

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2015-770-HCM
ENV-2015-771-CE

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

Location: 7566 N. Woodlake Avenue
Council District: 12
Community Plan Area: Canoga Park – Winnetka –
Woodland Hills – West Hills
Area Planning Commission: South Valley
Neighborhood Council: West Hills
Legal Description: Lot FR 208 of TR 21391

PROJECT: Historic-Cultural Monument Application for the
CIRCLE S RANCH

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): William G. & Joy A. Ross, Trustees, Ross Trust
7566 N. Woodlake Avenue
Los Angeles, CA 91304

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

RECOMMENDATION **That the Cultural Heritage Commission:**

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

MICHAEL J. LOGRANDE
Director of Planning

[SIGNED IN ORIGINAL FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED IN ORIGINAL FILE]

Nels Youngborg, Preservation Planner
Office of Historic Resources

[SIGNED IN ORIGINAL FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

SUMMARY

Originally built in 1927, Circle S Ranch is a rare remaining example of a large ranch estate in the San Fernando Valley. Development of this kind occurred prior to World War II, where large ranch estates were constructed in the San Fernando Valley to act as vacation or weekend getaways for the wealthy Hollywood elite. Since then, much of this original development has been lost due to suburbanization and consequent subdivision of what used to be large parcels of land.

The home was built for Frank Stewart Howard, a Buick distributor, who purchased the land from a land syndicate that was established by five of Los Angeles' most prominent businessmen. One of the owners was Harrison Gray Otis, founder and publisher of the Los Angeles Times. The towns of Owensmouth and Van Nuys were also established by this organization. The property changed hands many times throughout its history, notably acquired by Grenville W. Stratton in 1947 after leasing the property for three years. As the landowner, he changed the name of the property to Circle S Stables to suit the needs of his thriving horse racing and breeding business. Under his ownership, Circle S Ranch became widely recognized as a landmark of the San Fernando Valley, as described in a 1954 Los Angeles Times article.

The house, which is the primary structure on the property, exhibits many character-defining features of the Dutch Colonial Revival style including:

- Main entrance framed with pilasters supporting an arched, triangular gabled porch
- Transverse main gable; full gambrel gable on north and south façades
- Long shed dormers along the front and back of the house
- Multi-paned casement windows
- Symmetrical design
- Two stories in height

The property has undergone many additions and alterations between 1931 and 1976, but retained its architectural character and authenticity. Alterations include an added maids' quarters, a 100-foot long horse barn (later moved off the property and demolished), removal of the original barn off the property, and a new chicken coop. Notably, the acreage of the site was reduced in 1956 from 38.5 to 3.46 acres, yet is still uniquely larger than surrounding properties.

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: Circle S Ranch		Former name of property	
Street Address: 7556 N Woodlake Avenue		Zip: 91304	Council District: 12
Range of Addresses on Property: 7548-7599 Woodlake Ave. & 23066-23198 W Saticoy St.		Community Name: West Hills	
Assessor Parcel Number: 2021-002-013	Tract: 21391	Block: N/A	Lot: 208
Proposed Monument Property Type:	☒ Building	☐ Structure	☐ Object
	☐ Site/ Open Space	☐ Natural Feature	

2. CONSTRUCTION HISTORY & CONDITION

Year Built: 1927	☒ Factual	☐ Estimated	Threatened?: Unknown
Architect/Designer: Unknown		Contractor: J. H. Hillock & Son	
Original Use: Single Family Residence		Present Use: Single Family Residence	
Is the Proposed Monument on its Original Site?: ☒ Yes ☐ No ☐ Unknown			If "No," where?:

3. STYLE & MATERIALS

Architectural Style: Dutch Colonial Revival		Stories: 1	Plan Shape: Rectangular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Wood	
	Cladding Material: Stucco, smooth	Cladding Material: Brick veneer	
ROOF	Type: Gambrel gable, crossed	Type:	
	Material: Composition shingle	Material:	
WINDOWS	Type: Casement	Type:	
	Material: Multi light wood	Material:	
ENTRY	Style: Centered	Style: Select	
	Material: Wood	Material: Select	

4. 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 personage(s) or with important events in the main currents of national, state, or local history
- ☒ Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction
- ☐ A notable work of a master builder, designer, or architect whose individual genius influenced his or her age

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



5. ALTERATION SUMMARY

List **date** and write a **brief description** of work done for major alterations. This section may also be completed on a separate document. Be sure to include copies of building permits in the nomination packet (see Section 9. SUBMITTAL).

1.	1931	Maids quarters added to garage in second level loft, formerly storage. (This may now be a 2nd dwelling on lot.)
2.	1944	Guest house constructed.
3.	1955	100 foot long horse barn (no permit found for its original construction) moved off the property.
4.	1956	Property subdivided and lot cut from 38.5 acres to 3.46 acres.
5.	1957	Original barn moved off the property.
6.	1972	Eight foot opening added to interior of house.
7.	1976	New chicken coop built. Fifteen chicken coops built in 1927 are no longer extant.
8.		

6. EXISTING HISTORIC RESOURCE IDENTIFICATION (If known)

☐	Listed in the National Register of Historic Places	☐ Contributing feature ☐ Non-contributing feature
☐	Listed in the California Register of Historical Resources	
☐	Formally determined eligible for the National and/or California Registers	
☐	Located in a Historic Preservation Overlay Zone (HPOZ)	
☒	Determined eligible for national, state, or local landmark status by a historic resources survey(s)	

Survey Name(s): **SurveyLA**

Other historical or cultural resource designation(s):

7. WRITTEN STATEMENTS

This section allows you to **discuss at length** the significance of the proposed monument and why it should be nominated as a Historic-Cultural Monument. Type your responses on a separate document and attach sheets to the back of this form.

- A. **Proposed Monument Description** – Describe the proposed monument's physical characteristics and relationship to its surrounding environment. 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 selected in Section 4 (on the previous page). You must support your argument with substantial evidence and analysis.

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



8. CONTACT INFORMATION

Applicant

Name: Friends of Circle S Ranch		Company:	
Street Address: P.O. Box 4099		City: West Hills	State: CA
Zip: 91308	Phone Number: 818-807-9259	Email: dani@brin@aol.com	

Property Owner

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

Name: William G. & Joy A. Ross, Trustees, Ross Trust		Company:	
Street Address: 7566 N. Woodlake Avenue		City: Los Angeles	State: CA
Zip: 91304	Phone Number: 818-346-6259	Email:	

Nomination Preparer/Applicant's Representative

Name: Charles J. Fisher		Company:	
Street Address: 140 S. Avenue 57		City: Highland Park	State: CA
Zip: 90042	Phone Number: 323-256-3593	Email: arroyoseco@hotmail.com	

9. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement. Then, electronically or physically sign the bottom portion. Either the applicant or the 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.

Charles J. Fisher
Name:

9-4-2014
Date:

Charles J.
Fisher
Signature:

Digitally signed by Charles J. Fisher
DN: cn=Charles J. Fisher, o, ou,
email=arroyoseco@hotmail.com, c=US
Date: 2014.09.04 13:54:33 -07'00'

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



10. 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 | 6. ☒ Copies of Building Permits for Major Alterations
(include first construction permit) |
| 2. ☒ Written Statements A and B | 7. ☒ Contemporary Photos |
| 3. ☐ Bibliography | 8. ☐ Historical Photos |
| 4. ☒ Two Primary Photos of Exterior/Main Façade | 9. ☒ ZIMAS Parcel Report |
| 5. ☒ Copies of Primary/Secondary Documents | |

*Mail the Historic-Cultural Monument Submittal to the Office of
Historic Resources or email PDF to lambert.giessinger@lacity.org*

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



Circle S Ranch

Architectural Description

This two story Dutch Colonial Revival residence has a symmetrical design with a transverse main gable that is a full gambrel gable on the North and South facades with a large brick chimney centered in each pediment. There are single story slope roofed wings under each of the gable pediments, as well as long shed dormers along the front and rear of the house.

The central main entrance is topped by a triangular gabled porch that is arched over the entry. A brick patio area, with steps at the front is at the front of the entry. The entry is flanked by identical square window bays with multi light wood casement window. Most, if not all of the windows throughout the house appear to be multi-light casement as well. The upper story is covered with smooth stucco, while the lower story is covered with a brick veneer. All windows also appear to be located in a symmetrical pattern throughout the house, with some of the second story windows having metal awning (not original) also set in a symmetrical manner. small vertical vents flank the chimney in both pediments.

No interior description is available at this point.

Accessory Structures include a second two-story dwelling located to the right rear of the main house. The composition roof is a single transverse cable. This structure may have originally been a four car garage, which was an expansion of the original 1927 vintage garage. The second story was initially converted to a maid's quarters in 1931. A single-story frame guest house was constructed in 1941. A long wooden pergola stretches from the rear of the main house to what may be a chicken coop constructed in 1976. A small gazebo of unknown date is located a distance to the front of the two-story garage/dwelling

Landscaped grounds with mature trees surround the building on the large lot with an open area to the rear.

Circle S Ranch

7566 Woodlake Avenue

Significance Statement

Built in 1927 for Buick distributor Frank Stewart Howard, this large Dutch Colonial Revival House is a very rare remaining example of the large ranch houses that were built in the San Fernando Valley prior to World War II. These smaller ranches represent a period in which the well-to-do of Los Angeles purchased land in the San Fernando Valley as a home away from their property in town. Many of these properties were owned by the elite of Hollywood, while others were purchased by those who had made their fortune in other areas. A native of East Orange, New Jersey, Howard was born on February 19, 1887 and was raised by his English-born mother in East Durham, Ontario, Canada after his parents divorced. He migrated California as a teenager in 1905 to work with his older brother, Charles, as an automobile salesman for the Howard Automobile Company, which eventually owned dealerships in California,, Nevada Oregon and Washington. Frank Howard founded his own Buick dealership, the Howard Motor Company as a separate Pasadena and Hollywood concern in 1919.

Howard bought Lot 1050 of Tract No. 1000. Tract No. 1000 was subdivided in 1911 out of a large swath of the Rancho Ex-Mission de San Fernando for the Board of Control, a land syndicate that had been established by five of Los Angeles' most successful businessmen, Harrison Gray Otis, founder and publisher of the Los Angeles Times, Harry Chandler, his son-in-law and successor, "General" Moses Hazeltine Sherman, a land speculator and former street railroad czar (who took his title from when he served as the Adjutant General of Arizona Territory for two terms in the 1880s) in Phoenix and later Los Angeles, Hobart Johnstone Whitley, a land developer and banker who later developed Whitley Heights and Otto F. Brent, Vice President of Title Insurance and Trust. The subdivision of Tract 1000 was in anticipation of the opening of the Owens Aqueduct, then being built under the auspices of William Mulholland (who was not involved in the land speculation). The towns of Owensmouth and Van Nuys were also established by the syndicate. Lot 1050 was considered to be in the greater Owensmouth area. Tract No. 1000 consisted of acreage lots ranging from less than 2 acres to several that were well over 800 acres each. Lot 1050 was 38.5 acres at the Southeast corner of what was originally Tenth Street and Santa Ana Avenue, now Saticoy Street and Woodlake Avenue.

The lot was originally sold to John T. Hadley, who may have improved it with a small cottage and a barn prior to the 1915 annexation of the San Fernando Valley to the City of Los Angeles. A native of Iowa, Hadley arrived in California during the great 1880s land rush. In 1890, he was living in Ventura and listed as an agent for the Santa Monica Land and Water Company. He was still there in 1896, but by 1900, he, along with his wife, Lillian, and children had relocated to Pomona. The 1910 census shows the family in Santa Ana, with John listed as an employee for a fruit farm. It is very likely that he bought the lot in Tract 1000 in order to establish his own fruit orchard. Prior to the bringing of the Owens River water, the area had only been usable for dry farming. Sadly, John Hadley passed away in his early 60s and by 1920, the property was just in his wife's name. She was then living with their oldest son and his family on Sherman Way.

She eventually sold the land to Virgil W. Deaver, a young nurseryman from Santa Ana. Records show that Deaver and his wife Louise lived on the property around 1926. When Frank Howard bought the land, the Deavers moved to San Diego and then bought a fruit orchard near Escondido.

Howard hired contractor J. H. Hillock in December of 1926 to re-roof and re-shingle the exterior of the existing barn. He then had Hillock construct the main house for a cost of \$8,500.00 as well as a stucco covered garage for \$500.00, in January of 1927. In March he had Hillock construct 14 chicken coops of varying sizes, as well as another one in the following November. These coops appear to have been built to house exotic birds and other animals, including thoroughbred horses. The largest of these was 108 feet long. On July 14, 1929, it was announced in the Los Angeles Times that Frank Howard, at the age of 42, was retiring from his automobile business to "devote all of his attention to his personal interests". One would think that his ranch was one of them. However, subsequent events indicate the real reason was due to Howard having evolved into a chronic alcoholic. One month later, on August 17th, Howard drove out to his ranch with his 12 year old son, Richard. Upon returning to their Wellington Square home that evening, the senior Howard drank himself into a violent frenzy and ordered his mother-in-law, who had been staying with the family, to move out. His wife tried to intervene, but he started choking her. Richard, at that point, grabbed a 22 cal. rifle and shot his father, who died from his wound before reaching the hospital. The shooting was investigated but ruled a justifiable homicide as the boy had legitimate fear for his mother's life. On October 18, 1930, the Howard Estate deeded the property to George D. Chambers.

Chambers was simply listed as a "capitalist" in the Los Angeles Times article announcing the sale. The article also noted the following: "The ranch consists of a new ten-room home, completely furnished, five car garage, large stables, foreman's cottage, and is stocked with pheasants, peacocks, grouse, deer, turkey and blooded horses." It appears the George Chambers' father, Wesley, made a substantial amount of oil money in Pennsylvania while he was raising his family, which would explain his son never listing an occupation other than "own income" on any census or city directory. Chambers had the upper level of the garage converted to living quarters for the maid. Chambers and his wife, Mary, were living in Windsor Square at the time of the purchase, but eventually moved to the ranch where George passed away on October 31, 1940. Mrs. Chambers then sold the ranch to May H. Carreud, who then leased it to Douglas Aircraft executive Grenville (George) W. Stratton, who was already known as a breeder of fine race horses.

Stratton named the land the "Circle S Ranch" and, in 1944, built a guest house on the property and converted the largest of the chicken houses into a horse barn. Three years later, Stratton bought the property. Under his ownership the Circle S Stables had become well known in the turf community, already leading in track winnings before moving to the Valley ranch in what was by then known as Canoga Park. Probably the most famous horse at the ranch was Your Host, who won 10 major races in a short time before breaking a shoulder in a fall during the San Pasqual Handicap. The horse was insured by Lloyds of London, which brought in their own veterinarian after paying off the claim in 1951. While his racing career was over, Your Host recovered at the Circle S Ranch and went on to have a very active stud career, producing a number of winning progeny, including the famed horse, Kelso. Another famous horse sired on

the ranch was Yankee Valor, a son of Stratton's famed horse, Heelfly. However, even with the successful horse ranch, George Stratton faced his own obstacles. His wife, Cora, had suffered a seizure in 1944 and she had been confined at Hollywood Presbyterian Hospital since September 19th of that year. By the time Your Host arrived, Stratton was in a battle with his stepdaughter over his wife's half of the estate, including the ranch after she passed away 17 days after Your Host arrived at the ranch. The battle was a long one. In the mean time Stratton remarried, his new wife, Janice, being well known for her philanthropic endeavors. The cost of the lawsuit along with George Stratton's own poor health forced him to close the Circle S Ranch in 1954. Two years later, the Strattons filed Tract No. 21391, in which they subdivided The Circle S Ranch into 207 home site lots and one 3.46 acre lot for the remaining ranch buildings. The large 100 foot horse barn was moved off the land in 1955 and later demolished when the land it was placed on was subdivided. The original barn was moved to a parcel on Zelzah in 1957 and was later demolished for an apartment building.

