

ROWLEY RESIDENCE

8436 W. Hillrose Street

CHC-2025-4173-HCM

ENV-2025-4174-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—September 11, 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-2025-4173-HCM
ENV-2025-4174-CE

HEARING DATE: October 16, 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: 8436 W. Hillrose Street
Council District: 7 – Rodriguez
Community Plan Area: Sunland – Tujunga – Lake
View Terrace – Shadow Hills
– East La Tuna Canyon

Land Use Designation: Low Residential
Zoning: R1-1-RFA
Area Planning Commission: North Valley APC
Neighborhood Council: Sunland-Tujunga
Legal Description: Montevista Tract, Arb 5 of
Lot PT 38

EXPIRATION DATE: November 4, 2025

PROJECT: Historic-Cultural Monument Application for the
ROWLEY RESIDENCE

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Armen Sarvari and Narine Aghakiant
8436 Hillrose Street
Sunland, CA 91040

Michael and Marina P. Dahlen
8436 Hillrose Street
Los Angeles, CA 91040

APPLICANT: Marsha Perloff
Little Landers Historical Society
10110 Commerce Avenue
Tujunga, CA 91042

PREPARER: Charles J. Fisher
140 S. Avenue 57
Highland Park, CA 90042

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 attached 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, City Planning Associate
Office of Historic Resources

Attachments: Commission/Staff Site Inspection Photos–September 11, 2025
Historic-Cultural Monument Application

FINDINGS

- The Rowley Residence, “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city, or community” as a rare example of early residential development in Sunland, representing the period prior to the area’s consolidation with the City of Los Angeles.
- The Rowley Residence “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of early 20th century arroyo stone residential construction.

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 Rowley Residence is a one-story, single-family residence located on W. Hillrose Street between Floralita Avenue and Oro Vista Avenue in Sunland. Built in 1905, the subject property is an early 20th century vernacular house utilizing arroyo stone construction and elements of the Craftsman architectural style for then-owners Loron and Virginia Rowley by an unknown architect.

While arroyo stone was not readily available in Los Angeles, small groups of arroyo stone buildings can be found in the foothill neighborhoods of Northeast Los Angeles, near the Arroyo Seco, and in Sunland-Tujunga in the Crescenta Valley where arroyo stone could be collected from washes and streams. Arroyo stone buildings were constructed by skilled stonemasons typically for themselves and took design inspiration from the architectural styles associated with the Arts and Crafts Movement as well as from the Mission Revival architectural style.

The area that now contains Sunland was first inhabited by the Fernandeano Tataviam at the village of Tujunga, with the name Tujunga referring to *tujú*, an old woman whose likeness was symbolized in a rock formation. In 1840, the area was organized into a land grant by the Mexican Governor Juan Alvarado called Rancho Tujunga for brothers Francisco and Pedro Lopez, as well as the Fernandeano. The United States government did not recognize the Fernandeano claims to the land, and by 1875, the entirety of Rancho Tujunga was sold to Andrew Glassell. In the late 1880s, the land was sold off as small farm lots, and Tujunga soon became the most established settlement in the area that included other developed areas such as Sunland and Lake View Terrace. The area that would become Sunland was developed as an agricultural and health community called Monte Vista in the 1880s. The area was

developed from 2,300 acres of the original Rancho Tujunga tract that was first subdivided in 1884. In 1911, some of this land was purchased by real estate developer Marshal Hartranft's Western Empire Syndicate with the goal of creating a community of gentleman farmers along with land in Glorietta heights and Tujunga. Sunland developed alongside the larger, neighboring Tujunga community until being mostly annexed by the City of Los Angeles in 1926, with Tujunga and other neighboring areas annexed or consolidated with the city by 1932.

The subject property is roughly rectangular in plan and is of wood-frame construction with arroyo stone cladding and has a complex, cross-hipped roof clad in composition shingles. The primary, northern elevation is asymmetrical, with a set of stone steps that lead to a stone covered porch which wraps around the northwestern corner of the building. At the center of the facade, there is a wood paneled door flanked by stained glass windows recessed behind the porch, and a dormer window above the porch roof. The stone porch is supported by five stone columns and continues to the western elevation and ends near the center, which features a second dormer window above the porch. The rear, southern elevation features a slightly projecting stone clad volume, with a centered recessed entrance on the western end, and a second, plaster-clad volume on the eastern end. A stone chimney projects from the center of the roof. On the eastern portion of the elevation, there is a wood, divided-lite paneled door recessed behind a porch covered with a shed roof. The eastern elevation features an oriel window and a stone bench built-in to the stone clad wall. Fenestration across the building consists of wooden double-hung windows, clerestory windows, fixed pane windows, and wood casement windows. Also located on the property are a stone-clad garage on the southeast corner of the lot, and a stone fence on the northern property line.

The subject property has experienced a number of alterations over the years such as the installation of hardwood flooring, and the addition of a new bath, hall, and kitchen in 1936; the construction of a 493-square foot storage room in 1998; and the demolition of an existing building and construction of a two-car garage in 2006. Other alterations include the enlargement of the dormer window, the construction of a stone wall at the front of the property, and the replacement of some of the original windows, all at unknown dates.

The subject property was identified in the citywide survey of historic resources, SurveyLA, as individually eligible for listing under local, state, and national designation programs as a rare example of early residential development in Sunland, and as an excellent example of residential arroyo stone construction in Sunland.

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 Rowley Residence as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future

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

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31. 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 Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon 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-2025-4174-CE was prepared on September 22, 2025.

DISCUSSION

The Rowley Residence meets two 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 a rare example of early residential development in Sunland, representing the period prior to the area's consolidation with the City of Los Angeles. Most houses constructed during the early 1900s and 1920s in Sunland reflected architectural styles which were popular at the time, such as the Spanish Colonial Revival, Craftsman, Tudor Revival, and American Colonial Revival styles. At the same time, the abundance of local fieldstone and the presence of skilled masons produced a number of stone houses such as the subject property. As there was a lack of building regulations in the pre-consolidation period in Sunland, and many new arrivals had modest means, the do-it-yourself approach to homebuilding in the area was common, as illustrated by the subject property. Typically, stone houses followed one of two architectural styles—a style unique to

Tujunga featuring cubic volumes with vertical proportions, a flat or low-sloped roof with parapets, and little if any ornamentation; or a conventional stone version of the California bungalow, such as the subject property, featuring low-pitched gabled roofs and broad, overhanging eaves. The subject property represents one of a few remaining, intact examples of residential development from the pre-consolidation period; most other examples do not retain integrity.

Additionally, the subject property, “embodies distinctive characteristics of a style, type, period, or method of construction” as an excellent example of early 20th century arroyo stone residential construction. Exemplifying the Arts and Crafts ideal of using native materials to create handcrafted buildings, arroyo stone buildings such as the Rowley Residence are distinguishable by elevations clad entirely in arroyo stone – locally sourced, rounded river stones. As exhibited by the subject property, arroyo stone buildings are typically one or two-stories in height, have elevations fully clad in arroyo stone, have hipped or gabled roofs with overhanging eaves, and feature small, recessed window openings. Stone buildings like the subject property are fairly uncommon in Los Angeles because the material was not readily available, and as such, the Rowley Residence represents a rare, intact example of this method of residential construction.

Although the subject property has experienced some exterior alterations over the years, it retains a high level of integrity of location, feeling, materials, design, workmanship, and association to convey its significance.

BACKGROUND

On July 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 August 21, 2025, the Cultural Heritage Commission voted to take the subject property under consideration as a potential Historic-Cultural Monument. On September 11, 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. The owner did not provide the Commission access to the interior of the subject property, and as such, the site inspection was carried out from the public right-of-way.









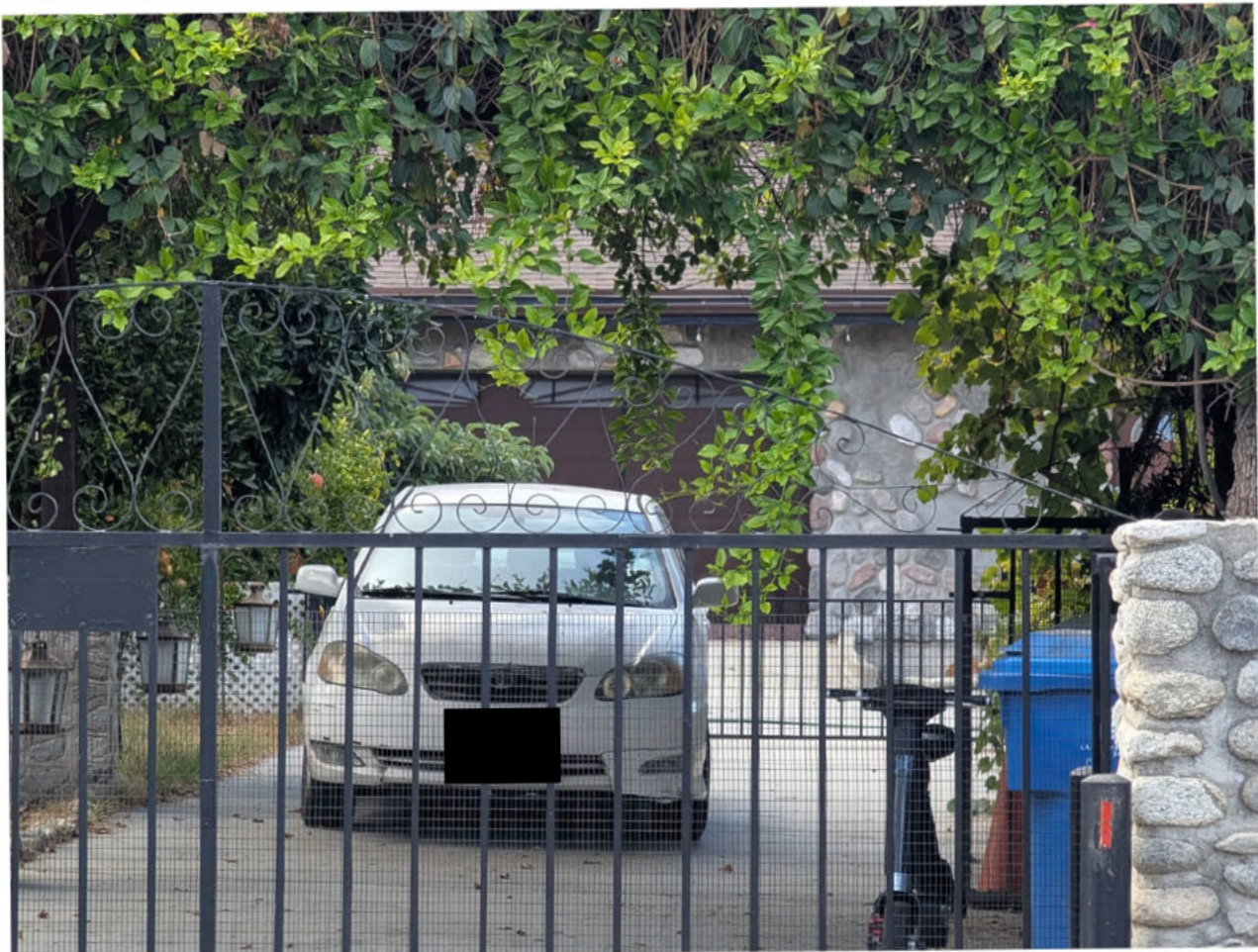






















COUNTY CLERK'S USE

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-2025-4173-HCM

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2025-4174-CE

PROJECT TITLE

Rowley Residence

COUNCIL DISTRICT

07

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

8436 W. Hillrose Street, Los Angeles, CA 91040

☐ Map attached.

PROJECT DESCRIPTION:

Designation of the Rowley Residence 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 **Rowley Residence** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site. None of the exceptions 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 Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon 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-2025-4173-HCM
ENV-2025-4174-CE

HEARING DATE: August 21, 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: 8436 W. Hillrose Street
Council District: 7 – Rodriguez
Community Plan Area: Sunland – Tujunga – Lake
View Terrace – Shadow Hills
– East La Tuna Canyon
Land Use Designation: Low Residential
Zoning: R1-1-RFA
Area Planning Commission: North Valley APC
Neighborhood Council: Sunland-Tujunga
Legal Description: Montevista Tract, Arb 5 of
Lot PT 38

EXPIRATION DATE: August 23, 2025

PROJECT: Historic-Cultural Monument Application for the
ROWLEY RESIDENCE

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Armen Sarvari and Narine Aghakiant
8436 Hillrose Street
Sunland, CA 91040

Michael and Marina P. Dahlen
8436 Hillrose Street
Los Angeles, CA 91040

APPLICANT: Marsha Perloff
Little Landers Historical Society
10110 Commerce Avenue
Tujunga, CA 91042

PREPARER: Charles J. Fisher
140 S. Avenue 57
Highland Park, CA 90042

RECOMMENDATION

That the Cultural Heritage Commission:

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

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

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Senior Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Andrez Parra, Planning Assistant
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The Rowley Residence is a one-story, single-family residence located on W. Hillrose Street between Floralita Avenue and Oro Vista Avenue in Sunland. Built in 1905, the subject property is an early 20th century vernacular house utilizing arroyo stone construction and elements of the Craftsman architectural style for then-owners Loron and Virginia Rowley by an unknown architect.

Arroyo stone buildings are structures that are distinguishable by elevations clad entirely in arroyo stone—locally sourced, rounded river stones. While arroyo stone was not readily available in Los Angeles, small groups of arroyo stone buildings can be found in the foothill neighborhoods of Northeast Los Angeles, near the Arroyo Seco, and in Sunland-Tujunga in the Crescenta Valley where arroyo stone could be collected from washes and streams. Arroyo stone buildings were constructed by skilled stonemasons typically for themselves and took design inspiration from the architectural styles associated with the Arts and Crafts Movement as well as from the Mission Revival architectural style.

The area that now contains Sunland was first inhabited by the Fernandeño Tataviam at the village of Tujunga, with the name Tujunga referring to *tlujú*, an old woman whose likeness was symbolized in a rock formation. In 1840, the area was organized into a land grant by the Mexican Governor Juan Alvarado called Rancho Tujunga for brothers Francisco and Pedro Lopez, as well as the Fernandeño. The United States government did not recognize the Fernandeño claims to the land, and by 1875, the entirety of Rancho Tujunga was sold to Andrew Glassell. In the late 1880s, the land was sold off as small farm lots, and Tujunga soon became the most established settlement in the area that included other developed areas such as Sunland and Lake View Terrace. The area that would become Sunland was developed as an agricultural and health community called Monte Vista in the 1880s. The area was developed from 2,300 acres of the original Rancho Tujunga tract that was first subdivided in 1884. In 1911, some of this land was purchased by real estate developer Marshal Hartranft's Western Empire Syndicate with the goal of creating a community of gentleman farmers along with land in Glorietta heights and Tujunga. Sunland developed alongside the larger, neighboring Tujunga community until being mostly annexed by the City of Los Angeles in 1926, with Tujunga and other neighboring areas annexed or consolidated with the city by 1932.

The subject property is roughly rectangular in plan and is of wood-frame construction with arroyo stone cladding and has a complex, cross-hipped roof clad in composition shingles. The primary, northern elevation is asymmetrical, with a set of stone steps that lead to a stone covered porch which wraps around the northwestern corner of the building. At the center of the facade, there is a wood paneled door flanked by stained glass windows recessed behind the porch, and a dormer window above the porch roof. The stone porch is supported by five stone columns and continues to the western elevation and ends near the center, which features a second dormer window above the porch. The rear, southern elevation features a slightly projecting stone clad volume, with a centered recessed entrance on the western end, and a second, plaster-clad volume on the eastern end. A stone chimney projects from the center of the roof. On the eastern portion of the elevation, there is a wood, divided-lite paneled door recessed behind a porch covered with a shed roof. The eastern elevation features an oriel window and a stone bench built-in to the stone clad wall. Fenestration across the building consists of wooden double-hung windows, clerestory windows, fixed pane windows, and wood casement windows. Interior features include hardwood floors, paneled doors, and a stone fireplace. Also located on the property are a stone-clad garage on the southeast corner of the lot, and a stone fence on the northern property line.

