

CORBIN PALMS MODEL H-3
6134 North Jumilla Avenue
CHC-2018-376-HCM
ENV-2018-377-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—February 22, 2018](#)
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-2018-376-HCM
ENV-2018-377-CE**

HEARING DATE: April 19, 2018
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 6134 North Jumilla Avenue
Council District: 3 – Blumenfield
Community Plan Area: Canoga Park - Winnetka -
Woodland Hills - West Hills
Area Planning Commission: South Valley
Neighborhood Council: Woodland Hills–Warner
Center
Legal Description: Tract TR 13606, Lot 18

EXPIRATION DATE: May 1, 2018

PROJECT: Historic-Cultural Monument Application for the
CORBIN PALMS MODEL H-3

REQUEST: Declare the property a Historic-Cultural Monument

OWNER/APPLICANT: Gary P. Dent
6134 Jumilla Avenue
Woodland Hills, CA 91367

PREPARER: Sian Winship
2146 Westridge Road
Los Angeles, CA 90049

RECOMMENDATION That the Cultural Heritage Commission:

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

Attachments: Historic-Cultural Monument Application
Commission/ Staff Site Inspection Photos—February 22, 2018

FINDINGS

- Corbin Palms Model H-3 "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction" as an excellent example of Mid-Century Modern style architecture applied to postwar suburban subdivision design.
- Corbin Palms Model H-3 is "a notable work of a master builder, designer, or architect whose individual genius influenced his or her age" as a highly intact work by architects Dan Palmer and William Krisel that represents their early careers.

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.

SUMMARY

The 1954 Corbin Palms Model H-3 is a one-story single-family residence with an attached carport located on the east side of Jumilla Avenue, where Jumilla Avenue intersects with Delano Street, in Woodland Hills. The house was designed in the Mid-Century Modern architectural style by architects Dan Palmer (1920-2007) and William Krisel (1924-2017) as part of the Corbin Palms subdivision for Corval Estates and developer George Alexander (1898-1965).

Corbin Palms, which was developed in four phases between 1953 and 1954, offered three basic rectangular floor plans (F, G, and H) with 2-3 variations on the plan in elevation and the carport location, as well as a reverse floor plan for each. Palmer and Krisel's alpha-numeric systems (e.g. H-1, H-2, H2R, H-3) and its application to a plot plan meant that the streetscape never looked monotonous as it did in other tracts. The subject property is an intact example of the model H-3, only twelve of which are present among the 89 homes constructed during the last phase of the development.

Rectangular in plan, the subject property is of post-and-beam construction clad with striated wooden siding and stucco. The primary, west-facing elevation features large, fixed pane gabled clerestory windows below a low-pitched front-gabled composition and rock roof. The primary entrance is a single-paneled wood entry door with a brass colored doorknob and a sputnik-shaped face-plate matching a large sputnik-shaped metal sculpture affixed to the wall to the north. At a right angle at the southern end of the primary elevation is an attached wood, post-and-beam carport accessed via a semi-circular driveway. The north-facing elevation has a lanai created by an attached post-and-beam wooden shade structure, as well as a sandstone-clad built-in barbecue. A low sandstone clad planter runs the length of the lanai along the southern edge of the parcel and the western wall of the carport. At the rear of the property is a large

rectangular swimming pool and rectangular wooden post-and-beam constructed pool cabana. Fenestration consists of large, sliding glass doors, large, fixed-pane windows, and clerestory windows. The interior features an open plan, entry screen, a partial height dividing wall separating the kitchen, dining and living room areas, visible ceiling beams, wood-paneled walls, and a sandstone-clad accent wall in the living room.

Born in Shanghai, China, William Krisel worked for Los Angeles architects Paul Laszlo and Victor Gruen after graduating from the University of Southern California's School of Architecture. Born in Budapest, Hungary, Dan Palmer attended New York University and started his career with New York architect Morris Lapidus. In 1949 Palmer and Krisel formed their own architectural firm, a partnership that lasted until 1964. Throughout their 17 years working together, Palmer and Krisel left a diverse architectural legacy that spans commercial and residential projects in more than a dozen states and over 20,000 houses throughout Southern California and Nevada alone. They also eventually expanded their role in their projects to include landscaping and interior design. Palmer and Krisel's quest to create well-designed Modernist homes for the masses blossomed with their collaboration with developer George Alexander, for whom they designed developments including Corbin Palms (1953-1954) in the San Fernando Valley, featuring the Corbin House (HCM #976), and Racquet Club Road Estates (1959-1962) in Palm Springs. Projects with other developers include Valley of the Sun (1957) in Rancho Mirage, Northridge College Estates (1957-1958) in Northridge, and Paradise Palms (1961-1962) in Las Vegas.

The subject property has experienced very minor alterations and most alterations, including the addition of the swimming pool, cabana, bedroom sliding glass doors, and lanai patio roof, occurred within two years of construction. Other alterations include the 1989 addition of a wooden lattice shade structure extending from the lanai roof, a few window replacements in 2008, and the removal of a bedroom wall and the reconfiguration of the kitchen at unknown dates.

The citywide historic resources survey, SurveyLA, identified the subject property as eligible for listing at the local level as a Contributor to the Eastwood Estates/Fieldstone Series Historic District, which is significant as an excellent, intact example of a postwar suburban subdivision in the Mid-Century Modern style designed by noted architects Palmer and Krisel and developer George Alexander Co., and as an intact representation of the larger Corbin Palms/Eastwood Estates subdivisions.

DISCUSSION

Corbin Palms Model H-3 successfully meets two of the Historic-Cultural Monument criteria.

The subject property "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction" as an excellent example of Mid-Century Modern style architecture applied to postwar suburban subdivision design. The subject property is representative of some of the most innovative postwar suburban residential tract development in Los Angeles. After World War II, demand for housing in Southern California was acute and architects were eager to explore how new materials, ideas, and construction methods could be used to facilitate modern living. As exemplified by the subject property, rectangular-shaped plans offered construction efficiency and the post-and-beam construction method enabled an open floor plan that made the houses feel larger than their allotted square footage. Also, bringing in light from a multiplicity of

directions and using floor-to-ceiling glass windows and sliding glass doors integrate indoor and outdoor living spaces—offering an avant-garde aesthetic experience and encouraging the postwar California lifestyle. In keeping with the Mid-Century Modern architectural style, the subject property features horizontal massing, simple, geometric volumes, and unornamented wall surfaces. Other characteristics that are representative of the style include clerestory windows, the sandstone-clad accent wall in the living room, and the open, attached double carport.

The subject property is also “a notable work of a master builder, designer, or architect whose individual genius influenced his or her age” as a highly intact work by architects Dan Palmer and William Krisel that represents their early careers. While most Mid-Century Modernist architects designed custom homes, Palmer and Krisel created affordable tract developments, bringing architectural high design to the masses. By varying their homes' rooflines, paint schemes, and setbacks from the street, they assured that no two adjacent tract homes looked the same, despite a limited number of floor plans. Corbin Palms was Palmer and Krisel's first collaboration with developer George Alexander and its success led to many tract housing developments in Los Angeles, San Diego, Palm Springs, and Las Vegas, allowing them to transform the built environment of Southern California and Nevada.

Corbin Palms Model H-3 is highly intact and retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association.

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 Corbin Palms Model H-3 as a 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 a 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 use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment

through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

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

Categorical Exemption ENV-2018-377-CE was prepared on March 29, 2018.

BACKGROUND

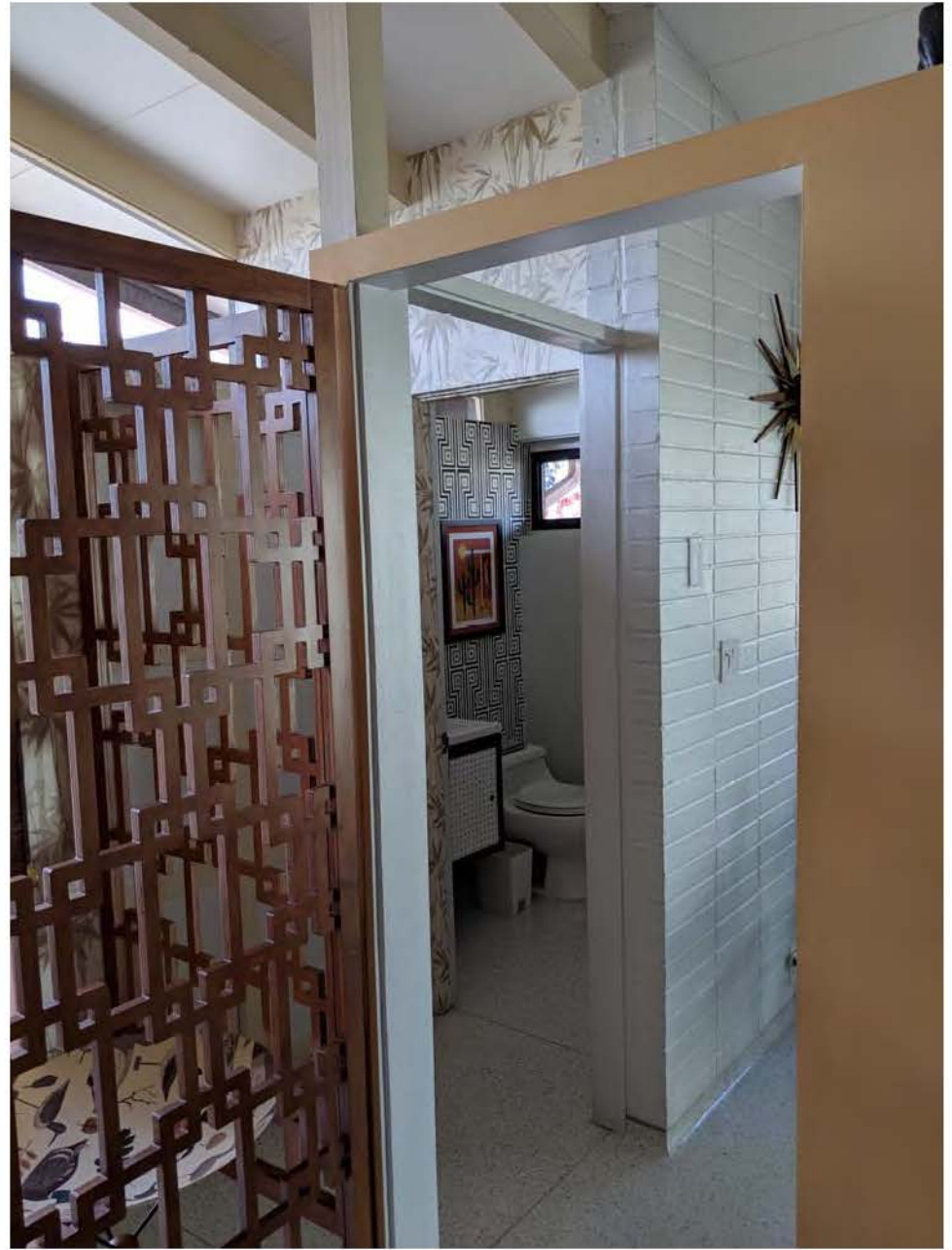
On February 15, 2018 the Cultural Heritage Commission voted to take the property under consideration. On February 22, 2018, a subcommittee of the Commission consisting of Commissioners Barron and Kanner visited the property, accompanied by staff from the Office of Historic Resources.



