

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2015-3825-HCM
ENV-2015-3826-CE

HEARING DATE: November 5, 2015
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 11015 W. Aqua Vista Street
Council District: 2
Community Plan Area: Sherman Oaks–Studio City-
Toluca Lake-Cahuenga Pass
Area Planning Commission: South Valley
Neighborhood Council: Studio City
Legal Description: River View Tract, Lot FR 1

PROJECT: Historic-Cultural Monument Application for the
EDWARD A.D. CHRISTOPHER RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

OWNER: Aqua Residential, LLC c/o Steven Hartunian
1801 Century park East, Ste. 2400
Los Angeles, CA 90067

APPLICANT: Studio City Neighborhood Council Cultural Affairs Committee
4024 Radford Avenue, Edit Bldg. 2
Los Angeles, CA 91604

PREPARER: Mary Mallory and Marcello Vavala
11161 ¼ Acama Street
Los Angeles, CA 91602

RECOMMENDATION **That the Cultural Heritage Commission:**

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

MICHAEL J. LOGRANDE
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, City Planning Associate
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

SUMMARY

The Edward A. D. Christopher Residence is located near the corner of Aqua Vista Street and Vineland Avenue and may be one of the oldest extant houses in Studio City. The property was developed circa 1908 by Edward A. D. Christopher and his wife Clara as a fruit ranch, and it was one of the small gentlemen farms operating independently throughout what was once the Lankershim Ranch Land and Water Company property in the pre-consolidated and predominantly agricultural San Fernando Valley. The Valley was annexed by the City of Los Angeles in 1915. The house originally bore the address 4203 Vineland Avenue. As early as 1955, the property was associated with the address 11015 Aqua Vista Street. Today, the house and parcel remain as a remnant of the larger property.

The Christophers moved from New York to Fresno in 1900 before coming to Los Angeles in 1904. Mr. Christopher had sold real estate and worked as a contractor when the couple purchased the subject property in 1908. They later owned multiple lots in the same tract as the subject property, the River View Tract, and the well on the subject property provided water to those lots.

The Edward A.D. Christopher Residence is a one-story Craftsman house oriented toward Vineland Avenue with the south elevation facing Aqua Vista Street. The house is rectangular in plan with a side gabled roof. The roof is clad in composition shingles and has exposed rafters and roof boards. The front (east) elevation is characterized by a wide central dormer and central porch. The porch includes a pair of four-sided, tapered supports clad in natural, unpainted arroyo stone. The arroyo stone is also featured at the base of the porch and front stairs. The porch is currently sheltered by a fabric awning.

The house retains its original double-hung, wood sash windows with lug horns on the upper sashes. Bipartite attic vents are located in each side gable and the front dormer. All windows and the attic vents in each side gable contain wood frame trim featuring distinctive, flared vertical trim that narrows as it tapers from the wider window sill to the top trim.

An early alteration to the house was the addition of asbestos siding that was installed in 1937. The lowermost portion of the exterior of the house, above the concrete block foundation, is clad in a separate type of siding fabricated to give the appearance of three horizontal courses. The property also includes a one-story front gabled garage also clad in asbestos siding.

In 1962, an apartment complex was built on land surrounding the north and east sides of the residence, including a wing that occupies the former front yard of the property adjacent to Vineland Avenue.

The citywide historic resources survey, SurveyLA, found the property eligible for listing in the California Register of Historical Places and as eligible for local Historic-Cultural Monument designation as a rare example of early residential development in Studio City.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important

events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

FINDINGS

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

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



1. PROPERTY IDENTIFICATION

Proposed Monument Name:					
Other Associated Names:					
Street Address:			Zip:	Council District:	
Range of Addresses on Property:			Community Name:		
Assessor Parcel Number:	Tract:		Block:	Lot:	
Identification cont'd:					
Proposed Monument Property Type:	Building	Structure	Object	Site/Open Space	Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:					

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built:	Factual	Estimated	Threatened?		
Architect/Designer:			Contractor:		
Original Use:			Present Use:		
Is the Proposed Monument on its Original Site?		Yes	No (explain in section 7)	Unknown (explain in section 7)	

3. STYLE & MATERIALS

Architectural Style:		Stories:	Plan Shape:
<i>FEATURE</i>	<i>PRIMARY</i>	<i>SECONDARY</i>	
CONSTRUCTION	Type:	Type:	
CLADDING	Material:	Material:	
ROOF	Type:	Type:	
	Material:	Material:	
WINDOWS	Type:	Type:	
	Material:	Material:	
ENTRY	Style:	Style:	
DOOR	Type:	Type:	



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.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

Reflects the broad cultural, economic, or social history of the nation, state, or community
Is identified with historic personages or with important events in the main currents of national, state, or local history
Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
A notable work of a master builder, designer, 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:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

Property Owner

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

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

Nomination Preparer/Applicant’s Representative

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

- | | |
|--|--|
| 1. 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 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 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 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.

Mary Mallory
Name:

August 18, 2015
Date:

Mary E. Mallory
Signature:

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

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 559
Los Angeles, CA 90012

Phone: 213-978-1200
Website: preservation.lacity.org



City of Los Angeles Department of City Planning

10/30/2015 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

11015 W AQUA VISTA ST

ZIP CODES

91602

RECENT ACTIVITY

CHC-2015-3825-HCM

ENV-2015-3826-CE

CASE NUMBERS

CPC-2008-3125-CA

CPC-2007-3036-RIO

CPC-2006-48-ICO

CPC-1985-657-GPC

CPC-14964-BL

ORD-183145

ORD-183144

ORD-164341-SA49

ORD-125806

ZA-1996-331-CUZ

TT-47312

VTT-72928-CN

ENV-2014-4617-EAF

ENV-2007-3037-ND

ND-83-154-ZC-HD

AF-91-493512-TT

AF-91-493511-TT

Address/Legal Information

PIN Number	165B173 901
Lot/Parcel Area (Calculated)	10,592.2 (sq ft)
Thomas Brothers Grid	PAGE 563 - GRID A5
Assessor Parcel No. (APN)	2366019001
Tract	RIVER VIEW TRACT
Map Reference	M B 18-177
Block	None
Lot	FR 1
Arb (Lot Cut Reference)	5
Map Sheet	165B173

Jurisdictional Information

Community Plan Area	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass
Area Planning Commission	South Valley
Neighborhood Council	Studio City
Council District	CD 2 - Paul Krekorian
Census Tract #	1436.03
LADBS District Office	Van Nuys

Planning and Zoning Information

Special Notes	None
Zoning	R3-1-RIO
Zoning Information (ZI)	ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2358 River Improvement Overlay District
General Plan Land Use	Medium Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	14

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.

