

PARRY RESIDENCE
14924 West Camarosa Drive
CHC-2019-776-HCM
ENV-2019-777-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—April 25, 2019](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Recommendation Report](#)
5. [Historic-Cultural Monument Application](#)
6. [Correspondence from Owner, dated June 2019](#)
7. [Letter of Support](#)

Please click on each document to be directly taken to the corresponding page of the PDF.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2019-776-HCM
ENV-2019-777-CE

HEARING DATE: July 18, 2019
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 14924 West Camarosa Drive
Council District: 11 - Bonin
Community Plan Area: Brentwood - Pacific Palisades
Area Planning Commission: West Los Angeles
Neighborhood Council: None
Legal Description: TR 9377, Block 5, Lots 18-19

EXPIRATION DATE: July 20, 2019

PROJECT: Historic-Cultural Monument Application for the
PARRY RESIDENCE

REQUEST: Declare the property an Historic-Cultural Monument

OWNER(S): Camarosa LLC
15273 De Pauw Street
Pacific Palisades, CA 90272

APPLICANT: Bed of Roses Preservationists
234 San Vicente Boulevard
Santa Monica, CA 90402

PREPARER: Ignacio Fernandez
2409 ½ 20th Street
Santa Monica, CA 90405

RECOMMENDATION **That the Cultural Heritage Commission:**

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachments: Historic-Cultural Monument Application
Commission/Staff Site Inspection Photos—April 25, 2019

FINDINGS

- The Parry Residence “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of the Monterey Revival architectural style.

CRITERIA

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

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

SUMMARY

The Parry Residence is a two-story single-family residence with an attached garage located on West Camarosa Drive between Toyopa Drive and Alma Real Drive in the Huntington Palisades area of Los Angeles. Commissioned by Agnes S. Parry in 1929, the subject property was designed in the Monterey Revival architectural style by Los Angeles-area architectural firm Gable and Wyant. Mrs. Parry and her family owned the property until 1955, when they sold it to Doctor Ernest Richard Vincent Anderson and Mrs. Roby Anderson, local patrons of the arts.

Irregular in plan, the subject property is of wood-frame construction with smooth stucco cladding and has a multi-planed, cross-gabled clay tile roof. The primary, north-facing elevation is asymmetrically composed and consists of three off-set rectangular volumes. The easternmost volume features three arched openings with wood paneled garage doors on the first floor and paired wood casement windows with painted wood shutters on the second story. The primary entrance is located on the western side of the center volume and consists of a recessed single wood paneled door. At the second story of the center volume there is a projecting wood balcony with a wood balustrade and posts that support the roof. Fenestration consists of multi-lite wood casement windows. Other features include wooden shutters, decorative wrought-iron grills, and flagstone hardscaping. On the interior, there are exposed wood ceiling beams, some of which are painted, arched entryways, hardwood floors, and wood paneled doors. Behind the residence there is a swimming pool, patio, and pool house. At the western end of the parcel there is a Deodar Cedar tree that appears to date to the construction of the subject property.

Architects George Elmore Gable (1892-1953) and Stanley Wyant (1890-1964) were both born in Iowa and began their practice in Los Angeles in 1922. Their firm, Gable and Wyant, maintained offices in Downtown Los Angeles as well as Beverly Hills. The firm designed several buildings in the Spanish Revival, Art Deco, and Modern styles for Beverly Hills' commercial district. Some of

the firm's works in the Los Angeles area include the 7th Street and Gladys Street Hotel (1924), the Beverly Hills Women's Club (1925), and the Hangar No. 1 Building (1929, HCM #44).

The subject property appears to have undergone several alterations over the years that include the remodel of the kitchen and other interior spaces and the addition of a patio trellis and a reading room on the second floor in 1992, chimney repair and changes to the hardscape in 1994, the relocation of the pool and construction of the pool house in 1996, and the addition of the koi pond in 1997.

While noted as not retaining sufficient integrity for historic designation, the subject property is within the boundaries of the Huntington Palisades Residential Planning District identified through the citywide historic resources survey, SurveyLA, for its significance as an excellent example of residential suburban planning from the early automobile era in Pacific Palisades dating from the 1920s through the 1950s.

DISCUSSION

The Parry Residence meets one of the Historic-Cultural Monument criteria: it “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of the Monterey Revival architectural style. Hallmarks of the style, as exhibited by the subject property, include the two-story height, a low-pitched red-tiled roof, second-floor covered gallery across the front with slender wood columns, and plain stucco exterior walls. Other characteristic elements are the wood casement windows, decorative shutters, wood flooring, and painted wood ceiling panels and beams on the interior.

Despite some exterior and interior alterations, the subject property retains a high level of integrity of location, materials, design, setting, workmanship, feeling, and association to convey its significance.

The applicant also argues that the subject property is “identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as part of the early development of Pacific Palisades and one of the oldest extant houses in the Huntington Palisades. However, staff do not find that the property individually represents the early residential development of the area. Although the land was annexed to the City of Los Angeles in 1916, the formal founding of the community of Pacific Palisades dates to the year 1921, and the development of Huntington Palisades began in 1926. The applicant notes that the first house constructed in the Huntington Palisades was the home of Dr. Philip A. Lee at 601 Ocampo (1927), and there were other houses in the area underway at the time that included the Albert M. Jarvis residence on Ocampo and the adobe hacienda of Captain Overton Walsh on Frontera. Despite the fact that the subject property was among the first residences constructed as part of the Huntington Palisades subdivision, the tract where the Parry Residence is located was largely developed after the Great Depression and post-World War II era, and there are a multitude of extant single-family residences that date from the earlier development period.

The applicant additionally claims that the subject property is “associated with the lives of historic personages important to national, state, or local history” for its association with patron of the arts Roby Anderson, but the information provided in the application does not support this finding. While her role in several Los Angeles-area organizations is noteworthy, staff finds that Mrs. Anderson does not appear to rise to the level of an historic personage.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 *"consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment."*

State of California CEQA Guidelines Article 19, Section 15331, Class 31 *"consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings."*

The designation of the Parry Residence as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior's Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

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

Categorical Exemption ENV-2019-777-CE was prepared on June 11, 2019.

BACKGROUND

On March 7, 2019, the Cultural Heritage Commission voted to take the property under consideration. In accordance with LAAC 22.171.10, on March 28, 2019, the owner's representative requested a 60-day extension to the time for the Commission to act. On April 25, 2019, Commissioner Kennard visited the property, accompanied by staff from the Office of Historic Resources.





