 | 7265 CENSUS TRACT 2623.03 |
| 2. PRESENT USE OF BUILDING () SFD | NEW USE OF BUILDING () same | | | ZONE RE15-1-H |
| 3. JOB ADDRESS 12400 Deerbrook Ln. | | | | FIRE DIST. MFD |
| 4. BETWEEN CROSS STREETS Tigertail AND Hanley | | | | LOT TYPE int |
| 5. OWNER'S NAME Ray Siegel | | | | LOT SIZE irreg |
| 6. OWNER'S ADDRESS 12400 Deerbrook Ln. | | | | |
| 7. ENGINEER BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE | | | | ALLEY --- |
| 8. ARCHITECT OR DESIGNER Thomas Michaeli 2471184 | | | | BLDG. LINE hillside |
| 9. ARCHITECT OR ENGINEER'S ADDRESS 1202 S. Highland Av. LA 90019 | | | | AFFIDAVITS 10' PUE |
| 10. CONTRACTOR BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE | | | | AHA |
| 11. SIZE OF EXISTING BLDG. WIDTH 21 LENGTH 70 | | STORIES 1 | HEIGHT 12 | NO. OF EXISTING BUILDINGS ON LOT AND USE (2) - SFD & CARPORT |
| 12. CONST. MATERIAL OF EXISTING BLDG. → | | EXT. WALLS wd/stucco | ROOF wood | FLOOR conc |
| 13. JOB ADDRESS 12400 Deerbrook Ln. | | | | P.C. REQ'D No (B) |
| 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING | | | | STREET GUIDE DISTRICT OFFICE WLA WLA SEISMIC STUDY ZONE --- |
| 15. NEW WORK (Describe) enlarge bedroom by 205 sq. ft. enlarge bathroom | | | | GRADING Yes FLOOD --- |
| NEW USE OF BUILDING SFD | | | | SIZE OF ADDITION 20 x 10 |
| TYPE GROUP OCC. 12-3 | | FLOOR AREA 200 | PLANS CHECKED Abdelh | STORIES 1 |
| DWELL UNITS 1/0 | | MAX OCC. 1/0 | TOTAL | HEIGHT |
| GUEST ROOMS | | PARKING REQ'D 1/0 | PARKING PROVIDED COMP. | INSPECTION ACTIVITY |
| P.C. 69-19 | | CONT. INSP 42.00 | CASHIER'S USE ONLY | |
| S.P.C. | | P.M. | B & S B-3 (R5.85) | |
| B.R. 81.40 | | E.I. 0.70 | 43.00 CHTD | |
| I.F. | | 3- | 81.40 B-CI | |
| O/S | | O.S.S. 1.00 | 3.70 E.I. | |
| DIST. OFFICE W.L.A | | S.S.S. 3.03 | 3.03 OSS | |
| P.C. NO. K 4608 | | C/O | 61199 0001 | |
| PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED. | | SPRINKLERS REQ'D SPEC. | W 325 2 04/01/86 154.32 CHTD | |
| ENERGY FNU | | | | |

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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 _____ Lic. Class _____ Lic. Number _____ Contractor _____ (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, 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 7031.5 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 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 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 licensed pursuant to the Contractor's License Law.).☐ I am exempt under Sec. _____ B & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

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 _____

☐ Certified copy is hereby furnished.☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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 Workers' Compensation Law 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.

CONSTRUCTION LENDING AGENCY

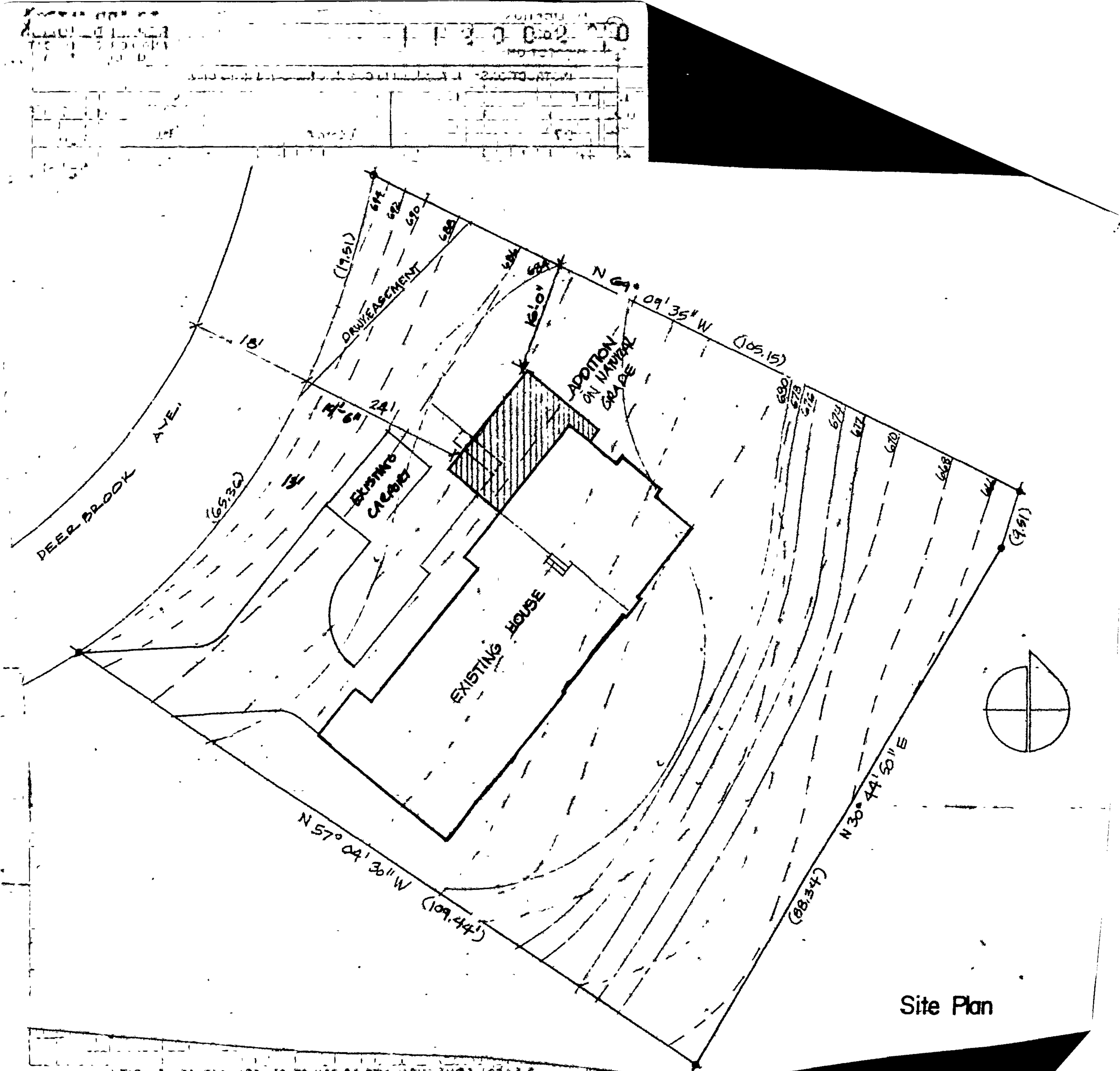
20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