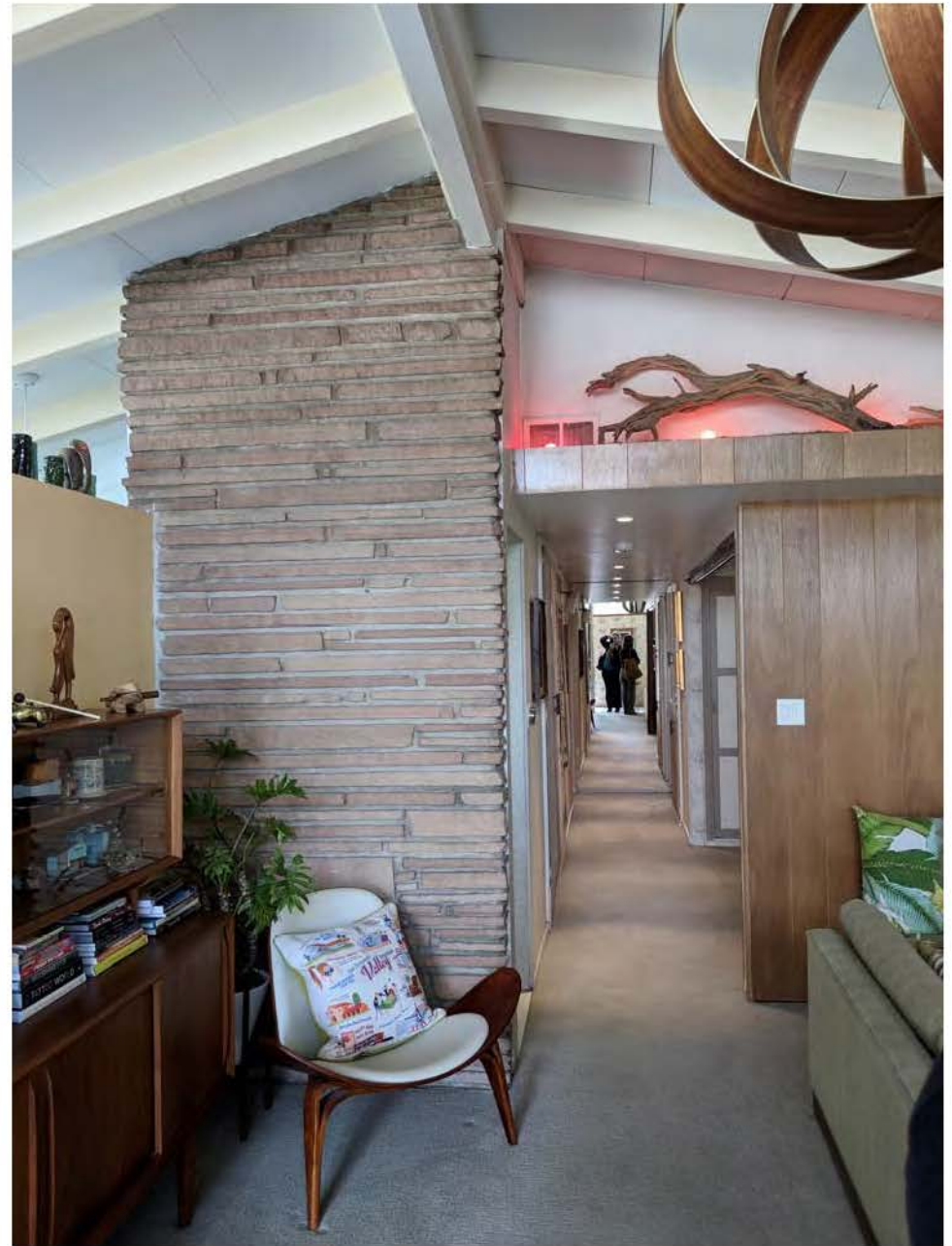


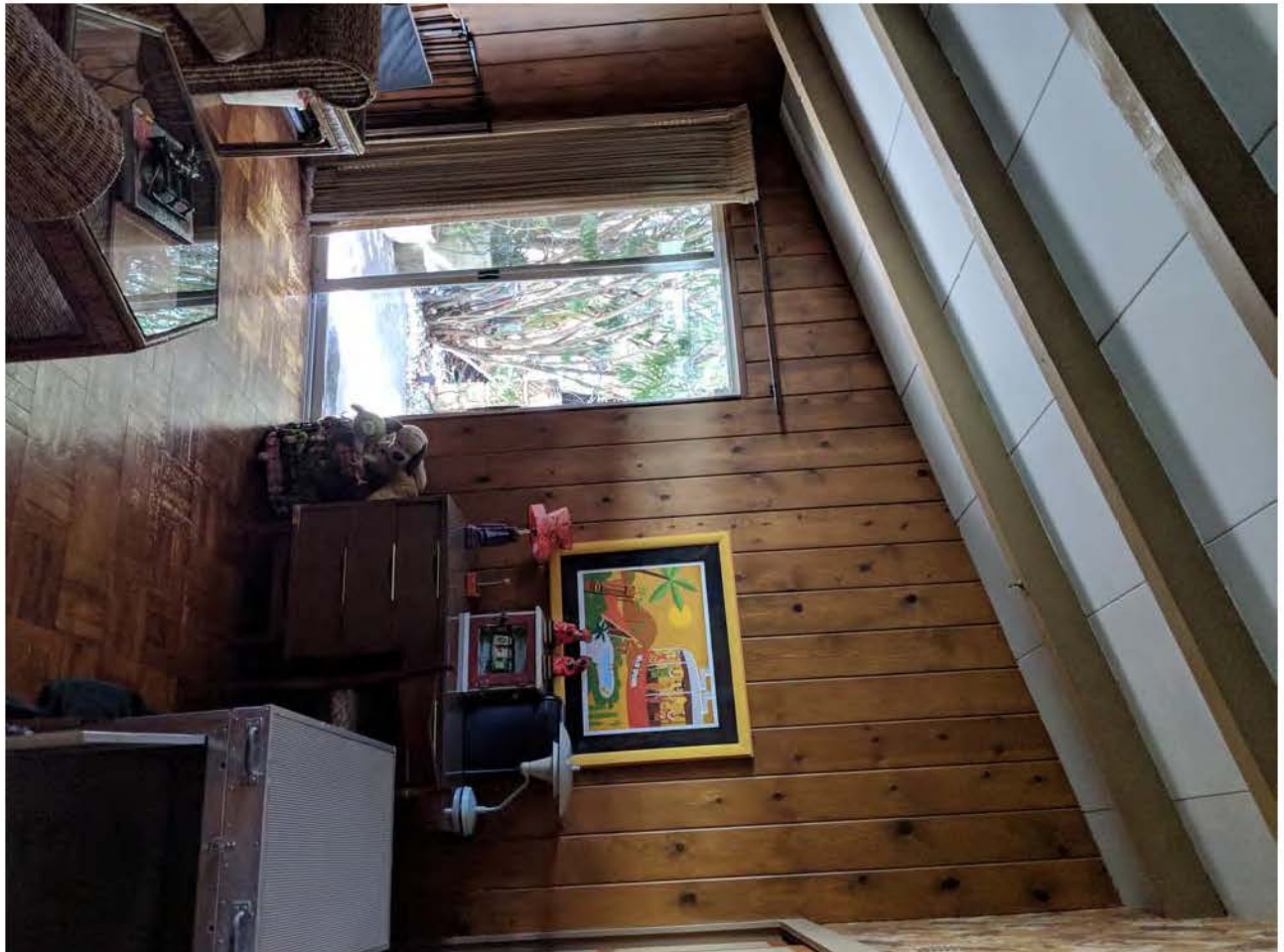










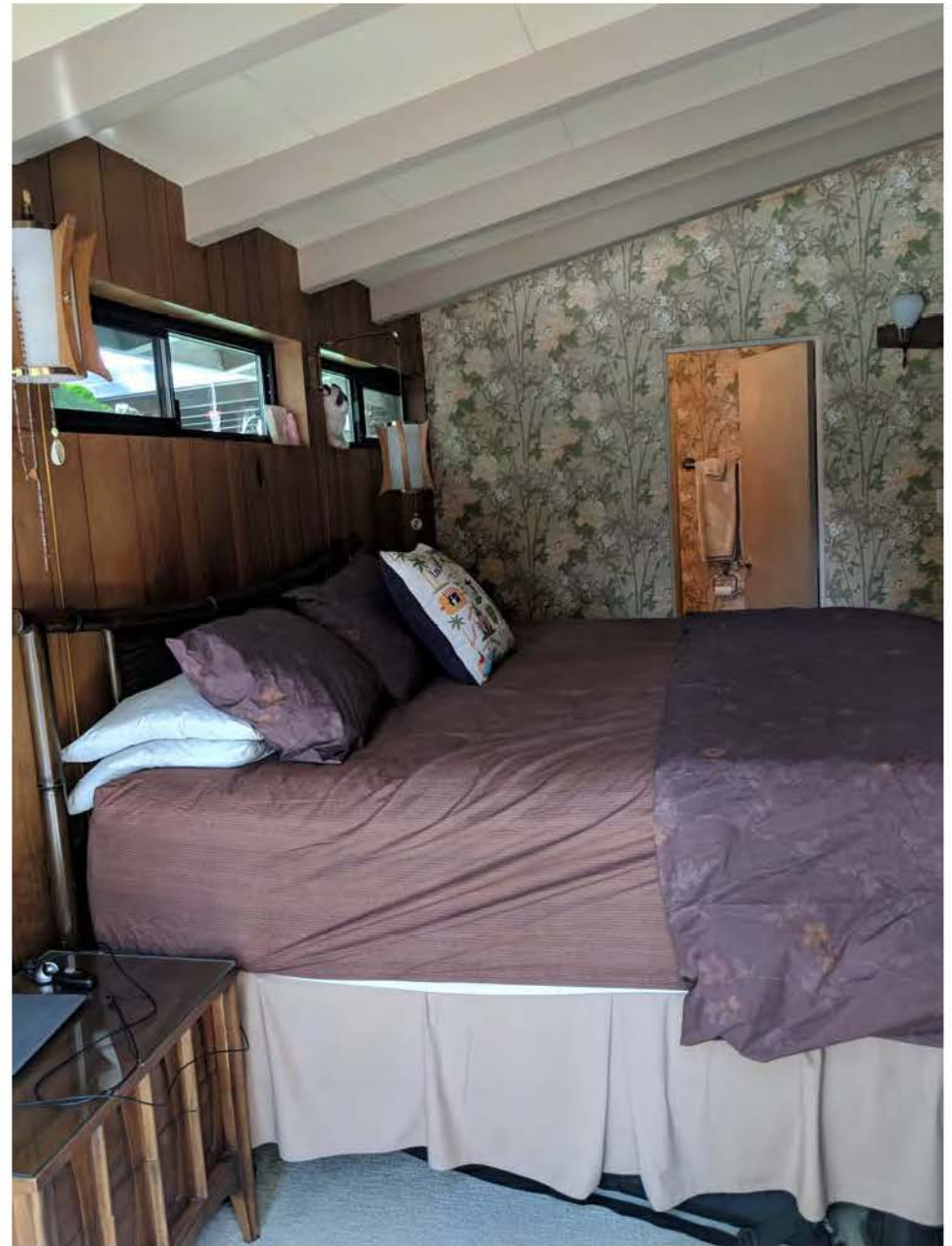
































COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 360
 LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act 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). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 3
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PROJECT TITLE Corbin Palms Model H-3	LOG REFERENCE ENV-2018-377-CE CHC-2018-376-HCM
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PROJECT LOCATION
 6134 North Jumilla Avenue, Los Angeles, CA 91367

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
 Designation of Corbin Palms Model H-3 as an Historic-Cultural Monument.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON Melissa Jones	AREA CODE 213	TELEPHONE NUMBER 978-1192	EXT.
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EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
x CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 8 & 31 Category _____ (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's 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 **Corbin Palms Model H-3** 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.

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

SIGNATURE [SIGNED COPY IN FILE]	TITLE Planning Assistant	DATE March 29, 2018
FEE:	RECEIPT NO.	REC'D. BY
		DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record

IF FILED BY THE APPLICANT:

NAME (PRINTED) _____

SIGNATURE _____

DATE _____

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2018-376-HCM
ENV-2018-377-CE**

HEARING DATE: February 15, 2018
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 6134 North Jumilla Avenue
Council District: 3 – Blumenfield
Community Plan Area: Canoga Park - Winnetka -
Woodland Hills - West Hills
Area Planning Commission: South Valley
Neighborhood Council: Woodland Hills–Warner
Center
Legal Description: Tract TR 13606, Lot 18

PROJECT: Historic-Cultural Monument Application for the
CORBIN PALMS MODEL H-3

REQUEST: Declare the property an Historic-Cultural Monument

OWNER/APPLICANT: Gary P. Dent
6134 Jumilla Avenue
Woodland Hills, CA 91367

PREPARER: Sian Winship
2146 Westridge Road
Los Angeles, CA 90049

RECOMMENDATION **That the Cultural Heritage Commission:**

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The 1954 Corbin Palms Model H-3 is a one-story single-family residence with an attached carport located on the east side of Jumilla Avenue, where Jumilla Avenue intersects with Delano Street, in the Woodland Hills area of Los Angeles. The house was designed in the Mid-Century Modern architectural style by architects Dan Palmer (1920-2007) and William Krisel (1924-2017) as part of the Corbin Palms subdivision for Corval Estates and developer George Alexander (1898-1965).

Corbin Palms, which was developed in four phases between 1953 and 1954, offered three basic rectangular floor plans (F, G, and H) with 2-3 variations on the plan in elevation and the carport location, as well as a reverse floor plan for each. Palmer and Krisel's alpha-numeric systems (e.g. H-1, H-2, H2R, H-3) and its application to a plot plan meant that the streetscape never looked monotonous as it did in other tracts. The subject property is a model of H-3, only twelve of which are present among the 89 homes constructed during the last phase of the development.

Rectangular in plan, the subject property is of post-and-beam construction clad with striated wooden siding and stucco. The primary, west-facing elevation features large, fixed pane gabled clerestory windows below a low-pitched front-gabled composition and rock roof. The primary entrance is a single-paneled wood entry door with a brass colored doorknob and a sputnik-shaped face-plate matching a large sputnik-shaped metal sculpture affixed to the wall to the north. At a right angle at the southern end of the primary elevation is an attached wood, post-and-beam carport accessed via a semi-circular driveway. The north-facing elevation has a lanai created by an attached post-and-beam wooden shade structure, as well as a sandstone-clad built-in barbecue. A low sandstone clad planter runs the length of the lanai along the southern edge of the parcel and the western wall of the carport. At the rear of the property is a large rectangular swimming pool and rectangular wooden post-and-beam constructed pool cabana. Fenestration consists of large, sliding glass doors, large, fixed-pane windows, and clerestory windows. The interior features an open plan, entry screen, a partial height dividing wall separating the kitchen, dining and living room areas, visible ceiling beams, wood-paneled walls, and a sandstone-clad accent wall in the living room.

Born in Shanghai, China, William Krisel worked for Los Angeles architects Paul Laszlo and Victor Gruen after graduating from the University of Southern California's School of Architecture. Born in Budapest, Hungary, Dan Palmer attended New York University and started his career with New York architect Morris Lapidus. In 1949 Palmer and Krisel formed their own architectural firm, a partnership that lasted until 1964. Throughout their 17 years working together, Palmer and Krisel left a diverse architectural legacy that spans commercial and residential projects in more than a dozen states and over 20,000 houses throughout Southern California and Nevada alone. They also eventually expanded their role in their projects to include landscaping and interior design. Palmer and Krisel's quest to create well-designed Modernist homes for the masses blossomed with their collaboration with developer George Alexander, for whom they designed developments including Corbin Palms (1953-1954) in the San Fernando Valley, featuring the Corbin House (HCM #976), and Racquet Club Road Estates (1959-1962) in Palm Springs. Projects with other developers include Valley of the Sun (1957) in Rancho Mirage, Northridge College Estates (1957-1958) in Northridge, and Paradise Palms (1961-1962) in Las Vegas.

The subject property appears to have experienced very minor alterations and most alterations, including the addition of the swimming pool, cabana, bedroom sliding glass doors, and lanai

patio roof, occurred within two years of construction. Other alterations include the 1989 addition of a wooden lattice shade structure extending from the lanai roof, a few window replacements in 2008, and the removal of a bedroom wall and the reconfiguration of the kitchen at unknown dates.

The citywide historic resources survey, SurveyLA, identified the subject property as eligible for listing at the local level as a Contributor to the Eastwood Estates/Fieldstone Series Historic District, which is significant as an excellent, intact example of a postwar suburban subdivision in the Mid-Century Modern style designed by noted architects Palmer and Krisel and developer George Alexander Co., and as an intact representation of the larger Corbin Palms/Eastwood Estates subdivisions.

