Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2018-7320-HCM
ENV-2018-7321-CE

HEARING DATE: January 10, 2019
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 433 North El Medio Avenue
Council District: 11 - Bonin
Community Plan Area: Brentwood – Pacific Palisades
Area Planning Commission: West Los Angeles
Neighborhood Council: None
Legal Description: Tract TR 9300, Block 115, Lot 6

PROJECT: Historic-Cultural Monument Application for the MINNICK HOUSE

REQUEST: Declare the property an Historic-Cultural Monument

OWNER(S): Deceased Estate of Patricia L Minnick
C/o Doreen J Anderson, Exec.
16008 Miami Way
Pacific Palisades, CA 90272

Patricia I. Minnick
433 El Medio Avenue
Pacific Palisades, CA 90272

APPLICANT: Nancy Branch
Minnick House Preservation Committee
428 El Medio Avenue
Los Angeles, CA 90272

PREPARER: Jenna Snow
Helms Hall
8758 Venice Boulevard, Suite 101
Los Angeles, CA 90034

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Not 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 do not 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 Minnick House is a 1950 one-story, single-family residence located at 433 El Medio Avenue between Asilomar Boulevard and Wynola Street in the Pacific Palisades area of Los Angeles. The Mid-Century Modern style house was designed by William L. Campbell, Jr. for Patricia and Wallace Edward Minnick. Patricia, a local artist and landscape designer, lived in the house from its construction until her death in early 2018.

Irregular in plan, the subject property is of wood-frame construction with horizontal wood tongue-and-groove cladding and a low-pitched shed roof with wide overhanging eaves and composition shingles. The primary, east-facing elevation is asymmetrically composed and features a protruding wing on the northern side that extends into a carport. The primary entrance is located on the southern elevation of this wing and consists of a single paneled door. Adjacent to the entrance, at the center of the primary elevation, is a floor-to-ceiling fixed window with pink glass. The southern side of the primary elevation features a horizontal band of wood sash windows. The rear, west-facing elevation features floor-to-ceiling fixed windows with glazed transoms and two rear entrances consisting of single glass doors. Interior features include exposed ceiling beams, concrete floors, a flagstone and brick fireplace, and built-in cabinetry.

Based on available permits and photographs, the subject property appears largely unaltered. There is a permit for re-roofing in 2003, and in August 2018, three doors and three windows were replaced.

CRITERIA

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

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

DISCUSSION

The applicant argues that the subject property is eligible under one criterion of the Cultural Heritage Ordinance: it “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of Mid-Century Modern architectural design as influenced by the Case Study House program.

Staff finds that the Minnick House does not appear to meet any of the Cultural Heritage Ordinance criteria. The subject property does not individually exemplify significant contributions to the broad cultural, economic, or social history of the nation, state, or community and is not identified with any important historical events. While the subject property may share some design features with the Case Study homes, it was not itself a product of the Case Study House program established by John Entenza of *Arts & Architecture* magazine in 1945. The Case Study House program aimed

to create models of affordable single-family housing that utilized new construction methods and materials and significantly influenced the design of residential architecture throughout the mid-twentieth century. Its principles of design were applied widely to mid-century residential buildings in Los Angeles, and many examples are extant in the Pacific Palisades area and across the city. The subject property exhibits a common typology for the era and is not directly associated with the Case Study House program.

The subject property is not associated with any historic personages.

Furthermore, the subject property is not a notable work of a master architect, and does not embody the distinctive characteristics of a style, type, period, or method of construction. While the subject property does feature distinctive elements of the Mid-Century Modern architectural style such as a low-pitched roof, wide overhanging eaves, and extensive use of glass, the house is not a unique or rare example of the style. Other more exemplary single-family residences in the Mid-Century Modern style that are already locally designated include the Eames House (1949, HCM #381), the John Entenza House (1949, HCM #530), the Tischler Residence (1949, HCM #506), the Stoleroff House (1950, HCM #721), Case Study House #16 (1953, HCM #1147), Case Study House #21 (1958, HCM #669), and the Stahl House (1960, HCM #670).

The subject property was not identified in the citywide historic resources survey, SurveyLA, as a Contributor to an historic district or individually eligible for designation under any program.

Staff finds that the property does not appear to rise to the level of historic significance to be individually eligible for designation as a Los Angeles City Historic-Cultural Monument.

FINDINGS

Based on the facts set forth in the summary, discussion, and application, the Commission determines that the property is not significant enough to warrant further investigation as a potential Historic-Cultural Monument.

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Minnick House			First Owner/Tenant
Other Associated Names:			
Street Address: 433 El Medio Avenue		Zip: 90272	Council District: 11
Range of Addresses on Property:		Community Name: Pacific Palisades	
Assessor Parcel Number: 4413009006	Tract: 9300	Block: 115	Lot: 6
Identification cont'd:			
Proposed Monument Property Type: ● Building	○ Structure	○ Object	○ Site/Open Space ○ Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1950 ● Factual ○ Estimated	Threatened? Private Development
Architect/Designer: William L. Campbell, Jr.	Contractor: Tru-Art Construction
Original Use: single-family residential	Present Use: single-family residential
Is the Proposed Monument on its Original Site? ● Yes ○ No (explain in section 7) ○ Unknown (explain in section 7)	

3. STYLE & MATERIALS

Architectural Style: Mid-Century Modernism		Stories: 1	Plan Shape: Irregular
FEATURE	*PRIMARY*		*SECONDARY*
CONSTRUCTION	Type: Wood		Type: Select
CLADDING	Material: Wood tongue-and-groove		Material: Select
ROOF	Type: Shed		Type: Flat
	Material: Composition shingle		Material: Select
WINDOWS	Type: Floor-to-Ceiling		Type: Hopper
	Material: Wood		Material: Wood
ENTRY	Style: Off-center		Style: Off-center
DOOR	Type: Paneled, unglazed		Type: Glass

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.

2003	Re-roofing

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

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

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

Name: Nancy Branch		Company: Minnick House Preservation Committee	
Street Address: 428 El Medio Avenue		City: Los Angeles	State: CA
Zip: 90272	Phone Number:	Email: wbranch@earthlink.net	

Property Owner Is the owner in support of the nomination? ○ Yes ● No ○ Unknown

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

Nomination Preparer/Applicant's Representative

Name: Jenna Snow		Company:	
Street Address: Helms Hall, 8758 Venice Blvd, Ste 101		City: Los Angeles	State: CA
Zip: 90034	Phone Number: 323-317-3297	Email: jenna@preservingbuildings.com	

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

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
2. ✓ Written Statements A and B
3. ✓ Bibliography
4. ✓ Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digitial copy of the main photo to: planning.ohr@lacity.org)
5. ✓ Copies of Primary/Secondary Documentation
6. ✓ Copies of Building Permits for Major Alterations (include first construction permits)
7. ✓ Additional, Contemporary Photos
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.	
✓	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.
✓	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.
✓	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Name: Nancy W. Branch Date: 9/4/18 Signature: Nancy W. Branch

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

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

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

7. WRITTEN STATEMENTS

A. Proposed Monument Description

The following description is based on publicly accessible areas, as well as contemporary photos taken by members of the Minnick House Preservation Committee. Historic photos were provided by the Minnick House Preservation Committee.

Site (Attachment 1, Maps 1-3; Attachment 3, Historic Aerial 1-5)

The Minnick House is located in the Pacific Palisades neighborhood south of Sunset Boulevard and west of Temescal Canyon in an area realtors call "El Medio Bluffs." The house is located mid-block on the west side of the street among other single-family residences. Palisades Asilomar park is located a short distance away and the Pacific Ocean is visible from the property.

The Minnick House is set back from the street with a lawn and other landscaping. A planted parkway separates the sidewalk from the street. Two palms are planted within the parkway and frame views of the house. A paved driveway that leads to a covered carport runs along the north side of the property. Planting areas within the lawn are demarcated by brick. A wide area along the sidewalk is planted with brightly colored flowering plants. Two defined circular areas are planted closer to the house. Closer to the street, the circular area is planted with mature banana trees, while the circular area closer to the house is planted with a palm tree and birds of paradise at the base. Plantings close to the house include additional birds of paradise and a mature umbrella tree. Circular concrete pavers define a walkway from the driveway to a paved area adjacent to the front door.

Narrow walkways line the house between the north and south elevation and the property lines, which are delineated with fences. A terrace at the rear (east) of the property leads to a lushly planted garden. The terrace is partially covered by a widely overhanging roof and is paved with squares of concrete separated by narrow brick.

Exterior (Attachment 2, Figures 1-9; Attachment 3, Historic Photos 1-23 and 30-31)

The Minnick House is designed in the Mid-Century Modern style with characteristic features including simple geometric forms, low, horizontal massing, one-story height, exterior elevations void of decorative elements, low-pitch roof with wide overhangs, asymmetrical façade and plan, horizontal bands of windows along the façade, exposed wood ceilings in the living room, and floor-to-ceiling windows at the rear of the house opening out onto the lushly planted garden. The house is S-shaped in plan with the majority of the house oriented north-south, a wing at the south side extending to the east, and a wing at the north side extending to the west. The exterior is clad in redwood tongue-and-groove horizontal siding. Window frames, doors, and door frames are painted vibrant colors, including orange, vermilion, and hot pink. The low-sloping shed roof has overhanging eaves and a wide fascia. Windows have wood sash.

A carport extends from the north wing to the west and has its own shed roof. The carport is open along the south elevation with the roof providing a very wide overhang, covering the paved walkway. This wide overhang has several areas cut out to allow light through and is supported by four wood posts. The carport is sided in redwood along the north and east elevations.

The main entrance is located in the north wing that extends into the carport. The entrance faces south, adjacent to the west elevation, and is sheltered by the canopy created by the overhanging roof of the carport. An industrial-type light fixture fastened to the elevation illumines the main entrance.

Adjacent to the main entrance, along the west elevation is a wide, floor-to-ceiling, fixed window with obscure glass colored hot pink. The west (front) elevation features two groups wood sash windows close to the roofline, which appear as a horizontal band. A trio of windows is located adjacent to the large, fixed glass window. Outer lights of the trio function as awning-type sash while the center light is fixed. There is a pair of awning windows on the south side of the elevation.[1]

North and south elevations are located close to the property line and have few openings. The south elevation has two openings, a single window in approximately the center of the elevation and a pair of windows toward the east side of the elevation. A secondary entrance at the north elevation is located behind a fence that is flush with the east end of the carport. The wood door has a window in the upper section that has aluminum, vertical sliding sash. A single-hung, wood sash window is placed to the east of the secondary entrance. Another industrial light fixture is hung between the window and door. A wing wall extends the elevation and provides enclosure for the terrace at the east (rear) elevation.