500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	2366019001
Ownership (Assessor)	
Owner1	AQUA RESIDENTIAL LLC C/O C/O STEVEN HARTUNIAN
Address	1801 CENTURY PARK E NO 2400 CENTURY CITY CA 90067
Ownership (City Clerk)	
Owner	AQUA RESIDENTIAL, LLC ATTN: STEVEN HARTUNIAN
Address	1801 CENTURY PARK EAST STE 2400 LOS ANGELES CA 90067
APN Area (Co. Public Works)*	0.242 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$630,647
Assessed Improvement Val.	\$157,660
Last Owner Change	09/14/10
Last Sale Amount	\$725,007
Tax Rate Area	13
Deed Ref No. (City Clerk)	390161 2772369 2552734 1287222 0-266
Building 1	
Year Built	1908
Building Class	D55B
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	1
Building Square Footage	1,274.0 (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
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.2723876
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000

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

Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	Valley
Division / Station	North Hollywood
Reporting District	1585
Fire Information	
Division	3
Batallion	14
District / Fire Station	86
Red Flag Restricted Parking	No

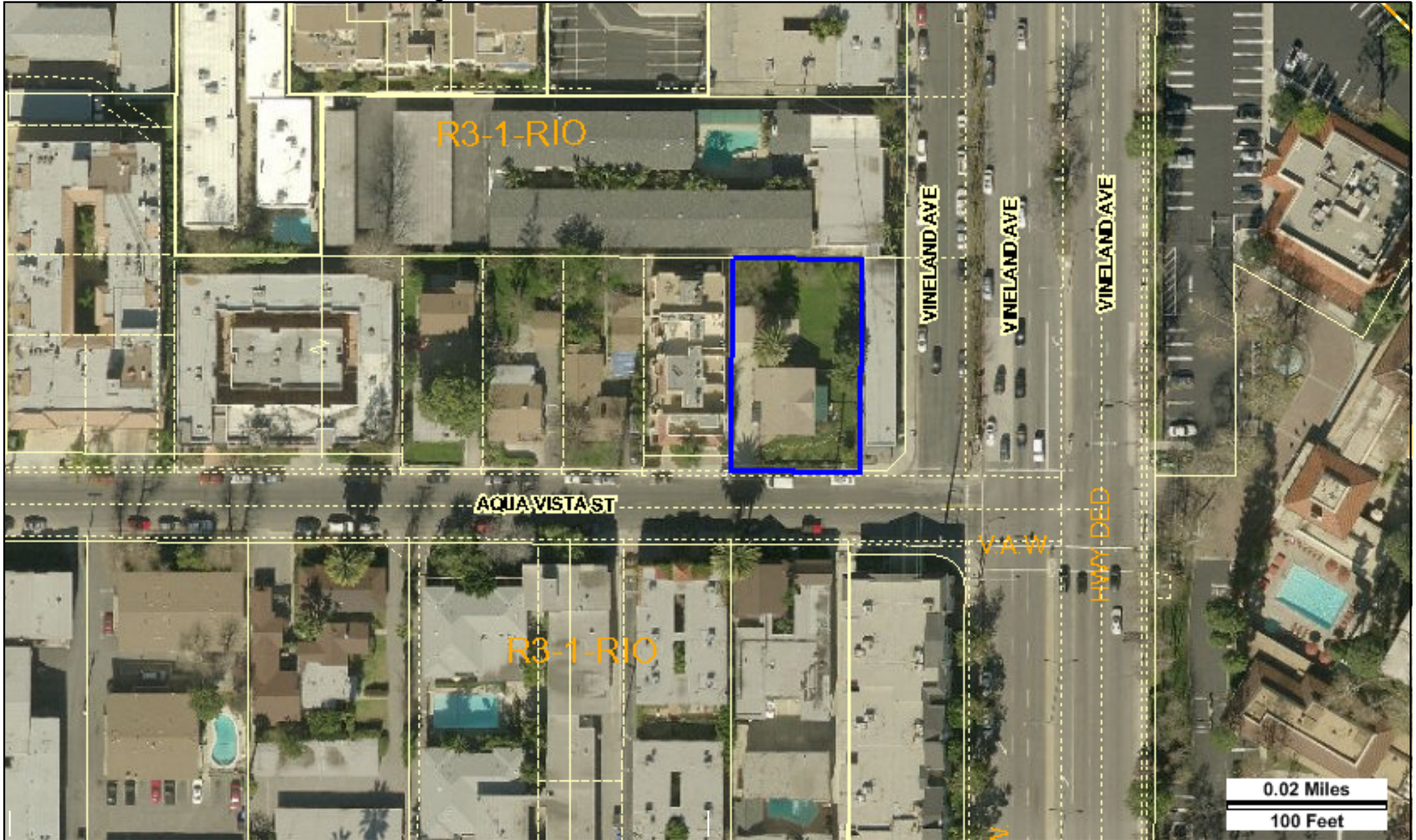
CASE SUMMARIES

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

Case Number:	CPC-2008-3125-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	Data Not Available
Case Number:	CPC-2007-3036-RIO
Required Action(s):	RIO-RIVER IMPROVEMENT OVERLAY DISTRICT
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	CPC-2006-48-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	AN INTERIM CONTROL ORDINANCE REQUIRING A PROJECT PERMIT IN ORDER TO ISSUE A BUILDING PERMIT FOR PROPERTIES ALONG THE LOS ANGELES RIVER, IN THREE SECTIONS WITH WIDTHS OF 300 FEET, 500 FEET AND 1,000 FEET.
Case Number:	CPC-1985-657-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	A PROGRAM TO AMEND THE SHERMAN OAKS-STUDIO CITY-TOLUCA LAKE DISTRICT PLAN AND/OR RELATED ZONING IN ORDER TO DEVELOP CONSISTENCY BETWEEN THE TWO AS LEGALLY REQUIRED BY STATE LEGISLATION
Case Number:	CPC-14964-BL
Required Action(s):	BL-BUILDING LINE
Project Descriptions(s):	Data Not Available
Case Number:	ZA-1996-331-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	REQUEST FOR A NEW STRUCTURE AND PARKING FACILITY FOR A DAY CARE CENTER IN THE R3-1 ZONE.
Case Number:	TT-47312
Required Action(s):	Data Not Available
Project Descriptions(s):	TENTATIVE TRACT FOR 12-RESIDENTIAL CONDOMINIUMS.
Case Number:	VTT-72928-CN
Required Action(s):	CN-NEW CONDOMINIUMS
Project Descriptions(s):	VTT MAP FOR THE DEVELOPMENT OF A 4-STORY, 85 UNIT CONDO WITH ASSOCIATED PARKING.
Case Number:	ENV-2014-4617-EAF
Required Action(s):	EAF-ENVIRONMENTAL ASSESSMENT
Project Descriptions(s):	VTT MAP FOR THE DEVELOPMENT OF A 4-STORY, 85 UNIT CONDO WITH ASSOCIATED PARKING.
Case Number:	ENV-2007-3037-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	ND-83-154-ZC-HD
Required Action(s):	HD-HEIGHT DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

ORD-183145
ORD-183144
ORD-164341-SA49
ORD-125806
AF-91-493512-TT
AF-91-493511-TT



Address: 11015 W AQUA VISTA ST
 APN: 2366019001
 PIN #: 165B173 901

Tract: RIVER VIEW TRACT
 Block: None
 Lot: FR 1
 Arb: 5

Zoning: R3-1-RIO
 General Plan: Medium Residential



PROPOSED MONUMENT DESCRIPTION

The Edward A. D. Christopher Residence is located at 11015 Aqua Vista Street, one parcel west of the northeast corner of Aqua Vista Street and Vineland Avenue in the Studio City neighborhood of the San Fernando Valley. The house is situated on a rectangular parcel that is a remnant of the original property, with the primary (east) elevation oriented toward Vineland Avenue and the south elevation facing Aqua Vista Street.

The property originally bore the address 4203 Vineland Avenue. As early as 1955, the property has been associated with the address 11015 Aqua Vista Street.

The one-story house is primarily rectangular in plan, featuring a shallow pitched roof with side gables. The front elevation is characterized by a wide, central dormer with a shallow gabled roof that extends nearly to the junction of the dormer's face and the primary roof. The roof is currently clad in medium brown composition shingles. The eaves are characterized by exposed rafters and roof boards utilized in the roof construction.