The subject property has experienced a number of alterations over the years such as the installation of hardwood flooring, and the addition of a new bath, hall, and kitchen in 1936; the construction of a 493-square foot storage room in 1998; and the demolition of an existing building and construction of a two-

car garage in 2006. Other alterations include the enlargement of the dormer window, the construction of a stone wall at the front of the property, and the replacement of some of the original windows, all at unknown dates.

The subject property was identified in the citywide survey of historic resources, SurveyLA, as individually eligible for listing under local, state, and national designation programs as a rare example of early residential development in Sunland, and as an excellent example of residential arroyo stone construction in Sunland.

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 July 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: Rowley Residence		First Owner/Tenant	
Other Associated Names:			
Street Address: 8436 Hillrose Street		Zip: 91040	Council District: 7
Range of Addresses on Property: 8432-8442 Hillrose Street		Community Name: Sunland	
Assessor Parcel Number: 2555-028-014	Tract: Montevista	Block: N/A	Lot: Ptn 38
Identification cont'd: West 116 Feet of East 423.5± Feet of North 150 Feet of Lot 38 of Montevista (ARB 5)			
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: Large stone barbeque at the rear of the property. Decorative stone fence at front of property.			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1904-06	<input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened? None
Architect/Designer: Unknown	Contractor: Unknown	
Original Use: Single Family Residence	Present Use: Single Family Residence	
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7) <input type="radio"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Arroyo Stone Building		Stories: 1	Plan Shape: Rectangular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Stone	Type: Select	
CLADDING	Material: Stone, arroyo	Material: Select	
ROOF	Type: Hipped	Type: Select	
	Material: Composition shingle	Material: Select	
WINDOWS	Type: Double-hung	Type: Fixed	
	Material: Wood	Material: Wood	
ENTRY	Style: Centered	Style: Select	
DOOR	Type: Paneled, unglazed	Type: Select	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

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

Pre 1932	Stucco clad rear addition built.
1936	House upgraded with new wiring, hardwood flooring, kitchen bathroom and interior walls.
1988	Roof replaced.
1998	Storage shed built.
2006	Original barn replaced by new garage.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

<input type="checkbox"/> Listed in the National Register of Historic Places	
<input type="checkbox"/> Listed in the California Register of Historical Resources	
<input type="checkbox"/> Formally determined eligible for the National and/or California Registers	
<input type="checkbox"/> Located in an Historic Preservation Overlay Zone (HPOZ)	<input type="radio"/> Contributing feature <input type="radio"/> Non-contributing feature
<input checked="" type="checkbox"/> Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s): SurveyLA Sunland - Tujunga - Lake View Terrace Shadow Hills - East View Ter. - Shadow Hills - East La Tuna Canyon
Other historical or cultural resource designations: SurveyLA 3S; 3CS; 5S3	

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

Name: Marsha Perloff		Company: Little Landers Historical Society	
Street Address: 10110 Commerce Avenue		City: Tujunga	State: CA
Zip: 91042	Phone Number: 213-422-0090	Email: chownut@gmail.com	

Property Owner

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

Name: Armen Sarvari and Nanine Aghakiant		Company:	
Street Address: 8436 Hillrose Street		City: Sunland	State: CA
Zip: 91040	Phone Number: 818-480-0015	Email: narine78@yahoo.com	

Nomination Preparer/Applicant's Representative

Name: Charles J. Fisher		Company:	
Street Address: 140 S. Avenue 57		City: Highland Park	State: CA
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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. ✓ Nomination Form | 5. ✓ Copies of Primary/Secondary Documentation |
| 2. ✓ Written Statements A and B | 6. ✓ Copies of Building Permits for Major Alterations
(include first construction permits) |
| 3. ✓ Bibliography | 7. ✓ Additional, Contemporary Photos |
| 4. ✓ 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. ✓ Historical Photos |
| | 9. ✓ 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.

Charles J. Fisher

February 11, 2025

Name:

Date:

Signature:

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

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

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

Rowley Residence
8436 Hillrose Avenue
Architectural Description

This single story stone house is designed in a square plan made up of 6 rooms built with a symmetrical facade under a flat rolled composition roof with wide open eaves, and irregular shaped stones composing the exterior walls. The stone front porch is set to the right of the façade, wrapping around the right corner, giving the house an asymmetrical appearance. The hipped composition roof with narrow closed eaves is almost pyramidal, with a pyramidal roofed dormer at the center, above the central front entrance. A stone chimney is located at the center rear of the house.

Architectural details include wooden double-hung windows with narrow wooden frames set in deep stone fenestrations. A triangular shaped wooden bay is at the center of the Eastern facade, filled with fixed pane windows and clerestory windows. A low concrete capped seat is also on the East façade, to the right of the bay, under a small casement window. The centrally located multi-paneled wooden front door is flanked by two leaded glass, partly stained lights. The porch is accessed by a central low set of concrete capped stone stairs that is flanked by concrete capped stone stoops. The porch is supported by five stone columns and has a concrete floor and a low concrete capped stone railing. There are low arched basement vents at the base.

Interior features include hardwood floors, paneled doors, wide baseboards and a stone fireplace with a Batchelder-style hearth.

Additional structures include a stone garage (built in 2006), a wooden store room (Built in 1998), a stone barbeque and a stone fence at the property line.

Summary

8436 Hillrose Street embodies the distinctive characteristics of the Arroyo Stone architectural style, a rare sub-theme of the Arts and Crafts movement, making it a valuable resource for the study of early 20th century stone architecture in Los Angeles, and more specifically, as a noteworthy example of the vernacular architectural style of early 20th century Sunland.

The citywide historic resources survey, SurveyLA, identified the subject property

as individually eligible for listing under the national, state, and local designation programs, citing it as an excellent example of Arroyo Stone architecture.

Rowley Residence

8436 Hillrose Street

Significance Statement

Erected in 1905 for Loron T. and Virginia F. Rowley, this single-story stone house was one of a number built in the Sunland/Tujunga area during the early part of the 20th Century. The Rowleys were part of an influx of early pioneers in Sunland who were noted for both their independence and ingenuity. The Rowley Family was a key part of the success of the early Sunland community, running the town's general store which allowed the settlers to meet their needs in the young community, as well as serving as the postmaster for Sunland. The house also displays a distinctive architectural style as an early stone house, therefore qualifying for Los Angeles Historic Cultural Monument under criterion 3 as well as criterion 2.

The land that was inhabited for centuries by the Tongva people who were renamed the Gabrieleños by the Spanish, due to their proximity to the San Gabriel Mission. The area was a part of the 6,661 acre Rancho Tujunga, which was granted to brothers Francisco and Pedro Lopez by Mexican California governor Juan Alvarado in 1840. It was Francisco Lopez who was to first discover gold in Placerita Canyon in 1842. In 1845 the Lopez brothers traded the Rancho Tujunga for the 388-acre (1.57 km²) Rancho Cahuenga owned by Miguel Triunfo, an Indian who had been employed at San Fernando Mission. In 1850, Triunfo sold a half-interest in Rancho Tujunga back to Francisco Lopez, and then sold the other half-interest to Los Angeles merchants David W. Alexander and Francis Mellus. In 1851, Francisco Lopez sold his half-interest to Agustin Olvera.

As required by the Land Act of 1851, a claim for Rancho Tujunga was filed with the Public Land Commission in 1852, and the grant was patented to Alexander, Mellus and Olvera in 1874, although Alexander and Mellus had already sold their interest to Olvera in 1856. In 1875, Olvera sold the entire Rancho Tujunga to Andrew Glassell.

Sunland was first established in March 1885, when 2,200 acres of Tejuanga Park, an unrecorded tract known for its oak grove within the Rancho Tujunga, were divided into lots ranging from five to 40 acres under the name of "Monte Vista" by Sherman Page and Frederic C. Howes. One of the first uses of the new tract was the planting of 40 acres of olives, which made it the largest olive orchard in Los Angeles County. Advertisements

for Monte Vista emphasized that the tract had “an abundant and reliable supply of water for irrigation and all purposes” both from the canyons above through multiple pressure pipes as well as “the purest water may be had in wells over a large portion of the tract at a depth at from twenty to forty feet”.

In 1887, the Monte Vista Hotel was being served by the Sunland Post Office, which Loron Rowley was to take charge of, when appointed the first Postmaster in 1898. By 1906, the appellation "Sunland" was being used by the *Los Angeles Times* rather than "Monte Vista". A 1907 story noted that Sunland was the "first supply store, and a good one, about seven miles from the railroad" at San Fernando, at the mouth of the Little Tejuanga and Big Tejuanga canyons (the old spelling).

One of the earliest businesses in the new community was a general store, which Rowley opened there in 1885. A native of Wisconsin, Loron Thomas Rowley was born in Portage on June 3, 1860. His family moved to Freeborn, Minnesota about 5 years later, where he grew up. He came to California in the early 1880s and originally settled in Downey, where his brother, Dr. Quintin John Rowley, had already homesteaded. He soon joined another brother in the Hollywood Hills.

The Rowley Brothers had first come to California from Minnesota to get away from the post-Civil War depression that still plagued the Midwest. Loron joined his brothers in raising bees and selling honey. It was in 1882 that he found his own land in what was then known as the Monte Vista Valley. With the help of the original Verdugo family from the Rancho San Rafael, he was able to homestead 160 acres.

Loron Rowley, according to local historian Cecile Page Vargo, “first wandered up to the hills of Tujunga North of the City of Los Angeles. The buckboard was loaded with bee hives as they drove through washes and logging roads looking for a place to homestead and farm. Their first home was a tent, complete with their bees and one horse, on 160 acres now known as Seven Hills.

“In addition to beehives, Loron raised cattle and found a market for the wood on his property. The ever growing City of Los Angeles, some fifteen miles away, needed wood for steam boilers, heat and cooking. An abundant supply of greasewood and pine trees of the foothills of the San Gabriels provided a lucrative business.”

The wood ran out several years later, but by then the land developers and promoters had found the valley and the town of Monte Vista was beginning to grow. So was Loron’s

family. Loron married Virginia Florence Newcomb, from Missouri, on November 29, 1893 at his brother Quintin's home in Downey. She had originally come to Sunland as the school teacher.

By 1896, he opted to move closer into town to more fully operate his general store in Monte Vista. Besides the general store and his now downsized farming business, he ran a freight and mail service which became a lifeline helping to connect the early Sunland pioneers to the outside world

He and Virginia had their first born, a son named Eustace Arthur Rowley, on June 18, 1896, while living at the Monte Vista Hotel, which Quintin bought in 1890, after the real estate boom crashed the previous year. He was appointed postmaster for the new Sunland Post Office in 1898. In 1900, Virginia was appointed to be the assistant postmaster. Quintin, who had remained in Downey, sold the hotel in 1903 and Loron and his family moved back to their ranch house. As it was too far from his business for an easy commute, he began looking for a property closer to town.

The Rowleys purchased the 10-Acre North half of Lot 38 of Monte Vista, which was located immediately to the East of the town site. Photos from the Rowley family document that the house looks the same today as it did when newly completed in 1906. Since Sunland, at that time, was County territory, there was no building permit issued for the house, so it is unknown if there was an architect or who the contractor was. It does appear that it took over a year to build the house. It is one of the earliest stone houses to be built in the area.

At the time of construction, Hillrose Street was simply Hill Avenue and the house had no number. The 1920 census shows the entire family living at 305 W. Central Avenue, in the Burbank Township, which was actually an address on the street to the rear of the house, which is now known as Fenwick Street. It was 356 Hill Avenue by 1930. The street name and address were eventually changed to 8436 Hillrose Street a few years after Sunland was annexed to the City of Los Angeles on August 4, 1926.

The Rowleys were to ultimately have two sons and three daughters, who were all born in Sunland and raised in the stone house on Hillrose Street. This street actually bisects Lot 38 and did so on the original 1885 Tract map of Monte Vista. Why the Rowleys used an address on Central rather than Hill is because the addresses were first assigned on Central, which passes through the Village of Monte Vista, which is immediately to the West of the Rowley property. The addresses on Hill were not assigned until the 1920s.

The Rowley's youngest child, daughter Clara Virginia Rowley, died at the age of 13 on January 16, 1922. Virginia Rowley passed away on March 9, 1938 at the age of 68. Shortly after that, Loron Rowley opted to move in with his son, Robert, in Glendale. The 1940 census shows Marion, who was to never marry, her sister and brother-in-law, Dorothy and John McCollum and her brother Eustace living in the house. Eustace was to die later that year. Loron Rowley died at a care center in Pasadena on May 31, 1942, at the age of 81, after a long illness.

The early records are inconsistent with Marion, probably due to her name. Some show her as male, beginning with the 1910 census. Subsequent censuses show her correctly as a woman. She is also mentioned in her father's obituary as his daughter. She spent her working career as a Glendale City Librarian. In 1936 she took out a building permit to substantially remodel the interior of the house. Other than some roof repairs, the exterior of the house was untouched. She had a hardwood floor installed, the kitchen rebuilt, a new hall added, new wiring, a new bathroom all "done within present existing walls as a program of reconditioning and modernization". The roof was later replaced by a subsequent owner in 1988.

In 1947, the Rowleys filed a new subdivision, Tract No. 14601, for all but the North 150 feet of their property. Over the next several years they sold off portions of the remaining property for individual homes, bringing the property down to its current 150' X 116' 0.4 Acre size. The house was listed as "vacant" in the 1949 city directory and was soon sold to Walter C. and Jane P. Roberts.

Walter Clay Roberts, who was a barber by profession, was born in Rosendale, Missouri, on January 22, 1916. In Los Angeles, on May 4, 1940, he married Olive Jane Philbrick, who was born in Ohio on April 1, 1919 and was raised in Boston, Massachusetts. After serving in the US Army in World War II, Walter returned and the couple had a son, John Philbrick Edmunds Roberts, born on June 28, 1947. Walter Roberts appears to have left his family sometime between 1956 and 1959. There is no record of a divorce and they were still listed as married when he passed away in 1971. Jane Roberts remained in the house until about 1962, when it was sold to Aldo R. and Phyllis Costi.

Aldo Roger Costi was born in Spezia, Italy, on March 16, 1908. His family immigrated to the United States in 1909 and settled in Franklin, Massachusetts, where he grew up. He married Phyllis Edna Comer in New York City on October 16, 1939. Before World War II, Aldo was a musician with the Lang Thompson Orchestra and was frequently on tour, which is what brought them to the Los Angeles area in 1940. By 1950, he was

working as a lab technician while living in Arcadia. The Costi's also had three children by that time. The Costi's sold the house around 1966, but remained in the Sunland-Tujunga area. The new owners were Robert and Margie Kenck.

Robert Eugene Kenck was born in Butte, Montana, on August 3, 1919. His wife, the former Margie Lois Timpe, was born in Shasta County, California and grew up in the Los Angeles community of Highland Park, where the couple were married on July 6, 1940. According to the 1859 Census, he was a newspaper advertising salesman and she was a reporter. They raised three children and then got a divorce in August of 1972, which led to the sale of the subject house to Johann and Aurea Jenniches.

Johann Jenniches was born on July 21, 1937, in Neuss on Rhein, Germany. He arrived in New York six days after his 18th birthday. He put in his intention for naturalization two years later, while living with his first wife in Monrovia, California. (He was not naturalized until 1982, while living in Salem, Oregon). He had married Aurea E. Hernandez on June 6, 1970. The couple divorced in May of 1974 and the house was eventually deeded to Gretta Doyle on April 30, 1976.