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: Corbin Palms Model H-3		Original historic name	
Other Associated Names: The Pink House			
Street Address: 6134 Jumilla		Zip: 91367	Council District: 3
Range of Addresses on Property:		Community Name: Woodland Hills	
Assessor Parcel Number: 253022018	Tract: 13606	Block: None	Lot: 18
Identification cont'd:			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1954	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened? None
Architect/Designer: Palmer & Krisel	Contractor: George Alexander Construction Co.		
Original Use: Single Family Residential	Present Use: Single Family Residential		
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

Text

Architectural Style: Mid-Century Modernism		Stories: 1	Plan Shape: Rectangular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Select	
CLADDING	Material: Stucco, smooth	Material: Wood vertical boards	
ROOF	Type: Gable, front	Type: Select	
	Material: Rolled asphalt	Material: Select	
WINDOWS	Type: Fixed	Type: Sliding	
	Material: Wood	Material: Aluminum	
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.	
1954	Original Building Permit - Permit #VN84656
1955	Swimming pool addition - Permit #1955LA15264
1955	Pool cabana construction - Permit #1955LA15264
c. 1955	Sliding glass door installation in master and other bedroom
1956	Addition of 18' x 30' open-lattice Lanai patio roof - Permit #VN199955
1989	Extension of 6'8" x 20' open-lattice Lanai patio roof - COO dated 1/23/89
c. 2008	Selected window replacement on tertiary elevations

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

Listed in the National Register of Historic Places	
Listed in the California Register of Historical Resources	
Formally determined eligible for the National and/or California Registers	
Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
<input checked="" type="checkbox"/> Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s): SurveyLA Identified as a Contributor to the Eastwood Estates/ Fieldstone Series Historic District. Also part of the
Other historical or cultural resource designations: Also identified as part of SurveyLA's Corbin Palms Planning District	

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	
<input checked="" type="checkbox"/>	Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
<input checked="" type="checkbox"/>	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: Gary Dent and Kim Leonard		Company: N/A	
Street Address: 6134 Jumilla Avenue		City: Los Angeles	State: CA
Zip: 91367	Phone Number: 818-943-0388	Email: K.leonard@rocketmail.com	

Property Owner

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

Name: Gary Dent and Kim Leonard		Company:	
Street Address: 6134 Jumilla Avenue		City: Los Angeles	State: CA
Zip: 91367	Phone Number: 818-943-0388	Email: K.leonard@rocketmail.com	

Nomination Preparer/Applicant's Representative

Name: Sian Winship		Company: Preservation Consultant	
Street Address: 2146 Westridge Road		City: Los Angeles	State: CA
Zip: 90049	Phone Number: (310) 560-6436	Email: sianwinship@gmail.com	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

- | | |
|---|---|
| 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.

Name: Susan L. Winship Date: 9-27-17 Signature: [Handwritten 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 620
 Los Angeles, CA 90012
 Phone: 213-978-1200
 Website: preservation.lacity.org

7A. Proposed Monument Description

6134 Jumilla Avenue is a single-story, single-family residence with a rectangular plan and an attached carport on a flat irregularly shaped lot. It is bordered by houses to the north and south and an alley to the east. It was constructed in the Mid-Century Modern style using post-and-beam construction. The residence faces west onto Jumilla Avenue and is clad with striated wooden siding and stucco. A large sputnik-shaped metal sculpture is affixed to the front façade.

Large, fixed-pane clerestory windows exist below the low-pitched front-gabled composition and rock roof of the main façade. The gabled clerestory windows make the house's post-and-beam construction viewable from the street. The primary entrance is a single-paneled wood entry door with a brass-colored doorknob and sputnik-shaped face-plate and doorbell trim plate. To the north of the door is an original double-cone metal light fixture. A low sandstone planter is located to the north of the entry door with a matching, but non-original, planter on the face of the adjacent stucco clad concrete block wall at the northern end of the parcel. The house is connected to the stucco clad concrete block wall by a wooden gate.

At a right angle to the main façade is an attached wood, post-and-beam carport accessed via a semi-circular driveway. Two single-panel wooden doors lead to storage rooms. Another original double-cone metal light fixture is affixed to the wall adjacent to the northernmost storage door.

In keeping with the Mid-Century Modern Style, facades are unadorned and the fenestration is minimal consisting of large sliding doors, large fixed-pane windows and clerestory windows. The north façade, which is not visible from the street, has vintage but non-original sliding doors and non-original clerestory windows. The south façade, which is not visible from the street, has a large original aluminum sliding door and a vintage aluminum sliding door to the terrace/lanai, non-original clerestory windows, as well as a sandstone-clad built-in barbecue. The western (rear) façade of the house has large vintage sliding doors from the bedrooms to the backyard.

The south façade also has a vintage lanai created by an 18' x 30' attached post-and-beam wooden shade structure. An additional 6' x 20' wooden lattice shade structure built in 1989 adjoins the patio cover. A low vintage sandstone clad planter runs the length of the lanai along the southern edge of the parcel and the western wall of the carport.

At the rear of the property is a large rectangular swimming pool and rectangular wooden post-and-beam constructed pool cabana.

6134 Jumilla Avenue is an intact model H-3,¹ open plan which consists of a decorative wall screen at the entry and a partial-height partition wall between the living room and kitchen (which has been reconfigured). The plan also features four bedroom spaces. One bedroom is currently being used as a dining room, the interior wall of which was presumably removed by the first owner. The interior palette of materials includes several early upgrades including wooden paneling, a sandstone accent wall, and vintage wallpaper on walls and closet doors. The master bathroom contains original cabinetry and angled vanity mirror.

Character-defining features include those features of the original design and those upgrades associated with the first owner, completed within two years of purchase:

- Simple, geometric forms lacking ornament
- Exposed structure of post-and-beam construction
- Low-pitched gable roof
- Composition and rock roofing
- Gabled fixed-pane clerestory windows

¹ Model H-3 changed slightly between Phase I and Phase IV of Corbin Palms, with Phase IV designs featuring the attached carport.

- Open, attached double carport
- Semi-circular driveway
- Floor-to-ceiling windows and sliding doors
- Wooden post-and-beam 18' x 30' shade structure over lanai
- Wooden post-and-beam pool cabana
- Sandstone clad built-in barbecue on lanai
- Open plan with partial height dividing wall and entry screen
- Wooden paneling in the living room and bedrooms
- Sandstone clad accent wall in the living room
- Wooden vanity in master bathroom with angled mirror

Ancillary features include two small wooden storage sheds at the rear of the property and a wooden fence on the alley property line.

7B. Statement of Significance

6134 Jumilla Avenue meets two of the criteria for designation as a Los Angeles Historic-Cultural Monument. Specifically the property:

- Embodies the characteristics of an architectural type specimen, inherently valuable for study of period, style or method of construction
- Is notable as a work of a master builder, designer or architect whose individual genius influences his or her age or possesses high artistic values

The one-story residence and attached carport at 6134 Jumilla Avenue were constructed in 1954 and designed by master architects Palmer & Krisel for Corval Estates and developer George Alexander. The structure is an excellent example of Mid-Century Modern design for a postwar suburb and retains its form, detailing and integrity.

6134 Jumilla Avenue is representative of some of the most innovative postwar suburban residential tract development in Los Angeles. After World War II, demand for housing in Southern California was acute and architects were eager to explore how new materials, ideas and construction methods could be used to facilitate modern living. National media frequently presented the California lifestyle as an idealized model for the future. *Life* magazine's feature, "The California Way of Life," exemplified this trend.²

6134 Jumilla Avenue was constructed during Phase IV of the development of the Corbin Palms subdivision. As described in the *SurveyLA Canoga Park-Winnetka-Woodland Hills-West Hills* planning document, Corbin Palms was subdivided in 1953-54 by veteran real estate speculators George Alexander (1898-1965) and Joseph C. Dunas (1900-1987).³ Alexander, of the George Alexander Construction Co. built thousands of houses in the San Fernando Valley and in Palm Springs. Corbin Palms was the first collaboration between Alexander and architects Palmer & Kriesel. Based on Corbin Palms' success, the partnership between Alexander and the architects would go on for years — eventually yielding thousands of homes in the city of Palm Springs.

Corbin Palms was developed in four phases. 1953's Phase I included 70 houses in Tract 18024, north of Topham Street. This was followed by a 1954's Phase II of 60 houses in Tract 19183, Phase III of 55 additional houses in Tract 19813 and finally Phase IV consisting of 89 houses in Tract 13606 in the fall of 1954. Nearby Calvert Street Elementary School (1955) was constructed concurrently with the later phases of Corbin Palms. Its proximity was an amenity for the young families of buyers to whom Corbin Palms was targeted.

William Krisel knew George Alexander's son, Robert W. Alexander (1925-1965) from college and social circles. The younger Alexander persuaded his father to provide some land on which he and Krisel could experiment with design in tract housing.⁴ The land he offered was the first phase of Corbin Palms. To the elder Alexander's surprise, the Corbin Palms houses were both aesthetically successful and made a bigger profit per house than previous Alexander developments. Noted historian and author Alan Hess called the feat "significant because almost every big name in architecture at midcentury tried to crack into the mass produced housing market. And they all failed."⁵

A 1953 classified ad in the *Los Angeles Times* touted the development as "Spacious, Contemporary Modern Bermuda Type Homes" for as low as \$14,950.⁶ The tract brochure emphasized Corbin Palm's proximity to the proposed 101 Freeway. As a result, three more phases were ordered and quickly sold out.

² "The California Way of Life," *Life*, October 22, 1945, 105.

³ <http://preservation.lacity.org/files/Canoga%20Park%20Districts.pdf>

⁴ William Krisel, Personal interview by Sian Winship, February 2, 2011.

⁵ Chris Menrad and Heidi Creighton, ed. *William Krisel's Palm Springs*, (Layton, Utah, Gibbs Smith, 2016), 44.

⁶ "Classified Ad," *Los Angeles Times*, November 22, 1953, 120.

The four-bedroom, two or three-bathroom, rectangular-shaped plans offered construction efficiency and the post-and-beam construction method enabled an open plan that made the houses feel larger than their allotted square footage. Bringing light in from a multiplicity of directions and using floor-to-ceiling glass windows and sliding doors spatially integrated the interior and exterior spaces — offering an avant-garde aesthetic experience and encouraging the postwar California lifestyle.⁷

In an unpublished oral history, Krisel spoke extensively about how he and Robert Alexander met with all of the trades to determine how to eliminate costs. The one-level, flat slab-on-grade rectangular plan was the most efficient concrete plan for the narrow Los Angeles lots. Krisel also developed a new framing system for Alexander focused on removing costs from window walls. A 32" on center (vs. 16") design was prepackaged and delivered to the job site. Later, Krisel also saved money by building a free-standing carport separated by a ten-foot breeze way to save the costs associated with a garage fire wall.⁸

Corbin Palms offered three basic rectangular floor plans (F, G, and H) with 2-3 variations on plan in elevation and carport location. There was also a reverse (flopped) floor plan for each. This provided Palmer & Krisel with the opportunity to vary the plan on each parcel within the tract. Their alpha-numeric system (e.g., H-1, H-2, H2R, H-3) and its application to a plot plan meant that the streetscape never looked monotonous as it did in other tracts. Corbin Palms is an excellent example of the implementation of this system. As a result, the architectural cadence of homes in Corbin Palms is anything but repetitive and the placement of the houses on each site affords the owners maximum privacy. 6134 Jumilla Avenue is a model H-3, only twelve of which are present among the 89 homes of Phase IV.⁹ The other designated Los Angeles Cultural Historic Monument in Corbin Palms, HCM# 976, is an H-2 model.

The firm's design for Corbin Palms combined Krisel's penchant for efficiency and showmanship. Rather than pay someone to remove construction debris from the parcels, Krisel covered it with dirt and called it "contour planning."¹⁰ Krisel was also a licensed landscape architect and he initially recommended that two Washingtonia Palms be planted in the front yards of every house as iconic landscaping. When palm trees proved to be in short supply because Walt Disney was cornering the market for his new venture, Disneyland, the developers turned to olive trees for later phases.¹¹

Krisel remembered, "... we took what we learned from Corbin Palms to Palm Springs," where the Alexanders revolutionized tract home design.¹² Palmer & Krisel's partnership with the Alexanders continued until the father-son development team and their wives died tragically in a private plane crash in 1965.

Two houses in Corbin Palms were recognized by the Los Angeles Conservancy as part of their *Spectacular Vernacular* tour on October 29, 2006. In 2016, another tour of Corbin Palms conducted by the Museum of the San Fernando Valley in June of 2016, featured several homes including 6134 Jumilla Avenue. A photograph of 6134 Jumilla Avenue is featured in author Alan Hess' book, *Ranch House*, as the prototypical Palmer and Krisel elevation.¹³

⁷ It should be noted, however, that Corbin Palms and later Alexander developments in Palm Springs did not qualify for FHA or GI backed loans that prohibited such untested materials and methods and required construction and design to adhere to a set of strict guidelines.

⁸ Crosse, John. "William Krisel, Oral History." Modernism Press, Playa de Rey, CA., 2009, 65-67.

⁹ Early designs for the H-3 models show the carport as always detached, however the plot plan for Phase IV shows that all twelve H-3 models had attached carports.

¹⁰ Corbin Palms Development Brochure, c.1953.

¹¹ Dave Weinstein, "San Fernando Valley Elite," Eichler Network <http://www.eichlernetwork.com/article/elite-modern-corbin-palms-woodland-hills> (accessed August 15, 2017).

¹² Dave Weinstein, "San Fernando Valley Elite," Eichler Network <http://www.eichlernetwork.com/article/elite-modern-corbin-palms-woodland-hills> (accessed August 15, 2017).

¹³ Alan Hess, *The Ranch House*, (New York, NY: Abrams, 2004), 75.