The house retains its original double-hung, wood sash windows featuring sash lugs on the upper sashes. Bipartite attic vents are located in each side gable and the front dormer and are composed of fixed wooden louvers divided by a central, vertical midrib set within a single frame. All windows and the attic vents in each side gable contain wood frame trim featuring distinctive, flared vertical trim that narrows as it tapers from the wider window sill to the top trim.

The house is clad in asbestos siding that was installed in 1937. The lowermost portion of the exterior, above the concrete block foundation, is clad in a separate type of siding fabricated to give the appearance of three horizontal courses.

A rectangular-plan porch is located along the central third of the front elevation. A dominant feature of house's front elevation are a pair of four-sided, tapered vertical support clad in natural, unpainted river stone that rise from the two outer corners of the front porch. These vertical supports rise from a massive base and become increasingly slender near their apex. The floor of the porch is surfaced in a concrete pad, while the exterior facing between the ground the concrete pad is clad in the same natural, unpainted river stone as the vertical supports. The porch is access via a central stair that is framed by slim extensions of the porch, with the concrete pad forming a cap and the same river stone cladding below. The porch is currently sheltered by a fabric canopy awning supported by cylindrical metal poles.

A driveway accessed from Aqua Vista Street is located at the extreme west portion of the property and parallels the west property line. The rear of the house is directly adjacent to the east side of the driveway and a one-story garage is located at the end of the driveway.

STATEMENT OF SIGNIFICANCE

The Edward A. D. Christopher Residence is eligible for listing as a Los Angeles Historic-Cultural Monument under Criterion 1 of the Los Angeles Cultural Heritage Ordinance as a structure "in which the broad cultural, political, economic, or social history of the nation, state, or community is reflected or exemplified."

The Edward A. D. Christopher Residence was identified through SurveyLA as eligible for listing in the California Register of Historical Resources and locally as a Los Angeles Historic-Cultural Monument as a "rare example of early residential development in Studio City" and "may be the oldest extant residence in Studio City."

SurveyLA found the property to be associated with the following Context/Theme types:

- Residential Development and Suburbanization, 1850-1980;
- Early Residential Development, 1880-1930;
- Early Single-Family Residential Development, 1880-1930;

- Residential;
- Single-Family Residence

SurveyLA found the property to be associated with the following Eligibility Standards:

- Has an important association with early settlement or residential development within a neighborhood or community
- May be within an area later subdivided and built out
- Retains most of the essential physical and character-defining features from the period of significance
- Dates from the period of significance
- Is a rare surviving example of the type in the neighborhood or community
- Represents a very early period of settlement/residential development in a neighborhood or community

The Edward A. D. Christopher Residence was constructed about 1908 in what was then unincorporated Los Angeles County territory in the predominantly agricultural San Fernando Valley. It is a rare, surviving example of a pre-annexation single-family residence in the San Fernando Valley (the City of Los Angeles annexed the San Fernando Valley in 1915), and may be the oldest extant house in Studio City.

Development of property

The subject property was developed circa 1908 by Edward A. D. Christopher and his wife Clara as a fruit ranch, and was an example of one of the small gentlemen farms operating independently throughout the former Lankershim Ranch Land and Water Company property.

The Christophers relocated from New York to Fresno in 1900 before coming to Los Angeles in 1904, lured by the promise of good land, sunshine, and prosperity, purchasing land throughout the area. Mr. Christopher sold real estate and had worked as a contractor when the couple purchased the subject property in 1908 from the McCormicks. Mr. Christopher listed himself as a fruit farmer on the 1910 United States Federal Census, which lists the address of the house as Vineland Avenue, with the southern elevation facing Rio Vista Street, now called Aqua Vista Street. The Christophers later owned multiple lots in the River View Tract surrounding the house, providing water from the well on the property to these other lots. They deeded the property to Harry Devenney, a real estate salesman, in 1914.

The house predates the construction of the former Pacific Electric Railway line tying together the San Fernando Valley and Hollywood, which utilized a right of way immediately west of an parallel to Vineland Avenue, which originally bordered the subject property.

In 1962, an apartment complex was constructed on land surrounding the north and east sides of the Christopher Residence, including a wing that occupies the former eastern portion of the original property adjacent to Vineland.

Gentleman Farmers in the San Fernando Valley

The Edward A. D. Christopher Residence stands as possibly the last vestige of an original ranch home constructed when the Lankershim Ranch Land and Water Company attempted to colonize the former Rancho de San Fernando with white farmers in the late 1880s. On July 2, 1869, the San Fernando Farm Homestead Association purchased all interest in the ex Mission de San Fernando Rancho from Pio Pico. They also brought a suit for partition against the heirs of Eulogio de Celix and received full title to the southerly portion of the Valley.

The Los Angeles Farm and Milling Company succeeded the San Fernando Farm Homestead Association in 1880, and on February 7, 1880, stockholders of the dissolving association deeded the southern half of the Valley to it. Early in 1888, the Lankershim Ranch Land and Water Company, composed of J. B. Lankershim, Isaac Van Nuys, F. C. Garbutt, L. T. Garnsey, S. W. Luitweiler, William Bogel, C. W. Smith, and W. S. De Van, purchased 12,000 acres of the lower part of the former Rancho de San Fernando to subdivide into farms. On April 1, 1888, the organization offered ready-made small farms for sale, ranging in size from 40-120 acres, already planted with nut and deciduous fruit trees—mostly walnuts, peaches,

apricots, and pears—which could survive the hot, rainless summers of the San Fernando Valley. In this way, they hoped to attract white “gentlemen farmers” to this vast southeastern section of the Valley, thereby making the San Fernando Valley an important agricultural supplier to the rest of the country. For almost the next 50 years, the vast tract operated as farms and ranches to white immigrants who ventured West seeking a better life and a new adventure. The circa 1908 Christophers’ fruit ranch was an example of one of the small gentlemen farms operating independently throughout the former Lankershim Ranch Land and Water Company property.

San Fernando Valley: Historical Background and Context*

San Fernando Valley

The history of the San Fernando Valley is largely a story of its development. What was an undeveloped and arid valley of ranchos 150 years ago has been transformed into a dense urbanized “suburb” with a population of over 1.7 million (Roderick 2001, v). Through its short history, the San Fernando Valley has been home to some of the nation’s largest agricultural producers, the rise of the film industry, a central hub for the aviation and defense industry, and most importantly, a relentless real estate growth machine that subdivided the valley and sold its image of the good life to people throughout the United States and the world. Infrastructure investments have been vital to this development. The Southern Pacific Railroad made the Valley accessible, providing an essential link to a nation-wide consumer market for the Valley’s agricultural products and a steady supply of new residents. The arrival of a reliable water source through the Los Angeles Aqueduct supported dramatic growth. The Pacific Electric streetcar system linked the Valley within the Los Angeles region, enabling further access to vacant land for development. Most famously, the advent of the automobile and the mass-produced housing industry spread the Valley’s prototypical subdivisions across nearly all remaining open spaces.

Early Growth

The modern history of the San Fernando Valley began in 1869 when Pio Pico, the last Mexican governor of Alta California, sold his land to Isaac Lankershim, a farmer who had immigrated to California from Pennsylvania (Roderick 2001, 32). Pico’s Valley holdings were vast, and he controlled nearly the whole southern half of the Valley. Previously, Pico had owned most of the land in the Valley, but was forced to sell half of it to raise funds for the unsuccessful war effort against the United States (Roderick 2001, 26). After the Lankershim sale, the heirs to the land that Pico sold to Eulogio de Celis, a Spanish businessman from Los Angeles, put their holdings up for sale.