There were several Gretta Doyles in Los Angeles at the time of her ownership so it was undetermined which one we were dealing with. She transferred the property to Monica Martoff, a retired nurse who had begun a singing/songwriting career, on December 31, 1985. Martoff was to only hold the property for 10½ months, making her the shortest tenure of all the owners. On November 10, 1986, she deeded the house to Kerry Scott and Mary Jo Meyer.

Not much has been located on the Meyers. Public records, however, show that Mary Jo released her interest in the property to her husband on June 16, 1998. Then she was put back on title on August 28, 2000. On June 22nd of the following year she again transferred her interest to her now ex-husband. On October 31, 2006, Kerry Meyer sold the property to Michael and Marina P. Dahlen. A relative, Emmett Nicholas Dahlen, was added to the title on February 1, 2017. On March 15, 2022, the Dahlens sold the subject house to the current owners.

The construction of stone houses in the Sunland-Tujunga area appears to have peaked in the early 1920s. The Rowley Residence is early, being built in 1905-06. The house is one the earliest extant structures in the Sunland community. The Monte Vista Hotel, which had been substantially remodeled on the exterior over the years, was demolished in 1964. The William Bernhart Ranch House at 10359 N. Oro Vista Avenue, which was

built in 1886, is believed to be the oldest surviving structure in Sunland. At present, no buildings in Sunland are listed as Los Angeles Historic Cultural Monuments.

There are only 14 stone buildings designated in the rest of Los Angeles. The Lummis Home (HCM No. 68), the Hiner House (partially stone) (HCM No. 105), and the Abbey San Encino (HCM No. 106) are all three in Highland Park. The Canoga Mission Gallery (HCM No. 135) is in Canoga Park. The Stonehurst Recreation Center (HCM No. 172) is in Sun Valley. The Lederer Residence (HCM No. 204) is in Canoga Park. The Stimson Residence (HCM No. 212), which is in South Park, is of cut stone. The Powder Magazine from Camp Drum (HCM No. 249), also of cut stone, is in Wilmington. The Arroyo Stone House (HCM No. 373) is also in Highland Park. The Robert Edmund Williams Residence (partially stone) (HCM No. 411) is in Garvanza. Oakridge (HCM No. 484) is in Chatsworth. Lloyd Wright's Headley Handley House (partially stone) (HCM No. 563), the Stone House (HCM No. 644) and the Stonehurst House (HCM No. 941), are both in Sun Valley. The last one being part of the Stonehurst HPOZ, which is dedicated to preserving a neighborhood of stone houses.

The Arts and Crafts movement was very influential in the handmade design and materials found in many Arroyo Stone houses. Arroyo Stone structures were unlike most Art and Crafts buildings however, in that they were either completely or with a major portion clad in arroyo stone, instead of merely using stone as an accent on an architectural element.

Arroyo Stone houses are most common to the areas in the foothills of the San Gabriel Mountains, where arroyo stones (also known as river rocks, boulders and cobblestones) could be easily collected from local rivers, streams and washes. Skilled stonemasons or enthusiasts, without the assistance of an architect, built many of the early 20th century Arroyo Stone structures.

The Little Landers clubhouse, Bolton Hall (HCM No. 2), which is in nearby Tujunga exemplifies the philosophy of the Arts and Crafts movement. Built by hand by self-proclaimed "nature builder" George Harris with assistance from residents of the Little Lands colony. Like Charles Lummis, who built El Alisal (HCM No. 68) from stones he collected from the adjacent Arroyo Seco, Harris used local, natural materials gathered from the surrounding landscape. Encouraged by the pitch that "a shovel, cement, and the precious everlasting rock was all you needed to build a home", many of the colonists took this concept to heart, building their homes from the readily available local stone.

Most Arroyo Stone houses were built in a traditional mortared stonewall construction

method, although a few were built with slips. A house built using the mortared stonewall method still had to be built as carefully as a dry stack masonry house, using gravity to hold one rock on top of another, but the walls could be built higher with the use of the cement. Frames were often used on the interior of the house to help keep the walls straight, as well as to frame fireplaces, doors and windows. The material expense could be less with mortared stone wall construction than slip wall stone construction, because there is more framing for the slips and the slip method requires more cement. Additionally, the traditional mortar construction allows a skilled mason or artisan to place the rock to better showcase the natural beauty of the material.

The Rowley Residence has wood framing underneath much of the stone, a technique that was frequently used. The original permit for the Lummis Home, which was designed by architects Theodore Eisen and Sumner P. Hunt, refers to it as a frame house.

These stone houses typically followed one of two architectural styles. The first was a relatively conventional stone version of the California bungalow, featuring low-pitched gabled or hipped roofs and broad overhangs. The main difference between these houses and the standard bungalow was the use of load-bearing stone walls in place of traditional wood-frame construction. This is the basic style of the Rowley Residence, which was built very early in the period and is one of the earliest examples of this type.

The other style was considerably more adventurous in appearance and appears to be more unique to the Tujunga area. This form was essentially cubic, with vertical proportions, a flat or low-sloped roof with parapet, often a bell tower, and little if any ornamentation. By combining elements of both the Arts and Crafts and Mission Revival aesthetics, a unique expression of California architecture was created.

The 2012 SurveyLA draft study titled *Context: Pre-Consolidation Communities of Los Angeles Theme: Tujunga 1888 - 1932, Theme Narrative*, singled the subject property out as significant for its style of architecture.

The Rowley Residence qualifies for Los Angeles Historic Cultural Monument status as it “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” as being an excellent example of the early stone houses that were indigenous to the early development of the Sunland area. 8436 Hillrose Street (previously 305 W. Central Avenue and then 356 Hill Avenue), was built during Sunland’s first wave of settlement and was built as the home of one the most important

early pioneer families. Construction began sometime in late 1904 and was completed in early 1906. Loron Rowley, who was a merchant by profession, was one of the most important early residents of Sunland, supplying everything from store goods and energy supplies to postal services to the local community. He was also one of the earliest farmers in the area.

The Rowley Residence also “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” as it embodies the distinctive characteristics of the Arroyo Stone architectural style, a rare sub-theme of the Arts and Crafts movement, making it a valuable resource for the study of early 20th century stone architecture in Los Angeles, and more specifically, as an exceptional example of the vernacular architectural style unique to Sunland.

The citywide historic resources survey, SurveyLA, singles the subject property out as an “excellent example of residential arroyo stone construction in Sylmar. Arroyo stone houses are a particular building type in this area of the San Fernando Valley; in the teens and 1920s many residences were built here using local stone” and went on to identify the subject property as individually eligible for listing under the national, state, and local registers.

Rowley Residence

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Books:

Gleye, Paul.....The Architecture of Los Angeles.....©1981, Rosebud Books
Pozzo, Mary Lou.....Founding Sisters, The Story of Tujunga's Early Women Pioneers.....©2005, Zinna Press
McAlester, Virginia and Lee.....A Field Guide to American Houses.....©1990, Alfred A. Knopf

Los Angeles Times Articles (attached):

Still in the Lead.....November 25, 1884, Page O_4
Monte Vista: A New Colony—Enterprise in the Foothills.....February 3, 1885, Page O_4
San Fernando - Monte Vista Colony – A Good Shower.....April 11, 1885, Page O_1
Monte Vista, New Colony and Health Resort.....November 11, 1885, Page O_3
Health at Monte Vista – Accommodations at Monte Vista.....September 26, 1886, Page 6
Licensed to Wed, Loron T. Rowley and Virginia P. Newcomb.....November 29, 1893, Page 4
Mortgages: Rowley to Home Savings Bank.....August 17, 1904, Page 7
Rowley, Eustice A. Obituary.....July 3, 1940, Page 9
First Sunland Store Founder's Rites Set.....June 2, 1942, Page 8
History of Sunland Tujunga Valley Tied to Royal Grant in 1784 by Ira Gribin.....May 16, 1981, Page SF_A60

Los Angeles Daily Herald:

In Beautiful, Healthy, Monte Vista.....October 24, 1886

Highland Park News Herald and Journal (attached):

Kenck-Timpe Nuptials Event of July 6.....July 12, 1940

The Record-Leger of the Verdugo Hills, Tujunga (attached)

Loron T. Rowley, Sunland Pioneer, Dies in Glendale.....June 4, 1942, Page 1

Wikipedia Articles (attached):

Monte Vista Hotel

Rancho Tujunga

Additional Data Sources:

California Death Index.

Los Angeles City Building Permits

Los Angeles County Assessors Records

Los Angeles County Subdivision Maps

Social Security Death Index

United States Census Records

United States Postmaster Appointments

World War I Draft Cards

World War II Draft Cards





Photographs

Rowley Residence



Rowley Residence, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, 8436 Hillrose Street in 1906, (Photograph from Rowley Family c/o Little Landers H. S.)



Rowley Residence, satellite view, 8436 W Hillrose Street, January, 2024, (Photograph by Google Earth)



Rowley Residence, front porch, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, front porch from West, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



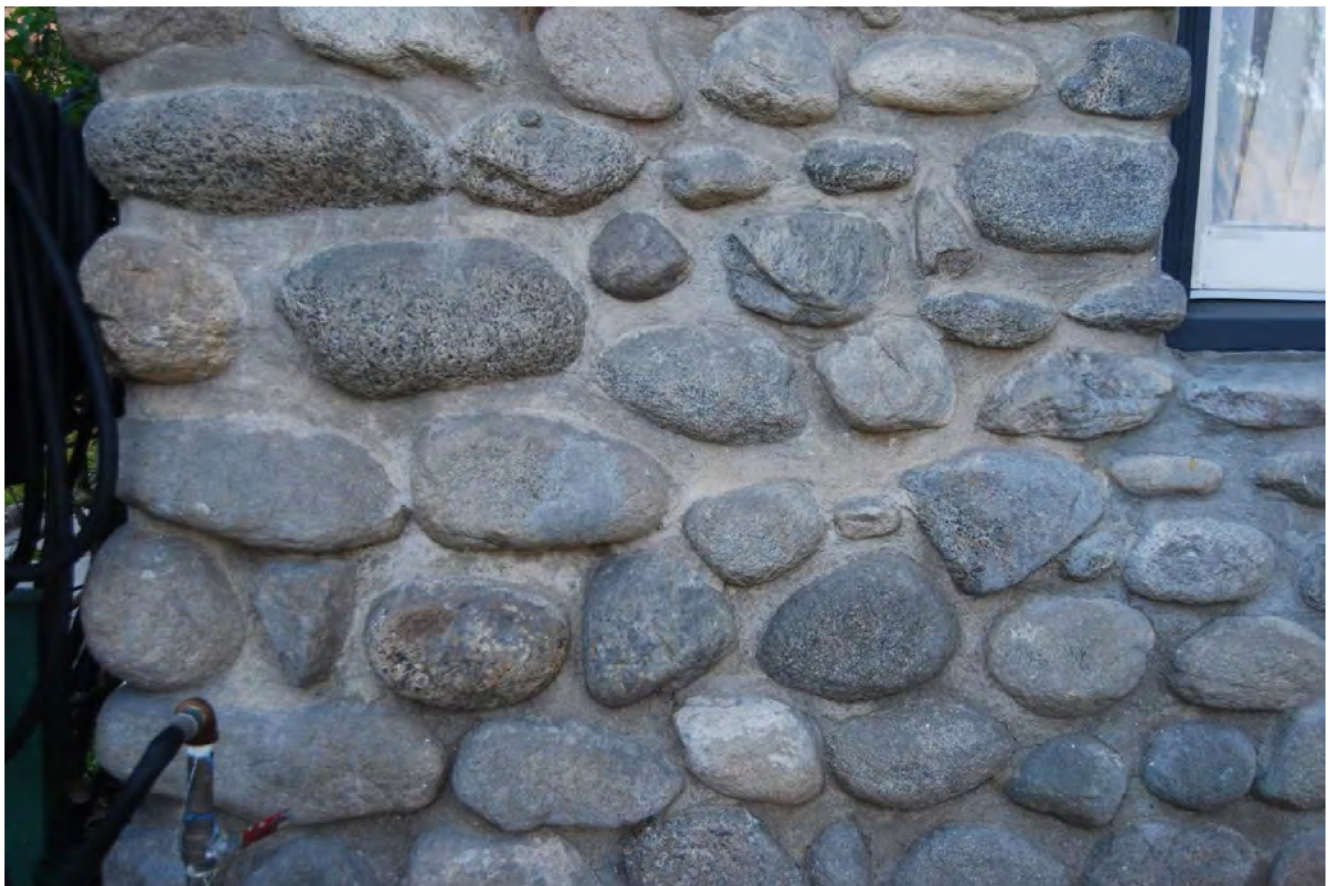
Rowley Residence, rear addition, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, chimney, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, double hung windows, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, stone in exterior wall, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, barbeque and shed, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, garage, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



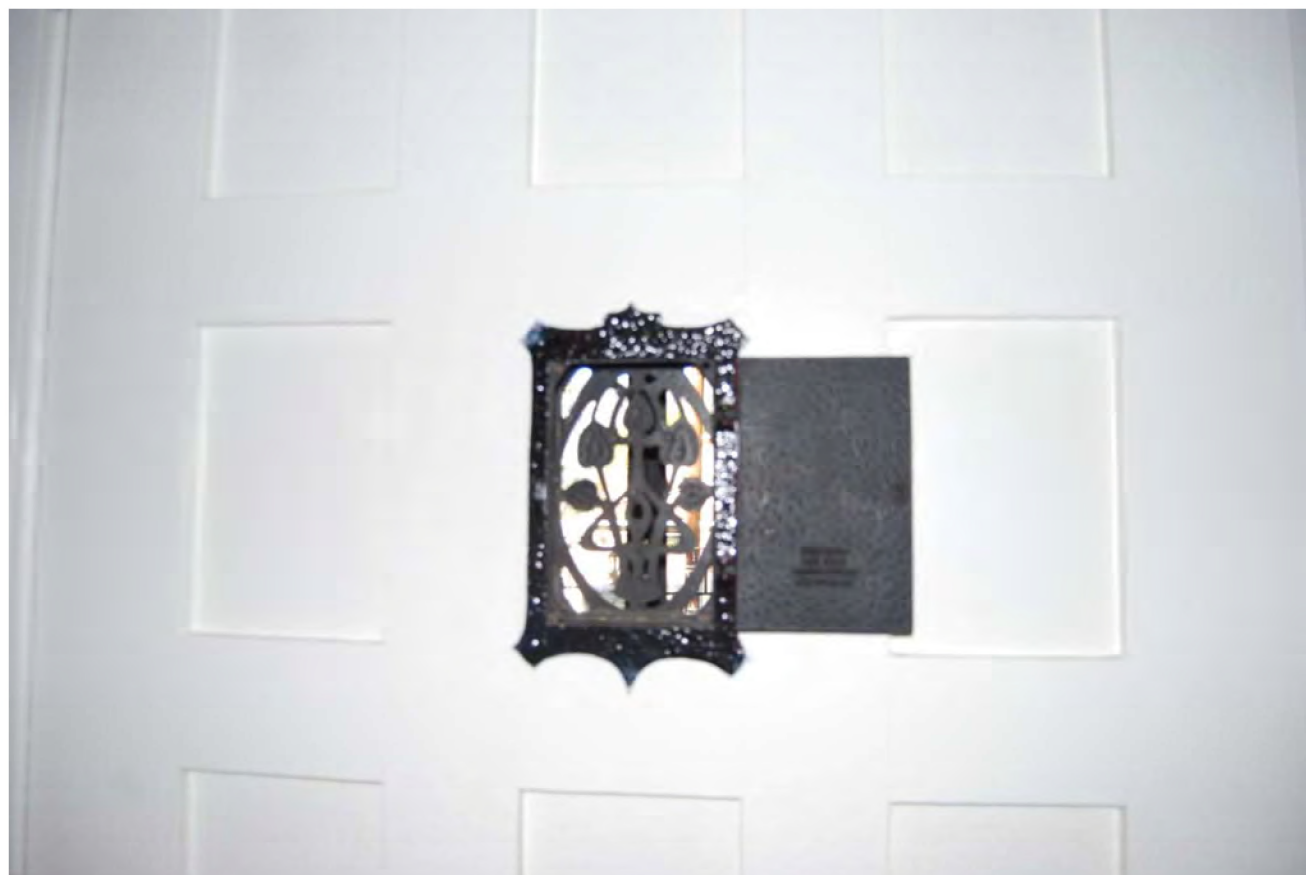
Red Hill House, living room, 1811 Baxter Street, February 7, 2023, (Photograph by Charles J. Fisher)