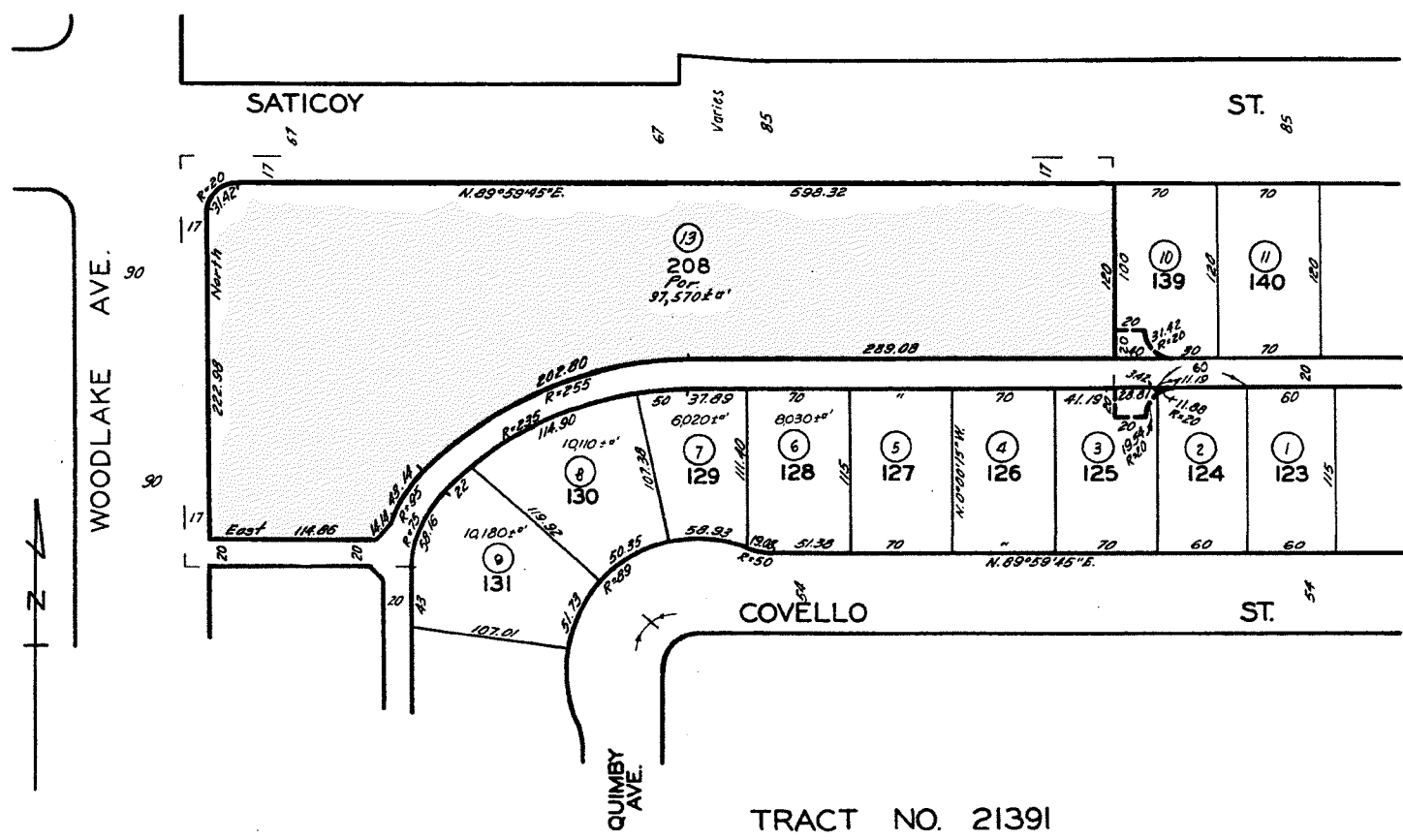
In an unusual arrangement, the Strattons partnered with 13 different homebuilders in the subdivision, with each builder being brought in as part owner of the subdivision. This was to ensure that there would be a definite variety of home designs in the tract, rather than the variations of a handful of designs that is the normal fare in a subdivision that is done by one or two builders. Janice Stratton sold the remaining ranch property to William G. Ross, a banker, and his wife Joy, on May 15, 1972. Other than putting the property in a family trust in 1990, there has been no ownership changes since then.

The main house and outbuildings appear to be in a remarkable state of preservation and represent a visible reminder of the early San Fernando Valley lifestyle that developed between the World Wars. This was a period of large estates which were frequently used as weekend getaways for the rich and famous. This is what Howard used it for. The earlier owner, John T. Hadley, however, intended to live on the property and use it in the true agrarian manner as a fruit orchard, most probably with plans to expand his holdings. His death prevented that from happening. The next owners to actually live on the property were George and Mary Chambers, but only after they had owned it for several years. Building permit records show that Grenville (George) Stratton began leasing the property during World War II for his Circle S Ranch, raising race horses on the land as early as 1940 (The name "Circle S Stables" shows in the Los Angeles Times as early as 1938, but it is unknown whether Stratton moved the name or was leasing land from the Chambers as well.)

These ranches followed the pattern of subdivision after World War II. After the closure of the horse ranch, the ranch was subdivided in the same manner that Peppergate Ranch (HCM 992) was split up, leaving an acreage lot for the original ranch house and outbuildings. The difference is that the Peppergate property was again reduced by a later subdivision in the 1960s. Circle S Ranch has retained its smaller acreage and remains today as a reminder of a lifestyle that faded away as the Valley transformed into suburbia in the Post World War II decades.

Circle S. Ranch meets two of the criteria for Historic Cultural Monument as it as it embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style, or method of construction in both the main house and the outbuildings and

that it reflects the broad cultural, political, economic, or social history of the nation, state, or community is reflected or exemplified in its period of significance as both a working ranch built as a retreat for an urban businessman and as an important midcentury link in the history of thoroughbred horses in both California and the sport as a whole.

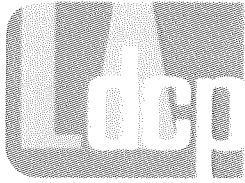


TRACT NO. 21391
 M.B. 599-7-10

CODE
 16

FOR PREV. ASSM'T. SEE: 602-66

ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.



City of Los Angeles Department of City Planning

8/14/2014

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

7572 N WOODLAKE AVE
7556 N WOODLAKE AVE

ZIP CODES

91304
91307

RECENT ACTIVITY

None

CASE NUMBERS

ORD-98019
ORD-112349
ENV-2005-8253-ND

Address/Legal Information

PIN Number	186B093 144
Lot/Parcel Area (Calculated)	95,699.3 (sq ft)
Thomas Brothers Grid	PAGE 529 - GRID G4
Assessor Parcel No. (APN)	2021002013
Tract	TR 21391
Map Reference	M B 599-7/10
Block	None
Lot	FR 208
Arb (Lot Cut Reference)	None
Map Sheet	186B093
	186B097

Jurisdictional Information

Community Plan Area	Canoga Park - Winnetka - Woodland Hills - West Hills
Area Planning Commission	South Valley
Neighborhood Council	West Hills
Council District	CD 12 - Mitchell Englander
Census Tract #	1344.22
LADBS District Office	Van Nuys

Planning and Zoning Information

Special Notes	None
Zoning	A2-1
Zoning Information (ZI)	None
General Plan Land Use	Low Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	25
	26

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

500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	2021002013
APN Area (Co. Public Works)*	2.240 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$85,378
Assessed Improvement Val.	\$80,980
Last Owner Change	03/05/90
Last Sale Amount	\$0
Tax Rate Area	16
Deed Ref No. (City Clerk)	8-914
	354181
	0-505
Building 1	
Year Built	1927
Building Class	D75B
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	3
Building Square Footage	3,828.0 (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
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)	12.2310973891238
Nearest Fault (Name)	Simi - Santa Rosa Fault Zone
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	15.00000000
Rupture Top	1.00000000
Rupture Bottom	14.00000000
Dip Angle (degrees)	-60.00000000
Maximum Magnitude	7.00000000
Alquist-Priolo Fault Zone	No
Landslide	No

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

Liquefaction	Yes
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	Valley
Division / Station	Topanga
Reporting District	2133

Fire Information

Division	3
Batallion	17
District / Fire Station	106
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number: 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

ORD-98019

ORD-112349



Address: 7556 N WOODLAKE AVE

APN: 2021002013

PIN #: 186B093 144

Tract: TR 21391

Block: None

Lot: FR 208

Arb: None

Zoning: A2-1

General Plan: Low Residential



SurveyLA

Los Angeles Historic Resources Survey

Historic Resources Survey Report

Canoga Park- Winnetka- Woodland Hills-West Hills Community Plan Area



Prepared for:

City of Los Angeles
Department of City Planning
Office of Historic Resources



Prepared by:

ARCHITECTURAL RESOURCES GROUP, INC.
Architects, Planners & Conservators



Architectural Resources Group, Inc.
Pasadena, CA

March 12, 2013

Canoga Park-Winnetka-Woodland Hills-West Hills

Individual Resources – 03/12/13



Address: 6560 N WINNETKA AVE
Name: Crippled Children's Society of Southern California
Year built: 1979
Architectural style: Modern, Mid-Century

Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Design/Construction, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of Late Modern/Expressionist architecture, designed by master architect John Lautner. Not eligible for the National Register at this time because it is not yet 50 years of age or of exceptional significance.



Address: 7572 N WOODLAKE AVE
Name:
Year built: 1927
Architectural style: Dutch Colonial Revival

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant as representing the earliest pattern of development in the area. A rare, remaining example of an intact 1920s estate in West Hills.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	American Colonial Revival, 1895-1960
Sub theme:	Dutch Colonial Revival, 1895-1940
Property type:	Residential

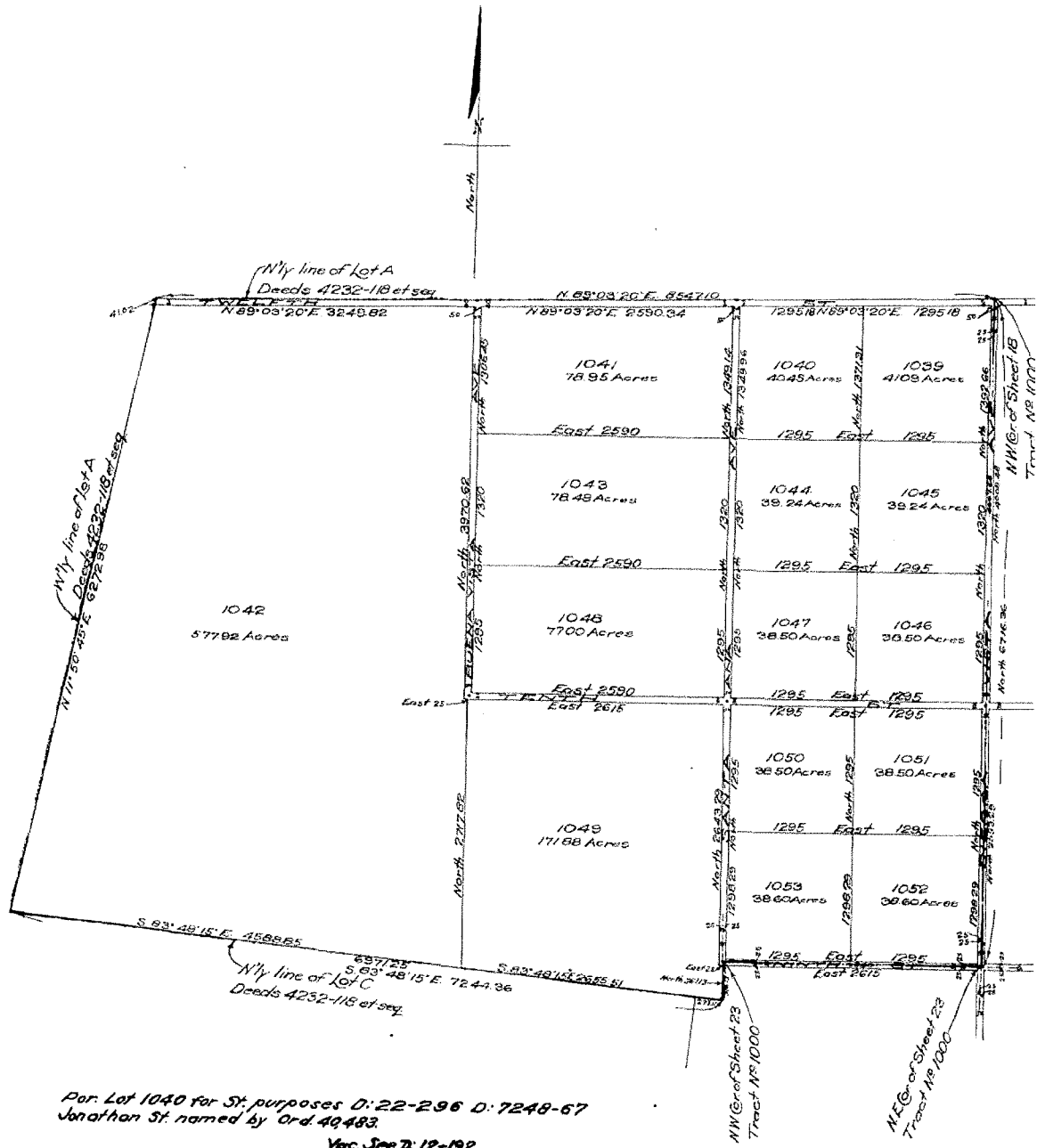
Canoga Park-Winnetka-Woodland Hills-West Hills

Individual Resources – 03/12/13

Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of the Dutch Colonial Revival style. There are very few examples of the style in the San Fernando Valley.

SHEET 22

1942
31



Por. Lot 1040 for St. purposes D: 22-296 D: 7248-67
 Jonathan St. named by Ord. 49483
 Vac. Sec. 12-192
 12th St. changed to Pascoe St. Ord. 33,573
 Sierra Vista Ave. changed to Fallbrook Ave. - ord 35752
 Ninth St. changed to Sherman Way - ord. 37245
 Sherman Way " " Tulare St. - ord 37830
 Santa Ana Ave. por. Lot 1053 D: 22-118 6659-71
 Por. " " & Sherman Way Ord. 38030
 (Scale reduced to 1"=1000')

A 129-131

Comp. WCT

Stratton's Subdivision of Circle S Ranch

5747-7

599-7

SCALE 1"=60'

TRACT NO. 21391 IN THE CITY OF LOS ANGELES

Being a subdivision of Lot 1050 and a portion of
lot 1051, Tract No. 1000, Sheet 12, as per map recorded in Book 11,
page 22 of Maps, records of Los Angeles County, California

Jennings Engineering Co.

Basin of Bearings

THE BEARING "NORTH" OF WOODLAKE AVENUE SHOWN AS SOUTH AND AVENUE ON SHEET
12 OF TRACT NO. 1000 AS PER MAP RECORDED IN BOOK 11 PAGE 22 OF MAPS,
RECORDS OF LOS ANGELES COUNTY, CALIFORNIA WAS TAKEN AS THE BASIS
OF BEARINGS SHOWN ON THIS MAP

We hereby certify that we are the owners of or are interested
in the land included within the subdivision shown on the annexed
map and we consent to the preparation of and recordation of
said map and subdivision as shown within the colored boundaries
and we hereby dedicate to the public use the streets, highways
and other public ways shown on said map within said subdivision,
and we hereby grant and dedicate to the City of Los Angeles
assessments for public utility purposes over the strips of lands
designated on said map. As a dedication to public use, while
all of Woodlake Avenue and Saticoy Street within this subdivi-
sion remain public highways and for such time only, we here-
by abandon all rights of vehicular ingress, from lots 1 to 13 in-
clusive, lots 139 to 147 inclusive and lots 154 to 159 inclusive
to the said avenue and street so that the owners of said
lots abutting these highways during such time as said lots
remain in a residential zone, will have no right of vehicular
access whatever in the highways as such, except the general
easement of travel which belongs to the whole public. If any change
of alignment or width of such highways results in the vacation
of any part thereof within this subdivision, such vacation termi-
nates the above dedication as to the part vacated. We also
hereby dedicate for public use for street and alley purposes
those narrow strips of land designated as service street
and service alley,

reserving to ourselves and successive
owners of said strips of land any and all ordi-
nary uses thereof except the erection or construction of build-
ings thereon and except the access purposes, including
the laying of pipes, conduits, or other underground
structures thereon over those future streets which
are shown on lots 23, 160, 190, 200, 201, and 207

until such time as the legislative body
shall accept the same for street purposes.

Genevieve M. Stratton *James J. Stratton*

Title Insurance and Trust Company, a corporation (Easement holder)
under reservation in deed of record in Book 6121 page 144 and
in Book 6162 page 270 of Deeds.