6134 Jumilla Avenue has had four owners. According to real estate broker Craig Terrien (with Deasy, Penner & Partners), the house was previously owned by a woman who was the interior decorator of the tract's model homes.¹⁴ This was corroborated during a personal interview with the third owner for the Los Angeles Conservancy Spectacular Vernacular Tour.¹⁵ The first owner, from April 1955, was Chicago-born Muriel E. (Rosenthal) Gorden (1910-1979) and Henry C. (Colin) Gorden (1901-1956).¹⁶ Muriel is believed to have been the designer in question, however, a record of Muriel Gorden's professional work has not surfaced at this time. Ads for the Corbin Palms development mention neither the architects nor the interior decorator for the model house. Newspaper accounts show Henry Gorden was an executive in an electronics manufacturing company and was active in the formulation of Temple Beth Shalom in Sherman Oaks.¹⁷ During the Gorden's ownership, the interior sandstone accent wall, wood paneling, wallpapered closet doors and sliding doors were added.

The Gordens also added the pool, pool cabana, and lanai shade structure, barbecue, and sandstone planters. The lanai was a common interior design feature of the mid 1950s increasing in popularity during the public's postwar fascination with Hawaii. As described in the *Los Angeles Times Home Magazine*, "a lanai is essentially a living room in a garden setting, a connecting link between inside and outside."¹⁸ In 1955, a lanai was featured in the Arts In Western Living Exhibit at the Los Angeles County Fair. Although Hawaiian in origin, the lanai concept of being "an architectural catalyst, an agent which combines house and garden and makes each go a little further than before" fit perfectly with California's climate and modern architectural aesthetic.¹⁹

Henry Gorden died young at the age of 55, and Muriel sold the house two years later to Midwesterners Kilbourne H. Knox (1912-1990) and his wife Frances E. Knox. Kilbourne Knox was an aeronautical engineer likely drawn to the San Fernando Valley for the aerospace manufacturing industry. Later he became an executive at Weston Hydraulics in Van Nuys. Their daughter, Sandra Sue Knox, also lived with them.

In the early 1960s, the Knoxes sold 6134 Jumilla Avenue to Israel and Dorothy (Margaret) Minick. Israel "Nick" Minick (c. 1934-present) was a schoolteacher at Portola Junior High School in Tarzana and acted as the school's teachers' union representative.²⁰ They lived there for over 40 years. In 2007 the current owners purchased the property.

The architectural firm of Palmer & Krisel was formed in 1949 by Dan Saxon Palmer (1920-2007) and William Krisel (1924-2017). The two young architects met while working in Victor Gruen's office. Gruen (1903-1980), an Austrian émigré who fled that country in the late 1930s, developed a practice rooted in European Modernism. During the time the two young architects were in the office, Gruen's expressive, yet elegant street façade for Milliron's Department Store (1949, Gruen and Krummeck) in Westchester was in design. The project linked good architectural design with product sales and the automobile — foreshadowing Palmer & Krisel's later residential tracts with their engaging architectural cadence from the street.

Throughout their 17 years of partnership, Palmer & Krisel left a diverse architectural legacy that spans commercial and residential projects in more than a dozen states. However, the firm is chiefly known for the Palm Springs tract homes for the Alexander Construction Co.. Palmer and Krisel were bound by their common interest in using architecture to solve the postwar housing

¹⁴ Valleymodern.com, <http://valleymodern.com/notable-sales-palmer-krisel-architects/> (accessed August 23, 2017).

¹⁵ The interview was conducted by Adriene Biondo and Trudi Sandmeier.

¹⁶ Muriel E. Gorden's name appears in solo on property tax records, but both spouses names appear on building permits.

¹⁷ "Launches Charter Membership," *Van Nuys News*, January 10, 1952, 43 and "Security Analysts Schedule Meets," *Los Angeles Times*, June 13, 1953, 10.

¹⁸ "A Lanai Is No Luxury," *Los Angeles Times*, January 22, 1950, 16.

¹⁹ "A Lanai Is No Luxury," *Los Angeles Times*, January 22, 1950, 16.

²⁰ "Bussing Cuts Greeted With Regret," *Los Angeles Times*, April 2, 1979, B3.

problem. Prior to their partnership, Dan Saxon Palmer described his philosophy in the pages of *Arts + Architecture*:

"Planning a house alone is futile. It is isolationism. A house must be an integral part of the community and the character of the house resultant of the character of the community. The community is a cross-section indicating the pattern of living of the American worker of the postwar world. The pattern demands simplicity, conciseness and efficiency."²¹

Dan Saxon Palmer (a.k.a., Dan Wiessinger) was a Hungarian-born graduate of New York University (1942). He came to Los Angeles in 1947. Prior to working for Gruen's office, Palmer worked for three years as a draftsman for architects Morris Lapidus and Seymour R. Joseph in Florida.

William Krisel was born in Shanghai, the son of a patent attorney, federal judge and member of the U.S. Consular Service. As a child, Krisel was fluent in several languages including Mandarin, Shanghai dialect, Schezuan dialect and English. In 1937, with the threat of the Sino-Japanese War on the horizon, the Krisel family returned to America and settled in Beverly Hills. Krisel enrolled at the University of Southern California (USC) School of Architecture, but his college studies were interrupted by Wartime service. With his language skills he was assigned to the staff of General Joseph W. "Vinegar Joe" Stillwell, the Commander of the China-Burma-India Theater during World War II. In 1946, Krisel returned to his studies at USC where he studied with noted landscape architect Garrett Eckbo and architect Calvin Straub. Simultaneously he was employed at the firm of Gruen and Krummeck.

At the time of Palmer and Krisel's partnership, Palmer was living in the T.S. Falk Apartments (1939-1940) by R.M. Schindler. To save money, the budding young architects excavated an area beneath the Falk Apartments by hand and established their office — complete with dirt floor. When Krisel's father heard of the rustic office conditions, Al Krisel agreed to financially stake the young architects in a proper office by providing the first year's rent.²²

Palmer and Krisel established a brief and early partnership with John C. Lindsay, AIA (1918-1978) and were known as Palmer, Krisel & Lindsay. After one year, John Lindsay departed the firm and Palmer & Krisel soon received a series of commissions for tract home developments.

Before long, Krisel's work was featured nationally in prestigious architectural trade publications such as *Arts & Architecture*, *Architectural Record*, *Architectural Forum*, and *Progressive Architecture*. During the mid- to late-1950s Palmer & Krisel also received national Awards of Merit from the National Association of Home Builders (NAHB) for their designs in the San Fernando Valley, Orange County and Palm Springs for builders such as Harlan Lee, Jerry Snyder and Max Levine, Lawrence Weinberg, and George and Robert Alexander. Even a subdivision house in El Paso, Texas was honored. All were featured extensively in *House and Home* magazine. During this period, the work of the young architects also steadily appeared in the *Los Angeles Times* — including an article in Esther McCoy's important "What I Believe" series in which McCoy wrote about how the firm "...has helped give distinction to the tract house."²³ Palmer & Krisel was one of the few firms in the nation that managed to bridge the worlds of architectural high design, merchant builders, and homebuyers. Palmer & Krisel advocated that "The good house is not assembly-line living, it improves both the physical shelter and the way of life of the people."²⁴

One of the many ways Palmer & Krisel elevated tract home design was through their alpha-numeric coding system. A limited number of floor plans combined with variations in exterior elevation, each customized for the parcel, created a unique, non-repetitive architectural cadence

²¹ Dan Saxon Palmer and Doris Palmer, "An Entry From the Designs for Postwar Living Competition," *Arts + Architecture*, June 1944, 22-23.

²² *William Krisel, Architect* (2010), DVD, directed by Jake Gorst (Colorado: DesignOnscreen, 2011).

²³ Esther McCoy, "What I Believe," *Los Angeles Times*, May 20, 1956, Q4.

²⁴ Esther McCoy, "What I Believe," *Los Angeles Times*, May 20, 1956, Q4.

to their streetscapes that was the antithesis of the cookie-cutter tract homes associated with Levittown in New York. Palmer & Krisel developments appealed to the auto-centric consumers of postwar America.

Krisel was also a licensed landscape architect, and often provided landscape design on tract projects. The firm was unique in that it provided one-stop services for developers including landscape design, complete interior supervision, graphic design, display materials and sales brochures.

Palmer & Krisel's most celebrated tract work includes Corbin Palms, the Living Conditioned Homes (also in the San Fernando Valley), Twin Palms, Racquet Club Estates, and several other Palm Springs developments. As described by Alan Hess, "Palmer & Krisel's work stands out in volume and sophistication."²⁵

By 1964, Palmer and Krisel were effectively operating independently; with separate offices and separate clients. Krisel officially dissolved his partnership with Dan Saxon Palmer in 1966.²⁶ After a brief period on his own, Krisel partnered with Abraham Shapiro, AIA (1926-1974) and focused on multi-family high-rise developments — the new wave of projects for developers. Palmer continued his work solo as Dan Saxon Palmer Associates and went on to design many more single-family residential developments in Southern California and Florida. He even became a developer during the 1970s with his venture "Palmer Homes."²⁷ Palmer received accolades for his design of the City National Bank Building (1967) in downtown Los Angeles. In the early 1980s, Palmer managed residential and commercial design for a multibillion-dollar development project in Yanbu, Saudi Arabia.²⁸ There U.S. and Saudi contractors transformed an ancient seaport into a modern industrial city with a crude oil pipeline terminus on the Red Sea. He passed away in 2006. William Krisel retired from practice in 1979.

The timelessness of Palmer & Krisel's designs has revealed itself to a new generation of enthusiasts and owners who have embraced their work, designated their buildings as historic resources, and bestowed new awards. Krisel was the subject of the 2010 documentary "*William Krisel, Architect*" and he was honored in his later years for his numerous contributions to Southern California's built environment. Krisel continued to provide input to new owners who sought his advice and often recommended contemporary materials previously unavailable or cost prohibitive for tract developments. Krisel even verbally endorsed the addition of Terazzo flooring to the 6134 Jumilla Avenue kitchen for the current owners. He received awards from the Los Angeles Conservancy, the USC Architectural Guild and the City of Palm Springs. William Krisel passed away earlier this summer at the age of 83.

Palmer & Krisel designed exclusively in the Mid-Century Modern style. Mid-Century Modern is a term used to describe the post World War II iteration of the International style in both residential and commercial design. The International Style was characterized by geometric forms, smooth wall surfaces and an absence of exterior decoration. Mid-Century Modernism represents the adaptation of these elements to the Local climate and topography, as well as to the postwar need for efficiently-built, moderately priced homes. In Southern California, this often meant the use of wood post-and-beam construction. Mid-century Modernism is often characterized by a clear expression of structure and materials, large expanses of glass and open interior plans.

The roots of the style can be traced to early Modernists like Richard Neutra and Rudolph Schindler, whose local work inspired "second generation" Modern architects like Gregory Ain, Craig Ellwood, Raphael Soriano and many more. These postwar architects developed a Southern California modernism that was informed by the International Style but matured into a

²⁵ Chris Menrad and Heidi Creighton, ed. *William Krisel's Palm Springs*, (Layton, Utah, Gibbs Smith, 2016), 37-8.

²⁶ William Krisel, personal interview by author, February 2, 2011.

²⁷ "Grand Terrace Has 40 One-Story Homes," *Los Angeles Times*, November 3, 1979, SG-A34.

²⁸ "Dan Saxon Palmer, 86, Architect of 1950's Modernist Tract Homes," *Los Angeles Times*, January 29, 2007. <http://articles.latimes.com/2007/jan/29/local/me-palmer29>, (accessed August 18, 2017).

fundamentally regional style, fostered in part by *Art and Architecture* magazine's pivotal Case Study Program (1945-1966).²⁹ The style gained popularity because its use of standardized, prefabricated materials permitted quick and economical construction. It became the predominant architectural style in the postwar years and is represented in almost every property type, including single-family residences.

Character-defining features of Mid-Century Modern include simple geometric forms, horizontal massing, direct expression of the structural system (through steel or wood post-and-beam), flat or gabled roof, unornamented wall surfaces, and floor-to-ceiling glass windows with flush-mounted window frames. Post-and-beam construction enables an open plan; interior spaces are often integrated with one another as well as integrated with exterior patio spaces, decks and view corridors.

Recently, scholars have begun to recognize the importance of a sub-group of Mid-Century Modern architects practicing in Southern California: the "USC School." Although the term was originally coined by Esther McCoy in 1975,³⁰ scholarship has begun to give deeper meaning to the concept. Typically identified with the University of Southern California (USC) faculty members such as Calvin Straub (of Case Study house architects Buff, Straub and Hensman), the "USC School" is associated with "an aesthetic effect achieved through asymmetrical but balanced arrangement of modular infill panels and the use of post-and-beam construction...for an open flexible plan... (and) a concern for site specific design in which the topography was understood as a canvas half filled."³¹

In the years during and immediately following World War II, USC faculty were deeply interested in how architecture could contribute to a new, more modern postwar lifestyle. It was in this context that William Krisel completed his architectural studies.

In sum, 6134 Jumilla Avenue is an important example of Mid-Century Modern style architecture applied to postwar tract home design and meets the criteria of the Cultural Heritage Ordinance because of the high quality of its design as a Mid-Century Modern postwar tract home and the retention of its original form, detailing and integrity. Palmer & Krisel are architects whose genius in tract home design not only influenced their age, but provided homes of exceptional artistic value. 6134 Jumilla Avenue is a rare and intact example of that contribution to architecture and Los Angeles' built environment.

²⁹ Office of Historic Resources, City of Los Angeles, SurveyLA: CTP for Architecture and Engineering/LA Modernism/Postwar Modernism, 1946-76, Draft June 2010.

³⁰ Esther McCoy, "Arts and Architecture Case Study Houses," *Perspecta*, Vol. 15, 1975. 55-73.

³¹ Deborah Howell-Ardila, "Writing Our Own Program: An Experiment in Modern Architectural Pedagogy, 1930-1980: MHP Thesis, University of Southern California, 2010, 1.

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Name: Eastwood Estates/Fieldstone Series Historic District



Description:

The Eastwood Estates/Fieldstone Series Historic District is located in Woodland Hills in the San Fernando Valley. It is part of the larger Corbin Palms Planning District, which was also identified as part of this survey. The Eastwood Estates/Fieldstone Series Historic District includes selected parcels on the west and east sides of Jumilla Avenue above Delano Street plus twelve adjacent parcels on the west side of Corbin Avenue. In total, it consists of 36 flat parcels from a single tract. The uniform parcels on Jumilla were part of the Eastwood Estates series and the larger, one-third acre parcels on Corbin Avenue were part of the "Fieldstone Series." Overall, 19 of the parcels have been identified as contributors to the historic district. The streets of the district are part of a hierarchical structure of grid, crescent and cul-de-sac streets in the Corbin Palms Planning District. The Eastwood Estate/Fieldstone Series Historic District is comprised of single-family residences constructed during 1955 in the Mid-Century Modern style. The residence at 6118 Jumilla Avenue has been declared Historic Cultural Monument #976, "The Corbin Palms House."