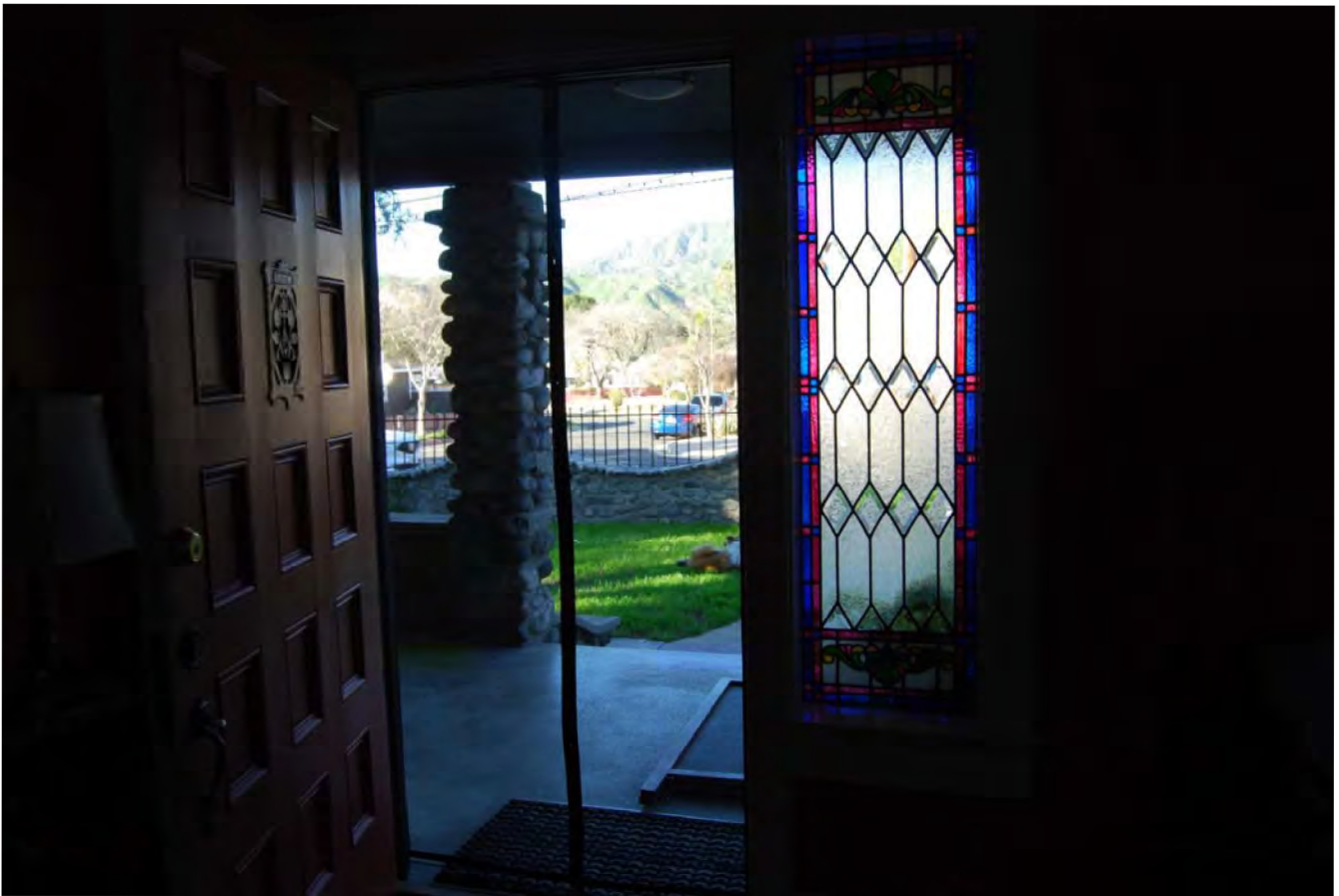
Rowley Residence, front porch, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, front door peephole, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, front door peep hole, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, front entry, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)

[Image Removed]

Rowley Residence leaded glass window,, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)

[Image Removed]

Rowley Residence, living room looking toward dining room, 8436 W Hillrose Street, January 24, 2023, (Photoby Charles J. Fisher)

[Image Removed]

Rowley Residence, fireplace, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)

[Image Removed]

Rowley Residence, hearth, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)

[Image Removed]

Rowley Residence, base board, 8436 W Hillrose Street, January 23, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, hearth, 8436 W Hillrose Street, circa 2017, (MLS Photograph)



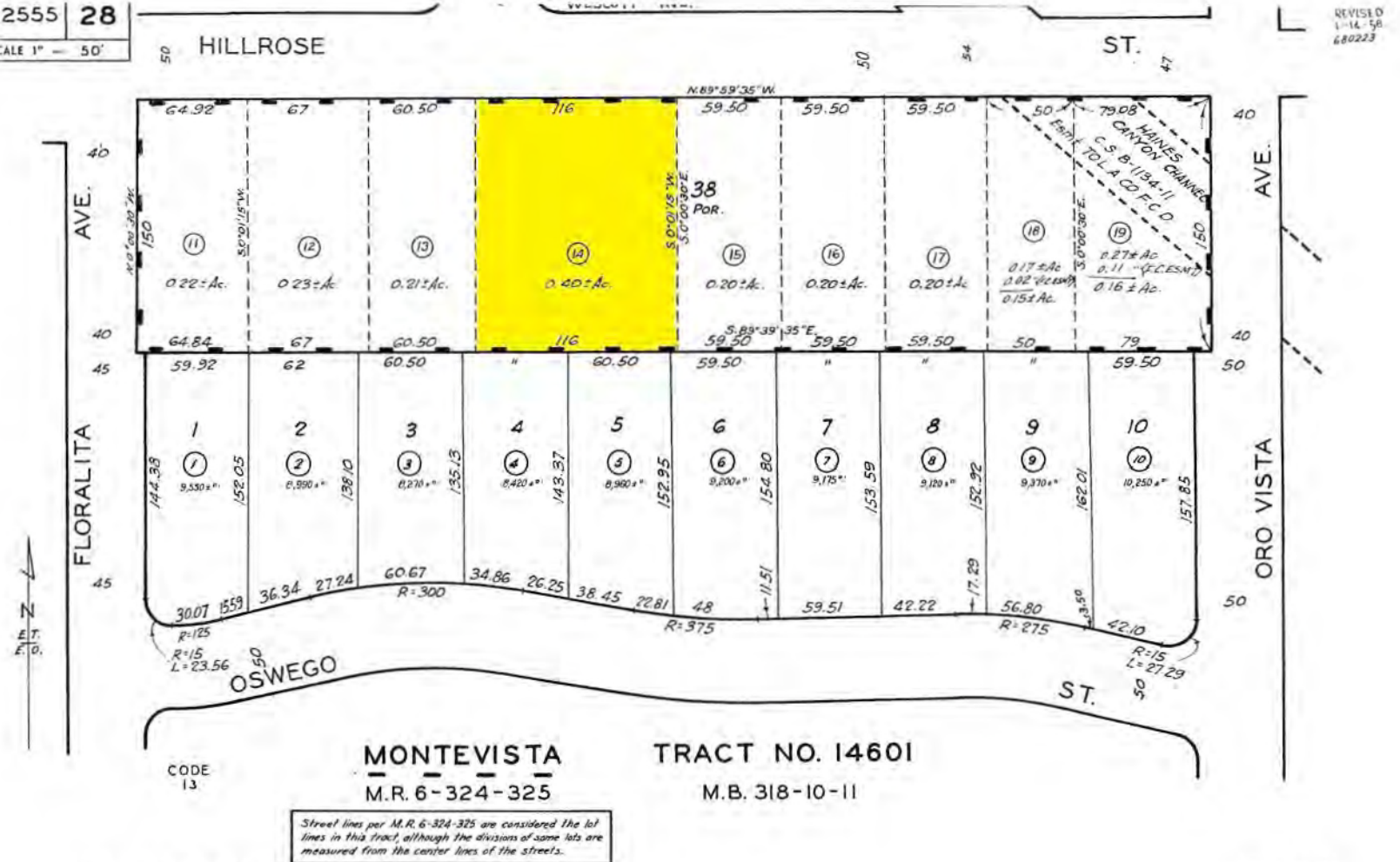
Rowley Residence, view from front porch, 8436 W Hillrose Street, circa 2017, (MLS Photograph)



Rowley Residence, front porch, 8436 W Hillrose Street, circa 2017, (MLS Photograph)



About 1980. The Rowley home built 1906 on Hillrose Ave., near Wescott.
Photo from the Rowley family collection.





Primary Address: 7835 W HILLROSE ST
 Name: Rudolph Henry Residence
 Year built: 1924
 Architectural style: Spanish Colonial Revival

Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Important Persons/Individuals, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	B/2/2
Status code:	7SQ
Reason:	Research indicates the property contains the long-time residence of Los Angeles Times editor, Rudolph Henry. However, due to extensive alterations, the property does not retain sufficient integrity to be eligible for listing.



Primary Address: 8436 W HILLROSE ST
 Name:
 Year built: 1905
 Architectural style: Arroyo Stone

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Arroyo Stone Buildings, 1898-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of residential arroyo stone construction in Sunland. Arroyo stone houses are a particular building type in this area of the San Fernando Valley; in the teens and 1920s many residences were built here using local stone. This residence appears to be one of the earliest examples.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930



Rancho Tujunga was a 6,661-acre (26.96 km²) Mexican land grant in the western Crescenta Valley and northeastern San Fernando Valley, in present-day Los Angeles County, California. It was granted in 1840 by Mexican governor Juan Alvarado to Francisco Lopez and Pedro Lopez.^[1]

The rancho lands included the present-day Los Angeles communities of Lake View Terrace,^[2] Sunland, and Tujunga.^{[3][4]}

The name *Tujunga* or *Tuxunga* means "old woman's place" in both Fernandean and Gabrieliño, where *Tuxu* means "old woman". The term is thought to relate to an ethnohistoric narrative, known as Khra'wiyawi, collected by Carobeth Laird from Juan and Juana Menendez at the Leonis Adobe in 1916. In the narrative, the wife of Khra'wiyawi (the chief of the region) is stricken with grief over the untimely loss of her daughter. In her sadness, she retreats to the mountains and turns to stone. It is thought this event became the basis for the village name.^[5] In fact, there is a large rock in Little Tujunga Canyon which looks like an old woman in a sitting position.^[6]

The Mexican government made the land grant to brothers Francisco and Pedro Lopez in 1840. Francisco Lopez is the individual who discovered gold in Placerita Canyon in 1842.

In 1845 the Lopez brothers traded the 6,661-acre (26.96 km²) Rancho Tujunga for the 388-acre (1.57 km²) Rancho Cahuenga owned by Miguel Triunfo, an Indian who had been employed at San Fernando Mission. In 1850, Triunfo sold a half-interest in Rancho Tujunga back to Francisco Lopez, and then sold the other half-interest to Los Angeles merchants David W. Alexander and Francis Mellus. In 1851, Francisco Lopez sold his half-interest to Agustin Olvera.^{[7][8]}

With the cession of California to the United States following the Mexican-American War, the 1848 Treaty of Guadalupe Hidalgo provided that the land grants would be honored. As required by the Land Act of 1851, a claim for Rancho Tujunga was filed with the Public Land Commission in 1852,^{[9][10]} and the grant was patented to Alexander, Mellus and Olvera in 1874.^[11]

Rancho Tujunga	
<u>Land grant of Mexico</u>	
1845–1875	
Area	
• Coordinates	
Government	
• Type	<u>Land grant</u>
<u>Grantee</u>	
• 1845-1875	Francisco Lopez and Pedro Lopez
History	
• Established	1845
• Disestablished	1875
Today part of	United States

Alexander and Mellus sold their half-interest to Olvera in 1856. In 1875, Olvera sold the entire Rancho Tujunga to Andrew Glassell. There was further legal dispute about the boundaries in 1888.^[12]

Historic sites of the Rancho

- Bolton Hall. Bolton Hall was constructed in 1913 and declared Historic Cultural Monument #2 in 1962 by the City of Los Angeles.
- Adobe house.^[13]

See also

- Ranchos of California
- List of Ranchos of California



Los Angeles portal

- Ranchos of Los Angeles County, California

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External links

- Map of old Spanish and Mexican ranchos in Los Angeles County (<https://www.loc.gov/resource/g4363l.ct001439/?r=0.295,0.412,0.443,0.39,0>)

Retrieved from "https://en.wikipedia.org/w/index.php?title=Rancho_Tujunga&oldid=1228197112"



Monte Vista Hotel

The **Monte Vista Hotel** was a building which had been formerly located at the intersection of what today are Fenwick Street and Floralita Avenue in the Sunland-Tujunga district of Los Angeles. It was considered the first structure built in the district^[1] as well as the last surviving structure of a larger, pre-existing facility known as the Monte Vista Lodge.^[2]

History

The Monte Vista Hotel was constructed in 1885^[3] (or 1887)^[4] by Frank H. Barclay, who had previously inaugurated a health colony upon the site.^[5] In its early years it served as a luxury hotel and lodge for wealthy hunters who visited the area, which in those times was renowned for its game. It also helped to attract potential developers and homesteaders to Sunland, where Barclay owned most of the land.^[6] During this period the Monte Vista Hotel was recognized for its French chef and personal fireplaces equipped in each room.^[3] The Depression of 1882–1885 caused a downturn in the Monte Vista Hotel's fortunes, forcing Barclay to let go of the property.^[3] It was acquired by Quentin Rowley, whose family would later construct the Rowley House, a homestead with a natural stone façade which survives to the present day. In 1903, Rowley sold the Monte Vista.^[7]

In 1898, the Monte Vista Hotel briefly became involved in a local scandal involving Harry Clark, the young scion of a local wealthy family.^[8] After murdering a Chinese immigrant, Clark fled into the foothills of La Crescenta whereupon he came across Philip Begue, a local off-duty police officer, and asked him for directions to the Monte Vista Hotel. Begue, who had been warned to stay alert for Clark's presence, arrested the fugitive without incident.^[9]

Subsequently, the Monte Vista Hotel changed hands several times, becoming over the course of the decades a private home, a hotel again, a rooming house, and finally a retirement home. In its final guise, the facility was renamed Cypress Manor. Although the interior had remained mostly intact, by the 1960s the exterior had been extensively remodeled to the point where the original structure was difficult to discern.^[3]

In 1960, the owner of the Cypress Manor, Robert Christopher, proposed the construction of a 50-bed hospital upon the site.^[10] After failing to accomplish this, the building was abandoned in 1961. Two years later, ownership passed to Duncan Rimmer, a developer from Brentwood. After having been vacated, the structure became much vandalized, deteriorating to the point that local residents petitioned the city to have it demolished. In 1964, the Monte Vista Hotel was razed.^[6]

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NEW TO-DAY.

Still in the Lead.

THE HEADQUARTERS FOR

Bargains in Real Estate

is still at the office of

ROGERS, BYRAM & CO.

They now have lands in all parts of Los Angeles and adjoining counties. Among the most desirable is the

"Tejunga Park."

The soil and climate is unsurpassed
and the

Best Water Right in the County

These lands will be sold at a low price and on easy terms. We also have some special bargains

MONTE VISTA.

A New Colony--Enterprise in the Foothills. (Advertisement.)