James J. Stratton *James J. Stratton*
Vice President Secretary

NATURE HOMES, INC. *James J. Stratton*
Vice President Secretary

JITNEY HOMES, INC. *James J. Stratton*
President Secretary

RAMPART HOMES, INC. *James J. Stratton*
President Secretary

REASON HOMES, INC. *James J. Stratton*
President Secretary

REDEEM HOMES, INC. *James J. Stratton*
President Secretary

REFLEX HOMES, INC. *James J. Stratton*
President Secretary

SAFETY HOMES, INC. *James J. Stratton*
President Secretary

SANCTION HOMES, INC. *James J. Stratton*
President Secretary

SCOTCH HOMES, INC. *James J. Stratton*
Vice President Secretary

SEASIDE HOMES, INC. *James J. Stratton*
President Secretary

TANGO HOMES, INC. *James J. Stratton*
President Secretary

TASTEFUL HOMES, INC. *James J. Stratton*
President Secretary

TENDON HOMES, INC. *James J. Stratton*
Vice President Secretary

THANKFUL HOMES, INC. *James J. Stratton*
President Secretary

SHEET 1 OF 4 SHEETS

RECORDED

June 19, 1956

4 PM

IN BOOK 5747

AT PAGE 7

IN MAP RECORDS

LOS ANGELES COUNTY, CALIF.

BY *James J. Stratton*

I, J. Jennings, hereby certify that I am a Registered Civil Engineer
of the State of California and that this map, consisting of 4 sheets,
correctly represents a survey made under my supervision in
February 1956, that the survey is true and complete as shown,
that the monuments shown hereon actually exist or will be in
place not later than February 1, 1957, that their positions and
character are correctly shown, that said monuments are suffi-
cient to enable the survey to be retraced.

James J. Stratton
R.T. 1058

State of California } ss
County of Los Angeles }
On this 12th day of April, 1956, before me, *Edith E. Hery*, a Notary
Public in and for said County, personally appeared *Grenville W.*
Stratton, known to me to be the Vice President and *J. H. Stratton*,
known to me to be the Asst. Secretary of Title Insurance
and Trust Company, the corporation that executed the with-
in instrument and known to me to be the persons who exe-
cuted the within instrument on behalf of the corporation here-
in named and acknowledged to me that they executed the same.

Edith E. Hery
Notary Public
My commission expires Aug. 7, 1956.

State of California } ss
County of Los Angeles }
On this 22nd day of April, 1956, before me, *Edith E. Hery*, a Notary
Public in and for said County, personally appeared *Grenville W.*
Stratton, known to me to be the Vice President and *J. H. Stratton*,
known to me to be the Asst. Secretary of Title Insurance
and Trust Company, the corporation that executed the with-
in instrument and known to me to be the persons who exe-
cuted the within instrument on behalf of the corporation here-
in named and acknowledged to me that said corporation ex-
ecuted the same.

Edith E. Hery
Notary Public
My commission expires Feb. 22, 1956.

State of California } ss
County of Los Angeles }
On this 12th day of April, 1956, before me, the undersigned, a Notary
Public in and for said County, personally appeared *Donald M.*
Stratton, known to me to be the President and *James J. Stratton*,
known to me to be the Vice President and *J. H. Stratton*,
known to me to be the Asst. Secretary of Title Insurance
and Trust Company, the corporation that executed the with-
in instrument and known to me to be the persons who exe-
cuted the within instrument on behalf of the corporation here-
in named and acknowledged to me that said corporation ex-
ecuted the same.

James J. Stratton
Notary Public
My commission expires Sept. 1, 1957

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP
AND THAT THE SUBDIVISION AS SHOWN HEREON IS
SUBSTANTIALLY THE SAME AS IT APPEARED ON THE
TENTATIVE MAP AND ANY APPROVED ALTERATIONS
THEREOF: THAT ALL PROVISIONS OF CHAPTER 120
STATUTES OF 1943 AS AMENDED STATE OF CALIFORNIA
AND OF ALL LOCAL ORDINANCES APPLICABLE AND IN
EFFECT AT THE TIME OF THE APPROVAL OF THE
TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I
AM SATISFIED THAT THIS MAP IS TECHNICALLY
CORRECT.

CITY ENGINEER *Lyall A. Pardee*
DATE *May 10, 1956*

WHEREBY CERTIFY THAT THERE IS ON FILE IN THE OFFICE
OF THE CITY ENGINEER OF THE CITY OF LOS ANGELES, A CERTI-
FICATE MADE BY THE Title Insurance and Trust Company
OF SAID CITY, ORDER NUMBER 121 DATED *May 10, 1956*,
CERTIFYING THAT A MAPS FROM THE RECORDS
OF SAID CITY AND COUNTY THAT *James J. Stratton*,
JANIS L. Stratton, the wife of *James J. Stratton*, and *James J. Stratton*,
known to me to be the persons who executed the within instrument and
known to me to be the persons who executed the within instrument on behalf of the corporation here-
in named and acknowledged to me that said corporation executed the same.

CITY ENGINEER *Lyall A. Pardee*
DATE *May 10, 1956*

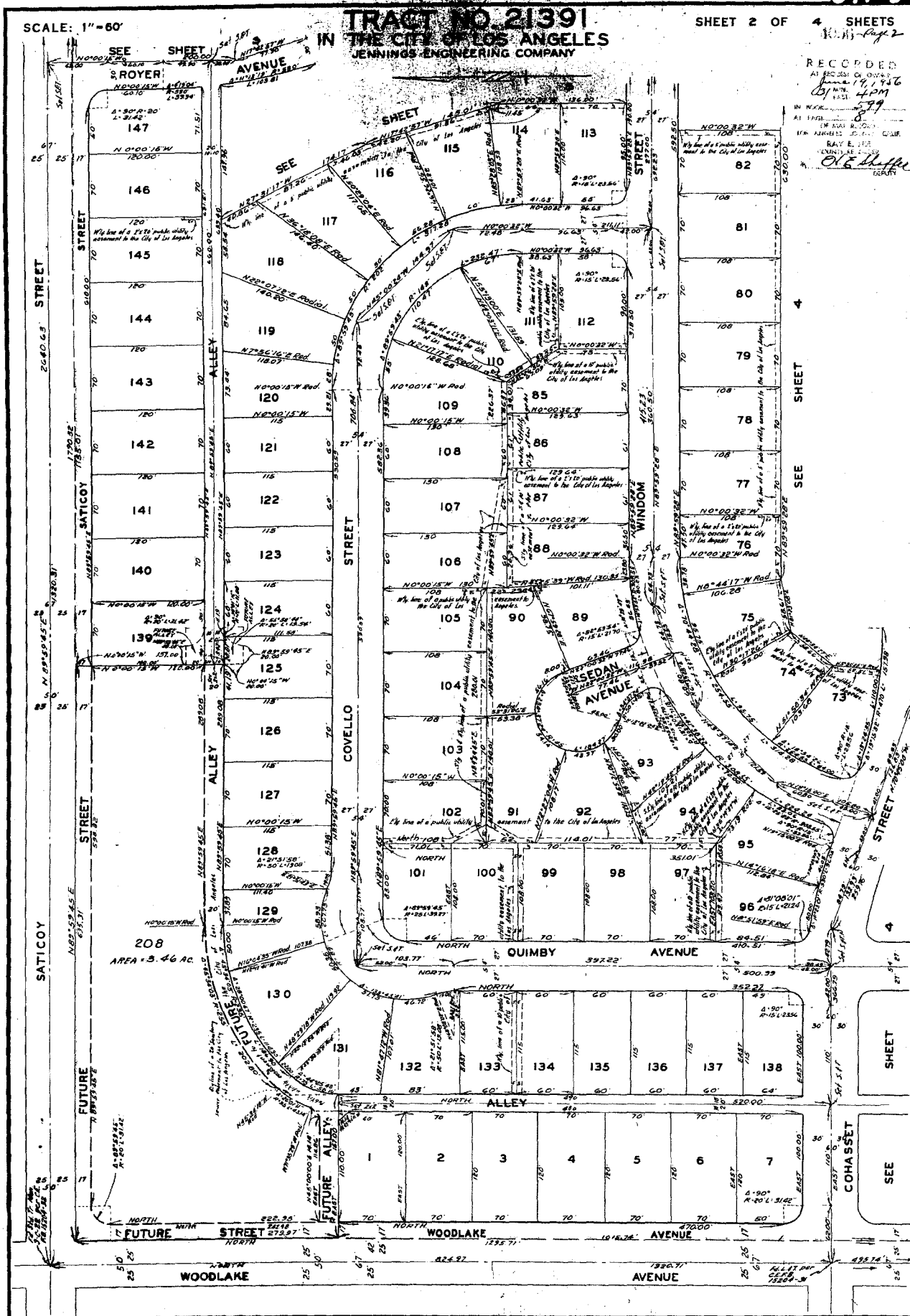
I HEREBY CERTIFY THAT THE CITY ENGINEER OF
THE CITY OF LOS ANGELES APPROVED THE AT-
TACHED MAP AND ACCEPTED ON BEHALF OF THE
PUBLIC: ALL THE STREETS, ROADS, ALLEYS, HIGH-
WAYS, EASEMENTS AND ARRANGEMENTS OF DI-
VISIONS AND EASEMENTS SHOWN ON SAID MAP
AND WHEREBY OFFERS FOR DEEDS OF THE CITY
ENGINEER'S OFFICE TO BE RECORDED IN THE
RECORDS OF SAID CITY AND COUNTY THAT
SAID MAPS SHALL BE SUBMITTED AS AN ACCEPTANCE
OF ANY IMPROVEMENTS MADE TO OR OVER ANY
STREET, ROAD, ALLEY, HIGHWAY OR EASEMENT
SHOWN ON THIS MAP.

May 31, 1956
Walter A. Peterson, City Eng.
City Engineer

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS OF WHICH
I AM A CHARGE, TO WHICH THE LAND INCLUDED IN THE WITHIN
SUBDIVISION OR ANY PART THEREOF IS SUBJECT AND WHICH
MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL
RECORDED, BUREAU OF ASSESSMENTS, FRODO, A. HART
DATE *May 10, 1956* *Lyall A. Pardee*

829/8 Free

RECORDED
AT REQUEST OF OWNER
June 19, 1956
31 MAY 4 PM
599
8
OF BIAS RECORD
FOR AIRFIELD 50-100 CAMP
RAY E. HILL
COUNTY CLERK
O. E. Shaffer
DEPUTY