The east elevation is composed almost entirely of floor-to-ceiling glazing. Five panels of tall and wide fixed glazing are topped by glazed transoms. A glass door within a wood frame is situated toward the center of the elevation. The north elevation of the south wing, also facing the terrace, consists of a window that is a grid of nine lights, two of which function as awnings. A second glass door at the west side of the south wing opens out onto the terrace.

Interior (Attachment 2, Figures 10-14; Attachment 3, Historic Photos 24-29)

The interior space of the house focuses on the large, central living room/art studio, which opens out onto the terrace. A kitchen and dining area are located at the north side of the house while two bedrooms separated by a bathroom are located at the south side of the house. Floors throughout are stained concrete. The high ceiling in the living room has exposed beams, while other interior spaces have a finished ceiling. Interior walls are painted in vibrant colors, including lime green walls throughout with the exception of the bathroom, as well as orange ceilings and window frames. A fireplace dominates the south wall of the living room and is composed of floor-to-ceiling Roman brick. The floor at the base of the fireplace is defined by flagstone. The brick wall is also exposed in the bedroom adjacent to the living room at the southwest corner of the house. A low planter edges the large window at the west side of the living room and is also finished in Roman brick. A built-in trapezoidal cabinet is placed at the intersection of the living room, dining room, and kitchen. The low cabinet is accented by a lattice screen that rises to the ceiling.

Alterations

The house appears almost the same as it did when it was completed in 1950. The only alteration permit for the property is for re-roofing and was issued in 2003.[2] Not only does the house retain its historical appearance, the house appears to be in excellent condition.

[1] It is interesting to note that original drawings suggested single-hung, wood sash windows in these locations. Existing windows appear to be original and it is not known why this change of window type was made at the time of construction. This is not the only area where what was constructed differs from original drawings.

[2] Los Angeles Department of Building and Safety, "Certificate of Compliance-Re-roofing," document #R-16116, August 6, 2003.

B. Statement of Significance

The Minnick House is significant for its exceptional architectural design in the Mid-Century Modern style significantly influenced by the Case Study House program. The house was designed by designer William "Bill" L. Campbell, Jr., with significant design input by the first and only owner, Patricia "Pat" Minnick.[3] Utilizing a low-slung form, the Minnick House is a small, wood-framed house sheathed in redwood, similar to noted architect Richard Neutra's Case Study House #20 noted below. Emblematic of the simple yet deliberate features of Case Study Houses, the architecture of the Minnick House has seemingly few decorative elements on exterior walls, though the street-facing elevations feature a careful interplay of solid and void, as solid walls contrast with strategically arranged window openings. In addition, the Minnick House utilizes the organizational concepts presented by the Case Study Houses. The location of windows on street-facing elevations avoids views into the house, allowing the house to turn inward, redirecting energy toward the more private patio space. In this way, the Minnick House focuses on outdoor space, utilizing nature as a design element, with its large living room with exposed beams opening out onto a private landscaped terrace and garden. The terrace features containers for plants, a hallmark of the Mid-Century Modern design with numerous potted plants carefully arranged, which original owner Pat Minnick, a designer in her own right, developed into a unique art form.

Mid-Century Modern Style

Case Study House Program

Located in Pacific Palisades, the Minnick House appears substantially influenced by the Case Study House program. The Case Study House program had a tremendous influence on residential architecture in the mid-twentieth-century, and especially on architecture in Los Angeles. Located in the Pacific Palisades neighborhood, an important center for Case Study homes, the Minnick House is an excellent example of Mid-Century Modern style, borrowing many design idioms that were developed in Case Study houses constructed prior to 1950.

Of the thirteen Case Study houses constructed between 1945 and 1949, six were located in west Los Angeles and Pacific Palisades. The Pacific Palisades can be considered the center of the Case Study House program with a quartet of houses on Chautauqua Way designed prior to 1950: the Baily House designed by Richard Neutra (Case Study House #20, 219 Chautauqua Way, 1947-1948); the Eames House designed by Charles and Ray Eames (Case Study House #8, 203 Chautauqua Way, 1945-1949); Case Study House #18 designed by Rodney Walker (199 Chautauqua Way, 1947-1948); and the Entenza House designed by Eero Saarinen with Charles Eames (Case Study House #9, 201 Chautauqua Way, 1945-1949). It is likely that both Bill Campbell and Pat Minnick were aware of and influenced by the Case Study House program. Designers in their own right, both Bill Campbell and Pat Minnick may have been introduced to the Case Study houses through its publication in *Arts & Architecture* magazine, which was widely known at the time, and is discussed in more detail below. In addition, as a student in the Architecture School at the University of Southern California, Bill Campbell may have been a classmate with or attended lectures given by some of the architects who participated in the Case Study House program, including Richard Neutra, Gregory Ain, Edward Killingsworth, Pierre Koenig, and William Krisel.

The Case Study House program was established in 1945 by John Entenza, editor and publisher of *Arts & Architecture* magazine. Esther McCoy, in her 1977 introduction to *Case Study Houses, 1945-1962*, notes that the California-based *Arts & Architecture* magazine was "fresh and youthful in

[3] Phone Interview, Cassandra Irving (Pat Minnick's sister-in-law), August 3, 2010.

tone…no one single event raised the level of taste in Los Angeles as did A & A; certainly nothing could have put the city on the international scene as quickly."[4] 1945, the start of the Case Study House program, also marked the beginning of a construction boom after the Depression and World War II; the Case Study House program continued until 1966. During that period, the magazine sponsored exploration of experimental housing and commissioned Modern architects, most of whom were practicing in southern California, to explore new and innovative designs for housing. Thirty-five houses and one apartment building were published in the magazine and twenty-five of the designs were constructed.

Like the Minnick House, houses constructed for the Case Study program were generally small houses intended for families without servants. "Seldom in the U.S. had architects concentrated so much attention on the small single-family house as in the Case Study program."[5] They were intended to be constructed of inexpensive and standardized materials and were conceived as low-cost. Generally, the Case Study houses were open plan and built on a flat slab. The houses also showcased new directions in landscape design, specifically including containers for plants.[6] Esther McCoy noted that "outdoor spaces are as much a part of the design as enclosed space; a dining room is less necessary than two baths and large glass areas; a house should be turned away from the street toward a private garden at the back."[7] Thus, design of Case Study houses showcased an important shift in cultural attitudes about how life in a single-family home ought to be conducted.

The Case Study House program was widely influential. Between 1945 and 1948, six houses were completed, furnished, landscaped and opened to the public; 368,554 people visited the six houses. In addition, exhibitions and articles written since 1966 have kept the concepts in the public eye. Three of the designs won awards at the International Exhibition of Architecture at Sao Paulo and the American Institute of Architects awarded twelve prizes to Case Study houses. Most importantly, the Case Study house program resulted in a fundamental shift in how American residential architecture, such as the Minnick House, was designed and functioned.

<u>Minnick House</u>
The Minnick House was designed for Patricia "Pat" Minnick and her husband at the time, Wallace Edward Minnick, and constructed by Tru-Art Construction Company. Pat Minnick had a substantial influence on the design.[8] Based on historic photos taken during construction, she appears to have visited the site almost daily while the house was under construction. Small discrepancies appear between drawings and the finished house, which were likely worked out on site during construction. Pat Minnick owned and lived in the house from its construction in 1950 until her death in early 2018.

Patricia Louise Minnick (1921-2018)
Born Patricia Louise Irvine to Sylvan and Blanche Irvine,[9] Pat grew up in South Los Angeles and attended Los Angeles High School.[10] Her father worked as a salesman for a laundry company to support his family. In 1942, Pat graduated with a fine arts degree from University of California, Los

[4] Esther McCoy, *Case Study Houses, 1945-1962*, 2nd edition, (Los Angeles: Hennessey & Ingalls, Inc., 1977), 2.
[5] McCoy, 3.
[6] McCoy, 4.
[7] McCoy, 4.
[8] Phone Interview, Cassandra Irving (Pat Minnick's sister-in-law), August 3, 2010.
[9] Fifteenth Census of the United States, 1930, Los Angeles, California; Sheet 8B; Enumeration District: 19-135.
[10] "Minnick Signs Parade Themes," *Palisadian Post*, February 28, 1978.

Angeles.[11] Although it is not known with whom she studied, it is possible her design sensibility and influence on her careers in design were shaped by some of her professors at UCLA. Three notable professors teaching at UCLA during the period she attended were Louise Pinkney Sooy, who taught a class on furnishing and wrote a book entitled *Plan Your Own Home* (1946); Arthur M. Johnson, a botanist who taught "Introduction to Scientific Illustrating;" and Annita Delano, who taught "Design in Industry" and "Landscape Painting" and is well known for her landscape paintings of Arizona and New Mexico.[12] Although Pat and Ed wed in 1948,[13] the couple purchased the property the year previous, in 1947.[14] A native of Indiana, Ed Minnick attended high school in Los Angeles.[15] He joined the army during World War II, serving as a private first class until his release in 1945.[16]

Pat spent her professional life engaged in various artistic endeavors. After graduating UCLA, she began her career at Douglas Aircraft Company as a drafter and engineer in the tooling department, which was "rated highest in the business – (above engineering in fact!!!)."[17] Located in Santa Monica, Douglas Aircraft Company was founded in 1920 by Donald Douglas. By the 1930s, the company had expanded substantially, becoming one of the largest employers in Santa Monica. During World War II, when Pat Minnick worked for the company, Douglas Aircraft employed 44,000 people, mostly women, at their Santa Monica Cloverfield facility.[18] Pat Minnick subsequently spent nine years as a technical illustrator at Rand Corporation.[19] Originally formed by Douglas Aircraft as a nonprofit think tank, RAND was also located in Santa Monica and conducted scientific research as it related to national security. The majority of RAND's contracts were for the U.S. Air Force, the Atomic Energy Commission, and other government agencies. Thus, Pat grew strong roots in areas of design through her professions.

Pat started her second career in landscape design after her marriage to Ed Minnick ended in the late 1950s.[20] In addition to designing numerous residential landscapes throughout Los Angeles for private homeowners,[21] Pat Minnick also provided instruction in floral arranging, both privately and to numerous local garden groups throughout the 1960s and 1970s, including the American Institute of Landscape Architects (May 1960),[22] Rustic Canyon Arts and Crafts Workshop (1963), the Hoe Club of Santa Monica (1964),[23] Orange County Floral Arts Guild (1962 and 1966),[24] Laguna Beach Garden Club (1968 and 1971),[25] and the Floral Arts Guild of Seal Beach (1971). She was invited to become a member of the prestigious Floral Designer Club in 1961.[26] In her spare time, Pat Minnick also drew and painted, including drawing a Christmas card for her friends and family every year.