One of the distinguishing features of this part of Southern California is the dividing up of the choicest large tracts of land into small lots of ten to forty acres, introducing water upon each lot through pipes, and selling them off to purchasers, who are developing what are now in many cases, and are destined in the future to become, the most profitable and attractive homes in the world. This is true now of Pasadena, San Gabriel, Riverside, Orange, Tustin, Santa Ana, and many other localities of perhaps less fame, but of equal or greater merit so far as natural advantages. It needs not a prophet's ken to tell the result of this system of small well cultivated homes--of its luxury for health and comfort, its profit in a financial sense, and of its elevating and refining influences upon society within the limits of these settlements. They are to be the homes of the most cultivated and wealth class of tillers of the soil in the country during the present generation. Whoever lives to see the Los Angeles country ten or twenty years hence will see the finest vineyards, the most productive orchards of orange, olive, fig, lime and other citrus fruits, as well as apricot, nectarine, guave, peach, pear, prune and apple, with all other kinds of deciduous fruits that grow on American soil anywhere, including every kind of berries that are grown anywhere in the world. At the same time they will find California supplying America with nearly all the raisins and a large share of the dried and canned fruits. This is but the logic of cause leading to effect.

No country in the world grows successfully and abundantly so wide a range of varieties, that are natives, all the way from the tropical to the frigid zone.

These thoughts have come to us while contemplating this subject in connection with the dividing up of a new tract

of the choicest land on the mesas, heretofore known as part of the "Tejunga Park" tract, but hereafter to be known as Monte Vista, sixteen miles north-westerly from the city, and at the base of the Sierra Madre range of mountains, as stated in announcement in our "New To-day" column.

We are satisfied from investigation, that nature has not lavished more profusely her handy work upon any locality at the foothills in greater abundance than is bestowed upon this tract of land. Everything has been done by the casting up of the everlasting hills to the north and northwest to protect it from chilling winds or frost, while the chain is broken down at the southern gate, to let in the delightful zephyrs from the sea, giving life and comfort to man and beast.

There is one other vital question that seems to be sented at Monte Vista--that is of an abundant and reliable supply of water for irrigation and all purposes.

The water for irrigation comes from the great cañon above, where not less than two thousand inches is now flowing, which is to be piped on the land in pressure pipes at once. In addition to this the purest water may be had in wells over a large portion of the tract at a depth at from twenty to forty feet.

The great cañon in the rear, and the great San Fernando valley, in front with its twenty or thirty miles square of waving wheat fields, bordered with lofty and pictureque mountains, make a panorama of scenery sufficient to thrill every lover of the beauties and grandures of nature.

It will pay any one who wishes a home in a choice new locality, at bottom prices, to see the gentlemen that have this new tract in charge.

SAN FERNANDO.

MONTE VISTA COLONY--A GOOD SHOWER.

[Correspondence of the TIMES.]

SAN FERNANDO, April 7.--Our public school is well attended, and the teachers, Miss Leonard and Miss Peck, are giving entire satisfaction. The new school building is a perfect gem and speaks well for the community and the cause of education.

Mrs. Pratt, of St. Helena, Napa county, mother of Judge Pratt, has been here on a visit to her son.

The Monte Vista colony is succeeding well. Judge Page is the right man to have charge of it. He is one of those active, energetic men to take hold of an enterprise and guarantee its success. The location of the land is first-class, it has every advantage desired, no finer climate on the face of the earth. Soil good, plenty of water, scenery unsurpassed.

Mr. Griswold is now in San Francisco as a delegate to the convention of the Ancient Order of United Workmen. The order is doing well in this place.

Our lecture Sunday was a treat. Subject, "The Beautiful in Nature and Art." It was discussed most delicately and beautifully by Judge Pratt. Everybody was pleased. Next Sunday Dr. Widney will favor us with an address.

We were blessed with a fine shower of rain this morning, and indications are good for more. Grain is holding well in this locality. Good season.

MONTE VISTA NEW COLONY AND HEALTH RESORT.

Located in a Beautiful Valley at the Base of the Mountains, Sixteen Miles Northwest of Los Angeles.

Choice Locality for a Quiet Home in the Shades of One of the Finest Live Oak Groves in Southern California.

NATURE'S SANITARIUM.—Dry, invigorating air; pure mountain water, abundant and never-failing. Elevation 1800 feet. Consumption and all kindred diseases cured without medicine.

POINTS OF EXCELLENCE.

First—Soil of unsurpassed fertility, adapted to the growth of all recent tropical and deciduous fruits and vines.

Second—The best water at hand and the largest supply per acre needed with the land of any colony in this section.

Third—Prices 25 to 50 per cent lower than elsewhere.

Fourth—The healthiest spot to be found at the foothills or among the mountains.

This colony is only eight months old, and during this time over six miles of iron pipe have been laid for conducting water, and about one fourth of the irrigable lands have been sold to actual settlers. Health and pleasure seekers will find this a desirable spot to spend either winter or summer months. Those who desire to purchase land and make a pleasant home are invited to visit Monte Vista before purchasing elsewhere. For the accommodation of those who may desire to visit the colony a **PACK LINE** will make tri-weekly trips between Monte Vista and Los Angeles. Commencing October 19, will leave the Monte Vista Hotel Monday, Wednesday and Friday at 1:30 p. m., and arrive at Los Angeles at 4:30 same evening. Returning leave Los Angeles at 8 a. m., and arrive at Monte Vista at 11:30 same morning. Passengers may take the hack at either of the real estate offices named below.

All expenses incurred by purchasers of land after leaving Los Angeles, including hack fare and hotel bills, will be deducted from the purchase price. The following real estate dealers residing in the city of Los Angeles are authorized agents for the sale of Monte Vista property.

PICKET & KELLEY,
302 NORTH MAIN STREET.

WILCOX & ROBBINS,
34 NORTH SPRING STREET.

Applications for circulars or information can be made to either of these agencies or A. ROWEN, Los Angeles National Bank, or

SHEPHERMAN PAGE.

Postoffice Box 1093.

or 10

Los Angeles

Health at Monte Vista.

No colony in Southern California is better situated for health than the colony of Monte Vista. Fifteen hundred feet above sea level. No fogs, frosts or malaria, the purest of mountain water, and the most delightful atmosphere imaginable. A heaven for the consumptive and a paradise for those afflicted with asthma and bronchical troubles. Go out and see, and enjoy the hospitality of this lovely spot. Call at 30 S. Spring street for particulars.

Accommodations at Monte Vista.

The Hotel Monte Vista offers the best accommodations for parties visiting this delightful valley. The table cannot be equalled anywhere in the State, and mine host is prepared at all times to cater to those who call upon him. Terms reasonable.

Marriage Announcement 2 -- No Title

Los Angeles Times (1886-1922); Nov 29, 1893; ProQuest Historical Newspapers: Los Angeles Times
pg. 4

Licensed to Wed.

Marriage licenses were issued at the County Clerk's office yesterday to the following persons:

Loron T. Rowley, a native of Wisconsin, 33 years of age, of Monte Vista, to Virginia F. Newcomb, a native of Mississippi, 23 years of age, of Downey.

Real Estate Transaction 2 -- No Title

Los Angeles Times (1886-1922); Aug 17, 1904; ProQuest Historical Newspapers: Los Angeles Times
pg. 7

MORTGAGES.

**L T Rowley and Virginia F Rowley to Home
Savings Bank of Los Angeles, part lot 38,
Monte Vista tract, 1 year, 10 per cent \$600.**

Obituary 1 -- No Title

Los Angeles Times (1923-1995); Jul 3, 1940; ProQuest Historical Newspapers: Los Angeles Times
pg. 9

ROWLEY. Eustace A., June 30, of 8436 Hillrose avenue, Sunland, beloved father of Clayton Rowley; son of Loron T. Rowley; brother of Robert E. Rowley and Marion N. Rowley, all of Glendale, and Mrs. Dorothy E. McCollum of Sunland.

Services Wednesday, July 3, at 3:30 p.m. in Peace Chapel, Kiefer & Everick Mortuary, 314 East Harvard, Glendale.

First Sunland Store Founder's Rites Set

Los Angeles Times (1923-1995); Jun 2, 1942; ProQuest Historical Newspapers: Los Angeles Times
pg. 8

First Sunland Store Founder's Rites Set

GLENDALE, June 1.—Funeral services for Loron T. Rowley, 82, pioneer Southland resident and former superintendent of attendance for the Glendale school system, will be conducted at 3:30 p.m. tomorrow.

Rowley established the first general store at Sunland and served as that community's first postmaster. He leaves a son, Robert T. Rowley, and two daughters, Miss Marlon N. Rowley, city school librarian, and Mrs. Dorothy E. McCollum.

0118, 1941

History of Sunland Tujunga Valley tied to royal grant in 1784

GRIBIN, IRA

Los Angeles Times (1923-1995); May 16, 1981; ProQuest Historical Newspapers:

Los Angeles Times pg. SF_A60

History of Sunland Tujunga Valley Tied to royal grant in 1784

By IRA GRIBIN,

Most of the land in the Sunland Tujunga Valley was contained in the Spanish royal grant made to Jose Maria Verdugo in 1784. The first settlers in the area were Spaniards. Their principal occupation was wine making.

But the first homeowner in the area was a Frenchman named Philip Bergue. He arrived in California with letters of introduction to present to the Verdugos. His first home was carved out of a hill in eastern Tujunga. Bergue and his wife lived there until he built a log house, irrigating his vineyards with water brought down from Haynes Canyon.

In 1884, Judge Sherman Page and F. C. Howe bought 2,300 acres of Rancho Tujunga in what is now Sunland. In an attempt to encourage settlement, the tract was subdivided into 1- and 10-acre lots. F. H. Barclay, a well-known promoter, was placed in charge of the advertising campaign. He named the area Monte Vista and launched a promotion luring possible residents with free transportation and lunches. The depression of 1889, however, put a halt to this migration.

The next attempt to settle Tujunga was made in 1911, when the Western Empire Suburban Home Assn., organized by M. V. Hartranft, subdivided 1,726 acres into 2- and 10-acre lots. The company had a large number of shareholders with interest bearing bonds that could be converted into lots.

More than 300 shareholders took advantage of this option, and became lot holders in Tujunga. Many built private homes and became residents of the new community.

In 1913, the Little Landers Co. was founded by W. E.

Smythe. He put 273 acres together along with some unsold lots owned by the Western Empire Assn. From this acreage he formed a small settlement of farm homes. Though the soil was sandy, needed irrigation and water was scarce, the Little Landers were successful farmers for a time.

The Little Landers was a proud community. The people loved the beauty of the Verdugo Hills, and the freedom offered by country life. In 1913, they built Bolton Hall. Constructed completely out of stone, it was originally used by the Little Landers for public meetings.

Bolton Hall was utilized in the 1950s as Tujunga's municipal building; today it is headquarters for the Tujunga Chamber of Commerce. The Little Landers Historical Society has plans to use the structure as a historical museum.

Located at 10110 Commerce St. in Tujunga, Bolton Hall is part of a chain of San Fernando Valley landmarks. It is open to the public from 9 a.m. to 1 p.m. weekdays. For further information, call 352-4433.

If you live in, or know of a building or property with a historical past, contact our marketing department at 986-4663. The information could be used in a future article.

Gribin is chairman of Gribin von Dyl Realtors

*Fogs do not smother;
Frosts do not blight;
Scale does not bother,
And the dollars are in sight,*

— IN —
**BEAUTIFUL, HEALTHY,
MONTE VISTA**

Is situated twenty miles by road a little west of north of Los Angeles City, between the Verdugo mountains and the main chain of the Sierra Madre, and embraces the entire valley between them. It is six miles east of San Fernando, and four miles west, on the western slope from Crescents Cañada. The S.P.R.R. is four miles distant and a fine road has been constructed by the new Monte Vista Land and Water Company from the town to the station of Monte Vista, bringing Los Angeles within one hour's ride of the most delightful colony.

THE MONTE VISTA TRACT comprises an area of about 2300 acres of rich sandy loam soil. Of the entire acreage 1300 acres are first-class irrigable land, having a gentle slope to the south and west. About 500 acres are upon the hillsides and classed as non-irrigable land, although the soil is equally good and a very large percentage is capable of cultivation. The remainder is rough land, suitable only for forest trees. Nearly all the lower grade of the Monte Vista is on the north side of the Verdugo hills, which form the boundary of the tract. While the land is rolling it contains innumerable springs of pure water, which, with a little trouble, can be developed to such an extent that the owners are independent of the water supply of the colony. The division of the tract, aside from the town site, is chiefly in twenty-acre tracts, having a broad avenue on the four sides of each forty acres; less than twenty acres are sold to suit the means or desires of purchasers.

The town originally comprised forty acres, to which the new company have added additional forty acres, which are sold in building lots of 50 x 150, and villa lots of one acre each. In the center of the town plot and including about ten acres is the famous live-oak grove which for more than half a century has been known as **TUJUNGA PARK**. The company are now improving this, the finest of live oak parks in Southern California, and intend to

make it one of the loveliest spots in the State. There is no day in the year and no time in the day when a delightfully cool breeze, gentle and refreshing, is not perceptible here. Fifteen to eighteen hundred feet above sea level and protected by the great mountain chain of the Sierra Madres on the north, walled on the south by the Verdugo Mountains, and on the east by the great divide connecting the two chains, **FORTUNATE MONTE VISTA** is free from blighting frosts, settling fogs, or the hot winds prevailing in many places in the country. All this means health, wealth and plenty.

MONTE VISTA FOR HEALTH.

If there is a cure for disease in pure, dry air, pure, clear soft mountain water, warm sunny days, cool, delightful nights, delightful surroundings, good accommodations, excellent care and attention, then Monte Vista should be the Sanitarium of the World.

PRACTICAL MONTA VISTA

The soil of Monte Vista is a very rich sandy loam, and in places gravelly loam. It is deep and warm and retentive of moisture; so that even if there was no water excepting the natural rainfall, it would be capable of growing every known fruit grown in California.

MONTE VISTA THE ROMANTIC

From the head of Summit avenue, looking westward, the entire tract of Monte Vista, including the beautiful Tujunga Park, is in full view; the Verdugo hills, the San Fernando town and the eight by twenty miles of wheat fields of the San Fernando valley lie directly under the eye. From the Park and Hotel Monte Vista, looking northward, rise the giant bulwarks of the Sierra Madre, broken only by the great chasm of the Tujunga, which clefts in twain the pine-topped peaks which rise pile on pile through the range to the Mojave desert, some thirty five miles.

From Monte Vista a trail runs to the summit of the highest peak overlooking the valley, and from this point, 5000 feet above sea-level, is one of the grandest views imaginable. Northward the rocky and rugged peaks of the Sierras rise in confused masses and here and there their precipitous sides are covered with forests of sugar pine. In years gone by many of the gloomy cañons whose lines can be dimly traced by the shadows, have echoed to the picks of adventurous prospectors, some of whom left their homes a prey to

Editor's note: Throughout these older articles of the Crescenta Valley, there are various spellings and names for the places; Cañada, Canyada, Canada, La Cañada, Crescenta, Crescenta Cañada, cañon for canyon, drouth for drought, & more.

the mountain lions and coyotes. To the south and west lie the valleys of San Fernando and Los Angeles, with all the magnificent line of plains to the coast. Upon a cloudless day the islands off Santa Barbara and southward to Catalina are in full view, and every vessel passing up or down is plainly visible. The shipping at San Pedro and the whole coast line for a hundred miles seem to lie at your feet. Eastward and southward the San Gabriel valley, Pasadena, Pomona valley, Riverside, and the mountains of Temescal, San Jacinto and San Diego, with their infinite variety of light and shadow, present a picture once seen never to be forgotten.

BUT GO TO MONTE VISTA.

**SEE MONTE VISTA BEFORE YOU
BUY ANY PLACE ELSE!**

You can get the best of land, with or without water, at lower prices than anywhere in the country, when the value is considered. It is a pleasant drive of two and one-half to three hours from Los Angeles, and you will find excellent hotel accommodations—good, new beds, good table, etc. You will find sign-boards every mile to Monte Vista.