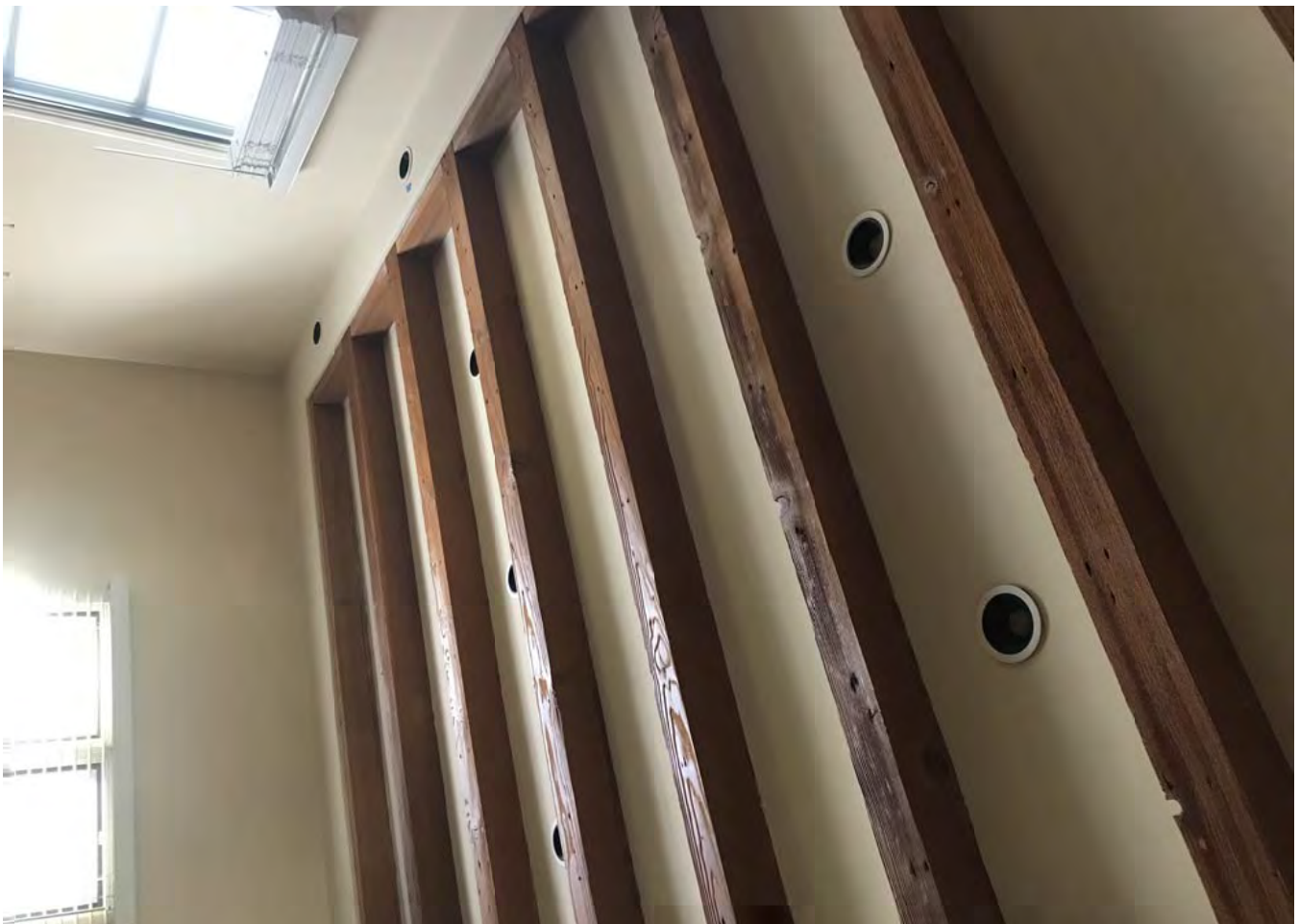




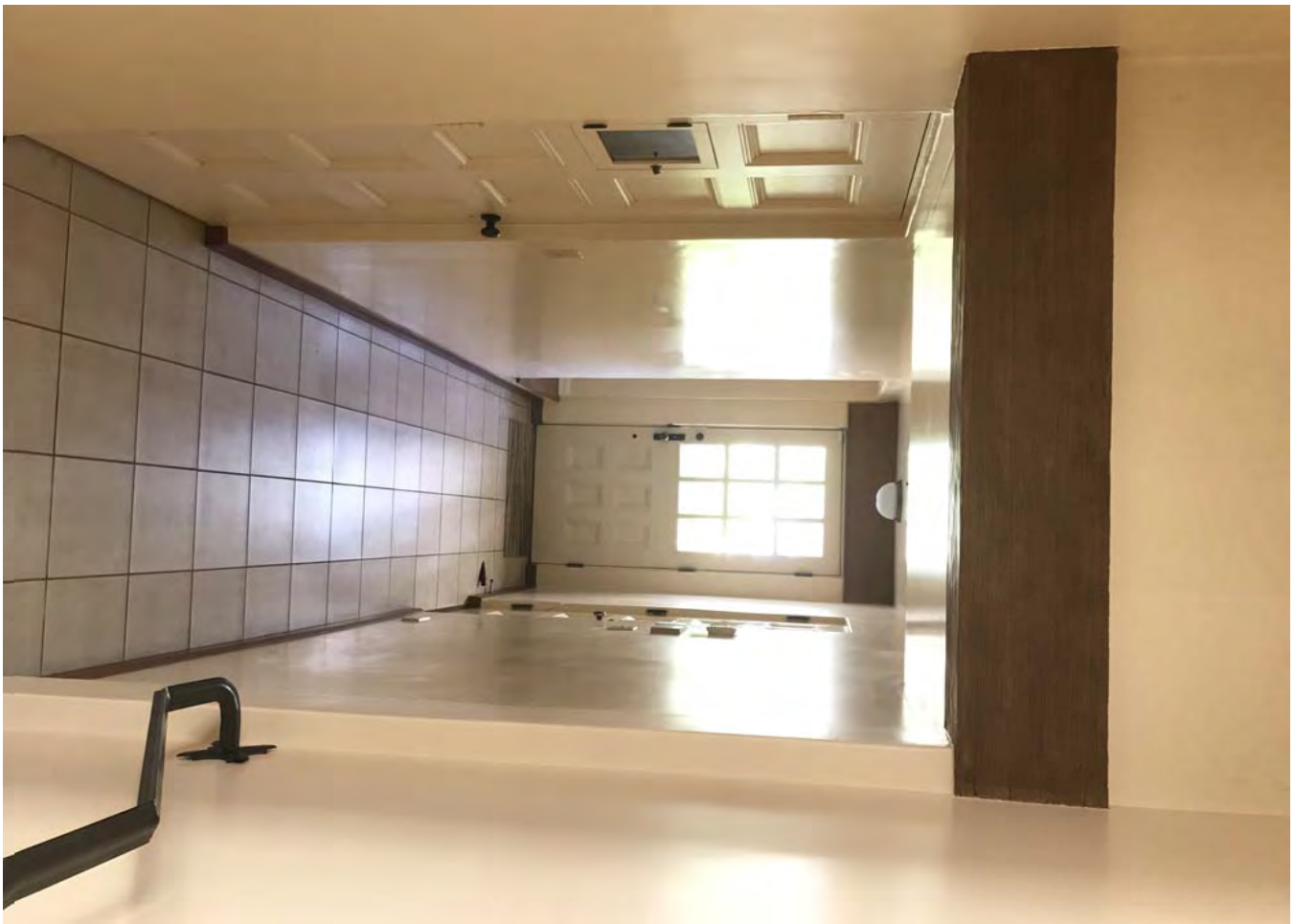


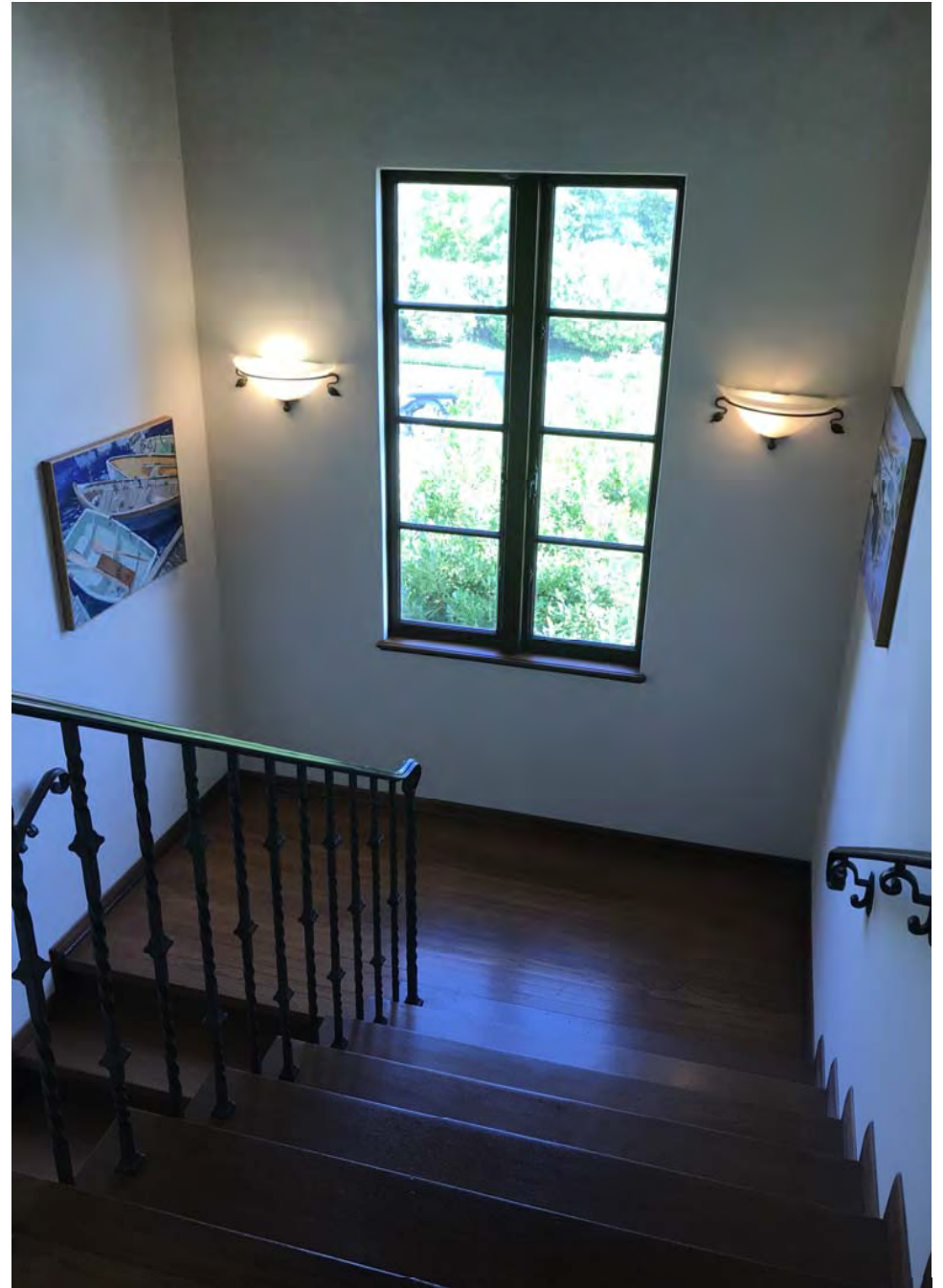




















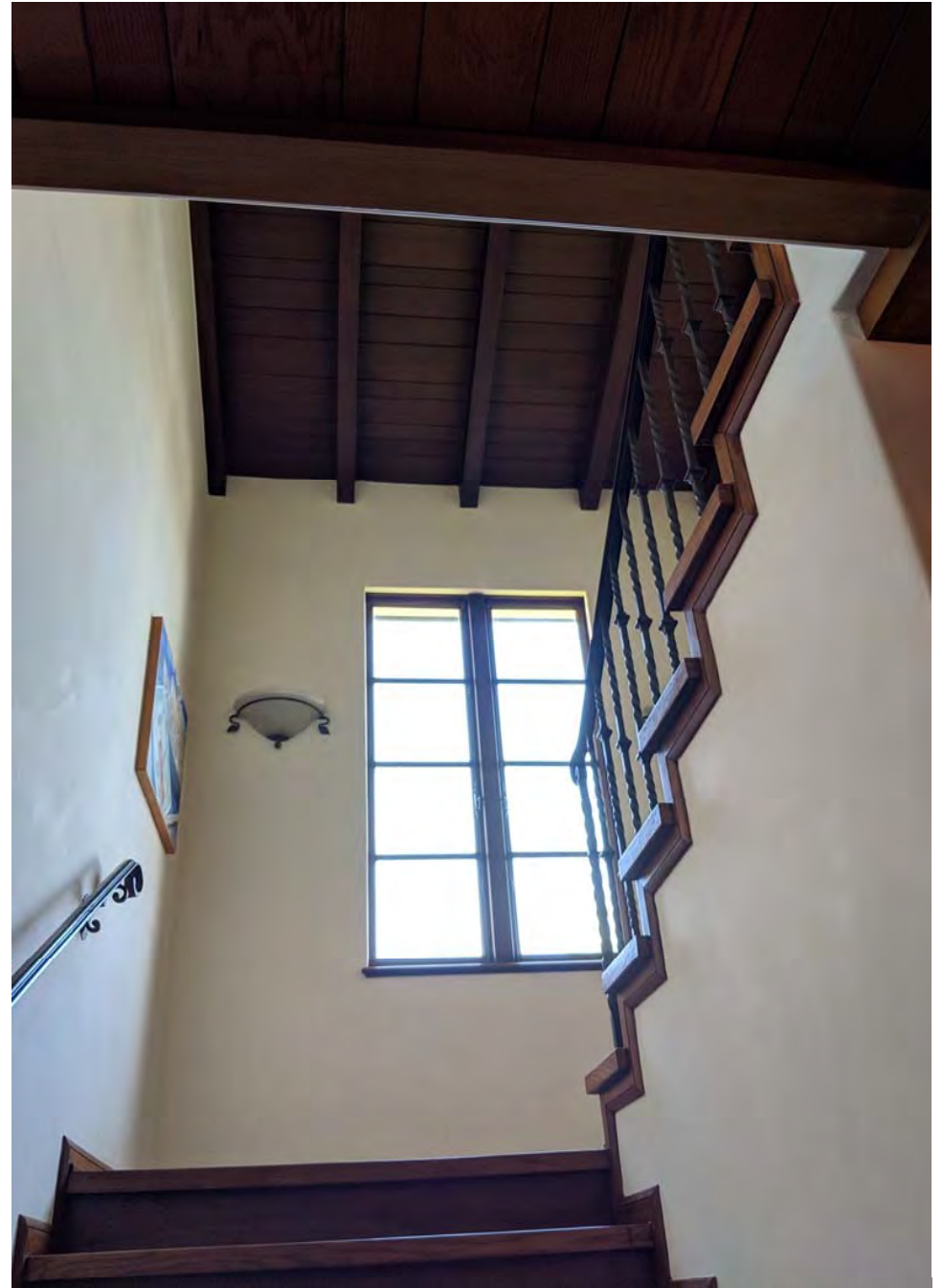












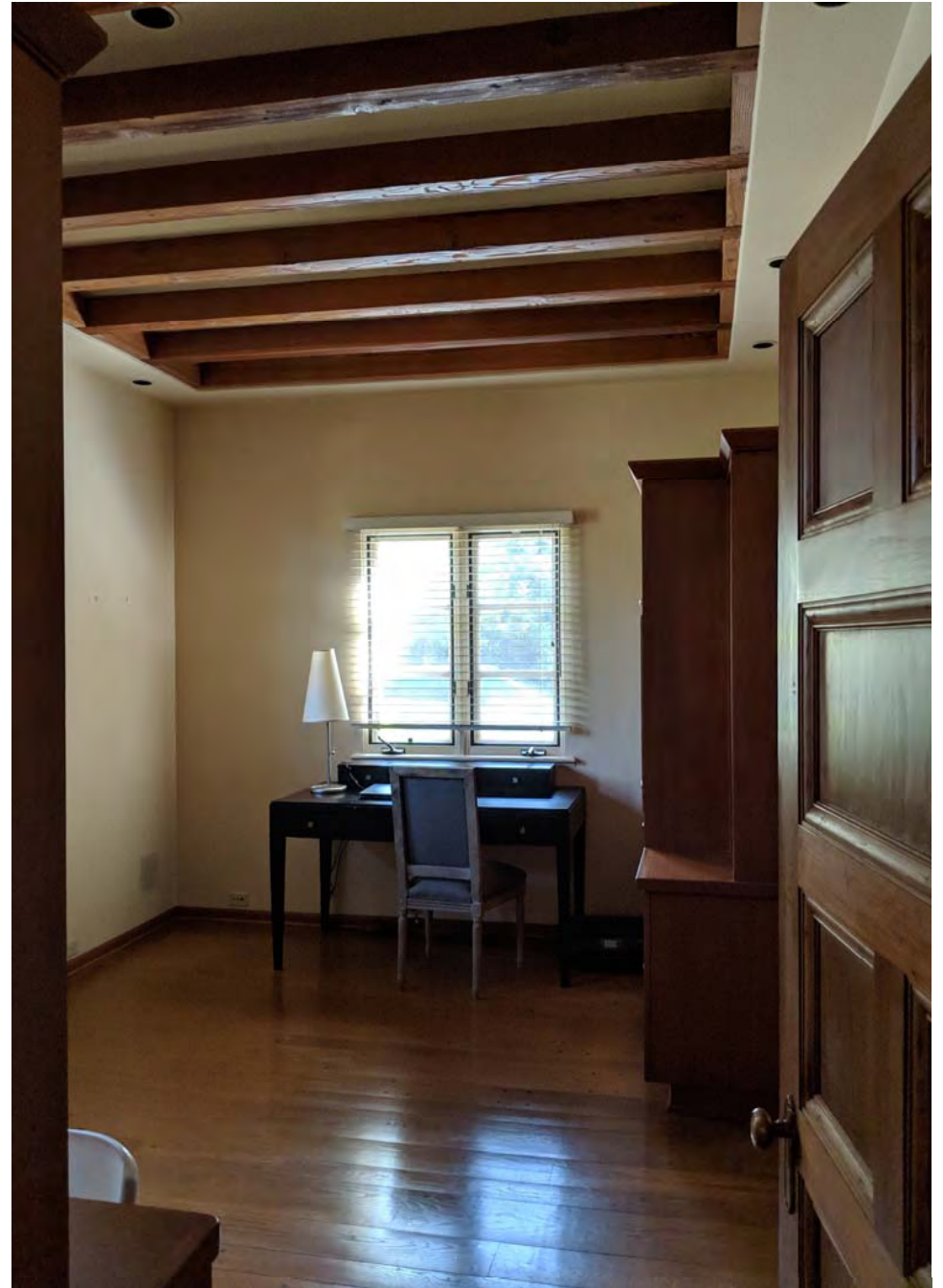




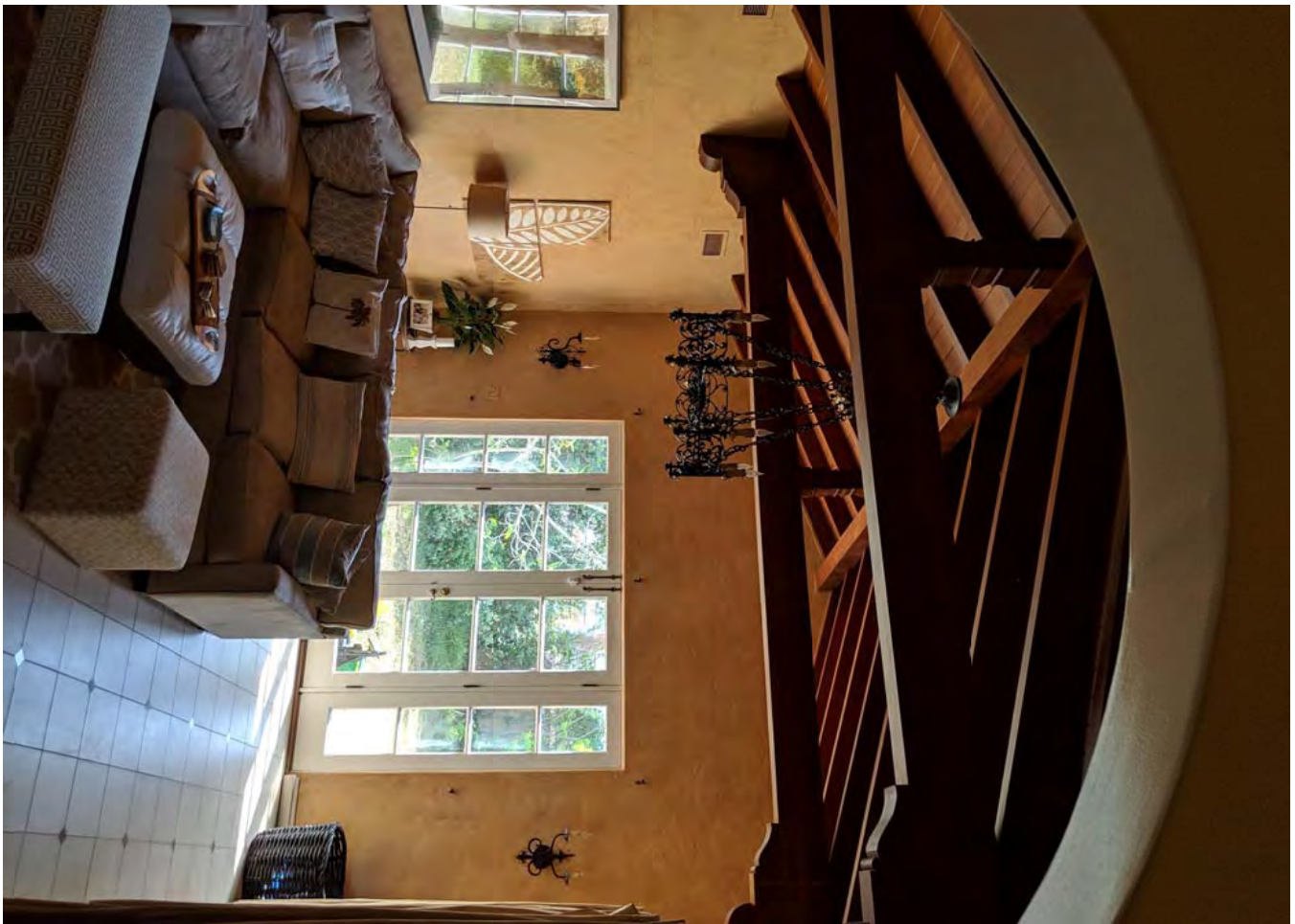


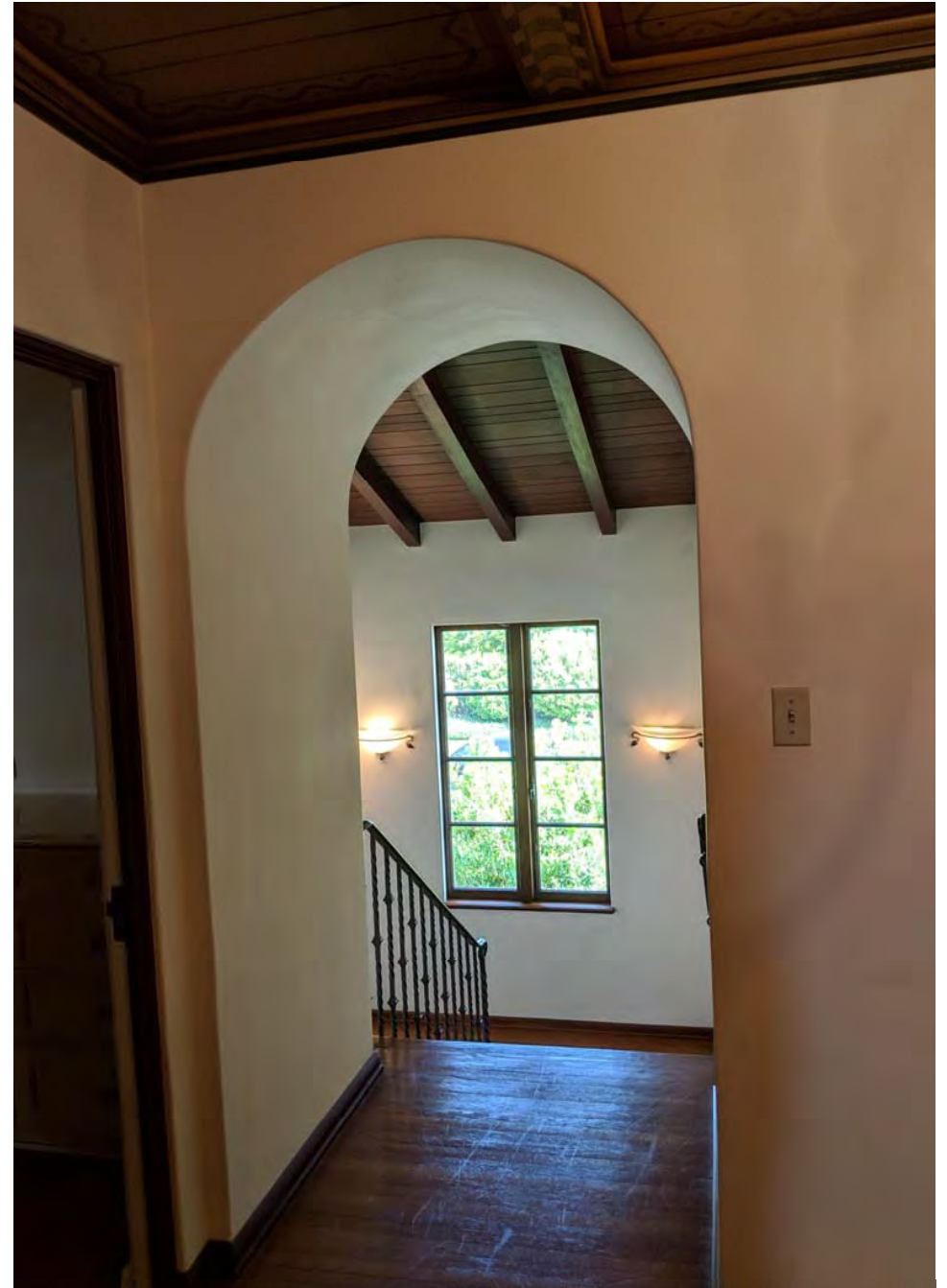


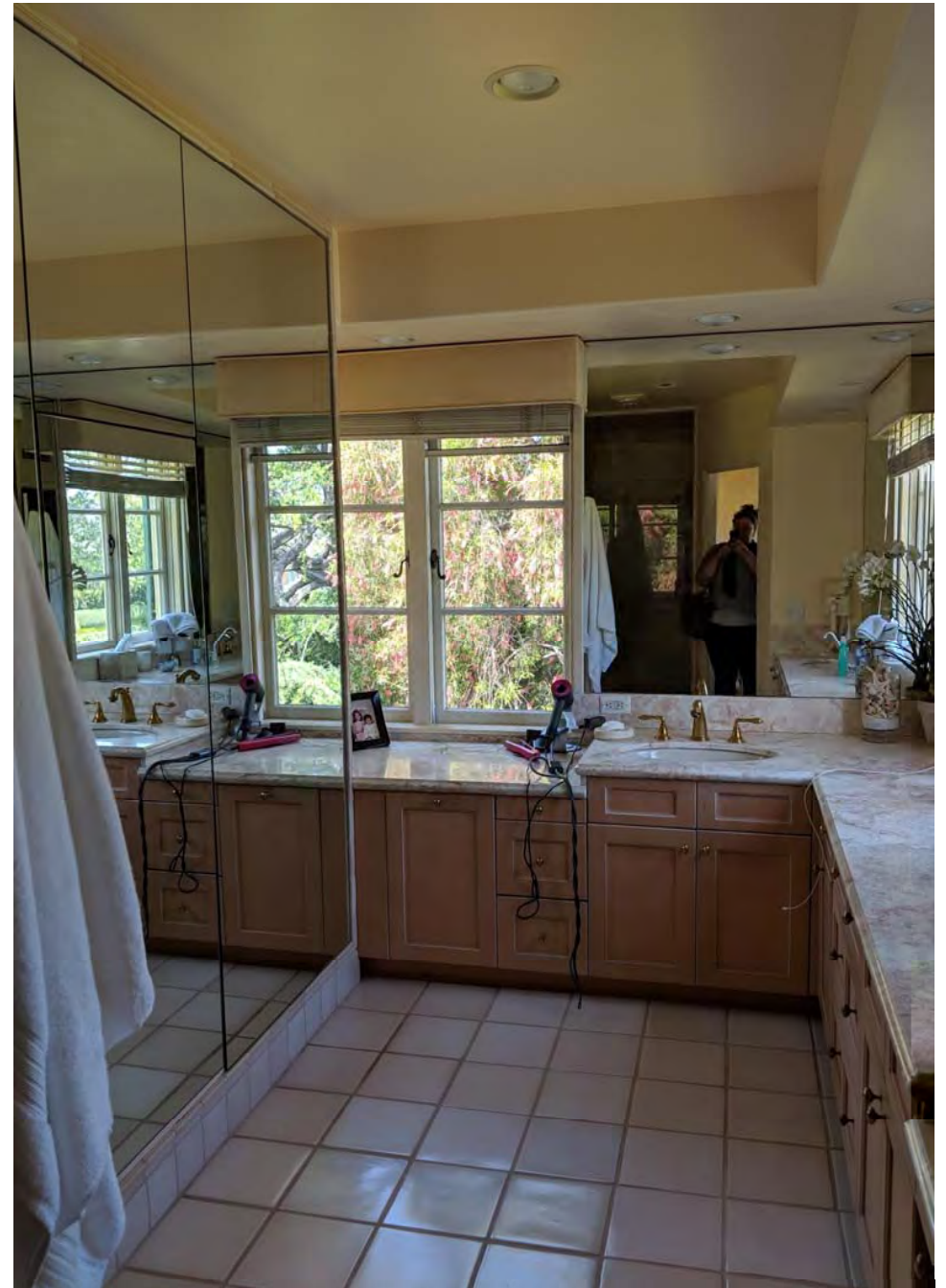




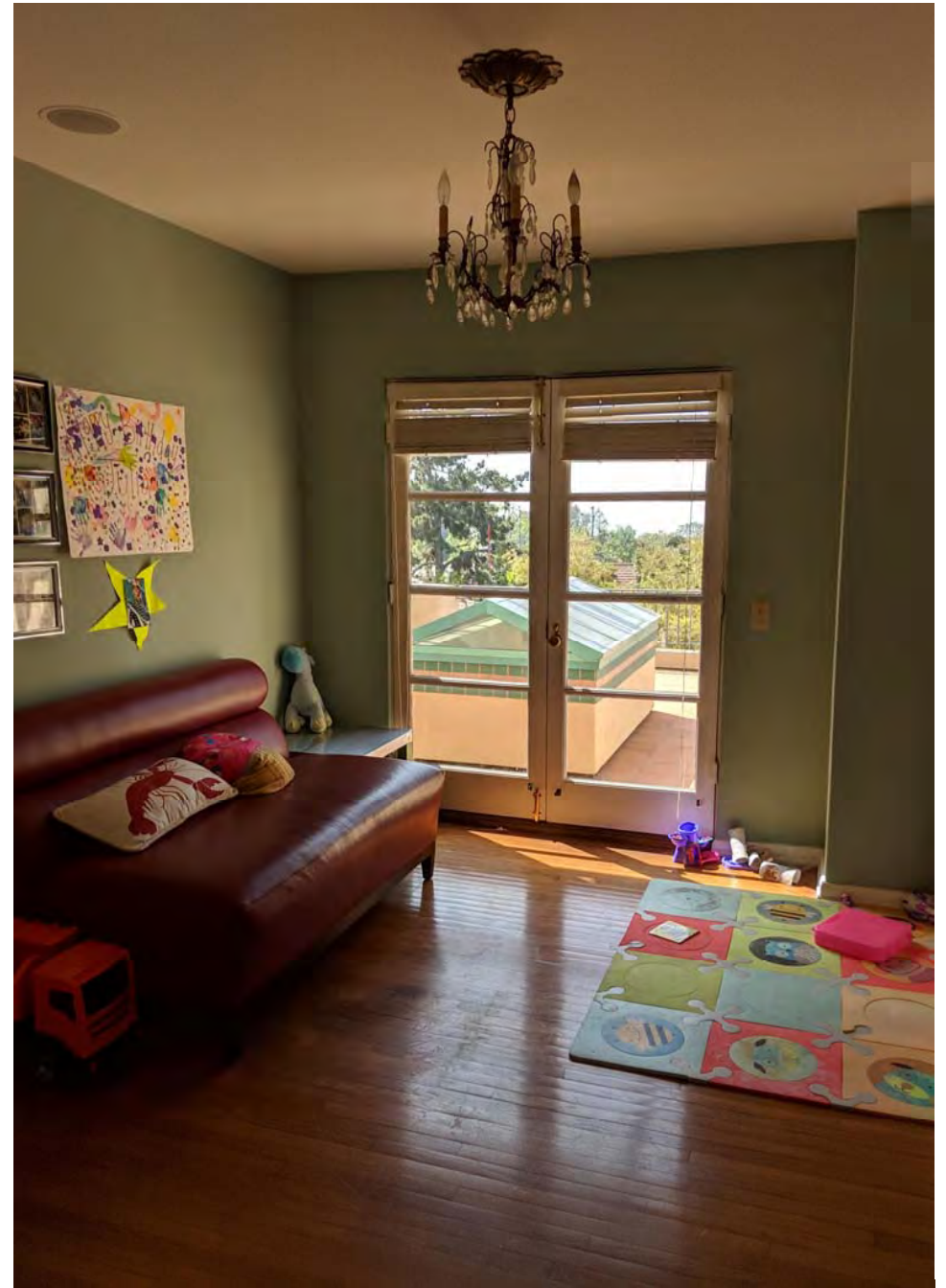


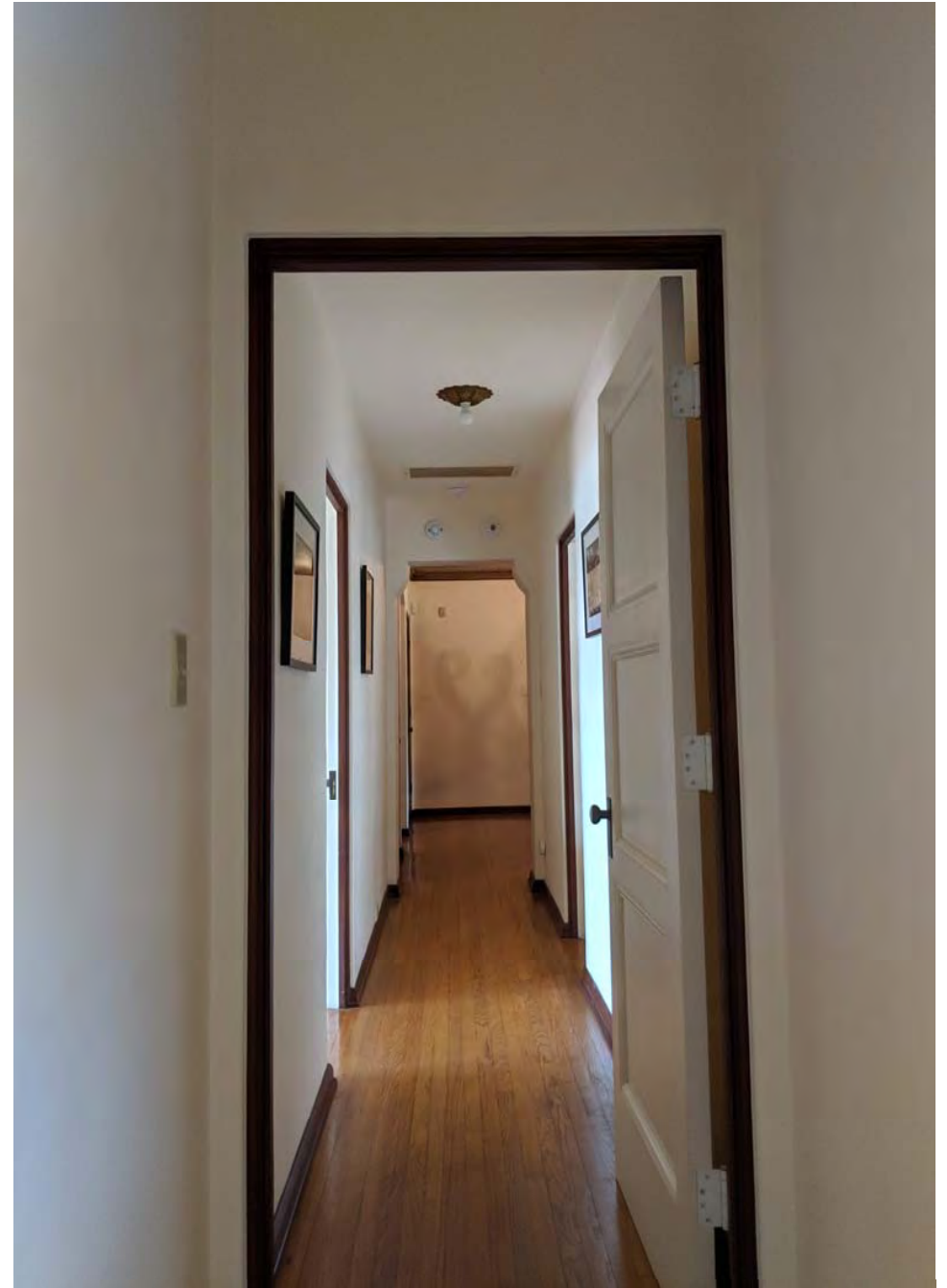


















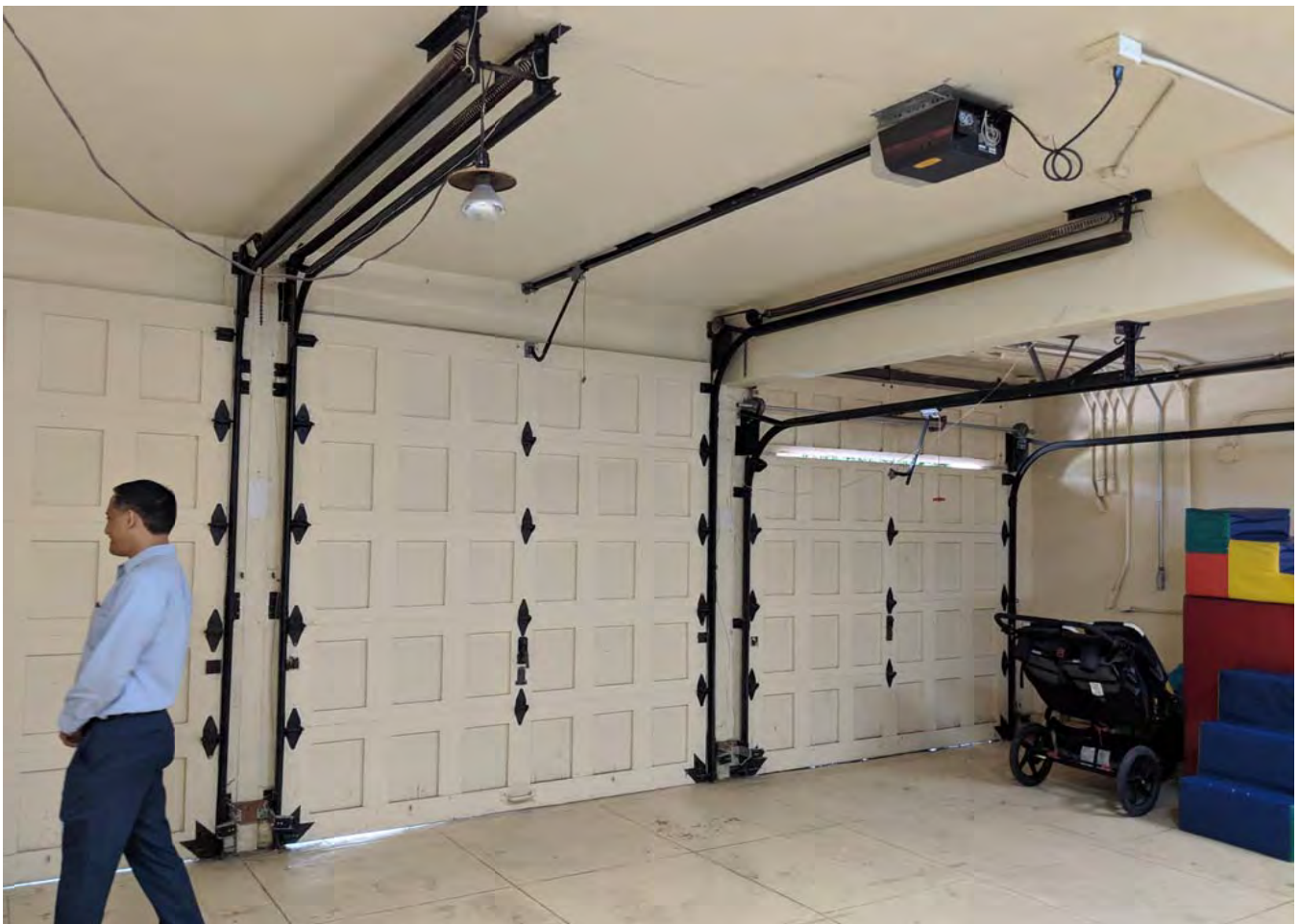
















COUNTY CLERK'S USE CITY OF LOS ANGELES OFFICE OF THE CITY CLERK 200 NORTH SPRING STREET, ROOM 360 LOS ANGELES, CALIFORNIA 90012 CALIFORNIA ENVIRONMENTAL QUALITY ACT <h1 style="text-align: center;">NOTICE OF EXEMPTION</h1> <p style="text-align: center;">(California Environmental Quality Act Section 15062)</p>	CITY CLERK'S USE	
Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.		
LEAD CITY AGENCY City of Los Angeles Department of City Planning		COUNCIL DISTRICT 11
PROJECT TITLE Parry Residence		LOG REFERENCE ENV-2019-777-CE CHC-2019-776-HCM
PROJECT LOCATION 14924 West Camarosa Drive, Los Angeles, CA 90272		
DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: Designation of the Parry Residence as an Historic-Cultural Monument.		
NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:		
CONTACT PERSON Melissa Jones	AREA CODE 213	TELEPHONE NUMBER EXT. 847-3679
EXEMPT STATUS: (Check One)		
MINISTERIAL DECLARED EMERGENCY EMERGENCY PROJECT x CATEGORICAL EXEMPTION	STATE CEQA GUIDELINES Sec. 15268 Sec. 15269 Sec. 15269 (b) & (c) Sec. 15300 <i>et seq.</i>	CITY CEQA GUIDELINES Art. II, Sec. 2b Art. II, Sec. 2a (1) Art. II, Sec. 2a (2) & (3) Art. III, Sec. 1
Class <u>8 & 31</u> Category _____ (City CEQA Guidelines)		
OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.		
JUSTIFICATION FOR PROJECT EXEMPTION: Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the Parry Residence as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.		
IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.		
SIGNATURE [SIGNED COPY IN FILE]	TITLE City Planning Associate	DATE June 11, 2019
FEE:	RECEIPT NO.	REC'D. BY
		DATE

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

IF FILED BY THE APPLICANT:

NAME (PRINTED)

SIGNATURE

DATE

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2019-776-HCM
ENV-2019-777-CE

HEARING DATE: March 7, 2019
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 14924 West Camarosa Drive
Council District: 11 - Bonin
Community Plan Area: Brentwood - Pacific Palisades
Area Planning Commission: West Los Angeles
Neighborhood Council: None
Legal Description: TR 9377, Block 5, Lots 18-19

PROJECT: Historic-Cultural Monument Application for the
PARRY RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): Camarosa LLC
15273 De Pauw Street
Pacific Palisades, CA 90272

APPLICANT: Bed of Roses Preservationists
234 San Vicente Boulevard
Santa Monica, CA 90402

PREPARER: Ignacio Fernandez
2409 ½ 20th Street
Santa Monica, CA 90405

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.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The Parry Residence is a two-story single-family residence with an attached garage located on West Camarosa Drive between Toyopa Drive and Alma Real Drive in the Huntington Palisades area of Los Angeles. Commissioned by Agnes S. Parry in 1929, the subject property was designed in the Monterey Revival architectural style by Los Angeles-area architectural firm Gable and Wyant. Mrs. Parry and her family owned the property until 1955, when they sold it to Doctor Ernest Richard Vincent Anderson and Mrs. Roby Anderson, local patrons of the arts.

Irregular in plan, the subject property is of wood-frame construction with smooth stucco cladding and has a multi-planed, cross-gabled clay tile roof. The primary, north-facing elevation is asymmetrically composed and consists of three off-set rectangular volumes. The easternmost volume features three arched openings with wood paneled garage doors on the first floor and paired wood casement windows with painted wood shutters on the second story. The primary entrance is located on the western side of the center volume and consists of a recessed single wood paneled door. At the second story of the center volume there is a projecting wood balcony with a wood balustrade and posts that support the roof. Fenestration consists of multi-lite wood casement windows. Other features include wooden shutters, decorative wrought-iron grills, and flagstone hardscaping. On the interior, there are exposed wood ceiling beams, some of which are painted, arched entryways, hardwood floors, and wood paneled doors. Behind the residence there is a swimming pool, patio, and pool house.

Architects George Elmore Gable (1892-1953) and Stanley Wyant (1890-1964) were both born in Iowa and began their practice in Los Angeles in 1922. Their firm, Gable and Wyant, maintained offices in Downtown Los Angeles as well as Beverly Hills. The firm designed several buildings in the Spanish Revival, Art Deco, and Modern styles for Beverly Hills' commercial district. Some of the firm's works in the Los Angeles area include the 7th Street and Gladys Street Hotel (1924), the Beverly Hills Women's Club (1925), and the Hangar No. 1 Building (1929, HCM #44).

The subject property appears to have undergone minor alterations over the years that include the remodel of the kitchen and other interior spaces and the addition of a patio trellis in 1992, chimney repair and changes to the hardscape in 1994, the relocation of the pool and construction of the pool house in 1996, and the addition of the koi pond in 1997.

CRITERIA

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

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

FINDINGS

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

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

2. CONSTRUCTION HISTORY & CURRENT STATUS

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

3. STYLE & MATERIALS

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

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

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

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

Property Owner

Is the owner in support of the nomination?

Yes

No

Unknown

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

Nomination Preparer/Applicant's Representative

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

- | | |
|---|---|
| 1. ✓ Nomination Form | 5. ✓ Copies of Primary/Secondary Documentation |
| 2. ✓ Written Statements A and B | 6. ✓ Copies of Building Permits for Major Alterations
(include first construction permits) |
| 3. ✓ Bibliography | 7. ✓ Additional, Contemporary Photos |
| 4. ✓ Two Primary Photos of Exterior/Main Facade
(8x10, the main photo of the proposed monument. Also
email a digital copy of the main photo to:
planning.ohr@lacity.org) | 8. ✓ Historical Photos |
| | 9. ✓ Zimas Parcel Report for all Nominated Parcels
(including map) |

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.

✓	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.

IGNACIO FERNANDEZ 1/24/2019

Name:

Date:

Signature:

Ignacio Fernandez

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

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

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



Exterior elevation south(front), 14924 Camarosa Dr. Huntington Palisades

Camarosa residence

Section 7, written statement

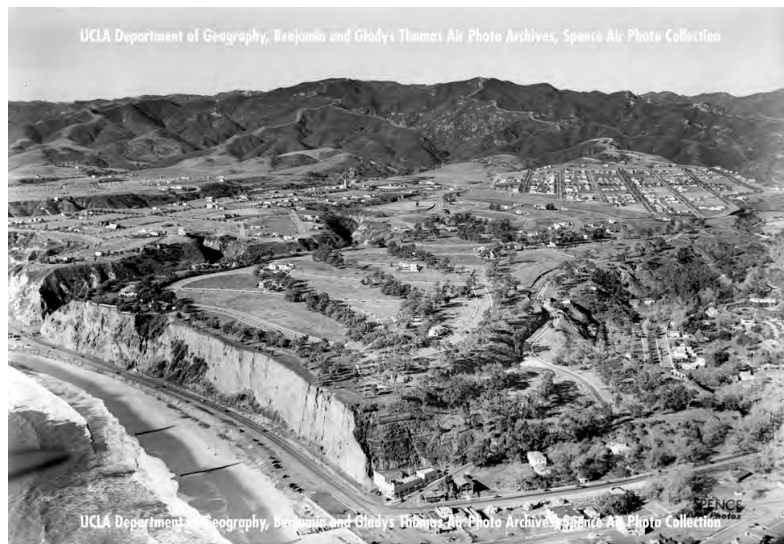
Bed of Roses Preservationists

December 27, 2018

Section 7 written statement

7A Proposed Monument Description

Approaching the home at 14924 Camarosa Dr. one is aware of the spaciousness granted to the structure, reminiscent of an earlier time in our history. The generosity of space of the double lots (25,000 square feet) on which the residence sits is a rare and refreshing experience, in comparison with the current building trend. This Mediterranean Revival Style residence offers an almost original street facade. Based on historic list and alteration permits, the changes made to the exterior of the original house have been relatively minor and do not impact the overall integrity of the property.



Attachment# 1, 1931 Aerial photograph showing Huntington Palisades and Camarosa Residence

The residence is a 6,519 square feet, Monterey Revival Style built in 1929, situated on two flat lots in the Huntington Palisades neighborhood of Los Angeles and a 90 year old Deodar Cedar tree planted by the original owner, Mrs. Agnes S. Parry.

The Camarosa House is set back from the street with a flagstone driveway and a landscaped front garden. Presently, the approach from street to front door is straight. The house's south elevation facing the street runs parallel to the street, taking the width of one of two lots and sharing the rest of the second lot with an impressive Deodar Cedar tree.

The elevation that the house offers the viewer from the street is composed of three, escalating, off set, simple, rectangular volumes, roofed with Spanish-style tiles and walls of painted stucco. A wide driveway of flag stones leads the eye to the most visible of the three volumes which is the one further east. This two-story volume is dominated by three, simple archways which lead through wood panel doors to the garage spaces.

Its second story has a pair of wood, casement windows with a pair of painted wood shutters on either side; these shutters give a hint to the Monterey Revival style¹ influence on the house's design.



Attachment# 2, current house front (south) exterior elevation.

The next volume, moving west, dominates the middle of the south (street) elevation with its higher volume and its central location. It has a wood balcony, which extends almost the length of this volume. The balcony projects from the face of the house by cantilevered wood beams. The balcony has a simple, wood balustrade and wood posts which support the portion of the tile roof that covers it. On the second floor, dominated by the roofed balcony, are wood and glass panel doors that lead onto the balcony and additional wood, casement windows with painted wood shutters. There is a projection at the western end of this volume which corresponds to the interior main stairway and whose window is taller than most others. The main entrance to the house is located under the protection of the above described balcony. The front door is a panel wood door and flanked by smaller windows as if cut-out from the stucco and framed by a wrought iron grills.



Attachment# 3, current, front entrance from the street

¹ Virginia Savage McAlester, A Field Guide to American Homes, page 536

The third volume of this elevation is oriented on the north/south axis, perpendicular to the other two. Situated at the western end of the lot, next to the impressive Deodar Cedar, it is the tallest of the three volumes, to allow for the height of the living room ceiling and the second floor master bedroom. This volume counterpoints the adjoining volume of the stairway, which projects out to the street, by receding back into the lot, approximately matching the front of the eastern most volume. The architects, with this simple technique of shifting volumes, created an interesting composition from an otherwise rectangular plan.

The east elevation is punctuated by two features. The rather massive masonry chimney and a single story volume that extends out from the south end of the living room, at right angle to the main north/south axis of the main volume. This pop-out volume originally served as a bar off the living room, but in 1992 it was extended out and made into a reading room; fortunately, done in keeping with Spanish Revival character.



Attachment# 4, current, north (rear) exterior elevation

The rear elevation and the interior of the house were not accessible at the time of writing the nomination, however it is familiar to the applicants. Based on an online video: [14924 Camarosa Drive, Pacific Palisades, CA / MLS # 15-904639](#), the rear elevation features have not been altered, **specifically** the main feature, a straight-run, outdoor stairs with ceramic tile accents and wrought iron guardrail and other architectural features. Of special interest are the wrought iron, curved-end-supports of the stair's guardrail which rest on the wall along the stairway.

The Camarosa residence has a distant connection to its Moorish Spanish architectural roots, which regarded the facade facing the street as a sharp line of demarcation between public space and the more intimate interior spaces behind the front door.

Upon entering the house, the interior is unveiled in sequential order, ranging from a low entry to a majestic winding stairway, and eventually, after descending a few steps, to a grand and spacious living room with a high ceiling finished in rich wood and finely crafted details. Despite its size, this grand space manages to retain a human sense of scale and warmth. The interior also reflects Spanish Colonial Revival style with handcrafted wood ceilings, some with exposed beams and others coffered, with hand-painted designs. These details express the Spanish Revival style's emphasis on structural expression and craftsmanship.



Attachment# 5, photo of the residence original exterior south (front) elevation, 1929

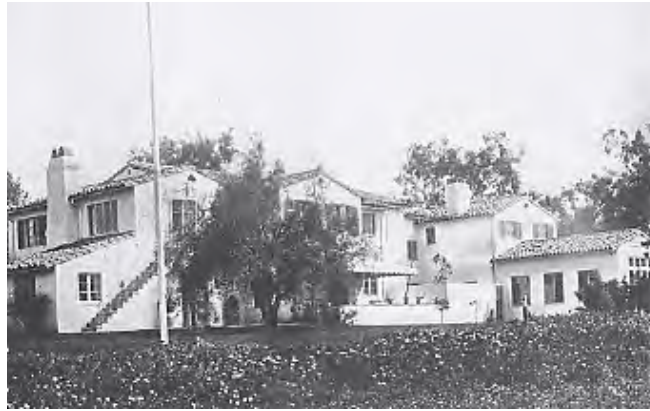
Alterations reflected on the exterior.

There have been several alterations to the original exterior; included in this package are a couple of historical photos to help understand these modifications.

Alteration #1 (yr.1994.) Street access and low walls.

The original approach from the street to the front door of the house was along a sloping path on the western edge of the flagstone driveway, which was defined, on the driveway side, by a landscaped area. When reaching approximately six feet from the house, one made a 90 degree turn west. A low, wrought iron gate led into a landscaped garden, enclosed by low, stucco walls capped with flat, clay tiles and decorative detailing of the same clay tiles. After continuing west for another eight to ten feet one reached the front door.

The current access from the street to the house is by a separate path. It leads south directly to the front door, after one goes up several steps and enters an outdoor enclosure. The enclosure has masonry walls approximately 42 inches high, with decorative bushes planted all along the outside. Inside the enclosure on the east end, is a large, original tree and smaller bushes and ground cover filling the remainder of the garden. Another low wall has been added along the front of the living room, going around the western corner of the house and running along a portion of the east elevation. It has a gate before it continues west to the western property line. (See reference site/ floor plan.)



Attachment# 6, north (rear) exterior elevation, 1929

Alteration #2 (yr.1996), relocation of outdoor pool and alterations to outdoor spaces at rear of house.

The pool of the house that was once directly at the rear of the house has been filled and a new pool built in the adjacent lot that is part of the property. A new pool cabaña has also been built between the new pool and the west property line.

Alteration #3 (yr.1992.) New trellis and terrace.

New masonry garden walls have raised the backyard outdoor surface level with that of the dining room, onto which it opens. Connected to the house's exterior, off the dining room, a new stucco and wood trellis has been erected over this area. Also part of the alteration to the backyard is the creation of a tiled pool, integrated into the various levels in the backyard's outdoor spaces.



Attachment# 7, north (rear) current exterior elevation



Attachment # 8, McCormick Estate in foreground, with Camarosa residence at top left, 1932

7A Statement of Significance

14924 Camarosa Drive in Pacific Palisades, CA is significant under all three criteria:

#1. Part of the early development of Pacific Palisades and one of the oldest extant houses in the Huntington Palisades.

#2. Exemplary Mediterranean Revival Style house designed by the important Los Angeles architects Gable and Wyant.

#3. The house association to Mrs. Roby Anderson, an important patron of the Arts and Mr. Abram M. Parry family's association with the pioneers of the automotive industry.

The 1929 Camarosa residence was part of the early development of the Pacific Palisades and one of the oldest extant homes in the Huntington Palisades. Los Angeles Assessors records show, it was one of only two homes built before 1930 and the estate included several other parcels in the block. The first home built in Pacific Palisades was in 1926; a twelve-room, Colonial house at 601 Ocampo Dr. for Phillip A. Lee: also underway were, the Albert M. Jarvis home in Ocampo and the adobe hacienda of Captain Overton Walsh on Frontera 2. (see supplemental section on Pacific Palisades history.) However far and away the most impressive home built in the Huntington Palisades in 1928, was The McCormick Estate, built on the edge of the bluffs, overlooking Potrero Canyon and the ocean 3.

2 Young, Pacific Palisades where the Mountains Meet the Sea, page 112

3 Young, page 159

The residence at 14924 Camarosa Drive in Pacific Palisades, California was designed and built in 1929 by the architect firm of Gable and Wyant.

George Elmore Gable (1892-1953) and Stanley Wyant (1890-1964) were both born in Iowa. Gable and Wyant began their practice in Los Angeles in 1922 and maintained a main office in downtown Los Angeles at 634 S. Western Ave, as well as a satellite office in Beverly Hills. They are listed as Master Architects in the City of Beverly Hills. During the 1920s and 1930s, Gable and Wyant were amongst a small group of architects who gave the city of Beverly Hills commercial district a concentration of quality structures designed primarily in the Spanish Revival Style, Art Deco and Modern styles. 4



Attachment# 9, B.H. Women's Club



Attachment# 10, Curtiss-Wright Hangar #1

Notable amongst the Gable and Wyant commercial projects in Beverly Hills are:

The Heegaard Building (Writers and Artists Building), the 1925 Beverly Hills Women's Club and The Curtiss-Wright Hangar #1 at the Los Angeles Airport built in 1929, all three included in the National Register of Historic Places.

Their residential work was included in the book: California Colonial Homes, case studies with prominent architects and The Camarosa Residence (Parry Residence) was showcased in the February 1932 issue of Architectural Digest, volume VIII, no.1. (see Bibliography and supplemental section on Gable and Wyant.)

The Spanish Revival style can be viewed as an evolving continuum which had its heydays for 3 decades (1890s to 1930s), until the advent of the 1930s economic Depression. This continuum can be divided into 2 Phases.

The First Phase, Mission Revival (1890s to early 1900s); this phase took as its inspiration the California Missions, but towards the later part, it was influenced by the Arts and Crafts Movement. The Second Phase, Spanish Colonial Revival (1920s to 1930s), got its influences not only from Spain and Mexico but also from Italy, Greece and North Africa. This phase is regarded by the general public as the representative style of the Spanish Revival Style.

During this phase, several categories emerged: the Mediterranean Revival, California Spanish Provincial and Monterey Revival, under which the Camarosa residence has been categorized.

The Monterey Revival Style, appeared during the 1920s to 30s and reached its popularity in Southern California, but its roots go back to the Monterey Colonial Style, which sprang in the 1840s to 1850s in Monterey California. The Monterey Colonial Style is characterized by New England elements, such as double hung windows, louvered shutters and running upper balcony; elements of this style are recognizable in the street facade of the Camarosa Residence 6. However, elements of The Spanish Provincial or Andalusian Style are also evident in the Camarosa residence. The origins of this style are not clear, but credit must go to George Washington Smith and James Osborne Craig who designed the Heberton Residence in Montecito, Santa Barbara in 1916.



Attachment # 11 ,exterior elevation of the 1916 Heberton Residence in Montecito, designed by George Washington Smith and James Osborne Craig

The Camarosa Residence meets most if not all the following characteristics associated with the The Spanish Provincial or Andalusian Style 7:

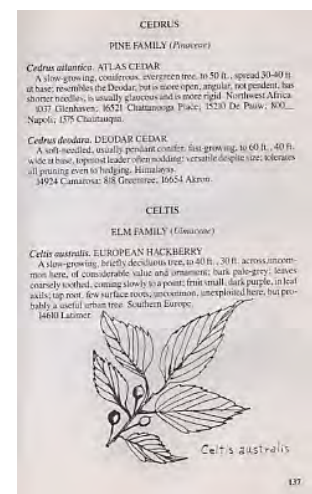
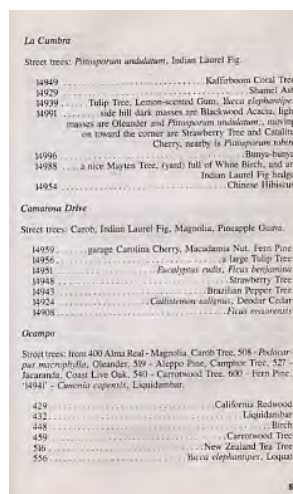
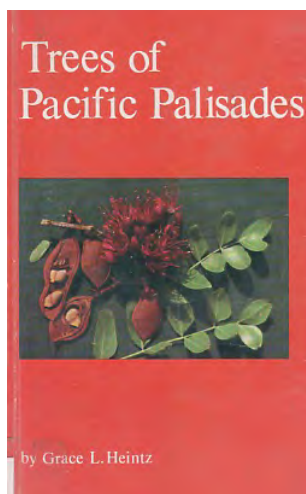
- 1) **Close attachment to the land**, one of the main inspiration of this style was the Andalusian provincial architecture of humble farm buildings, which by their own nature were related to the land.
- 2) **Basic building forms**, the structure was broken down into separate, smaller shapes which informally spread themselves over the site.
- 3) **Simplicity of architectural forms**.
- 4) **Sculptural Volumes**, wood and stucco, thin wall construction and larger expanses of glass allow the once massive look of the Mission Revival to conceptualize the architecture as volumes rather than mass.
- 5) **Number of materials employed severely limited**, this was not only an aesthetic choice but also a practical one, in the changing economic trend which was leading to The Great Depression.
- 6) **Concern for human scale**.
- 7) **Space within was treated as a series of independent volumes**, where there was little spacial flow from one area to the next.

6, A Field side to American Homes. 7, California Colonial, Spanish and Rancho Revival Styles

The magnificent and impressive Deodar Cedar tree planted in 1929 by the original owner of the house, Mrs. Agnes S. Parry in the property; she decorated the tree during Christmas and it was viewed by families in the community and at large. The Deodar Cedar is an integral element of the property and constitutes one of the oldest living things in the Huntington Palisades.