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[11] University of California Los Angeles, *Yearbook*, (Los Angeles, CA, 1942), 172.

[12] University of California, *General Catalogue*, (Los Angeles, 1941-1942), 128.

[13] California Department of Health and Welfare, California Vital Records, *California, Marriage Index, 1949-1959*.

[14] Los Angeles County Assessor, Deeds Books.

[15] Sixteenth Census of the United States, 1940, Los Angeles, California, Page: 4B, Enumeration District: 60-803.

[16] Beneficiary Identification Records Locator Subsystem (BIRLS) Death File, (Washington, D.C.: U.S. Department of Veterans Affairs).

[17] Pat Irving, letter to her brother, Edward Irving, November 22, 1942.

[18] Architectural Resources Group and Historic Resources Group, *Santa Monica Citywide Historic Context Statement*, prepared for the City of Santa Monica Planning and Community Development Department, 2018, 108.

[19] "Minnick Signs Parade Themes," *Palisadian Post* (Los Angeles), February 28, 1978.

[20] "Minnick Signs Parade Themes," *Palisadian Post* (Los Angeles), February 28, 1978.

[21] "Patricia Minnick," *Palisadian Post*, February 15, 2018. Accessed July 17, 2018. https://www.palipost.com/patricia-minnick/.

[22] American Institute of Landscape Architects, June 1960 Bulletin, Volume IV, Number 5 & 6.

[23] *Santa Monica Independent*, April 30, 1964.

[24] *South Coast News*, November 9, 1962.

[25] *Here and Now; the News Post*, April 7, 1971

[26] "Minnick Signs Parade Themes," *Palisadian Post* (Los Angeles), February 28, 1978.

William Louis Campbell, Jr. (1924-2006)

It was somewhat unusual for Pat Minnick to hire a designer for her home as, "according to FHA estimates, no more than 5-10 percent of privately built, single-family homes were designed or supervised by architects in 1949."[27] Nevertheless, she contacted her brother's childhood friend, Bill Campbell to assist her in the design. Bill Campbell grew up in Los Angeles and attended Los Angeles High School. His father, William Louis Campbell was also an architect. Bill Campbell, Jr.'s architecture studies at University of Southern California were interrupted in 1943 when he was called to active Army duty, but not before he secretly eloped with Patricia June Norris.[28] Although Bill Campbell completed several other architectural projects, including his own home in Encino and a small residential development in Newport Beach, CA,[29] he ultimately became a television art director with over 70 credits. He worked on notable television shows from the late 1950s through the 1980s, such as *The Immortal* (1969-1970), *The Brady Bunch* (1969-1970), and *The Six Million Dollar Man* (1974), and was nominated for an Emmy for *Night of Terror* (1972).[30]

Tru-Art Construction

Little information can be found on Tru-Art Construction.[31] While drawings of the Minnick House note that it was job number 549, there is no records of their other projects. The company incorporated in August 1948, only a year prior to constructing the Minnick House, with three officers: Carlton B. Thorpe, Bernard G. Campiglia, and Robert E. Hodges.[32] It is not known what connection the company had with either Pat Minnick or Bill Campbell, if any. It appears the three officers were neighbors in Santa Monica on 18th Street. Carlton Thorpe (1920-1980),[33] was born in Colorado and grew up in Santa Monica on 18th Street. After finishing high school, he worked at Douglas Aircraft Company[34] until he enlisted in the Airforce during the war.[35] Santa Monica City Directories lists him as an architect and architectural draftsman.[36] Bernard G. Campiglia (1921-1987)[37] was also born in Colorado and moved to Santa Monica with his family by 1930.[38] He also enlisted in Air Force during World War II.[39] While Bernard listed his parent's house in the articles of incorporation, the 1954 Santa Monica City Directory listed him living with his wife, Wendelyn, in an apartment on 23rd Street[40] and working as a building contractor. Even less information is available on Robert Hodges as it is a fairly common name. In 1944, a man with that name was living on 18th Street in Santa Monica, working as a tool maker.[41]

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[27] National Cooperative Highway Research Program, *Report 723: A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, 2012, 97.

[28] "Weddings," *Los Angeles Times*, May 25, 1943, 5.

[29] Phone Interview, Cassandra Irving (Pat Minnick's sister-in-law), August 3, 2010.

[30] "William L. Campbell," IMDb, https://www.imdb.com/name/nm0132936/.

[31] Sources consulted include the historical *Los Angeles Times*, *Santa Monica Evening Outlook*, newspapers.com, and a general Google search.

[32] "Articles of Incorporation of Tru-Art Construction Company," Filed with the California Secretary of State August 23, 1948.

[33] Find-A-Grave, "Carlton Buel Thorpe," www.findagrave.com/memorial/88985461/carlton-buel-thorpe.

[34] Records of the Selective Service System, 147*; Box:* 1806

[35] World War II Army Enlistment Records, Records of the National Archives and Records Administration, Record Group 64.

[36] *Santa Monica City Directory* (Santa Monica, CA: S & K Publications, Inc., 1960-1961& 1958-1959).

[37] Social Security Administration, *Social Security Death Index, Master File*. Social Security Administration.

[38] Sixteenth Census of the United States, 1940, Santa Monica, Los Angeles, California*;* Page*:* 11A, Enumeration District: 19-772.

[39] World War II Army Enlistment Records, Records of the National Archives and Records Administration, Record Group 64.

[40] *Polk's Santa Monica City Directory*, (Los Angeles: R.L. Polk & Co., 1954).

[41] State of California, United States, *Great Register of Voters*, (Sacramento, California: California State Library).

Pacific Palisades

The Minnick House is located south of Sunset Boulevard[42] and west of Temescal Canyon. Although annexed into the City of Los Angeles in 1916 as part of the Westgate annexation and subdivided in in the 1920s, aerial photographs show very little development in the neighborhood around the Minnick House until the post-World War II period. A historic aerial photograph from 1940 shows the curvilinear streets, which were laid out by the well-known, Massachusetts-based landscape architecture firm the Olmstead Brothers in 1922-1923 (see Attachment 3, Historic Aerials 1-2).[43] In the aerial photograph, streets are lined by sidewalks and dotted by regularly-spaced street trees. Very few houses were constructed by 1940. However, only four years later, construction had picked up, and by 1965, the neighborhood was completely built out (see Attachment 3, Historic aerials 3-5).

It is possible Pat Minnick was attracted to the area not only for its proximity to her work in Santa Monica, but also for the community of artists. In the 1930s and 1940s, German and Austrian émigrés fleeing the Nazi's made the Pacific Palisades their new home, many of them writers, artists and musicians, including writers Leon Feuchtwanger and Thomas Mann.[44] In addition, screenwriter Berthold Viertel and his wife, Salka, hosted salons on Sundays at their home at 165 North Mabery Road in Santa Monica Canyon that attracted the likes of playwright Bertolt Brecht, composer Arnold Schoenberg, and physicist Albert Einstein.[45] Artists continued to be drawn to Pacific Palisades after World War II, as the area became more densely developed. As noted above, four Case Study houses were constructed overlooking the ocean on Chautauqua Way, including one for John Entenza, who established the Case Study House program. These houses and their occupants, continued to draw a community of artists, writers, architects and other designers.

[42] Originally known as Beverly Boulevard in this location, Sunset Boulevard was extended to the ocean in 1926.

[43] Betty Lou Young, *Pacific Palisades; Where the Mountains Meet the Sea* (Pacific Palisades: Historical Society Press, 1983), 85-86.

[44] Nathan Master, "German Exiles in Southern California; A Castle by the Sea," KCET, https://www.kcet.org/shows/lost-la/german-exiles-in-southern-california-a-castle-by-the-sea-goethe-in-hollywood-and-la-as.

[45] Adrian Glick Kudler, "The Santa Monica House Where Greta Garbo, Albert Einstein, and Aldous Huxley All Hung Out," *CurbedLA*, https://la.curbed.com/2015/5/28/9956122/salka-viertel-house.

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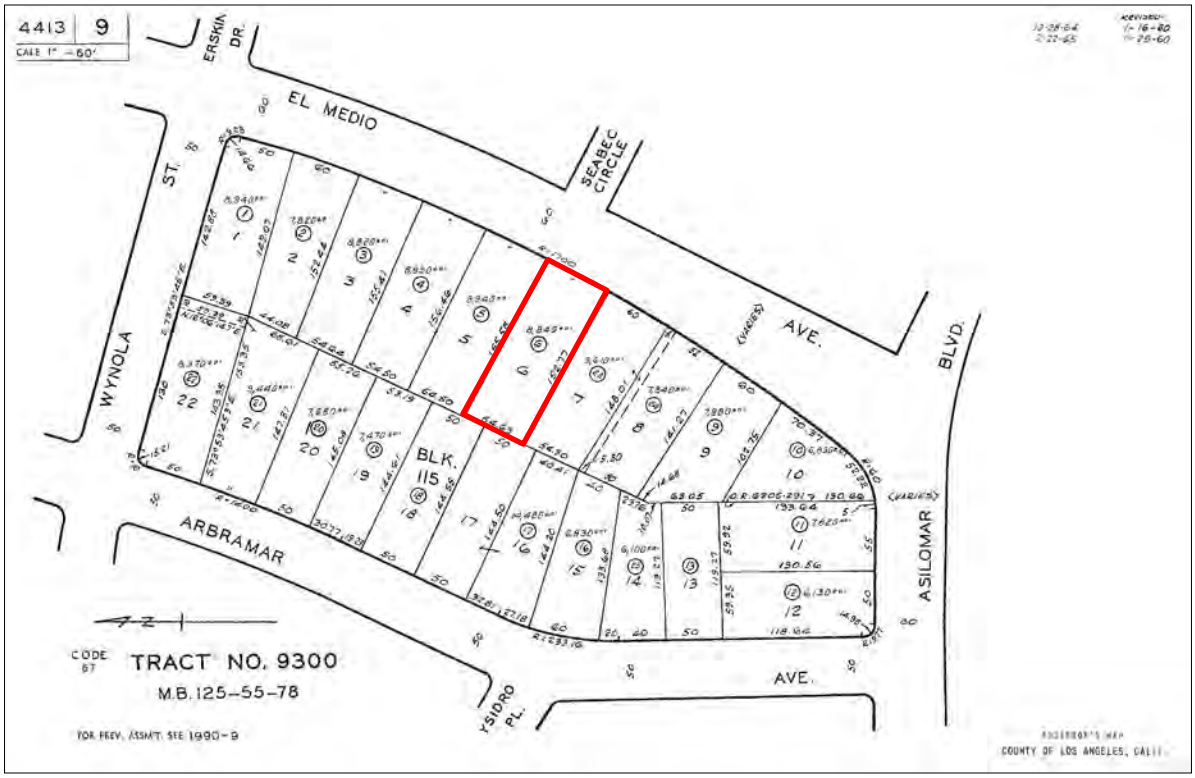