Railroad baron Leland Stanford, interested in expanding the market for the Southern Pacific, helped make a deal, convincing California State Senator Charles Maclay to purchase the de Celis land and build a new town. In return, Stanford would link the town to Los Angeles with the Southern Pacific Railroad (Roderick 2001, 34). Between Maclay and his two partners Ben and George Porter, the northern half of the Valley had been divided into three major parcels, and the first town, San Fernando, had been founded (Roderick 2001, 42).

The railroad arrived in San Fernando in 1874, and it proved to be an effective tool for growth, quickly sparking expansion in other areas of the Valley (Roderick 2001, 38). Maclay created a new 20,000-acre subdivision north of San Fernando, and George Porter sold off a large parcel of land south of the Mission. During the real estate boom of the 1880’s, several new towns were formed in Southern California, including Pacoima and Glendale in the Valley (Roderick 2001, 43). While a real estate slowdown of the 1890’s briefly stopped most growth, several valley towns, including Glendale, Burbank, and San Fernando, persisted (Roderick 2001, 44).

Initially, the Lankershim ranch remained an agricultural operation. It was first a sheep farm, but after a major drought in the 1870’s killed most of the flock, Lankershim switched to wheat and became, at that time, the largest producer in the world (Roderick 2001, 44). The move towards real estate occurred in 1882 when Isaac Lankershim died, deeding half of his land to his son James Lankershim, and the other half to his son-in-law Isaac Van Nuys. While Van Nuys continued the wheat operation, James Lankershim entered the new town business, subdividing 12,000 acres of the family land

east of Whittsett Avenue and founding the town of Toluca (now North Hollywood) (Roderick 2001, 45). Lankershim sold off the land in 40-acre ranches. The mild climate and fertile soils proved to be excellent conditions for growing fruit trees, a strong selling point for many local residents as well as those from across the country (Roderick 2001, 45).

End of Large Scale Agriculture

A key moment in the Valley's transition from agricultural production to residential enclave was announced in 1909, when Van Nuys sold the remaining Lankershim lands for development to Los Angeles interests (Roderick 2001, 48). The buyers, who subsequently formed the development company The Los Angeles Suburban Homes Co., were the elite of Los Angeles: Chandler, business manager of the Los Angeles Times; Otis, owner of the Times; Sherman, a streetcar baron; Brant, an insurance magnate; and Whitley, a real estate man who managed the Hollywood subdivision (Roderick 2001, 56). The deal essentially put half of the Valley into the possession of the company, but the firm did not gain water rights with the deal because of a vested system dating to when the region was under Spanish control (Roderick 2001, 56).

Without a reliable water supply, development opportunities were limited, but a solution was soon to come: On November 5, 1913, the Los Angeles Aqueduct, designed by William Mulholland, delivered Owens Valley water to the Valley for the first time (Roderick 2001, 53-54). The arrival of water secured the Valley's future as a residential suburb, allowing it to dramatically expand in population beyond what could previously have been supported.

After the completion of the aqueduct, the Los Angeles Suburban Homes Co. submitted Tract Map 1000, the largest ever filed in Los Angeles County (Roderick 2001, 57). New towns of Van Nuys, Marion (now Reseda) and Owensmouth (now Canoga Park), were established, linked by Sherman Way, a paved roadway with a streetcar line (Roderick 2001, 57-58). The first electric trolleys came December 16, 1911, connecting Van Nuys to Lankershim and Hollywood through the Cahuenga Pass, enabling commuters to travel to jobs in Downtown Los Angeles from their residences in the Valley (Roderick 2001, 59). Though the Los Angeles Aqueduct provided a reliable water supply for Valley residents, water rights were controlled by the City of Los Angeles, which used its muscle to force most Valley communities to join the city. On March 22, 1915, with the exception of San Fernando, Burbank, Glendale, and Calabasas, most Valley communities agreed to be annexed by the city (Roderick 2001, 62).

Growth in Valley Industry

Soon after the birth of the film industry in Los Angeles, the Valley attracted film production because of its diversity of terrain and bright natural light. In 1912, Universal became the first film studio to operate out of the Valley, utilizing its ranch at what is now Forest Lawn Cemetery Hollywood Hills for filming (Roderick 2001, 86). The second Universal ranch, the former Taylor Ranch at the base of the Cahuenga Pass, purchased in 1914, was simultaneously developed both as a back lot as well as a residential neighborhood for studio workers, opening under the name "Universal City" in 1915 (Roderick 2001, 86).

Like Universal City, Studio City was conceived as a combined studio, commercial development and residential subdivision. Begun in 1926 on what had been a lettuce farm located along Ventura Blvd., the 500-acre parcel eleven miles north of downtown Los Angeles included a production studio for Mack Sennett Studios, commercial developments along Ventura Boulevard, and nearby residential subdivisions. The first subdivision of the Studio City development, Maxwell Terrace, opened at Ventura Boulevard and Laurel Canyon Boulevard. Sennett became Republic Studios in 1935, home to some of the leading Hollywood stars of the era: Gene Autry, Roy Rogers, and John Wayne (Roderick 2001, 89; Pitt & Pitt 1997, 488).

The aviation and defense industry was also vital to the growth of the Valley, especially during the periods leading up to and following World War II. By the end of the 1950's, nine of the ten biggest Valley manufacturers served defense contracts, the largest of which was Lockheed, which had moved to Burbank from Hollywood in 1938 (Roderick 2001, 133).

* San Fernando Valley: Historical Background and Context is excerpted from the Weddington Golf & Tennis Club Historic Resources Assessment Report, (Architectural Resources Group, 2012), from the Studio City Senior Living Center Project EIR, (ENV 2001-1196-EIR)

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Lankershim Ranch Land and Water Company Tract Map, 1887, wikimedia.org.

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River View Tract Map, subdivision of Lankershim Ranch Land and Water Company, 1911.

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1910 C. C. Pierce photograph of the San Fernando Valley, Looking North from Ventura Boulevard up Vineland Avenue, Courtesy of the Los Angeles Public Library.

1914 Photograph of the San Fernando Valley, Looking westward from Universal City, Courtesy of Universal Studios Archive.

2015 Photographs of 11015 Aqua Vista, Courtesy of Marcello Varvala.



Address: 11015 W AQUA VISTA ST
 Name:
 Year built: 1908
 Architectural style: Craftsman

Context 1:

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
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	Rare example of early residential development in Studio City; may be the oldest extant residence in Studio City. Due to the replacement of the wall cladding, the property does not retain sufficient integrity to be eligible for listing in the National Register.



Address: 11143 W AQUA VISTA ST
 Name: The Pink Flamingo
 Year built: 1957
 Architectural style: Dingbat

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Stucco Box/Dingbat, 1954-1968
Property type:	Multi-Family Residential
Property sub type:	Stucco Box/Dingbat
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a stucco box/Dingbat apartment in Studio City; displays multiple features commonly associated with Dingbat apartments, including applied decoration and building name signage.