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 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. (See Sec. 91.0202 LAMC)

Signed _____ (Owner or agent having property owner's consent) _____



3

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

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

Lot No. 97
Tract 14944
Location of Building 12400 DEERBROOK LANE
(House Number and Street)

Approved by
City Engineer

Between what cross streets? TIGERTAIL & HANLEY
Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building DWELLING & ATT-GARAGE Families 1 Rooms 4
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy 3 YRS
3. Use of building AFTER alteration or moving DWELLING & ATT-GARAGE Families 1 Rooms 4
4. Owner RAY SIEGEL Phone LA - 4-1111
(Print Name)
5. Owner's Address 12400 DEERBROOK LANE P. O. LA - 4-1111
6. Certificated Architect _____ State _____ License No. _____ Phone _____
7. Licensed Engineer _____ State _____ License No. _____ Phone _____
8. Contractor OWNER State _____ License No. _____ Phone _____
9. Contractor's Address _____
10. VALUATION OF PROPOSED WORK Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon. \$ 500.00
11. State how many buildings NOW on lot and give use of each. 1 DWELLING & ATT-GARAGE
(Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 51 x 23 Number of stories high 1 Height to highest point 17'
13. Material Exterior Walls WOOD Exterior framework WOOD
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:

ENCLOSE CARPORT - (2 WALLS)
FOOTINGS UNDER
NO PLOT CHANGE (NO LEGAL LAND BACKED)

NEW CONSTRUCTION

15. Size of Addition 10 x 21 Size of Lot 86 x 108 Number of Stories when complete 1
16. Footing: Width _____ Depth in Ground _____ Width of Wall _____ Size of Floor Joists _____ x _____
17. Size of Studs _____ x _____ Material of Floor _____ Size of Rafters _____ x _____ Type of Roofing _____

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

DISTRICT OFFICE LOS ANGELES Sign here Ray Siegel
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

| PLAN CHECKING | | | | OCCUPANCY SURVEY | | Investigation Fee \$ | |
|---------------|---|-----------------------|--|----------------------------------|------------------|----------------------|--|
| Valuation \$ | | Area of Bldg. Sq. Ft. | | Cert. of Occupancy Fee \$ | | Bldg. Permit Fee \$ | |
| Fee \$ | | Fee \$ | | Total \$ | | | |
| TYPE | Maximum No. Occupants | Key Lot | Lot Size | Ft. rear alley | Clerk | | |
| <u>12</u> | <u>Inside Lot</u> | <u>Corner Lot</u> | <u>34.87 x 125.15</u> | <u>88.34 x 102.44</u> | <u>None</u> | | |
| GROUP | Plans and Specifications checked | Zone | Fire District | Ft. side alley | District Map No. | | |
| <u>12</u> | <u>10</u> | <u>R-1</u> | <u>---</u> | <u>---</u> | <u>7205</u> | | |
| For Plans See | Correction Verified | Bldg. Line | Street Widening | Application checked and approved | | | |
| <u>---</u> | <u>---</u> | <u>Hills</u> Ft. | <u>---</u> Ft. | <u>---</u> Clerk | | | |
| Filed with | Plans, Specifications and Application rechecked and approved. | Continuous Inspection | SPRINKLER Specified—Required Valuation Included Yes—No | Inspector | | | |

CHECK FOR FULL GROUND DO NOT WRITE BELOW THIS LINE 20' P.A. WALL

| TYPE OF RECEIPT | DATE ISSUED | TRACER NO. (M) | RECEIPT NO. | CODE | FEE PAID |
|----------------------------|-------------|----------------|-------------|------|----------|
| Plan Checking | | | | | |
| Supplemental Plan Checking | | | | | |
| Building Permit | NOV 10 1958 | | WLA 9942 | | |