Map 1: Location map, subject property highlighted yellow (source: Los Angeles County Assessor, 2018)



Map 2: Current aerial, subject property outlined in red (source: Google Earth)



Map 3: Parcel map, subject property outlined in red (Source: Los Angeles County Assessor)

Attachment 2: Contemporary Photos



Figure 1 Minnick House, west facade, view east (source: Snow , 2017)

Minnick House, 433 El Medio Avenue



Figure 2: Minnick House, east elevation (left) and north elevation of south wing (right), view south (source: Minnick House Preservation Committee, 2018)



Figure 3: Minnick House, west elevation, view east (source: Minnick House Preservation Committee , 2017)



Figure 4: Minnick House, carport and front yard from interior, view west (source: Minnick House Preservation Committee , 2018)



Figure 5 Minnick House, west elevation, view southeast, note carport (source: Snow , 2017)



Figure 6: Minnick House, west elevation, view east of carport to entry (source: Minnick House Preservation Committee, 2018)



Figure 7: Minnick House, north elevation view southwest (source: Minnick House Preservation Committee, 2018)



Figure 8: Minnick House, east elevation, view south (source: Minnick House Preservation Committee, 2018)



Figure 9: Minnick House, terrace at east elevation, view west (source: Minnick House Preservation Committee, 2018)



Figure 10: Minnick House, interior living room, view northwest (source: Minnick House Preservation Committee, 2018)



Figure 11: Minnick House, interior living room, view northwest, note fireplace (source: Minnick House Preservation Committee, 2018)



Figure 12: Minnick House, interior living room, view north (source: Minnick House Preservation Committee, 2018)



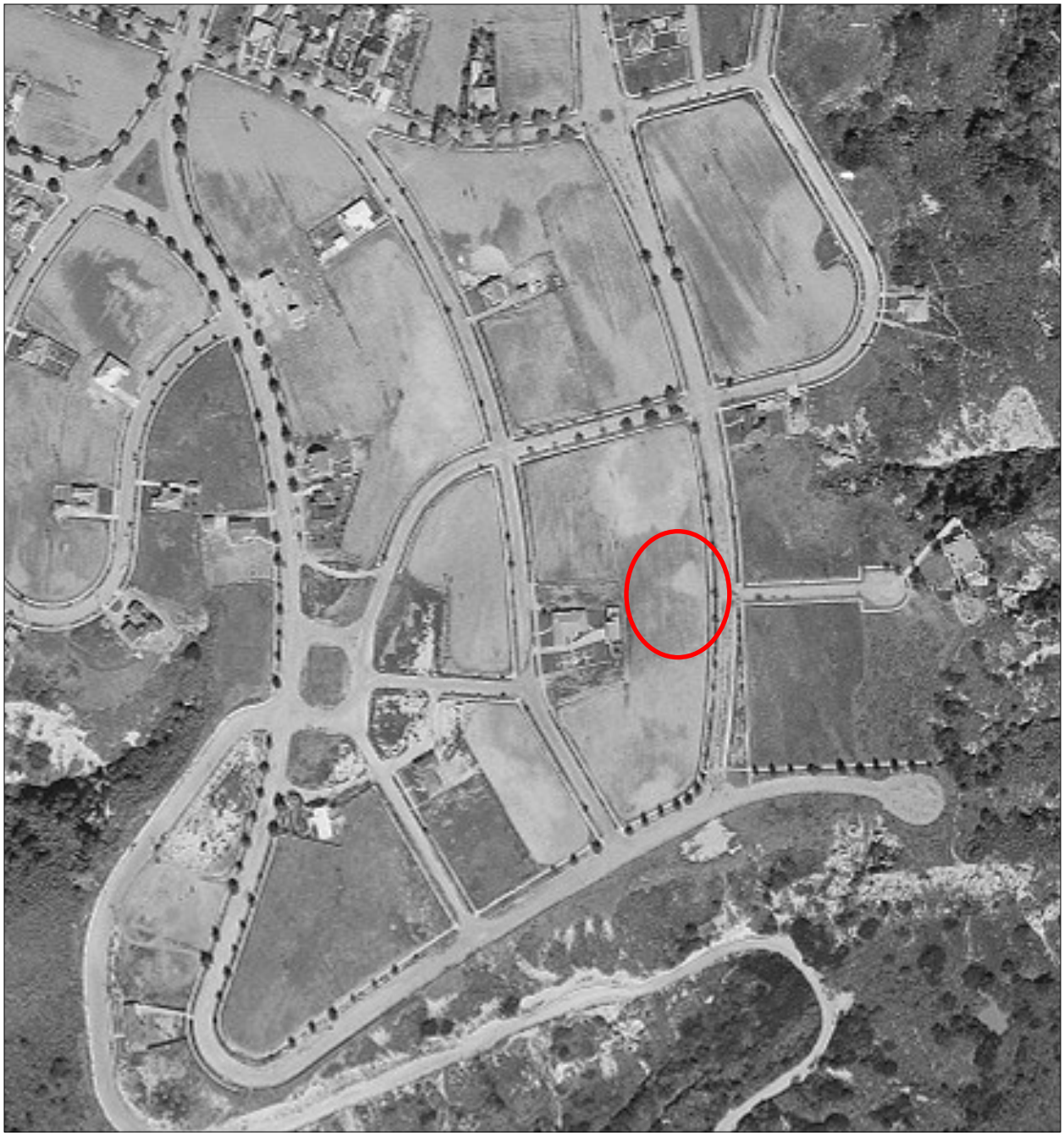
Figure 13: Minnick House, interior living room, view southeast toward terrace (source: Minnick House Preservation Committee, 2018)



Figure 14: Minnick House, interior master bedroom, view north (source: Minnick House Preservation Committee, 2018)



Historic Aerial 1: View north, approximate future location of Minnick House circled (University of Santa Barbara, 1940)



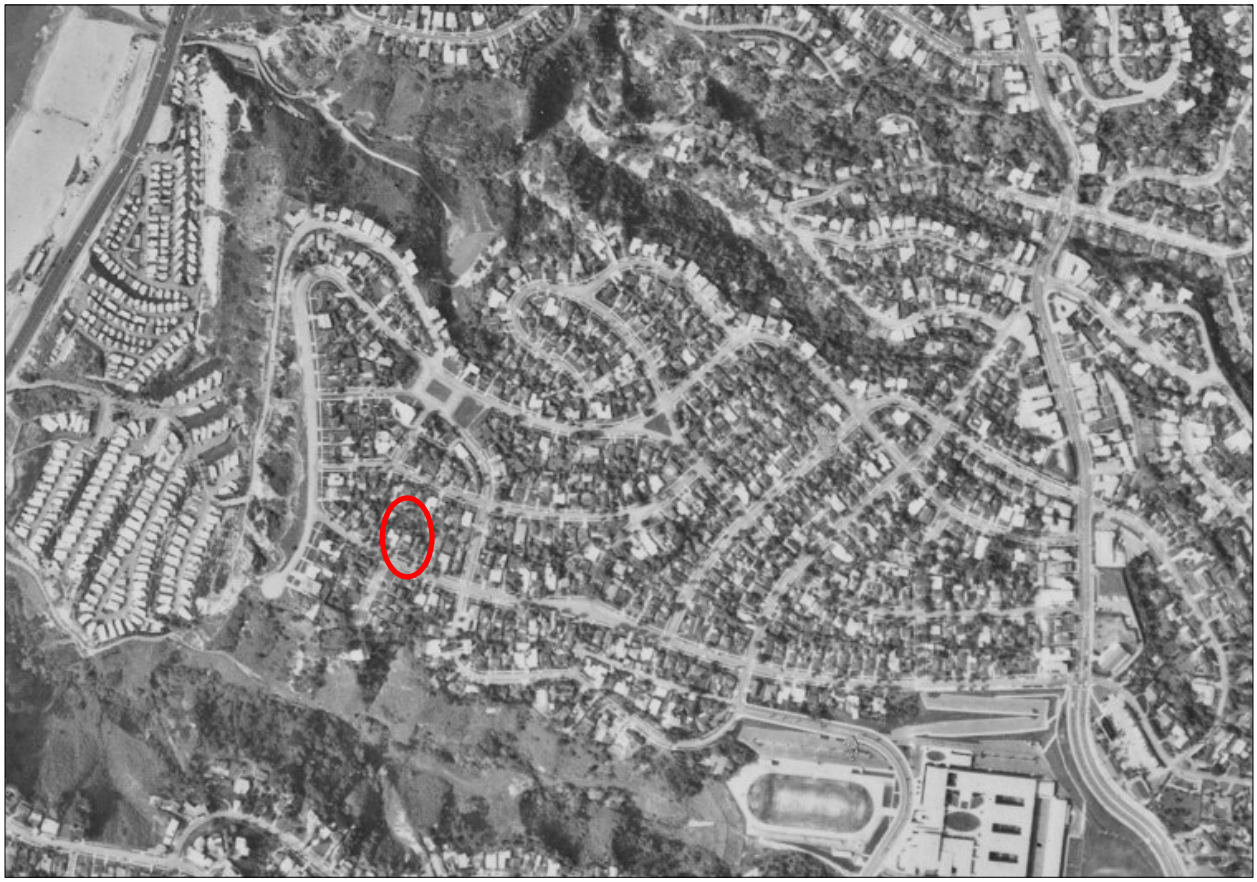
Historic Aerial 2: Detail of previous photo, view north, approximate future location of Minnick House circled (University of Santa Barbara, 1940)



Historic Aerial 3: View north, approximate future location of Minnick House circled (University of Santa Barbara, 1944)



Historic Aerial 4: Detail of previous aerial, view north, approximate future location of Minnick House circled (University of Santa Barbara, 1944)



Historic Aerial 5: View west, Minnick House circled (University of Santa Barbara, 1965)



Historic Photo 1: Minnick House, construction photo, framing for foundation, view east, 1949 (source: Minnick House Preservation Committee)