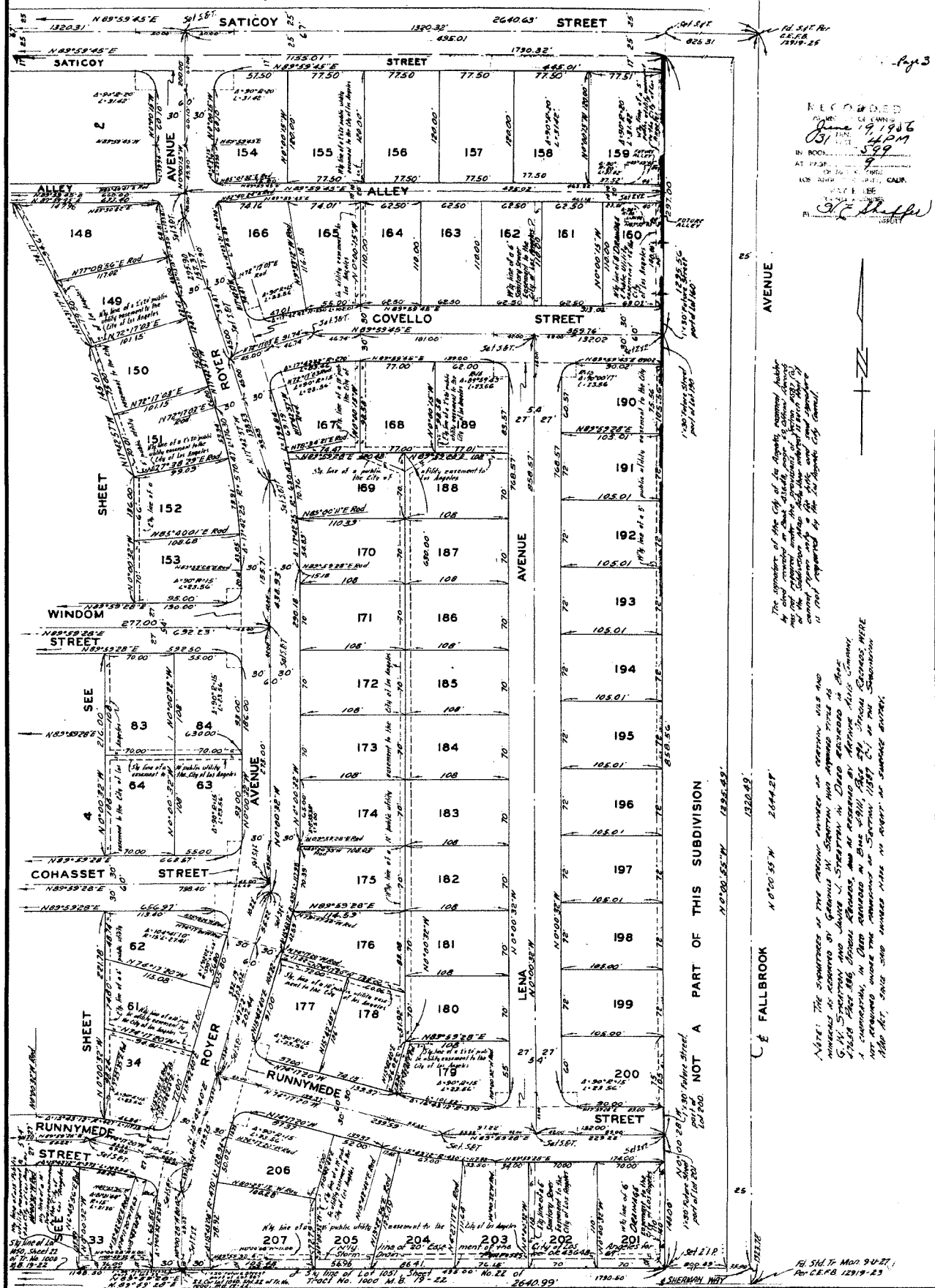


599/9

-Page 3

TRACT NO. 21391
IN THE CITY OF LOS ANGELES
JENNINGS ENGINEERING COMPANY

SHEET 3 OF 4 SHEETS

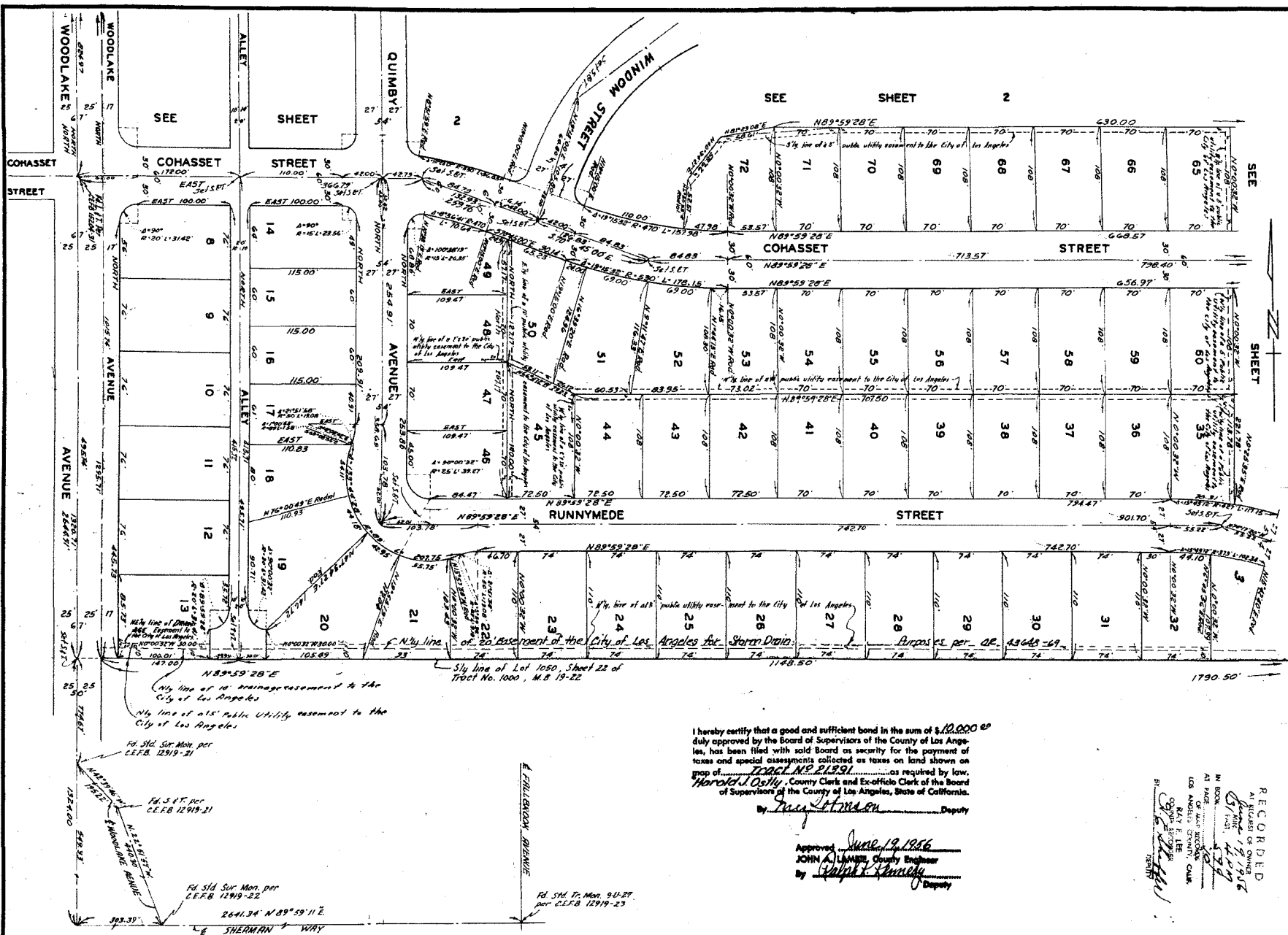


5797/10 Vite

TRACT NO. 21391
IN THE CITY OF LOS ANGELES
JENNINGS ENGINEERING COMPANY

SHEET 4 OF 4 SHEETS
100-Page 4

599-10



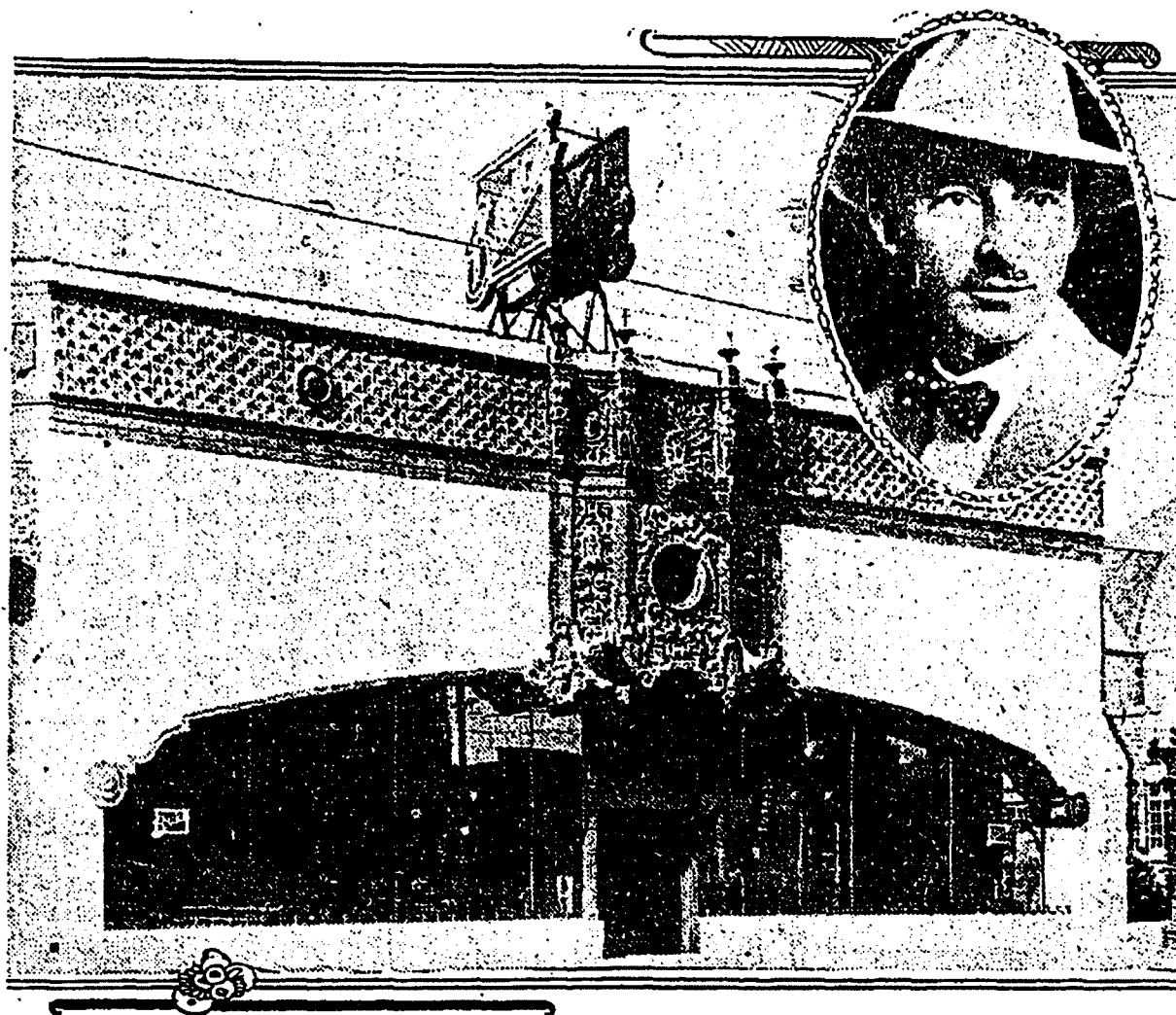
Newerst in Motor Car Display Buildings

Los Angeles Times (1923-Current File); Oct 30, 1927;

ProQuest Historical Newspapers: Los Angeles Times (1881-1990)

pg. G7

Newest in Motor Car Display Buildings



The view above is of the new Howard Motor Company building housing its Pasadena business. Inset is of the owner, Frank S. Howard, who is general manager of the Howard Automobile Company of Los Angeles.

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TUTTLE SUCCEEDS HOWARD

Los Angeles Times (1923-Current File); Jul 14, 1929;

ProQuest Historical Newspapers: Los Angeles Times (1881-1990)

pg. E3

TUTTLE SUCCEEDS HOWARD

Having become one of the largest retail Buick dealers in the United States through his interests in Hollywood and Pasadena, where he is president of the Howard Motor Company, Frank S. Howard has resigned from the general managership of the Howard Automobile Company of Los Angeles to devote all of his attention to his personal interests. The Howard Motor Company is separate from the Howard Automobile Company of Los Angeles and was founded by Frank S. Howard ten years ago.

Soon after Charles S. Howard began his company on the Pacific Coast, his brother, Frank S. Howard, joined the small force here. Now the organization headed by



HAROLD W.
TUTTLE.

Charles S. Howard extends from the Mexican border northward through California and Oregon into Washington and throughout Nevada. The founding of the Howard Automobile Company by Charles S. Howard was in 1905 when he began with a stock of five automobiles.

Starting in a minor position, Frank S. Howard worked upward with the growth of the business in Los Angeles to the position of general manager, which he has held for years. Meantime he had been expanding his own business, erecting one of the finest automobile buildings in Pasadena last year.

Harold W. Tuttle, for years assistant general manager, succeeds Howard in the general managership of the Howard Automobile Company of Los Angeles. Tuttle also has been identified with the Howard organization in this city since the early days, advancing through the various positions to that of head of the local organization.

Tuttle is now at the Buick Motor Company plant in Flint, Mich., on one of his frequent visits.

FRANK HOWARD KILLED BY SON

*Twelve-Year-Old Boy Fires
 to Protect Mother*

*Lad Says He 'Saw Red' When
 He Witnessed Beating*

*Tragedy Blamed on Drinking
 by Auto Dealer*

Terrified at the sight of his liquor-crazed parent beating and choking his mother, 12-year-old Richard S. Howard shot and killed his father, Frank S. Howard, 42 years of age, well-known automobile dealer, yesterday afternoon in the beautiful family home at 1905 Victoria avenue.

The father was shot through the right chest with a bullet from a .22-caliber automatic rifle in the hands of the boy. He fell unconscious and before a police ambulance could get him to the Georgia-street hospital he was dead.

"For God's sake, do something for him. I don't want any stain on my son for this!" the mother cried as the officers rushed the wounded man away.

BECOME HYSTERICAL

For several hours, mother, son and grandmother, weeping in an upstairs room at the home, were kept in ignorance of the father's death. When the fact was finally made known to them, the mother and son became hysterical.

The tragedy, according to the police, was the culmination of a gradual breaking down of Mr. Howard due to excessive drinking. As Capt. McCaleb of the Wilshire division recounted the details gathered from the principals, the father and the boy went out to the Howard ranch near Triunfo yesterday morning.

Arriving back at the family home shortly before 3 o'clock in the afternoon, Mr. Howard indulged in a few drinks of liquor. He went upstairs and ordered Mrs. Howard's mother, Mrs. Elizabeth Richter, to pack her things and leave.

WIFE COMES HOME

At this juncture Mrs. Howard returned from a neighborhood store and, hearing the commotion upstairs, went up. She interceded on behalf of her mother, who, by that time, was preparing to pack up her things. Mrs. Howard told her mother to remain in the house.

"Mr. Howard then took off his coat, rolled up his sleeves and said he was going to throw both of us out," the officers quoted Mrs. Howard as saying. "I ran to the stairs and started down but on reaching the landing it occurred to me that he might fall down and hurt himself if he followed me. As I paused he came down the stairs and seized me as he reached the landing."

With one hand he had her by the



Tragedy Occurs on Stairway in Home
 Dr. J. B. Davenport, the Howard family physician, and Capt. Frank A. Stoll, examining the stairway in the Howard home in which the tragedy occurred. Inset, left above, Richard S. Howard; inset, left below, Frank S. Howard; inset, right, Mrs. Howard.

FRANK HOWARD KILLED BY SON

(Continued from First Page)

throat, holding her up against the wall, and with the other he struck her. She screamed. The grandmother hurried down the hall weeping, the boy with her.

"He had her by the throat with one hand and was beating her with the other," the boy said.

"When I saw how he was beating and choking her—everything got red—I don't know what I did," the boy sobbed to the officers.

The grandmother finished the pitiful story. The boy, she said, ran to his room on the upper floor and came back with a .22 automatic rifle. Mrs. Richter was on the upper floor at the head of the stairway starting to go to the aid of her daughter. Looking down 'he

boy beheld the scene.
 "I did not know whether it was loaded or not," he said.

"It was an automatic and I guess he just pulled the trigger," explained Capt. McCaleb. "The grandmother saw it—and both she and the mother heard two shots. The boy could not see the shooting as the father had her held downward on the stairs. He and she were on the landing."

Mortally wounded, Howard fell without a murmur.

Miraculously, the mother was not harmed by either bullet.

Vincent Reyes, Filipino houseboy, called the police and the ambulance while the mother and grandmother did what they could by way of first aid for Mr. Howard.

The boy apparently could not fully realize what had happened at first and very calmly told the officers what had taken place. But gradually he began to go to pieces. His little brother Jack, 6, climbed

up the heavily carpeted stairway to his mother's room. One by one each gave a statement to the officers.

Dr. J. B. Davenport, the family physician, was hurriedly called. He said Mr. Howard's spells were becoming more frequent and that he had been growing abusive, not only to members of his family, but also to the doctor.

"This poor boy," said the doctor, referring to Richard, "has been on the verge of a nervous breakdown himself. I have known myself of times when the boy stopped his father from beating the mother by getting his air rifle."

Working with Capt. McCaleb, Capt. Stoll and Detective Lieutenant Newman and Wilson of the Wilshire station hurriedly gathered the stories of the tragedy as told by the mother, grandmother and the boy. Capt. Stoll pointed out that the grandmother is the only one who actually saw the shooting.

FITTS CALLED IN

Following a visit to the Howard home early in the evening by Dist. Atty. Fitts, the boy was placed in technical custody and taken to the Wilshire police station to be booked on a charge of suspicion of murder. Afterward he was returned home to remain until the inquest, probably tomorrow, under the guard of Mrs. Nellie Schirmer, a policewoman.

Fitts arrived at the house at about 7 o'clock in response to a call from Dr. Davenport, with whom he is acquainted. Besides Mrs. Howard and Richard, there were present friends of Mrs. Howard and the investigating police officers.

It was not until after the District Attorney arrived that Mrs. Howard was informed that her husband was dead. She became hysterical and it was some time before she could be calmed sufficiently to resume her conversation with Mr. Fitts.

He characterized the shooting as "apparently a justifiable homicide."

AIIDING MOTHER

"From the information I have gathered," he added, "the boy instinctively ran to the aid of his mother when she was being struck by his father and this certainly was a natural result of his affection for his mother."

The District Attorney remained about an hour at the Howard home. Dr. Van Mullen and Dr. Fitzpatrick of the Receiving Hospital said the fatal bullet passed from the right side of the chest and came out near the left shoulder.

Mr. Howard was head of a motorcar sales company in Hollywood and in Pasadena and recently retired from his connection with a Los Angeles concern.

Owensmouth Ranch Bought by Capitalist

Los Angeles Times (1923-Current File): Oct 19, 1930;

ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. D1

Owensmouth Ranch Bought by Capitalist

Sale of a ranch near Owensmouth, owned by the late Frank S. Howard of the Howard Automobile Company of Los Angeles, to George D. Chambers, local capitalist and sportsman, is announced by Wright & Becker, realty brokers.

The ranch consists of a new ten-room home, completely furnished, five-car garage, large stables, foreman's cottage, and is stocked with pheasants, peacocks, grouse, deer, turkeys, and blooded horses. The sale was consummated by Robert D. Law of Wright & Becker.

YOUR HOST GOES TO RANCH IN VALLEY

Lowry, Paul

Los Angeles Times (1923-Current File); Apr 1, 1951;

ProQuest Historical Newspapers: Los Angeles Times (1881-1990)

pg. B15

YOUR HOST GOES TO RANCH IN VALLEY

BY PAUL LOWRY

Your Host will be moved to the Circle S Ranch in Canoga Park on Tuesday and given a chance to recover in the California sunshine. He has not been out of his stall at Santa Anita since he fell during the running of the San Pasqual Handicap on Jan. 13 and broke a bone high in his right foreleg.

Toplis and Harding, the local firm representing Lloyds of London in the case, will have charge of the arrangements. Dr. John Walker is the veterinarian assigned to the case.

Movie Executive William Goetz, who said he "reluctantly" accepted the insurance company offer for the full amount of the policy—\$250,000—will be handed his check tomorrow or the next day.

Won Rich Derby

Goetz had Your Host, a 4-year-old son of Allbhal and Boudoir II, insured for \$250,000 right after he won the \$100,000 Santa Anita Derby a year ago. The policy expired Feb. 22, but Lloyds voluntarily granted two 30-day extensions without charge.

Meanwhile, veterinarians in Goetz's employ circulated stories that the horse was declining and should be destroyed.

Lloyds' representatives brought in their own veterinarians, headed by Dr. E. R. Frank of Kansas State College, noted thoroughbred surgeon and author of many textbooks, and these men said the direct opposite was true. They noted Your Host eats well, has put on weight and is not suffering undue pain.

Full Amount

They recommended to Toplis and Harding that the horse be given every opportunity to recover, and Lloyds acted immediately by offering Goetz the full amount of the policy.

In his short career on the turf Your Host has won 10 stakes and \$381,795, and if preserved for breeding conceivably could be syndicated for more than twice the figure of the policy.

Turfman Sued for Hospital Care of Wife

Grenville W. Stratton, capitalist and turfman, was sued in Superior Court yesterday for collection of \$9542 said to be due a hospital for the care of his wife, Mrs. Cora L. Stratton, 72.

The suit was brought by Percy Riggs, to whom the Hollywood Presbyterian Hospital assigned the claim for collection. It included as defendant the Security-First National Bank of Los Angeles, guardian of Mrs. Stratton's estate.

The complaint asserts that Stratton has failed to make payments for his wife's care from Oct. 26, 1949, to April 30 of this year. She has been a patient at the institution since Sept. 19, 1944.

Nearly two years ago Mrs. Stratton's daughter by a former marriage, Mrs. Carolyn U. Bergere, petitioned the court for an injunction to prevent Stratton from removing her mother from the institution. Mrs. Bergere contended that Stratton had agreed to keep her there under a compromise which brought about dismissal of her then pending separate maintenance suit against Stratton.

The injunction suit was never tried because Stratton made no further efforts to transfer the chronically ill Mrs. Stratton elsewhere.