The district is characterized by an engaging architectural cadence in which a limited number of residential floor plans and elevations with detached carports are rotated and applied to the lots. This gives the appearance of individuality for the standardized houses and contributes to a unique visual rhythm in the development.

In addition to its buildings, the district is further characterized by many of the original tract features, including consistent lot sizes and setbacks, concrete sidewalks, contoured front yard mounds and the presence of original olive trees.

Significance:

The Eastwood Estates/Fieldstone Series Historic District is an excellent, intact example of a postwar suburban subdivision in the Mid-Century Modern style, designed by noted architects Palmer and Krisel. Of the 36 parcels identified, 55% retain sufficient integrity as contributors to the district. This relatively low percentage of contributors may limit its designation to local HPOZ and the California Register, as it may not retain sufficient integrity for National Register designation.

Eastwood Estates and the Fieldstone Series were subdivided in 1953 by veteran real estate speculators George Alexander and Joseph C. Dunas. Alexander, of the George Alexander Construction Company, built thousands of houses in the San Fernando Valley and Palm Springs. Eastwood Estates/Fieldstone Series was the last phase of development in the Corbin Palms Planning District—the first of several tract housing collaborations between Alexander and architects, Palmer and Krisel. Dan Saxon Palmer and William Krisel, AIA were significant architects associated with the Mid-Century Modern style. Krisel also designed the landscaping.

Eastwood Estates included the parcels south of Topham Street except for those facing Corbin Avenue. It consisted of 4 models of 3 four-bedroom/three-bath plans of approximately 1,400 square feet. A brochure for the tract touted them as "Luxurious living in the San Fernando Valley." A key amenity was a central air-conditioning system not available in the adjacent Corbin Palms tract. Proximity to schools, shopping and the new freeway was also a selling point. "The Fieldstone Series" of 13 houses on Corbin Avenue were larger, "climate controlled" houses on "spacious, magnificently landscaped" lots. The houses were typically occupied by young middle-class families.

Although the tract was subdivided in 1953-54, the houses were built in 1955. They were rectangular in plan and consisted of simple, geometric volumes of horizontal massing with unornamented wall surfaces. Some of the models visibly expressed their post-and-beam structure through a gabled clerestory window. They featured floor-to-ceiling windows, sliding doors and detached carports. The shed-roofed carports placed at 90-degree angles to gabled rooflines of the front elevations gave the designs an overall appearance of a butterfly-roof—a signature design feature of Palmer and Krisel houses. Rotation of plans, elevations and carport placement contributed to the unique architectural cadence of the district, another Palmer and Krisel

signature design element. Olive trees were featured landscape elements as were contoured mounds in the front yards created from construction debris.

Common alterations include a stucco finish over original wall materials, replacement of original windows, carport enclosures/extensions and the addition of decorative features and window surrounds. Despite these alterations, the Eastwood Estates/Fieldstone Series District remains an intact example of a postwar suburban residential tract in the Mid-Century Modern style.



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Mid-Century Modernism, 1945-1970
Property type:	District
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	553
Reason:	This small historic district is significant as an intact representation of the larger Corbin Palms/Eastwood Estates subdivisions, designed by noted architects Palmer and Krisel. High quality design and craftsmanship.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Post-War Suburbanization, 1938-1975
Sub theme:	Suburban Planning and Development, 1938-1975
Property type:	Post-War Suburb
Property sub type:	Subdivision(s)
Criteria:	A/1/1
Status code:	5S3
Reason:	Excellent example of a postwar suburb designed by noted developer George Alexander Co. and architects Palmer and Krisel. Retains the original tract planning and landscape elements as designed by the developer/architects.

Contributors/Non-Contributors:



Address: 6111 N CORBIN AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Address: 6117 N CORBIN AVE
 Type: Not sure
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Unknown/not visible



Address: 6127 N CORBIN AVE
 Type: Non-Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Address: 6135 N CORBIN AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Address: 6141 N CORBIN AVE
 Type: Not sure
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Unknown/not visible



Address: 6118 N JUMILLA AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Address: 6126 N JUMILLA AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Address: 6134 N JUMILLA AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Address: 6141 N JUMILLA AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Address: 6146 N JUMILLA AVE
 Type: Non-Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century

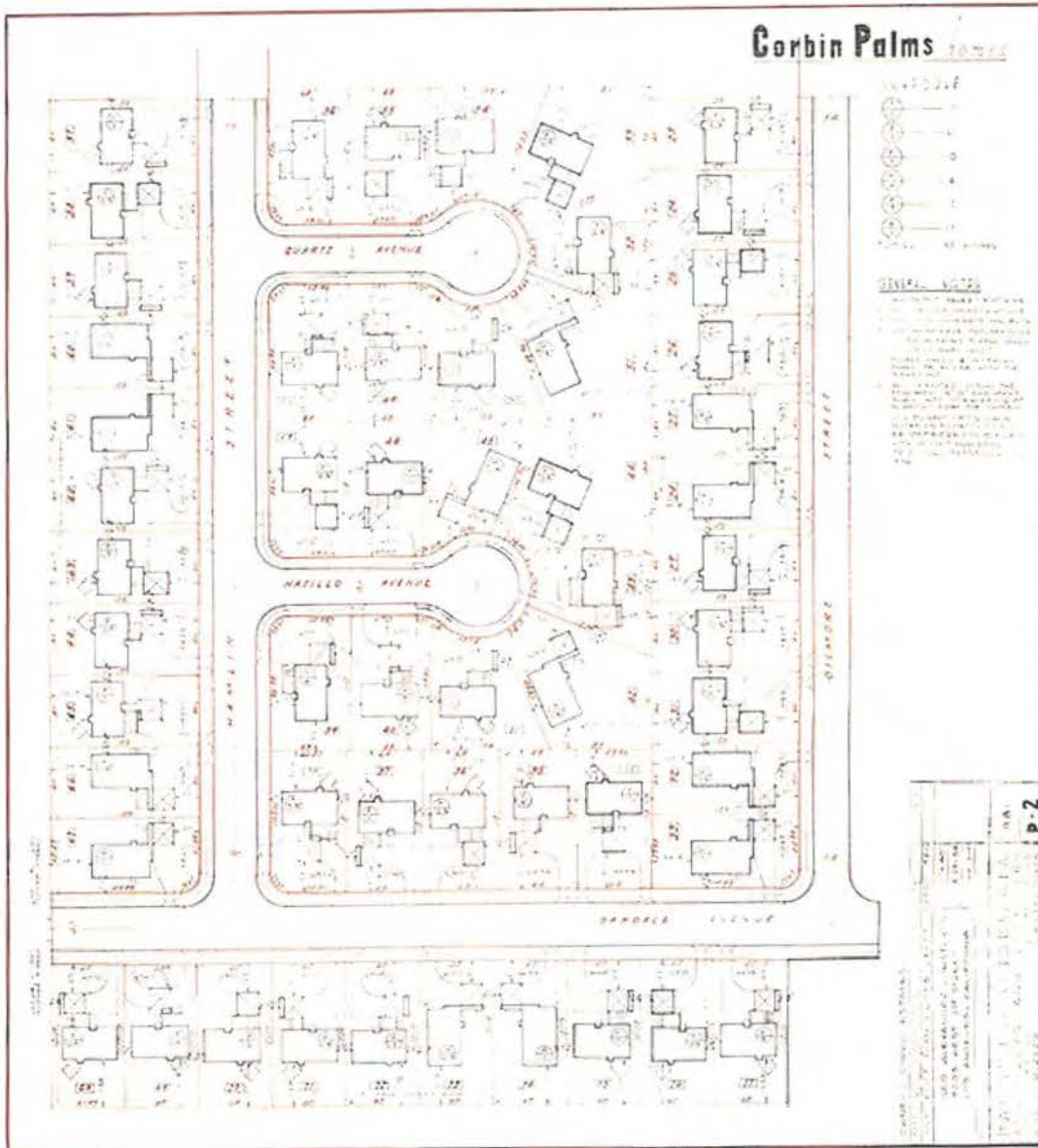


Address: 6151 N JUMILLA AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century

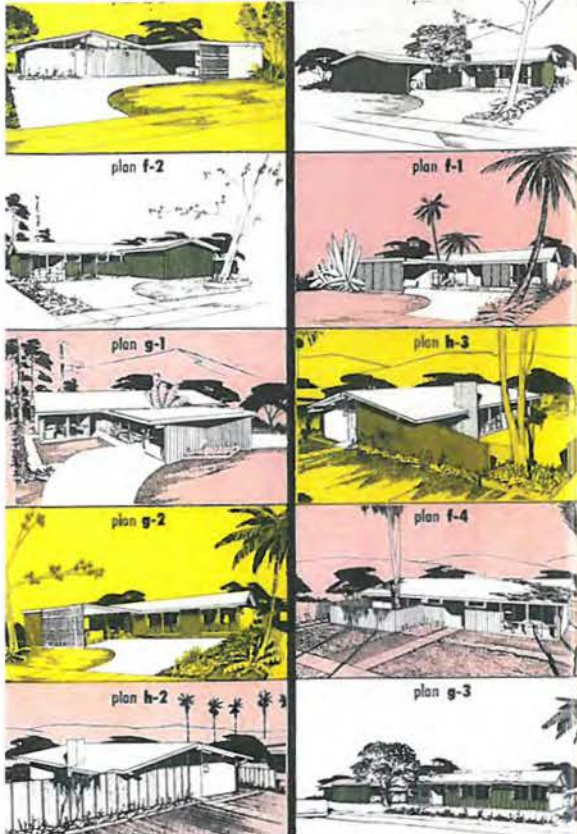


Address: 6152 N JUMILLA AVE
 Type: Contributor
 Year built: 1955
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century

9.5 Checklist – Primary/Secondary documentation



Phase I Corbin Palms Plot Plan showing alpha-numeric coding and strategic placement of each house on its lot to create the architectural cadence of the development and provide privacy to homeowners.



Corbin Palms homes

An exhibit of the many interesting features of Corbin Palms Homes is on display at the tract office. Every homeseeeker is cordially invited to see this "preview to pleasureable living" at any time between the hours of 10 A.M. and 8 P.M.

priced from **\$14,950**
to **\$16,250**

low down payments

Furnished Model Homes open for visitors, featuring Freedom Gas Kitchens.
George Alexander Construction Company, Builders.

EXECUTIVE OFFICES • 8203 West Third Street, Los Angeles

SALES OFFICE at West side of Corbin just north of Topham

Open 10 A.M. till 8 P.M. daily

LOT NO.
PRICE
MONTHLY PAYMENT
(including principal and interest)
DOWN PAYMENT
(plus impounds and closing costs)
SALESMAN
SALES OFFICE PHONE:

FIRST CHOICE

SECOND CHOICE

LOT NO.
PRICE
MONTHLY PAYMENT
(including principal and interest)
DOWN PAYMENT
(plus impounds and closing costs)

Corbin Palms *homes*

Spacious Contemporary Modern Bermuda Type Homes

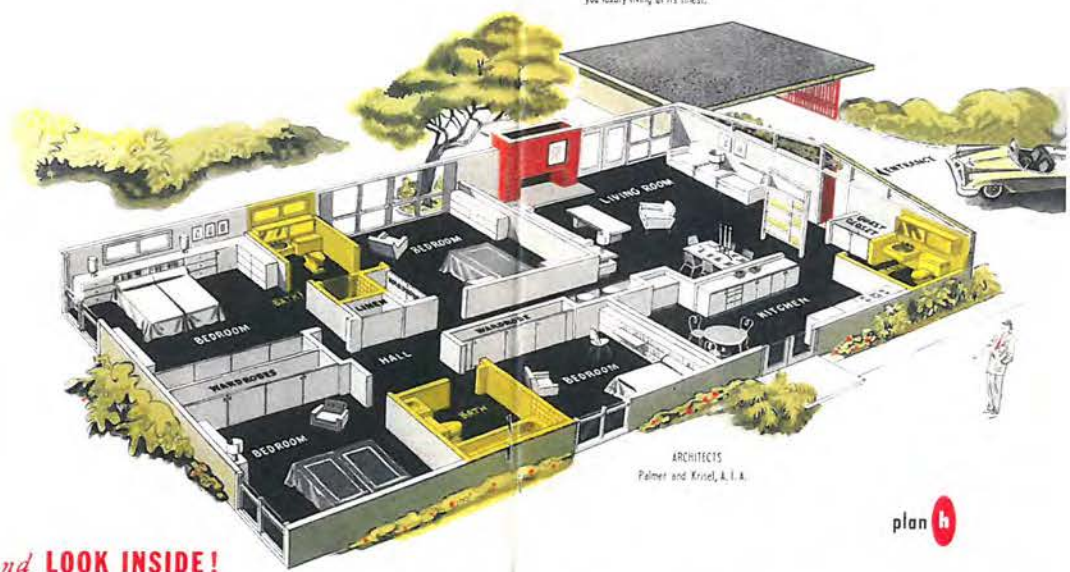
These huge FOUR BEDROOM, TWO AND THREE BATH
Corbin Palms homes are so well planned you'd almost believe the architect had thought
out of your family album to discover and provide for the needs of all the members
in your growing family! Without doubt, it's the BIGGEST home value on the
market today. Here, at last, you can live in a modern comfort—without
waiting your turn in the "early savings line up."



Let's **RAISE THE ROOF**

4 BEDROOMS
3 BATHS

—relax in the joyous freedom that gives you what you want, when
you want it—whether it be congenial social activity or secluded privacy. Completely modern
features include low, exciting lines topped with rock roofs that boast wide, overhanging
eaves—handsome bricked in fireplaces—smart breeze ways—porte cocheres and
car ports, some with circular drives—everything that guarantees
you luxury living at its finest.