Attachment# 12, Deodar Cedar Tree, current photo with Camarosa Residence at left



Attachments# 13 thru 15, Listing of Deodar Cedar at 14924 Camarosa Dr. in book: Trees of Pacific Palisades, pages 83 and 137

The Parry Family built 14924 Camarosa Dr. in 1929. Abram Mauzy Parry was the son of Thomas Henry Parry, who, along with his brother David Parry, founded The Parry Manufacturing Company in Indiana in 1882, a pioneering manufacturing business in the auto industry. In 1900 the Parry family business built a new factory on 54 acres, along the White River and made the claim that they were "the largest carriage factory in the world," and setting the record of 1000 vehicles produced in a day 8.

Attachment # 14 , bird's-eye-view and logo of The Parry Manufacturing Co. in Indiana 9



Abram M. Parry, began working in the factory at the age of 14 and worked his way up to become Secretary and eventually its Director. In 1908 he married Agnes Marie Alig, who came from a prominent and wealthy Swiss and German family residing in Indiana. Abram and Agnes had 5 children; the youngest John David Parry, age 5 was tragically run over in 1924 by a street car in Indiana.

The car manufacturing business hit the skids during the Depression and General Motors Chevrolet Division purchased Martin-Parry Co. in 1930 for \$900,000. It is around this time that the Parry family of Agnes and Abram decided to relocate their family and make a new home in California. They arrived in Los Angeles in 1928, after taking a year-long trip to Europe and Egypt, and took residence on several homes in Los Angeles, while their Camarosa house was being built.

Attachment# 16, Agnes S. Parry (center) with P.H.Parry

Attachment# 15 , Abram M.Parry



Mrs. Roby Anderson lived in the Camarosa Residence with her family from 1955 to 1992. She was an important and active member of the Pacific Palisades Auxiliary Children's Home Society . It was at her Camarosa home where this charitable organization held its major fund drives as attested to the many newspaper articles in the *Los Angeles Times* and *Evening Outlook* (see supplemental section on Roby Anderson). Roby was a patron of the Arts, especially music; as a member of the Junior Philharmonic Society she was a relentless participant in fund raising working along with Dorothy Buffum Chandler for the creation of the Dorothy Chandler Pavilion in Los Angeles.

She also patronized and commissioned fine artists, such as Juan Antonio Morales, a famous portrait painter from Spain, who in 1954 and 1960 stayed in the Pacific Palisades and where he painted the portraits of Althea and Erland, the children of Mr. and Mrs. Anderson, as well as other commissions of the children of physicians friends and colleagues of the Andersons. The artwork of Juan Antonio Morales is in some of the mayor museums of the world. He has painted some of the most glamorous women in the world, amongst them The Duches of Alba , princess of Rumania and the children and queen of Spain; as well as famous men, such as: Pope Pius XII, "Antonio" the world renown flamenco dancer and the children of some of most famous US families, such as: Goodyear and Chrysler (see supplemental section on Juan Antonio Morales for list of museums where his work is kept.)



Attachment# 17, Roby Anderson and events that took place at the Camarosa backyard
(see supplemental section under Camarosa and Roby Anderson.)

Conclusion

Unabated residential development in the community of Pacific Palisades has fueled a rash demolition of "older homes" to replace them with huge residences, designed to engulf the lot. The Camarosa residence is under threat by the current owner, who filed for a demolition permit in July of 2018.

It is the opinion of the applicants that it would be neglectful not to save some of these magnificent older homes. This pattern of removing "architectural jewels" such as the Camarosa Residence results in erasing the historic texture of this community; if allowed to continue unabated, we will lose the few remaining examples from this period. The applicants believe the basically unaltered original architectural expression of this residence, combined with the spaciousness of the property, including the 90 year old Deodar Cedar tree, is highly significant and meet the criteria to make this property worth preserving.

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14924

The residence at 14924 Camarosa Drive in Pacific Palisades, California was designed and built in 1929 by the architectural firm of Gable and Wyant. George Elmore Gable (1892-1953) and Stanley Wyant (1890-1964) were both born in Iowa. Gable and Wyant maintained a main office in downtown Los Angeles at 634 S. Western Ave and a satellite office in Beverly Hills.

About the architects

George Gable attended Iowa State College and received his B.S. in Architecture from the University of Illinois in 1914. Gable started his career as draftsman at J. J. Brown Architecture and Engineering in Cedar Rapids, Iowa, then worked with Albert Kahn Architecture and Engineering in Detroit, Michigan. He went on to work for the Bureau of Yards and Docks for the U.S. Navy during World War I in the state of Washington, followed by stints for architect John Graham in Seattle and the firm Allison and Allison in Los Angeles. Gable was deeply involved in many community pursuits in Beverly Hills, including serving as President of the Kiwanis Club and as Director of the Beverly Hills Chamber of Commerce.

Little is known of Wyant, who was born in Janesville, Iowa in 1890 and received his B.S. in Architecture from the University of Illinois in 1914.

Gable and Wyant Architects

During the 1920 and 1930s Gable and Wyant were amongst a small group of architects who gave the city of Beverly Hills' commercial district a concentration of quality structures designed primarily in the Spanish Revival Style, Art Deco and Modern styles. Recognition was given to them by the City of Beverly Hills by including them in their 2015, List of Master Architects, which includes Frank O. Gehry amongst other luminaries.

The Parry residence at Camarosa was featured in Architectural Digest February issue of 1932 (on pages 82 through 85), as well as another of their projects, the W.H. Hodgeman residence in Beverly Hills, (pages 74 through 77). In that issue appear the work of some of the most outstanding architects of Southern California: John Byers, James Osborn Craig, George Washington Smith, (who along with James Osborne Craig set the standard for the Andalusian Revival Style), Roland E. Coate, Wallace Neff, Paul Williams, Heith Warton and D.W. Gillies.

Notable amongst the Gable and Wyant projects in Beverly Hills are:

The Heegaard Building (Writers and Artists Building) and the 1925 **Beverly Hills Women's Club**, both listed in the National Register of Historical Places.

The Curtiss-Wright Hangar #1 at the Los Angeles Airport built in 1929, also included in the National Register of Historic Places (1992) and City of Los Angeles Historic-Cultural Monument (1966.)

Their residential work was so well regarded that they were featured in the book:

California Colonial Homes case studies with Prominent Architects, where they are referred to as "trend leaders" and in the text the authors S.F. "Jerry Cook and Tina Skinner regard the architects as "valuable reference" for today's designers and restorers.

Gable and Wyant partial list of works

Beverly Hills:

Writers and Actors Building

*The Security-First National Bank, now altered

Beverly Hills Post Office (the original,) not extant.

Beverly Hills State Bank, not extant.

Beverly Vista School, extensively altered.

Hawthorn School (primary, domestic sciences and manual arts buildings.)

*Carlton E. Ames residence.

*Hodgeman Residence

*Earl Baker residence.

California

39 Street School, Los Angeles.

Bruin Motor Company, Westwood Village.

Various community buildings and playgrounds for the City of Los Angeles Department of Parks and Recreation.

The Bard's West Adams Theater.

John Hutchinson residence, Los Angeles, 1924.

Lewis Arthur Smith residence.

7th St. and Gladys Street Hotel, Los Angeles, 1924.

Oxnard Daily Currier Building, Oxnard, 1924.

George B. Wardman residence, San Marino, 1925.

Dyas-Carenton Cafe, Los Angeles, 1925.

Crenshaw House, 1925 to 1926.

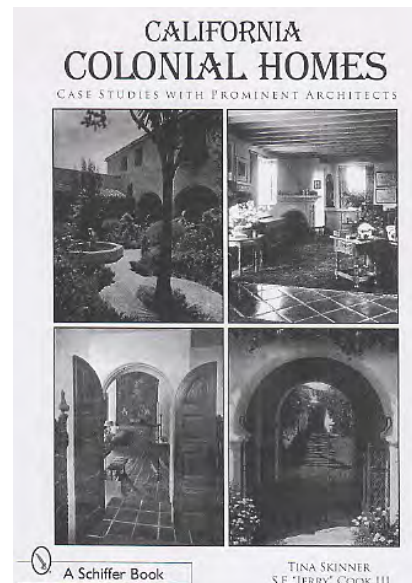
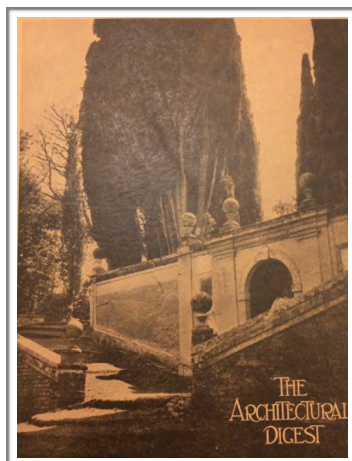
*C.B. Brunson residence, Bel Air.

* published

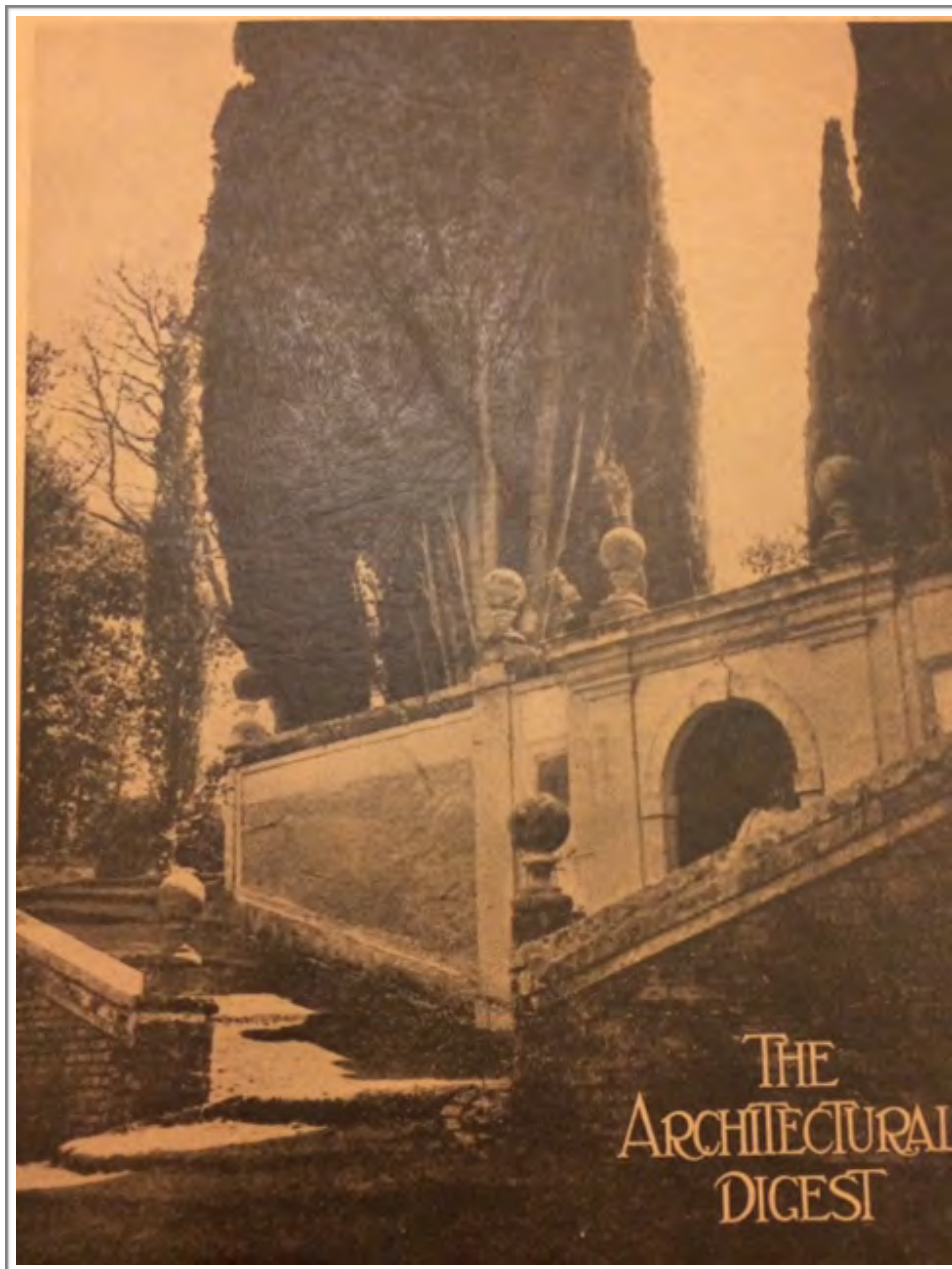
Publications

California Colonial Homes Case
Studies with Prominent Architects

Architectural Digest 1932, vol.VIII,no.1



Architectural Digest, February 1932, volume VIII, No. 1





Residence of Mrs. W. S. Parry, Huntington Palisades — Gable and Wyant, Architects

Furnishings and Interior Decorations: Bingham & Porter

Adoblar Brick Wall: Adoblar Brick Company

Swimming Pool Contractor: L. A. Cline

Plumbing Fixtures: Crane Company

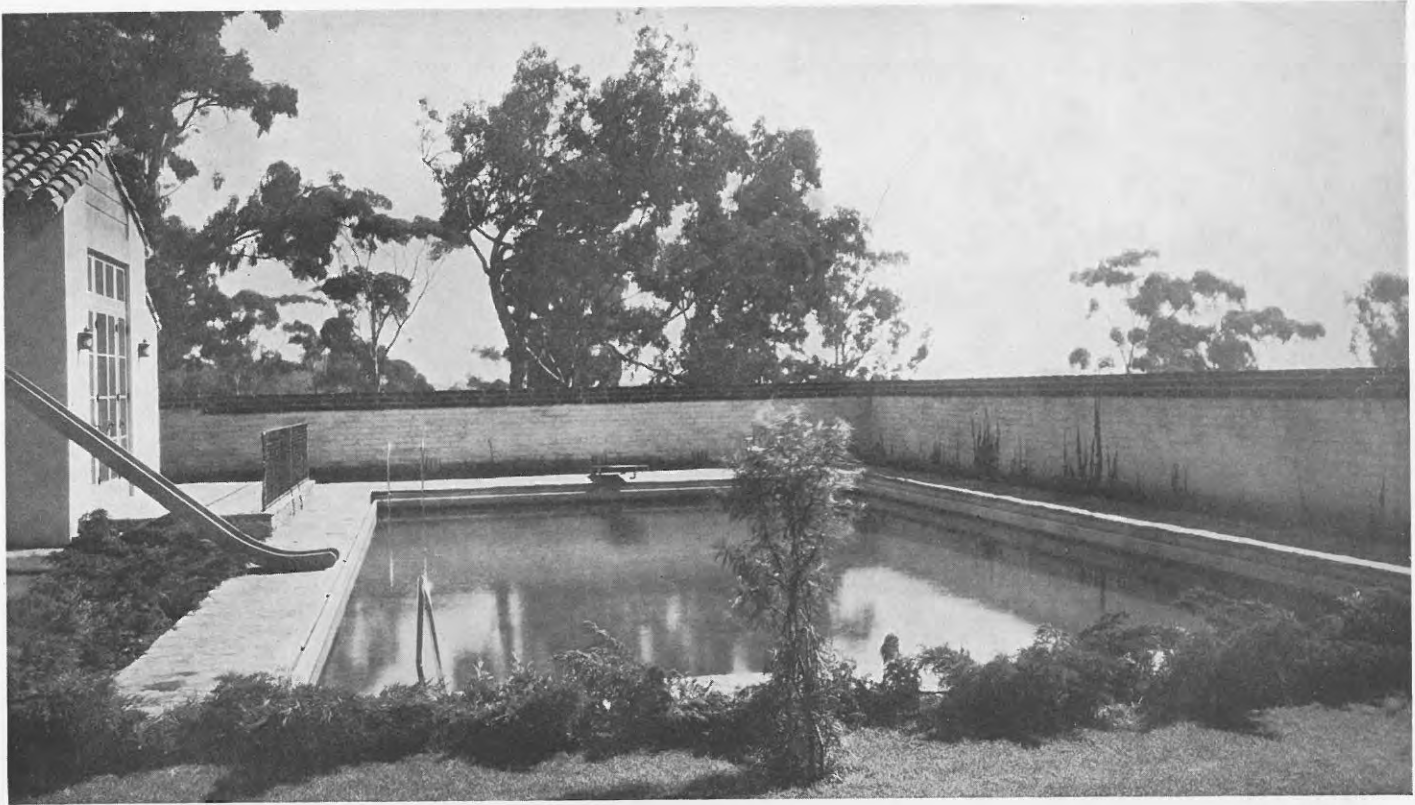
Tile Roofing Contractors: Phil E. French & Company

Terra Cotta Swimming Pool Gutter: N. Clark & Sons



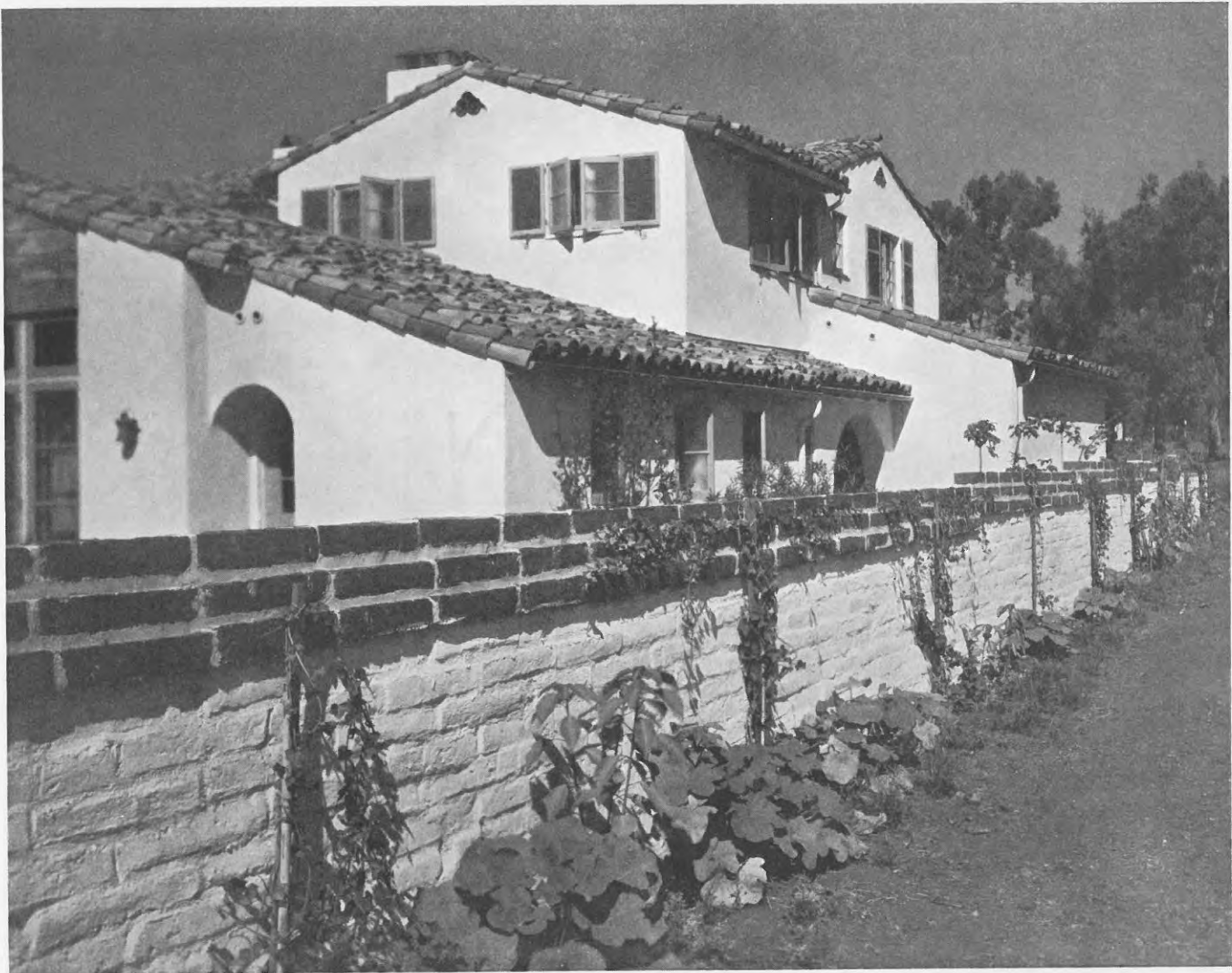
Garden View

Residence of Mrs. W. S. Parry, Huntington Palisades — Gable and Wyant, Architects



Swimming Pool

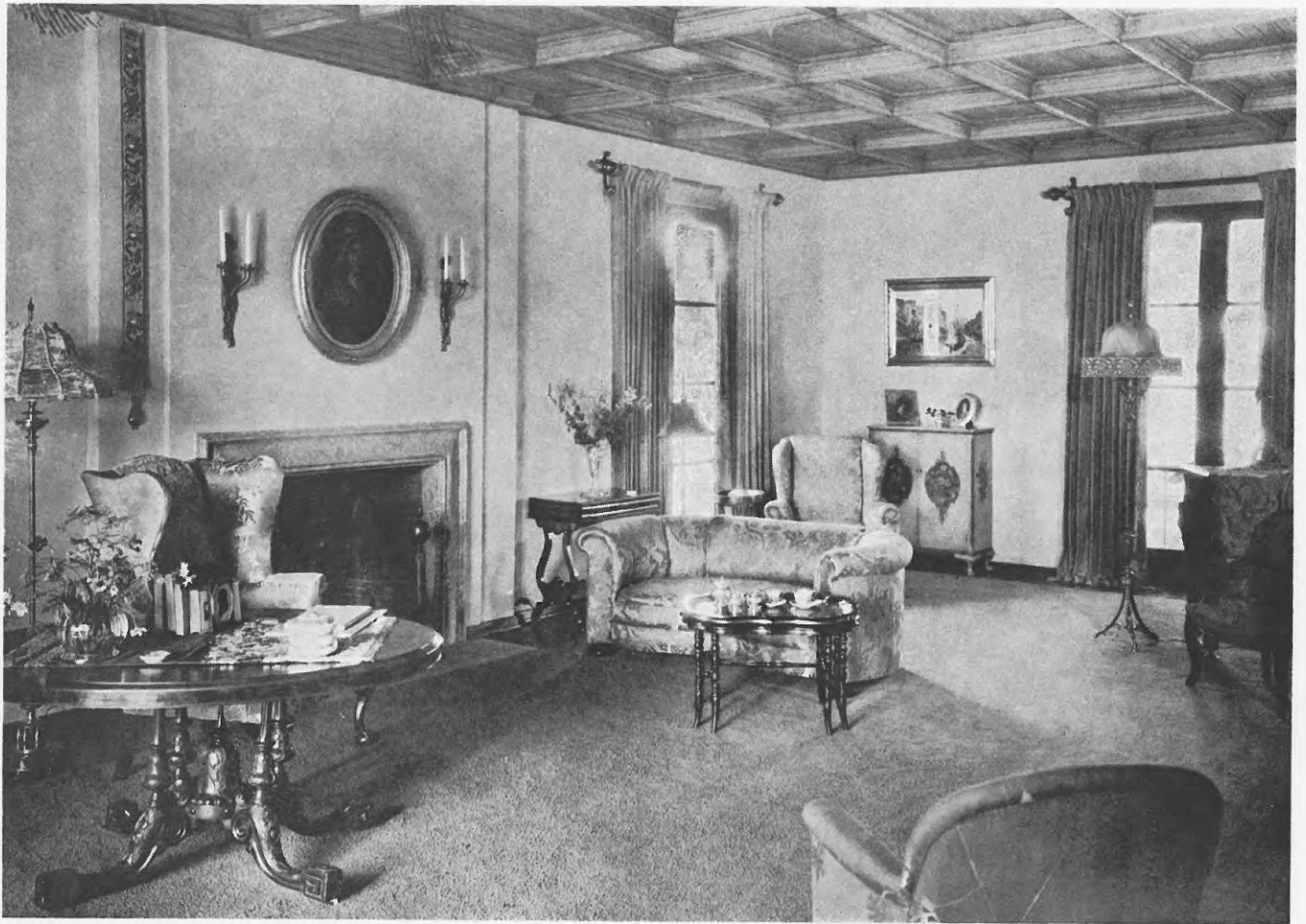
Photo, Padilla



Photo, Padilla

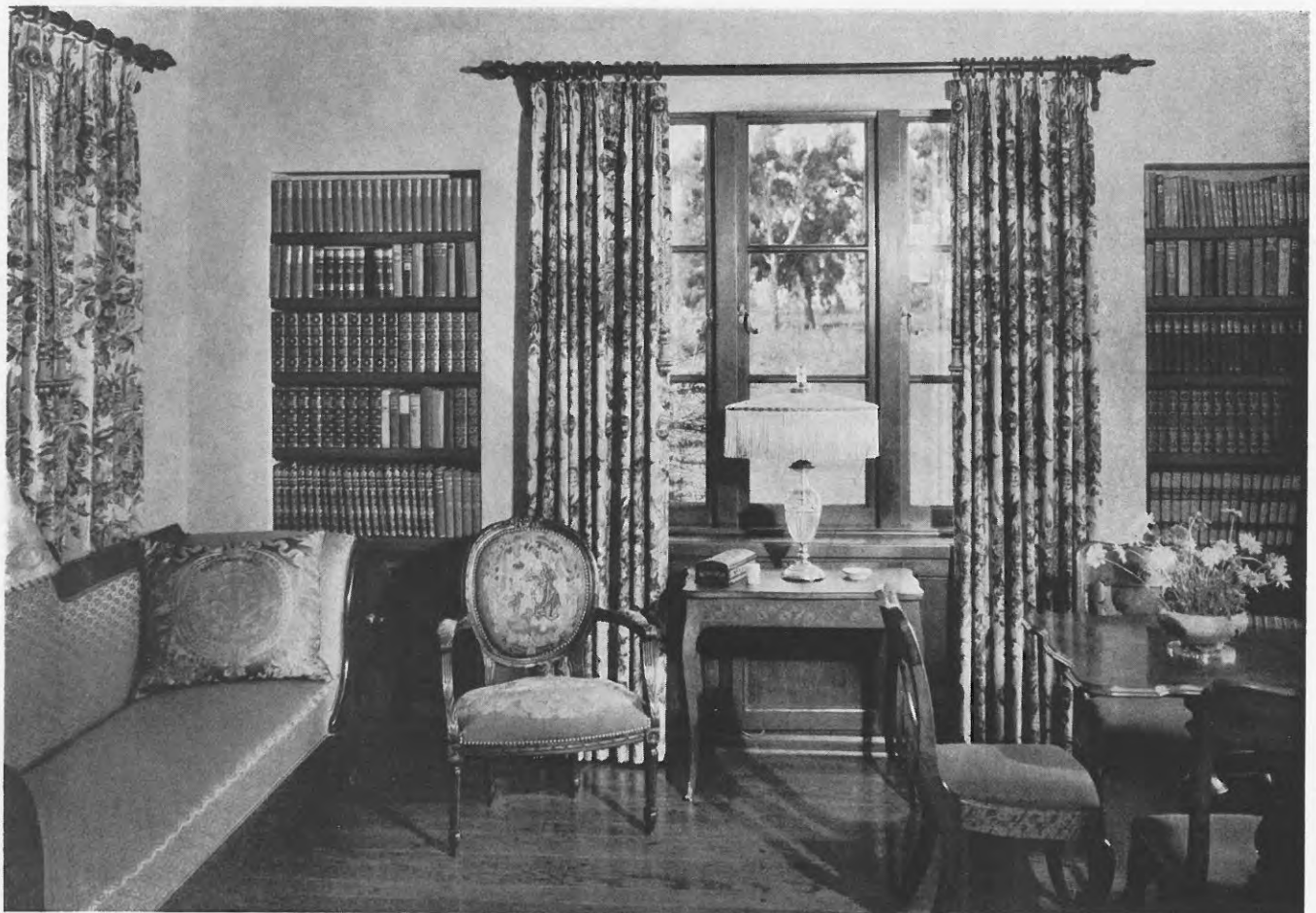
Residence of Mrs. W. S. Parry, Huntington Palisades — Gable and Wyant, Architects

Adoblar Brick Wall by Adoblar Brick Company



Living Room

Photo, Padilla

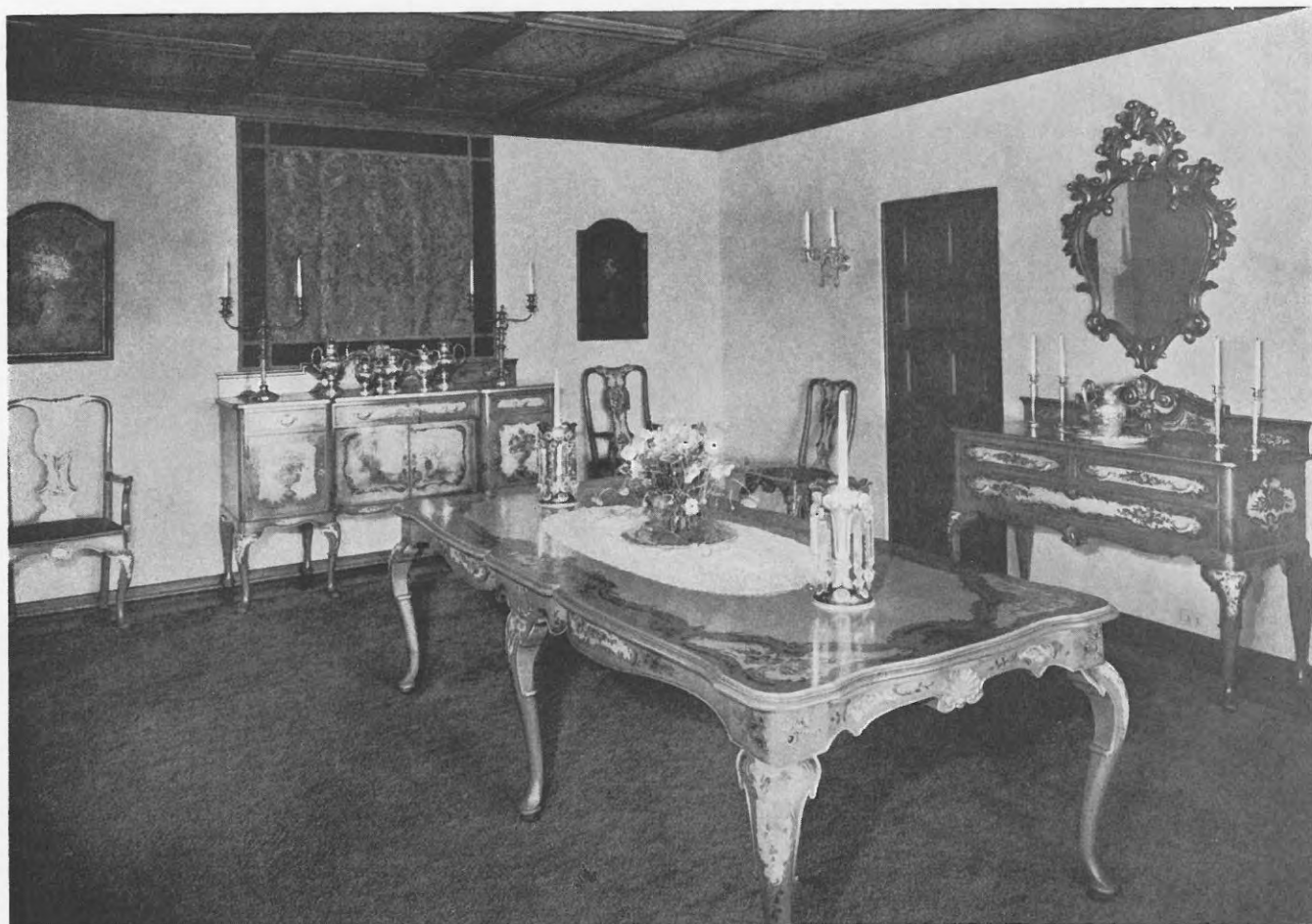


Library

Photo, Padilla

Residence of Mrs. W. S. Parry, Huntington Palisades — Gable and Wyant, Architects

Furnishings and Interior Decorations by Bingham & Porter



Dining Room

Photo, Padilla

*Residence of Mrs. W. S. Parry, Huntington
Palisades — Gable and Wyant, Architect*

*Furnishings and Interior Decorations by
Bingham & Porter*



Dining Room Detail

Photo, Padilla

Brief history of Pacific Palisades

Colonel Robert S. Baker bought half interest in Boca de Santa Monica land in 1873. He had made his money during the Gold Rush by selling supplies to the miners and married Arcadia Bandini de Stearns. Francisca Marquez sold the land of Huntington Palisades in June 1887 to Abbot Kinney and P. Robertson. By 1900 The Boca de Santa Monica lands no longer were owned by either The Marquez or Reyes families.

North Americans

Abbot Kinney



Collis P. Huntington



Charles H. Scott



R.C. Gillis



In 1887 Abbot Kinney, a distinguished scholar, tobacco millionaire, world traveler and an idealist with a knack for the practical, who spoke six languages, drew plans to develop the land as Santa Monica Heights (what today is The Huntington Palisades). He planted eucalyptus trees along the bluffs as a commercial venture that didn't pan out. Kinney sold the property to Collis P. Huntington, a ruthless businessman of the Southern Pacific Railroad, who wanted to build his estate on the bluffs, so he could watch his pet project take form. Huntington had decided to build a new wharf, which became known as The Long Wharf, with the intent of making Santa Monica Bay the port of Los Angeles. Despite building the wharf, his project eventually failed and the Port for Los Angeles was created in San Pedro. After the death of Collis Huntington in 1900, his wife Arabella took ownership of the Huntington Palisades and sold it to real state company of Wright/Calendar and Andrews, who also acquired Santa Monica Land and Water Co. (later the heart of Pacific Palisades.)

Methodist sponsored Chautauqua gatherings and Dr. Charles Holmes Scott, chose the land that eventually became Pacific Palisades, as the site of a idyllic Methodist which began to take form on January 14, 1922. That same year Scott contracted the famous landscape architect's firm of Frederick Olmsted in Brookline, MA, to draw plans for The Pacific Palisades tracts.



His scheme was organized along a center spine (Pampas Ricas), a broad, entry street with a landscaped central parkway. Lots were varied in size to accommodate larger homes on the choicest sites, at intersections and along the mesa rim. Olmsted design concepts are still regarded as innovative and applied to new developments to this date: absence of back alleys, underground utilities, ornamental street light fixtures, curving streets, lots oriented towards the views, and rounded street intersections with small landscaped islands to create "pocket parks".