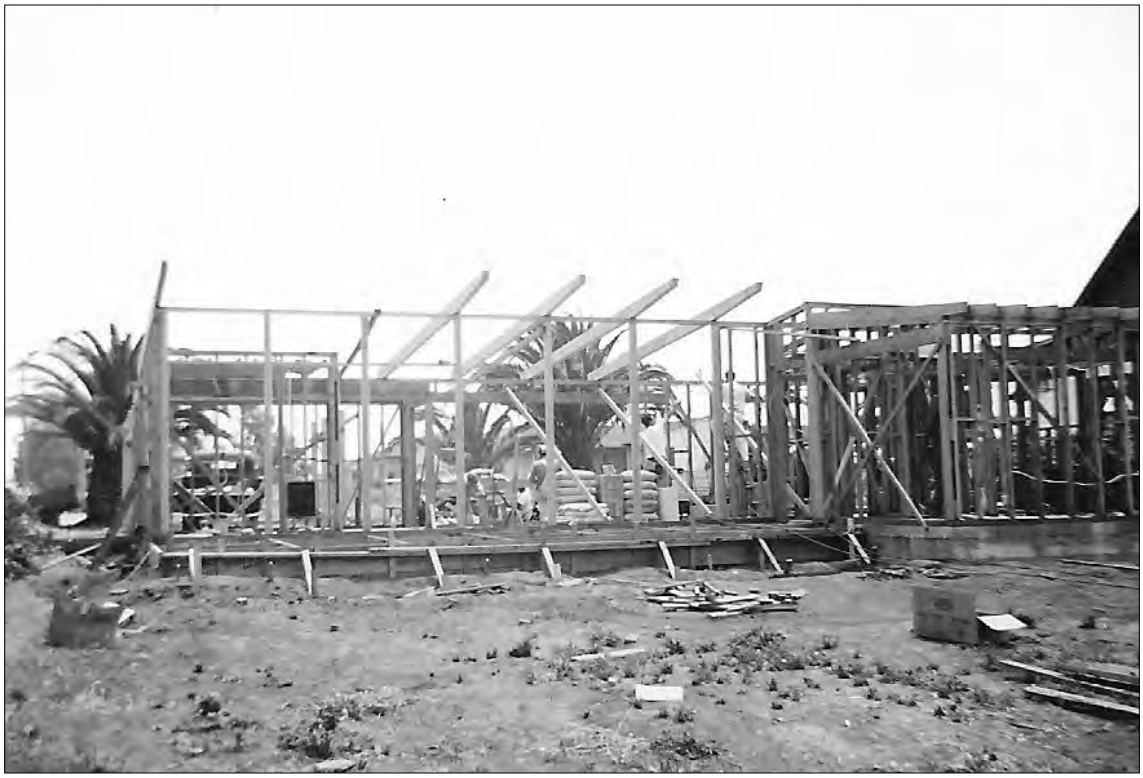
Historic Photo 2: Minnick House, construction photo, pouring the foundation, view west, 1949 (source: Minnick House Preservation Committee)



Historic Photo 3: Minnick House, construction photo, Pat Minnick with completed foundation at future location of front door, view northeast, 1949 (source: Minnick House Preservation Committee)



Historic Photo 4 Minnick House, construction photo, framing, view east, 1949 (source: Minnick House Preservation Committee)



Historic Photo 5: Minnick House, construction photo, framing, view east, 1949 (source: Minnick House Preservation Committee)



Historic Photo 5: Minnick House, construction photo, masons working on the fireplace and chimney, view northwest, 1949 (source: Minnick House Preservation Committee)



Historic Photo 7: Minnick House, construction photo, view east, 1949 (source: Minnick House Preservation Committee)



Historic Photo 8: Minnick House, construction photo, Pat Minnick at future location of front door, view northeast, 1949 (source: Minnick House Preservation Committee)



Historic Photo 9: Minnick House, construction photo, view southeast, 1949 (source: Minnick House Preservation Committee)



Historic Photo 10: Minnick House, construction photo, view northeast, 1949 (source: Minnick House Preservation Committee)



Historic Photo 11: Minnick House, construction photo, west façade, Pat Minnick at future location of front door, view southeast, 1949 (source: Minnick House Preservation Committee)



Historic Photo 12: Minnick House, construction photo, east elevation, note Pat Minnick conferring with contractor, view west, 1949 (source: Minnick House Preservation Committee)



Historic Photo 13: Minnick House, construction photo, east elevation from interior, view northeast, 1949 (source: Minnick House Preservation Committee)



Historic Photo 14: Minnick House, construction photo, north elevation of south wing, view south, 1949 (source: Minnick House Preservation Committee)



Historic Photo 14: Minnick House, construction photo, Pat Minnick at front door, view northeast, 1950 (source: Minnick House Preservation Committee)



Historic Photo 15: Minnick House, construction photo, west façade, view southeast, 1950 (source: Minnick House Preservation Committee)



Historic Photo 16: Minnick House, construction photo, Pat Minnick at front door, view northeast, 1950 (source: Minnick House Preservation Committee)



Historic Photo 17: Minnick House, west elevation, view east, circa 1970 (source: Minnick House Preservation Committee)



Historic Photo 18: Minnick House, west façade and carport, view east, circa 1990s (source: Minnick House Preservation Committee)



Historic Photo 19: Minnick House, west facade, view east, circa 1990s (source: Minnick House Preservation Committee)



Historic Photo 20: Minnick House, west elevation, view east, circa 1990s (source: Minnick House Preservation Committee)



Historic Photo 21: Minnick House, west façade, view east, circa 1990s (source: Minnick House Preservation Committee)



Historic Photo 22: Minnick House, main entrance, view east, circa 2000s (source: Minnick House Preservation Committee)



Historic Photo 23: Minnick House, main entrance, view northeast, circa 2000s (source: Minnick House Preservation Committee)



Historic Photo 24: Minnick House, main entrance from interior, circa 1960s (source: Minnick House Preservation Committee)



Historic Photo 25: Minnick House, living room, view northwest, circa 2010s (source: Minnick House Preservation Committee)



Historic Photo 26: Minnick House, interior living room, view south, circa 1950s (source: Minnick House Preservation Committee)



Historic Photo 27: Minnick House, interior living room, detail of cabinet and lattice, view north, circa 1950s (source: Minnick House Preservation Committee)



Historic Photo 28: Minnick House, interior living room, view north, circa 1980s (source: Minnick House Preservation Committee)



Historic Photo 29: Minnick House, interior living room, detail of cabinet and lattice, view north, circa 1980s (source: Minnick House Preservation Committee)



Historic Photo 30: Minnick House, Pat Minnick at east terrace, view southwest, circa 1970 (source: Minnick House Preservation Committee)



Historic Photo 31: Minnick House, Pat Minnick in garden with friends, east elevation in distance, view west, circa 1990 (source: Minnick House Preservation Committee)

Attachment 4: Permits

1

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

Form B-1-1946-50-47

CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY

BUILDING DIVISION

Lot No. 6

Block No. 1

Tract 2300

Location of Building 433 El Medio Ave
(Street Number and Street)

Between what cross streets Wyvern & Asilomar Blvd

Approved by City Engineer

Deputy

USE INK OR INDELIBLE PENCIL

1. Purpose of building DWELLING & Att. Gar. Families 1 Rooms 4
(Store, Dwelling, Apartment House, Hotel, or other purpose)

2. Owner OR AGT. WALLACE E. BILBREW (Print Name) Phone 4222

3. Owner's address 2423 So. Orange Dr. L.A. P.O. Los Angeles

4. Certificated Architect State License No. Phone

5. Licensed Engineer State License No. Phone

6. Contractor Fine-Art Construction Co. State License No. 466426 Phone L.B. 5-1513

7. Contractor's address 326 Alvar Ave Pacific Palisades

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.) $ 8,000.00

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 44'-8" x 56'-2" No. Stories 1 Height to highest point 8'-6" Size lot 66' x 100'

11. Material Exterior Walls Redwood Siding Type of Roofing Comp. & Gravel

12. For Accessory Buildings and similar structures
(a) Footing: Width 12" Depth in Ground 18" Width of Wall 6"
(b) Size of Studs 2" x 4" Material of Floor Conc.
(c) Size of Floor Joists — x — Size of Rafters 2" x 6"

I hereby certify that to the best of my knowledge and belief the above application is correct and that the 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 Fine-Art Construction Co.
(Owner or Agent-see Above)

By Ronald L. Campbell (Sec.)

DISTRICT OFFICE WEST LOS ANGELES

FOR DEPARTMENT USE ONLY

PLAN CHECKING

Date MAR 27 1950

Receipt No. 15561

Valuation $ 8,000.00

Fee Paid $ 52.00

REINFORCED CONCRETE

Bbls. Cement

Tons of Reinforcing Steel

FEES

Bldg. Per

Cert. of Occupancy

Total 71.50

TYPE	GROUP	Maximum No. Occupants	Outside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Area
1	R-1				50/40 x 150

PERMIT No. LA 09999

PLANS

Roll

Plans and Specifications checked

Corrections Verified

Plans, Specifications and Application rechecked and approved

For Plans See Sheet

Zone R-1

Bldg. Line Ft.

Application checked and approved Clerk

Conditions Imposed

Fire District No.

Street Widening Ft.

SPRINKLER System Required

Valuation Required Yes No

District Map No. 7284

APR 4 1950

Permit is Issued

Inspector

PROP. LINE

S 14° 03' E

30.00

RIDGE

TERRACE

7.3'

HOUSE

BRICK CHIMNEY

12.2'

WALK

CAR PORT

DRIVE WAY

ROOF LINE

HOUSE LINE

LOT LINE

Note: No poles, trees, street lights, traffic signals, or other obstructions within 5 feet of the proposed driveway.

Use of Construction for Ronald A. Campagna

APPROVED FOR DRIVEWAY

BY

Dept. of Inspection

LOT E

BLOCK 116

TRACT 9300

60.00'

Attachment 5: ZIMAS Parcel Profile Report

City of Los Angeles
Department of City Planning

12/12/2018
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
433 N EL MEDIO AVE

ZIP CODES
90272

RECENT ACTIVITY
CHC-2018-7320-HCM
ENV-2018-7321-CE
ADM-2018-6669-CATEX

CASE NUMBERS
CPC-2005-8252-CA
CPC-2000-4046-CA
CPC-1977-26676
CPC-1972-24310
ORD-144020
ORD-129279
ZA-1972-21112
ENV-2005-8253-ND
ENV-2001-846-ND
EIR-75-623-SUD-O

Address/Legal Information	
PIN Number	126B125 594
Lot/Parcel Area (Calculated)	8,836.1 (sq ft)
Thomas Brothers Grid	PAGE 630 - GRID J6
Assessor Parcel No. (APN)	4413009006
Tract	TR 9300
Map Reference	M B 125-55/78
Block	115
Lot	6
Arb (Lot Cut Reference)	None
Map Sheet	126B125
Jurisdictional Information	
Community Plan Area	Brentwood - Pacific Palisades
Area Planning Commission	West Los Angeles
Neighborhood Council	None
Council District	CD 11 - Mike Bonin
Census Tract #	2627.04
LADBS District Office	West Los Angeles
Planning and Zoning Information	
Special Notes	None
Zoning	R1-1
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
RFA: Residential Floor Area District	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	High
Non-Residential Market Area	High

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.