ARCHITECTS
Palmer and Kriegl, A. I. A.

plan **h**

and **LOOK INSIDE!**

Pages from original Corbin Palms Tract Brochure, c. 1954 featuring H plan, the same as 6134 Jumilla Avenue. Source: <https://kriselkeeper.wordpress.com/2010/07/29/corbin-palms-brochure/>

San Fernando Valley 200

Corbin Palms

4 Bedrooms
3 & 2 Baths
Spacious
Contemporary
Modern Bermuda Type
Homes

Everything that
Guarantees Luxury
at its finest
AS LOW AS
\$14,950

Featuring!

- Spacious Lots
- Wood Burning Fireplace
- Forced Air Heat
- Extra Heavy Roof Insulation
- Sliding Glass Windows
- Hardwood Parquet Floors
- Large Wardrobes
- Attractive Birch Kitchen
- Waste King Garb. Disp.
- Colored Bath Fixtures
- Private Patio Area
- Circular Driveway
- Picturesque Landscaping
- Rear Compl. Fenced
- Front Complete Sprinklers
and Many Others
Too Numerous to Mention

AS LOW AS
\$2500 Down

10 till 8 p.m. Every Day

Corbin Palms Homes

Drive out Ventura to Corbin Ave., turn north 1/2 mile.

1000
800
101
2125
401
2710

LAST CHANCE

THIS IS YOUR FINAL OPPORTUNITY TO SEE

Corbin Palms

THE VALLEY'S MOST MAGNIFICENT HOME COMMUNITY

3 CHOICE LOCATIONS LEFT

3 BATHS
4 BDRMS.

Exquisitely Landscaped FROM \$15,750 WITH JUST \$2500 Down

YOUR SMALLER HOME OR EQUITY CAN SERVE AS PART PAYMENT.

Drive Out TODAY

TAKE VENTURA BLVD TO 10700 Block. Turn right on Corbin Avenue 1/2 mile to CORBIN PALMS.

Ads for Corbin Palms were limited to classified vs. display ads. The ad on the left is the first Los Angeles Times ad for the subdivision from November 1953 and the last ad, on the right, from December 1954.



William Krisel's own Corbin Palms house, also an H plan, in reverse. Source: *William Krisel's Palm Springs*, 44.

9.6 Checklist – Copies of Building Permits

1

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

Form 11-1
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 18

Tract. 13606

Location of Building 6134 Judilla Avenue
(House Number and Street)

Approved by
City Engineer
W.C. R
Deputy.

Between what cross streets? Topham & Calvert

USE INK OR INDELIBLE PENCIL

1. Purpose of building Single dwelling - attached garage Families 1 Rooms 6
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. Owner Corval Estates Phone We. 5-1234
(Print Name)
3. Owner's Address 8203 W. 3rd. St. P. O. L.A. 18
4. Certificated Architect Palmer & Krisel State C-915 License No. C-2187 Phone Ar. 9-2129
5. Licensed Engineer Richard R. Bradshaw State 6589 License No. Phone Br. 2-6825
6. Contractor George Alexander Construction Co. State R-37529 License No. Phone We. 5-1234
7. Contractor's Address 8203 W. 3rd. St.

8. VALUATION OF PROPOSED WORK [Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.] \$ 19,500

9. State how many buildings NOW on lot and give use of each. NONE
(Store, Dwelling, Apartment House, Hotel or other purpose)

10. Size of new building 28-46-38 No. Stories 1 Height to highest point 12' Size lot Odd x Shape

11. Material Exterior Walls Wood and Stucco Type of Roofing Comp. - Rock

- For Accessory Buildings and similar structures
- (a) Footing: Width 12" Depth in Ground 12" Width of Wall 6"
 - (b) Size of Studs 2 x 4 Material of Floor Concrete slab
 - (c) Size of Floor Joists NONE Size of Rafters 4 x 8

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

Sign here George Alexander Constr. Co.
(Owner or Authorized Agent)
By Robert Alexander

DISTRICT OFFICE

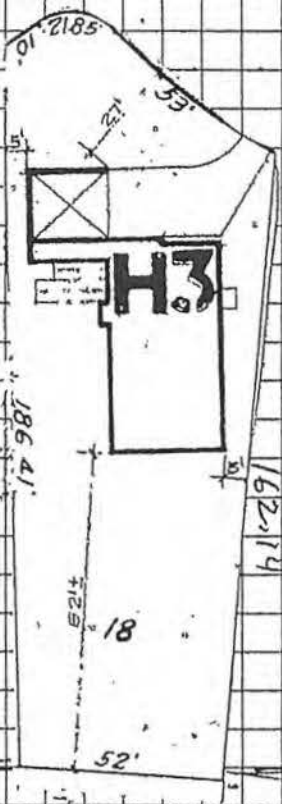
FOR DEPARTMENT USE ONLY					
PLAN CHECKING					
Valuation \$ <u>430,800</u>					Investigation Fee \$ <u>4.50</u>
Fee \$ <u>250</u>					Bldg. Permit Fee \$ <u>4.50</u>
				Total \$ <u>9.00</u>	
TYPE <u>I</u>	Maximum No. Occupants <u>1FAM</u>	Inside Lot <u>Corner Lot</u>	Key-Not	Lot Size <u>1RREG.</u>	20 Ft. rear alley <u>of minor</u>
GROUP <u>R-1</u>	Plans and Specifications checked <u>of minor</u>		Corner/Not Reved	Fire District <u>R-5</u>	District Map No. <u>7430</u>
For Plans See	Correction Verified <u>of minor</u>	Bldg. Line	Street Widening	Application checked and approved	
Filed with <u>of minor</u>	Plans, Specifications and Application rechecked and approved.	Continuous Inspection	SPRINKLER Specified - Required Valuation Included <u>Yes</u>	Inspector <u>W.H. 7/1/54</u> Clerk	

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	SEP 17 '54		VN31645		
Supplemental Plan Checking					
Building Permit	SEP 23 '54		VN84656		

Juniata Ave.

*Note: Jurial Notes
on Buyer Plot Plans
Appeals here*



1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP 7430	1. LEGAL LOT 18	BLK.	TRACT 13606	<i>Done</i> APPROVED
ZONE R-5	JOB ADDRESS 6134 Junilla Ave., Woodland Hills			
FIRE DIST.	2. BETWEEN CROSS STREETS Oxnard AND Galvert			
INSIDE KEY COR. LOT	3. PURPOSE OF BLDG. Private Swim Pools			
REV. COR. LOT SIZE X	4. OWNER Henry C. Gordon			
REAR ALLEY	5. OWNER'S ADDRESS 6134 Junilla Ave.			
SIDE ALLEY BLDG. LINE	6. CERT. ARCH.	STATE LICENSE NUMBER		
AFFIDAVITS	7. LIC. ENGR. Geo. C. Thomson	STATE LICENSE NUMBER 6239		
BLDG. AREA	8. CONTRACTOR Mir-Mar Custom Pools	STATE LICENSE NUMBER 6239		
SPRINKLERS REQ'D. SPECIFIED	9. SIZE OF NEW BLDG. 16 x 36 STORIES HEIGHT			
	10. MATERIAL OF EXTERIOR WALLS: Gpnite <input type="checkbox"/> WOOD STUCCO <input type="checkbox"/> METAL BRICK <input type="checkbox"/> CONC. BLOCK CONCRETE <input checked="" type="checkbox"/>			

6134 Junilla Ave.	
VANDANO LA 15264	MAY 9 1955
TYPE Pvt. Swim. Pool	MAX. OCC. MAY 9 1955
DIST. OFFICE Van Nuys 2	LA 65738
C. OF O. ISSUED	PC 500 P.P. 10 ²⁰

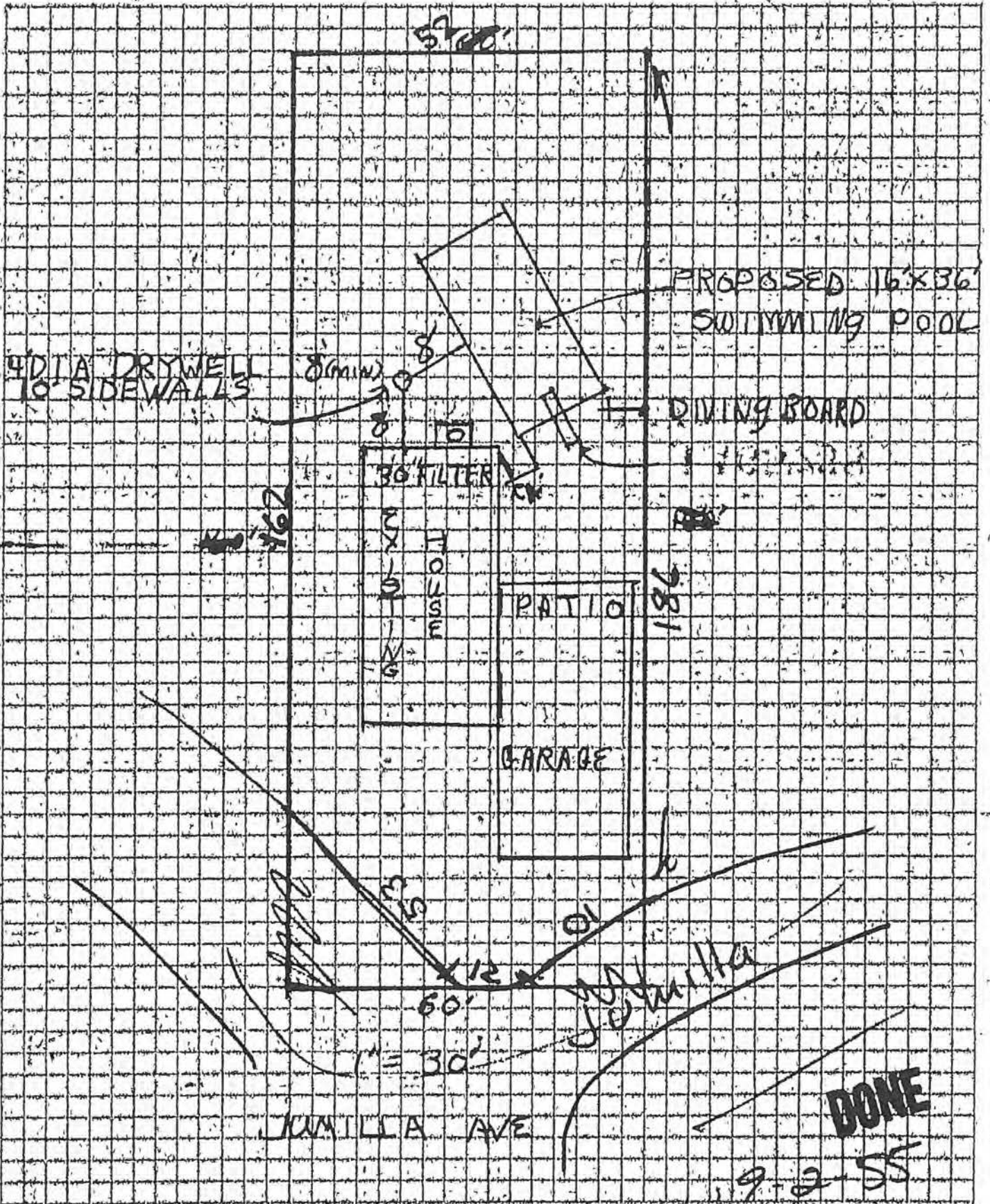
DWELL. UNITS	11. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. 2188 2328 I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance. <i>Henry C. Gordon</i> SIGNED	VALUATION APPROVED <i>Yaguchi</i>
PARKING SPACES		APPLICATION CHECKED <i>Yaguchi</i>
GUEST ROOMS		PLANS CHECKED <i>Yaguchi</i>
FILE WITH		CORRECTIONS VERIFIED <i>Yaguchi</i>
CONT. INSP.		PLANS APPROVED <i>Yaguchi</i>
	APPLICATION APPROVED <i>Yaguchi</i>	

This Form When Properly Validated is a Permit to Do the Work Described

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

LEGAL DESCRIPTION

LOT 18 TRACT 13606



Site Plan Show all Buildings on Lot and Use of Each

3

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT	18	BLK.	TRACT	13606	DIST. MAP	7430
2. BUILDING ADDRESS	6134 Jumilla Ave.			APPROVED	ZONE	RS
3. BETWEEN CROSS STREETS	Topham		AND	Calvert	FIRE DIST.	Miss
4. PRESENT USE OF BUILDING	Dwelling		NEW USE OF BUILDING	Same	INSIDE KEY	X
5. OWNER	Muriel E. Gorden, Henry C. Gorden			PHONE	COR LOT	
6. OWNER'S ADDRESS	6134 Jumilla Ave. W. H.			P.O.	ZONE	
7. CERT. ARCH	None		STATE LICENSE	PHONE		11109
8. LIC. ENGR.	None		STATE LICENSE	PHONE	REAR ALLEY	-
9. CONTRACTOR	Owner		STATE LICENSE	PHONE	SIDE ALLEY	
10. CONTRACTOR'S ADDRESS	Same			P.O.	ZONE	AFFIDAVITS
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		BLDG AREA	
73'4" x 48'4"	1	12	1			
12. MATERIAL EXT. WALLS:	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF CONST.	<input type="checkbox"/> WOOD	<input type="checkbox"/> STEEL
	<input checked="" type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE		<input type="checkbox"/> CONC.	<input type="checkbox"/> OTHER
					ROOFING	SPRINKLERS
					Comp	EQUIP.
					Roof	SPECIFIED

3 6134 Jumilla Ave. DISTRICT OFFICE Van Nuys

VALID	VN19955	CASHIER'S USE ONLY	
TYPE	GROUP	MAX. OCC	
V	R	1-FAM	
			MAR 2 1956
			MAR 2 1956
			47458
			VN19955
C. OF O. ISSUED	INSPECTOR	P.C.	S.P.C.
	Cherry # 8	200	
			B.P.
			450
			I.F.
			O.S.
			C/O

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 650.	DWELL UNITS	
14. SIZE OF ADDITION	STORIES	HEIGHT	VALUATION APPROVED
18x30	1	8	\$ml th
15. NEW WORK: EXT. WALLS	ROOFING		APPLICATION CHECKED
Patio roof.			PLANS CHECKED
			CORRECTIONS VERIFIED
			PLANS APPROVED
			APPLICATION APPROVED

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

SIGNED: Cherry G. Gorden

This Form When Properly Validated is a Permit to Do the Work Described.