Left, Frederick Law Olmsted

Brief history of Pacific Palisades

The first home built in The Huntington Palisades was in 1926; a twelve-room, Colonial Revival style house at 601 Ocampo for Dr. Phillip A. Lee. Also underway at that time were the Albert M. Jarvis home in Ocampo and the adobe hacienda of Captain Overton Walsh on Frontera.

However far and away the most impressive home built in the Huntington Palisades was The McCormick Estate built in 1928.



"Bertie" McCormick on right

McCormick Estate in foreground with Camarosa residence at top left, 1929

The McCormick Estate in Huntington Palisades occupied 14 lots (13.77 acres), costing \$365,000, supposedly the highest price paid in the United States for a residential lot. It belonged to the Virginia/ Illinois McCormick family, who had invented The Reaper machine, which revolutionized agriculture. They went on to create the International Harvester Co. and eventually branched out into publishing; Robert Rutherford "Bertie" McCormick becoming the publisher of The Chicago Tribune. This compound contained 100 rooms and was maintained by a staff of 30 servants, but it was still regarded by the family as their "beach house" and their year-around residence in California was in Pasadena.

Other well known persons who decided to build a home in the Huntington Palisades around that time were a group of artists: Hugo Ballin (novelist and movie director) on Almoloya Dr. and George and Olive Baker, both artists, and David Malcomson, an author from Illinois. Their homes became the hub of a blossoming artistic community who included: Vitrels from Austria, Salka an actress who became friends with Greta Garbo; Berhold Vitrel, a writer and theatrical director came in 1929. The composer Ernest Toch moved into The Palisades, he was a friend of George Gershwin. Marta and Lion Feuchwanger, a renowned author. Katia and Thomas Mann, the recipient of the Nobel Prize in literature in 1929. Arnold Schoenberg, the famous composer, was also part of this group, although he did not live in the Palisades for long. Aldous Huxley, Berthold Brecht also made a home in the Palisades. The actor Charles Laughton lived in a house on Corona del Mar, and the world famous stage and screen director Max Reinhardt was a neighbor.

Camarosa & the Parry Family

Agnes S. Alig Parry, her husband Abram Mauzy Parry and their 4 children moved to California in 1928 and hired the architectural firm of Gable and Wyant to design a home for them at 14924 Camarosa Dr. on two of the lots they had acquired, in what is now The Huntington Palisades.



Abram Mauzy Parry (1883- 1946) was the son of Thomas Henry Parry, one of the co-founders of The Parry Manufacturing Company in Indianapolis, Indiana. Abram began to work in the factory when he was just 14 years old; he graduated from C.B.N.A. Technical School of Draughtsmanship and Mechanics and become Secretary and Director of the family business in 1909.



Brief history of The Parry Manufacturing Company

David Parry and his brother Thomas H. Parry bought The C Spring Cart Company in Rushville County in 1882 and began a buggy making business that by 1900 it became The Parry Manufacturing Company factory on 54 acres along the White River on South St. Indianapolis. They made the claim of being "the largest carriage company in the world". In 1906 David Parry acquired the Overland Automobile Co. but sold it to John North Willys in 1909, who named it Willys-Overland (the origins of Jeep.)

The Parry went to create the Parry Automobile Company and created The Parry automobile as well as The New Parry. In 1911 the company was renamed Motor Car Manufacturing Company and created The Pathfinder automobile or as it was known "the great king of twelves."

In 1915 they started making commercial bodies for the popular Ford Model T and renamed their company The Martin Truck & Body Co. producing the first versions of the station wagon with their "Park Auto Body", that was marketed to Ford and Dodge.

Martin-Parry Corporation continued to make truck and auto bodies until 1930 when it was sold to The Chevrolet Motor Company.

Camarosa & the Parry Family



Above, Agnes S. Parry (center) with her father-in-law Thomas H. Parry co-founder of The Parry Manufacturing Company.

Agnes and Abram had 5 children, three sons and two daughters: Phillip Abram (Mauzy) Parry (1912-1997), Thomas H. Parry III (1914-2002), Mrs. Leticia Alig (1916-1989), Mrs. Cornelia Katherine (1909-1987) and John David Parry (1919-1924).

Agnes and Abram's youngest son, John David Parry was killed in 1924 in a tragic accident, when he was run-over by a street car in Indiana. Agnes and Abram decide to take their surviving children: Cornelia 19, Leticia 12, Thomas 10 and Phillip 8 on a year-long-trip to Europe and Egypt.

They returned at the beginning of the Depression; needless to say this affected the Parry Family business and, in 1928 Agnes and Abram decided to move to California. When they arrived in Los Angeles they rented several homes, while their home at 14924 Camarosa Dr. was **under construction**.



Above, John David Parry

The Parry family owned 14924 Camarosa Dr. from 1929 until 1955, when Doctor Ernest Richard Vincent Anderson and Mrs. Roby Anderson and their two children Erland and Althea Anderson bought it from them.

Camarosa & Roby Anderson



Roby Anderson, a four year old at her family's dairy farm, 1911

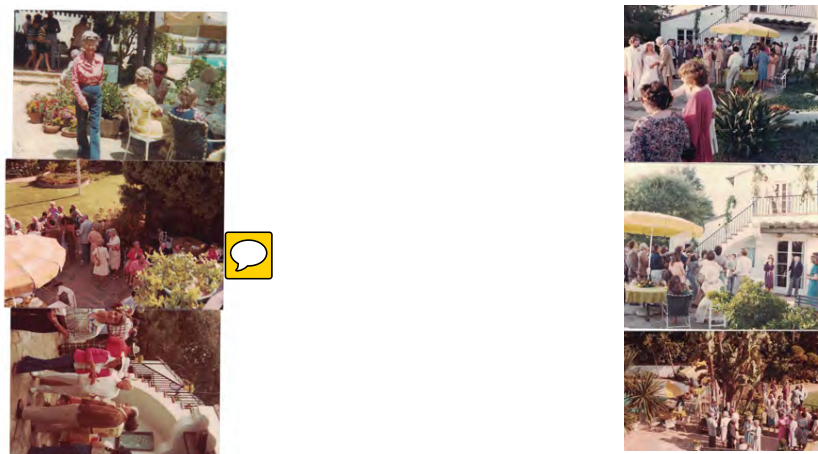
Roby Gidley Anderson was born on June 9, 1907 on a dairy farm and citrus grove in what is now El Monte, CA; she rode horses to school and lived a simple, healthy country life with a family who loved her. She went away to college and became an elementary school teacher. She met and married Ernest Richard Vincent "Andy" Anderson and with her teacher's salary, and during the Great Depression, she managed to put her husband through medical school. He served in the US Navy during WWII and after the War and eventually opened up his own practice in Santa Monica, specializing in the field of ear, nose, and throat. They moved into a house in the Los Angeles neighborhood of Mar Vista but, needing a larger home for their growing family, they purchased the house at 14924 Camarosa Dr. in Pacific Palisades in 1955.



Camarosa & Roby Anderson

Mrs. and Doctor Anderson traveled widely: Europe, Japan, Mexico, to name just a few of the many countries they visited. They were not the usual travelers, because wherever they went, they forged lifelong relationships, specially in Mexico, Japan and Spain. They sponsored a Japanese family to come and stay with them for years, and eventually this family settled in the United States.

Roby Anderson was a patron and supporter of the Art and their Camarosa home was the setting where many events related to the Arts took place.



Above left, Roby on the backyard of her Camarosa home, hosting an event. Right, a wedding being held also at the backyard of her Camarosa home

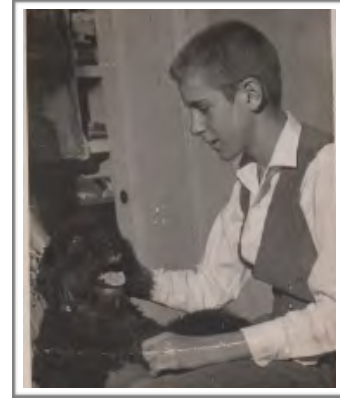
The renowned Spanish portrait painter Juan Antonio Morales was welcomed at their Camarosa home and commissioned to paint two portraits of their children Althea and Erland. They also purchased other landscape paintings by the artist, who spent several months in Pacific Palisades in 1956 and 1960, doing commissions for some of Mr. and Mrs. Anderson's friends and colleagues.



Renowned Spanish portrait painter Juan Antonio Morales (far right) at backyard of Camarosa house, 1960



Above, Evening Outlook newspaper article on Juan Antonio Morales visit to Pacific Palisades, 1956



Above, Althea and Erland Anderson sitting for their portrait by Juan Antonio Morales, 1960

List of Museums with artworks by Juan Antonio Morales

Museum Camón Aznar in Zaragoza, Spain (Calle Espoz y Mina #23, tel. 976 215351).

Title: Portrait of Don José Camón Aznar, 1979.

Title: Seascape with figures, 1979.

Museo Cau de La Costa Brava in Palamos/Gerona, Spain (City Hall, tel. 972 314350

Title: unknown.

Museo de Caracas in Caracas, Venezuela.

Title: unknown.

Museo Nacional Centro de Arte Reina Sofía in Madrid, Spain.

Title: Classic Theme, ink drawing, 1936.

Title: portrait of Manuela López Chicheri de Manzano, 1948.

Title: Manhattan, 1953.

Cairo Modern Museum of Art in Cairo, Egypt.

Title: Town Square, 1950.

Museo de Arte Sacro de la Encarnación. (Foundation Arresse), Casa/Museo Corella/Navarra, Spain. tel. 948 780116.

Title: Portrait of Doña Maria Teresa Saenz de Heredia de Arrese, 1960.

Title: Portrait of Don José Luis Arresse, 1970.

Museo de La Real Academia de Bellas Artes de San Fernando in Madrid, Spain (Calle Alcalá 13).

Title: Portrait of The Duchess of Alba in Green, 1953.

Museo Nacional de Buenos Aires in Buenos Aires, Argentina.

Title: Still life chalk and palm, 1946.

Museo Naval de Madrid in Madrid, Spain (Paseo del Prado).

Title: seated portrait of Don Luis Carrero Blanco, 1975.

Museo Provincial de Bellas Artes de La Diputación Provincial de Alva in Vitoria, Spain.

Title: Saulo's conversion. tel. 945 231777

Camarosa & Roby Anderson

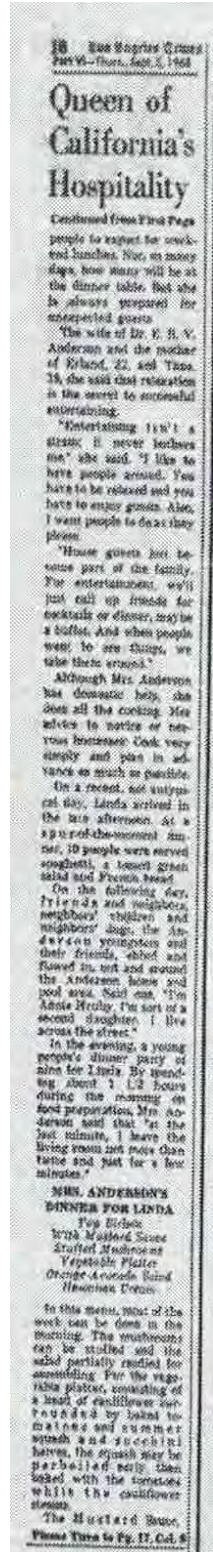


Above, Mrs. Roby Anderson at 100 years old, on the steps of the Dorothy Chandler Pavilion

Roby Anderson's passion was music and she committed herself to the task of helping the efforts of Dorothy Buffum Chandler build The Dorothy Chandler Pavilion at the Los Angeles Music Center; Roby, a tireless fundraiser held many of these events at her home at Camarosa.

After leaving her home in the Palisades in 1991, she continued her involvement in the Camarillo Community to which she moved with her husband. She became a member of: The Garden Club, the Antiques Club, the P.E.O. and joined the Spanish Hills Club and the United Methodist Church. She lived a happy, productive life and died on 10th of November 2011 in Camarillo, CA at the age of 104.

Newspaper articles on Mrs. Roby Anderson's events held at her residence at 14924 Camarosa Dr. in Huntington Palisades.



Auxiliary Slates Annual Patio Party

HUNTINGTON PALISADES—The 11th annual patio party of the Pacific Palisades Auxiliary to the Children's Home Society will be held Wednesday, July 6, at the home of Dr. and Mrs. E. R. V. Anderson on Camarosa Drive at 11 a.m.

The Andersons are frequent visitors to Mexico and the "Seis de Julio" luncheon menu will feature tostados and other south of the border goodies.

The auxiliary's 35-member limit is reached with

the return of Mrs. R. B. Leng after three years' residence in Washington, D.C., and Mrs. George Greene and Mrs. A. F. Ahrens to active ranks.

Plans for the auxiliary's major fund-raising event will be discussed, and Mrs. Anderson, ways and means chairman, and Mrs. S. A. Carl will announce the summer workshop meetings at which boutique items will be made.

Mrs. Edmund Lobherr, president, and Mrs. Gilbert Irvine will assist with the party arrangements.



FINE HELPERS — Steve Patterson, Shelley Dickinson help Mrs. Andrew Patterson read visitors to tea of Pacific Palisades Auxiliary of Children's Home Society. Affair is Wednesday, Oct. 22, at 3 p.m. in the home of Dr. E. R. V. Anderson.

Auxiliary to Interpret Home Society's Work

PACIFIC PALISADES — Locally, the work of the Children's Home Society is the responsibility of the Pacific Palisades Auxiliary of the society. The auxiliary's annual dinner will be held for annual interpretation its home 2 to 3 p.m. Wednesday, Oct. 22, at the home of Dr. and Mrs. E. R. V. Anderson.

Ex-Official of Israel to Give Talk

WEST LOS ANGELES — Col. Yoram Tzoref, former deputy chief of the Israeli Air Force, will speak at the Jewish Medical Club of Los Angeles at City National Bank, 5325 W. Pico Blvd., at 8 p.m. Monday, Oct. 27.

YW to Offer Sex Classes

WEST LOS ANGELES — Mrs. Orlan Lockman, director of the West Los

angeles auxiliary in the Oakland area. The auxiliary's annual dinner will be held for annual interpretation its home 2 to 3 p.m. Wednesday, Oct. 22, at the home of Dr. and Mrs. E. R. V. Anderson.

Apprentices Sought

The society says Mrs. Hahn, in seeking apprentices from couples with the flexibility to accept a child of minority or mixed racial background, or one with a medical problem, or the child has epilepsy.

Mrs. Ralph McCall, Pacific Palisades auxiliary president, and Mrs. Louis Hahn will give Mrs. Anderson in announcing guests at the tea.

Mrs. Richard Long, Los Angeles auxiliary president, and Mrs. Edmund Lohmeyer, at a pending number, will pass.

Others set for tea are committee, under Mrs. Wipac, Mrs. Barker's chairman, Mrs. Mary Sparkes, Robert Natchem, Frank Perry, Gilebert Irvine, Will Blum, Janet Fulton and Jack Walker.

Program Due on Protection

PACIFIC PALISADES
—Pacific Palisades Republican Woman's Club will hold a program on protection of one's home and self today at 10 a.m.

Mrs. Roby Anderson will open her home for the discussion by a police representative, and a sandwich luncheon will be served afterward.

Mrs. Anna Lee Priolo, president, will conduct the first fall meeting.

Women

Auxiliary Bazaar to Benefit Home

By Ann O'Leary

After a long and successful year of service to the community, the Auxiliary of the Los Angeles Home for the Aged will hold its annual bazaar on Sunday, Oct. 13, at the home, 1000 S. Western Ave., Los Angeles 12.

The bazaar will be held from 10 a.m. to 5 p.m. and will feature a wide variety of goods, including clothing, furniture, and household items. The proceeds from the bazaar will be used to help defray the operating expenses of the home.

The Auxiliary is a voluntary organization of women who are interested in helping the home. They have been successful in raising funds for the home in the past and hope to continue this tradition.

The home is a large, modern building with a beautiful garden. It provides a comfortable and safe environment for the elderly. The home is open to all and is a place where everyone can feel at home.

Illustrated Talk Slated for Gardens

Country Fair Slated by Brentwood School

Church to Hold Parent-Child Lecture Series

Decorative Custom Sofa

House Beautiful

Westdale's Annual Community Fair

Transfer Your Savings Account

Westdale Savings

4.85%

LAST FOUR FAIR DAYS

Page 1 of 2

Camarosa & Roby Anderson

Below, Roby Anderson obituary from The Los Angeles Times, Nov. 15, 20

Roby Gidley Anderson



Anderson, Roby Gidley

June 9, 1907 - November 10, 2011

A resident of Leisure Village, Camarillo for the last twenty years, Roby Gidley Anderson, surrounded by family and friends, died peacefully in the afternoon of Thursday, November 10th in her lovely home. She had also been under the professional care of Buena Vista Hospice and Gold Coast Care Givers. To the end, Roby remained alert and youthful in spirit, belying the 104 years and five months she experienced on earth. And what a chronicle of experiences! Enough to fill four or five lifetimes! Including many travels throughout the world!

When she moved with her husband to Camarillo in 1991 she became active in the Garden Club, the Antiques Club, the P.E.O., the Spanish Hills Country Club, and eventually the United Methodist Church. She was loved and admired by everyone she came in contact with. Even passing strangers, on a daily basis, would remark about her agility, alertness, and fine taste in clothes. Giving away her age in public risked the danger of incredulous looks and people motioning others in any shop or store to come over to witness a "walking wonder." In that way, she was an inspiration to society at large as well as to the friends who knew her well.

Born on June 9, 1907 (when Theodore Roosevelt was the U.S. President) and raised on a dairy farm in El Monte, California, Roby's life span covers too many epochs to enumerate here. Suffice it to say, she had a college education and became an elementary school teacher in the late 1920's and helped put her husband, Ernest Richard Vincent (Andy) Anderson, through medical school on her salary during the Great Depression. He was called by the U.S. Navy Officers' Medical Corps to serve during World War II, and they returned to Southern California in the mid-1940's. The arrival of a son, Erland Gregory, and a daughter, Roby Althea, (both of whom survive her) began a new period of family life. During the 1950s, '60s and '70s Roby had a license to do interior decorating and was active in the Children's Home Society. As a member of the Junior Philharmonic Society, she participated in the major fund-raising drive to build the Dorothy Chandler Pavilion in downtown Los Angeles, now the home of the L.A. Opera. Even through the 1980s, Roby presided as Hostess par excellence at what became known as "Club Anderson" on Camarosa Drive in Pacific Palisades. After the birth of their grandson, Bengt (Ben) Richard Vincent Anderson in 1986 (who also survives her), Roby and Andy spent much of their time in Ashland, Oregon, where they also made many friends and enjoyed many, many productions of plays at the Oregon Shakespeare Festival.

A service in her memory will occur at the United Methodist Church, 291 Anacapa Drive, Camarillo on Saturday, December 3rd at 10 a.m. A lover of music, poetry, and the arts to be shared by all, Roby would encourage her friends, when able, to make donations in her memory to causes that promote excellence in these endeavors. Specifically, she loved classical music for the piano and wanted to do something more for the Benno Rubinyi Endowed Scholarship Competition, U.C.L.A. Foundation Board of Arts Center, P.O. Box 951427, Los Angeles, CA 90095. Arrangements are under the direction of Conejo Mountain Funeral Home, Crematory & Memorial Park, 2052 Howard Rd., Camarillo, CA 93012, (805) 482-1959. Please visit our website at www.conejomountain.com.

Published in the Los Angeles Times from Nov. 15 to Nov. 20, 2011

Camarosa & Roby Anderson

Poolside Art Exhibition to Be Held as Benefit
 Los Angeles Times (1971-1961), Sep 24, 1961. Pacific Palisades Historical Newspaper, Los Angeles Times
 pg. 7A54



STEINLAUF PAINTINGS— Mrs. E. R. V. Anderson of Huntington Palisades points out painting by Saul Steinlauf to Mr. and Mrs. Kenneth Brose. Art will be shown in poolside show Saturday in Anderson home, 14924 Camarosa Dr. Sponsor is Pacific Palisades Auxiliary of Children's Home Society.

Poolside Art Exhibition to Be Held as Benefit

PACIFIC PALISADES — A poolside art show of paintings by Saul Steinlauf will be held by the Pacific Palisades Auxiliary of the Children's Home Society from 11 a.m. to 5 p.m. Saturday in the garden of the Dr. and Mrs. E. R. V. Anderson home, 14924 Camarosa Dr., Huntington Palisades.

Landscapes, abstractions and primitives by Steinlauf will be on display at the benefit show. Attendance of Steinlauf, who has a sancti-

ary near the Aztec pyramids in Mexico, is anticipated.

Mrs. Anderson and Robert Sommerlund, auxiliary president, will welcome guests.

Mrs. Gilbert Irvine, ways and means chairman, is in charge of arrangements. Committee members include Mrs. Louis Hruby, J. Roy Theriot, Richard R. Long, Edmund Johnson, Frank Furry, Walter Del Mar, J. V. Wilkey and Robert Paul.

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Poolside art exhibit held as benefit Pacific Palisades Auxiliary of the Children's Home Society. Held at Mrs. Roby Anderson's home at 14924 Camarosa Dr. in Pacific Palisades. Los Angeles Times, Sept. 1961

Camarosa & Roby Anderson



Roby Anderson opens her house for guests and fundraisers. Los Angeles Times Sept. 1968
page 127



Pacific Palisades Auxiliary to the Children's Home Society's major fundraiser event of the year held at Mrs. Roby Anderson's home at 14924 Camarosa Dr. in Huntington Palisades. Los Angeles Times Oct. 11, 1962 page J7

Camarosa & Roby Anderson



Once-a-summer pool party for the Pacific Palisades Auxiliary of the Children's Home Society held at Mrs. Roby Anderson's home 14924 Camarosa Dr. in Huntington Palisades. Evening Outlook, August 16, 1968

Camarosa & Roby Anderson



Once-a-summer pool party for the Pacific Palisades Auxiliary of the Children's Home Society held at Mrs. Roby Anderson's home 14924 Camarosa Dr. in Huntington Palisades. Evening Outlook, August 16, 1968

date

description of work

Alteration record of Camarosa residence

3/18/1929	original residence building permit.
3/21/1929	enlarge garage, rearrange playroom and dressing room.
4/5/1929	warm-air furnace and electrical controls.
10/26/1992	kitchen remodel, reading room, other interior remodel and new patio trellis.
3/28/1994	repairs to existing chimney.
3/28/1994	replace CMU (concrete masonry unit) wall.
7/22/1996	new sump pump.
7/22/1996	grading: fill-in existing pool, excavate in another location for new pool.
12/30/1996	new pool cabaña.
5/12/1997	Koi pond.
11/01/2006	Add sill-plate anchor bolts to extg. foundation and plywood to cripple wall.

All Applications Must be Filled out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Bldg. Form 1

BUILDING DIVISION

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. 248
(2ND FLOOR)

CITY CLERK
PLEASE
VERIFY

TAKE TO
ROOM No. 5
(MAIN ST.
FLOOR)

ENGINEER
PLEASE
VERIFY

Lot No. 18-19 Block 5-TRACT 9377
(Description of Property)

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

No. 14924 Camarosa Drive Street _____
(Location of Job)

Between Alma Real Dr & Toyopa Dr

O. K. City Clerk

O. K. City Engineer

By _____ Deputy

By _____ Deputy

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Residence & garage No. of Rooms 15 No. of Families one
- Owner's name Agnes D. Parry Phone _____
- Owner's address 3723 Wilshire Blvd Studio 7
- Architect's name George & Wyant Phone WA-1372
- Contractor's name same Phone _____
- Contractor's address 3723 Wilshire Blvd
- VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing Equipment and Appliances in Completed Building.} \$ 35,000.00
- Is there any existing building or permit for a building on lot? No How Used? _____
- Size of proposed building 74 x 92 Height to highest point 28 feet
- Number of Stories in height 2 Character of ground Sandy loam
- Material of foundation conc Size of footings 18" Size of wall 8" Depth below ground 18"
- Material of chimneys Brick Number of Inlets to flue 1 Interior size of flues 12 x 17
- Material of exterior walls wood frame & stucco
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders — x —
EXTERIOR studs 2 x 6 INTERIOR BEARING studs 2 x 6 Interior Non-Bearing studs 2 x 4
Ceiling joists 2 x 6 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 8
Second floor joists 2 x 12 Specify material of roof tile & concrete
- Will all provisions of State Housing Act be Complied with? yes
- What Zone is Property in? A

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. 7140	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>Church</u> Plan Examiner	Application checked and found O. K. <u>11679 11/11/29</u> <u>ZANSEB</u> Clerk	Stamp here when permit is issued MAR 18 1929
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CH 1404

6425

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

17. Will all Lathing and Plastering Comply with Ordinance? Yes

All Applications Must be Filled Out by Applicant

Bldg. Form 3

PLANS AND SPECIFICATIONS
and other data must also be filed

BUILDING DIVISION

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 alter 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, 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. 5
(MAIN ST.
FLOOR)
ENGINEER
PLEASE
VERIFY

Lot 18-19 Block 5

Tract 9377

Lot _____ Block _____

Tract _____

Book _____ Page _____ F. B. Page _____

From No. _____

To No. 14924 Camarosa Way

Book _____ Page _____ F. B. Page _____

Street _____

Street _____

O. K. City Clerk

By Deputy

(USE INK OR INDELIBLE PENCIL)

- What purpose is the present Building now used for? Residence + Garage (R)
- What purpose will Building be used for hereafter? Same
- Owner's name Alyna D. Barry Phone _____
- Owner's address 3723 Wilshire Lg.
- Architect's name Gable + Wray Phone WA-1372
- Contractor's name Same Phone WA-1372
- Contractor's address 3723 Wilshire Lg.
- VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equip-
ment and Appliances in Completed Building.} \$1000.00
- Class of present Building D No. of rooms at present 12
- Number of stories in height 2 Size present Building 75' x 105'
- State how many buildings are on this lot one
- State purpose buildings on lot are used for Res + Private Garage
(Apartment House, Hotel, Residence, or any other purpose.)
- What Zone is Property in? A

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

- Enlarge garage by adding beams
- Rearrange Play Room + Dressing Rooms

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. 7504	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>Checked</u> Plan Examiner.	Application checked and found O.K. <u>3/26/29 D. H. Hule</u> Clerk	Stamp here when permit is issued. RECEIVED MAR 22 1929 BUILDING DIVISION
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Plans
Permit # 7504/29
Cash 1428

14. Size of new addition 10 x 20 No. of Stories in height 1
15. Material of foundation Concrete size footings 16 size wall 8 Depth below ground 12
16. Size of Redwood Mudsills 2 x 6 Size of interior bearing studs x
17. Size of exterior studs 2 x 4 Size of interior non-bearing studs x
18. Size of first floor joists slab Second floor joists x
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 Ordinance and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here)

Geo B. Fable
(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

All Applications Must be Filled Out by Applicant

Stdg. Form 3

PLANS AND SPECIFICATIONS
and other data must also be filed

BUILDING DIVISION

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 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. 5
(MAIN ST.
FLOOR)
ENGINEER
PLEASE
VERIFY

Lot _____ Block _____

Tract _____

Book _____ Page _____ F. B. Page _____

From No. _____

To No. 14924 Camarosa Drive, Huntington Palisades

Lot _____ Block _____

Tract _____

Book _____ Page _____ F. B. Page _____

Street _____

Street _____

(USE INK OR INDELIBLE PENCIL)

- What purpose is the present Building now used for? 1 Family Residence
- What purpose will Building be used for hereafter? 1 Family Residence
- Owner's name Mrs. Agnes S. Parry (Gable & Wyant) Phone _____
- Owner's address 14924 Camarosa Drive
- Architect's name Notify Payne Furnace Co. when ready Phone OX 6128
- Contractor's name Payne Furnace & Supply Co. Inc. Phone _____
- Contractor's address 338 N. Foothill Road, Beverly Hills
- VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equip-
ment and Appliances in Completed Building.} \$ WARM AIR FURNACE
- Class of present Building D Frame No. of rooms at present _____
- Number of stories in height 2 Size present Building _____
- State how many buildings are on this lot _____
- State purpose buildings on lot are used for _____
(Apartment House, Hotel, Residence, or any other purpose.)
- What Zone is Property in? _____

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

A complete warm air furnace installation together with
one No. 4 Payne Unit, four No. 2 Payne Units and two No. 1
Payne Units, electrically controlled.

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.

PAYNE FURNACE & SUPPLY CO. INC.

SEE OVER

(Sign here)

(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. 9302	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <i>[Signature]</i> Plan Examiner	Application checked and found O. K. <i>[Signature]</i> Clerk	Stamp here when permit is APR 5 1929
---------------------------	--	--	--

PLANS

[Signature]

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

(Owner or Authorized Agent)

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

3180 44

7-17-0

FOR INSPECTION 3 4 0 0 2 0 0 4 4 2

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

123 B/29

1. LEGAL DESCR.	LOT 18, 19	BLOCK 5	TRACT 9377	CITY CLERK REF. NO.	DIST. MAP 7208
2. PRESENT USE OF BUILDING (01) SFD F.H. Cor.	NEW USE OF BUILDING 01 SFD Same			ZONE RE11-1	
3. JOB ADDRESS 14924 CAMAROSA DR	SUITE/UNIT NO.			FIRE DIST. FBZ	COUN. DIST. 11
4. BETWEEN CROSS STREETS TOYODA	AND ALMA REAL			LOT TYPE	
5. OWNER'S NAME () TENANT () BUILDING	ALMA REAL			LOT SIZE 190 X 140	
6. OWNER'S ADDRESS FRANCIS AND JOSEPH SHALANT	CITY PP			LOT TIE REQ ALLEY	
7. ENGINEER VINCENT AND KELLY ASSOC.	BUS. LIC. NO. 00207-03	ACTIVE STATE LIC. NO. 12494	PHONE 213-393-3431	BLDG. LINE	
8. ARCHITECT OR DESIGNER MARTIN B. GELBER AND ASSOC.	BUS. LIC. NO. 006207-04	ACTIVE STATE LIC. NO. C 5255	PHONE 213-393-0611	DOCUMENTS/ EASEMENTS	
9. ARCHITECT OR ENGINEER'S ADDRESS 1424 4TH ST STE 502	CITY SANTA MONICA	ZIP 90401	CONTRACTOR A.C.H. Construction		
10. CONTRACTOR A.C.H. Construction	BUS. LIC. NO. B-300289	ACTIVE STATE LIC. NO. (818)886-4265	PHONE	CZCA 50	
11. SIZE OF EXISTING BLDG. WIDTH 44 LENGTH 108	STORIES 2	HEIGHT 25	NO. OF EXISTING BUILDINGS ON LOT AND USE 1-SFD		
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS wd	ROOF wd	FLOOR wd	Lot Tie AFF. # 92-1612765	
13. JOB ADDRESS 14924 CAMAROSA DR	SUITE/UNIT NO.			DIST. OFF. WLA	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 220,000			P.C. REQ'D NO B	
15. NEW WORK (Describe) Add a kitchen 1st Floor, Reading room 2nd and a patio trellis. Remodel & refurbish rest of house	HEIGHT 2			GRADING YES	
NEW USE OF BUILDING (01) SFD	SIZE OF ADDITION 15'3" X 16'4" X 20'	STORIES 2	BUILDING 24'0" ZONING 26'6"		
TYPE I-N	GROUP R3	MAX. OCC. 1-Fam.	PLANS CHECKED SLAVOSH POWERSABAHIAN		
DWELL UNITS NC	BUILDING AREA +755	ZONING AREA +755	APPLICATION APPROVED H. Jumper		
GUEST ROOMS -	PARKING REQ'D N/C	PARKING PROVIDED S N/C HC.	INSPECTION ACTIVITY		
P.C. 818.13	G.P.I. + NP 90.00	CONT. INSP.	B & S 08-B-3 (R.7/90)		
S.P.C.	P.M.		CASHIER'S USE ONLY		
B.P.	E.I.	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	10/26/92 10:47:00AM WLO1 T-3359 C 07		
I.F.	F.H.		BLDG PLAN CHECK 818.13		
S.D.	O.S.S.		GRADING FEE IN 98.00		
ISS. OFF.	S.O.S.S.	SPRINKLERS REQ'D SPEC.	SYS DEV FEE 34.49		
P.P.		ENERGY YES	ONE STOP SURCH 18.16		
		DAS	TOTAL 980.78		
			CHECK 980.78		
Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.			10/26/92 04:15:00PM WLO1 T-4085 C 07		
* Applicant Refuses To Pay			BLDG PERMITS R 1,030.70		
NEW AFFIDAVITS			INVOICE # 0089454 88		
PLAN CHECK EXTENDED TO			EI RESIDENTIAL 22.00		
ADMINISTRATIVE APPROVAL DATED			SYS DEV FEE 63.16		
BY			ONE STOP SURCH 21.05		
D.A.D. PLANS CHECKED			SCHOOL DEV RES 1,245.75		
HOUSING MITIGATION FEE ORDINANCE			TOTAL 2,382.66		
<input type="checkbox"/> REQUIRED <input type="checkbox"/> EXEMPT			CHECK 2,382.66		
ASBESTOS NOTIFICATION			92WL 04313		
Check Box: <input checked="" type="checkbox"/> Notification letter sent to AQMD or EPA. <input type="checkbox"/> I declare that notification of asbestos removal is not applicable to addressed project.					
Signature: Frances Shalant Date: 10/23/92					

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 10-26-92 Lic. Class B Lic. Number 300289 Contractor (Signature)

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

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

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. 1080149 Insurance Company State Fund

☒ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 10-26-92 Applicant's Signature (Signature)

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant's Signature _____

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

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed (Owner or agent having property owner's consent) Contractor 10-26-92 Date

Bureau of
Engineering

3 3 4 0 0 2 3 4 3

ADDRESS APPROVED

DRIVEWAY

HIGHWAY

REQUIRED

DEDICATION

COMPLETED

FLOOD CLEARANCE

Public Works/
Improvement

Required

YES ☐ NO ☐

PERMIT

SEWERS

RES. NO.

CERT. NO.

SFC NOT APPLICABLE

SEWERS AVAILABLE

NOT AVAILABLE

SFC PAID

SFC DUE

Grading

PRIVATE SEWAGE SYSTEM APPROVED

Comm. Safety

APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐

CEQA

Fire

APPROVED (TITLE 19) (L.A.M.C.-S700)

APPROVED - HYDRANT UNIT, ROOM 920 CHE

CRA

APPROVED PER REDEV. PROJECT

Transportation

APPROVED FOR DRIVEWAY LOCATION

APPROVED FOR ORD. #

Planning

WORK SHEET #

APPROVED UNDER CASE #

LANDSCAPE / XERISCAPE

SIGHT PLAN REVIEW

Housing

HOUSING AUTHORITY AFFIDAVIT NO.