Transit Oriented Communities (TOC)	Not Eligible
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	Active: Asilomar View Park Active: Temescal Canyon Park
Assessor Information	
Assessor Parcel No. (APN)	4413009006
Ownership (Assessor)	
Owner1	MINNICK,PATRICIA L DECD EST OF C/O C/O DOREEN J ANDERSON EXEC
Address	16008 MIAMI WAY PACIFIC PALISADES CA 90272
Ownership (Bureau of Engineering, Land Records)	
Owner	MINNICK, PATRICIA I.
Address	433 EL MEDIO AVE PAC. PAL. CA 90272
APN Area (Co. Public Works)*	0.212 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	$94,477
Assessed Improvement Val.	$35,137
Last Owner Change	01/16/2018
Last Sale Amount	$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1950
Building Class	D65C
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	1,104.0 (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	Calvo Exclusion Area
	Coastal Zone Commission Authority
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
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)	Yes
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	

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

Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Santa Monica Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	-75.00000000
Maximum Magnitude	6.60000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Opportunity Zone	No
Promise Zone	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	None
Housing	
Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No
Ellis Act Property	No
Public Safety	
Police Information	
Bureau	West
Division / Station	West Los Angeles
Reporting District	822
Fire Information	
Bureau	West
Batallion	9
District / Fire Station	69
Red Flag Restricted Parking	No

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

CASE SUMMARIES

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

Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	CPC-2000-4046-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	
Case Number:	CPC-1977-26676
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1972-24310
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-1972-21112
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	ENV-2001-846-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	
Case Number:	EIR-75-623-SUD-O
Required Action(s):	SUD-SUPPLEMENTAL USE DISTRICT ("K" DIST., "O" DISTRICT, ETC.) O-METHODS AND CONDITIONS - OIL DRILLING CASES
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

ORD-144020

ORD-129279

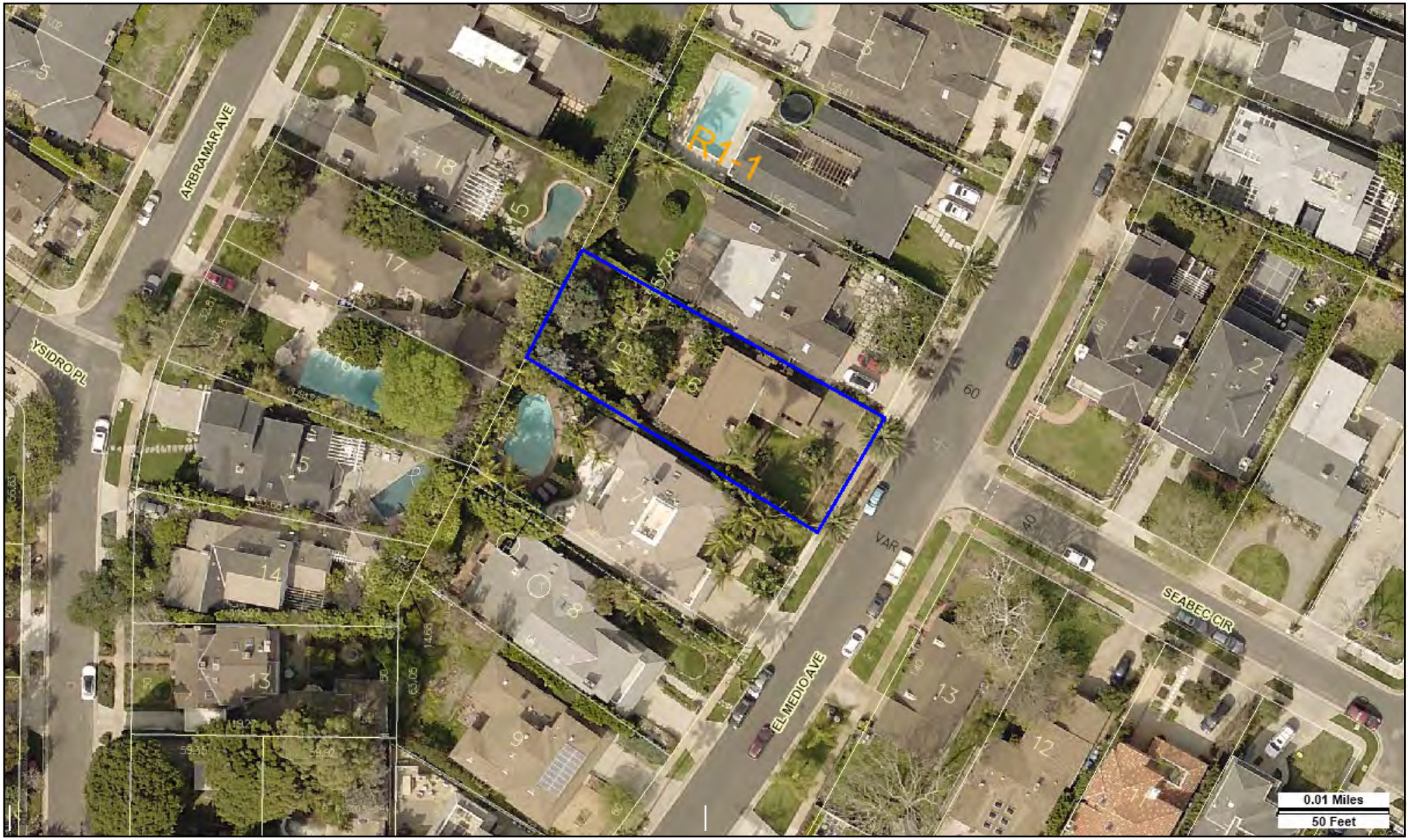
This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

ZIMAS INTRANET

LARIAC5 2017 Color-Ortho

12/12/2018

City of Los Angeles
Department of City Planning



Address: 433 N EL MEDIO AVE
APN: 4413009006
PIN #: 126B125 594

Tract: TR 9300
Block: 115
Lot: 6
Arb: None

Zoning: R1-1
General Plan: Low Residential

Streets Copyright (c) Thomas Brothers Maps, Inc.

Attachment 6: Original Drawings

PROP LINE S26° 24' 54.63"

5'-0" MIN SIDE YARD.

7'-3"

TERRACE

COMPOSITION ROOF ₂ GRAVEL
SEE SPECIFICATIONS.

BRICK CHIM GI FLASH AT ROOF

PROP LINE S 57° 38' 14.7" E 152.77'

FUTURE FENCE (NOT IN CONTRACT)

PROP LINE S 21° 34' 34.6" E 155.58'

STOOP

WALL

SLATE

ASPH CONC WALK

ROOF EDGE

OPEN ROOF

CARPORT (FLAT ROOF)

SETBACK LINE

CONNECT WASTE LINE TO SEWER IN STREET.

DRIVEWAY
2" ASPH CONC PAVED
2"x6" RW HDR BDS
LEFT IN. TO SUN EARTH
BEFORE PAVING

25'-0" SETBACK- NOT LESS THAN OTHER BLDGS IN BLOCK.

PROP LINE 60.00' R=1700'

CUT CURB & INSTALL CONC. APRON PER L.A. CITY ORD.

N

PLOT & ROOF PLAN

SCALE 1/8" = 1'-0"