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

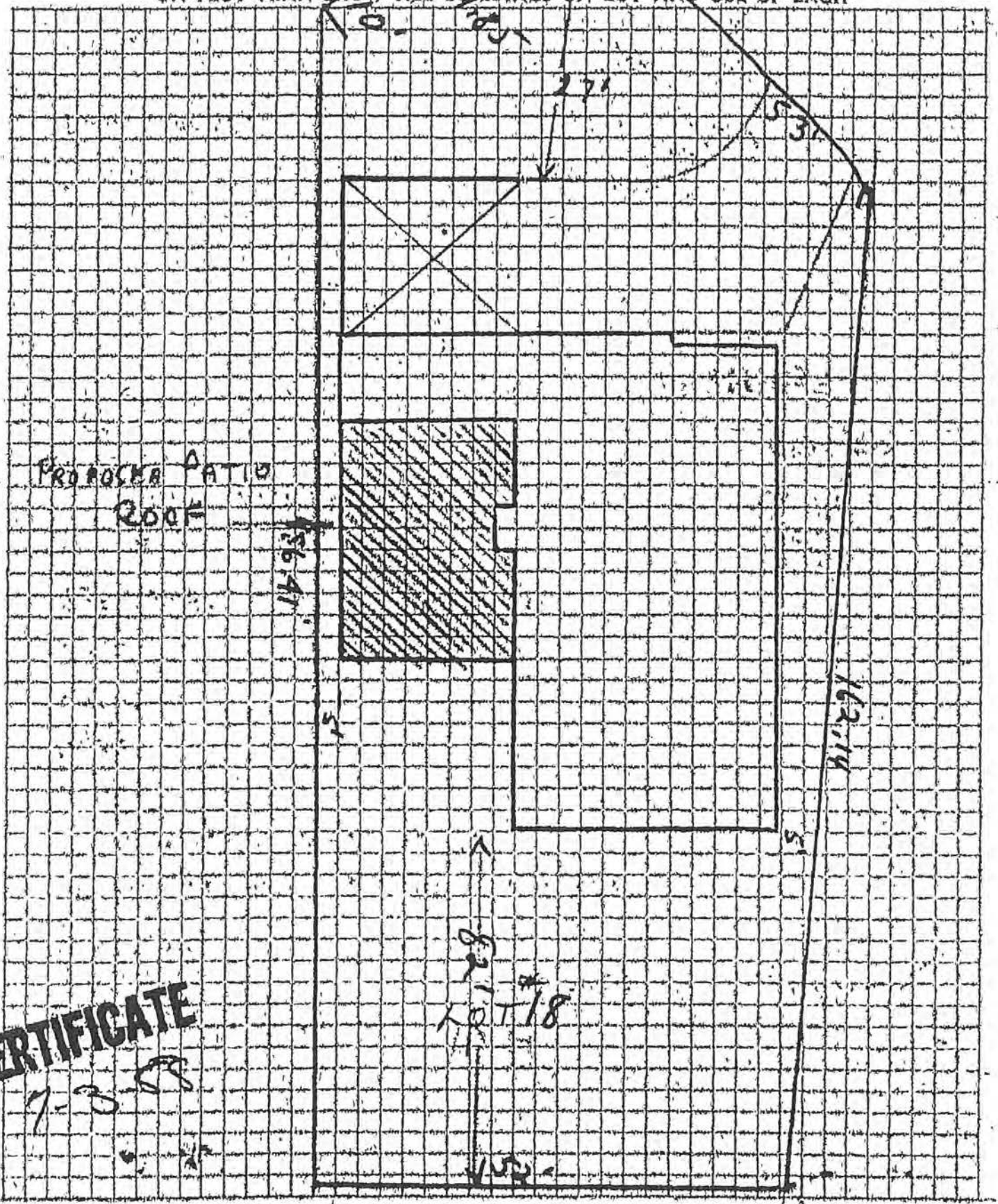
LEGAL DESCRIPTION

LOT No. 18

TRACT 13606

6134 JUNILLA AVE W. N.

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



CERTIFICATE

7-3-58

LOT 18

PUBLIC RECORD
APPLICATION FOR INSPECTION TO ADD-ALTER-REPAIR-DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

S.A.S. 3-1 (R 10-74)
 DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. KKKAL DISTRICT	LOT 18	BLOCK	TRACT 13606 W	COUNCIL DISTRICT NO. 3	DIST. MAP 74-30
2. PRESENT USE OF BUILDING (01) Dwelling & Att. Garage	NEW USE OF BUILDING Same			GEN. TRACT 1371-01	
3. JOB ADDRESS 6134 Jumilla Ave	WH			ZONE RS-1	
4. BETWEEN CROSS STREETS Ironham	AND Calvert			FIRE DIST.	
5. OWNER'S NAME M/W Minick	PHONE 348-5855			LOT TYPE Inv	
6. OWNER'S ADDRESS Same as 3	CITY WH			LOT SIZE Irreg	
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY 20' Rear	
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE	
9. CONTRACTOR BK Wood Const.	BUS. LIC. NO. 324346	ACTIVE STATE LIC. NO.	PHONE 883-4694	AFFIDAVITS	
10. BRANCH LENDER	ADDRESS CITY				
11. SIZE OF EXISTING BLDG. WIDTH 3.4 LENGTH 48.4	STORIES 1	HEIGHT 12'	NO. OF EXISTING BUILDINGS ON LOT AND USE (1) Dwelling & Att. Garage		
12. CONST. MATERIAL OF EXISTING BLDG. Stucco	EXT. WALLS	ROOF Comp Rock	FLOOR		
13. JOB ADDRESS 6134 Jumilla Ave				DISTRICT OFFICE VN D-15	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 450				SEISMIC STUDY ZONE	
15. NEW WORK: (Date) 2/22/80	Open lattice patio cover			GRADING	
	2' @ 24" oc.			HIGHWAY DED.	
NEW USE OF BUILDING Dwelling & Att. Garage		SIZE OF ADDITION 6'8x20	STORIES 1	HEIGHT 8'	FLOOD
TYPE V	GROUP OCC. R1	BLDG. AREA	PLANS CHECKED DURHAM		CONS.
DWELL. UNITS NC	MAX OCC. NC	TOTAL	PLANS APPROVED		ZONED BY Durham
GUEST ROOMS /	PARKING REQ'D NC	PARKING PROVIDED STD. COMP.	APPLICATION APPROVED		FILE WITH
SPRINKLERS REQ'D SPECIFIED /	CONT. INSP. /	INSPECTION ACTIVITY			INSPECTOR
		COMP	GEN	W.A.S.	CONS
P.C. 7.65	S.P.C. /	B.P. 9.00	P.M.	LE 25.00	G.P.I. / C/O / G.S.
P.C. NO.	WORKER'S COMPENSATION INSURANCE CERTIFICATE ON FILE EXEMPT		ENERGY: <input checked="" type="checkbox"/>		TYPIST SS

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID, PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIERS USE ONLY

44276
 44277
 44277
 MAR-26-80
 44277
 10424
 10424
 32414
 me 7.65
 me 34.65
 me 34.00

LIMIT OF PERMIT

16. APPLICANT - Check the appropriate box; fill in the blanks, sign at the bottom.
 I hold State Contractor's License No. _____ which is in full force and effect.
 I am exempt from the provisions of Chapter 9, Division 3, Business and Professions Code pursuant to the exemption specified therein on the basis that:

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 ~~shall~~ ^{shall} warrant or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed: Barry J. Wood Barry J. Wood Contractor 3-26-80
 (Owner or agent having property owner's consent) Position Date
 Also sign statement on reverse side if applicable

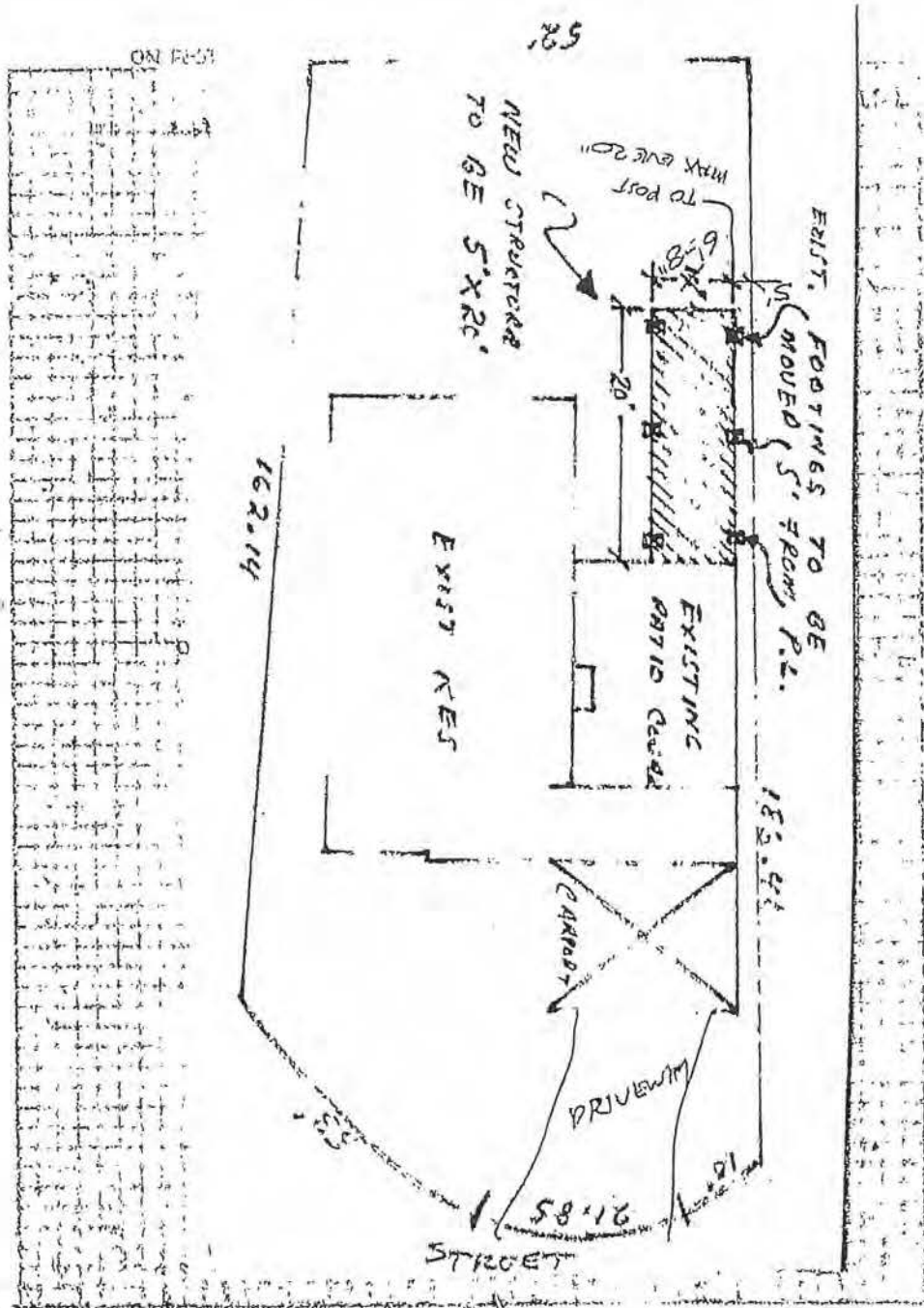
Bureau of Engineering	ADDRESS APPROVED		Signature/Date
	DRIVEWAY		
	HIGHWAY DEDICATION	REQUIRED	
		COMPLETED	
	FLOOD CLEARANCE		
	SEWERS	SEWERS AVAILABLE	
		NOT AVAILABLE	
		SFC PAID	
	SFC NOT APPLICABLE	SFC DUE	
Plumbing	PRIVATE SEWAGE SYSTEM APPROVED		
Conservation	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>		
Fire	APPROVED (TITLE 15) (L.A.M.C. 5700)		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		
Traffic	APPROVED FOR		
Construction Tax	RECEIPT NO	DWELLING UNITS	

WARRIOR'S COMPENSATION CERTIFICATE

Bob Ryd

Contractor

25-28-82



CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

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

Address of Building **6134 Junilla**

Permit No. and Year **N84656/54**

Certificate Issued **June 7, 1955**

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

**1 Story, Type V, Dwelling and
Attached Garage, R Occupancy**

Owner **Corval Estates**
8203 W. 3rd St.
Owner's Address **Los Angeles 48, Calif.**

JOHN D. MILLER m e

Barbara Smith

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

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

Address of Building 6134 Junilla Ave.
Permit No. and Year VN19955/56
Certificate Issued 7-3-56

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

1 story, Type V, 15x30 patio roof
addition to R Occupancy.

Owner M. & H. GORDEN
Owner's Address 6134 Junilla Ave.
Woodland Hills, Calif.

Address of Building

6134 JUMILLA AV



CITY OF LOS ANGELES CERTIFICATE OF OCCUPANCY

Note: Any change of use of occupancy must be approved by the Department of Building and Safety. 5 9 0 0 6 0 0 2 0 6

- This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.* (Non-Residential Uses)
- This certifies that, so far as ascertained by or made known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law-for following occupancies:* (Residential Uses)

Permit No. and Year 80VN10424

Add 6'8" x 20' patio cover to an existing 1 Story, Type V, dwelling and attached garage.
R-3 Occupancy.