Stepdaughter Sues for Half of Stratton Ranch

Half interest in the \$250,000 Circle S Ranch, one of California's best known race-horse breeding establishments, is claimed in a suit filed in Superior Court against Grenville W. Stratton, 67, by his stepdaughter, Mrs. Carolyn U. Bergere, age 47.

Mrs. Bergere sued the noted turfman in her capacity as administrator of the estate left by her mother, Mrs. Cora L. Stratton, 72, who died last April 18 after more than seven years of hospitalization.

Counterclaim

It was brought in the way of a counterclaim to a suit started by Stratton against Mrs. Bergere and her husband, A. L. Bergere, oil executive. In the original action, Stratton informed the court that in 1936 he and Mrs. Stratton agreed to place some of his separate property and certain of their community property in joint tenancy with right of survivorship.

But he complained that in November, 1944, when Mrs. Stratton no longer was mentally competent, the Bergeres caused her to make her mark upon a deed purporting to break the joint tenancy arrangement. His petition, prepared by Atty. Sherman Welpton Jr., requested that he be given clear title to two pieces of property in Beverly Hills, 630 Maple Drive and 528 N Rodeo Drive, under the 1936 agreement.

Assertions Denied

Mrs. Bergere's counterclaim, made through Atty. Howard Painter, denied these assertions and demanded sale of a third piece of Beverly Hills property, 427 N Camden Drive, and division of proceeds between Stratton and his wife's estate. It made a similar demand for disposition of the Circle S Ranch, now under Stratton's control.

Mrs. Stratton's will, signed Nov. 24, 1941, left all her property to Mrs. Bergere with the request that the latter pass it on to her son, Thomas B. Catron III, at her own death.

HOOFBEATS.....

Lowry, Paul
Los Angeles Times (1923-Current File): Jan 17, 1954;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. B14

HOOFBEATS By PAUL LOWRY

Joe Jones may not win the Maturity, but you can bet your bottom dollar he'll be a dead fit horse when the \$100,000-added race is run Jan. 30.

Like his famous sire, Stymie, second only to Citation in the money-winning standings of the world, Joe Jones thrives on work. "He's a real tough horse," says Trainer-Owner Hirsch Jacobs.

Jacobs doesn't believe Joe Jones, named for the groom that rubbed Stymie, has proved as good a horse in California as he was in Maryland.

However, Joe Jones lowered the Santa Anita track record for a mile a week ago and there is nothing in the small type that says the son of Stymie can't improve between now and Jan. 30.

In a bull session that revolved largely around the exploits of Stymie, which he claimed for \$1500, Jacobs was quick to observe that Straight Face will be the horse to beat in the Maturity.

Out of Circulation

George W. Stratton's Circle S Ranch goes out of business tomorrow, the 60-acre ranch, the stallions, yearlings, broodmares, 2-year-olds and race horses being auctioned off at a Fasig-Tipton sale.

The Canoga Park establishment has long been one of the landmarks of the San Fernando Valley but Stratton, in ill-health in recent years, has been unable to give it the personal attention he believes it needs. In addition, the ranch, in the Los Angeles city limits, is a fertile field for the subdividers and the land is actually too valuable for a breeding farm.

Most interesting of all, to this observer at least, will be the dispersal of three babes from

Your Host's first crop—two fillies and one colt.

California breeders let Your Host, winner of innumerable stakes and \$384,795, get away from a season's breeding at Stratton's farm because he was crippled. He is royally bred, by Alibhai and Boudoir II, by Mahmoud. It will serve the California unbelievers right if Your Host's sons and daughters live up to his greatness.

Date Set

Across the Board: Feb. 9 has been set as the date for the annual George Woolf party at Murphy and Slugger Sturniolo's Derby in Arcadia. The name of the jockey winning the annual Woolf award will be made known at that time . . . Stranglehold's exploits as a Calbred iron horse come by him naturally. He is a son of Stronghold, whose sire was Hard Tack. The latter was the sire of Seabiscuit and, if you recall, the great 'Biscuit' raced 35 times as a 2-year-old. Stranglehold earned \$182,810 in his four seasons on the turf. Not bad for a \$7500 claim on the part of Mr. and Mrs. N. Gordon Phillips.

Betty Grable once tried to get the name of Show Girl for Night Special, the dam of the stakes-winning James Session. Night Special was an outstanding yearling, undefeated in time trials. She graduated easily at 2 but developed a bone obstruction in her nose and was retired. James Session is her first foal . . . Golden Abbey threw a shoe when he was making a good move in the Santa Catalina the other day but luckily came out of the race none the worse for wear . . . Porterhouse, rated equal with Turn-To at 128 pounds in Jack Campbell's Experimental Handicap, got his name from his dam, Red Stamp—a throwback to the days when we bought meat with red stamps.

Stratton, Breeder of Horses, Dies

Grenville W. Stratton, 76, who was well-known in thoroughbred racing circles as the man mainly responsible for saving the life of the stakes star, Your Host, died Monday evening.

A prominent owner and breeder, Mr. Stratton maintained the Circle S. Ranch in Canoga Park, where he stood the sire, Heelfly. The latter produced Yankee Valor, one of the finest California-breds of all time.

Among the top horses to race in Mr. Stratton's black and yellow silks was the popular filly, Carmenita.

Saved for Stud

On Jan. 13, 1951, William Goetz's Your Host fell during the running of the San Pasqual Handicap at Santa Anita, fracturing the ulna bone in his right shoulder. The horse was insured for \$250,000.

Although the horse was a cripple from then on, Stratton believed it could be saved for breeding purposes, and prevailed upon Lloyd's of London to transfer the horse to his Canoga Park Ranch.

Produced Kelso

There, under the care of Dr. John Walker, Your Host improved. Lloyd's paid off the policy, and when Your Host was out of danger, sold the horse to F. Wallis Armstrong of New Jersey.

Sent east, Your Host proved himself a success in stud by producing Kelso, which for the last two seasons has been voted the horse of the year.

Mr. Stratton leaves his widow, Janice; two sisters and two brothers. Private funeral services are being arranged by Gates-Kingsley-Gates, West Valley.

Building Permit History
7566 N. Woodlake Avenue
West Hills

- December 26, 1926: Building Permit No. LA36594 to reshingle and install exterior shake on existing 20' X 30' frame barn at 7566 Santa Ana Avenue on Lot 1050 of Tract No. 1000. *No permit was found for original construction of barn.*
Owner: F. S. Howard
Architect: None
Contractor: J. H. Hillock
Cost: \$500.00
- January 8, 1927: Building Permit No. LA00590 to construct 2-story 8-room 68' X 34' frame and stucco with brick veneer one family residence at 7566 Santa Ana Avenue on Lot 1050 of Tract No. 1000.
Owner: F. S. Howard
Architect: None
Contractor: J. H. Hillock
Cost: \$8,500.00
- January 8, 1927: Building Permit No. LA00590 to construct 1-story 1-room 20' X 20' frame and stucco garage at 7566 Santa Ana Avenue on Lot 1050 of Tract No. 1000.
Owner: F. S. Howard
Architect: None
Contractor: J. H. Hillock
Cost: \$500.00
- March 1, 1927: Building Permit No. LA05586 to construct a 1-story 108' X 12' frame chicken coop.
Owner: F. S. Howard
Architect: None
Contractor: J. H. Hillock
Cost: \$500.00
- March 1, 1927: Building Permit No. LA05587 to construct a 1-story 20' X 20' frame chicken coop.
Owner: F. S. Howard
Architect: None
Contractor: J. H. Hillock
Cost: \$175.00

March 1, 1927: Building Permit No. LA05588 to construct a 1-story 6' X 12' frame chicken coop.
Owner: F. S. Howard
Architect: None
Contractor: J. H. Hillock
Cost: \$40.00

March 1, 1927: Building Permit No. LA05589 to construct a 1-story 6' X 12' frame chicken coop.
Owner: F. S. Howard
Architect: None
Contractor: J. H. Hillock
Cost: \$40.00

March 1, 1927: Building Permit No. LA05590 to construct a 1-story 6' X 12' frame chicken coop.
Owner: F. S. Howard
Architect: None
Contractor: J. H. Hillock
Cost: \$40.00

March 1, 1927: Building Permit No. LA05591 to construct a 1-story 6' X 12' frame chicken coop.
Owner: F. S. Howard
Architect: None
Contractor: J. H. Hillock
Cost: \$40.00

March 1, 1927: Building Permit No. LA05592 to construct a 1-story 12' X 14' frame chicken coop.
Owner: F. S. Howard
Architect: None
Contractor: J. H. Hillock
Cost: \$65.00

March 1, 1927: Building Permit No. LA05593 to construct a 1-story 12' X 14' frame chicken coop.
Owner: F. S. Howard
Architect: None
Contractor: J. H. Hillock
Cost: \$65.00

March 1, 1927: Building Permit No. LA05594 to construct a 1-story 12' X 14' frame chicken coop.
Owner: F. S. Howard
Architect: None
Contractor: J. H. Hillock
Cost: \$65.00

March 1, 1927: Building Permit No. LA05595 to construct a 1-story 12' X 14' frame chicken coop.
Owner: F. S. Howard
Architect: None
Contractor: J. H. Hillock
Cost: \$65.00

March 1, 1927: Building Permit No. LA05596 to construct a 1-story 12' X 14' frame chicken coop.
Owner: F. S. Howard
Architect: None
Contractor: J. H. Hillock
Cost: \$65.00

March 1, 1927: Building Permit No. LA05597 to construct a 1-story 12' X 14' frame chicken coop.
Owner: F. S. Howard
Architect: None
Contractor: J. H. Hillock
Cost: \$65.00

March 1, 1927: Building Permit No. LA05598 to construct a 1-story 12' X 14' frame chicken coop.
Owner: F. S. Howard
Architect: None
Contractor: J. H. Hillock
Cost: \$65.00

March 1, 1927: Building Permit No. LA05599 to construct a 1-story 12' X 14' frame chicken coop.
Owner: F. S. Howard
Architect: None
Contractor: J. H. Hillock
Cost: \$65.00

November 28, 1927: Building Permit No. LA35677 to construct a 1-story 15' X 45' frame chicken house.
Owner: F. S. Howard
Architect: None
Contractor: J. H. Hillock
Cost: \$500.00

February 18, 1931: Building Permit No. LA02888 to convert part of 2nd story storage into maid's quarters in 20' X 56' 4-car garage. This building will be ten feet away from any other residence on the lot at 7566 Woodlake Avenue.
Owner: George Chambers
Architect: None
Contractor: Dean T. Reinhold
Cost: \$500.00

January 24, 1944: Building Permit No. LA50179 to construct a 1-story 20' X 80' frame guest house
Owner: George Stratton
Architect: None
Engineer: None
Contractor: None
Cost: \$1,000.

January 24, 1944: Building Permit No. LA50180 to add roof over present chicken rook.
Owner: Geo. Stratton
Architect: None
Engineer: None
Contractor: None
Cost: \$200.00

February 17, 1955: Building Permit No. LA21669 to relocate 1-story 100' X 40' frame horse barn from 7566 Woodlake Avenue to 7913 Woodlake Avenue on the South 231 Ft of the North 363 Ft of Lot 29, Tract 2500 and pour new foundation for same. 40' from any adjoining dwelling.
Owner: Jack Allen
Architect: None
Engineer: None
Contractor: H. W. Flummerfelt
Cost: \$1,200.00

March 8, 1957: Building Permit No. VN47644 to relocate 1-story 16' X 40' frame horse barn from 7500 Woodlake Avenue (on Lot 208 of Tract No. 21391) to 10020 Zelzah on Lot 9, Tract 8699.
Owner: Bruce G. Decker
Architect: None
Engineer: None
Contractor: H. W. Flummerfelt
Cost: \$400.00

October 10, 1972: Building Permit No. VN90272 to remove 8' section of wall in dwelling and install header.
Owner: William G. Ross
Architect: None
Engineer: None
Contractor: Owner
Cost: \$200.00

May 31, 1976: Building Permit No. VN39860 to construct a 1-story 12' X 24' frame chicken House. Permit notes existing structures as "2) Dwell/G.H./Garage".
Owner: W. G. Ross
Architect: None
Engineer: None
Contractor: Owner
Cost: \$2,000.00

3

DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, Repair or Demolish

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

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

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
 Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
 Third: That the granting of the permit does not affect or prejudice any claim of title or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

TAKE TO
ROOM No. 6
REAR OF
NORTH
ANNEX
1st Floor
CITY CLERK
PLEASE
VERIFY

TAKE TO
FIRST FLOOR
242 SO.
BROADWAY
ENGINEER
PLEASE
VERIFY

Lot 1050 Block 1000
Tract 1000

Lot X
Tract X

Book Page F. B. Page

Book Page F. B. Page

From No. 25th St. to 2nd Ave Street

To No. 25th St. to 2nd Ave Street

O. K. City Engineer
O. K. City Clerk
Deputy

(USE INK OR INDELIBLE PENCIL)

- What purpose is the present Building now used for? Bar
- What purpose will Building be used for hereafter? Bar
- Owner's name H. S. Howard Phone
- Owner's address 1905 Victoria Ave
- Architect's name J. H. Shellock Phone
- Contractor's name J. H. Shellock Phone 214 8460
- Contractor's address 1107 Hancock
- VALUATION OF PROPOSED WORK Including Plumbing, Gas Fitting, Sinks, Cesspools, Elevators, Painting, Finishing, all Labor, etc. \$ 500.00
- Class of present Building Frame No. of rooms at present One
- Number of stories in height One Site of present Building 20 x 30
- State how many buildings are on this lot Two
- State purpose buildings on lot are used for Residence Bar
(Apartment House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Refrigerator & shade outside

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign here)

(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. 36594	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found correct <u>12-18-22</u> <u>J. H. Shellock</u> Clerk	RECEIVED DEC 18 1922 TODD
	Plan Examiner		

60' EX.

175

13. Size of new addition..... No. of Stories in height.....
14. Material of foundation..... Size footings..... Size wall..... Depth below ground.....
15. Size of Redwood Mudsills..... Size of interior bearing studs.....
16. Size of exterior studs..... Size of interior non-bearing studs.....
17. Size of first floor joists..... Second floor joists.....
18. Will all provisions of State Housing Act be complied with?.....