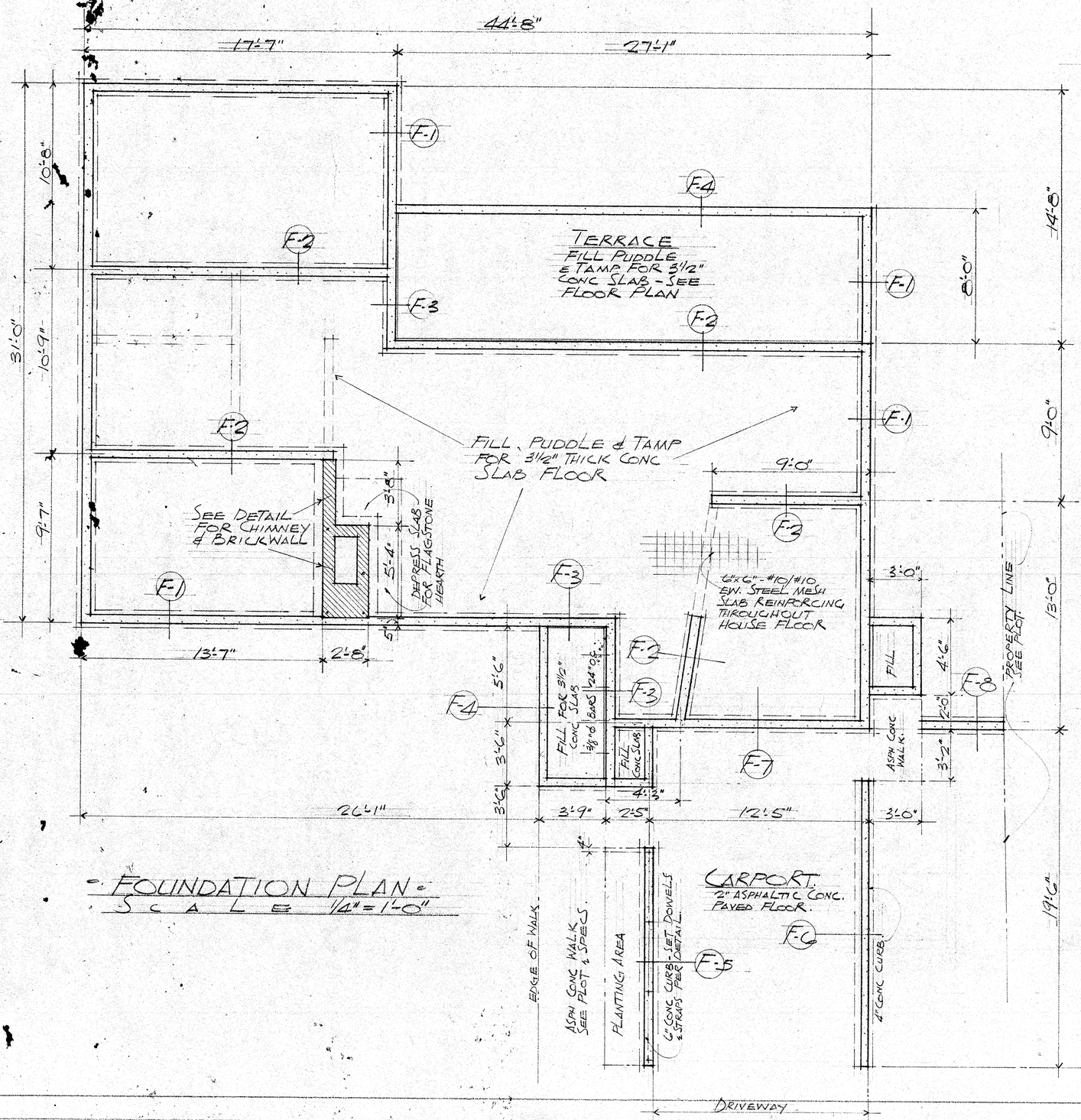
RESIDENCE & CARPORT FOR

MR & MRS EDWIN MANNICK

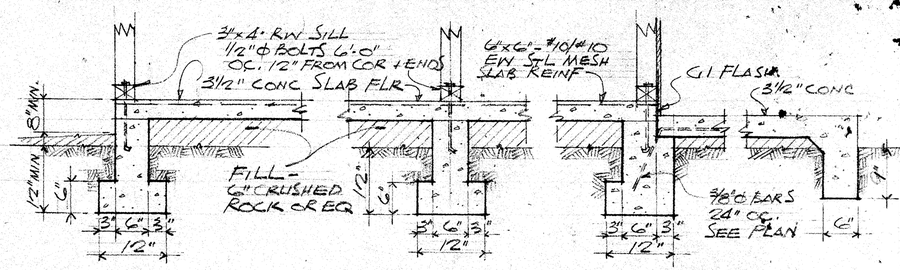
PACIFIC PALISADES, CALIFORNIA

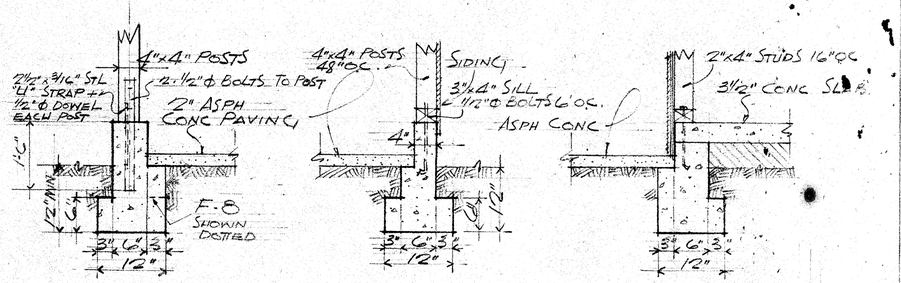
LEGAL:
LOT #6
TRACT #

SHEET A-1



FOUNDATION PLAN
SCALE 1/4" = 1'-0"







DETAIL OF BOLT ANCHORAGE AT NON BEARING WALLS - SEE FLOOR PLAN.

FOUNDATION SECTIONS
SCALE 3/4" = 1'-0"

REVISED 6/4/49

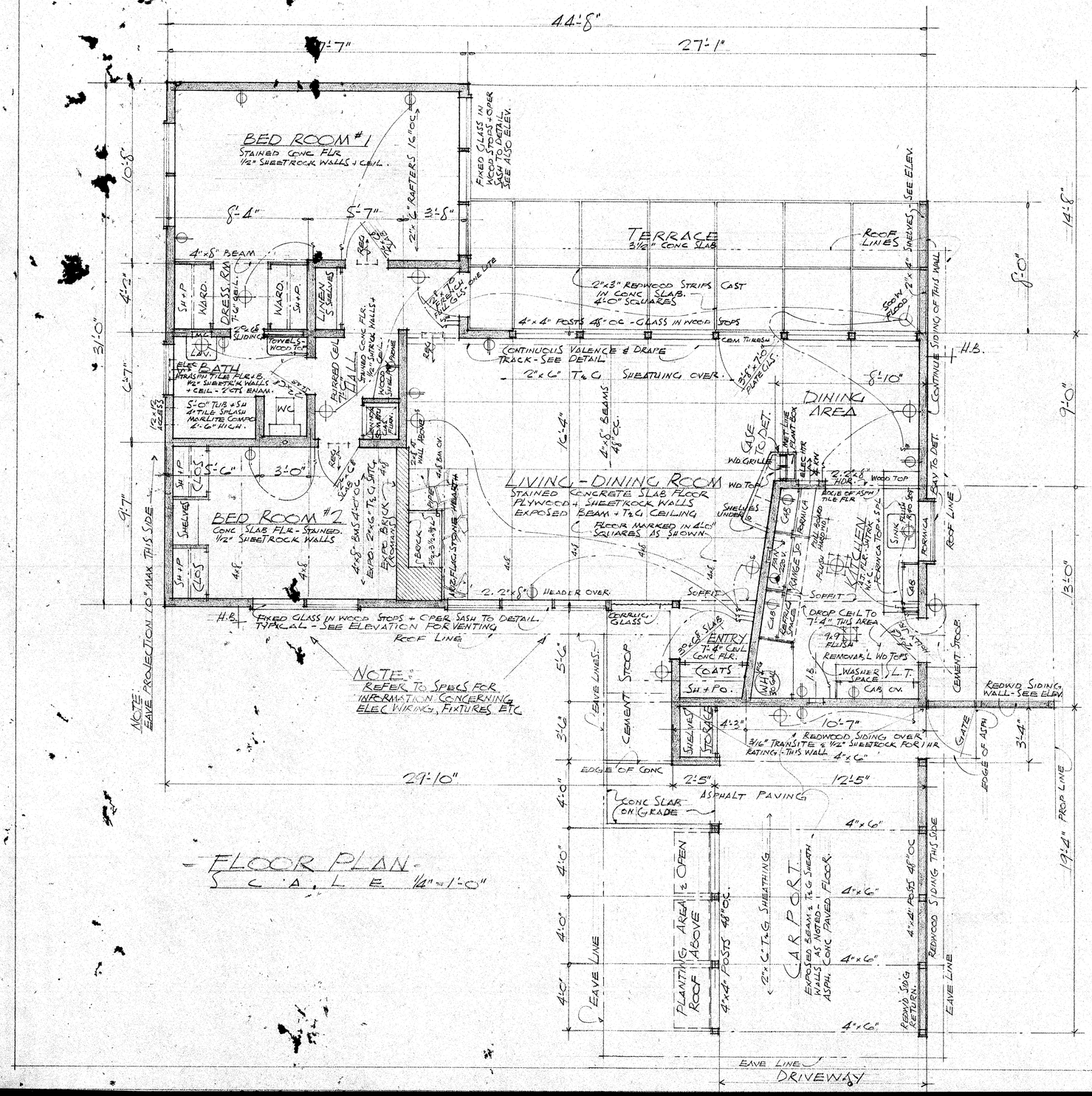
A 3 ROOM RESIDENCE FOR MR & MRS ED. MINNICK
PACIFIC PALISADES CALIF

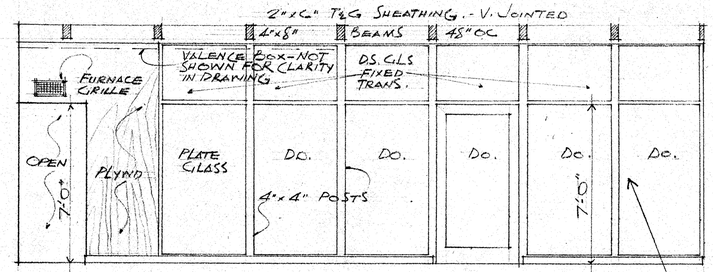
SHEET 1.

JOB NO 547

DATE 4-2-47

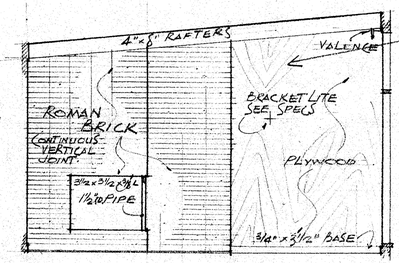
FLOOR PLAN
SCALE 1/4" = 1'-0"



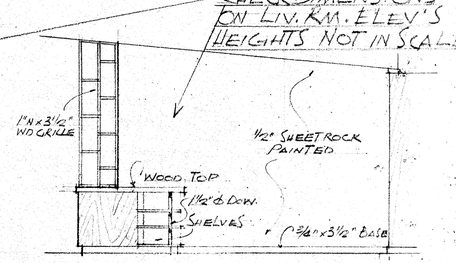


LIVING ROOM - PATIO WALL

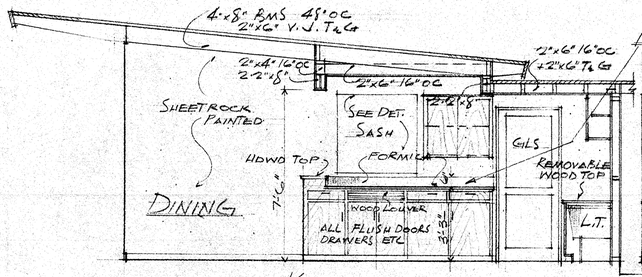
NOTE: CHECK DIMENSIONS ON LIV. RM. ELEV'S HEIGHTS NOT IN SCALE



LIV. RM. FIREPLACE

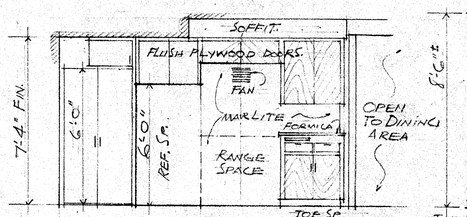


LIV. RM. - CASE

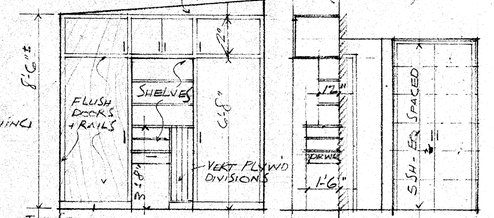


NOTE: SEE DETAIL & SPECS FOR ALL CABINET HARDWARE

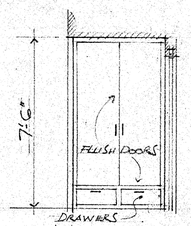
KITCHEN



KITCHEN (RANGE ETC)



BEDRM. #2 SECT: LINEN



WARDROBE DRESSING RM.