YOU CAN GO TO MONTE VISTA

First—By stage from Los Angeles, which leaves Los Angeles on Tuesdays, Thursdays and Saturdays, from the office of the Monte Vista Company. Returning, leaves Monte Vista on Mondays, Wednesdays and Fridays.

Second—By private conveyance, following the county road northward along the S.P.R.R. to, first, Glendale, Verdugo canon and the south line of Crescenta Cañada, to the Summit, and thence to Monte Vista; or second, follow same route as above, except just before Glendale is reached keep to the left and follow the railroad and county road to the north line of the Providencia Rancho, then keep the right hand road to Big Tujunga Wash, then turn to the right and follow the road east through the valley to Monte Vista. This is a delightful road for the greater part of the year; in summer it is somewhat sandy, but not more so than the Verdugo road.

Loren T. Rowley, Sunland Pioneer, Dies In Glendale

Loren T. Rowley, who was the first postmaster in Sunland and who conducted a general store there in 1885, died last Sunday at a sanitarium in Pasadena after an illness of a year and a half. The funeral was held Tuesday afternoon in Glendale, where Mr. Rowley had made his home for the past eighteen or twenty years.

Surviving relatives are a son, Robert T. Rowley of Glendale, with whom the deceased made his home in recent years; two daughters, Miss Marion N. Rowley, Glendale city librarian and Mrs. Dorothy McCollum, both of 8438 Hillrose street, Sunland and four grandchildren, Loren N. McGillis of Los Angeles and Clayton A. Rowley, William N. Rowley and Virginia Rowley of Glendale.

Kenck-Timpe nuptials event of July 6

Miss Margie L. Timpe, daughter of Dr. and Mrs. H. F. Timpe, 6150 York boulevard, and Robert E. Kenck, son of Mr. and Mrs. Max Kenck, 2722 West Seventy-fourth street, were married at 9 a.m. Saturday, July 6, in St. Anselma church, Seventieth and Van Ness avenue, by the Rev. Martin McNicholas before members of the family.

The bride wore a navy blue tailored suit with white accessories and corsage of gardenias and bouvardia. Miss Mary Muldoon and Norman Herman stood up with them. Miss Muldoon wore white crepe with white turban and white accessories with a pink rosebud corsage.

The honeymoon was spent in Santa Barbara. They plan to live in Los Angeles. The bride is a graduate of Franklin high school. Mr. Kenck is a graduate of Washington high.

The bride was honored by a miscellaneous shower given by her aunt, Mrs. Charles Thore, at the home of the bride-to-be on York boulevard. There were about 30 present and the gifts were many and beautiful.

Mrs. Max Kenck gave a kitchen shower at her home when the rooms were gaily decorated with kitchen gadgets. Lovely refreshments were served at both parties.

Building Permit History

8436 Hillrose Street

Sunland

- August 17 1904: Mortgage filed for Construction of 1-story 6-room house and barn at 8438 Hillrose Street on the North half of Lot 38 of Montevista (Construction completed in 1906 per family records)
Owner: Loren T. and Virginia F. Rowley
Architect: Unknown
Contractor: Unknown
Cost: \$600.00 (Mortgaged amount)
- March 9, 1936: Building Permit No. 5190 to have shingle roof repaired; underpinning repaired and interior alterations & repairs; hardwood floor added; repair and refinish interior walls; ceiling joists in attic to be reinforced; new wiring and fixtures; new bath to be installed; new hall added; kitchen rebuilt. All work to be done within present existing walls as a program of reconditioning and modernization. New bath, hall and closets to be installed by using old dining room and part of old kitchen. *Original value included cost of painting and papering.*
Owner: Marion N. Rowley
Architect: None
Engineer: None
Contractor: Various (Fred Suter, General)
Cost: \$1,000.00
- July 7, 1988: Building Permit No. VN44312 to remove old roof and replace with composition roof. 30 squares, smoke detector required
Owner: Kerry and Mary Meyer
Architect: None
Engineer: None
Contractor: Owner
Cost: \$2,000.00
- June 24, 1998: Building Permit No. VN37118 to construct a 17' X 29' storage building. *No plumbing and heating installation to be done.*
Owner: Kerry S. Meyer
Architect: None
Engineer: None
Contractor: Owner
Cost: \$12,000.00

July 2, 2003: Building Permit No. VN32636 to construct a new detached masonry 2-car garage (obtain and complete demo permit for existing garage prior to construction)..
Owner: Kerry S. Meyer
Architect: None
Engineer: Paul Cohn Pina
Contractor: Owner-Builder
Cost: \$24,000.00

February 3, 2006: Building Permit No. VN90703 to demolish existing garage <New garage under 2003VN32636>.
Owner: Kerry S. Meyer
Architect: None
Engineer: None
Contractor: Owner
Cost: \$1,200.00

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

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

REMOVED FROM

Lot.....

Tract.....

REMOVED TO

Lot.....

Tract.....

Present location
of buildingNew location
of buildingBetween what
cross streets8436 Hillrose Ave
(House Number and Street)
Northerly 1/2 of lot 38 Monte Vista (Sunland)
(House Number and Street)

Floralita Ave & Oro Vista Ave

Approved by
City Engineer

Dep't

1. Purpose of PRESENT building Residence Families 1 Rooms 1
(Store, Residence, Apartment House, Hotel, or any other purpose)2. Use of building AFTER alteration or moving Residence Families 1 Rooms 13. Owner (Print Name) Marian N. Rowley Phone 19934. Owner's Address 529 W. Pioneer Drive Glendale5. Certificated Architect None State License No. Phone6. Licensed Engineer None State License No. Phone7. Contractor Various (Fred Suter, General) State License No. 11897 Phone8. Contractor's Address 1000 3rd St.9. VALUATION OF PROPOSED WORK {including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$ 1000.0010. State how many buildings NOW one barn on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)11. Size of existing building 4 x Number of stories high 1 Height to highest point Cement12. Class of building Material of existing walls Head & Floor Exterior framework Cobble Stone
(Wood or Steel)Describe briefly and fully all proposed construction and work and interior alterations, repairsShingle roof repaired; Underpinning repaired; Hardwood floor added; Repair and refinishinterior walls; Ceiling joists in attic to be reinforced; New wiring and fixturesNew bath to be installed; New hall added; Kitchen rebuilt;All work to be done within present existing walls as a program ofreconditioning and modernization. New bath, hall and closets tobe installed by using old dining room and part of old kitchen

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO. 5190	FOR DEPARTMENT USE ONLY 7572			Fee..... Stamp here when Permit is issued MAR 25 1936 Inspector
	Plans and Specifications checked	Zone	Fire District	
	Corrections verified	Bldg. Line	Street Widening	
	Plans, Specifications and Applications rechecked and approved	Application checked and approved	Clerk	
PLANS	For Plans Sec	Filed with	SPRINKLER	
Rec'd				

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....
Material of Foundation.....Width of Footing.....Depth of footing below ground.....
Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....
Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....
Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here.....*Marion H. Rowley*.....
(Owner or Authorized Agent)

By.....*B. E. Rowley*.....

FOR DEPARTMENT USE ONLY

Application..... <i>perm</i>	Fire District..... <i>perm</i>	Bldg. Line..... <i>ap</i>	Termite Inspection.....
Construction.....	Zoning..... <i>ap</i>	Street Widening..... <i>ap</i>	Forced Draft Ventil.....

(1)
REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2)
The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

.....Street

Sign Here.....
(Owner or Authorized Agent)

(3)
No required windows will be obstructed.

Sign Here.....
(Owner or Authorized Agent)

(4)
There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here.....
(Owner or Authorized Agent)

REMARKS:

*original value included cost of painting
and papering*

3

APPLICATION FOR INSPECTION
CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY
7 7 0 0 2 0 3 0 1

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT	BLOCK	TRACT	COUNCIL DISTRICT NO.	DIST. MAP
Por 38 ARB(5)			Monte Vista	2	7572 CENSUS TRACT 1032.01
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING				
01 Dwlg	01 Same				
3. JOB ADDRESS	FIRE DIST.				
8436 Hillrose St					
4. BETWEEN CROSS STREETS	AND		LOT TYPE		
Oro Vista	MR6		324		
5. OWNER'S NAME	PHONE		LOT SIZE		
Meyer-Kerry & Mary	352-2438				
6. OWNER'S ADDRESS	CITY	ZIP			
8436 Hillrose St	Sunland	91040			
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY	
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE	
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY	ZIP	AFFIDAVITS		
10. CONTRACTOR	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		
Owner					
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		P.C. REQ'D
WIDTH LENGTH	2		Gar/dwlg/wrshp		
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR		
		compo	hrdw		
13. JOB ADDRESS	STREET GUIDE				
8436 Hillrose St					
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	DISTRICT OFFICE				
\$ 2,000	VN				
15. NEW WORK (Describe)	SEISMIC STUDY ZONE				
remove old roof with composition roof					
30 sqs, smoke Det. Req'd	GRADING FLOOR				
NEW USE OF BUILDING	SIZE OF ADDITION		STORIES	HEIGHT	ZONED BY
Reroof					Kaldawi
TYPE	GROUP	FLOOR AREA	PLANS CHECKED		FILE WITH
	n/a				
DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED		TYPIST
	n/a		S. Kaldawi		
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTION ACTIVITY		INSPECTOR
	n/a				
PC	GPL	CONT. INSP.	CASHIER'S USE ONLY		
SPC	PM				
BP	EL	.50	26.00 B-C1		
LP	FM		.50 ET-R		
SD	DES		1.00 OSS		
DIST OFFICE	SDSS		44312 0031		
VAN	SPRINKLERS REQ'D SPEC.		L6771 1'07/07728		
P.C. REQ.	ENERGY		27.50 CHTD		

Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.

VN 44312

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).

(If 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 approve for the purpose of sale.)

[] I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

[] I am exempt under Sec. _____ B. & P. C. for this reason: _____

Date _____ Owner's Signature: _____

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 Laws of California.

Date _____ Applicant's Signature: _____

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

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. 3091, 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-described 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. 91.0222 LAMC)

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

Bureau of
Engineering

1 9 7 0 0 2 0

ADDRESS APPROVED 2

DRIVEWAY

HIGHWAY

REQUIRED

DEDICATION

COMPLETED

FLOOD CLEARANCE

SEWERS

SEWERS AVAILABLE

NOT AVAILABLE

SFC PAID

SFC NOT APPLICABLE

SFC DUE

Grading

PRIVATE SEWAGE SYSTEM APPROVED

Conservation

APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐

Fire

APPROVED (TITLE 19) (L.A.M.C.-5700)

Housing

HOUSING AUTHORITY APPROVAL

Planning

APPROVED UNDER CASE #

Traffic

APPROVED FOR

Construction Tax

RECEIPT NO.

DWELLING UNITS

LEGAL DESCRIPTION

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

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

8436 W Hillrose St



Permit #:

98010 - 20000 - 01922

Plan Check #:

Reference #:

Event Code:

Bldg---New
1 or 2 Family Dwelling
Over the Counter Permit

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Status: Ready to Issue
Status Date: 06/24/98
Printed on: 06/24/98 09:23:03

1. TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
MONTEVISTA		38	5	M R 6-324/325	207B189 717	2555 - 028 - 014

3. PARCEL INFORMATION					
BAS Branch Office - VN	Energy Zone - 9	Lot Size - 116 X 150			
Council District - 2	Fire District - FBZ	Lot Type - Interior			
Census Tract - 1032.000	Hillside Grading Area - YES	Thomas Brothers Map Grid - 503			
District Map - 207B189	High Wind Area - YES				
ZONE(S): R1-1 /					

4. DOCUMENTS

Z1 - 1802

5. CHECKLIST ITEMS

Combine Elec - Wrk. per 91.107.2.1.1.1

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s)

Meyer, Kerry S

8436 Hillrose St

SUNLAND CA 91040

Tenant

Applicant (Relationship Owner)

7. EXISTING USE**PROPOSED USE**

23 Storage Building

8. DESCRIPTION OF WORK

17 x 29 storage building

9. # Bldgs on Site & Use: 2 : SFD & GARAGE

For information and/or inspection requests originating within LA County,
call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941.

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Fernando Mejia

DAS PC By:

OK for Cashier: Fernando Mejia

Coord. OK:

Signature: *Fernando Mejia*Date: *6-24-98*

For Cashier's Use Only

W/O #: 81001922

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$12,000

PC Valuation:

FINAL TOTAL Bldg---New	505.76	Planning Surcharge	11.91
Permit Fee Subtotal Bldg---New	209.00	Planning Surcharge Misc Fee	5.00
Energy Surcharge		Permit Issuing Fee	0.00
Electrical	54.34		
HVAC			
Plumbing			
Plan Check Subtotal Bldg---New	188.10		
Plan Maintenance			
Fire Hydrant Refuse-To-Pay			
E.Q. Instrumentation	1.20		
O.S. Surcharge	9.05		
Sys. Surcharge	27.16		

Sewer Cap ID:

Total Bond(s) Due:

06/24/98 09:33:50AM VNO1 T-5416 C 31
BLDG PERMITS R 209.00
INVOICE # 0000000 PP
ELEC PERMIT RE 54.34
BLDG PLAN CHC 188.10
EI RESIDENTIAL 1.20
SYS DEV 27.16
ONE STOP 9.05
MISCELLANEOUS 5.00
CITY PLAN SURC 11.91
TOTAL 505.76
CASH 520.00
CHANGE 14.24

98VN 37118

12. ATTACHMENTSPlot Plan *fm**OFF*

13. STRUCTURE INVENTORY :

(P) Floor Area (ZC) 493 Sqft
 (P) Height (ZC) 10 Feet
 (P) Length 29 Feet
 (P) Stories 1 Levels
 (P) Width 17 Feet
 (P) Type V-N Construction
 (P) Wood (Plywood, OSB, etc.) Shearwall
 (P) Floor Construction - Concrete Slab on Grade

14. APPLICATION COMMENTS

NO PLUMBING AND HEATING INSTALLATION TO BE DONE.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:**16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS**

(O) Owner-Builder

CLASS LICENSE# PHONE#

0

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98 0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp. declarations are desired.)

License Class. _____ Lic No. _____ Print _____ Sign: _____

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations

- ☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued
- ☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are

Carrier: _____ Policy Number: _____

- ☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code. I shall forthwith comply with those provisions.

Sign: Kerry Meyer Date: 6.24.98 ☐ Contractor ☐ Authorized Agent ☐ Owner

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES

19. CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name _____ Lender's address _____

20. ASBESTOS REMOVALNotification of asbestos removal. ☐ Is not applicable ☐ Letter was sent to the AQMD or EPA Sign: _____ Date: _____**21. OWNER-BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 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 or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she 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 the 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 & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)
- ☐ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code. The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)
- ☐ I am exempt under Sec. _____ Bus. & Prof. Code for the following reason _____

Print: KERRY MEYER Sign: Kerry Meyer Date: 6.24.98 ☐ Owner ☐ Authorized Agent**22. FINAL DECLARATION**

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 and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106 4.3.4 LAMC).