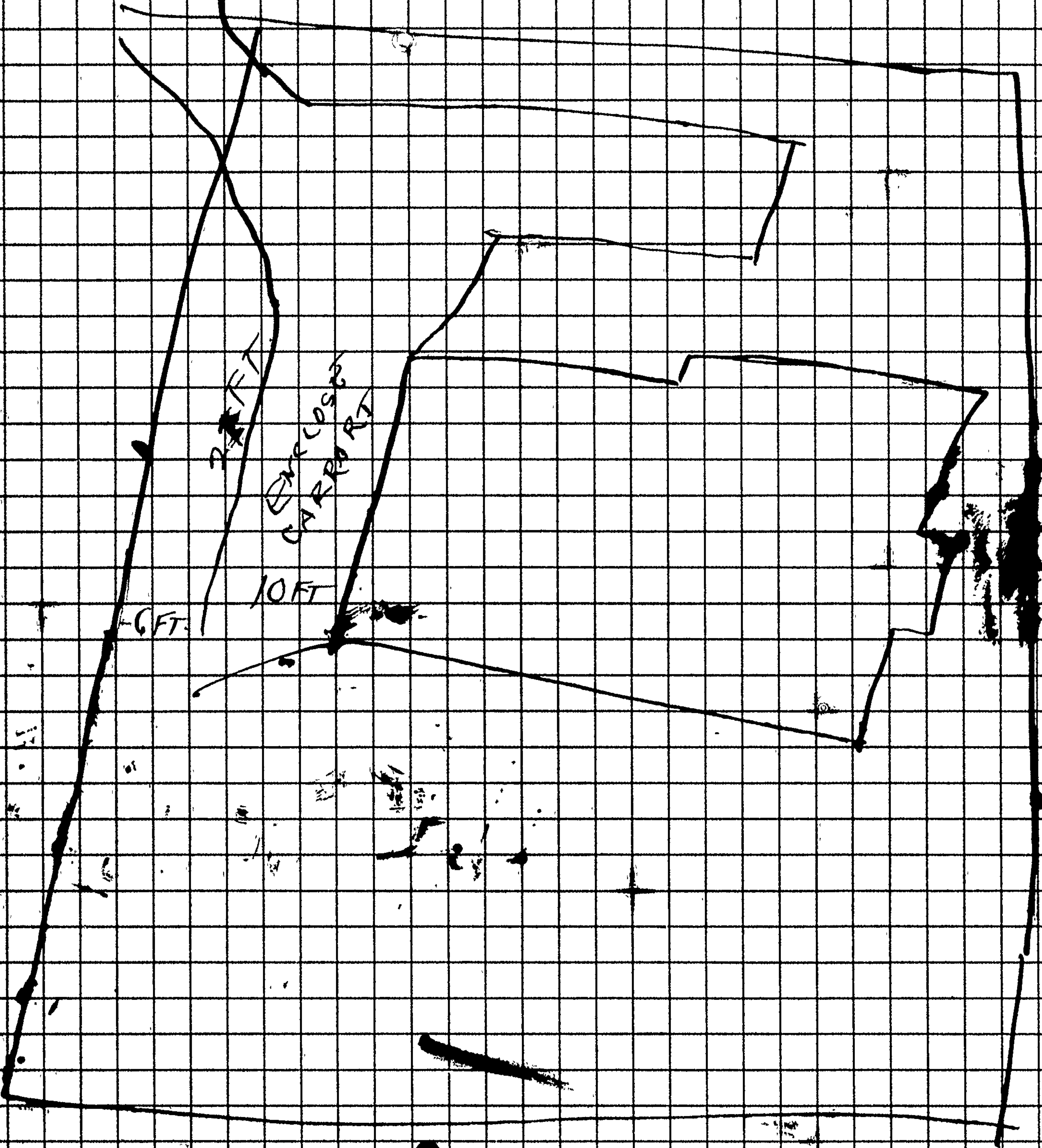
DEERBROOK LANE

20 FT

ENCLOSURE
CARPORT

10 FT

6 FT



1

APPLICATION TO
ERECT A NEW BUILDING
AND FOR A
Certificate of Occupancy

Bragg
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No.

97

Tract

14944

Location of Building

12400 Deerbroke Lane
(House Number and Street)

Approved by
City Engineer

Between what cross streets?

Nanley - Tiger Tail

Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building

CARPORT

Families

Rooms

2. Owner

Ray Seegil
(Print Name)

Phone

AR 37167

3. Owner's Address

P. O.

4. Certificated Architect

State
License No.

Phone

5. Licensed Engineer

State
License No.

Phone

6. Contractor

owner

State
License No.

Phone

7. Contractor's Address

8. VALUATION OF PROPOSED WORK

Including all labor and material and all permanent
lighting, heating, ventilating, water supply, plumb-
ing, fire sprinkler, electrical wiring and elevator
equipment therein or thereon.

\$

800-
~~3000~~

9. State how many buildings NOW
on lot and give use of each.

1 Dwelling

(Store, Dwelling, Apartment House, Hotel or other purpose)

10. Size of new building

10

x 14

No. Stories

Height to highest point

Size lot

11. Material Exterior Walls

open

Type of Roofing

comp

For
Accessory
Buildings
and similar
structures

(a) Footing: Width 3' x 8" Depth in Ground 3' Width of Wall

(b) Size of Studs Material of Floor

(c) Size of Floor Joists Size of Rafters

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

WEST L.A.
G GRADING

DISTRICT
OFFICE

Sign here

Ray Seegil
(Owner or Authorized Agent)

By

FOR DEPARTMENT USE ONLY

| PLAN CHECKING | | | | | |
|---------------|--|------------|-----------------------|---|------------------|
| Valuation \$ | 3000 | \$ | 500 | Investigation Fee \$ | |
| Fee \$ | 100 | \$ | 100 | Bldg. Permit Fee \$ | 5.00 |
| | | | | Total | \$ |
| TYPE | Maximum No. Occupants | Inside Lot | Key Lot | Lot Size | Clerk |
| GROUP | Plans and Specifications checked | Corner Lot | Corner Lot Keyed | Fire District | |
| For Plans See | Correction Verified | | Bldg. Line | No. | District Map No. |
| Filed with | Plans, Specifications and Application rechecked and approved | | Continuous Inspection | SPRINKLER Specified-Required Valuation Included Yes- No | Inspector |