I have carefully examined and read the above blank and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here)

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

[illegible]

All Applications Must be Filled Out by Applicant

Bldg. Form 2

BUILDING DIVISION

PLANS AND SPECIFICATIONS
and other data must also be filed

2

DEPARTMENT OF BUILDING AND SAFETY Application for the Erection of Frame Buildings CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by Ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO
ROOM NO. 6
REAR OF
NORTH
ANNEX
1st Floor
CITY CLERK
PLEASE
VERIFY

TAKE TO
FIRST FLOOR
242 SO.
BROADWAY
ENGINEER
PLEASE
VERIFY

Lot No. 1050 Block 1
(Description of Property) Owensmouth California ANNEX
District No. 376 M. B. Page 13 F. B. Page 22
No. 7566 Santa Ana Ave Street SE Cor Santa Ana Ave
(Location of Job)
(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Residence No. of Rooms 8 No. of Families One
- Owner's name J. J. Hayward Phone
- Owner's address 1905 Victoria Ave
- Architect's name J. J. Hayward Phone
- Contractor's name J. J. Hayward & Son Phone 2th 8400
- Contractor's address 1107 Harcourt
- VALUATION OF PROPOSED WORK Including Plumbing, Gas Fitting, Sowers, Cesspools, Elevators, Painting, Finishing, all Labor, etc. \$ 8500.00
- Is there any existing building or permit for a building on lot? Yes How used? Bar
- Size of proposed building 68 x 34 Height to highest point 26 feet
- Number of Stories in height 2 Character of ground adeq
- Material of foundation Cement Size of footings 21 Size of wall 12 Depth below ground 18
- Material of chimneys Brick Number of inlets to flue 1 Interior size of flues 8 x 12
- Material of exterior walls Frame stucco Brick veneer
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 2 x 4
- EXTERIOR studs 2 x 3 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3
- Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 10
- Second floor joists 2 x 10 Specify material of roof Shingles
- Will all provisions of State Housing Act be Complied with? Yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign Here)

(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>590</u>	Plans and Specifications checked and found to conform to Ord., Rules, State Laws, etc. <u>J. J. Hayward</u> Plan Examiner	Application checked and found <u>1/17</u> <u>27</u> Clerk	Stamp here when permit is issued JAN 8 1927 RECEIVED
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110 PLANS
60

1700

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. <i>Shannon</i>
CONSTRUCTION	O. K. <i>Shannon</i>
ZONING	O. K. <i>Shannon</i>
SET-BACK LINE	O. K. <i>Shannon</i>
ORD. 33761 (N. S.)	O. K. <i>Shannon</i>
FIRE DISTRICT	O. K. <i>Shannon</i>

REMARKS

The building referred to in this application will be more than 100 feet 36 from Winter St Street 2

Owner or Authorized Agent

Bldg. Form 2

BUILDING DIVISION

2

DEPARTMENT OF BUILDING AND SAFETY
Application for the Erection of Frame Buildings
CLASS "D"

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

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

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

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

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

TAKE TO
ROOM No. 6
REAR OF
NORTH
ANNEX
1st Floor
CITY CLERK
PLEASE
VERIFY

TAKE TO
FIRST FLOOR
242 SO.
BROADWAY
ENGINEER
PLEASE
VERIFY

Lot No. 1050 Block 1000
(Description of Property)

District No. 3713 M. B. Page 13 F. B. Page 32

No. 7566 Santa Ana Ave Street San
(Location of Job)

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Garage No. of Rooms One No. of Families One
- Owner's name Est. Howard Phone
- Owner's address 1905 Victoria Ave
- Architect's name J. H. Willock Phone 21-8460
- Contractor's name 1107 Hancock
- Contractor's address 1107 Hancock
- VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Ceasapools, Elevators, Painting, Finishing, all Labor, etc.} \$ 500.00
- Is there any existing building or permit for a building on lot? Yes How used? Basement
- Size of proposed building 20 x 20 Height to highest point 15.0 feet
- Number of Stories in height One Character of ground adobe
- Material of foundation Cement Size of footings Size of wall Depth below ground
- Material of chimneys Number of inlets to flue Interior size of flues
- Material of exterior walls Frame & Stucco
- Give sizes of following materials: REDWOOD MUDSILLS 3 x 4 Girders slab
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 4
Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS slab
Second floor joists 2 x 4 Specify material of roof shingles
- Will all provisions of State Housing Act be Complied with? Yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign Here)

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>591</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>Thomas</u> Plan Examiner	Application checked and found correct <u>1/7/27</u> Clerk	Stamp: <u>RECEIVED</u> JAN 8 1927 <u>DOUL</u>
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16
60
PLANS

175

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. <i>[Signature]</i>
CONSTRUCTION	O. K. <i>[Signature]</i>
ZONING	O. K. <i>[Signature]</i>
SET-BACK LINE	O. K. <i>[Signature]</i>
ORD. 33761 (N. S.)	O. K. <i>[Signature]</i>
FIRE DISTRICT	O. K. <i>[Signature]</i>
	<i>[Signature]</i>

REMARKS

The building referred to in N.S.
application will be more than 100 feet
from *[Signature]*

[Signature]
Owner or Authorized Agent

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Blg. Form 2

BUILDING DIVISION

2

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Frame Buildings CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO
ROOM No. 6
REAR OF
NORTH
ANNEX
1st Floor.

CITY CLERK.
PLEASE
VERIFY

TAKE TO
FIRST FLOOR
242 SO.
BROADWAY

ENGINEER
PLEASE
VERIFY

Lot No. _____ Block _____
(Description of Property)

District No. _____ M. B. Page _____ F. B. Page _____

No. 7566 Santa Ana Bldg Street _____
(Location of Job)

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Apartment coop No. of Rooms 1 No. of Families _____
- Owner's name J. H. Hayward Phone _____
- Owner's address 1905 Victoria Ave
- Architect's name _____ Phone _____
- Contractor's name J. H. Haddock & Son Phone Wh. 8460
- Contractor's address 1107 Harcourt
- VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Casapools, Elevators, Painting, Finishing, all Labor, etc.) \$ 500.00
- Is there any existing building or permit for a building on lot? Yes How used? Residence Gas-Burn
- Size of proposed building 12.8 x 1.7 Height to highest point 8.0 feet
- Number of Stories in height One Character of ground discomposed by
- Material of foundation concrete Size of footings 12 Size of wall 6 Depth below ground 8
- Material of chimneys _____ Number of inlets to flue _____ Interior size of flues _____
- Material of exterior walls Frame
- Give sizes of following materials: REDWOOD MUDDSILLS _____ Girders _____
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3
Ceiling joists _____ Roof rafters 2 x 4 FIRST FLOOR JOISTS _____
Second floor joists _____ Specify material of roof Comp
- Will all provisions of State Housing Act be complied with? Yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign Here)

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>5586</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Plan Examiner	Application checked and found O. K. <u>3/1/27</u> <u>1102</u> <u>7/10/27</u> Clerk	Stamp <u>RECEIVED</u> <u>MAR 1 1927</u> <u>100000</u>
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Geo. S. X

250

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

[illegible]

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Blg. Form 2

BUILDING DIVISION

2

DEPARTMENT OF BUILDING AND SAFETY Application for the Erection of Frame Buildings CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim, title to, or right of possession in, the property described in such permit.

TAKE TO
ROOM No. 6
REAR OF
NORTH
ANNEX
1st Floor

CITY CLERK
PLEASE
VERIFY

TAKE TO
FIRST FLOOR
242 SO.
BROADWAY

ENGINEER
PLEASE
VERIFY

Lot No. _____ Block _____
(Description of Property)

District No. _____ M. B. Page _____ F. B. Page _____

No. 7566 Santa Ana Street (Location of Job)

O. K. City Clerk

By _____ Deputy

O. K. City Engineer

By _____ Deputy

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building feliciano coop No. of Rooms 1 No. of Families _____
- Owner's name Ed Howard Phone _____
- Owner's address 1903 Victoria
- Architect's name _____ Phone _____
- Contractor's name J. H. Lillard Phone 242 9460
- Contractor's address 1107 Harrison
- VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Casapools, Elevators, Painting, Finishing, all Labor, etc.) \$ 175.00
- Is there any existing building or permit for a building on lot? Yes How used? Res. Gas - Bath
- Size of proposed building 20 x 50 Height to highest point 12 feet
- Number of Stories in height 1 Character of ground Se - granite
- Material of foundation concrete Size of footings 12 x 12 Size of wall 6 Depth below ground 6
- Material of chimneys _____ Number of inlets to flue _____ Interior size of flues _____
- Material of exterior walls brick
- Give sizes of following materials: REDWOOD MUDSILLS 3 x 4 Girders _____
EXTERIOR studs 2 x 4 INTERIOR BEARING studs _____ Interior Non-Bearing studs _____
2 x 3 Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS _____
Second floor joists _____ Specify material of roof concrete
- Will all provisions of State Housing Act be complied with? Yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign Here)

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>5587</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Plan Examiner	Application checked and found O. K. <u>3/1/27</u> 11080 Clark	Stamp here when permit is issued <u>MAR 1 1927</u> DOUL
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200

Geo. St

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

1

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Build. Form 2

BUILDING DIVISION

2

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Frame Buildings CLASS "D"

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

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

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

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

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

TAKE TO
ROOM No. 6
REAR OF
NORTH
ANNEX
1st Floor

CITY CLERK
PLEASE
VERIFY

TAKE TO
FIRST FLOOR
242 SO.
BROADWAY

ENGINEER
PLEASE
VERIFY

Lot No. _____

Block _____

(Description of Property)

District No. _____

M. B. Page _____

F. B. Page _____

No. _____

1566 Santa Ana Ave

Street _____

(Location of Job)

St. Cor. Station

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Religious Cong No. of Rooms 1 No. of Families _____
- Owner's name H. S. Howard Phone _____
- Owner's address 1903 Victoria
- Architect's name _____ Phone _____
- Contractor's name J. H. Haddock & Son Phone 246-460
- Contractor's address 1107 Harrison
- VALUATION OF PROPOSED WORK [including Plumbing, Gas Fitting, Sewers, Pools, Elevators, Painting, Finishing, all Labor, etc.] \$ 40.00
- Is there any existing building or permit for a building on lot? Yes How used? Religious - Barn
- Size of proposed building 6 x 12 Height to highest point 6 feet
- Number of Stories in height 1 Character of ground Gravel
- Material of foundation Concrete Size of footings _____ Size of wall _____ Depth below ground _____
- Material of chimneys _____ Number of inlets to flue _____ Interior size of flue _____
- Material of exterior walls Frame
- Give sizes of following materials: REDWOOD MUDSILLS 3 x 4 Girders _____
EXTERIOR studs 2 x 4 INTERIOR BEARING studs _____ Interior Non-Bearing studs _____
Ceiling joists _____ Roof rafters 1 x 4 FIRST FLOOR JOISTS _____
Second floor joists _____ Specify material of roof Comp
- Will all provisions of State Housing Act be complied with? Yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign Here)

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO <u>5588</u>	Plans and Specifications checked and found to conform to Ord- nances, State Laws, etc. _____ Plan Examiner	Application checked and found O. K. _____ Clerk	Stamp here when permit is issued <u>100110</u> <u>MAY 3 1927</u> <u>100110</u>

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

1

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Bldg. Form 2

BUILDING DIVISION

2

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Frame Buildings CLASS 'D'

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

I hereby certify that the plans and specifications for the building hereinbefore set forth, this application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO
ROOM No. 5
REAR OF
NORTH
ANNEX
1st Floor

CITY CLERK
PLEASE
VERIFY

TAKE TO
FIRST FLOOR
2nd SO.
BROADWAY

ENGINEER
PLEASE
VERIFY

Lot No. 1050 Block Tract 1000
(Description of Property)
SE corner Santa Ana & San Antonio

District No. Valley M. B. Page 3566 F. B. Page 3566
No. 3566 Santa Ana Ave., Street
(Location of Job)
J. P. Co. Builders

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Chicken house No. of Rooms 1 No. of Families 1
- Owner's name J. Howard Phone 7905
- Owner's address Victoria Dr
- Architect's name J. H. Willock & Co. Phone 7905
- Contractor's name J. H. Willock & Co. Phone 7905
- Contractor's address 1107 Harcourt
- VALUATION OF PROPOSED WORK Including Plumbing, Gas Fitting, Sowers, Ceaspoole, Elevators, Painting, Finishing, all Labor, etc. \$ 500.00
- Is there any existing building or permit for a building on lot? yes How used? Same - chicken
- Size of proposed building 15 x 17.5 Height to highest point 9.0 feet
- Number of Stories in height One Character of ground adobe
- Material of foundation concrete Size of footings 12 Size of wall 6 Depth below ground 8
- Material of chimneys wood Number of inlets to flue 1 Interior size of flues 1
- Material of exterior walls wood
- Give sizes of following materials: REDWOOD MUDSILLS 3 x 4 Girders 5 x 8
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 4
Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 4
Second floor joists 2 x 4 Specify material of roof shingles
- Will all provisions of State Housing Act be Complied with? yes
What Zone is Property In? Zone 1

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

☒ OVER

(Sign Here)

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 35677	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Plan Examiner <u>Frederic</u>	Application checked and found O. K. <u>11/28/27</u> <u>7102</u> <u>7102</u> Clerk	Stamp here when permit is issued RECEIVED NOV 28 1927 ISSUED
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60' LX

250

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. <i>CP</i>
CONSTRUCTION	O. K. <i>CP</i>
ZONING	O. K. <i>CP</i>
SET-BACK LINE	O. K. <i>CP</i>
ORD. 33761 (N. S.)	O. K. <i>CP</i>
FIRE DISTRICT	O. K. <i>CP</i>

REMARKS

Lathing and Plastering Ordinance

will be complied with

John A. Lockman
Owner or Authorized Agent

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Std. Form 1

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair or Demolish

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

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

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

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

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

REMOVED FROM

REMOVED TO

TAKE TO
Room No. 248
(2ND FLOOR)

CITY CLERK
PLEASE
VERIFY

TAKE TO
ROOM No. 8
(MAIN ST.
FLOOR)

ENGINEER
PLEASE
VERIFY

Lot..... Block..... Lot.....
Tract..... Tract.....
Book..... Page..... F. B. Page..... Book..... Page..... F. B. Page.....
From No. 7566 Woodlake Ave Street
To No. 8227 N. Martel Street

G. K. City Clerk

By

G. K. City Engineer

By

(USE INK OR INDELEBIL PENCIL)

1. What purpose is the present Building now used for? 4 car private garage & storage
2. What purpose will Building be used for hereafter? 4 car private garage & storage
3. Owner's name George W. Wankels Phone 246
4. Owner's address 7566 Woodlake Ave. Chamberlain EN 9714
5. Architect's name Not to be filled in unless with name of Certified Architect or Licensed Engineer under State Law Phone
6. Contractor's name Dean T. Reinhold Phone HE 7161
7. Contractor's address 8227 N. Martel
8. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.} \$ 500
9. Class of present Building 2 No. of Rooms at present 3
10. Number of stories in height 2 Size present Building 20 x 56
11. State how many buildings are on this lot 2 (this included)
12. State purpose buildings on lot are used for 1 family residence & private (Apartment House, Hotel, Residence, or Any Other Purpose)
13. What Zone is Property in? No zone impact and private storage

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Convert part of 2nd story storage into main quarters

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign here)

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT No. 2888	Application checked and found O. K. 2-18-31 1102 Price 1102	RECEIVED FEB 19 1931 TODD
--------------------	---	---------------------------------

25

14. Size of new addition *10' x 10'* No. of stories in height *1* Size of Lot *10' x 10'* ft.
 15. Material of foundation *concrete* Size footings *16"* Size wall *8"* Depth below ground *12"*
 16. Size of Redwood Mudsills *2 x 4* Size of interior bearing studs *2 x 4*
 17. Size of exterior studs *2 x 4* Size of interior non-bearing studs *2 x 4*
 18. Size of first floor joists *2 x 12* Second floor joists *2 x 12*
 19. Will all Lathing and Plastering Comply with Ordinance? *Yes*
 20. Will all provisions of State Housing Act be complied with? *Yes*

I have carefully examined and read the above blank and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here)

Paul P. Wimmelman
 (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

APPLICATION	O.K. <i>P.S.R.</i>
CONSTRUCTION	O.K. <i>P.S.R.</i>
ZONING	O.K. <i>CP</i>
SET-BACK LINE	O.K. <i>CP</i>
ORD. 33761 (N. S.)	O.K. <i>CP</i>
FIRE DISTRICT	O.K. <i>P</i>

REMARKS

This building will be ten feet away from any other buildings on this lot.

x Paul P. Wimmelman

All points of contact between garage and other parts of building to be fireproofed on garage side.

Paul P. Wimmelman
 Owner or Authorized Agent

There will be an unobstructed passageway, at least 10 feet wide, extending from any dwelling on lot to a public street, or to a public alley at least 10 feet in width.

Paul P. Wimmelman
 Owner or Authorized Agent

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building

CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Supervisor of Building, for a building permit to accordance with the Ordinance and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions precedent to the issuance of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No.

Tract

Location of Building... 7366 Woodlake
(House Number and Street)

Approved by
City Engineer

Between what cross streets... 7366 Woodlake & Sherman Ave

USE INK OR INDELIBLE PENCIL

1. Purpose of building... (House, Residence, Apartment House, Hotel, or any other purpose)
2. Owner (Print Name)... George E. Woodlake Phone...
3. Owner's address... 7366 Woodlake Ave
4. Certified Architect... State License No. Phone...
5. Licensed Engineer... State License No. Phone...
6. Contractor... State License No. Phone...
7. Contractor's address... 8...
8. VALUATION OF PROPOSED WORK (including all labor and material and all permanent fixtures, heating, ventilating, water supply, plumbing, fire alarm, electrical wiring and, or elevator equipment, terrace or terrace)
9. State how many buildings NOW on lot and give use of each... 1 Residence
10. Size of new building... No. Stories... Height to highest point... Size lot... Area...
11. Type of soil... Foundation (Material)... Depth in ground...
12. Width of footing... Width of foundation wall... Size of redwood sill...
13. Material exterior wall... Size of studs: (Exterior)... (Interior bearing)...
14. Joist: First floor... Second floor... Rafters... Material of roof...
15. Chimney (Material)... Size Flue... No. inlets each flue... Depth footing in ground...

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

Sign here... By... (Signature)

Plans, Specifications and Valuation must be filed as required.