**HISTORIC
PLACES LA**

LOS ANGELES HISTORIC RESOURCES INVENTORY

- [Home](#)
- [Search](#)
- [Map View](#)

11015 W AQUA VISTA ST

Historic Resource

Resource Report

Historic Resource Summary

Names

11015 W AQUA VISTA ST (Primary)

Images

No image available

Resource Types

Building

Architect

No architect information available

Builder

No builder information available

Owner

No owner information available

Location Information

Addresses

11015 W AQUA VISTA ST Primary

Location Description

No descriptions recorded

Administrative Areas

Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan Area
(Community Plan Area)

Los Angeles City Council District 2 (Council District)

STUDIO CITY NEIGHBORHOOD COUNCIL (Neighborhood Council)

STUDIO CITY NEIGHBORHOOD (Neighborhood)

Parcels

No parcels recorded

Resource Description**Classification**

Type: none defined Use: none defined Period: none defined Style: none defined
Dates (from/to): 1908-01-01 - Related Features: none defined

Type: House Use: Historic Period: none defined Style: Craftsman Dates (from/to):
none defined Related Features: none defined

Type: Residential-Single Family Use: Current Period: none defined Style: none
defined Dates (from/to): none defined Related Features: none defined

Type: HP02. Single family property Use: none defined Period: none defined Style:
none defined Dates (from/to): none defined Related Features: none defined

Features

Component: none defined Technique: Wood Material: none defined

Component: Facade-Asymmetrical Technique: none defined Material: none defined

Component: Plan-Rectangular Technique: none defined Material: none defined

Component: Porch-Partial width Technique: none defined Material: none defined

Component: Porch-Projecting Technique: none defined Material: none defined

Component: Porch-Roof, gable Technique: none defined Material: none defined

Component: Porch Rail-Stone, arroyo Technique: none defined Material: none defined

Component: Cladding Technique: none defined Material: Vinyl

Component: Door-Unknown Technique: none defined Material: none defined

Component: Porch Supports-Posts Technique: none defined Material: none defined

Component: Porch Supports-With Pedestals Technique: none defined Material: none defined

Component: Porch Supports Technique: none defined Material: Stone, arroyo Wood

Component: Roof Technique: none defined Material: Composition shingle

Component: Roof-Gable, side Technique: none defined Material: none defined

Component: Roof-Eaves, open Technique: none defined Material: none defined

Component: Window-Single Technique: none defined Material: none defined

Component: Window-Double-hung Technique: none defined Material: none defined

Component: Window Technique: none defined Material: Wood

Component: Window-Decorative surround Technique: none defined Material: none defined

Description

No description available

Alterations

Wall cladding replaced

Resource Significance

Evaluation Details

Context/Theme

Context/Theme Type;

Residential Development and Suburbanization, 1850-1980;

Early Residential Development, 1880-1930;

Early Single-Family Residential Development, 1880-1930;

Residential;

Single-Family Residence

Eligibility Standards

Has an important association with early settlement or residential development within a neighborhood or community

May be within an area later subdivided and built out

Retains most of the essential physical and character-defining features from the period of significance

Dates from the period of significance

Is a rare surviving example of the type in the neighborhood or community

Represents a very early period of settlement/residential development in a neighborhood or community

Status Codes

3CS
5S3

Significance Statement

Rare example of early residential development in Studio City; may be the oldest extant residence in Studio City. Due to the replacement of the wall cladding, the property does not retain sufficient integrity to be eligible for listing in the National Register.

External References

External System References

SurveyLA ID: d7695d8f-30c1-4de5-86dd-29918648551b
Property Identification Number: 165B173 901
House ID: 31906

Related Resources

Related Historic Resources

None

Related Historic Districts

None

Related Activities

[SurveyLA - Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Survey](#) (was assessed in / assessed)

Related Historic Events

None

Related People/Organizations

None

Related Information Resources

Images

None

Documents

[SurveyLA: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Historic Resources Survey Report](#) ((Document/Text, is referred to in / refers to))

SurveyLA

SurveyLA is the first comprehensive program to identify significant historic resources throughout the City of Los Angeles, and is scheduled to be completed in 2017. HistoricPlacesLA includes SurveyLA data published to date. Find out more about SurveyLA at:

<http://www.preservation.lacity.org/survey>

Office of Historic Resources

*Office of Historic Resources
Department of City Planning
200 N. Spring St., Room 559
(213) 978-1200 phone
(213) 978-0017 fax*

*Email: planning.historicplacesla@lacity.org
<http://www.preservation.lacity.org>*



1. Front (East) elevation. View: West



2. Front and south elevations. View: Northwest

All photographs Marcello Vavala, August 16, 2015, unless otherwise indicated.



3. Front (East) elevation. View: West



4. Front (East) elevation. View: Northwest



5. Dormer detail, front elevation. View: West



6. Front elevation, entrance and porch detail. View: West



7. South elevation. View: North



8. South elevation. View: North



9. South elevation. View: Northwest



10. Rear and south elevations. View Northeast



11. Rear and south elevations. View: Northeast



12. Rear elevation and garage. View: Northeast



13. Rear elevation detail. View: North



14. Rear elevation detail, with double-hung window and exposed rafters and roof boards at eaves. View: Northeast



15. Siding detail, with 1937 asbestos siding above and two sections of fabricated, three-course siding below. South elevation. View Northeast