DO NOT WRITE BELOW THIS LINE

| TYPE OF RECEIPT | DATE ISSUED | TRACER NO. (M) | RECEIPT NO. | CODE | FEE PAID |
|----------------------------|-------------|----------------|-------------|------|----------|
| Plan Checking | NOV 20 1953 | | 1018 | | |
| Supplemental Plan Checking | NOV 25 1953 | | 1018 | | |
| Building Permit | NOV 25 1953 | | 1018 | | |

109

STREET

30 FT

CARPORT

88

10 ft

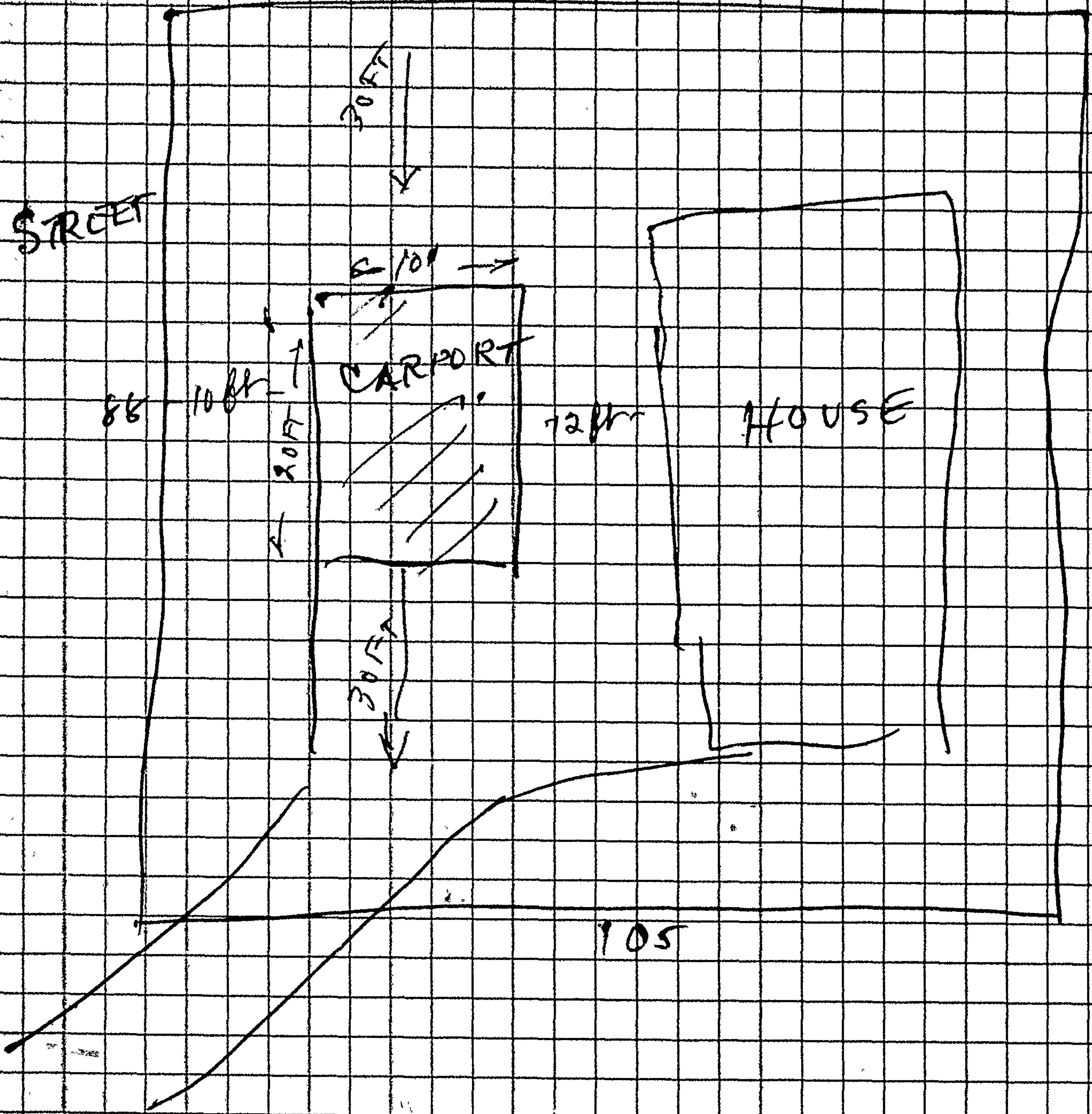
20 FT

30 FT

12 ft

HOUSE

105



1

APPLICATION TO
ERECT A NEW BUILDING
AND FOR A
CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 97

Tract 14944

Location of Building 12400 Deerbrook Lane

(House Number and Street)

Between what cross streets Hanley Ave. and Tigertail Road

Approved by
City Engineer

Deputy

USE INK OR INDELIBLE PENCIL

1. Purpose of building Dwelling (Same, Dwelling, Apartment House, Hotel or other purpose) Families 1 Rooms 5
2. Owner Ray and Josephine Siegel (Print Name) Phone WE 1907
3. Owner's address 744 N. Sweetzer, L.A. 46 P.O.
4. Certificated Architect Whitney R. Smith State License No. C-465 Phone CE 0759
5. Licensed Engineer Edgardo Contini State License No. CE 6780 Phone CE 1-0835
6. Contractor
7. Contractor's address
8. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment thereof or thereon) \$ 10,000
9. State how many buildings NOW on lot and give use of each. NONE (Same, Dwelling, Apartment House, Hotel or other purpose)
10. Size of new building 23 x 50 No. Stories 1 Height to highest point 11' Size lot 122' 71' x 100'
11. Material Exterior Walls Concrete block and wood Type of Roofing gravel
- For Accessory Buildings and similar structures (a) Footing: Width Depth in Ground Width of Wall (b) Size of Studs Material of Floor (c) Size of Floor Joists Size of Rafters

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

DISTRICT
OFFICE

WEST L.A.