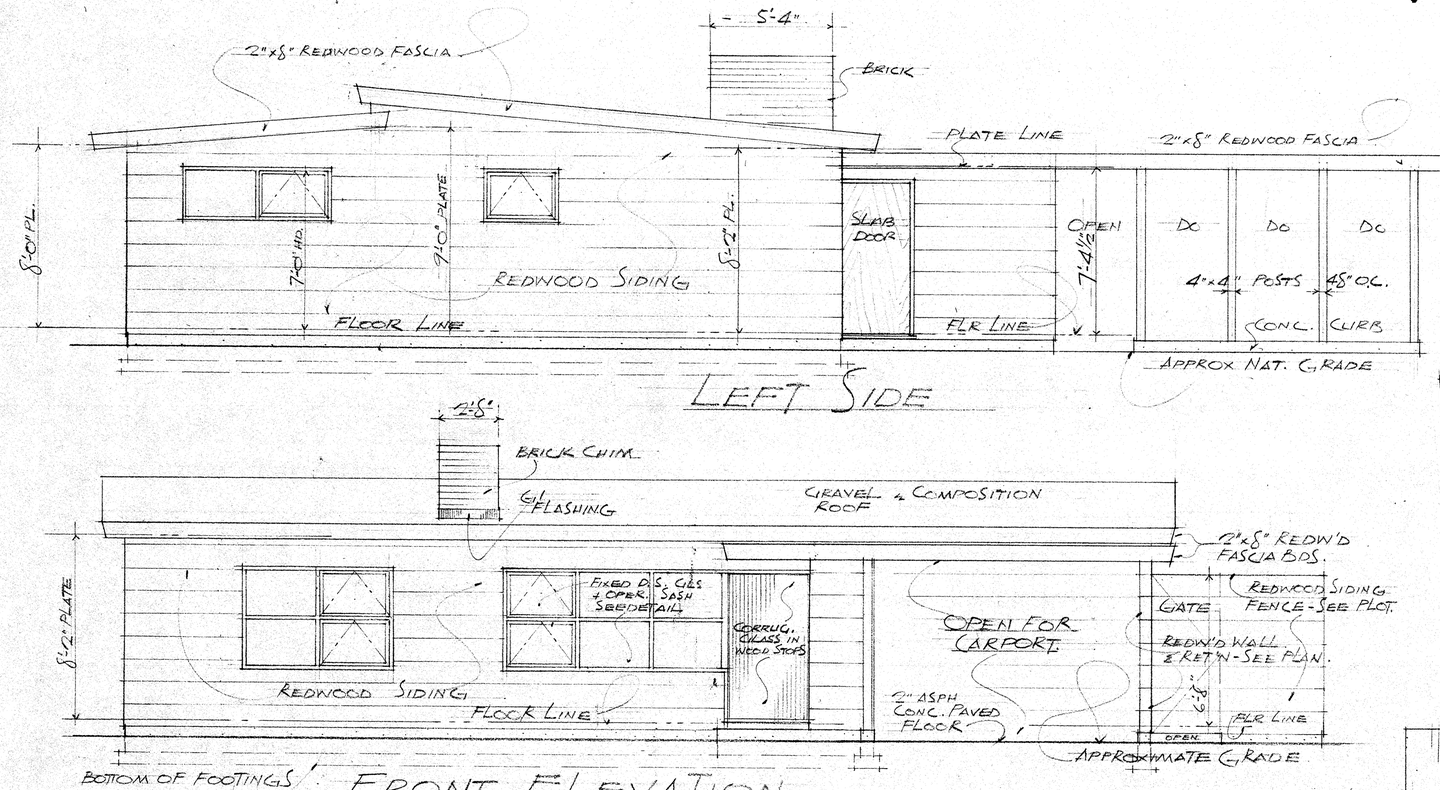
INTERIOR ELEVATIONS
SCALE 1/4" = 1'-0"

SEE LATER DETAILS FOR FURTHER INFORMATION ON CABINETS ETC.

REVISED JUNE 2, 1941

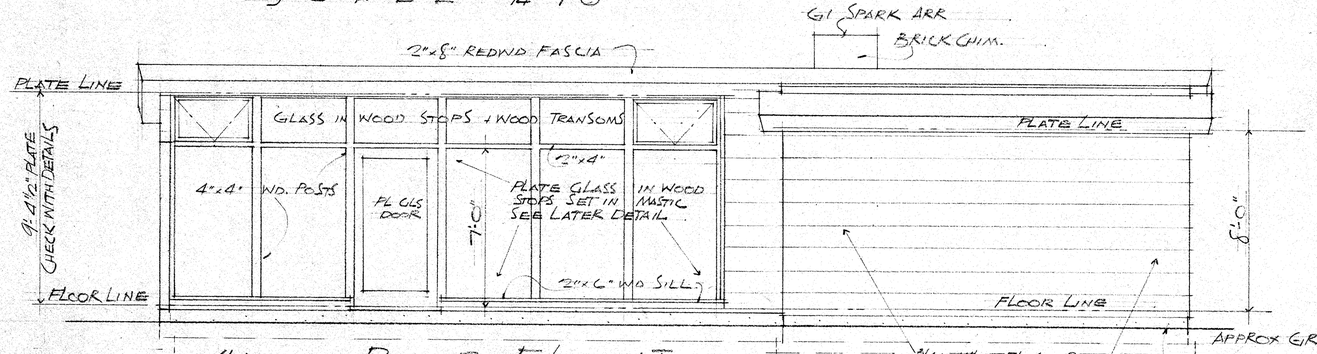
A 3 ROOM RESIDENCE FOR MR & MRS ED. MINNICK
433 EL MEDIO STREET, PACIFIC PALISADES, CALIF

SHEET 2
JOB NO 549
DATE 4-2-41

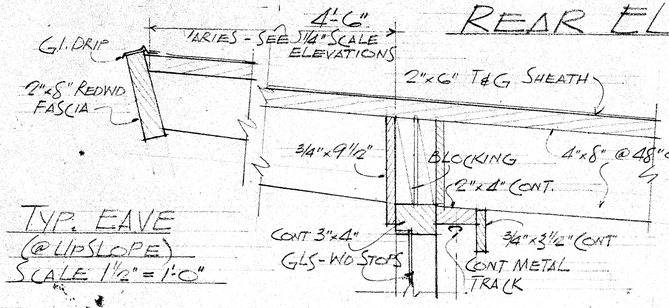


LEFT SIDE

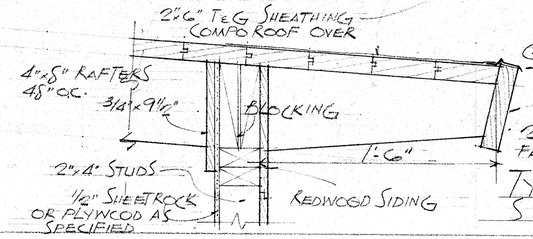
FRONT ELEVATION
SCALE 1/4"=1'-0"



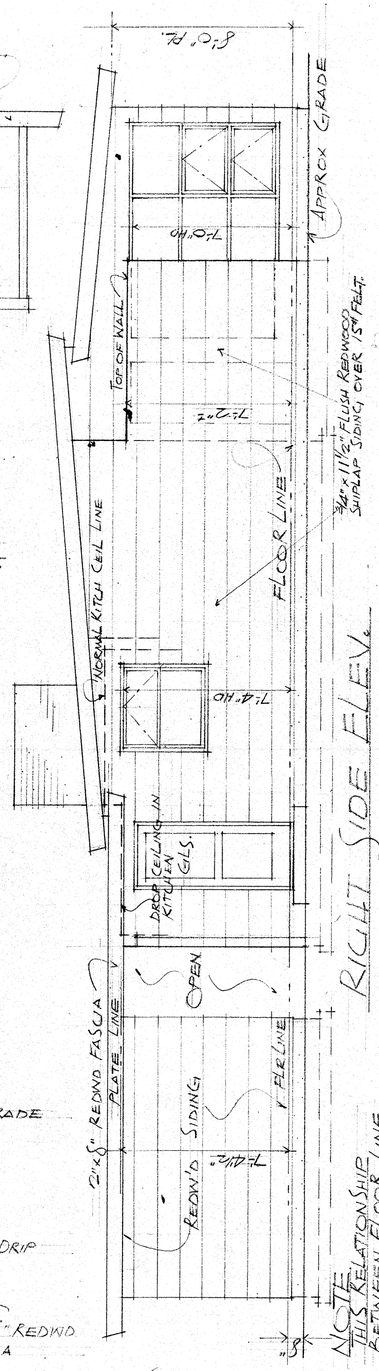
REAR ELEVATION



TYP. EAVE (@ UPSLOPE)
SCALE 1½"=1'-0"

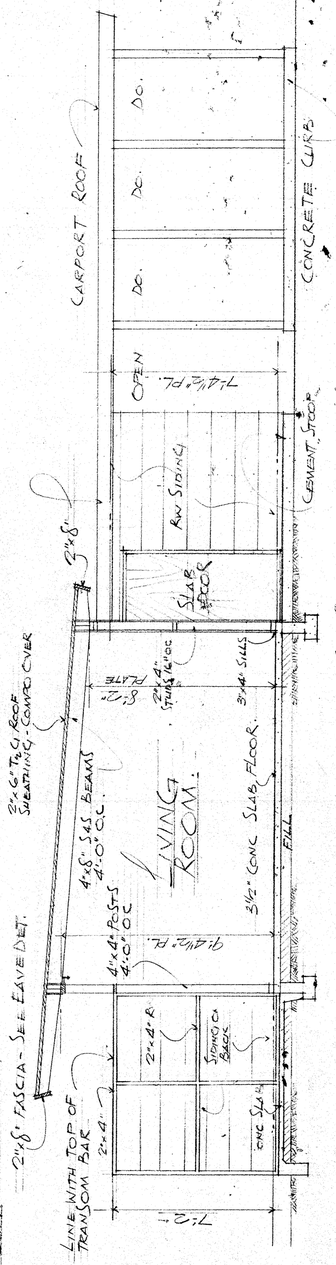


TYPICAL EAVE (@ DOWNSLOPE)
SCALE 1½"=1'-0"



RIGHT SIDE ELEV.

NOTE
THIS RELATIONSHIP BETWEEN FLOOR LINE OF HOUSE & FLOOR LINE (PAVING) IN CARPORT MUST BE MAINTAINED - ADJUST GRADE TO SUIT.



SECTION @ LIVING RM.
SCALE 1½"=1'-0"

REVISED JUNE 2, 1949.

RESIDENCE & CARPORT FOR MR. & MRS. ED. MINNICK
PACIFIC PALISADES CALIF.

SHEET 3