FOR DEPARTMENT USE ONLY			
PERMIT NO. 50179 PLANS	Plans and Specifications checked 1-21-44 HEB	Zone H-1	Fire District 10
	Corrections verified	Map 200	Survey 200
	Plans, Specifications and Valuation checked and approved 1/11/44	Application checked and approved E. H. H. Clerk	
	For Plans Fee	Filed with	SPRINKLER Required Valuation Included
			Inspector

Jan 29 1944

FOR DEPARTMENT USE ONLY

Application	Fire District	Blkg. Line	Forced Draft Ventil.
Construction	Zoning	Street widening	

(1) REINFORCED CONCRETE

Barrels of Cement

Tons of Reinforcing Steel

(2) This building will be not less than 10 feet from any other building used for residential purposes on this lot.

Sign here
(Owner or Authorized Agent)

(3) The building referred to in this Application will be more than 100 feet from

Street

Sign here
(Owner or Authorized Agent)

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

Sign here
(Owner or Authorized Agent)

REMARKS:

PLAN CHECKING

RECEIPT NO. 50048

VALUATION \$ 1000

COR. PAID \$ 1000

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

Be the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Department of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the granting of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, on any street, alley or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot _____ Lot _____
Tract _____ Tract _____
Present location of building } 7566 Woodlawn Ave.
(House Number and Street)
Street location of building } _____
(House Number and Street)
Between what cross streets } Between 1st and 2nd Sts.
Approved by City Engineer _____
Deputy _____

1. Purpose of PRESENT building Private Residence Families _____ Rooms _____
(State, Building, Apartment House, Hotel, or any other purpose)
2. Use of building AFTER alteration or moving Private Residence Families _____ Rooms _____
3. OWNER (Print Name) Geo. Stratton Phone _____
4. Owner's Address 7566 Woodlawn Ave.
5. Certificated Architect _____ State License No. _____ Phone _____
6. Licensed Engineer _____ State License No. _____ Phone _____
7. Contractor _____ State License No. _____ Phone _____
8. Contractor's Address _____
9. VALUATION OF PROPOSED WORK Estimated all labor and material and all permanent fixtures, heating, ventilation, water supply, plumbing, fire, electrical, mechanical, etc., and for removal of existing structure or structures \$ 200.00
10. State how many buildings NOW on lot and give use of each _____
(Buildings, Hotel, Apartment House, or any other purpose)
11. Size of existing building 15 x 50 Number of stories high _____ Height to highest point 10
12. Class of building 1 Material of existing walls _____ Exterior framework _____
(Wood or Steel)
Describe briefly and fully all proposed construction and work:
Refrigerator, present open kitchen sink

Fill in Application on other Side and Sign Statement (OVER)

PERMIT NO.		FOR DEPARTMENT USE ONLY				JAN 24 1944	
30180	Plans and Specifications checked	Examined	Spec. Checked	Spec. Checked	JAN 24 1944		
	Construction verified	Spec. Checked	Spec. Checked	Spec. Checked			
	Plans, Specifications and Applications rechecked and approved	Application checked and approved					
	For Plans Fee	Filed with	Spec. Checked	Spec. Checked			

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

NEW CONSTRUCTION

Kind of Addition: None Size of Lot: 1000 sq. ft. Number of Stories when complete: 2
Material of Foundation: Concrete Width of Footing: 4 ft. Depth of footing below ground: 4 ft.
Width Foundation Wall: 12 in. Size of Redwood Sill: 4 x 6 Material Exterior Walls: Brick
Size of Exterior Studs: 2 x 4 Size of Interior Bearing Studs: 2 x 4
Joists: First Floor: 2 x 8 Second Floor: 2 x 8 Rafters: 2 x 6 Roofing Material: Asphalt

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

Sign Here

Carl A. Shell
(Owner or Authorized Agent)

By

FOR DEPARTMENT USE ONLY

Application	Fire District	Bldg. Line	Termite Inspection
Construction	Roofing	Street Widening	Permit Draft Vertical
(1) REINFORCED CONCRETE Barrels at Corners Tons of Reinforcing Steel	(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from Street Sign Here (Owner or Authorized Agent)	(3) No required windows will be obstructed. Sign Here (Owner or Authorized Agent)	(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. Sign Here (Owner or Authorized Agent)

REMARKS:

2

APPLICATION TO RELOCATE BUILDING AND FOR CERTIFICATE OF OCCUPANCY

Watson

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST MAP 7507	LEGAL FROM LOT 1050	TRACT 1000	TO LOT over	TRACT 2500	APPROVED NB
ZONE A 1	2. PRESENT ADDRESS 7566 Woodlake Ave. Oxnoga Pk.				
FIRE DIST.	NEW ADDRESS 7913 Woodlake Ave. Oxnoga Pk.				
INSIDE X	3. PRESENT USE OF BLDG. Horse Barn		USE AFTER RELOCATION Horse Barn		
KEY COR. LOT	4. OWNER Jack Allen				
REV. COR. LOT SIZE	5. OWNER'S ADDRESS 16000 Sherman Way V. N.				
REAR ALLEY	6. CERT. ARCH OR LIC. ENG.				STATE LICENSE NUMBER
SIDE ALLEY BLDG. LINE	7. CONTRACTOR H W Flummerfelt				STATE LICENSE NUMBER
AFFIDAVITS 2A, C 888 7170	8. SIZE OF BLDG. 100' X 40' STORIES 1 HEIGHT				
BLDG. AREA	9. MATERIAL OF EXTERIOR WALLS: ☒ WOOD ☐ METAL ☐ CONC. BLOCK ☐ STUCCO ☐ BRICK ☐ CONCRETE				
SPRINKLERS REQ'D. SPECIFIED	10. NEW WORK (DESCRIBE) New foundation				

2

7913 Woodlake Avenue

VN

VALIDATION	LA 23669	JB 4855	02646	B 15 - CS	30.00
TYPE	GROUP	MAX. OCC.	AUG-4-55	05523	B - 2 CS 3.00
			AUG-5-55	0663	A - 1 CS 6.60
DIST. OFFICE	VAN NUYS		PC 3	BP #6	

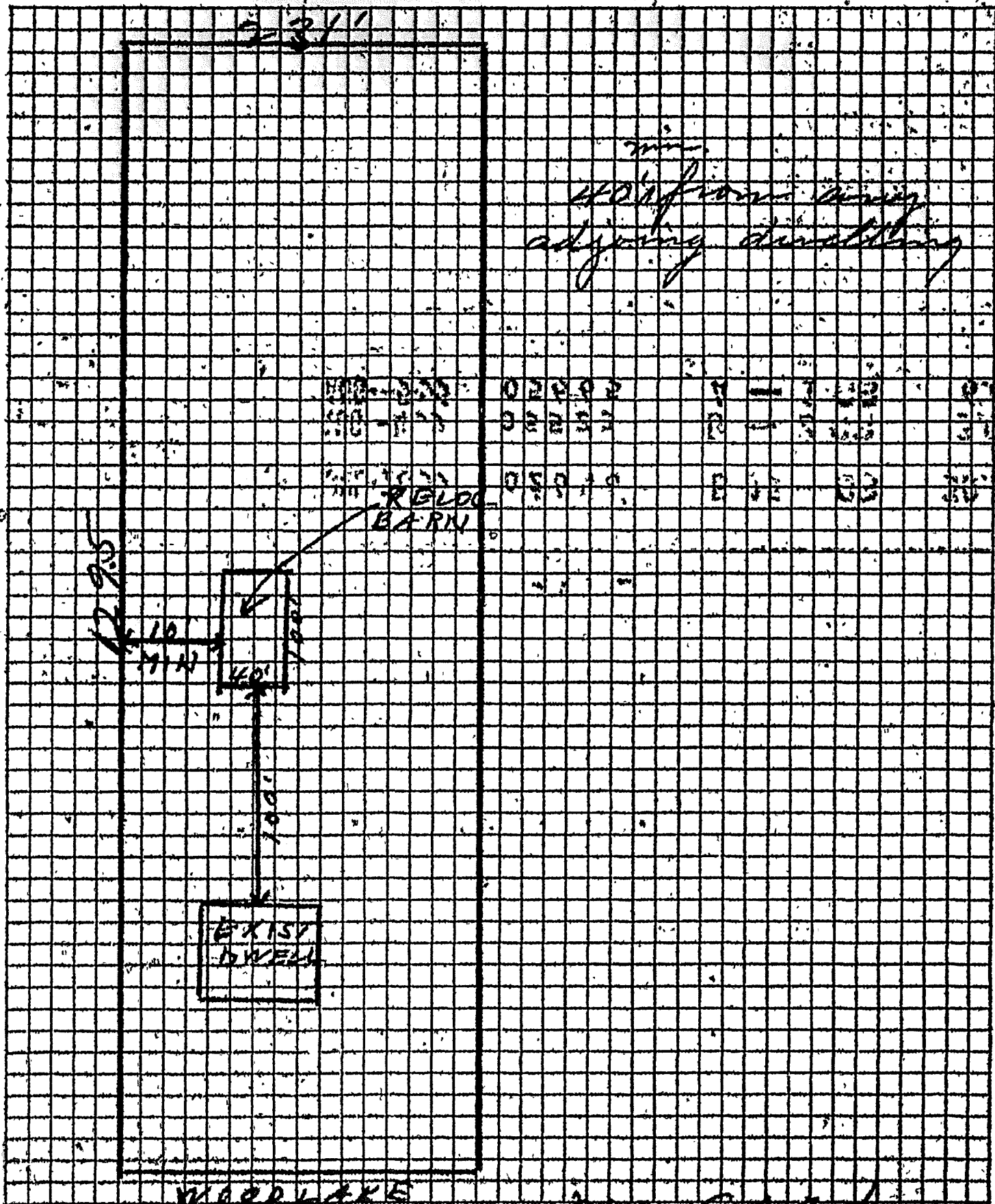
C. OF O. ISSUED	DATE APPROVED	8-1-55	\$1500.00	BOND	☐ CASH BOND ☒ SURETY BOND
-----------------	---------------	--------	-----------	------	---

DWELL. UNITS	11. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. \$ 1200.00	VALUATION APPROVED W. Goudge
PARKING SPACES	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. The issuance of this permit will not violate any deed restrictions of record.	APPLICATION CHECKED Swendson
GUEST ROOMS	The purchase of either site or building for relocation purposes until this application is approved is at my own risk. This is an application only and does not guaranteed approval. The building when relocated must be repaired so as not to be detrimental to property within 1000 feet of the new site.	PLANS CHECKED
FILE WITH		CORRECTIONS VERIFIED
CONT. INSP.		PLANS APPROVED
SEWER CAP PER.	WATER TABLE	APPLICATION APPROVED
GRADING	OK Hartman 7-20-55 This form when properly validated is a permit to do the work described.	FILE NUMBER 87

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

LEGAL DESCRIPTION So. 331' of the No. 363' of lot 29

Tr. 2500.



On Plot-Plan Show all Buildings on Lot and Use of Each

2

VN-8098/50
GRADING
CITY OF LOS ANGELESAPPLICATION TO RELOCATE BUILDING
AND FOR CERTIFICATE OF OCCUPANCY

W

DEPT. OF BUILDING AND SAFETY

DIST. MAP 7666	1. LEGAL FROM LOT 208	TRACT 21391	TO LOT 9	TRACT 8699	APPROVED SP
ZONE RA	2. PRESENT ADDRESS 7500 Woodlake, Saticoy				
FIRE DIST. / DS	NEW ADDRESS 10020 Zelzah, Northridge				
INSIDE	3. PRESENT USE OF BLDG. Horse Barn		USE AFTER RELOCATION Horse Barn		
KEY					
COR. LOT 60	4. OWNER Bruce G. Decker				
REV. COR. 30	5. OWNER'S ADDRESS 10020 Zelzah				
LOT SIZE 122.07 x 300.03	6. CERT. ARCH OR LIC. ENG.				
REAR ALLEY	STATE LICENSE NUMBER				
SIDE ALLEY BLDG. LINE	7. CONTRACTOR H. W. Flummerfelt				
AFFIDAVITS	8. SIZE OF BLDG. 16 x 40				
BLDG. AREA	9. MATERIAL OF EXTERIOR WALLS: ☒ WOOD ☐ METAL ☐ CONC. BLOCK ☐ STUCCO ☐ BRICK ☐ CONCRETE				
SPRINKLERS REQ'D. SPECIFIED	10. NEW WORK (DESCRIBE)				

2

10020 Zelzah

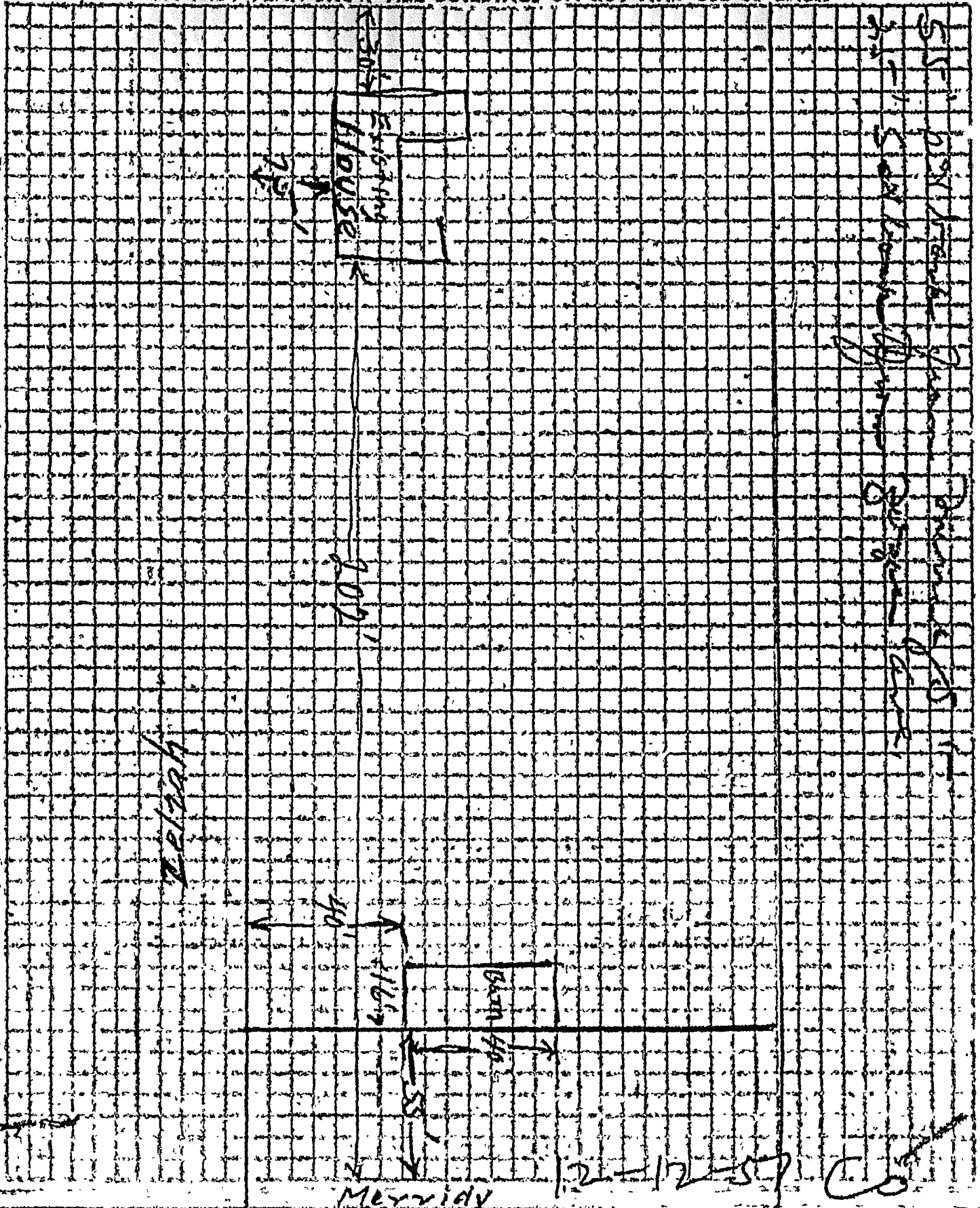
VALIDATION VN 47641		3-8-57	7393	\$30.00
TYPE V	GROUP R	MAX. OCC. AOC	MAR 22 1957 VN 47641	
DIST. OFFICE		B.P. 3.00		
C. OF O. ISSUED		DATE APPROVED 3-18-57	\$500.00	BOND ☐ CASH BOND ☒ SURETY BOND E.K. 3/18
DWELL. UNITS	11. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG.		\$400.00	VALUATION APPROVED S. Margolin
PARKING SPACES	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. The issuance of this permit will not violate any deed restrictions of record. The purchase of either site or building for relocation purposes until this application is approved is at my own risk. This is an application only and does not guarantee approval. The building when relocated must be repaired so as not to be detrimental to property within 1000 feet of the new site. <i>Bruce G. Decker</i> MUST BE SIGNED BY OWNER This form when properly validated is a permit to do the work described.		APPLICATION CHECKED	
GUEST ROOMS			PLANS CHECKED	
FILE WITH			CORRECTIONS VERIFIED	
CONT. INSP.			PLANS APPROVED	
SEWER CAP PER.			APPLICATION APPROVED	
		FILE NUMBER 7393-895		