Sign here

(Owner or Authorized Agent)

By

FOR DEPARTMENT USE ONLY

| PLAN CHECKING | | | | REINFORCED CONCRETE | | | | FEES | | | |
|---------------|-----------|--|------------|---------------------------|----------------------------------|--------------------|------------------|--------------------|-----------------|-----------------|------------------|
| Date | EN 30 39 | Receipt No. | 2888 | Bbls. Cement | | Bldg. Per | 33 00 | Cert. of Occupancy | | Total | 33 00 |
| Valuation | \$ 10,000 | Fee Paid | \$ 20 00 | Tons of Reinforcing Steel | | | | | | | |
| TYPE | GROUP | Maximum No. Occupants | Inside Lot | Key Lot | Lot Area | Per. rear alley | Per. side alley | Per. front alley | Per. rear alley | Per. side alley | Per. front alley |
| V | R | | Corner Lot | Corner Lot Keyed | | | | | | | |
| PERMIT No. | LA 8382 | Plans and Specifications checked | Zone | Fire District | No. | Street Widening | District Map No. | 72-50 | | | |
| | | Corrections Verified | Bldg. Line | Hillside | Application checked and approved | | | | | | |
| | | Plans, Specifications and Application checked and approved | | | | | | | | | |
| FLANS | | For Plans See | Filed with | Continuous Inspection | SPRINKLER | Specified-Required | Inspected | | | | |
| | | | | | | Yes- No | | | | | |

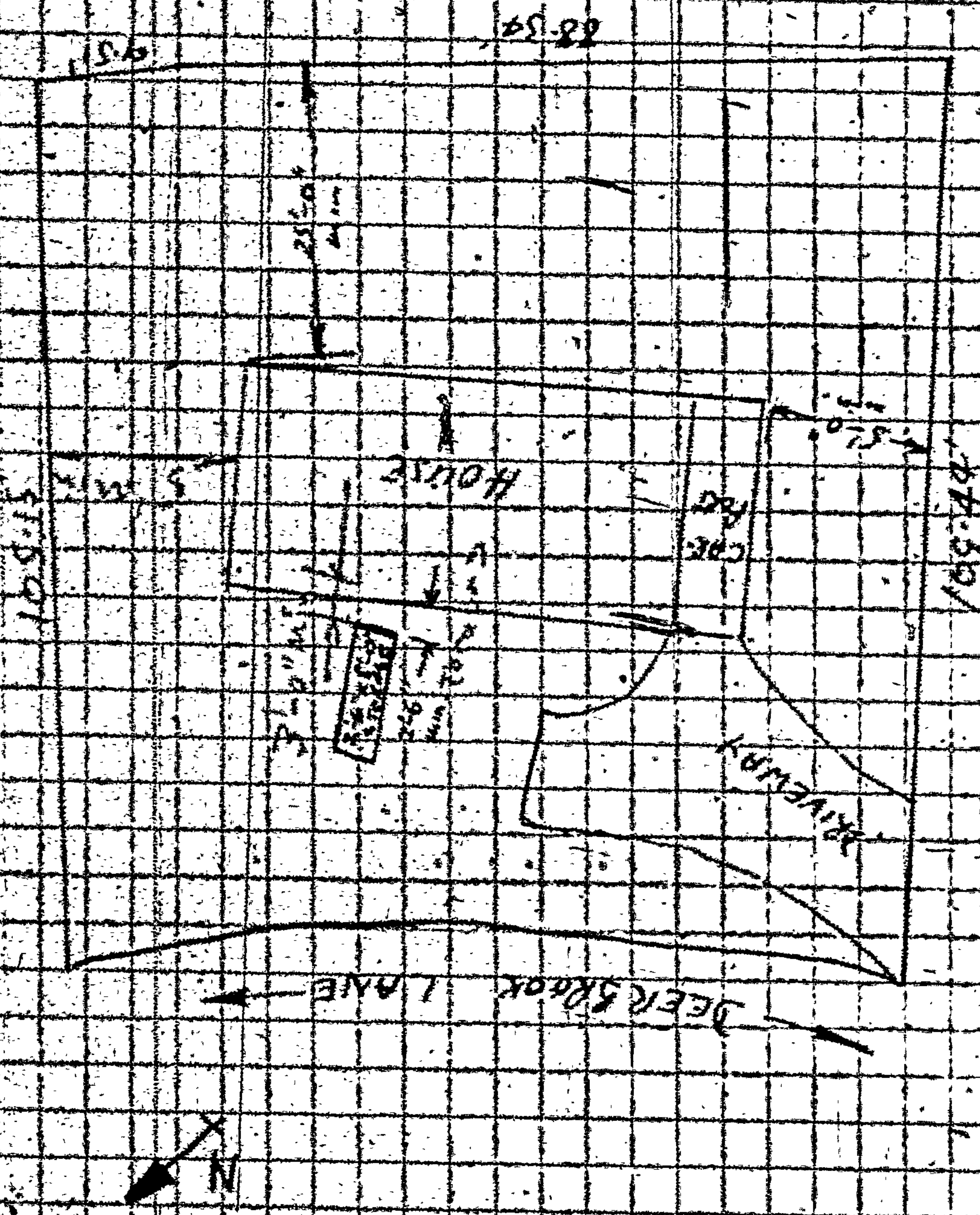
Stamp here when
Permit is issued

JUL 13 1949

DIVISION
HEATING
CHECKED

DATE 7-12-29
JUNE AND YARDS O.K.

NOTE: THIS IS A HILLSIDE LOT



Address of
Building

12400 Deerbrook Lane



CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

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

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

Issued 4-1-86

Permit No. and Year WLA61199 - 1986

One Story, Type V, 10 x 20 addition
to an existing one story, Type V,
single family dwelling. R-3 Occupancy.