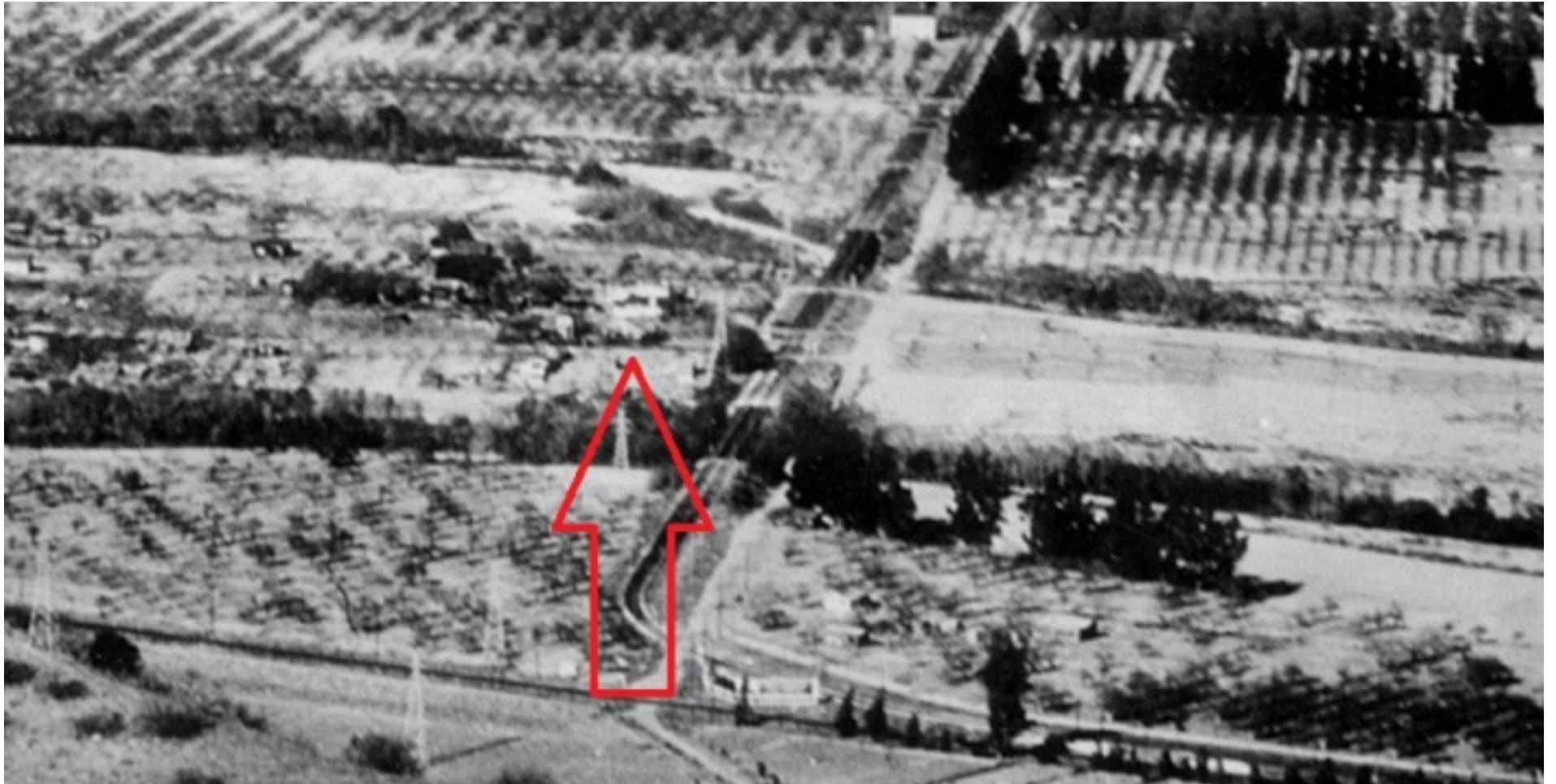


16. Foundation detail, concrete block. South elevation. View Northeast



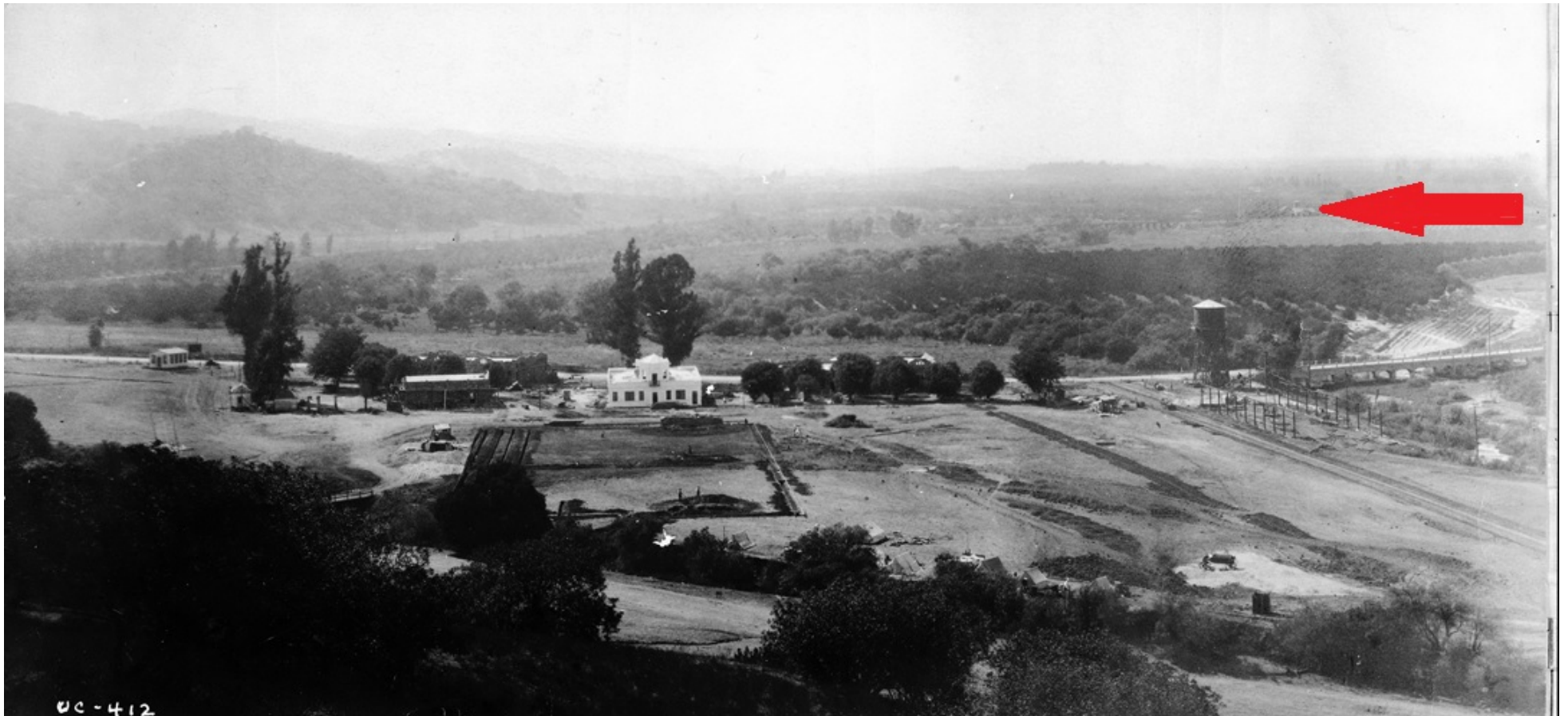
17. 1910 photograph looking north up Vineland Avenue, to right of center. Edward A. D. Christopher Residence marked with arrow.

Photograph by C. C. Pierce, 1910. Courtesy Los Angeles Public Library Photograph Collection.



18. Detail of 1910 photograph looking north up Vineland Avenue, to right of center. Edward A. D. Christopher Residence marked with arrow.

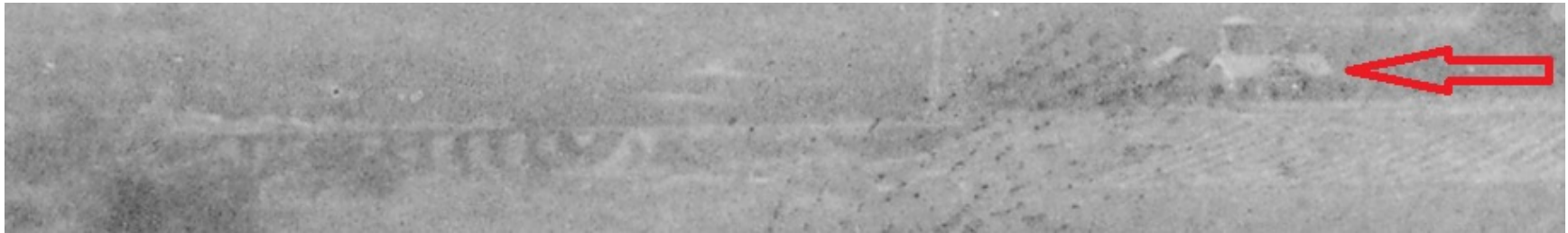
Photograph by C. C. Pierce, 1910. Courtesy Los Angeles Public Library Photograph Collection.



19. 1914 photograph looking West from the Universal Studios construction site. Edward A. D. Christopher Residence marked with arrow.

Lankershim Boulevard crosses center of photograph from left to right (main administration building at Universal Studios at center). Ventura Boulevard is visible crossing diagonally in upper left of photograph. Vineland Avenue is visible to left of Edward A. D. Christopher Residence, with the wooden Vineland Avenue bridge crossing the Los Angeles River.

Photograph Courtesy of Universal Studios Archive.



20. Detail of 1914 photograph looking West from the Universal Studios construction site. Edward A. D. Christopher Residence marked with arrow.

Vineland Avenue is visible crossing left to right, with wooden Vineland Avenue bridge left of center, and Edward A. D. Christopher Residence at right. A water tower is visible behind Christopher Residence, and an outbuilding is visible to the rear left of Christopher Residence.