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

LEGAL DESCRIPTION

Lot 9 Tract 8699

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



208		21391		1347.02	
1. EXISTING USE OF BUILDING 1-1 Dwell		2. NEW USE OF BUILDING Same		3. DIST. MAP 7471	
4. JOB ADDRESS 7566 Woodlake Ave.		5. C.P. Cohasset		6. ELEV. A2-1	
7. BETWEEN CROSS STREETS Setiooy AND Cohasset		8. OWNER'S NAME William G. Ross		9. LOT (TYPE) cor.	
10. OWNER'S ADDRESS / Same as #3		11. CITY CP		12. LOT SIZE 1.1 r	
13. ARCHITECT OR DESIGNER		14. STATE LICENSE No. PHONE		15. ALLEY 20' r. Ryt	
16. ENGINEER		17. STATE LICENSE No. PHONE		18. BLOC. TIME both 42' streets	
19. CONTRACTOR Owner		20. STATE LICENSE No. PHONE		21. AFFIDAVITS	
22. LENDER		23. BRANCH		24. ADDRESS	
25. SIZE OF EXISTING BLDG. LENGTH WIDTH		26. STORIES 2		27. HEIGHT 1-Dwelling	
28. MATERIAL OF CONSTRUCTION OF EXISTING BLDG. EXT. WALLS		29. ROOF		30. FLOOR	
31. JOB ADDRESS 7566 Woodlake Ave.		32. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 200.		33. DISTRICT OFFICE VN D-19	
34. NEW WORK: (Describe) Remove 8' section of wall & install hdr.		35. CRIT. SOIL		36. HIGHWAY DED. yes	
37. NEW USE OF BUILDING Same		38. SIZE OF ADDITION		39. STORIES	
40. HEIGHT		41. INSPECTION ACTIVITY		42. CONS.	
43. V		44. GROUP R-1		45. SPRINKLERS KEY D SPECIFIED	
46. MAX. OCC.		47. TOTAL		48. COMB. GEN. MAJ. S. CONS.	
49. n/c		50. GLASS ROOFS		51. PLANS CHECKED	
52. CONY. INSP.		53. PLANS APPROVED		54. FILED	
55. 5.35		56. 6.30		57. 1.6	

37821 211:28273 F=1 235

STATEMENT OF RESPONSIBILITY

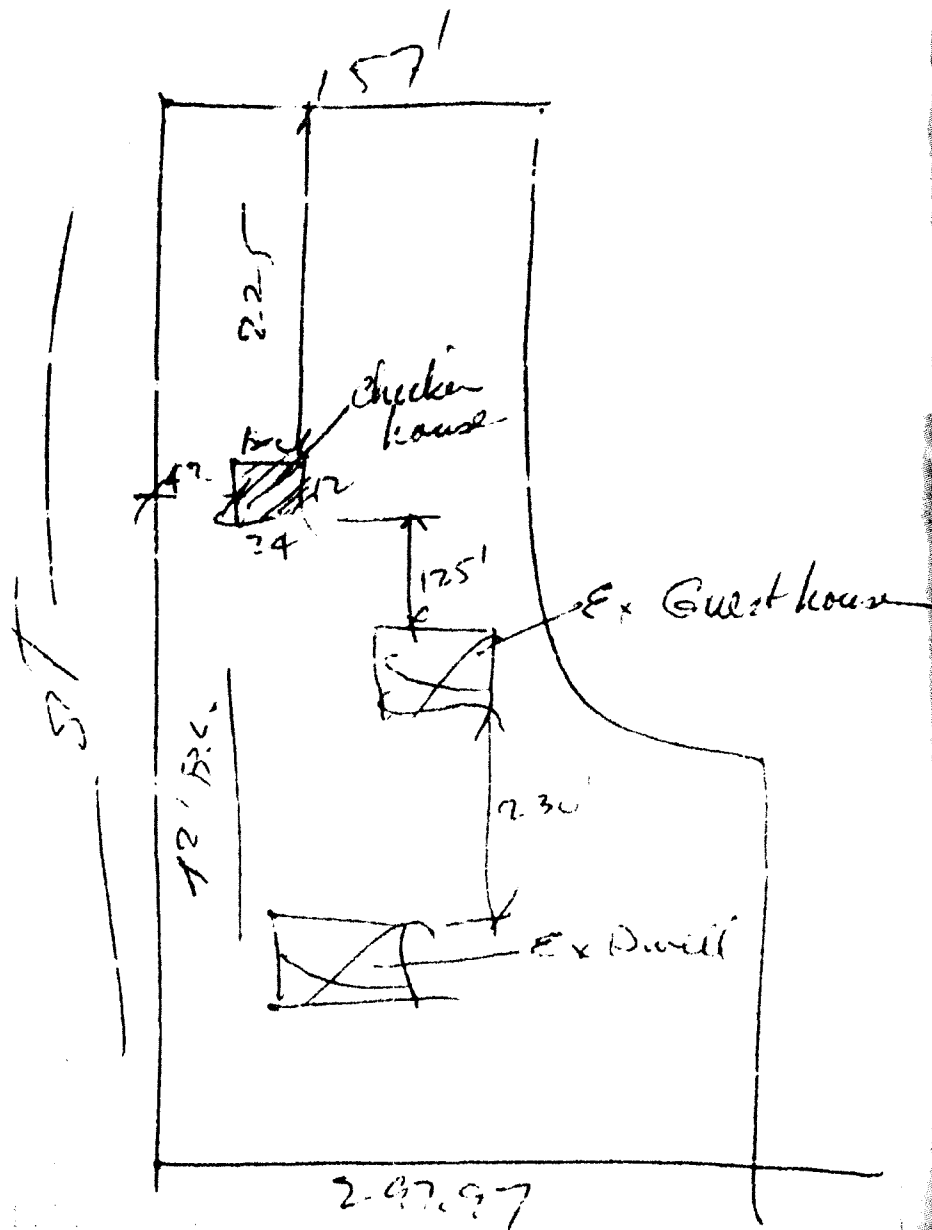
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed	(Owner or Agent)	Name	Date
Bureau of Engineering	ADDRESS APPROVED		
	SEWERS AVAILABLE		
	NOT AVAILABLE		
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED		
	COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE		
Planning	FILE #		
Planning	PRIVATE SEWAGE DISPOSAL		
Planning	SYSTEM APPROVED		
Planning	APPROVED UNDER		
Planning	CASE #		
Planning	APPROVED TITLE 1		
Planning	R.A.D.-6000		
Planning	APPROVED FOR		

No change

1943 31st Dec 1943



Circle S Ranch Photographs



Circle S Ranch, 7566 Woodlake Avenue, July 8, 2014



Circle S Ranch, satellite view, 7566 Woodlake Avenue, c2013 (Google Earth)



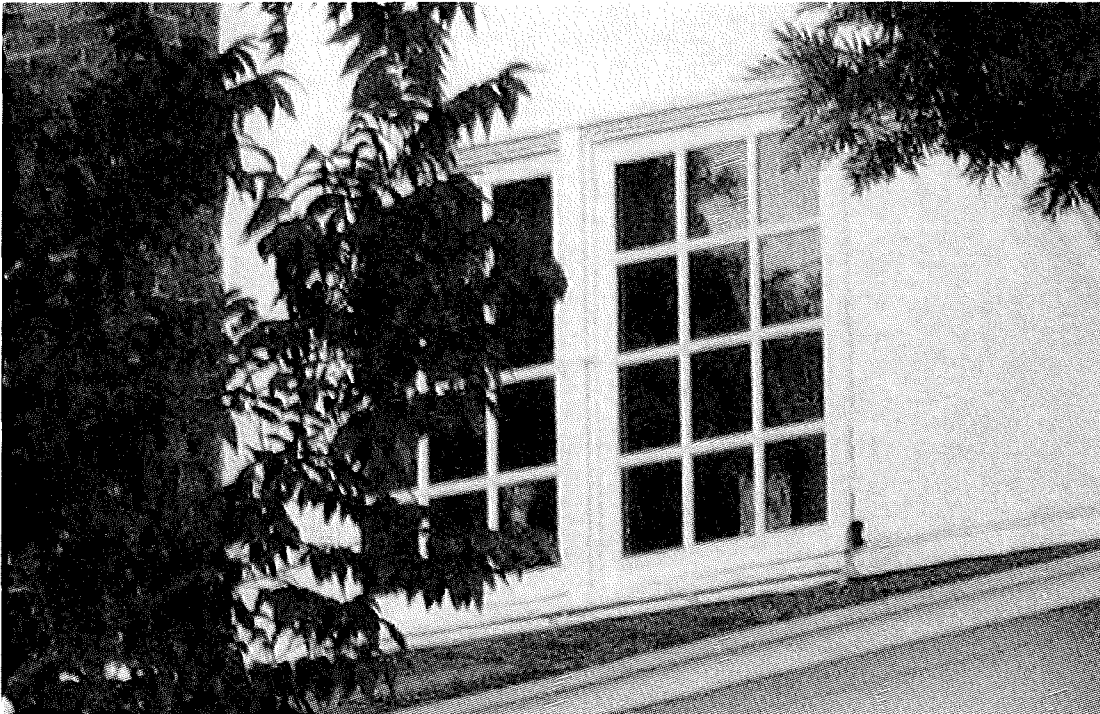
Circle S Ranch, satellite view of entire parcel, 7566 Woodlake Avenue, c2013 (Google Earth)



Circle S Ranch, garage apartment and gazebo, 7566 Woodlake Avenue, July 8, 2014



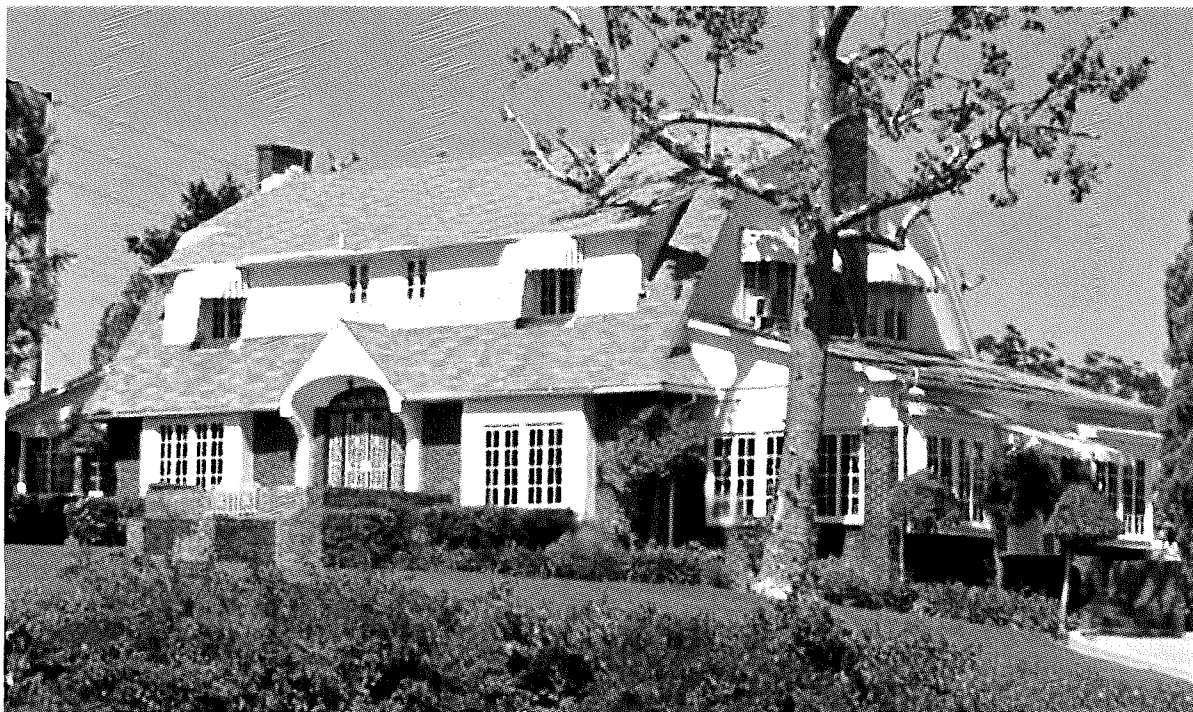
Circle S Ranch, North facade, 7566 Woodlake Avenue, July 8, 2014



Circle S Ranch, casement windows, 7566 Woodlake Avenue, July 8, 2014



Circle S Ranch, 7566 Woodlake Avenue, July 8, 2014



Circle S Ranch, Google Street View, 7566 Woodlake Avenue, May, 2012

SurveyLA Data for Circle S Ranch at 7556 N. Woodlake Ave.

RESOURCE_ID	83b4723d-14bb-44b6-be65-55898e64397c	83b4723d-14bb-44b6-be65-55898e64397c
LAPTOP	ARG4	ARG4
ADDRESS	7572 N WOODLAKE AVE	7572 N WOODLAKE AVE
LOCATION		
YEAR BUILT	1927	
BPP	2021002013	
RESOURCE TYPE	Residential-Single Family	
RESOURCE SUBTYPE	Estate	
ARCHITECTURAL STYLE	Dutch Colonial Revival	
CONFIRM	N	
PHOTO NAMES	ARGLA-TABLET-04\0f94633c-3062-4a09-b7e0-3a67c5ce1a9f.JPG;ARGLA-TABLET-04\f2bebd43-5a8b-47d1-9410-72b6d717f71a.JPG	
HISTORIC_NAMES		
COMMON_NAMES		
ATTRIBUTES	HP02. Single family property	
RELATED FEATURES	Carriage House;Pergola;Tree, Historic	
ALTERATIONS	No major alterations;Security door(s) added	
CONTEXT	Residential Development and Suburbanization, 1850-1980	Architecture and Engineering, 1850-1980
SUBCONTEXT	No Sub-context	No Sub-context
THEME	Early Residential Development, 1880-1930	American Colonial Revival, 1895-1960
SUBTHEME	Early Single-Family Residential Development, 1880-1930	Dutch Colonial Revival, 1895-1940
PROPERTY TYPE	Residential	Residential
PROPERTY SUBTYPE	Single-Family Residence	No Sub-Type
GENERAL COMMENTS		
RESEARCH		
REASONS	Significant as representing the earliest pattern of development in the area. A rare, remaining example of an intact 1920s estate in West Hills.	Excellent example of the Dutch Colonial Revival style. There are very few examples of the style in the San Fernando Valley.
EVALUATION SURVEYOR CODES	3S;3CS;5S3	3S;3CS;5S3
ELIGIBILITY STANDARDS	Dates from the period of significance;Is a rare surviving example of the type in the neighborhood or community;Represents a very early period of settlement/residential development in a neighborhood or community	Exhibits quality of design through distinctive features;Is an excellent example of the Dutch Colonial Revival style;Was constructed during the period of significance
CHARACTER DEFINING FEATURES	Has an important association with early settlement or residential development within a neighborhood or community;May be within an area later subdivided and built out;Often sited in a prominent location;Retains most of the essential physical and character-defining features from the period of significance	Clapboard or brick exteriors;Front or side gambrel roof;Gambrel roof;Retains most of the essential character-defining features from the period of significance;Simple building forms;Typically one or two stories in height
INTEGRITY	Retains sufficient integrity to convey significance;Location;Design;Materials;Workmanship;Feeling;Association	Retains sufficient integrity to convey significance;Location;Design;Materials;Workmanship;Feeling;Association
RESOURCE POS	1927	1927

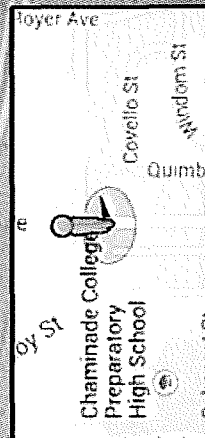
←

7575 Woodlake Ave

7575 Woodlake Ave

Los Angeles, California

📍 Street View - May 2012



Back to Map

Google



+ 1 <<