2 1 6 0 0 7 0 0 1 7 4

Owner

Siegel

Owner's
Address

12400 Deerbrook Lane

Los Angeles, Calif. 90049

A large, stylized handwritten signature in black ink, likely of the official certifying the occupancy.

5000629200500002001

RM;aj

BY _____

Address of Building 12400 Deerbrook Lane

Permit No. and Year LA75595 - 1953

Certificate Issued May 24, 1954

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

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

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch 1, as to permitted uses; Ch. 9, Arts. 11, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

1 Story - Type V - Carport - Accessory to R-1 Occupancy.

Owner Ray Siegel
Owner's Address 12400 Deerbrook Lane
West Los Angeles 49, Calif.

John D. Miller

Address of Building 12400 Deerbrook Lane
Permit No. and Year LA 8382 - & LA 8383 - 1949
Certificate Issued AUGUST 3 1950

**CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY**

CERTIFICATE OF OCCUPANCY

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

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

1 Story - Type V - 1 family dwelling with garage attached

1 Story - Type V - Storage - Accessory to R-1 Occupancy.

Owner May & Josephine Siegel
Owner's Address 744 N. Sweetzer
Los Angeles 464 Calif.

P. C. Lehr

The major requirements dictate the form of this dwelling: to organize a structure for erection on a narrow ledge occurring on the downhill side of the road, to create a minimum three bedroom, 2 bath house. The building rests on a terraced slab and lies under a double sloping roof. The major axis is oriented toward the view.

A skylighted entrance extends welcome to the visitor; offers a glimpse of the view terrace; and acts as the hub of pedestrian circulation. Unobstructed from this central space in one direction are the quiet areas and in another direction, the social areas. Down 11 - 6' from the social spaces are two bedrooms and a bath; each bedroom expands to a private terrace. In the same zone, but at the upper level, are a study-bedroom and a half bath.

The social area is composed to offer maximum flexibility. Physical expansion to a view terrace makes the living spaces visually spacious.

BASIC MATERIALS: Slab floor - two levels. 1' - 6" difference. Plywood, redwood boards, glass, concrete block walls. Exposed plank and terra cotta ceiling, color in stain.

ENTRY: Guest coat storage adjacent. Screened from direct view from living room. Skylight over.

KITCHEN: Screened from living room by storage cabinets. May be completely closed off by sliding doors. Exhaust fan over range. Washable walls. Special floor surface.

DINING AREA: Above rear kitchen and social area may be screened from living room by curtain.

LIVING AREA: Has built-in book storage. Expands to covered porch and view terrace.

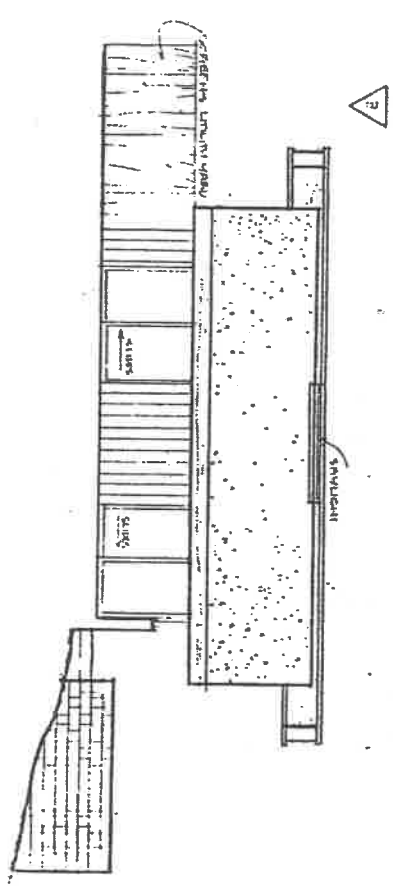
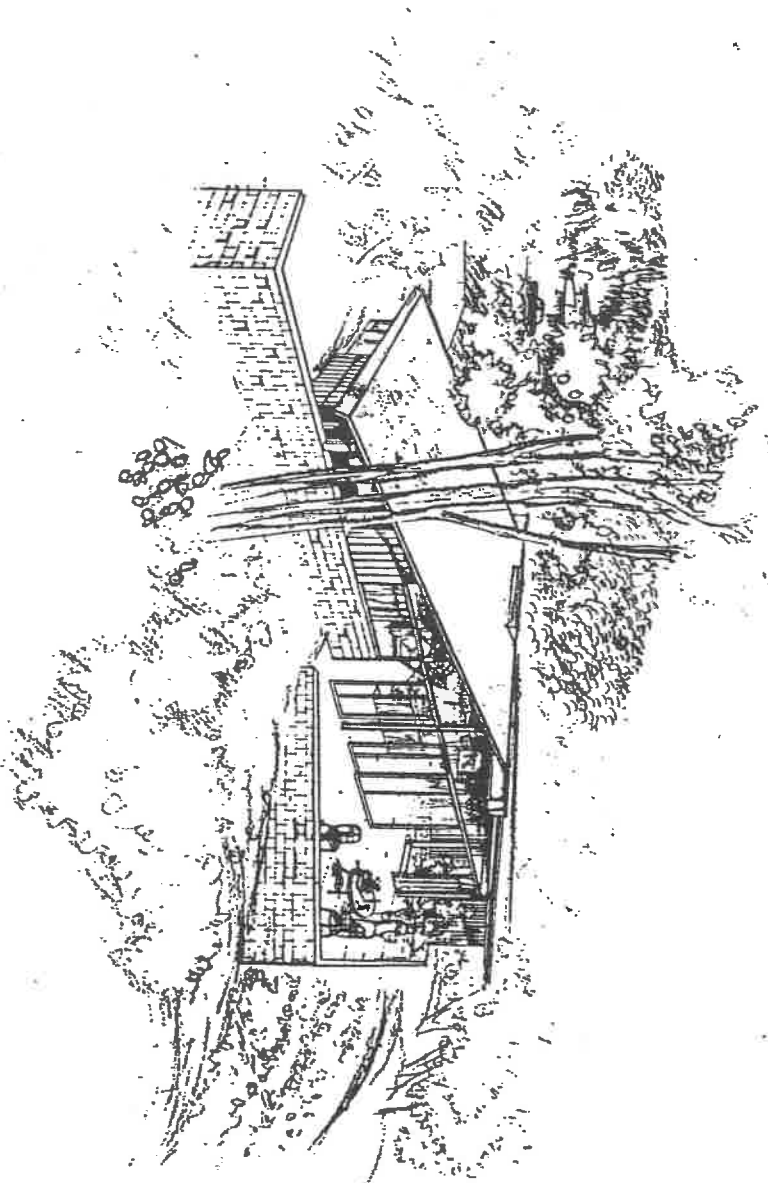
BATH-UTILITY: Combines bath with laundry tray and space for automatic washer. Washable walls. Special floor surface.