Photograph Courtesy of Universal Studios Archive.

L. T. GARREY, Pres. J. E. PLATER, Treas. F. G. BARRETT, Secy.

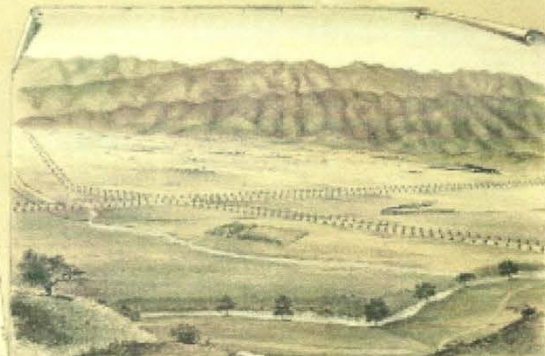
DIRECTORS.

L. T. GARREY, S. F. HOFFMAN,
E. MIFALAND, JES. R. BOAL,
S. W. LEITWILER, F. G. BARRETT,
S. S. HART.

MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE

LANKERSHIM RANCH AND LAND AND WATER CO.

OFFICE
44 NORTH BRUNN ST.
LOS ANGELES, CAL.
INCORPORATED BY CHARTER OF THE SOUTHWEST OF THE
RANCH EX MISSION-SAN FERNANDO
LOS ANGELES COUNTY, CALIFORNIA
INCORPORATED BY CHARTER OF THE SOUTHWEST OF THE
RANCH EX MISSION-SAN FERNANDO
LOS ANGELES COUNTY, CALIFORNIA
INCORPORATED BY CHARTER OF THE SOUTHWEST OF THE
RANCH EX MISSION-SAN FERNANDO
LOS ANGELES COUNTY, CALIFORNIA



Lankershim Ranch Land and Water Company tract map

12,000 - ACRES FINEST SAN FERNANDO VALLEY LANDS - 12,000

A - GOLDEN - OPPORTUNITY

TO SECURE

Fruit, Grain and Vegetable Lands!

ONLY TEN MILES FROM LOS ANGELES.

10 Acre Farms,	50 Acre Farms,
20 " "	100 " "
30 " "	150 " "

12,000 Acres of the **Lankershim Ranch.**

The largest Wheat Farm in Southern California, now offered in tracts to suit everybody's wants.

THIS TRACT being at the lower end of San Fernando Valley, all the waters of the Los Angeles, Pacoima and Figueroa rivers percolate through its ground. This fact explains why this particular part of the valley gives such generous returns of Fruits and Vegetables of exceptionally fine flavor and quality, and

WITHOUT IRRIGATION.

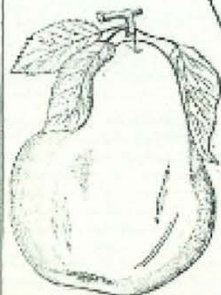
THE SOIL is a rich, deep, sandy loam, easy to cultivate, and in which the roots of trees and vines *thrive* freely. An inexhaustible supply of water lies within 10 to 40 feet of the surface—the underground flow from the river below.

RAISIN GRAPES.

No finer soil or location for this industry can be found in California. The net yield is \$200 to \$300 per acre per year, and this is one of the easiest to cultivate, as well as the most profitable of fruit crops.

Peaches, Pears and Apples

Also do especially well on these lands, and are of exceptionally fine flavor.



Lankershim Ranch, Land and Water Company.

BOARD OF DIRECTORS: L. T. Garney, A. P. Hoffman, Dan McFarland, S. W. Luitwieler, Wm. Bogel, Jos. H. Eoal, F. C. Garbutt.

VEGETABLES

Grow to the highest degree of perfection without irrigation. A wide avenue is now being graded through this tract, and lined with trees for a distance of six and a half miles from north to south, and another of three miles from east to west.

The Southern Pacific R. R. crosses a corner of the tract, and arrangements are now being made to erect a station thereon. The new railroad through the San Fernando and Simi Valleys in California will pass through the middle of this tract.

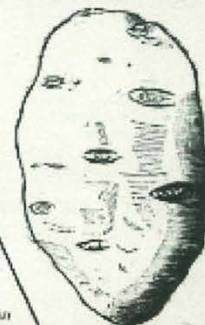
The alternate blocks of 20 and 40 acres are offered on especially favorable terms. While similar lands are sold at \$200 to \$300 per acre, alternate blocks in this tract are offered at

\$120 PER ACRE \$120

Deferred Payments only 6 Per Cent.

And the company pays for one-half of all permanent improvements.

While young trees and vines are maturing, the thrifty farmer can make handsome profits from his lands by cultivating grains and vegetables.



IT COSTS NOTHING

The Intended Purchaser

To Examine these Lands.

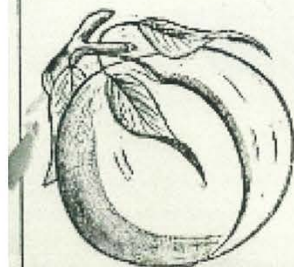
—APPLY TO—
BURCH & BOAL,

136 West First St.

Or to F. C. GARBUTT, Secretary of the Company.

44 N. Spring St.

PRINCIPAL OFFICE, 44 N. SPRING ST.

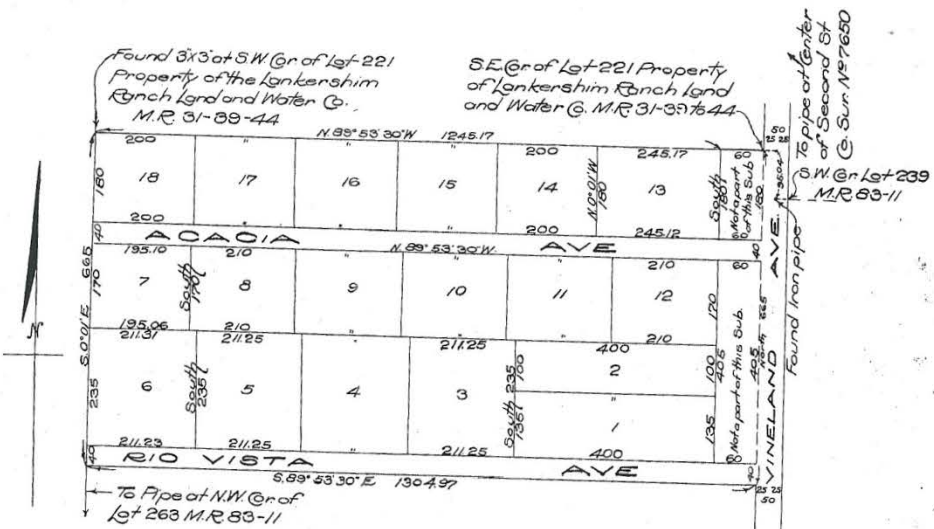


10+17 18-177
37

1'
SN
171
A13

RIVER VIEW TRACT

Being a Subdivision of a portion of Lot 237 of the Property of the Lankershim Ranch Land and Water Co. as shown on map recorded in Book 31 pages 39-44 and farther shown on the plat showing dividing line between the land of J.B. Lankershim and Lots 234-235-236-237 and 238 of the Lankershim Ranch Land and Water Co. as Recorded in Book 83 page 11 Miscellaneous records of Los Angeles County, Cal. Surveyed November 1911. E. R. Dart C. E. Scale 1 in = 200 ft.