Construction Tax

RECEIPT NO.

DWELLING UNITS

Cultural Affairs

Rent Stabilization Division

— CEQA was cleared by city planning under CEX 92-0157, dated 5-21-92.

LEGAL DESCRIPTION

5-21-92.

— School district Fee = $755 \times 1.65 = 1245.75$

FIRE HYDRANT FEE NOTICE: THE CITY OF LOS ANGELES

MAY AMEND THE FIRE HYDRANT FEE ORDINANCE

(L.A.M.C. SECTION 91.0304 (b) 8). THE OWNER OF THE

PROJECT DESIGNATED IN THIS PERMIT SHALL BE

OBLIGATED TO PAY TO THE DEPARTMENT A FIRE

HYDRANT FEE IN THE AMOUNT TO BE CALCULATED

IN ACCORDANCE WITH THE AMENDMENT TO THE FIRE

HYDRANT FEE ORDINANCE. THIS FEE WILL BE USED

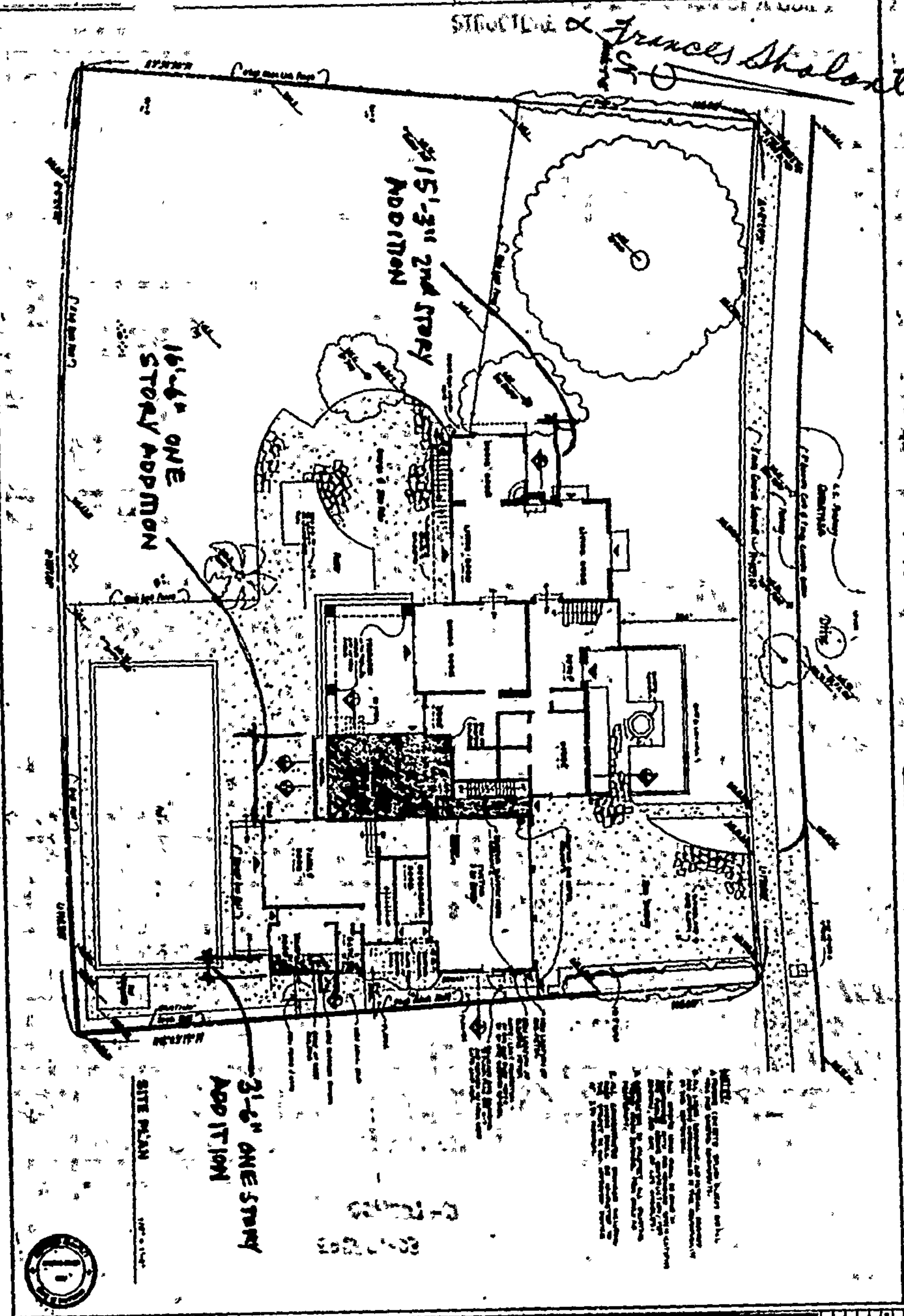
TO PROVIDE FOR THE MAINTENANCE OF FIRE

HYDRANTS AND RELATED FACILITIES AND

FOR THE REPLACEMENT OF HYDRANTS

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

STRUCTURE & Frances Shalant



SITE PLAN

SHALANT, REMODEL

14924 CAMAROSA DRIVE

PACIFIC PALMS, CA 90672

main b. gregor

a & associates

↑ ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

3 3 4 0 0 2 0 0 4 4 4

Project: 14924

Camarosa Dr.

CITY OF LOS ANGELES



Department of Building and Safety

CEX 92-0157

EXEMPTION - COASTAL ZONE

DATE 5-21-92

This exempt exemption from the Department of City Planning for other zoning and/or improvements in the California Coastal Zone must be submitted with necessary plans to the City of Los Angeles Department of Building and Safety as a second document to obtain a building permit.

PROJECT ADDRESS: 14924 Camarosa Drive
 LEGAL DESCRIPTION: Lots 1919 Sub 5 Tract No. 2377
 DISTRICT MAP NO. (C) 7292 CEMETERY Pacific Palisades
 ZONE: DP-11-1 COASTAL FRONT AREA, ZONE (C) SINGLE DU
 PROPOSED DEVELOPMENT: Addition to both 1st and 2nd stories
 of existing single-family dwelling - existing 579 sq ft,
 proposed addition: 755 sq ft.

APPLICANT: Joseph L. & Phyllis T. Shadoff PHONE NO. 459-1162

APPLICANT'S ADDRESS: 14968 Camarosa Dr.

CITY, STATE, ZIP Pacific Palisades

I CERTIFY THAT ALL PRIOR COASTAL PERMITS AND/OR EXEMPTIONS ARE ATTACHED

APPLICANT'S SIGNATURE: [Signature]

In accordance with the provisions of Section 29000 of the California Coastal Act (as amended January 1989), a determination has been made that the above-described project does not: (1) involve a risk of adverse environmental effect, (2) adversely affect public safety, or (3) involve a change in the character or use of any of the coastal resources in Title 14, of the California Administrative Code, and qualifies for an exemption under the category Coastal Exemption, and a General Development Permit is not required.

CP-1000 EXEMPTION

NO OTHER DEPARTMENT EXEMPTIONS - COASTAL ZONE EXEMPTION

(1) IMPROVEMENTS TO EXISTING SINGLE-FAMILY DWELLINGS. This exemption is for improvements to existing single-family dwellings, including but not limited to: garages, swimming pools, decks, terraces, etc. It does not include the addition of or alteration of a second story or self-contained residential units. If located in the 1974 coastal protection zone of the California Coastal Act, the proposed project does not result in an addition of more than 10 percent to the original floor area or does not add an additional story or 10% (whichever is greater), within 1974.

(2) IMPROVEMENTS TO ANY EXISTING STRUCTURE OTHER THAN A SINGLE-FAMILY DWELLING. This exemption is for improvements to any existing structure, other than a single-family dwelling, including but not limited to: garages, swimming pools, decks, terraces, etc. It does not include the addition of or alteration of a second story or self-contained residential units. If located in the 1974 coastal protection zone of the California Coastal Act, the proposed project does not result in an addition of more than 10 percent to the original floor area or does not add an additional story or 10% (whichever is greater), within 1974.

(3) REPAIR OR MAINTENANCE. These exemptions do not result in an addition of, or alteration of, the character or use of any coastal resource.

(4) EXEMPTIONS. Exemptions provided by the Department of Building and Safety. Refer to the Department of Building and Safety regarding exemptions.

This exemption is in no way intended to exempt any development from the requirements of the California Coastal Act and the regulations of the City of Los Angeles. If it is found that the project described in this exemption is in conflict with the coastal zone, it is considered to be in conflict with the California Coastal Act and the regulations of the City of Los Angeles, and the exemption is null and void.

Thomas P. Shadoff
 Chief Licensing Administrator

By: [Signature]
 Rick Torrey City Planning Director

Application Fee \$64 S.S. Fee \$1 Fee Fee \$45 Stamp Fee \$12
 Issued: (X) City Hall () West Los Angeles () San Pedro

San California Coastal Commission
 200 West Broadway, Suite 200
 P.O. Box 1000
 Long Beach, CA 90801-0000
 (310) 590-0071

Copy to the State 4000, Los Angeles City Hall

CP-1000 EXEMPTION

60 LA CUMBRE

ALMA REAL

09 CAMAROSA

09 ALVA

Mr. Lee Canter
Mrs. Marlene Canter
14939 La Cumbre Drive
Pacific Palisades, Calif. 90272

Mr. James F. McIntosh
Mrs. Jennifer McIntosh
14919 La Cumbre Drive
Pacific Palisades, Calif. 90272

Mr. Justus H. Henkes
14915 Camarosa Drive
Pacific Palisades, Calif. 90272

Mr. Kurt Meier
Mrs. Greta Hunt
14904 Camarosa Drive
Pacific Palisades, Calif. 90272

Mr. Louis H. Hrubby
Mrs. Elizabeth C. Hrubby
14943 Camrosa Drive
Pacific Palisades, Calif. 90272

Mr. Donald L. Edlund
Mrs. Lauretta Edlund
14929 La Cumbre Drive
Pacific Palisades, Calif. 90272

Mr. George A. Froley
Mrs. Sandra K. Froley
10900 Wilshire Blvd. Suite 1050
Los Angeles, Calif. 90024

Mr. Richard J. Bletcher
Mrs. Patricia A. Bletcher
14916 Camarosa Drive
Pacific Palisades, Calif. 90272

3 APPLICATION FOR INSPECTION		CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY		TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY	
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.		085733794			
1. LEGAL DESCR.	LOT 18 & 19	BLOCK 5	TRACT #9377	CITY CLERK REF NO. 129 3-7	DIST. MAP 123B129 CENSUS TRACT 2627.02
2. PRESENT USE OF BUILDING (01) SFD		NEW USE OF BUILDING () SAME		ZONE RE11-1	
3. JOB ADDRESS 14924 CAMAROSA DR		SUITE/UNIT NO		FIRE DIST. FBZ COUN. DIST. 11	
4. BETWEEN CROSS STREETS TOPOYA		AND ALMA		LOT TYPE INT	
5. OWNER'S NAME () TENANT () BUILDING JOSEPH & FRANCES SHALANT		PHONE 459-1863		LOT SIZE IRR	
6. OWNER'S ADDRESS 14924 CAMAROSA DR PP		CITY ZIP 90272			
7. ENGINEER VINCENT K. KELLEY		BUS. LIC. NO. 582607-03 ACTIVE STATE LIC. NO. 12494		PHONE 828-3431	
8. ARCHITECT OR DESIGNER		BUS. LIC. NO. ACTIVE STATE LIC. NO.		PHONE BLDG. LINE	
9. ARCHITECT OR ENGINEER'S ADDRESS 3435 OCEAN PARK BL		CITY SM ZIP 90405		DOCUMENTS/EASEMENTS	
10. CONTRACTOR I & J CONST. INCL		BUS. LIC. NO. 840883-11 ACTIVE STATE LIC. NO. 547748		PHONE 395-7533	
11. SIZE OF EXISTING BLDG. WIDTH LENGTH		STORIES 2 HEIGHT 1		NO. OF EXISTING BUILDINGS ON LOT AND USE 1	
12. FRAMING MATERIAL OF EXISTING BLDG. STUCCO		ROOF TILE		FLOOR WD	
13. JOB ADDRESS 14924 CAMAROSA DR		SUITE/UNIT NO			
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING		FEES WAIVED PER EA1-94 \$ 30,000.00		DIST OFF. KWK WLA P.C. REQ'D	
15. NEW WORK (Describe) REPAIR, R & R 2 STORY CHIMNEY, R & R				GRADING YES SEISMIC	
PROPERTY PERIMETER BLOCK WALLS Per L.A. STD Detail				HWY. DED. FLOOD EQ	
NEW USE OF BUILDING (01) SFD		SIZE OF ADDITION		STORIES HEIGHT	
TYPE		GROUP OCC.		MAX OCC	
DWELL UNITS		BUILDING AREA		ZONING AREA	
GUEST ROOMS		PARKING REQ'D		PARKING PROVIDED S C HC	
PC. 215.47		G.P.I. + NP		CONT INSP More Than one suspect is req'd.	
S.P.C.		P.M.		SYS 28-31 SSYS 6-42	
B.P. 106.00		E.I. 1.00		CASHIER'S USE ONLY	
I.F.		F.H. 50			
SD		O.S.S. 2.14			
ISS. OFF WLA		S.O.S.S.		SPRINKLERS REQ'D SPEC.	
PC. NO. CC		C/O		ENERGY DAS	
NEW AFFIDAVITS		PLAN CHECK EXTENDED TO PER		ADMINISTRATIVE APPROVAL DATED BY	
DAD PLANS CHECKED		HOUSING MITIGATION FEE ORDINANCE		ASBESTOS NOTIFICATION	
Check Box		Notification letter sent to AQMD or EPA		declare that notification of asbestos removal is not applicable to addressed project	
Signature		Date			
DECLARATIONS AND CERTIFICATIONS					
LICENSED CONTRACTORS DECLARATION					
16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.					
Date 3-28-94 Lic. Class B Lic. Number 547748 Contractor Signature					
OWNER-BUILDER DECLARATION					
17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):					
I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).					
I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).					
I am exempt under Sec. B. & P. C. for this reason.					
Date Owner's Signature					
WORKERS' COMPENSATION DECLARATION					
18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).					
Policy No. 1054308-93 Insurance Company STATE FUND					
Certified copy is hereby furnished.					
Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.					
Date 3-28-94 Applicant's Signature					
Applicant's Mailing Address 410, BROADWAY, #B, SANTA MONICA, CA. 90401					
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE					
19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.					
Date Applicant's Signature					
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.					
CONSTRUCTION LENDING AGENCY					
20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).					
Lender's Name Lender's Address					
21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.					
I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)					
Signed Contractor 3-28-94					
(Owner or agent having property owner's consent) Position Date					

441003052

Bureau of Engineering

Address Approved

Driveway

Highway

Dedication

Flood Clearance

Required

Public Works Improvement

SEWERS

RES. NO.

CERT. NO.

Grading

Comm. Safety

CEQA

Fire

CRA

Transportation

Planning

Housing

Construction Tax

Cultural Affairs

Rent Stabilization Division

JW 3-28-94

PERMIT

#

SEWERS AVAILABLE

NOT AVAILABLE

SFC PAID

SFC DUE

PRIVATE SEWAGE SYSTEM APPROVED

APPROVED FOR ISSUE

NO FILE

FILE CLOSED

APPROVED (TITLE 19) (LA M.C.-S700)

APPROVED - HYDRANT UNIT, ROOM 920 CHE

APPROVED PER REDEV. PROJECT

APPROVED FOR DRIVEWAY LOCATION

APPROVED FOR ORD. #

WORK SHEET #

APPROVED UNDER CASE #

LANDSCAPE / XERISCAPE

SIGHT PLAN REVIEW

HOUSING AUTHORITY AFFIDAVIT NO.

RECEIPT NO.

DWELLING UNITS

LEGAL DESCRIPTION

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

441003052

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

W

1 APPLICATION FOR INSPECTION		CITY OF LOS ANGELES		DEPT. OF BUILDING AND SAFETY		E81-94		OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY	
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.									
1. LEGAL DESCR.	LOT	BLOCK	TRACT	COUNTY REF. NO.	DIST. MAP				
	18 AND 19	5	9377	129/3-7	123B129				
2. PURPOSE OF BUILDING	(23) BLOCKWALL				ZONE RE11-1				
3. JOB ADDRESS	14924 CAMAROSA DR				FIRE DIST.		COUN. DIST.		
					FBZ		11		
4. BETWEEN CROSS STREETS	TOYOPA		AND ALMA		LOT TYPE INT				
5. OWNER'S NAME	JOSEPH AND FRANCES SHALANT			PHONE	459-1863		LOT SIZE IRR		
6. OWNER'S ADDRESS	14924 CAMAROSA DR PP, CA			CITY	90272				
7. ENGINEER	BUS. LIC. NO.		ACTIVE STATE LIC. NO.		PHONE				
	VINCENT K. KELLEY		582607-03		12494	828-3431			
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.		ACTIVE STATE LIC. NO.		PHONE				
9. ARCHITECT OR ENGINEER'S ADDRESS	3435 OCEAN PARK BL			CITY	STA MONICA, CA		ZIP	90405	
						AFFIDAVITS AF92-1612765			
10. CONTRACTOR	BUS. LIC. NO.		ACTIVE STATE LIC. NO.		PHONE				
	J & J CONSTRUCTION INC		840833-11		547748	395-7533			
11. SIZE OF NEW BLDG.	WIDTH	LENGTH	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE				
		335'	2		1				
12. MATERIAL OF CONSTRUCTION	EXT. WALLS		ROOF		FLOOR				
	STUCCO		TILE		WD				
13. JOB ADDRESS	14924 CAMAROSA DR				STREET GUIDE				
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	Fees waived				20,000.00		30,000.00		
New Blockwall To replace damaged Blockwall					DIST. OFF.		P.C. REQ'D		
					WL				
					GRADING		SEISMIC		
					YES				
					HWY. DED.		FLOOD		
							EQ		
PURPOSE OF BUILDING (23) Block wall					STORIES		HEIGHT		FILE WITH
TYPE		GROUP OCC.		FLOOR AREA		PLANS CHECKED		ZONED BY	
						SIAYOSH BURSABAHIAN		DESHEK 3.94	
DWELL UNITS		MAX OCC.		TOTAL		APPLICATION APPROVED		TYPYST	
						Spon 42420		mf	
GUEST ROOMS		PARKING REQ'D.		PARKING PROVIDED		INSPECTION ACTIVITY		INSPECTOR	
				STD. COMP.		CS GEN. MAJ.S. EQ.		Spon	
PC		G.P.I.		CONT. INSP		SYS		B & SB-1 (R.9/88)	
SPC		P.M.				20-76		SSYS	
BP		EI		Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.				3-28-94	
IF		OSS						3-29-94	
SD		SOSS							
ISSUING OFFICE		C/O		SPRINKLERS					
P.C. NO		F.H		ENERGY		DAS			
CC									
Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.									
SHIER'S USE ONLY									
FEE NO FEE NO FEE NO FEE									
03/29/94 02:03:25PM WL01 T-1675 C 11									
BLDG PLAN CHC 158.10									
BLDG PERMITS R 186.00									
INVOICE # 0042420 BB									
EI RESIDENTIAL 2.00									
ONE STOP 6.92									
SYS DEV 20.77									
NO-FEE 0.00									
94WL 13884									

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

15. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 3/28/94 Lic. Class B Lic. No. 547748 Contractor's Signature [Signature]
Contractor's Mailing Address 410, Broadway #B, Santa Monica, CA 90401

OWNER-BUILDER DECLARATION

16. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

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

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

17. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. 1054308-93 Insurance Company STATE FUNA

☒ Certified copy is hereby furnished.

☒ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety

Date 3/28/94 Applicant's Signature [Signature]

Applicant's Mailing Address 410, Broadway #B, Santa Monica 90401

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

18. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant's Signature _____

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

CONSTRUCTION LENDING AGENCY

19. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

20. I certify that I have read this application and state that the above information is correct I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

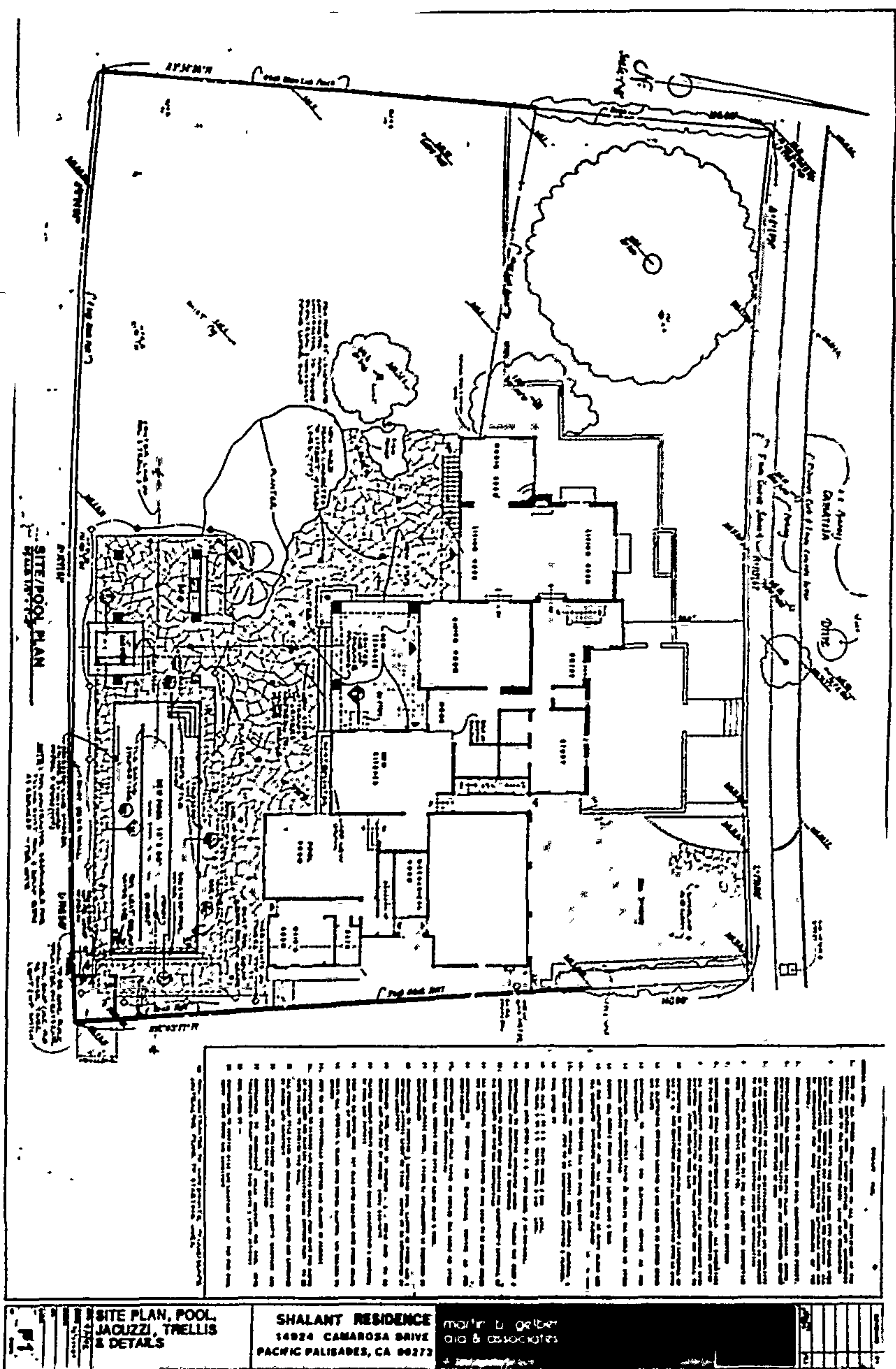
Signed [Signature] Contractor 3/28/94
(Owner or agent having property owner's consent) Position Date

44100300154

Bureau of Engineering	ADDRESS APPROVED		
	DRIVEWAY		
	HIGHWAY DEDICATION	REQUIRED COMPLETED	
	FLOOD CLEARANCE		
SEWERS RES. NO. CERT. NO.		SEWERS AVAILABLE	
		NOT AVAILABLE	
		SFC PAID	
		SFC DUE	
	SFC NOT APPLICABLE		
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Comm. Safety	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		
Transportation	APPROVED FOR		
Construction Tax	RECEIPT NO.	DWELLING UNITS	

LEGAL DESCRIPTION

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



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

SP

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
APPLICATION FOR SWIMMING POOL, SPA AND SOLAR PANEL HEATERS AND
CERTIFICATE OF OCCUPANCY

** PLEASE TYPE OR PRINT IN INK CLEARLY **



A JOB ADDRESS 14924 CAMAROSA DR		SUITE/UNIT NO.		CROSS STREETS	
TRACT 9377	BLOCK 5	LOT(S) 18 & 19	ARB	UNIT	ASSESSOR'S ID
LOT TYPE INT	ZONE RE11-1	ALLEY	BUILDING LINE	SEISMIC STUDY ZONE	COUNTY REF.
LOT SIZE IRR	FIRE DISTRICT FBZ	GRADING YES	HIGHWAY DED.	FLOOD ZONE	DIST. MAP 123B129
AFFIDAVITS, EASEMENTS AND RESTRICTIONS CZCA, CPC30628, AF92-1612765, ORD157,731			DIST. OFFICE <input type="checkbox"/> METRO <input type="checkbox"/> VAN NUYS <input checked="" type="checkbox"/> W.L.A.		CENSUS TRACT 2627.02 COUNCIL DIST. 11
ORD159,609					

B BLDG. OWNER JOE SHALANT (PHONE 310) 459-1863		APPLICANT DAVID TISHERMANS VISUALS (PHONE 310) 379-6700				
ADDRESS 14924 CAMAROSA		ADDRESS 504 6TH ST				
CITY/STATE/ZIP PP, CA		CITY/STATE/ZIP MANHATTAN BCH, CA 90266				
ARCHENGR. NAME F.T. MILES 7136 HASKELL	ADDRESS	ACTIVE STATE LIC. NO.	CITY BUS. LIC. NO.	PHONE NO. (818) 994-6278		
GEN. CONTR. DAVID TISHERMANS VISUALS		453977	901196-95	(310) 379-6700		
ELEC. CONTR. SAME						
PLUMB. CONTR. SAME						
DESCRIPTION OF WORK	<input checked="" type="checkbox"/> PRIVATE POOL <input type="checkbox"/> PUBLIC POOL	<input checked="" type="checkbox"/> PRIVATE SPA <input type="checkbox"/> PUBLIC SPA	<input type="checkbox"/> SOLAR HEATER <input type="checkbox"/> DAMAGE REPAIR <10%	<input checked="" type="checkbox"/> NEW INSTALLATION <input type="checkbox"/> REPAIR/ALTERATION	<input checked="" type="checkbox"/> ELECTRICAL <input checked="" type="checkbox"/> PLUMBING	<input type="checkbox"/> SUPPORT STRUCTURE STD. PLAN # 267
INSTALL SUMP PUMP.						

LENGTH	WIDTH	SURFACE AREA	DEPTH	MATERIAL	COVER REQUIRED	GAS/SOLAR HEATER
POOL 35.50	18	900	3 1/2 - 8'0"	GUNITE	YES	GAS
SPA 8	8	64	3 1/2	GUNITE	YES	GAS
SOLAR HEATER				PURPOSE OF HEATER <input checked="" type="checkbox"/> POOL/SPA <input type="checkbox"/> HOT WATER <input type="checkbox"/> OTHER		
SPECIAL INSPECTIONS <input type="checkbox"/> CONC > 2000 PSI <input type="checkbox"/> MASONRY				TYPE OF INSPECTION (Circle one) <input checked="" type="checkbox"/> CS <input type="checkbox"/> EQ <input type="checkbox"/> MS <input type="checkbox"/> GEN		
PLAN CHECK NOTES						
MODIFICATION TO ALLOW SUMP PUMP - S. FAN 7/3/96						
06/14/96 08:08:30AM WLO1 T-6313						C.11
GRADING PRE IN						66.00
ONE STOP						1.30
SYS DEV						6.90
MISCELLANEOUS						6.00
CITY PLAN SURC						1.95
TOTAL						77.15
CHECK						77.15

E P.C. NO. CC		VALUATION (including all fixed operating equipment) \$ 40000 -	
HILLSIDE POSTING	EQ. INSTR. 4.00	SUPPLEMENT TO PERMIT NO.	
PIPE INSPECTION 125-	PLAN MAINT.	EVENT CODE	
PLAN CHECK 264.35	FIRE HYDRANT	PLAN CHECKED BY S. KUSIK	D.A. PLAN CHECKED BY
SUPP. PLAN CHECK	ADDL. INSPECTION	ZONING VERIFIED BY SK	DATE 7/22/96
BUILDING PERMIT 311.00	MP 75% 233.25	APPLICATION APPROVED BY S. KUSIK	BSID 46321
ELEC. PRMT. (20%)		PRINT S. KUSIK	DATE 7/22/96
PLUMB. PRMT. (20%)		FOR DEPT. USE ONLY	
HVAC PRMT. (13%)			
SURCHARGES			
SUPP. SURCHARGES	<input type="checkbox"/> ENERGY <input type="checkbox"/> D.A. SURCH.	PLOT PLAN ATTACHED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the fee has been paid and construction has not commenced; or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0603 L.A.M.C.). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for building permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C.).			

FOR CASHIER'S USE ONLY

07/22/96 08:07:50AM WLO3 T-3545 C 09	
BLDG PERMITS R	544.25
INVOICE # 0046321 BB	
EI RESIDENTIAL	4.00
SYS DEV	32.90
ONE STOP	10.97
MISCELLANEOUS	5.00
CITY PLAN SURC	16.33
CARRY TO TRAN 3546	613.45

96WL 38606

BUREAU OF ENGINEERING <i>Approved for drainage outlets thru curb</i> <i>Play Boyer</i> <i>W. J. O'Connell</i> <i>7/19/96</i>		SEWERS <input type="checkbox"/> AVAILABLE <input type="checkbox"/> NOT AVAILABLE SEWER RESERVATION NO. _____ SEWER CERTIFICATE NO. _____ SEWER FACILITIES CHARGE <input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> DUE <input type="checkbox"/> PAID UNLOADING DIVISION <input type="checkbox"/> HILLSIDE NOTICE MAILED <input type="checkbox"/> HILLSIDE NOTICE POSTED <input type="checkbox"/> PRIVATE SEWAGE SYSTEM ON <input type="checkbox"/> CRA APPROVED RE-DEV PROJECT CULTURAL AFFAIRS	PLANNING WORKSHEET NO. _____ APPROVED UNDER CASE NO. _____ LANDSCAPE/EXTERISCAPE _____ SITE PLAN REVIEW _____ FIRE DEPT. <input type="checkbox"/> APPROVED TITLE 19 (L.A.M.C. Sec. 700) <input type="checkbox"/> HYDRANT UNIT <input type="checkbox"/> OTHER _____ DEPT. OF TRANSPORTATION <input type="checkbox"/> DRIVEWAY LOCATION <input type="checkbox"/> ORD. NO. _____ CAL OSHA AQMD-AB3205 DEPT. WATER & POWER
ADDRESS _____	DRIVEWAY _____		
FLOOD _____	CURB RAMP _____		
HIGHWAY DED. <input type="checkbox"/> REQUIRED <input type="checkbox"/> COMPLETED EXCAVATION ADJACENT TO PUBLIC WAY			
CONSTR. TAX RECEIPT NO. _____	DWELLING UNITS _____		
HOUSING AUTHORITY _____			
CALCULATIONS, NOTES ETC...			

1	
LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION	
GENERAL CONTRACTOR I hereby affirm, under penalty of perjury, that I am the general contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the following permits: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Electrical <input checked="" type="checkbox"/> Plumbing <input type="checkbox"/> HVAC I hereby affirm, under penalty of perjury, one of the following declarations: <input type="checkbox"/> I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. <input type="checkbox"/> I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier <u>State Farm</u> Policy No. <u>229-1393-97</u> <input type="checkbox"/> I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions. Sign <u>[Signature]</u> Date <u>7/22/96</u>	PLUMBING CONTRACTOR I hereby affirm, under penalty of perjury, that I am the plumbing contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the plumbing permit: I hereby affirm, under penalty of perjury, one of the following declarations: <input type="checkbox"/> I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. <input type="checkbox"/> I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier _____ Policy No. _____ <input type="checkbox"/> I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions. Sign _____ Date _____
ELECTRICAL CONTRACTOR I hereby affirm, under penalty of perjury, that I am the electrical contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the electrical permit: I hereby affirm, under penalty of perjury, one of the following declarations: <input type="checkbox"/> I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. <input type="checkbox"/> I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier _____ Policy No. _____ <input type="checkbox"/> I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions. Sign _____ Date _____	HVAC CONTRACTOR I hereby affirm, under penalty of perjury, that I am the HVAC contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the HVAC permit: I hereby affirm, under penalty of perjury, one of the following declarations: <input type="checkbox"/> I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. <input type="checkbox"/> I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier _____ Policy No. _____ <input type="checkbox"/> I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions. Sign _____ Date _____
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL BE SUBJECT TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF THE COMPENSATION DAMAGES AS PROVIDED FOR IN SEC. 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.	