BEDROOM NO. 1: Dark beds. Generous storage. Door opens to terrace.

BEDROOM NO. 2: Twin bed space. Windows on two sides. Door to terrace.

STUDY-BEDROOM: Flexible use room. May serve as study, guest room or bed room.

CARPORT: Shelter is provided for a single car with storage cabinet adjacent.





City of Los Angeles Department of City Planning

6/24/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

12400 W DEERBROOK LANE

ZIP CODES

90049

RECENT ACTIVITY

ENV-2025-3532-CE

CHC-2025-3531-HCM

CASE NUMBERS

CPC-9708

CPC-2008-4683-CA

CPC-2005-8252-CA

CPC-19XX-16829-F

ORD-181128

ORD-131264

ORD-129279

ORD-128730

ENV-2008-4684-ND

ENV-2005-8253-ND

Address/Legal Information

| | |
|------------------------------|--------------------|
| PIN Number | 138B141 361 |
| Lot/Parcel Area (Calculated) | 9,264.9 (sq ft) |
| Thomas Brothers Grid | PAGE 631 - GRID F1 |
| Assessor Parcel No. (APN) | 4494008011 |
| Tract | TR 14944 |
| Map Reference | M B 346-39/45 |
| Block | None |
| Lot | 97 |
| Arb (Lot Cut Reference) | None |
| Map Sheet | 138B141 |

Jurisdictional Information

| | |
|--------------------------|-------------------------------|
| Community Plan Area | Brentwood - Pacific Palisades |
| Area Planning Commission | West Los Angeles APC |
| Neighborhood Council | None |
| Council District | CD 11 - Traci Park |
| Census Tract # | 2623.03000000 |
| LADBS District Office | West Los Angeles |

Permitting and Zoning Compliance Information

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

Planning and Zoning Information

| | |
|--|-------------------------|
| Special Notes | None |
| Zoning | RE15-1-H |
| Zoning Information (ZI) | None |
| General Plan Land Use | Very Low II Residential |
| General Plan Note(s) | Yes |
| Minimum Density Requirement | No |
| Hillside Area (Zoning Code) | Yes |
| Specific Plan Area | None |
| Subarea | None |
| Special Land Use / Zoning | None |
| Historic Preservation Review | No |
| HistoricPlacesLA | Yes |
| Historic Preservation Overlay Zone | None |
| Other Historic Designations | None |
| Mills Act Contract | None |
| CDO: Community Design Overlay | None |
| CPIO: Community Plan Imp. Overlay | None |
| Subarea | None |
| CPIO Historic Preservation Review | No |
| CUGU: Clean Up-Green Up | None |
| HCR: Hillside Construction Regulation | No |
| NSO: Neighborhood Stabilization Overlay | No |
| POD: Pedestrian Oriented Districts | None |
| RBP: Restaurant Beverage Program Eligible Area | None |
| ASP: Alcohol Sales Program | No |
| RFA: Residential Floor Area District | None |

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

| | |
|---|--------------|
| RIO: River Implementation Overlay | No |
| SN: Sign District | No |
| AB 2334: Low Vehicle Travel Area | Yes |
| 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 | High |
| Non-Residential Market Area | High |
| 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) | 4494008011 |
| Ownership (Assessor) | |
| Owner1 | SEWELL,JAMES AND WELLESLEY MILLER,NATASHA |
| Address | 12400 DEERBROOK LN LOS ANGELES CA 90049 |
| Ownership (Bureau of Engineering, Land Records) | |
| Owner | SIEGEL, WARREN (ET AL) |
| Address | 1180 BACON WAY LAFAYETTE CA 94549 |
| APN Area (Co. Public Works)* | 0.228 (ac) |
| Use Code | 0100 - Residential - Single Family Residence |
| Assessed Land Val. | \$1,365,696 |
| Assessed Improvement Val. | \$373,392 |
| Last Owner Change | 08/27/2013 |
| Last Sale Amount | \$1,522,700 |
| Tax Rate Area | 67 |
| Deed Ref No. (City Clerk) | 380208 174457 |
| Building 1 | |
| Year Built | 1950 |
| Building Class | D75B |
| Number of Units | 1 |
| Number of Bedrooms | 4 |
| Number of Bathrooms | 2 |
| Building Square Footage | 1,548.0 (sq ft) |

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

| | |
|------------------------------------|------------------------|
| 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: 4494008011] |

Additional Information

| | |
|---|--|
| Airport Hazard | 1040' Height Limit Above Elevation 747 |
| Coastal Zone | None |
| Coastal Bluff Potential | No |
| Canyon Bluff Potential | No |
| Farmland | Area Not Mapped |
| 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 |
| 300-Foot Habitat Buffer | No |