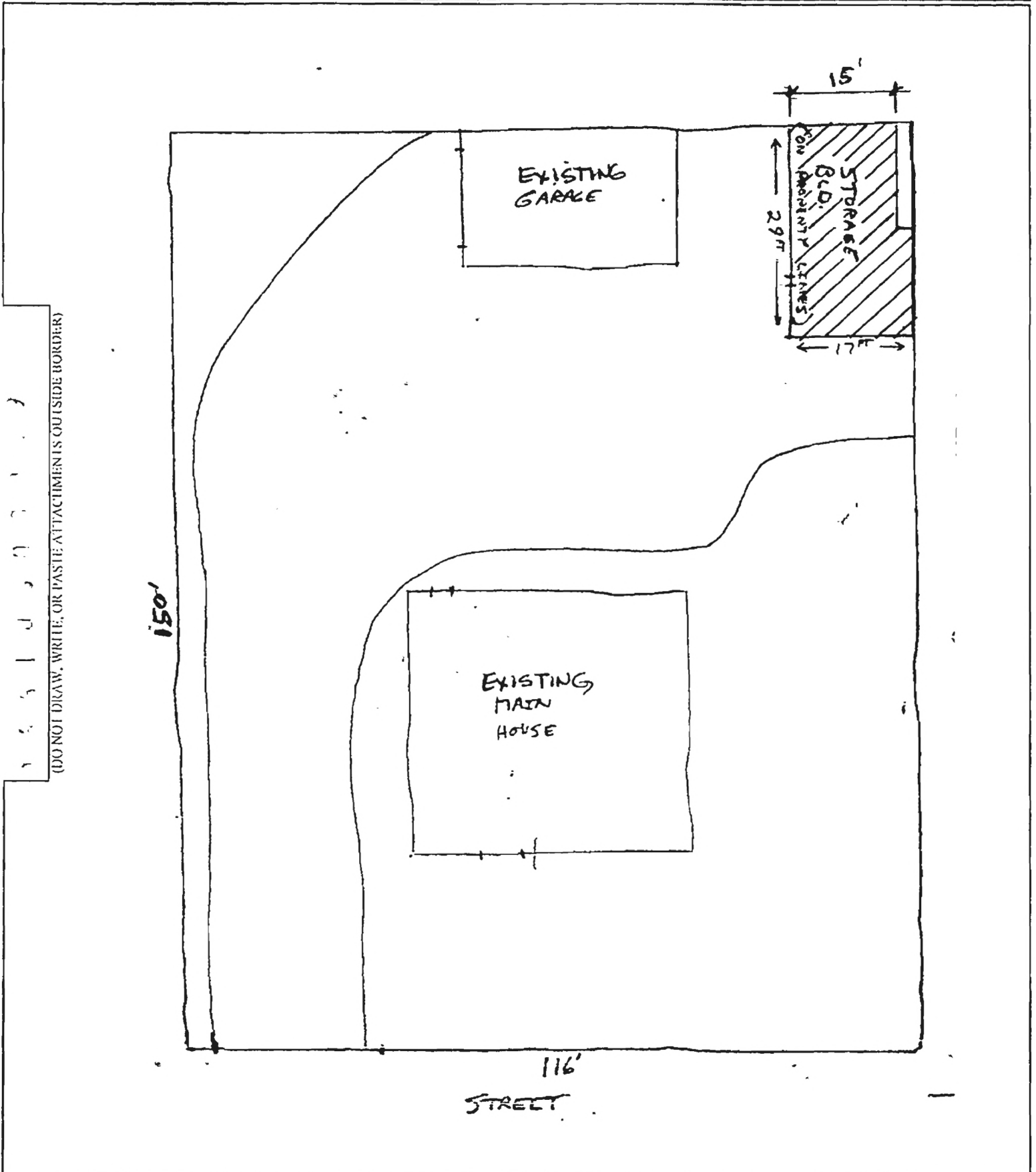
Print: KERRY MEYER Sign: Kerry Meyer Date: 6.24.98 ☐ Owner ☐ Contractor ☐ Author. Agent

Bldg---New
1 or 2 Family Dwelling
Over the Counter Permit

City of Los Angeles - Department of Building and Safety

Plan Check #:
Initiating Office: VAN NUYS
Printed on: 06/24/98 08:51:05

PLOT PLAN ATTACHMENT



8436 W Hillrose St



Permit #:

03014 - 20000 - 03348

Plan Check #: B03VN0776FO Printed: 07/02/03 10:17 AM

Event Code:

Bldg-Addition
1 or 2 Family Dwelling
Regular Plan Check
Plan Check Submittal

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue

Status Date: 07/02/2003

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
MONTEVISTA		38	5	M R 6-324/325	207B189 717	2555 - 028 - 014

P030142000003348FN

3. PARCEL INFORMATION

Area Planning Commission - North Valley
LADBS Branch Office - VN
Council District - 2
Community Plan Area - Sunland-La Tuna Cyn-Lakevw 1
Census Tract - 1032.000

District Map - 207B189
Environmentally Sensitive Area - YES
Energy Zone - 9
Fire District - FBZ
Hillside Grading Area - YES

High Wind Area - YES
Earthquake-Induced Liquefaction Area - YES
Lot Cut Date - 08/22/1949
Near Source Zone Distance - 0.0
Thomas Brothers Map Grid - 503-G3

ZONE(S): R1-1 /

4. DOCUMENTS

ZI - ZI-1802

5. CHECKLIST ITEMS

Special Inspect - Masonry
Special Inspect - Structural Observation

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

Meyer, Kerry S

8436 Hillrose St

SUNLAND CA 91040

Tenant:

Applicant: (Relationship: Owner)

Kerry Meyer -

8436 Hillrose St.

SUNLAND, CA 91040

(818) 523-8211

7. EXISTING USE

(01) Dwelling - Single Family

PROPOSED USE**8. DESCRIPTION OF WORK**

NEW DETACHED 2-CAR Garage (obtain and complete demo permit for (e) garage prior to starting construction)

2. # Bldgs on Site & Use: 2) SFD & STORAGE BLDG

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Charles Chang

DAS PC By:

OK for Cashier: Charles Chang

Coord. OK:

Signature:

Date: 7/2/03

For information and/or inspection requests originating within LA County,

Call toll-free (888) LA4BUILD

Outside LA County, call (213) 482-0000.

(LA4BUILD = 524-2845)

For Cashier's Use Only

W/O #: 31403348

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$24,000

PC Valuation:

FINAL TOTAL Bldg-Addition	596.05	Planning Surcharge Misc Fee	5.00
Permit Fee Subtotal Bldg-Addition	345.40	Permit Issuing Fee	0.00
Energy Surcharge			
Electrical	89.80		
Plumbing	89.80		
Plan Check Subtotal Bldg-Addition	0.00		
Off-hour Plan Check	0.00		
Plan Maintenance	10.00		
Fire Hydrant Refuse-To-Pay	0.00		
E.O. Instrumentation	2.40		
O.S. Surcharge	10.75		
Sys. Surcharge	32.24		
Planning Surcharge	10.66		

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan

LA Department of Building and Safety
VN 16 27 052098 07/02/03 10:36AM

BUILDING PERMIT-RES	\$345.40
ELECTRICAL PERMIT RES	\$89.80
PLUMBING PERMIT RES	\$89.80
PLAN MAINTENANCE	\$10.00
EI RESIDENTIAL	\$2.40
ONE STOP SURCH	\$10.75
SYSTEMS DEVT FEE	\$32.24
CITY PLANNING SURCH	\$10.66
MISCELLANEOUS	\$5.00

Total Due: \$596.05
Credit Card: \$596.05

03VN 32636

1061220045031

13. STRUCTURE INVENTORY

03014 - 20000 - 03348

(P) Floor Area (ZC) 757 Sqft
 (P) Height (BC) 14 Feet
 (P) Height (ZC) 17 Feet
 (P) Stories 1 Levels
 (P) Width 32 Feet
 (NC) Dwelling Unit #Changed Unit Total
 (P) U1 Occupancy 757 Sqft Max Occ.
 (NC) Parking Req'd #Changed 2 Total
 (P) Total Parking for Site 2 Site Total
 (P) Type V-N Construction

(P) Floor Construction - Concrete Slab on Grade
 (P) Roof Construction - Wood Frame/Sheathing
 (P) Wall Construction - Masonry
 (P) Length 26 Feet

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. **

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:**16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS**

(E) Pina, Paul Cohn 2218 A Marshallfield Ln, Redondo Beach, CA 90278
 (O) , Owner-Builder

CLASS LICENSE# PHONE #
 S4194
 0

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors State License Law for the following reason (Section 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 or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she 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 the 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 & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR
☐ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

☒ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

20. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

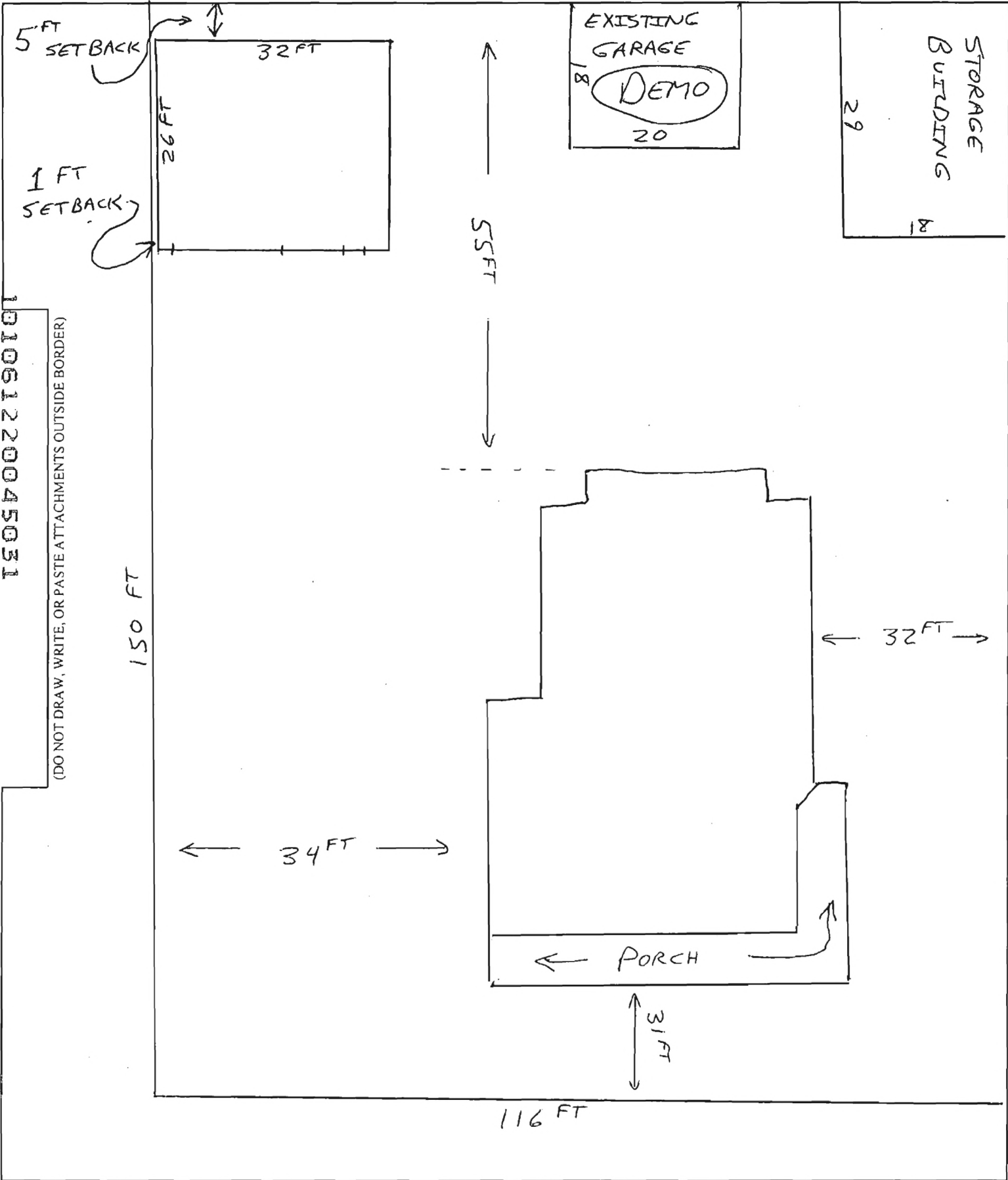
By signing below, I certify that:

(1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

X Print Name: KERRY MEYER Sign: [Signature] Date: 7-2-03 ☒ Owner ☐ Authorized Agent

PLOT PLAN ATTACHMENT



101061220045031
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

8436 W Hillrose St



Permit #:

03019 - 20000 - 01078

Plan Check #: B03VN10008

Printed: 02/03/06 11:14 AM

Event Code:

Bldg-Demolition
1 or 2 Family Dwelling
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR INSPECTION TO
DEMOLISH BUILDING OR STRUCTURE**

Last Status: Ready to Issue

Status Date: 02/03/2006

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
MONTEVISTA		38	5	M R 6-324/325	207B189 717	2555 - 028 - 014

3. PARCEL INFORMATION

Area Planning Commission - North Valley
LADBS Branch Office - VN
Council District - 2
Certified Neighborhood Council - Sunland-Tujunga
Community Plan Area - Sunland-La Tuna Cyn-Lakeview 1

Census Tract - 1032.00
District Map - 207B189
Environmentally Sensitive Area - YES
Energy Zone - 9
Fire District - FBZ

Hillside Grading Area - YES
High Wind Area - YES
Earthquake-Induced Liquefaction Area - YES
Lot Cut Date - 08/22/1949
Near Source Zone Distance - 0.0

ZONE(S): R1-1 /

4. DOCUMENTS

Z1 - ZI-1802

5. CHECKLIST ITEMS

Sewer Cap - Permit Not Required

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

Meyer, Kerry S

8436 Hillrose St

SUNLAND CA 91040

Tenant:

Applicant: (Relationship: Owner-Bldr)
- Owner-Builder

(818) 523-8211

7. EXISTING USE

(07) Garage - Private

PROPOSED USE

(23) Demolition

8. DESCRIPTION OF WORK

DEMOLISH (E) GARAGE <NEW GARAGE UNDER #03014-20K-03348>

9. # Bldgs on Site & Use: SFD AND DETACHED GARAGE

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Ara S. Sgysyan

DAS PC By:

OK for Cashier: David Olinas

Coord. OK:

Signature:

Date:

2/3/06

For information and/or inspection requests originating within LA County,

Call toll-free (888) LA4BUILD

Outside LA County, call (213) 482-0000.

(LA4BUILD = 524-2845)

For Cashier's Use Only

W/O #: 31901078

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$1,200

PC Valuation:

FINAL TOTAL Bldg-Demolition 220.43
Permit Fee Subtotal Bldg-Demolition 130.00
Plan Check Subtotal Bldg-Demolition 58.50
E.O. Instrumentation 0.50
O.S. Surcharge 3.78
Sys. Surcharge 11.34
Planning Surcharge 11.31
Planning Surcharge Misc Fee 5.00
Permit Issuing Fee 0.00

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

Demo Pre-Inspection
Plot Plan

LA Department of Building and Safety
VN 16 34 126004 02/03/06 11:17AM

DEMO PERMIT	\$130.00
BUILDING PLAN CHECK	\$58.50
E1 RESIDENTIAL	\$0.50
ONE STOP SURCH	\$3.78
SYSTEMS DEVT FEE	\$11.34
CITY PLANNING SURCH	\$11.31
MISCELLANEOUS	\$5.00

Total Due: \$220.43

Cash: \$221.00

Change: \$0.57

06VN 90703



* P 0 3 0 1 9 2 0 0 0 0 1 0 7 8 F N *

1010207200627122

(P) Floor Area (ZC): -400 Sqft
(P) UI Occ. Group: -400 Sqft / Sqft

14. APPLICATION COMMENTS

DPI #Z-5894*** DO NOT ISSUE C OF O UNTILL ISSUANCE OF C OF O FOR NEW GARAGE.***

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15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(O) , Owner-Builder

CLASS

LICENSE#

PHONE

0

8185238211

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 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 or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she 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).):

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OR

☒ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

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Carrier: _____ Policy Number: _____

☒ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

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19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Due to the possible presence of lead-based paint, lead safe work practices are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Section 17920.10 and Section 105256 and may be subject to a \$1000 fine or criminal prosecution. For more information call LA County's Department of Health Services at (800)524-5323. In order to locate a Lead Certified Professional and obtain additional information, call California DHS at (800)597-5323 or go to the DHS Website at <http://www.dhs.ca.gov/childlead/html/GENclst.html>.

20. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: KERRY METER Sign: [Signature] Date: 2-3-06 ☒ Owner ☐ Authorized Agent

Bldg-Demolition

City of Los Angeles - Department of Building and Safety

Plan Check #: B03VN10008

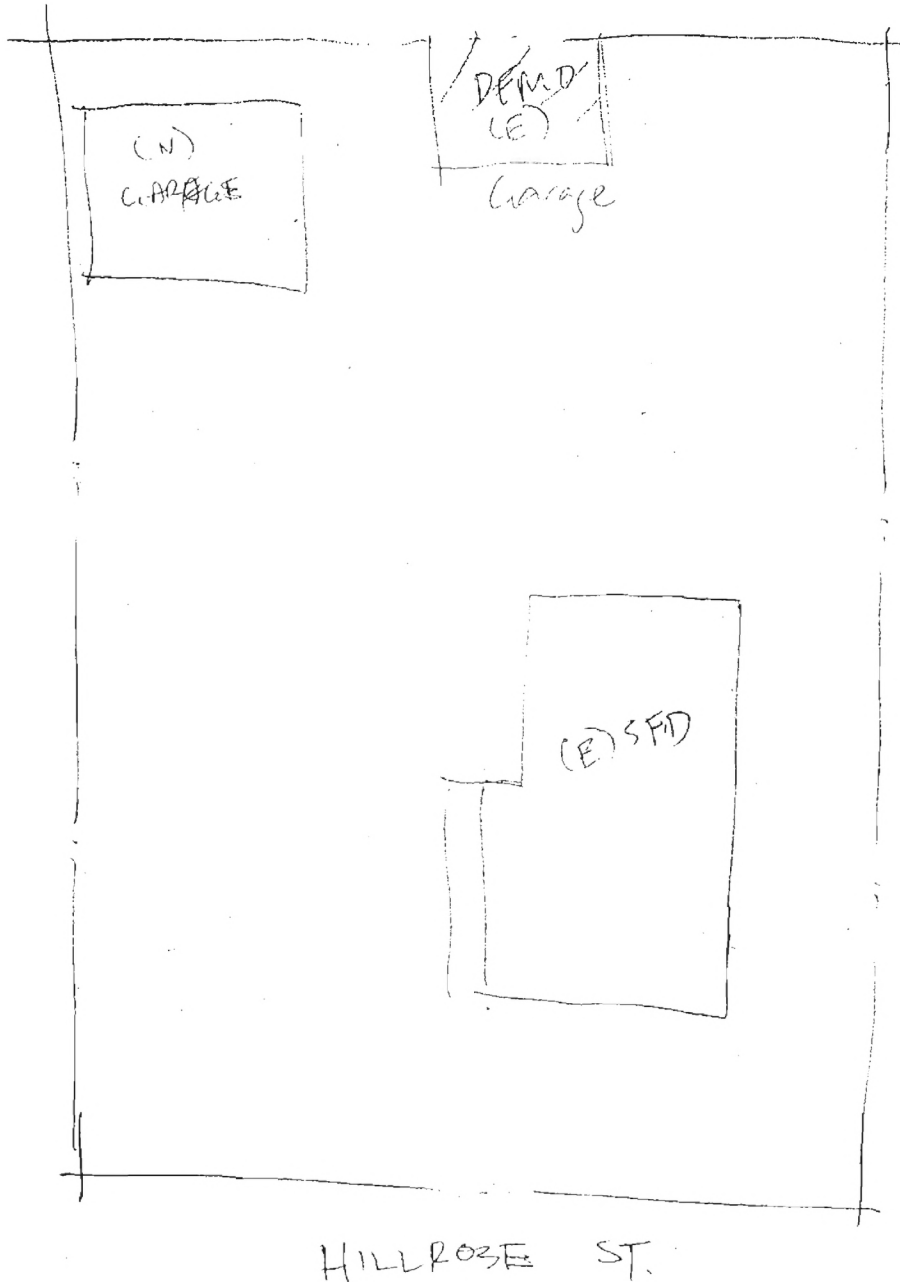
1 or 2 Family Dwelling

Initiating Office: VAN NUYS

Plan Check

PLOT PLAN ATTACHMENT

Printed on: 02/03/06 11:14:24



221/200627122

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

City of Los Angeles - Department of Building and Safety

Pre-Demolition ChecklistJob Address: **8436 W Hillrose Street**

Type: Residential (BMI)

Council District: **2A**Plan Check No.: **Z5894**Census Tract: **1032**# of Bldgs to Demo: **1**Description of Work: **Demo Garage**Inspector / Phone: **Richard Myers 818 756-9413**Inspection Date: **07/09/2003**PLOT PLAN**OK as provided**

SEWER INFORMATION:	Private
SEWER CAP:	Not Required
PEDESTRIAN PROTECTION:	None

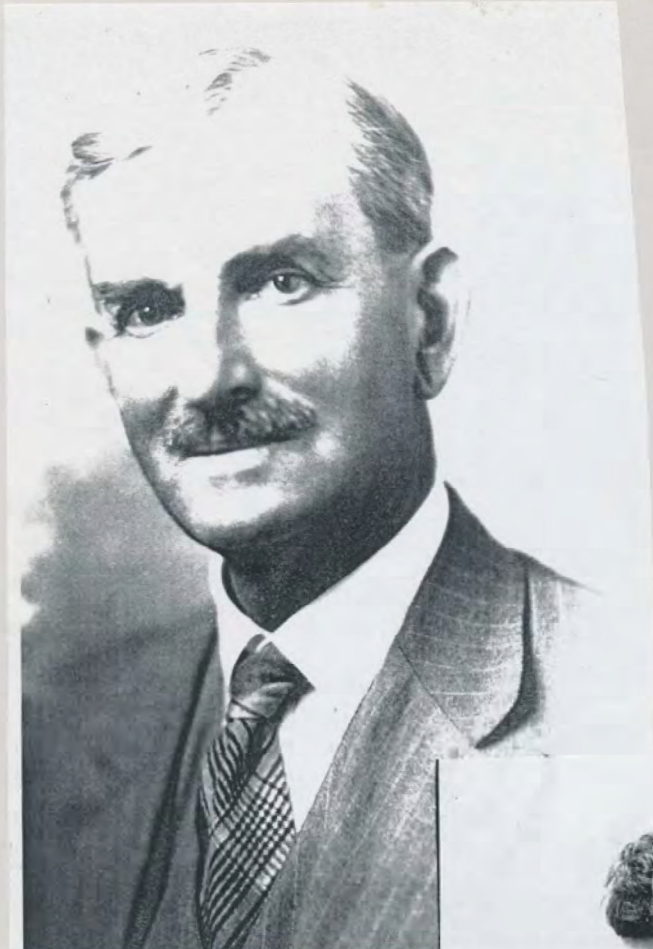
BUILDING INFORMATION				
	<u>Building #1</u>	<u>Building #2</u>	<u>Building #3</u>	<u>Building #4</u>
Basement	No			
Ext Wall Construction	Wood			
No. of Stories	1			
Height (ft)	12'			
Type of Construction	V			

ADDITIONAL COMMENTS

Ok to issue demolition permit.

1010207200627122

Rowley Family photos



LOROU THOMAS Rowley

Virginia Florence Newcomb Rowley



Loron and Virginia Rowley, circa 1905



Loron Rowley's General Store in Monte Vista (now Sunland) circa 1890



Monte Vista Hotel, circa 1887



Eustice and Robert Rowley on steps of Monte Vista Hotel in Sunland. From Marion Rowley's family album, 1996. Photo from the Rowley family collection.



Loron Rowley in front with son, Robert and daughter, Marion in 1924.



The Rowley house at 8436 Hillrose Street in Sunland, California during construction. Dorothy Rowley and aunt Marion Newcomb on porch. This image was donated by Virginia Rowley-Wilson to the Little Landers Historical Society.



1914. The Rowley home at 8436 Hillrose Street in Sunland, California. left to right: Robert Rowley, Virginia Rowley, Marion, and Dorothy. Image donated by Virginia Rowley-Wilson to the Little Landers Historical Society.

zimas.lacity.org | planning.lacity.gov

RFA: Residential Floor Area District	Sunland
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	No
AB 2097: Within a half mile of a Major Transit Stop	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Low
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	Moderate
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	Active: Sunland Elementary Active: Sunland Elementary (G/HG/HA Magnet)
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	No

Assessor Information

Assessor Parcel No. (APN)	2555028014
Ownership (Assessor)	
Owner1	SARVARI,ARMEN AND AGHAKIANT,NARINE
Address	8436 HILLROSE ST SUNLAND CA 91040
Ownership (Bureau of Engineering, Land Records)	
Owner	DAHLEN, MICHAEL & MARINA P.
Address	8436 HILLROSE STREET LOS ANGELES CA 91040
APN Area (Co. Public Works)*	0.400 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$540,700
Assessed Improvement Val.	\$237,709
Last Owner Change	03/15/2022
Last Sale Amount	\$1,120,000
Tax Rate Area	13
Deed Ref No. (City Clerk)	951258 613803 5-588 4-153 3-474 2408718 1538030

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.

	1014594
Building 1	
Year Built	1923
Building Class	C65A
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	2
Building Square Footage	1,908.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2555028014]

Additional Information

Airport Hazard	None
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	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	YES
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	No
Biological Resource Potential	Low
Mountain Lion Potential	Low
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	Yes
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	Yes
Criterion 1 Protected Areas for Wildlife (PAWs)	No

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Verdugo
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	0.50000000
Slip Geometry	Reverse
Slip Type	Unconstrained
Down Dip Width (km)	18.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	45.00000000
Maximum Magnitude	6.90000000

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

Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
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
State Enterprise Zone	None

Housing

Rent Stabilization Ordinance (RSO)	No [APN: 2555028014]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	Yes
Assessor Parcel No. (APN)	2555028014
Address	8436 HILLROSE ST
Year Built	1923
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	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	Yes

Public Safety

Police Information	
Bureau	Valley
Division / Station	Foothill
Reporting District	1617
Fire Information	
Bureau	Valley
Battalion	12
District / Fire Station	74
Red Flag Restricted Parking	No

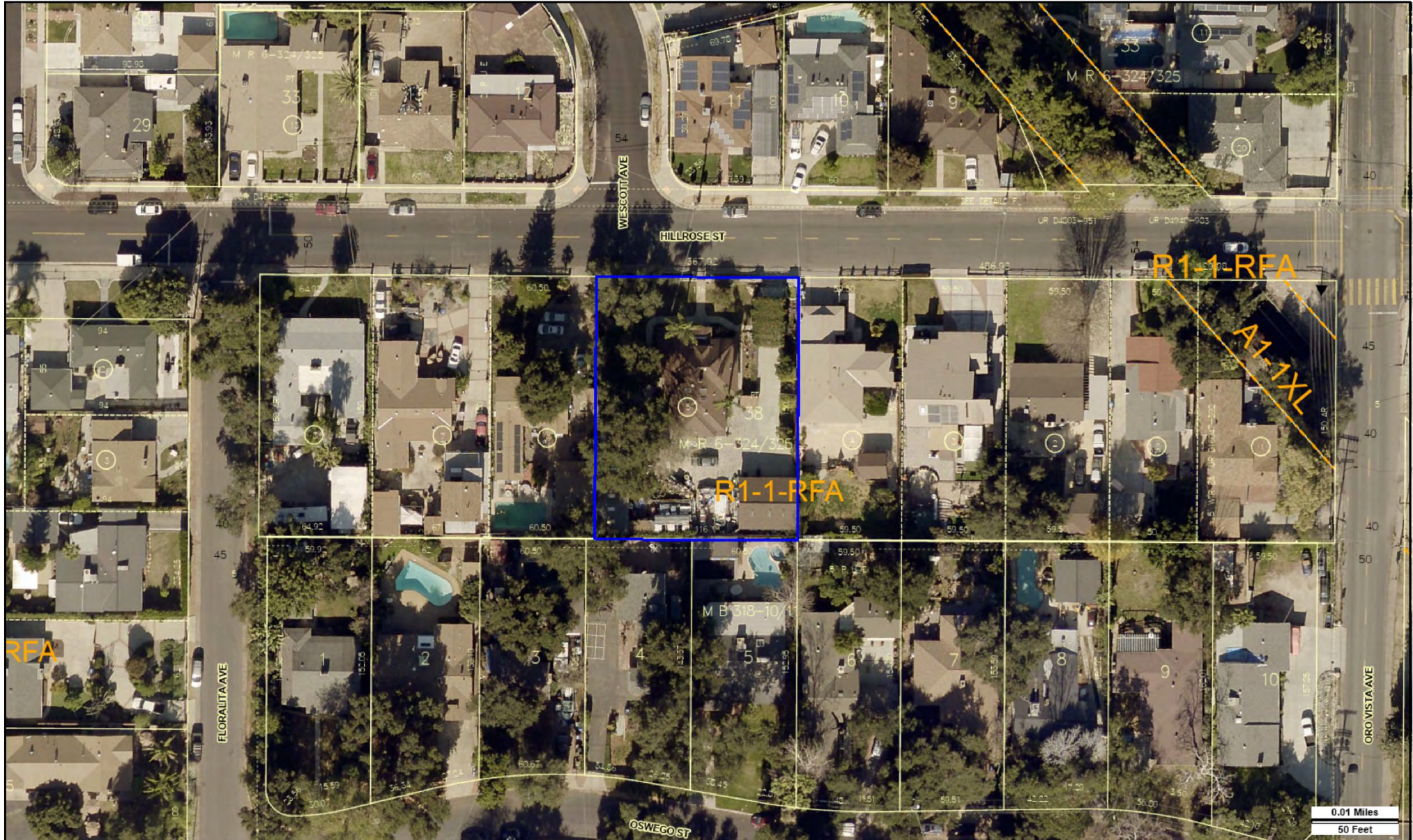
CASE SUMMARIES

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

Case Number:	CPC-2008-2861-RFA
Required Action(s):	RFA-RESIDENTIAL FLOOR AREA DISTRICT
Project Descriptions(s):	ESTABLISHMENT OF THE SUNLAND-TUJUNGA RESIDENTIAL FLOOR AREA (RFA) OVERLAY DISTRICT
Case Number:	CPC-2004-7771-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE (ICO) FOR THE ISSUANCE OF BUILDING PERMITS FOR RESIDENTIAL USES ON ALL RESIDENTIAL PROPERTIES ALONG THE AREA BOUNDED BY LOWELL AVENUE AND THE CITY LIMIT ON THE EAST, THE FOOTHILL FREEWAY ON THE SOUTHWEST, THE EASTERN EDGE OF BIG TUJUNGA WASH ON THE NORTHWEST, AND THE CITY LIMIT ON THE NORTH.
Case Number:	ENV-2008-2862-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ESTABLISHMENT OF THE SUNLAND-TUJUNGA RESIDENTIAL FLOOR AREA (RFA) OVERLAY DISTRICT
Case Number:	ENV-2004-7772-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	INTERIM CONTROL ORDINANCE (ICO) FOR THE ISSUANCE OF BUILDING PERMITS FOR RESIDENTIAL USES ON ALL RESIDENTIAL PROPERTIES ALONG THE AREA BOUNDED BY LOWELL AVENUE AND THE CITY LIMIT ON THE EAST, THE FOOTHILL FREEWAY ON THE SOUTHWEST, THE EASTERN EDGE OF BIG TUJUNGA WASH ON THE NORTHWEST, AND THE CITY LIMIT ON THE NORTH.

DATA NOT AVAILABLE

ORD-180197
ORD-129279



Address: 8436 W HILLROSE ST

APN: 2555028014

PIN #: 207B189 717

Tract: MONTEVISTA

Block: None

Lot: PT 38

Arb: 5

Zoning: R1-1-RFA

General Plan: Low Residential