2	CONSTRUCTION LENDING AGENCY I hereby affirm, under penalty of perjury, that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code). Lender's name _____ Lender's Address _____
3	ASBESTOS REMOVAL <input type="checkbox"/> I declare that notification of Asbestos Removal is not applicable <input type="checkbox"/> I declare that a notification letter has been sent to the AQMD or EPA Sign _____ Date _____
4	OWNER-BUILDER DECLARATION I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business & Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chap. 9 commencing with Sec. 7000 of Div. 3 of the Business & Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars (\$500). <input type="checkbox"/> I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, such building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not intend to improve for the purpose of sale). <input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044 Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law). <input type="checkbox"/> I am exempt under Sec. _____ Bus. & Prof. Code for the following reason: _____ Print _____ Sign _____ Date _____
5	FINAL DECLARATION I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of the city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also, that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. Print <u>DAVID T. BERMAN</u> Sign <u>[Signature]</u> Date <u>7/22/96</u> <input type="checkbox"/> OWNER <input type="checkbox"/> AUTHORIZED AGENT <input type="checkbox"/> CONTRACTOR

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
SWIMMING POOL, SPA AND SOLAR PANEL HEATER PERMIT - PLOT PLAN
PLEASE DRAW AND LABEL CLEARLY IN INK ▼

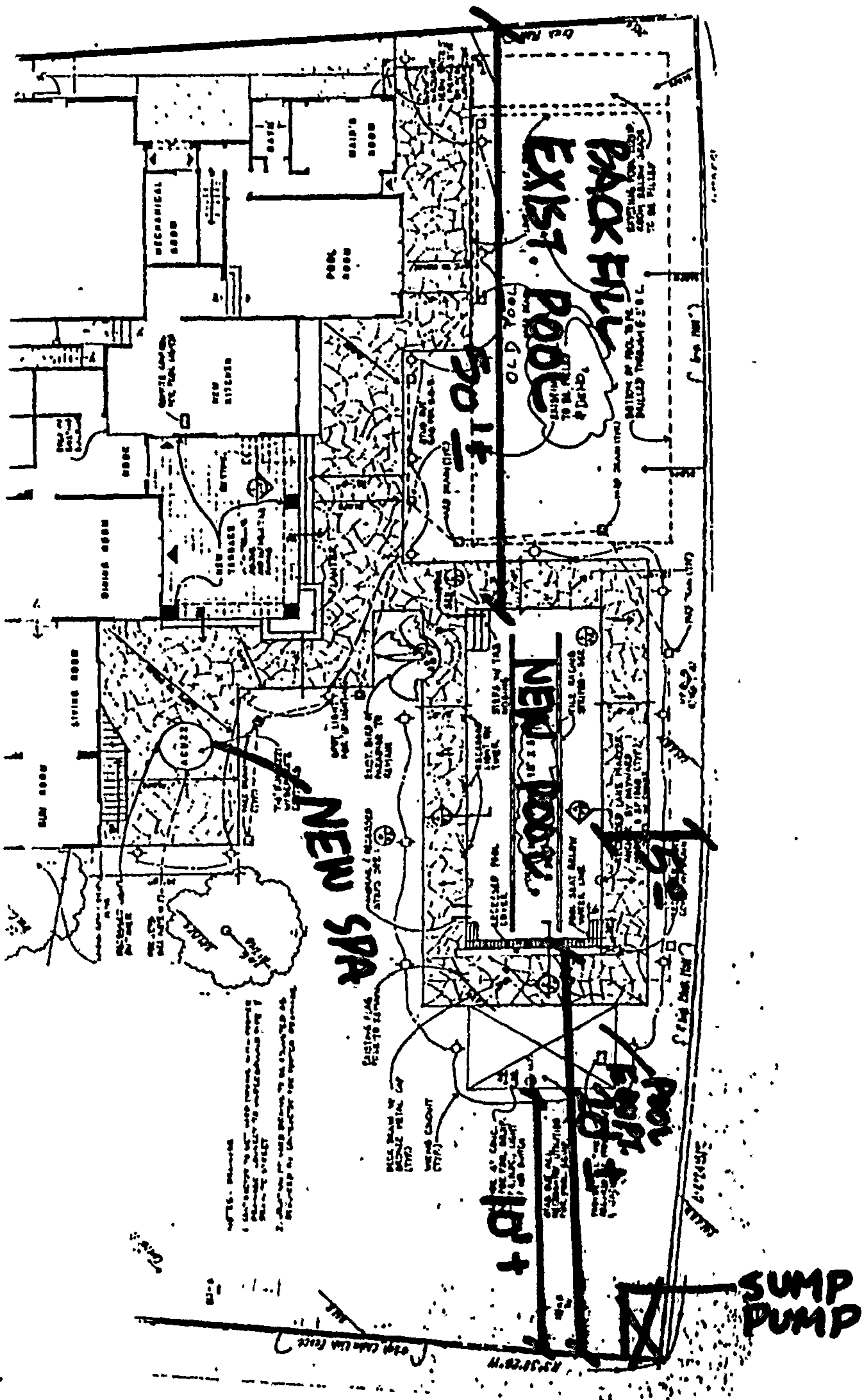
SHOW ALL BUILDINGS ON LOT AND RESPECTIVE USES

See Attached

DO NOT MARK IN THIS AREA

[illegible]

5899470198



14924 CAMAROSA
PACIFIC PACIFIC

G

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
APPLICATION FOR GRADING PERMIT AND FOR
GRADING CERTIFICATE

** PLEASE TYPE OR PRINT IN INK CLEARLY **



A JOB ADDRESS 14924 CAMAROSA DR		SUITE/UNIT NO.	CROSS STREETS		
TRACT 9377	BLOCK 5	LOT(S) 18-19	ARB	UNIT	ASSESSOR'S ID
LOT TYPE INT	ZONE RE11-1	ALLEY	BUILDING LINE	SEISMIC STUDY ZONE	COUNTY REF.
LOT SIZE IRR	FIRE DISTRICT FBZ	GRADING YES	HIGHWAY DED.	FLOOD ZONE	DIST. MAP 123B129
AFFIDAVITS, EASEMENTS AND RESTRICTIONS CZCA, CPC30628, AF92-1612765, ORD157, 731			DIST. OFFICE <input type="checkbox"/> METRO <input type="checkbox"/> WILSHIRE <input type="checkbox"/> VAN NUYS <input type="checkbox"/> SAN PEDRO <input checked="" type="checkbox"/> W.L.A. <input type="checkbox"/> W. VALLEY		CENSUS TRACT 2627.02 COUNCIL DIST. 11
ORD159,608					

B BLDG. OWNER JOE SHALANT PHONE (310) 459-1863		APPLICANT DAVID TISHERMAN'S VISUALS PHONE (310) 379-6700	
ADDRESS 14924 CAMAROSA		ADDRESS 504 6TH ST	
CITY/STATE/ZIP PP, CA		CITY/STATE/ZIP MANHATTAN BCH, CA 90266	
CIVIL ENGINEER NAME F.T. MILES	ADDRESS	ACTIVE STATE LIC. NO. 9196	CITY BUS. LIC. NO.
ENGR. GEOLOGIST		PHONE NO. (818) 994-6278	
SOIL ENGINEER			
GEN. CONTR. DAVID TISHERMAN'S VISUALS	453977	90119685	(310) 379-6700
DESCRIPTION OF GRADING WORK FILL IN (E) POOL & EXCAVATION FOR (N) POOL IN DIFFERENT LOCATION			

C PURPOSE OF GRADING FILL IN (E) POOL			
CUBIC YARDS CUT 120 FILL 120		MAX SLOPE	
CAL. ENVIRONMENTAL QUALITY ACT <input type="checkbox"/> EXEMPT <input type="checkbox"/> COMPLETE	EXPORT RETAINING WALL REQ'D <input type="checkbox"/> YES <input type="checkbox"/> NO	IMPORT HEIGHT	CUT BOND <input type="checkbox"/> CASH SURETY
FILL AMOUNT*			
EXPORT CASH			
IMPORT DATE POSTED			
LIST ALL APPLICABLE REPORTS, DEPT. LETTERS AND RESPECTIVE DATES			
PLAN CHECK NOTES/SUPERINTENDANT LETTER AND AFFIDAVITS			
MODIFICATION TO ALLOW BACKFILL OF EXISTING POOL SHELL S.FAN 7/3/96			
07/22/96 08:09:4 WLO3 T-3546 C 09			

D P.C. NO. CC	EVENT CODE	SUPPLEMENT TO PERMIT NO.
HILLSIDE POSTING	ZONING VERIFIED BY SK 7/22/96	BOARD FILE NO.
PRE-INSPECTION	GRADING PRE-INSPECTION BY K. PORTER 12-7-95	PLAN CHECKED BY S. KUSIK
OAK TREE INSP.	APPLICATION APPROVED BY S. KUSIK	BSID 46321
PLAN CHECK 187.00	PRINT SIGN	DATE 7/22/96
SUPP. PLAN CHECK	FOR DEPT. USE ONLY	
PLAN MAINT.		
GRADING PERMIT 220.00		
SURCHARGES Y		
SUPP. SURCHARGES		
ADD'L INSPECTION		
PLOT PLAN ATTACHED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the fee has been paid and construction has not commenced; or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0603 L.A.M.C.). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for building permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C.).		

07/22/96 08:08:40AM WLO3 T-3546 C-09
GRADING PLAN C 187.00
GRADING PERMIT 220.00
INVOICE # 0643321 88
SYS DEV 24.42
ONE STOP 8.16
MISCELLANEOUS 5.00
CITY PLAN SURC 12.21
FROM TRAM 3545 TO 3546
TOTAL 1,070.22
CHECK 1,070.22

96WL 38607

96WL 38607

BUREAU OF ENGINEERING		DATE	
PLANNING WORKSHEET NO. APPROVED UNDER CASE NO. LANDSCAPE/XERISCAPE SITE PLAN REVIEW	FIRE DEPT. <input type="checkbox"/> APPROVED TITLE 19 (L.A.M.C. Sec. 700) <input type="checkbox"/> HYDRANT UNIT <input type="checkbox"/> UNDERGROUND TANK REMOVAL PMT. #	DEPT. OF TRANSPORTATION <input type="checkbox"/> DRIVEWAY LOCATION <input type="checkbox"/> ORD. NO.	CAJ OSHA AQMD-AB3205
SEWERS <input type="checkbox"/> AVAILABLE <input type="checkbox"/> NOT AVAILABLE SEWER RESERVATION NO. SEWER FACILITIES CHARGE	ADDRESS DRIVEWAY FLOOD CURB RAMP <input type="checkbox"/> PAID <input type="checkbox"/> DUE <input type="checkbox"/> NOT APPLICABLE	HIGHWAY DEPT. <input type="checkbox"/> REQUIRED <input type="checkbox"/> COMPLETED EXCAVATION ADJACENT TO PUBLIC WAY GRADING DIVISION <input type="checkbox"/> HILLSIDE NOTICE MAILED <input type="checkbox"/> HILLSIDE NOTICE POSTED <input type="checkbox"/> PRIVATE SEWAGE SYSTEM OK <input type="checkbox"/> OAK TREE INSPECTION <input type="checkbox"/> OFF-SITE GRADING CONSENT LETTER ATTACHED	YARDAGE CALCULATIONS, LEGAL DESCR., NOTES

EASEMENT MAINTENANCE CERTIFICATION	
I hereby affirm, under penalty of perjury, that the proposed grading will not destroy or unreasonably interfere with any access or utility easement belonging to others on the subject property. In the event that such grading does destroy or unreasonably interfere with such easement, a substitute easement(s) will be provided satisfactory to the holder(s) of such easement. (Sec. 81.70020) L.A.M.C.	OWNER <input type="checkbox"/> AUTHORIZED AGENT <input type="checkbox"/> DATE _____ SIGN _____
LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION I hereby affirm, under penalty of perjury, that I am the contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 8, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect.	
I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:	
CONSTRUCTION LENDING AGENCY I hereby affirm, under penalty of perjury, that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code). Lender's name _____ Lender's address _____	
ASBESTOS REMOVAL I declare that a notification letter has been sent to the AQMD or EPA _____ DATE _____ SIGN _____	
OWNER-BUILDER DECLARATION I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business & Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chap. 8 commencing with Sec. 7000 of the Business & Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars (\$500). I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code). The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees. Provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not intend to improve for the purpose of sale. I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.	
FINAL DECLARATION I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection and that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also, that it does not authorize or permit any violation of failure to comply with any applicable law. Furthermore, it is either the City of Los Angeles or any board, department, officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property or the soil upon which such work is performed.	

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
GRADING PERMIT AND GRADING CERTIFICATE - PLOT PLAN
PLEASE DRAW AND LABEL CLEARLY IN INK

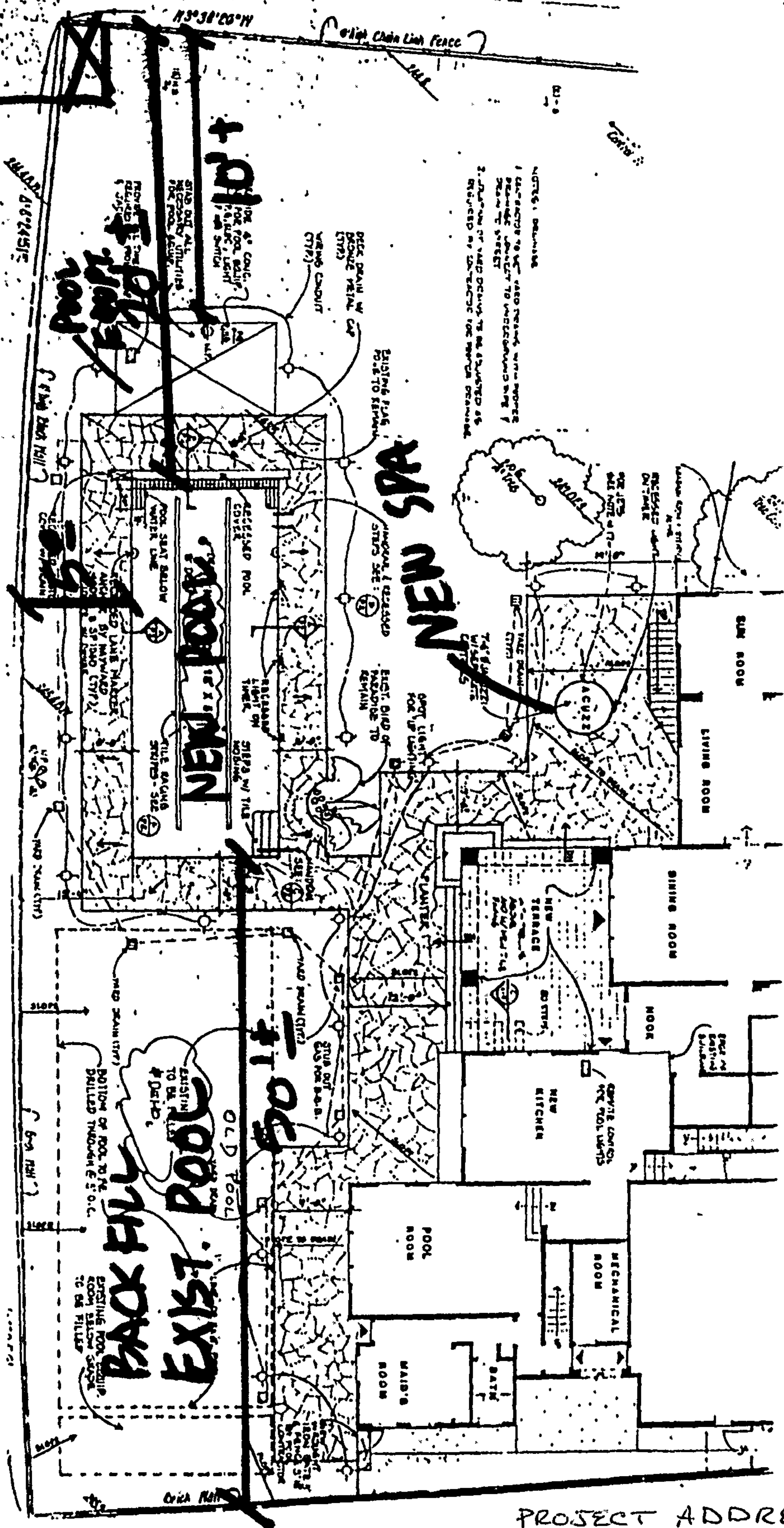
SHOW ALL BUILDINGS ON LOT AND RESPECTIVE USES

See Attached

DO NOT MARK IN THIS AREA

[illegible]

SUMP
SUMP



PROJECT ADDRESS:
14924 CAMAROSA DR

5000042203

14924 W. Camarosa Dr.



Bldg---New
1 Or 2 Family Dwelling
Back Room Plan Check

City of Los Angeles - Department of Building and Safety

**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Project Reference :

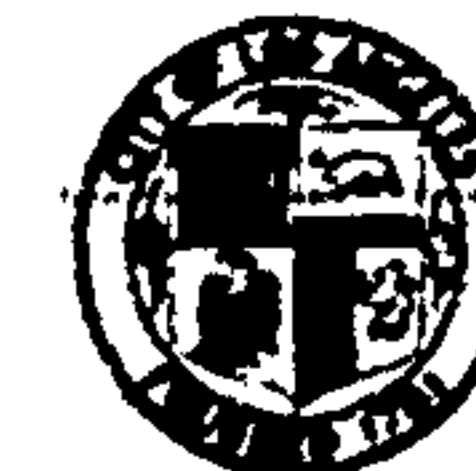
Permit Application: **96010 - 30000 - 00060**

Status/Date : **Ready to Issue 12/30/96**

Page : **A - 1**

Printed On : **12/30/1996 10:55:48**

Permit Ref# :



1. ADDRESS & PROJECT INFORMATION

Project Address : **14924 W. Camarosa Dr.**
Permit Valuation : **\$39,000.00 (Final)** PC Valuation :
Work Description : **new pool cabana (18 X 24 = 440) storage/pool equip. (7 X 18)**

Exist. Bldg. on Lot/Use : **1 SFD WITH ATTACHED GARAGE**

Relocation Old Address:

Parcel(PIN) : **123B129 306**

Council Dis : **11**

Event Code :

Sewer Cap :

APPROVED BY

PC : **Sam Lee**

Application : **Sam Lee**

Zoned by : **CS 12/30/96**
BSID : **54088**

Print : **S. Lee**

Sign : **[Signature]**

Date : **12/30/96**

2. OWNER INFORMATION

Name : **Shalant, Joseph And Frances Trs, Shalant Family Trust --**
Address : **14924 Camarosa Dr**
Pacific Palisades Ca 90272

3. APPLICANT INFORMATION

Name : Architect
Address :
Phone # : FAX # :

For Cashier's Use Only

4. ARCHITECT, CONTRACTOR & ENGINEER INFORMATION

TYPE	NAME	CLASS	LICENSE TYPE#	BTRCH#
Architect	Gelber Martin Benjamin 1424 4th St Suite 502 Santa Monica, CA 90401	NA	C5255	
		Phone :		
Contractor	Kickinghorse 706 California Avenue Venice, CA 90291	B	NA468346	887238
		Phone :		

12/30/96 11:17:40AM WLD1 T-5595 C 11
BLDG PERMITS R 444.40
INVOICE # 0000000 0P
EI RESIDENTIAL 3.50
ELEC PERMIT RE 115.54
PLBG PERMIT RE 115.54
HTG/REF PNT RE 57.77
PLAN MAINTENAN 10.00
ONE STOP 14.94
SYS DEV FEE 44.82
MISCELLANEOUS 5.00
CITY PLAN SURC 13.63
SCHOOL DEV RES 809.60
TOTAL 1,635.14
CHECK 1,635.14

96WL 41877

LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

GENERAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the general contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the following permits:

- ☒ Building ☒ Electrical ☒ Plumbing ☒ HVAC

GENERAL CONTRACTOR/OWNER BUILDER

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

- ☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☒ I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
- Carrier: STATE CAMP FUND Policy #: 00771161
- ☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: [Signature] Date: 12/30/96 ☐ Owner ☒ Contractor

ELECTRICAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the electrical contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the electrical permits.

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

- ☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☐ I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
- Carrier: _____ Policy #: _____
- ☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: _____ Date: _____

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name: _____ Lender's Address: _____

ASBESTOS REMOVAL

- ☒ I declare that notification of Asbestos Removal is not applicable. ☐ I declare that a notification letter has been sent to the AQMD or EPA.

Sign: [Signature] Date: 12/30/96

OWNER-BUILDER DECLARATION

I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business & Professions Code. Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chap. 9 commencing with Sec. 70000 of Div. 3 of the Business & Professions Code) or that he or she is exempt therefrom & the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

- ☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not intend to improve for the purposes of sale)
- ☐ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law)
- ☐ I am exempt under Sec. _____ Bus. & Prof. Code for the following reason: _____

Print: _____ Sign: _____ Date: _____ ☐ Owner ☐ Authorized Agent

FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also, that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed.

Print: WILLIAM LARVEY Sign: [Signature] Date: 12/30/96 ☐ Owner ☒ Contractor ☐ Authorized Agent

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the fee has been paid and construction has not commenced, or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0603 L.A.M.C.). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C.).

~~50100200031~~
60100270031

14924 W. CAMAROSA DR.

PROJECT REFERENCE

PERMIT APPLICATION NO. 96010-30000-00060



Bldg---New
1 or 2 Family Dwelling
Back Room Plan Check

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

STATUS/DATE Ready to Issue 12/30/96
SUPPLEMENTAL PAGE B1
PRINTED ON 12/30/96 10:56



1. FULL DESCRIPTION OF WORK:

new pool cabana (18 X 24 = 440) storage/pool equip. (7 X 18)

2. LEGAL DESCRIPTION:

TRACT: TR 9377 City Ref: M B 129-3/7 Block: 5
LOT: 19 PIN: 123B129 306 BOOK: 4411 PAGE: 022 PARCEL: 017

3. PROJECT ADDRESSES:

* 14924 W. CAMAROSA DR.

4. PROPERTY OWNERS:

SHALANT,JOSEPH AND FRANCES TRSSHALANT FAMILY TRUST
14924 CAMAROSA DR PACIFIC PALISADES CA 90272

5. TENANTS INFO:

6. USE INFO - BUILDING CODE:

Existing: Dwelling Code: R3 Area: 1000000

7. USE INFO - ZONING CODE:

Existing Accessory Living Quarters (23)

Proposed Recreation Room (23)

14924 W. CAMAROSA DR.

~~5 0 1 0 0 2 0 0 0 3 2~~

6 0 1 0 0 2 0 0 3 2

PROJECT REFERENCE
PERMIT APPLICATION NO. 96010-30000-00060



Bldg---New
1 or 2 Family Dwelling
Back Room Plan Check

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

STATUS/DATE Ready to Issue 12/30/96
SUPPLEMENTAL PAGE: C 1
PRINTED ON: 12/30/96 10:56



1. DOCUMENTS:

AF 92-1612765

CPC 29838

CPC 30628

2. PARCEL INFORMATION:

Council Districts: 11
Thomas Brothers Map Grids: 631
Lot Type: Interior
Hillside Grading Area: Y

Census Tracts: 2627.020
Fire Districts: FBZ
Zones: RE11-1
Hillside Ordinance: Y

Energy Zones: 6
Lot Size: IRR
Building Branch Office: WLA

14924 W. CAMAROSA DR.

~~50100200033~~
60100200033

PROJECT REFERENCE

PERMIT APPLICATION NO. 96010-30000-00060



Bldg---New
1 or 2 Family Dwelling
Back Room Plan Check

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

STATUS/DATE: **Ready to Issue** 12/30/96
SUPPLEMENTAL PAGE: **D 1**
PRINTED ON : 12/30/96 10:56



1. ATTACHMENT:

Clearance Summary

Plot Plan

2. CLEARANCE REQD:

Exemption from CZCA

PLN NA NA NA Exempt
12/30/96 ROBERT S HEREDIA

Hillside ordinance

BAS ENGINEER PLANCHCK STRUCENG Exempt
12/30/96 SAM LEE

Sewer availability

BAS ENGINEER PLANCHCK STRUCENG Not Applie
12/30/96 SAM LEE

3. COMBINE PERMIT:

Elec:Panel<400Amp/Area<15K

HV<350000Btu/AC<25Tons

Plumb:Not Incl. Fire Sprinkler

4. FEES INFO:

Fin: Energy Surcharge		Fin: Fire Hydrant Refuse-To-Pay		Fin: FINAL TOTAL Bldg---New	\$1,635.14
Fin: School District Residential Area	\$809.60	Fin: Permit Fee Subtotal Bldg---New	\$444.40	Fin: Electrical	\$115.54
Fin: Plumbing	\$115.54	Fin: HVAC	\$57.77	Fin: Supp. Sys. Surcharge	\$44.82
Fin: Supp. O.S. Surcharge	\$14.94	Fin: Supp. Planning Surcharge	\$13.63	Fin: Plan Maintenance	\$10.00
Fin: Planning Surcharge Misc Fee	\$5.00	Fin: E.Q. Instrumentation	\$3.90	Fin: Supp. Plan Check	\$0.00
Sub: Energy Surcharge		Sub: SUBMITTAL TOTAL Bldg---New	\$604.36	Sub: Plan Check Subtotal Bldg---New	\$399.96
Sub: Grading Preinspection	\$80.00	Sub: Posting	\$60.00	Sub: Sys. Surcharge	\$32.40
Sub: Planning Surcharge	\$16.20	Sub: O.S. Surcharge	\$10.80	Sub: Planning Surcharge Misc Fee	\$5.00

5. PC ACTIVITY:

Plan Check CHARLES CANNING

Plan Check SAM LEE

Posting Mailing Label CHARLES CANNING



~~5 0 1 City of Los Angeles~~
Department of Building and Safety
6 0 1 0 Clearances - Pending 3 4



Job Address: 14924 - 14924 W. Camarosa Dr.
Permit Application No.: 96010 - 30000 - 00060
Printed: 11/15/96 10:41:57

Governing Agency: BUREAU OF ENGINEERING
Telephone: (213) 485-3885 Fax: None
Address: 200 N. Spring St., City Hall Room 460-X
Los Angeles, CA 90012
Current Status: Pending

Clearance description: Hillside ordinance
Determination of street improvements required pursuant to Hillside Ordinance
Approval granted by: ANGEL T. SALCEDO Angel T. Salcedo 11-15-96
(Print name) (Authorized signature) (Date)
Type of approval: ☐ Approved ☒ Exempted ☐ Not Applicable
Comment: Local Street

Governing Agency: BUREAU OF ENGINEERING
Telephone: (213) 485-3885 Fax: None
Address: 200 N. Spring St., City Hall Room 460-K
Los Angeles, CA 90012
Current Status: Pending

Clearance description: Sewer availability
Clearance required from Bureau of Engineering for sewer availability and connection
Approval granted by: WESTBROOK Westbrook 11/15/96
(Print name) (Authorized signature) (Date)
Type of approval: ☐ Approved ☐ Exempted ☐ Not Applicable
Comment: Connected to city sewer

Governing Agency: CITY PLANNING DEPARTMENT
Telephone: (213) 485-7826 Fax: None
Address: 200 N. Spring St., Rm 460S, LA, CA 90012
6251 Van Nuys Bl., Van Nuys, CA 91401
Current Status: Pending

Clearance description: Exemption from CZCA
Clearance required from City Planning for exemption from Coastal Zone requirements
Approval granted by: ROBERT S. HEREDIA Robert S. Heredia 11-22-96
(Print name) (Authorized signature) (Date)
Type of approval: ☐ Approved ☒ Exempted ☐ Not Applicable
Comment: #96-0302

Prior to issuance of a building permit, an electronic approval or a valid signature from an authorized representative of the designated agency or department shall be obtained for the clearance(s) listed above.
Number of clearances listed: 3

Description of Work: new pool cabana
Clearance-Pending



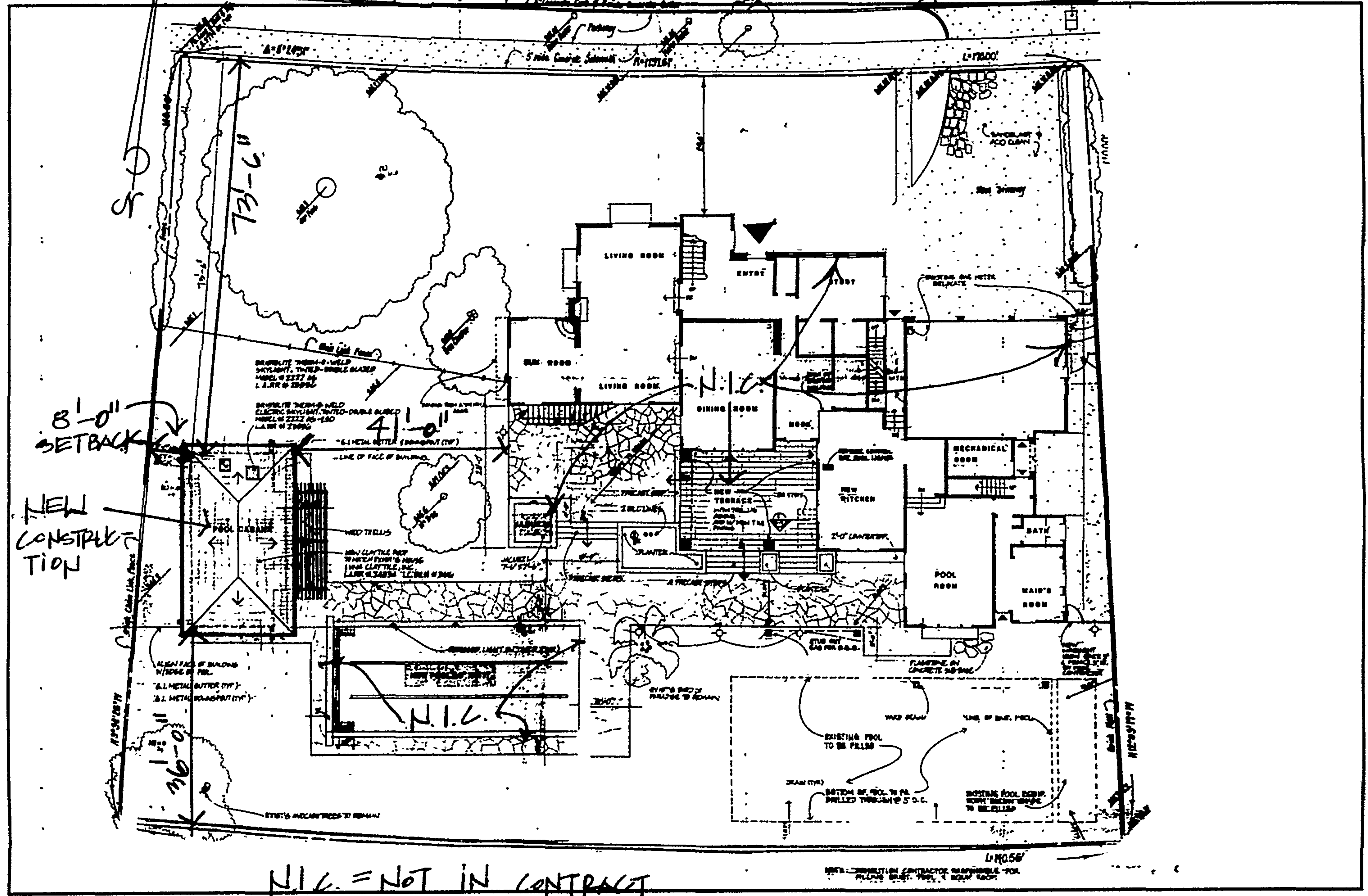
Bldg---New
1 or 2 Family Dwelling
Back Room Plan Check

City of Los Angeles Department of Building & Safety
CAMAROSA
PLOT PLAN ATTACHMENT FOR Bldg---New



Printed on : 12/30/96 10:59

new pool cabana (18 X 24 = 440) storage/pool equip. (7' X 48')



Address of
Building

14924 Camarosa Dr.



CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

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

☐ This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.* (Non-Residential Uses)

☒ This certifies that, so far as ascertained by or made known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law-for following occupancies:* (Residential Uses)

Permit No. and Year 92WL04313

First story, type v 16'6"x20' and 3'6"x19' additions, and second story 15'3"x16' addition to an existing single family dwelling with attached garage. R-3 Occupancy.

5000331200600000477

Total Parking Required ☒ No Change in Parking requirement.

Total Parking Provided _____ = Standard _____ + Compact _____ + Disabled _____

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

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

Bureau.
BLDG BCS

Division
GI-MS MSS-EQ BMI COMM

Owner Francis/Joseph Shalant
Owner's Address 14924 Camarosa Dr.
Pacific Palisades, CA 90272

Issued: 6/16/94 By: T. L/mj



CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY



ADDRESS OF BUILDING: **14924 CAMAROSA DRIVE**

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

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

Permit No.and Year: 96WL38606

ADDITION OF A SWIMMING POOL WITH A DIMENSION OF 18'X50' WITH SPA, 8'X8' WITH A POOL ENCLOSURE WITH DOOR ALARMS TO AN EXISTING SINGLE FAMILY DWELLING.

R-3/U1 ACCESSORY OCCUPANCY

Total Parking Required: ☐ No Change in Parking Requirement.

Total Parking Provided: = Standard: + Compact: + Disabled:

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

Issued By/Office:
LA-VN-(WLA)-SP-C.D. #: 11A

Bureau:
ENG-(INSP):

Division:
GLMS-MSS-EQ-(BMI)-COMM:

OWNER: JOSEPH & FRANCES SHALANT
OWNER'S 14924 CAMAROSA DRIVE
ADDRESS: PACIFIC PALISADES, CA 90272

Issued: APRIL 10, 1998

BY: M. THARPE/lr

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CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY



ADDRESS OF BUILDING: **14924 WEST CAMAROSA DRIVE**

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

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

Permit No.and Year: 96WL41877

**ADDITION OF A NEW DETACHED ACCESSORY RECREATION ROOM
18'X24' INCLUDED WITH A STORAGE FOR POOL EQUIPMENT 7'X18' TO AN
EXISTING SINGLE FAMILY DWELLING.**

ACCESSORY TO R-3 OCCUPANCY

Total Parking Required: ☒ No Change in Parking Requirement.

Total Parking Provided: = Standard: + Compact: + Disabled:

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

Issued By/Office:
LA-VN-(WLA)-SP-C.D. #: 11A

Bureau:
ENG-(INSP):

Division:
GLMS-MSS-EQ-(BMI)-COMM:

OWNER: JOSEPH & FRANCES SHALANT
OWNER'S 14924 WEST CAMAROSA DRIVE
ADDRESS: PACIFIC PALISADES, CA 90272

Issued: APRIL 10, 1998

BY: M. THARPE/lr

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0 5 2 2 0 8 0 0 3 9 5

14924 W. Camarosa Dr.

Project Reference :

Permit Application: 97047 - 30000 - 00335



Pool-Spa-Solar

City of Los Angeles - Department of Building and Safety
APPLICATION FOR SWIMMING POOL, SPA, AND SOLAR HEATERS
AND CERTIFICATE OF OCCUPANCY

Status/Date : Ready to Issue 05/12/97

Page : A - 1

Printed On : 5/12/97 08:44:49

**1. ADDRESS & PROJECT INFORMATION**

Project Address : 14924 W. Camarosa Dr.