Acacia Ave. changed to Acama St. ord. 36682
Rio Vista Ave. " " Agua Vista St. " 36688

Owners: - Josie ^{her} ~~mark~~ M^s Ermick
Edward A. D. Christopher
Clara V. Christopher

Recorded Dec. 19, 1911

A-127 B Sht. 18

Comp. MCT

Notarial seals Brent Beverly Notary Public
in and for the County of Los Angeles State of California

Comm. expires 8/6/08.

134 A full true and correct copy of original recorded at request of Grantor
Copyright 31 March 11-1908 at 43 mins past 1 P. M.
C. L. Logan County Recorder by B. M. Kuder Deputy

Grant Deed

Alexander M. Gormick and Josie M. Gormick his wife of San Bernardino, California in consideration of ten and 00/100 dollars to them in hand paid, the receipt of which is hereby acknowledged do hereby grant to Edward A. O. Christopher of Los Angeles, California all that real property situated in the County of Los Angeles, State of California described as follows.

Lot two hundred thirty seven (237) of the San Bernardino Ranch Land and Water Company's subdivision of about 12000 acres of the South half of the Rancho Ex. Mission of San Fernando, as per maps thereof recorded in Book 21 page 29 et seq. miscellaneous Records of said County.

Subject however to suits now pending instituted by the City of Los Angeles for subterranean waters under this and other property.

To have and to hold to the said grantee his heirs or assigns forever.

Witness our hands this 11th day of January 1908

Alexander M. Gormick

Josie M. Gormick

State of California County of Los Angeles.

On this 11th day of January 1908 before me G. E. Boag a Notary Public in and for said County personally appeared Alexander M. Gormick and Josie M. Gormick his wife known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same.

Witness my hand and official seal.

Notarial seals G. E. Boag Notary Public
in and for the County of Los Angeles State of California

139 A full true and correct copy of original recorded at request of Grantor
Copyright 31 March 11-1908 at 46 mins past 1 P. M.
C. L. Logan County Recorder by B. M. Kuder Deputy

This Deed made the twenty eighth day of March in the year of our Lord one thousand nine hundred and six be-

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:

REMOVED FROM Lot Tract Present location of building New location of building Between what cross streets REMOVED TO Lot Tract Approved by City Engineer Deputy.

- 1. Purpose of PRESENT building. Residence Families 1 Rooms 1
2. Use of building AFTER alteration or moving. Residence Families 1 Rooms 1
3. Owner (Print Name) Mrs. Lena Fennell Phone
4. Owner's Address 4203 Vineland Ave. North Hollywood
5. Certificated Architect State License No. Phone
6. Licensed Engineer State License No. Phone
7. Contractor GENERAL ROOFING & SIDING COMPANY State License No. 40720 Phone CA 4101
8. Contractor's Address 1908 NORTH BROADWAY LOS ANGELES
9. VALUATION OF PROPOSED WORK \$ 345.00
10. State how many buildings NOW on lot and give use of each.
11. Size of existing building x Number of stories high Height to highest point
12. Class of building Material of existing walls Exterior framework Describe briefly and fully all proposed construction and work:

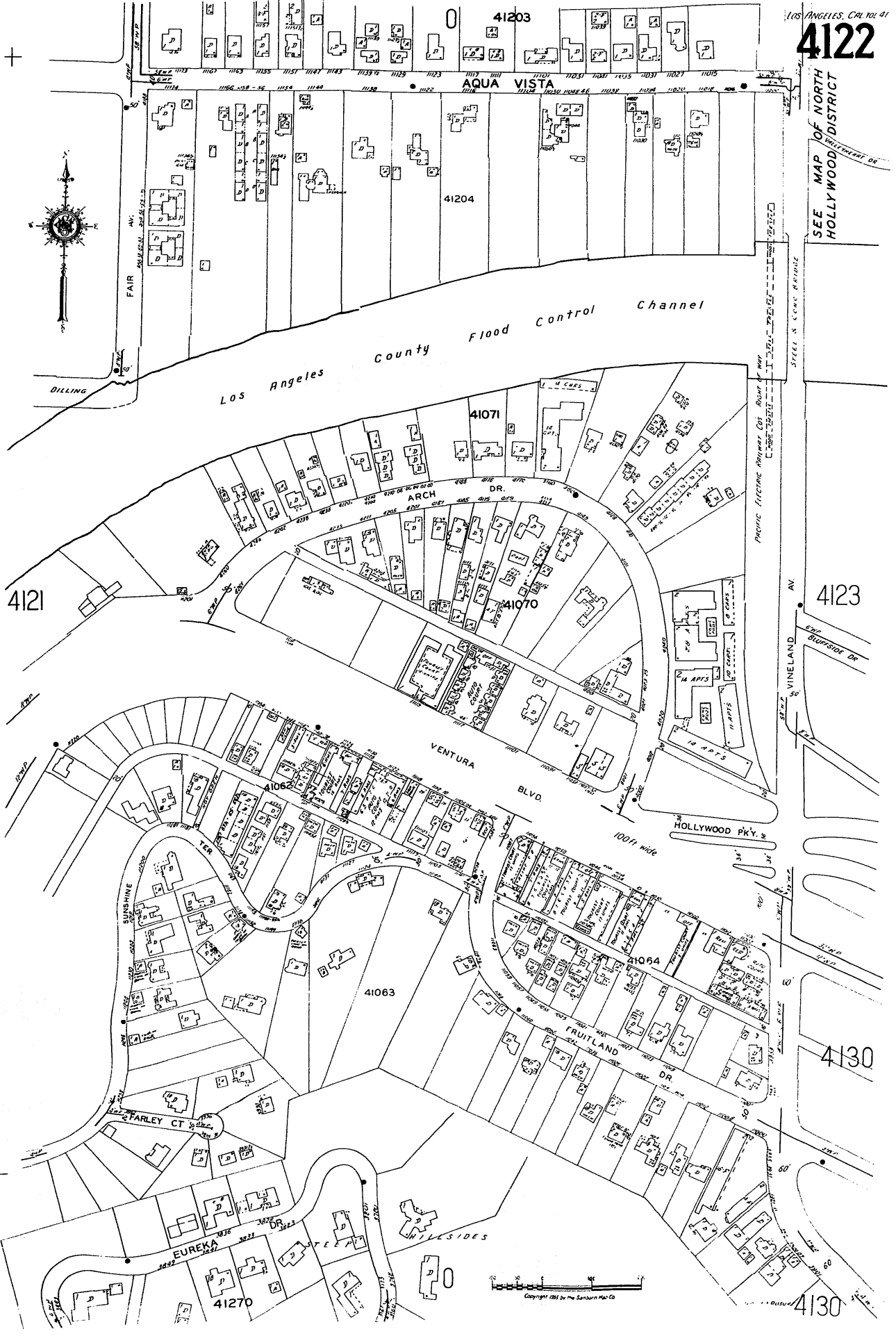
Concrete exterior walls with asbestos siding

Fill in Application on other Side and Sign Statement DOUBLE REVER

FOR DEPARTMENT USE ONLY PERMIT NO. 15867 PLANS FOR DEPARTMENT USE ONLY Plans and Specifications checked Zone Fire District No. Corrections verified Bldg. Line Street Widening Ft. Ft. Plans, Specifications and Applications rechecked and approved Application checked and approved 5/12/37 L. H. Clerk SPRINKLER Required Valuation Included Specified Yes-No Inspector

WINDY DISTRICT

SEE MAP OF NORTH HOLLYWOOD DISTRICT



Copyright 1961 by The Sanborn Map Co.