5000406200600000426
~~5000306200600000426~~

Total Parking Required _____ No Change in Parking requirement.
Total Parking Required _____ = Standard _____ + Compact _____

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By / Office: LA-VN-WLA-SP-C.D. # 3

Bureau: BLDG-BCS

Division: GEN-MS-EQ-BM-COMM

Owner M/M Minick
Owner's Address 6134 Jumilla Av
Woodland Hills CA 91364

Issued: 1-23-89 By: J.GOVEA/ke

6134 N Jumilla Ave



Permit #:
Plan Check #:
Event Code:

07042 - 90000 - 21623

Printed: 10/12/07 05:30 PM

Plumbing
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

Issued On: 10/12/2007

**APPLICATION FOR PLUMBING
PLAN CHECK AND INSPECTION**

Last Status: Issued

Status Date: 10/12/2007

1. PROPERTY OWNER

Minick, Israel And Dorothy M Trs Mini 6134 Jumilla Ave

WOODLAND HILLS CA 91367

2. APPLICANT INFORMATION (Relationship: Net Applicant)

Fabian Friedman -

7631 Alabama Ave

CANOGA PARK, CA 91304

(818) 340-3060

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME

(C) Metro Retrofitting Inc

7631 Alabama Ave Suite A, Canoga Park, CA 91304

CLASS LICENSE#

C36 505706

PHONE #

8183403060

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (818)347-7885.

6. DESCRIPTION OF WORK

INSTALLATION OF SGSOV

7. COUNCIL DISTRICT: 3

8. APPLICATION PROCESSING INFORMATION

PC OK By:

OK for Cashier:

Signature: _____ Date: _____

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

Call toll-free (888) LA4BUILD (524-2845)

Outside LA County, call (213) 482-0000 or visit www.ladbs.org

For Cashier's Use Only

W/O #: 74221623

NOTICE: The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy.

In the event that any box (i.e. 1-10) is filled to its 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.

9. FEE INFORMATION Inspection Fee Period

Permit Fee: 43.40

INSPECTION TOTAL Plumbing	43.40
Permit Total	43.40
Permit Fee Subtotal Plumbing	40.00
Permit One Stop Surcharge	1.00
Permit Sys. Development Surcharge	2.40
Permit Issuing Fee	0.00

Payment Date: 10/12/07

Receipt No: IN0501120609

Amount: \$43.40

10. FEE ITEM INFORMATION**WATER HEATERS AND GAS SYSTEMS**

Earthquake Valve (1) 16.00

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).

11. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **C36** Lic. No.: **505706** Contractor: **METRO RETROFITTING, INC.**

12. 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: **CLARENDON NATIONAL INSURANCE** Policy Number: **02KR-0030-183**

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.

13. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

14. CONSTRUCTION LENDING AGENCY DECLARATION

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

Lender's name (if any): _____ Lender's address: _____

15. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: **FABIAN FRIEDMAN** Sign: **Internet ePermit System Declaration** Date: **10/12/2007** Contractor Authorized Agent

9. 7 Checklist - Additional, Contemporary Photos



6134 Jumilla Avenue, west façade



6134 Jumilla Avenue, south façade



6134 Jumilla Avenue, south façade



6134 Jumilla Avenue, pool and pool house



6134 Jumilla Avenue, pool house addition, c. 1955



6134 Jumilla Avenue, east façade



6134 Jumilla Avenue, north façade



6134 Jumilla Avenue, north façade



6134 Jumilla Avenue interior with clerestory window, low-pitch gable roof and entry screen



6134 Jumilla Avenue interior shows half wall and open plan of kitchen, dining and living room area



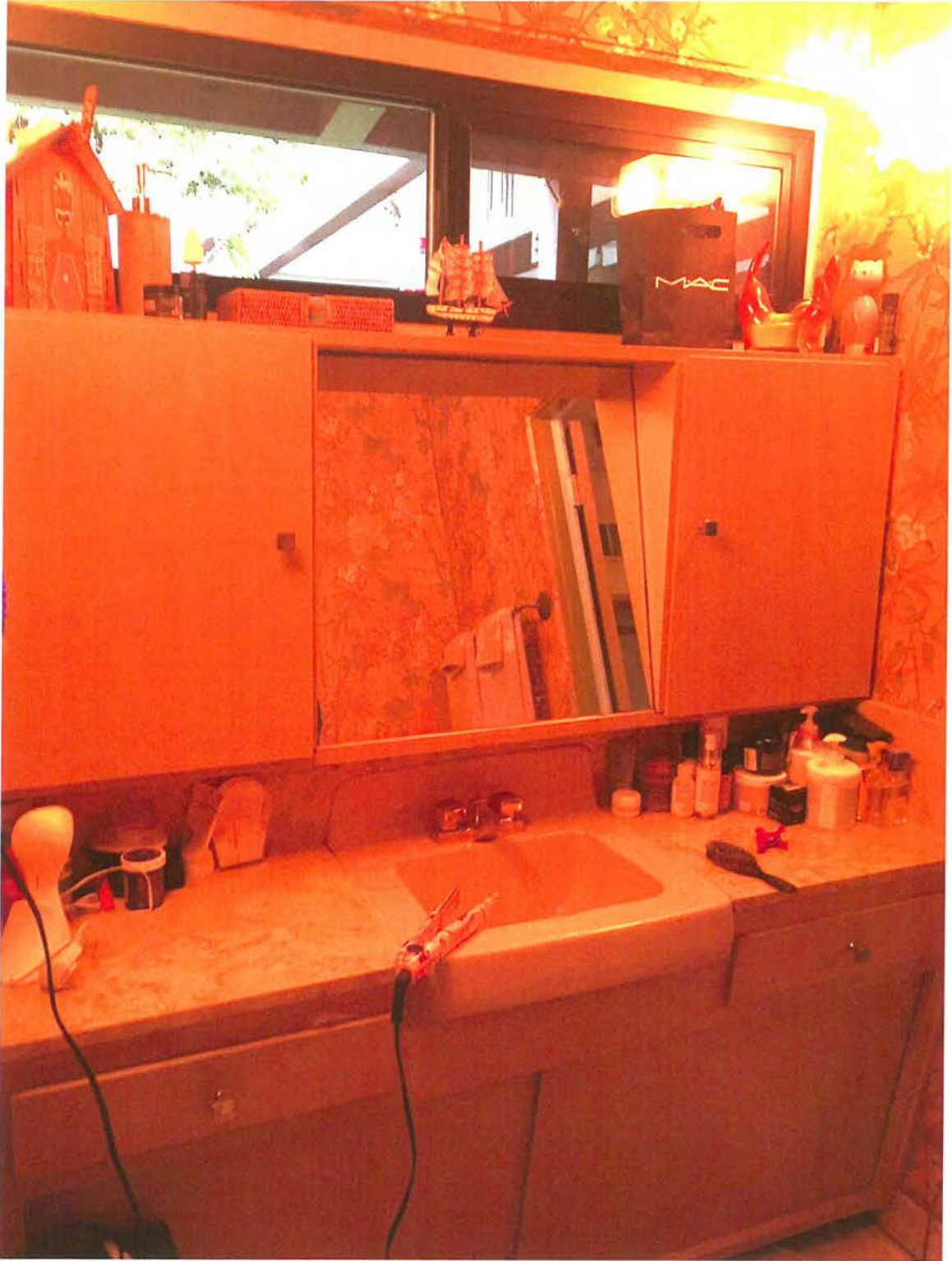
6134 Jumilla Avenue interior featuring original sliding glass door and window to patio.



6134 Jumilla Avenue interior featuring living room paneling and wallpapered closet doors.



6134 Jumilla Avenue, interior sandstone detail wall between living room and kitchen.



6134 Jumilla Avenue, original master bathroom cabinetry



6134 Jumilla Avenue, integration of interior and exterior space, 2006.



6134 Jumilla Avenue, living room, 2006.



6134 Jumilla Avenue, lanai addition dating from 1956. Photo 2006.



6134 Jumilla Avenue, new wooden lattice shade structure in foreground dating from 1989.



City of Los Angeles Department of City Planning

1/22/2018 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

6134 N JUMILLA AVE

ZIP CODES

91367

RECENT ACTIVITY

None

CASE NUMBERS

CPC-4540

ORD-103682

ENV-2005-8253-ND

Address/Legal Information

PIN Number	177B117 449
Lot/Parcel Area (Calculated)	11,237.1 (sq ft)
Thomas Brothers Grid	PAGE 530 - GRID F7
Assessor Parcel No. (APN)	2153022018
Tract	TR 13606
Map Reference	M B 524-32/34
Block	None
Lot	18
Arb (Lot Cut Reference)	None
Map Sheet	177B117

Jurisdictional Information

Community Plan Area	Canoga Park - Winnetka - Woodland Hills - West Hills
Area Planning Commission	South Valley
Neighborhood Council	Woodland Hills - Warner Center
Council District	CD 3 - Bob Blumenfield
Census Tract #	1393.01
LADBS District Office	Van Nuys

Planning and Zoning Information

Special Notes	None
Zoning	RS-1
Zoning Information (ZI)	ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
General Plan Land Use	Low Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	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
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	No
Transit Oriented Communities (TOC)	Not Eligible
CRA - Community Redevelopment Agency	None

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

Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Calvert Elementary School
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	2153022018
Ownership (Assessor)	
Owner1	DENT,GARY P
Address	6134 JUMILLA AVE WOODLAND HILLS CA 91367
Ownership (Bureau of Engineering, Land Records)	
Owner	DENT, GARY P
Address	6134 JUMILLA AVE WOODLAND HILLS CA 91367
APN Area (Co. Public Works)*	0.241 (ac)
Use Code	0101 - Residential - Single Family Residence - Pool
Assessed Land Val.	\$419,700
Assessed Improvement Val.	\$215,300
Last Owner Change	10/17/2007
Last Sale Amount	\$632,006
Tax Rate Area	16
Deed Ref No. (City Clerk)	2363595 1021497 1-404

Building 1	
Year Built	1955
Building Class	D65D
Number of Units	1
Number of Bedrooms	4
Number of Bathrooms	3
Building Square Footage	1,566.0 (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	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
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)	13.1905248
Nearest Fault (Name)	Santa Susana

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Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	5.00000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	16.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	80.00000000
Maximum Magnitude	6.70000000
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	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	Valley
Division / Station	Topanga
Reporting District	2169
Fire Information	
Bureau	Valley
Batallion	17
District / Fire Station	93
Red Flag Restricted Parking	No

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CASE SUMMARIES

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

Case Number: ENV-2005-8253-ND

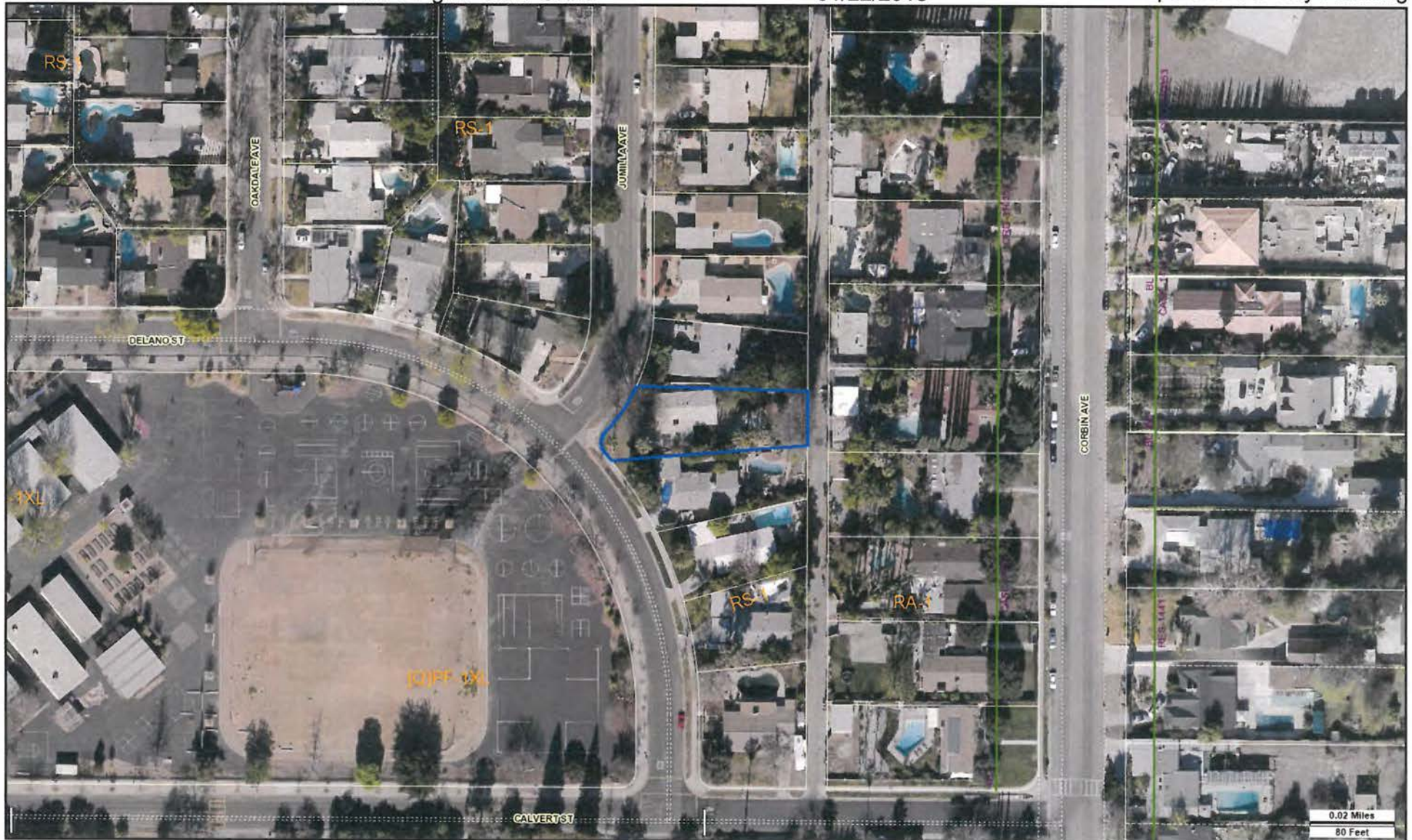
Required Action(s): ND-NEGATIVE DECLARATION

Project Descriptions(s): AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

DATA NOT AVAILABLE

CPC-4540

ORD-103682



Address: 6134 N JUMILLA AVE
APN: 2153022018
PIN #: 177B117 449

Tract: TR 13606
Block: None
Lot: 18
Arb: None

Zoning: RS-1
General Plan: Low Residential