Permit Valuation : \$6,000.00 (Final)

PC Valuation :

Parcel(PIN) # : 123B129 306

Work Description: KOI Pond (10 ft X 18 ft) ; (30 in depth) std plan #267
pool enclosure req. apply - there is a recently constructed swimming
pool near the pond; noise inspection req for the pond equipment

Permit Ref#

Council Dist : 11

Event Code :

PC By :

APPROVED BY

PC :

Application : Sam Lee

Zoned By:

Print :

BSID:

Sign :

Date :

2. OWNER INFORMATION

Name : Shalant, Joseph And Frances Trs, Shalant Family Trust

Address : 14924 Camarosa Dr
Pacific Palisades Ca 90272

3. APPLICANT INFORMATION

Name : Contractor

Address :

Phone # :

FAX # :

For Cashier's Use Only

4. ARCHITECT, CONTRACTOR & ENGINEER INFORMATION

TYPE	NAME	CLASS	LICENSE TYPE#	BTRC#
Contractor	Tisherman'S David Visuals Inc 504 6th Street Manhattan Beach, CA 90266	C53	NA453977	398711
			Phone# : (310)379-6700	
Engineer	Miles Farrel T 7136 Haskell Ave Ste 204 Van Nuys, CA 91406	NA	C9398	
			Phone# :	

05/12/97 09:06:45AM WLD1 T-1139 C 09
BLDG PLAN CHC 117.00
INVOICE \$ 0000000 PP
BLDG PERMITS R 292.50
EI RESIDENTIAL 0.60
ONE STOP SURCH 8.20
SYS DEV FEE 24.61
MISCELLANEOUS 5.00
CITY PLAN SURC 9.36
TOTAL 457.27
CHECK 457.27

5-12-97

97WL 44335

97WL 44335

LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION**GENERAL CONTRACTOR**

I hereby affirm, under penalty of perjury, that I am the general contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the following permits:

☒ Building ☒ Electrical ☒ Plumbing ☐ HVAC

GENERAL CONTRACTOR/OWNER BUILDER

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

- ☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☒ I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier: State Farm Policy #: 229-1393-97
- ☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: [Signature] Date: 5/12/97 ☒ Owner ☒ Contractor

ELECTRICAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the electrical contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the electrical permits.

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

- ☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☐ I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier: _____ Policy #: _____
- ☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: _____ Date: _____

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

PLUMBING CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the plumbing contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the plumbing permits.

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

- ☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☐ I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier: _____ Policy #: _____
- ☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: _____ Date: _____

HVAC CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the HVAC contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the HVAC permits.

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

- ☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☐ I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier: _____ Policy #: _____
- ☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: _____ Date: _____

CONSTRUCTION LENDING AGENCY

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

Lender's Name: _____ Lender's Address: _____

ASBESTOS REMOVAL

☐ I declare that notification of Asbestos Removal is not applicable. ☐ I declare that a notification letter has been sent to the AQMD or EPA. Sign: _____ Date: _____

OWNER-BUILDER DECLARATION

I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business & Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chap. 9 commencing with Sec. 70000 of Div. 3 of the Business & Professions Code) or that he or she is exempt therefrom & the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

- ☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not intend to improve for the purposes of sale).
- ☒ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

☐ I am exempt under Sec. _____ Bus. & Prof. Code for the following reason: _____

Print: _____ Sign: _____ Date: _____ ☐ Owner ☐ Authorized Agent

FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also, that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed.

Print: DAVID FISHERMAN Sign: [Signature] Date: 5/12/97 ☐ Owner ☒ Contractor ☐ Authorized Agent

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the fee has been paid and construction has not commenced, or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0603 L.A.M.C.). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C.).

0 3 2 2 0 8 0 0 3 9 7

14924 W. CAMAROSA DR.

Project Reference :

Permit Application: 97047-30000-00335



Pool-Spa-Solar

City of Los Angeles - Department of Building & Safety
**APPLICATION FOR SWIMMING POOL, SPA AND SOLAR HEATERS
CERTIFICATE OF OCCUPANCY**

Status/Date : Ready to Issue 5

Page : B - 1

Printed On : 5/12/97 09:06



1. ADDRESS (PRIMARY)

14924 W. CAMAROSA DR.

2. LEGAL DESCRIPTION

Lot: 19 Block: 5 Tract: TR 9377

Map Ref: M B 129-3/7 PIN: 123B129 306AIN: 4411 - 022 - 017

3. PROPERTY OWNERS

SHALANT, JOSEPH AND FRANCES TRS SHALANT FAMILY TRUST
14924 CAMAROSA DR, PACIFIC PALISADES CA 90272

Phone#:

Fax#:

4. USE INFORMATION - ZONING CODE

(20) Existing Pool/Spa - Private

0 6 2 2 0 8 0 0 3 9 8

14924 W. CAMAROSA DR.

Project Reference :

Permit Application: 97047-30000-00335



Pool-Spa-Solar

City of Los Angeles - Department of Building & Safety
APPLICATION FOR SWIMMING POOL, SPA AND SOLAR HEATER
CERTIFICATE OF OCCUPANCY

Status/Date : Ready to Issue 5

Page : C - 1

Printed On : 5/12/97 09:06

**1. ADDITIONAL WORK INCLUDED**

Electrical

Plumbing

2. CLEARANCES REQUIRED

BAS - Grading Pre-Inspection Status: Exempt - 5/12/97

Description: Grading

PLN - Exemption from CZCA Status: Exempt - 5/12/97

Description: CZCA

3. FEE INFORMATION

E.Q. Instrumentation	\$0.60
Fire Hydrant Refuse-To-Pay	
Noise Inspection	\$65.00
Permit Fee Subtotal Swimming-Pool/Spa	\$130.00
Planning Surcharge	\$9.36
Sys. Surcharge	\$24.61

FINAL TOTAL Swimming-Pool/Spa	\$457.27
Mechanical	\$97.50
O.S. Surcharge	\$8.20
Plan Check Subtotal Swimming-Pool/Spa	\$117.00
Planning Surcharge Misc Fee	\$5.00

4. PARCEL INFORMATION

Council District: 11
 Energy Zone: 6
 Fire District: FBZ
 Hillside Grading Area: Y

Census Tract: 2627.020
 Thomas Brothers Map Grid: 631
 BAS Branch Office: WLA
 Hillside Ordinance: Y

5. POOL/SPA/SOLAR CONSTRUCTION INFORMATION

Gunite Pool Construction

Pool Standard Plan No. 267

6. POOL/SPA/SOLAR DIMENSIONS

Pool Depth-Average	30
Pool Width	10

Pool Length	18
Total Pool Surface Area	150

0 6 2 2 0 8 0 0 3 9 9

Project Reference : 0

Permit Application: 97047-30000-00335



Pool-Spa-Solar

City of Los Angeles - Department of Building & Safety
APPLICATION FOR SWIMMING POOL, SPA AND SOLAR HEATER
CERTIFICATE OF OCCUPANCY

Status/Date : Ready to Issue 5

Page : C - 2

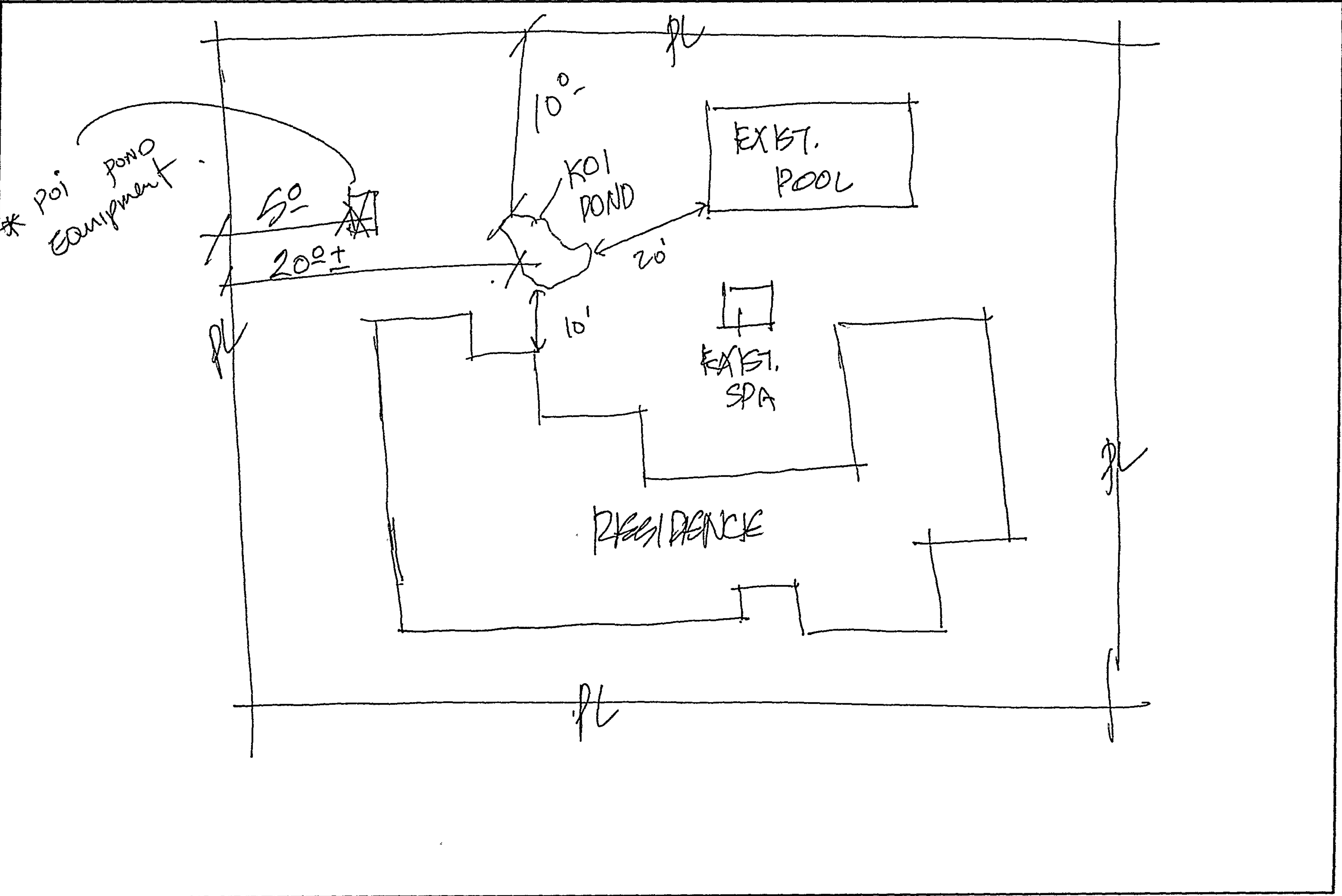
Printed On : 5/12/97 09:06



7. **SPECIAL INSPECTIONS**
Gunitite

8. **TYPE OF INSTALLATION**
New Pool/Spa

Swimming-Pool/Spa Residential Over the Counter Permit	City of Los Angeles - Department of Building & Safety PLOT PLAN ATTACHMENT	Plan Check #: Initiating Office: WEST LA Printed: 5/12/97 - 08:34:13
---	--	--



Camarosa additional current photos

Note: Photos from recent MLS listing.

Exterior photos



Camarosa house south (front) extr. elevation, current front approach



Camarosa house north (rear) exterior elevation, pool and backyard

Camarosa additional current photos

Interior photos



Living Room looking south (towards backyard)



Living Room, looking west (towards Deodar Cedar Tree)

Camarosa additional current photos

Interior photos, continued...



Entry Hall, looking west, main interior stairs and living room beyond



Dining Room, looking southwest, Sun Room on the far right and backyard on left

Camarosa additional current photos

Interior photos, continued...



Sun Room, looking northwest, toward Deodar Cedar Tree



Study or Pool Room?

Camarosa additional current photos

Interior photos, continued...



Sitting Room or Study?



Second story Master Bedroom

Camarosa Historical photos



14924 Camarosa Dr. south(front) exterior elevation, 1930-1932

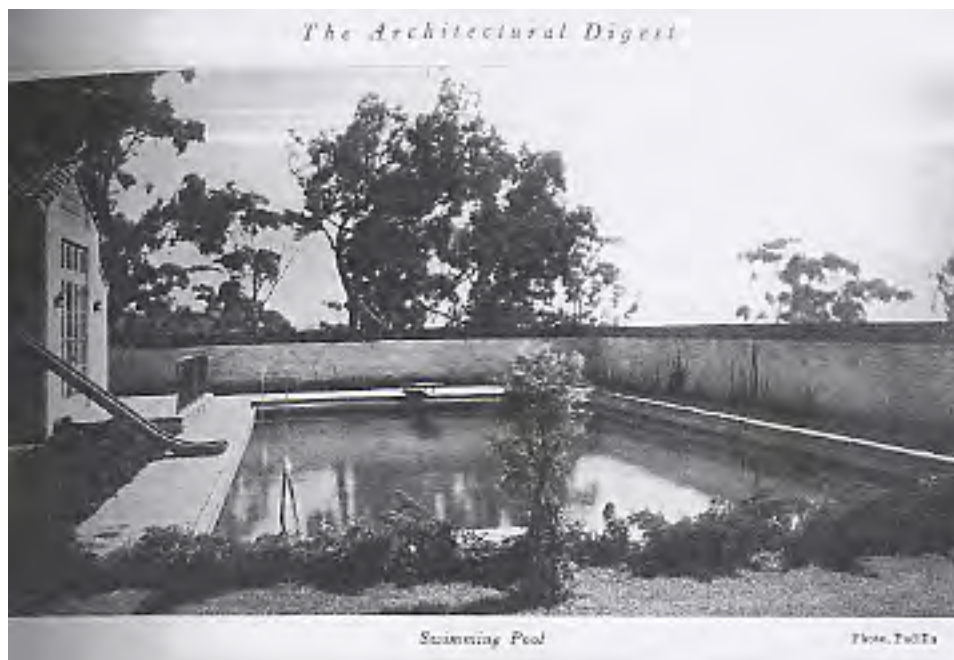


14924 Camarosa Dr. north(back) exterior elevation, 1930-1932

Camarosa Historical photos



14924 Camarosa Dr. west (side) exterior elevation, 1930-1932



14924 Camarosa Dr. pool area at rear of house, 1930-1932

Camarosa Historical photos

Historical photos of the interior



14924 Camarosa, Dr. Living Room 1930-1932



14924 Camarosa, Dr. Dining Room 1930-1932

Camarosa Historical photos

Historical photos of the interior, continued...



14924 Camarosa, Dr. Dining Room 1930-1932



14924 Camarosa, Library at second floor, 1930-1932

Camarosa Historical photos

Additional historical photos of the exterior



14924 Camarosa Dr. south(front), exterior elevation, 1929



14924 Camarosa, Dr. north(rear), exterior elevation 1929

Camarosa Historical photos

Additional historical photos of the exterior

14924 Camarosa, photos of backyard taken in 1960



Camarosa Historical photos

Historical Aerials



1927 Aerial showing The Huntington Palisades on lower left side. The street layout is there but there is no significant structures at that time

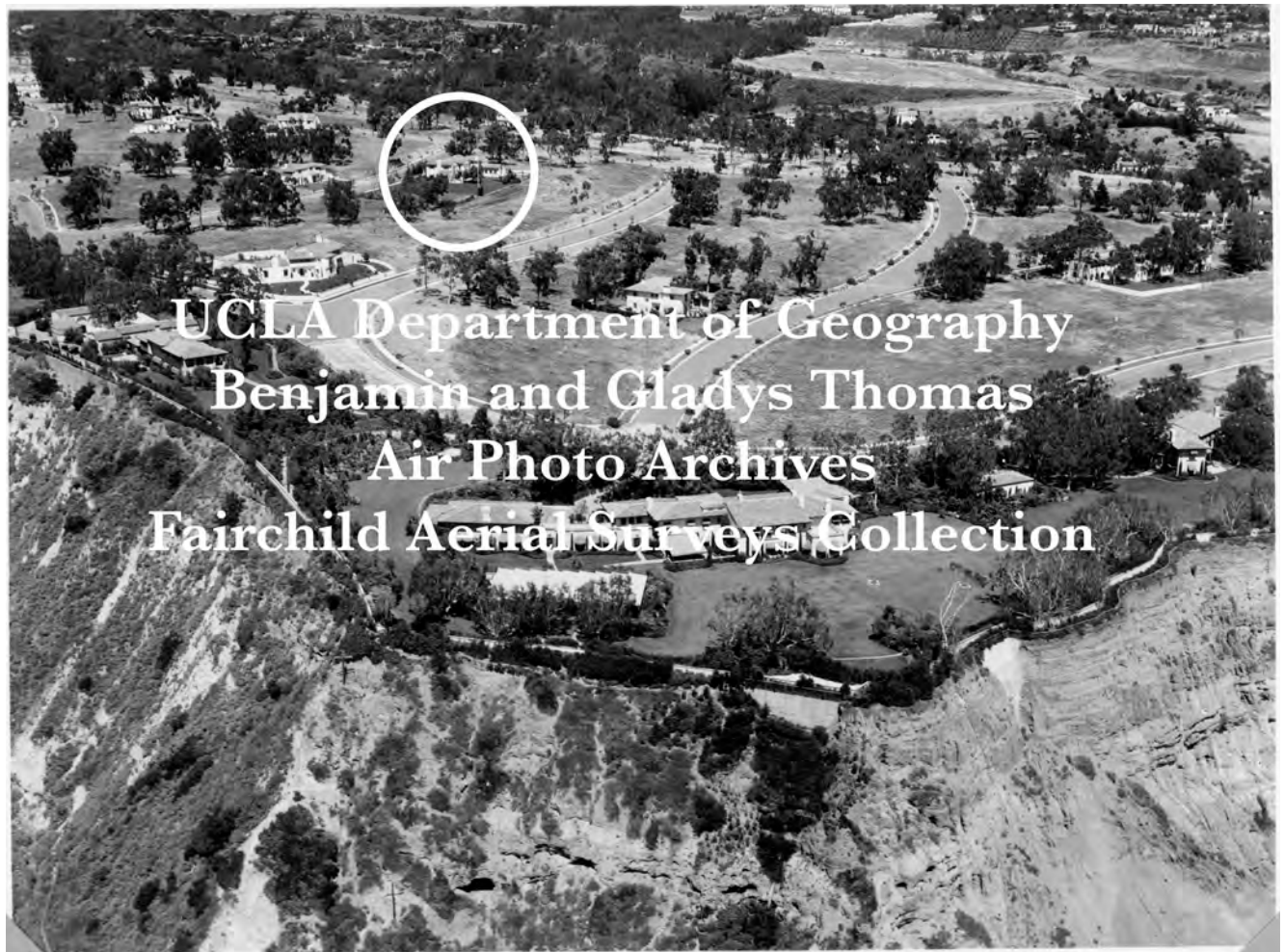
Camarosa Historical photos

Historical Aerials, continued...



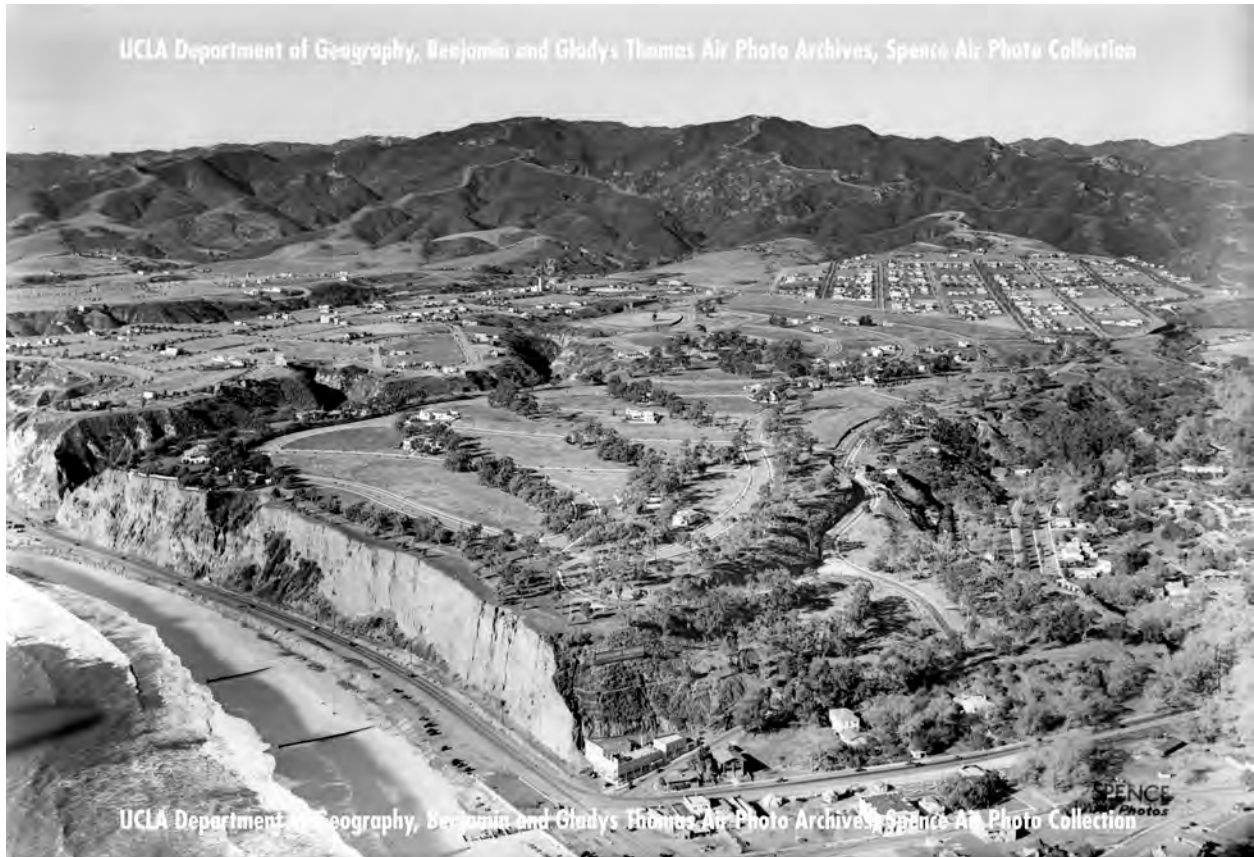
1929 Aerial of Huntington Palisades with McCormick Estate in foreground and Camarosa residence on upper left corner.

Historical Aerials, continued...



1932 Aerial of The Huntington Palisades showing the structures built at the time. Camarosa Residence is visible within the circle

Camarosa Historical photos



Aerial 1931 showing Huntington Palisades and Camarosa Residence in center

Camarosa Historical photos



Aerial 1932 showing McCormick Estate in foreground and Camarosa Residence at upper left center



City of Los Angeles Department of City Planning

2/6/2019 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

14924 W CAMAROSA DR

ZIP CODES

90272

RECENT ACTIVITY

CHC-2019-776-HCM

ENV-2019-777-CE

CASE NUMBERS

CPC-2005-8252-CA

CPC-2000-4046-CA

CPC-19XX-30628

CPC-19XX-24311

CPC-1980-29838

ORD-159608

ORD-157731-SA44A

ORD-144022

ORD-129279

ENV-2005-8253-ND

ENV-2001-846-ND

EIR-75-623-SUD-O

AF-92-1612765-LT

Address/Legal Information

PIN Number	123B129 306
Lot/Parcel Area (Calculated)	12,642.7 (sq ft)
Thomas Brothers Grid	PAGE 631 - GRID B7
Assessor Parcel No. (APN)	4411022017
Tract	TR 9377
Map Reference	M B 129-3/7
Block	5
Lot	19
Arb (Lot Cut Reference)	None
Map Sheet	123B129

Jurisdictional Information

Community Plan Area	Brentwood - Pacific Palisades
Area Planning Commission	West Los Angeles
Neighborhood Council	None
Council District	CD 11 - Mike Bonin
Census Tract #	2627.06
LADBS District Office	West Los Angeles

Planning and Zoning Information

Special Notes	None
Zoning	RE11-1
Zoning Information (ZI)	ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
	ZI-2442 Preliminary Fault Rupture Study Area
	ZI-2481 Categorical Exclusion E-79-8
General Plan Land Use	Very Low II Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	

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.

Residential Market Area	High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Not Eligible
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	4411022017
Ownership (Assessor)	
Owner1	CAMAROSA LLC
Address	15273 DE PAUW ST PACIFIC PALISADES CA 90272
Ownership (Bureau of Engineering, Land Records)	
Owner	CAMAROSA LLC
Address	15273 DE PAUW ST PACIFIC PALISADES CA 90272
APN Area (Co. Public Works)*	0.579 (ac)
Use Code	0101 - Residential - Single Family Residence - Pool
Assessed Land Val.	\$2,361,392
Assessed Improvement Val.	\$1,742,681
Last Owner Change	04/02/2018
Last Sale Amount	\$11,625,116
Tax Rate Area	67
Deed Ref No. (City Clerk)	919932
	6-964
	54102
	367731
	2961075
	1616361
	142719
	0312906

Building 1	
Year Built	1929
Building Class	D11D
Number of Units	1
Number of Bedrooms	4
Number of Bathrooms	5
Building Square Footage	6,519.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

Airport Hazard	None
Coastal Zone	Calvo Exclusion Area Coastal Zone Commission Authority
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	None
Watercourse	No

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

Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Santa Monica Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	-75.00000000
Maximum Magnitude	6.60000000

Alquist-Priolo Fault Zone Yes

Landslide No

Liquefaction No

Preliminary Fault Rupture Study Area No

Tsunami Inundation Zone No

Economic Development Areas

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

Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No
Ellis Act Property	No

Public Safety

Police Information

Bureau	West
Division / Station	West Los Angeles
Reporting District	823

Fire Information

Bureau	West
Battalion	9
District / Fire Station	69
Red Flag Restricted Parking	No

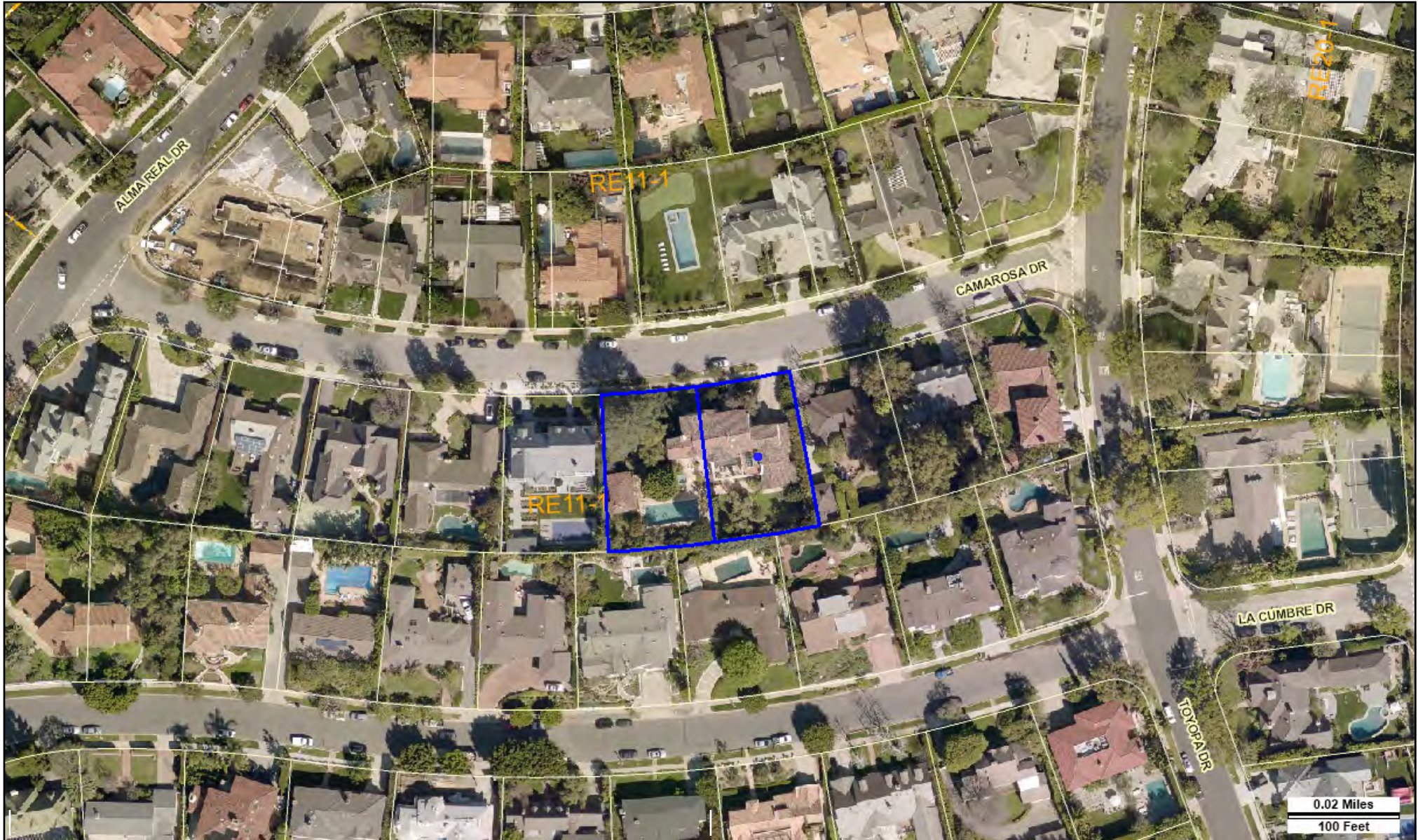
CASE SUMMARIES

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

Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	CPC-2000-4046-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	
Case Number:	CPC-19XX-30628
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-19XX-24311
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1980-29838
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	ENV-2001-846-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	
Case Number:	EIR-75-623-SUD-O
Required Action(s):	SUD-SUPPLEMENTAL USE DISTRICT ("K" DIST., "O" DISTRICT, ETC.) O-METHODS AND CONDITIONS - OIL DRILLING CASES
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

- ORD-159608
- ORD-157731-SA44A
- ORD-144022
- ORD-129279
- AF-92-1612765-LT



Address: 14924 W CAMAROSA DR

APN: 4411022017

PIN #: 123B129 306

Tract: TR 9377

Block: 5

Lot: 19

Arb: None

Zoning: RE11-1

General Plan: Very Low II Residential



PARRY RESIDENCE

14924 West Camarosa Drive

CHC-2019-776-HCM

ENV-2019-777-CE

CORRESPONDENCE FROM OWNER

14924 CAMAROSA DRIVE LOS ANGELES, CALIFORNIA

Historic Resources Assessment

Prepared for

Victor De la Cruz

Manatt, Phelps & Phillips, LLP

11355 W. Olympic Blvd.

June 2019



Final

14924 CAMAROSA DRIVE
LOS ANGELES, CALIFORNIA

Historic Resources Assessment

Prepared for

June 2019

Victor De la Cruz

Manatt, Phelps & Phillips, LLP

11355 W. Olympic Blvd.

Los Angeles, CA 90064

626 Wilshire Boulevard

Suite 1100

Los Angeles, CA 90017

213.599.4300

www.esassoc.com



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Miami	San Diego	

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TABLE OF CONTENTS

Historic Resource Assessment

	<u>Page</u>
Introduction	1
Executive Summary	1
Project Location	3
Research and Field Methodology	6
Regulatory Framework.....	6
Federal Eligibility Criteria and Integrity Aspects.....	7
National Register of Historic Places	7
State Register and Eligibility Criteria	9
California Register of Historical Resources	9
Local Cultural Heritage Ordinance and Eligibility Criteria	11
Identification of Potential Historical Resources within the Subject Property and Surrounding Area.....	12
Archival Research	12
Records Search Results	12
Environmental Setting.....	15
Neighborhood Development.....	15
Pacific Palisades	15
History of the Subject Property.....	27
Construction and Occupancy History of 14924 Camarosa Drive	27
Architectural Description	46
Historic Context	85
Monterey Revival Style (1929-1942)	85
Early Residential Development, 1880-1930	87
Automobile Suburbanization, 1908-1937	89
Evaluation.....	90
SurveyLA Registration Requirements and Eligibility Standards	90
Previous Evaluations of the Subject Property	94
Significance Evaluation	94
Broad Patterns of History.....	94
Significant Persons	96
Architecture	96
Data	98
Integrity Analysis	99
Conclusion	100
Bibliography.....	102

Page**Appendices**

A	Professional Qualifications
B	Tract No. 9377
C	Sanborn Maps
D	Building Permits
E	Assessor Records
F	Original Building Plans
G	DPR Forms

List of Figures

Figure 1	Regional and Subject Property Vicinity Map.....	4
Figure 2	Aerial Photograph of Subject Property and Vicinity.....	5
Figure 3	The Huntington Palisades Residential Planning District (district outlined in blue and subject property outlined in red)	22
Figure 4	Excerpt of Tract No. 9377, 1926 (subject property outlined in red).....	24
Figure 5	Excerpt of Aerial of Tract, 1938 (subject property outlined in red)	25
Figure 6	Excerpt of Aerial of Tract, 1947 (subject property outlined in red)	26
Figure 7	Excerpt of Aerial of Tract, 1953 (subject property outlined in red)	26
Figure 8	The French doors on the north (main) elevation as they looked originally and as they look now.	28
Figure 9	Main (north) façade of the residence, 1932	28
Figure 10	Rear (south) façade of the residence, 1932.....	29
Figure 11	Original building outline in 1929	31
Figure 12	In red outline are additions to the structure. The addition to the rear was completed in 1992; a second-story addition to the westernmost elevation was completed in 1992; the original pool was filled in and new pool built in 1996; and a new pool cabana was constructed in 1996.	32
Figure 13	Plans for the new pool from Permit 96WL 38606, issued on July 22, 1996.....	33
Figure 14	Original drawings of the first floor plans, 1929.....	34
Figure 15	1992 first floor plans	35
Figure 16	Original drawings of the second floor plans, 1929.....	36
Figure 17	1992 second floor plans.	37
Figure 18	Roby Anderson with house guests at the subject property	44
Figure 19	Primary (North) Elevation, view to south.....	46
Figure 20	Primary (North) Elevation, view to south, red arrows point to five volumes that make up this elevation	47
Figure 21	Primary (North) Elevation, garage detail, driveway repaved and landscape altered	47
Figure 22	Primary (North) Elevation, garage detail with secondary entrance and window above for servant stair, view to south	48
Figure 23	Front Façade, East (side) Elevation of volume second from the East first story, view to southwest.....	49
Figure 24	Front Façade, East (side) Elevation of volume second from the east, view to southwest	50
Figure 25	Primary (North) Elevation, view to south, entrance volume.....	51
Figure 26	Primary (North) elevation, entrance walkway detail (altered)	51
Figure 27	Comparison of pony wall originally and today, notice the change of location of the opening	52

	<u>Page</u>
Figure 28 Primary (North) Elevation, entrance detail	52
Figure 29 Primary (North) Elevation, balcony detail.....	53
Figure 30 Front Façade, entrance, view to south, center volume with main staircase located to right of entrance	54
Figure 31 Primary (North) Elevation, view to south of center volume.....	54
Figure 32 Primary (North) Elevation, center volume, to southwest.....	55
Figure 33 Primary (North) Elevation, center window above staircase	55
Figure 34 Primary (North) Elevation, view to south, center volume.....	56
Figure 35 Primary (North) Elevation, detail, living room doors with altered surround, view to southwest.....	57
Figure 36 Western opening in courtyard pony wall, altered landscape, view to east.....	57
Figure 37 Primary (North) Elevation, detail, center volume with altered surround	58
Figure 38 Primary (North) Elevation, detail, center volume with altered door surround, view to south	58
Figure 39 Primary (North) Elevation, Westernmost volume, view to south. Comparison of westernmost volume originally and today.....	59
Figure 40 Primary (North) Elevation, Westernmost volume, view to south	60
Figure 41 Primary (North) Elevation, west wing, to southeast	61
Figure 42 Primary (North) Elevation, Westernmost volume first story, view to southeast.....	61
Figure 43 Primary (North) Elevation, Westernmost volume second- story addition, view to southeast	62
Figure 44 Primary (North) Elevation, Westernmost volume, gate detail, view to southeast.....	62
Figure 45 West (side) Elevation, detail, music room windows at west end, view to southeast.....	63
Figure 46 West (side) Elevation, second-story addition, view to southeast.....	64
Figure 47 South (rear) Elevation, detail, staircase, view to east.....	65
Figure 48 South (rear) Elevation, second volume from the West, landing detail, view to north	66
Figure 50 West (side) Elevation, second volume from the west, second story, view to southeast.....	68
Figure 51 Rear façade, West (side) Elevation of Central volume, view to east.....	69
Figure 52 West Elevation, Central volume, view to northeast	70
Figure 53 West Elevation, central volume patio enclosure with adjacent kitchen addition, view to northeast	70
Figure 54 Rear façade, West (side) Elevation of kitchen addition, view to east.....	71
Figure 55 West (side) Elevation, pool room, first story close up, view to northeast	72
Figure 56 Kitchen skylight and roof deck (additions), view to south	72
Figure 57 South (rear) Elevation, comparison of historic appearance with existing, view to north.....	73
Figure 58 South (rear) Elevation, staircase landing, view to north	74
Figure 59 South (rear) Elevation, center volume, view to northeast.....	75
Figure 60 South (rear) Elevation, center volume first story, view to north	75
Figure 61 South (rear) Elevation, center volume second story with alterations and additions, view to northeast	76
Figure 62 South (rear) Elevation, kitchen addition and roof deck, view to northeast	77
Figure 63 South (rear) Elevation, kitchen windows (addition), view to north	77
Figure 64 South (rear) Elevation, kitchen addition and roof deck detail, view to north	78
Figure 65 South (rear) Elevation, second story patio trellis addition, view to north.....	78

	<u>Page</u>
Figure 66 South (rear) Elevation, roof deck detail, view to south	79
Figure 67 South (rear) Elevation, pool room and maid's room, view to north	80
Figure 68 South (rear) Elevation, rear entrance to maid's room, view to north	80
Figure 69 West side lawn, gate to rear of property, view to south	81
Figure 70 South (rear) Elevation, steps descending into pool area, view to northeast	82
Figure 71 South (rear) Elevation, Jacuzzi detail, view to north	82
Figure 72 Pool area, view to northeast	83
Figure 73 Southwest area of the property, pathway to pool house, view to south	83
Figure 74 East (primary) Elevation, pool house, view to west	84
Figure 75 East (primary) elevation, pool house, view to southwest	84
Figure 76 South (side) Elevation, pool house, view to north	85
Figure 77 Leonis Adobe, Mid 1840s to late 1870s, L.A. HCM No. 1	86
Figure 78 Courtyard apartment complex, 1935, L.A. HCM No. 447	87

List of Tables

Table 1 Previous Cultural Resources Investigations on File at SCCIC	13
Table 2 Previously Recorded Historic Architectural Resources on File at SCCIC	14
Context 121	
Table 3 14924 Camarosa Drive Los Angeles Department of Building and Safety Building Permits	38
Table 4 Gable & Wyant Buildings	40
Table 5 Occupancy History of 707 North Roxbury Drive	45
Context: Architecture and Engineering, 1850-1980	90
Mediterranean & Indigenous Revival Architecture, 1893-1948	90
Context: Residential Development and Suburbanization	92
Early Residential Development, 1880-1930	92
Context: Residential Development and Suburbanization, 1850-1980	93
Automobile Suburbanization, 1908-1937	93

14924 CAMAROSA DRIVE

Historic Resources Assessment

Introduction

Executive Summary

Environmental Science Associates (ESA) was retained by Victor De la Cruz, representative for Manatt, Phelps & Phillips (Client) to prepare this Historical Resources Assessment Report (Report). The purpose of this Report is to identify and evaluate potential historical resources located at 14924 Camarosa Drive in the neighborhood of Pacific Palisades, Los Angeles (City), California, on assessor parcel number (APN) 4411-022-017 (subject property). This Report, completed by ESA, was prepared to assess the existing single-family residence, pool cabana and associated landscape setting on the subject property for eligibility as a historic resource for listing in the National Register of Historic Places (National Register or NR), California Register of Historical Resources (California Register or CR), and for local designation as a City of Los Angeles Historical Cultural Monument (LAHCM). The Report includes a discussion of the survey methods used, a brief overview of the history of the property and surrounding area, and the identification and evaluation of the subject property.