Seismic Hazards

| | |
|--------------------------------------|---|
| Active Fault Near-Source Zone | |
| Nearest Fault (Distance in km) | 1.31304792 |
| Nearest Fault (Name) | Santa Monica Fault |
| Region | Transverse Ranges and Los Angeles Basin |
| Fault Type | B |
| Slip Rate (mm/year) | 1.00000000 |
| Slip Geometry | Left Lateral - Reverse - Oblique |
| Slip Type | Moderately / Poorly Constrained |
| Down Dip Width (km) | 13.00000000 |
| Rupture Top | 0.00000000 |
| Rupture Bottom | 13.00000000 |
| Dip Angle (degrees) | -75.00000000 |
| Maximum Magnitude | 6.60000000 |
| Alquist-Priolo Fault Zone | No |
| Landslide | Yes |
| Liquefaction | No |
| Preliminary Fault Rupture Study Area | None |
| Tsunami Hazard Area | No |

Economic Development Areas

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

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

| | |
|---|--|
| State Enterprise Zone | None |
| Housing | |
| Rent Stabilization Ordinance (RSO) | No [APN: 4494008011] |
| Ellis Act Property | No |
| Just Cause For Eviction Ordinance (JCO) | Yes |
| Assessor Parcel No. (APN) | 4494008011 |
| Address | 12400 DEERBROOK LN |
| Year Built | 1950 |
| 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 | West |
| Division / Station | West Los Angeles |
| Reporting District | 812 |
| Fire Information | |
| Bureau | West |
| Battalion | 9 |
| District / Fire Station | 19 |
| Red Flag Restricted Parking | No |

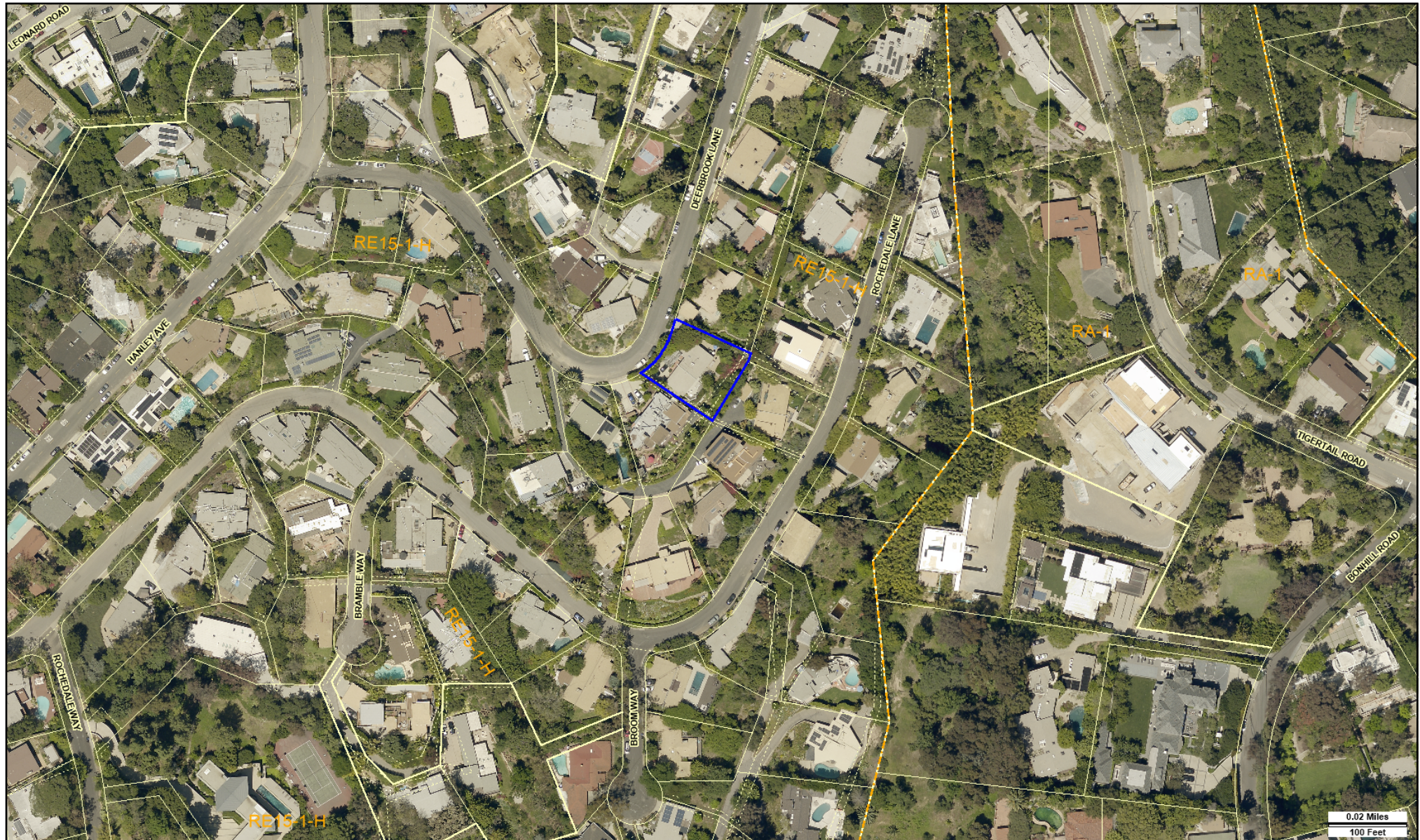
CASE SUMMARIES

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

| | |
|--------------------------|--|
| Case Number: | CPC-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-19XX-16829-F |
| Required Action(s): | F-FENCE HEIGHT |
| Project Descriptions(s): | |
| 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. |

DATA NOT AVAILABLE

- CPC-9708
- ORD-181128
- ORD-131264
- ORD-129279
- ORD-128730



Address: 12400 W DEERBROOK LANE

APN: 4494008011

PIN #: 138B141 361

Tract: TR 14944

Block: None

Lot: 97

Arb: None

Zoning: RE15-1-H

General Plan: Very Low II Residential