The subject property is situated in the Pacific Palisades, between Toyopa Drive and Alma Real Drive and contains one two-story single-family residential building constructed in 1929 in the Monterey Revival Style, and a pool cabana constructed in 1996. Permits on file for the property indicate the architect of record for the residence was the architectural firm, Gable & Wyant. ESA's architectural historian Margarita Jerabek, Ph.D. conducted a site survey of the subject property on April 25, 2019. This survey documented the existing conditions of the property and surrounding vicinity. During the survey the subject property was documented with digital photography and recorded in California Department of Parks and Recreation (DPR) forms. ESA also conducted research on the subject property's construction and occupancy history within the development of the Pacific Palisades and Tract No. 9377.

The subject property was evaluated under the following three contexts and themes: 1) Context: Architecture and Engineering, 1850-1980, Theme: Mediterranean & Indigenous Revival Architecture, 1893-1948, Sub-theme: Monterey Revival Style, 1929-1942; 2) Context: Residential Development and Suburbanization, Theme: Early Residential Development, 1880-1930, Sub-theme Early Single-Family and Multi-Family Residential Development; and 3) Context: Residential Development and Suburbanization, 1850-1980, Theme: Automobile Suburbanization, 1908-1937, Sub-theme: Suburban Planning and Development, 1908-1937.

The subject property was not individually surveyed by SurveyLA during their survey of the Brentwood-Pacific Palisades Community Plan Area done in November of 2013. However, it was found to be a part of the Huntington Palisades Residential Planning District, a district that does not contain enough integrity of cohesion to qualify as a historic district, but may “warrant special consideration for local planning purposes.”¹ Therefore, it was not identified as a contributor to a potential historic district. ESA concurs with the SurveyLA findings.

ESA did not find the subject property eligible for local listing under Criterion A/1/1 as an individually significant example, under the theme of Early Single-Family Residential Development (1880-1930), within the Pacific Palisades neighborhood and specifically within Tract No. 9377. Although it was constructed in 1929 and was an early improvement within the subdivision, most of the tract was developed after the period of significance in the late 1940s; therefore, the subject property lacks the necessary integrity of setting and association to be eligible under Criterion A/1/1. As SurveyLA discovered, the Huntington Palisades Residential Planning District does not retain integrity to qualify as a historic district. Furthermore, ESA’s research into the history of Tract No. 9377 found that the reason the subject tract lacks integrity is because early development was stalled by the 1929 stock market crash and the ensuing Great Depression, and the majority of the tract was not developed until after World War II. As a result, no pattern of development is apparent in the existing built environment that would convey any significant association under the theme of Early Single-Family Residential Development because development was sparse during the 1920s. Thus, 14924 Camarosa Drive does not appear to meet the significance requirements as an individual resource under National Register Criterion A, California Register Criterion 1, or LAHCM Criterion 1 for its association with the theme of Early Residential Development, 1880-1930, due to the substantial lack of integrity of setting and association of Tract 9377 within the Huntington Palisades Residential Planning District as a result of post-World War II development. For similar reasons, the subject property is not eligible under these criteria for association with the theme of Automobile Suburbanization (1908-1937), due to its lack of integrity of setting and association, since most of the development in Tract N. 9377 was improved after the period of significance for this theme.

ESA researched the occupancy history of the subject property and concluded that 14924 Camarosa Drive does not appear to be associated with significant personages or events as is required under National Register Criterion B, California Register Criterion 2 or the LAHCM Criterion 2.

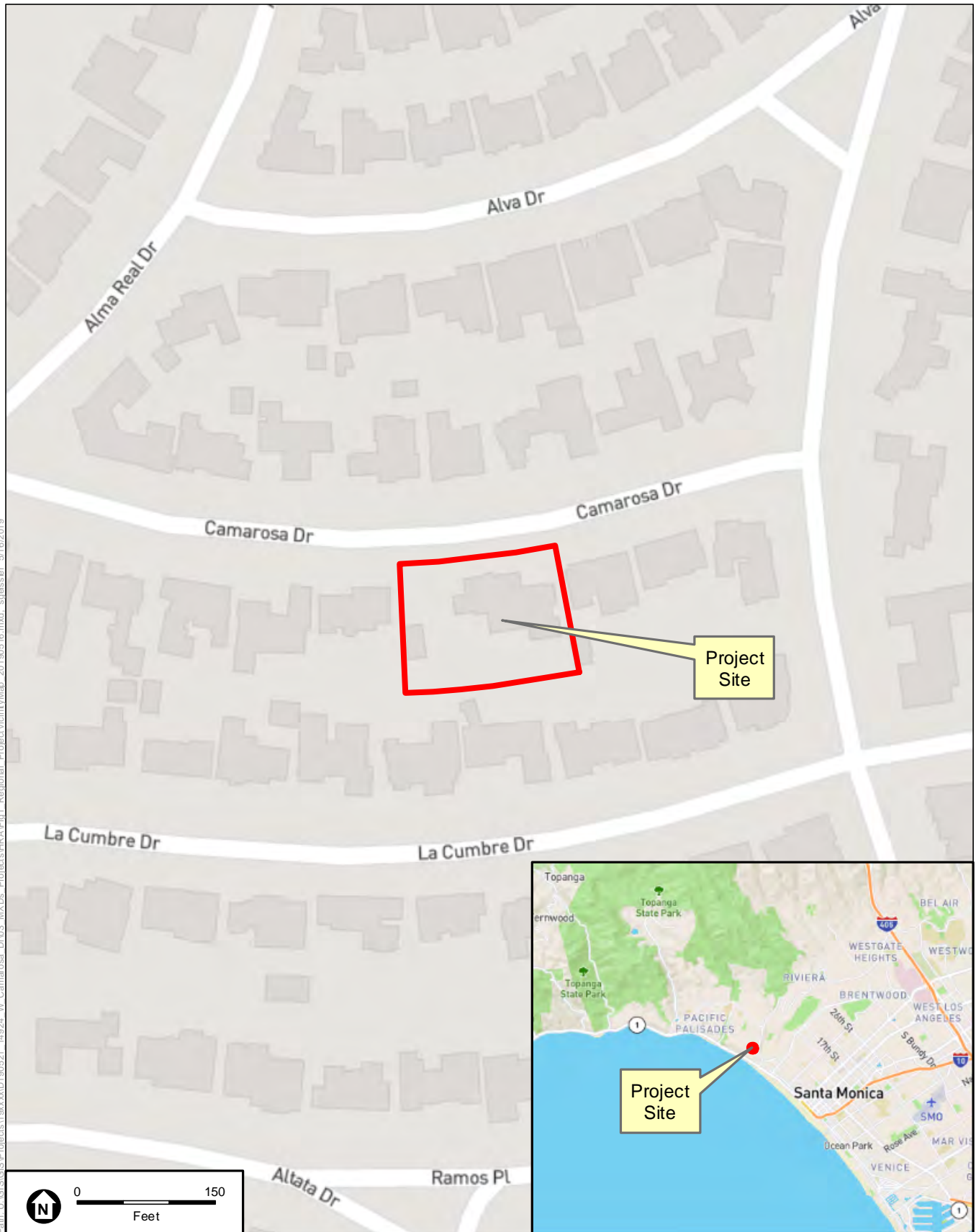
ESA found the subject property is not eligible under Criterion C/3/3 as an example of a Monterey Revival residence. The period of significance for the Monterey Revival theme is from 1929 through 1942, making the subject property a very early example of the architectural style in Los Angeles. However, the subject property was completed in 1929, right before the stock market crash, and before the 1930s recovery period after the Great Depression when the Monterey Revival Style reached its greatest popularity. The subject property is a partially altered example of the Monterey Revival style that retains its front façade but has an altered landscape and rear elevation. While not intact, it could be a contributor in a historic district or HPOZ if there was

¹ SurveyLA, “Historic Districts, Planning Districts, and Multi-Property Resources,” *Brentwood-Pacific Palisades Report*, November 26, 2013, 71-74.

one, but as previously mentioned, it is not located within a historic district. On its own it does not have enough individual integrity or significance to be eligible as an individual resource. While the publicly visible façade retains many of the features of the Monterey Revival style and it is identifiable as an example of its style, it is not a representative or distinguished example of this style of architecture, and it is not an architecturally significant work of the Gable & Wyant architectural firm, as demonstrated in this report. Therefore, ESA finds that 14924 Camarosa Drive does not meet the significance requirements as an individual resource under National Register Criterion C, California Register Criterion 3 or LAHCM Criterion 3 as an early intact example of a Monterey Revival residence or as a notable work of a master architect.

Project Location

The subject property is located at 14924 Camarosa Drive in the Pacific Palisades in the City of Los Angeles on APN: 4411-022-017, shown on **Figure 1**, *Regional and Project Vicinity Map*. As mentioned above and shown in **Figure 2**, *Aerial Photograph of Project Site*, the Project Site is improved with a two-story single-family residence. The subject property is located on a block developed with large single-family residences and is bounded to the south by La Cumbre Drive, to the west by Alma Real Drive, to the north by Camarosa Drive, and to the east by Toyopa Drive. The subject property fronts Camarosa Drive to the west, which is developed primarily with single-family residential buildings.



SOURCE: Open Street Map, 2019.

14924 Camarosa Dr, Pacific Palisades

Figure 1
Regional and Project Vicinity Map



SOURCE: Open Street Map, 2019.

14924 Camarosa Dr, Pacific Palisades

Figure 2
Aerial Photograph of Project Site

Research and Field Methodology

This Report was prepared by ESA's architectural historians, including Margarita Jerabek, Ph.D., Director of Historical Resources, Hanna Winzenried, M.Sc., Architectural Historian Associate and Millie Mujica, M.F.A., all of whom meet and exceed the *Secretary of the Interior's Professional Qualification Standards* in history and architectural history. Professional qualifications are provided in **Appendix A**. The historical resources evaluation involved a review of the National Register and its annual updates, the California Register, the Statewide Historical Resources Inventory (HRI) database maintained by the State Office of Historic Preservation (OHP), SurveyLA findings, and the City of Los Angeles's inventory of historic properties to identify any previously recorded properties within or near the subject property. An intensive pedestrian survey was also undertaken to document the existing conditions of the property and vicinity. In addition, the following tasks were performed for the study:

- Conducted field inspections of the subject property and utilized the survey methodology of the State OHP.
- Photographed the subject property and associated landscape features, and examined other properties in the vicinity that exhibited potential architectural and/or historical associations.
- Conducted site-specific research on the property utilizing building permits, Sanborn Fire Insurance Maps (Sanborn Maps), City directories, historical photographs, Online Archive of California, Calisphere, University of Southern California (USC) Digital Collections, historical *Los Angeles Times*, and other published sources.
- Conducted archival records search through the California Historical Resources Information System at the South Central Coastal Information Center (SCCIC), at California State University, Fullerton.
- Conducted research at the City's Building and Safety and Planning departments as well as the Los Angeles County Office of the Assessor (Assessor).
- Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs.
- Evaluated potential historical resources based upon criteria used by the National Register, California Register, and City of Los Angeles Cultural Heritage Ordinance.

Regulatory Framework

Historical resources fall within the jurisdiction of the federal, state, and local designation programs. Federal laws provide the framework for the identification, and in certain instances, protection of historical resources. Additionally, state and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended and the California Public Resources Code (PRC), Section 5024.1, are the primary federal and state laws and regulations governing the evaluation and significance of historical resources of national, state, regional, and local importance. Descriptions of these relevant laws and regulations are presented below.

Federal Eligibility Criteria and Integrity Aspects

National Register of Historic Places

The National Register was established by the NHPA as “an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.”² The National Register recognizes properties that are significant at the national, state, and/or local levels.

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

- A. Associated with events that have made a significant contribution to the broad patterns of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- D. Yields, or may be likely to yield, information important in prehistory or history.³

Districts, sites, buildings, structures, and objects that are 50 years in age must meet one or more of the above criteria and retain integrity (that is, convey their significance) to be eligible for listing.

Under the National Register, a property can be significant not only for the way it was originally constructed, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and uses over a period of time.⁴

Within the concept of integrity, the National Register recognizes seven aspects or qualities that, in various combinations, define integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association:

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

² 36 CFR Section 60.2.

³ “Guidelines for Completing National Register Forms,” in National Register Bulletin 16, U.S. Department of Interior, National Park Service, September 30, 1986. This bulletin contains technical information on comprehensive planning, survey of cultural resources and registration in the NRHP.

⁴ National Register Bulletin 15, p. 19.

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historic role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. A property must retain key exterior materials dating from the period of its historic significance.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.⁵

To retain historic integrity, a property will always possess most of the aspects and depending upon its significance, retention of specific aspects of integrity may be paramount for a property to convey its significance.⁶ Determining which of these aspects are most important to a particular

⁵ National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 44-45, <http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>, accessed July 7, 2013.

⁶ The National Register defines a property as an "area of land containing a single historic resource or a group of resources, and constituting a single entry in the National Register of Historic Places." A "Historic Property" is defined as "any prehistoric or historic district, site, building, structure, or object at the time it attained historic significance." Glossary of National Register Terms, http://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a_appendix_IV.htm, accessed June 1, 2013.

property requires knowing why, where and when a property is significant.⁷ For properties that are considered significant under National Register Criteria A and B, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (National Register Bulletin 15)* explains, “a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).”⁸ In assessing the integrity of properties that are considered significant under National Register Criterion C, *National Register Bulletin 15* states, “a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.”⁹

State Register and Eligibility Criteria

California Register of Historical Resources

The OHP, as an office of the California Department of Parks and Recreation (DPR), implements the policies of the NHPA on a statewide level.

The OHP also carries out the duties as set forth in the PRC and maintains the HRI and the California Register. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state’s jurisdictions.

Also implemented at the state level, CEQA requires projects to identify any substantial adverse impacts which may affect the significance of identified historical resources.

The California Register was created by Assembly Bill 2881 which was signed into law on September 27, 1992. The California Register is “an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change.”¹⁰ The criteria for eligibility for the California Register are based upon National Register criteria.¹¹

⁷ National Register Bulletin 15, p. 44.

⁸ “A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property’s historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register.” Ibid, p. 46.

⁹ “A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.” Ibid.

¹⁰ PRC Section 5024.1(a).

¹¹ PRC Section 5024.1(b).

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally Determined Eligible for the National Register;¹²
- California Registered Historical Landmarks from No. 770 onward;
- Those California Points of Historical Interest (PHI) that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.¹³

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local LAHCMs, or designated under any local ordinance, such as an HPOZ.¹⁴

To be eligible for the California Register, a historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historical resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of seven aspects of integrity similar to the National Register (location, design, setting, materials, workmanship, feeling, and association). Also like the National Register, it must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. It is

¹² PRC Section 5024.1(d).

¹³ PRC Section 5024.1(d).

¹⁴ PRC Section 5024.1(e)

possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.¹⁵

Local Cultural Heritage Ordinance and Eligibility Criteria

City of Los Angeles

The City enacted a Cultural Heritage Ordinance in April 1962 which defines Historic-Cultural Monuments. According to the Cultural Heritage Ordinance, Historic-Cultural Monuments are sites, buildings, or structures of particular historic or cultural significance to the City in which the broad cultural, political, or social history of the nation, state, or City is reflected or exemplified, including sites and buildings associated with important personages or which embody certain distinguishing architectural characteristics and are associated with a notable architect. These Historic-Cultural Monuments are regulated by the City's Cultural Heritage Commission and the City Council.

Los Angeles Cultural Heritage Ordinance Eligibility Criteria

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1967 and amended it in 2018 (Los Angeles Administrative Code, Chapter 9, Division 22, Article 1, Section 22.171.7). The Cultural Heritage Ordinance establishes criteria for designating a local historical resource as an LAHCM. An LAHCM is any site (including significant trees or other plant life located on the site), building, or structure of particular historic or cultural significance to the City that meets at least one of the following criteria:

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

Los Angeles Historic Preservation Overlay Zone (HPOZ) Ordinance Eligibility Criteria

City of Los Angeles Ordinance Number 175891, found in Section 12.20.3 of the Los Angeles Municipal Code, describes the procedures for creation of new HPOZs, the powers and duties of HPOZ Boards, and the review processes for projects within HPOZs. The Ordinance was created

¹⁵ Codified in California Code of Regulations, Title 14, Chapter 11.5, Section 4852(c) which can be accessed on the internet at <http://ohp.parks.ca.gov>

in 1979 and most recently amended and re-adopted by the Los Angeles City Council in 2017.¹⁶ An HPOZ is an area of the City which is designated as containing structures, landscaping, natural features or sites having historic, architectural, cultural or aesthetic significance. Before an HPOZ may move into the formal adoption process, an historic resources survey of the proposed district must be completed. The survey studies the historic and architectural significance of the neighborhood and identifies structures and features as either “contributing” or “non-contributing” to the district. A contributing structure is a building that was constructed during the predominant period of development in the neighborhood and that has retained most of its historic features. A non-contributing structure is one that was either constructed after the major period of the neighborhood’s development, or has been so significantly altered that it no longer conveys its historic character.¹⁷

According to Section 12.20.3 of the City of Los Angeles Municipal Code, features designated as contributing shall meet one or more of the following criteria:

- Adds to the Historic architectural qualities or Historic associations for which a property is significant because it was present during the period of significance, and possesses Historic integrity reflecting its character at that time; or
- Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- Retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of the resource and its environment.¹⁸

Identification of Potential Historical Resources within the Subject Property and Surrounding Area

Archival Research

Records Search Results

Methods

A records search for the proposed project was conducted by ESA staff on May 21, 2019 at the California Historical Resources Information System’s South Central Coastal Information Center (SCCIC) housed at California State University, Fullerton. The records search included a review of all previously documented historic architectural resources and studies within a 0.25-mile radius of the Project Site and archaeological resources immediately adjacent to the Project Site. The records search also included a review of listings for the National Register, California Register, California Points of Historical Interest, California Historical Landmarks, California State Historic Resources Inventory, and Los Angeles Historic-Cultural Monuments.

¹⁶ “Citywide HPOZ Ordinance,” City of Los Angeles Office of Historic Resources, <http://www.preservation.lacity.org/hpoz/citywide-hpoz-ordinance>, accessed July 24, 2013.

¹⁷ “How to Establish an HPOZ,” City of Los Angeles Office of Historic Resources, <http://www.preservation.lacity.org/hpoz/how-establish-hpoz>, accessed July 24, 2013.

¹⁸ “Citywide HPOZ Ordinance,” City of Los Angeles Historic Resources, <http://www.preservation.lacity.org/hpoz/citywide-hpoz-ordinance>, accessed July 24, 2013, pgs. 11-12.

Results

Previous Cultural Resources Investigations

The records search results indicate that three cultural resources studies have been conducted within a 0.25-mile radius of the Project Site (**Table 1**). Of the three previous studies none included portions of the Project Site.

TABLE 1
PREVIOUS CULTURAL RESOURCES INVESTIGATIONS ON FILE AT SCCIC

Author	SCCIC # (LA-)	Title	1983
Clement, Dorene	LA-03787	Historic Architectural Survey Report: Slope Stabilization Project, Pacific Palisades, Los Angeles, Los Angeles County, 07-la-01, P.m. 37.3 07-4c1901	1996
Duke, Curt	LA-06528	Cultural Resource Assessment Cingular Wireless Facility No. La 752-02 Pacific Palisades, Los Angeles County, California	2003
Iverson, Gary	LA-04504	Highway Project	1996
Source: SCCIC, 2019			

Previously Recorded Cultural Resources

According to the SCCIC files, five historic architectural resources have been previously recorded within a 0.25-mile radius of the Project Site (**Table 2**). No archaeological resources have been previously recorded within or adjacent to the Project Site.

TABLE 2
PREVIOUSLY RECORDED HISTORIC ARCHITECTURAL RESOURCES ON FILE AT SCCIC

Primary Number (P-19-)	OHP Property Number	Address	Resource Type	*Resource Attribute/Resource Description	Date Constructed	Date Recorded	*CHR Status Code	Approx. Distance from Project Site
150448 or 176447	104852	15054 Corona Del Mar	Building	HP02: Single family property	1929/1960	1996 (D. Clement, Caltrans)	6Y	1,259-feet southwest
150449 or 176448	104855	15040 Corona Del Mar	Building	HP02: Single family property/currently undeveloped	1930/1945	1996 (D. Clement, Caltrans)	6Y	1,188-feet southwest
167281 or 167311	021240 or 021274	1000 Rustic Road	Building	HP02: Single family property Two story moderne	1951/1966		3S	1,003-feet southeast
175394 or 175994	097977	14930 Corona Del Mar	Building	HP02: Single family property/ currently undeveloped	NA	1994 (C. McAvoy, HRG)	6Y	1,259-feet south
192468	-	14999 La Cumbre Drive	Building	HP02: Single family property Two story Spanish Colonial Revival	1930	2017 (Margarita Jerabek, ESA)	6Z	546-feet west

Source: SCCIC, 2019

Environmental Setting

Neighborhood Development

Pacific Palisades¹⁹

Most of Pacific Palisades lies within the boundaries of the Rancho Boca de Santa Monica, which was granted by the Mexican governor of California to Francisco Marquez and Ysidro Reyes in 1839. Marquez, a blacksmith, built an adobe on the slopes of Santa Monica Canyon where San Lorenzo Street lies today. Reyes, whose primary residence was in the Los Angeles pueblo, maintained a rancho on the hills adjacent to Rustic Canyon. The rancho was used primarily for grazing cattle and sheep.

The area that would become Pacific Palisades remained mostly agricultural well into the first decades of the 20th century. However, as early as the 1860s, Santa Monica Canyon had become popular with the residents of Los Angeles as a destination to escape the summer heat. Two hotels had been erected by 1874, and seasonal businesses, including bathhouses, a restaurant, dance pavilion, restaurant, saloon, grocery and horse facilities, sprang up to serve the tent camps that housed the visitors. It was reported in 1876 that 45 families were living in tents, their numbers swelling by several hundred on the weekends.

Abbot Kinney, the eventual founder of Venice, California, purchased the mesa west of Santa Monica Canyon from one of the Marquez heirs in 1887 and announced plans for “Santa Monica Heights” on the property which eventually became known as the Huntington Palisades. However, the collapse of the Los Angeles regional land boom the following year led Kinney to abandon his plans, and to sell the property to railroad baron Collis P. Huntington in 1891. Kinney, along with Senator Jones and Arcadia de Baker, also established the first forestry station in the nation in Rustic Canyon in 1887. The station, whose purpose was to study the usefulness of non-native trees such as eucalyptus, was operated by the University of California from 1893 until its demise in 1923.²⁰

Huntington’s interest in the area originally focused on the establishment of a deep water port to serve the City of Los Angeles. Towards that end, he built the “Long Wharf” at the foot of Potrero Canyon in 1893, a complete mile-long facility with railroad, coal bunkers, warehouse, employee living quarters, and public dining room. Although the endeavor met with some initial success, the question of the location of the Port of Los Angeles was resolved after intense competition among a handful of shoreline communities in 1897 in favor of San Pedro. The last ships arrived at the Long Wharf in 1908. The wharf lived on as a tourist destination, accessed by a trolley from Santa Monica, but was demolished in stages, and disappeared entirely by 1920. Adjacent to the wharf, and extending northwest to the mouth of Temescal Canyon, a Japanese fishing village was established in 1899 by fisherman Hatsuji Sano on land leased from the railroad. Eventually the home of about 300 Japanese families and a small number of Russians, the village also included

¹⁹ SurveyLA, “Brentwood-Pacific Palisades Community Plan Area,” *Historic Resources Survey Report*, prepared for the City of Los Angeles, Department of City Planning, November 2013, 7-13.

²⁰ Santa Monica Forestry Station Eucalyptus Grove is a designated Historic-Cultural Monument.

two hotels. However, this venture was largely abandoned by 1920, by which time most of the fishermen had moved to Terminal Island and the property was condemned.

A turning point in the development of Pacific Palisades, as well as the inland area that would become Brentwood, was the formation of the Santa Monica Land and Water Company in 1897. Founded by Senator Jones and Arcadia de Baker with 30,000 acres of land from both the Rancho Boca de Santa Monica and Rancho San Vicente y Santa Monica, this enterprise had been acquired in its entirety by Canadian Robert C. Gillis by 1906. Gillis headed the organization until his death in 1947. Under the aegis of the Santa Monica Land Company, owned by Gillis, railroad entrepreneur Robert P. Sherman, and Charles Le Roy Bundy, subdivision began in earnest in 1912 in Santa Monica Canyon and lower Rustic Canyon. Roads were graded and lots were laid out and speculative houses, many by Frank L. Bundy, were constructed. Several commercial buildings rose at the mouth of Santa Monica Canyon. By 1916, the Canyon was mostly subdivided. An ambitious plan by the firm of Wright, Callender, and Andrews to develop a large swath of what would become Pacific Palisades was advertised in 1913, but World War I intervened, and the scheme went nowhere.

An interesting footnote to the developmental history of Pacific Palisades began in 1911, when filmmaking pioneer Thomas Ince arrived in Los Angeles in search of a suitable location to set up shop outside the sphere of the Motion Picture Patents Company. He leased approximately 18,000 acres of ocean front and mountain area in Santa Ynez Canyon (now part of the site of the Self-Realization Fellowship Lake Shrine) and invested thousands of dollars in production facilities and standing sets. At its height, Inceville consisted of five stages, dressing rooms, shops, offices, commissary, power house, reservoir, extensive horse stables and corrals, an arsenal, and a post office, and it employed up to six hundred people. Although Inceville was fully operational in 1916, two events that year portended its demise: Ince opened a second studio in Culver City; and a major fire at Inceville resulted in both injuries and property loss. Several subsequent fires, the loss of one of Ince's primary movie stars, cowboy actor William S. Hart, and Ince's death in 1924 under mysterious circumstances, put an end to Inceville.

The formal founding of the community of Pacific Palisades dates to the year 1921, when the Methodist Camp Meeting and Chautauqua Association, having outgrown its earlier locations in Long Beach and Huntington Beach, held its annual meeting in Rustic Canyon. Looking for a new home and a place to establish a new community dedicated to Christian ideals and peace, the Association, under the leadership of Reverend Charles Holmes Scott, purchased 1,068 acres, not in Rustic Canyon but instead in Temescal Canyon and the mesa to the east, the "Santa Monica Highlands" site previously announced. The Los Angeles Times reported: "The birth of a new seaside city forty-five minutes from Broadway, the creation of what will probably be one of the largest church centers in the world and the investment of at least \$4,000,000 in improvements within the next five years are some of the outstanding features of a super-church plan outlined yesterday by Charles H. Scott, superintendent of the Huntington Beach Methodist Assembly."²¹

²¹ "Modern Seaside City Goal of Methodists." *Los Angeles Times*, May 31, 1921.

The Pacific Palisades Association was formed and Pasadena landscape architect Clarence Day hired to provide the initial concept for the new city. Bonds were sold, entitling the purchasers to become leaseholders and to have first choice of lots in either Founders Tract No. 1, located north of Beverly (now Sunset) Boulevard and characterized by smaller lots and narrow streets, or Founders Tract No. 2, south of the Boulevard and characterized by larger, more irregular lots and wider streets. Via de la Paz (Street of Peace) was to be the spine of the community, and a commercial section was planned for four blocks at the intersection of Via de la Paz and Beverly Boulevard. A large plot was set aside in Temescal Canyon for the Assembly. The lot selection was held on Founders Day, January 14, 1922. The leasehold structure of the contracts allowed the Association to impose restrictions regarding ethnicity and acceptable building types, prohibit sales of tobacco and alcohol, and levy an annual fee for the maintenance of the institutional facilities. Within one week, 257 lots had been sold. Work commenced on street improvements and home construction in the spring. The first Chautauqua and Summer Assembly at the site was held in July 1922.

Later in 1922, the well-known landscape architecture firm of Olmsted Brothers, based in Massachusetts, replaced Day and was charged with refinement of the plans, landscaping of the original subdivisions, and expansion of the community by laying out additional tracts, along Chautauqua Boulevard (Chautauqua Heights) and in the newly acquired Jones-Rindge rancho to the west. The 1923 Olmsted subdivisions, including Chautauqua Heights, Temescal Subdivision, Temescal Heights, Western Tract, Western Subdivision, and Las Pulgas, reflected the firm's characteristic sensitivity to terrain, adapting street patterns to the contours of the land rather than imposing an arbitrary grid, maximizing views, and incorporating landscaping. By the end of 1923, property sales had exceeded a million dollars. Nonetheless, the Olmsted contract was not renewed, although a three-month extension allowed for the completion of work already in progress. In 1924 another milestone was reached, when the Churrigueresque-styled Business Block, located on a wedge-shaped parcel at the intersection of Beverly and East (now Sunset and Swarthmore), was completed.²²

In 1926, Dr. Scott and the Pacific Palisades Association, in partnership with Robert C. Gillis, acquired from the heirs of Collis Huntington the 226-acre tract that Abbot Kinney had initially planned to develop on the mesa west of Santa Monica Canyon. Civil engineer W.W. Williams laid out the high-end subdivision in association with Mark Daniels. Their May 1926 design for the Huntington Palisades incorporated wide, gently curving "drives" with many lots oriented to spectacular views and a series of concentric, semicircular streets fanning out from the oval-shaped El Cerco Place. Utilities were placed underground and ornamental light fixtures installed. Many of the eucalyptus trees originally planted by Kinney were retained.

Competitors for the Rustic Canyon location that had originally caught the attention of the Methodists were the Uplifters, an offshoot of the downtown Los Angeles Athletic Club, who were searching for a summer home. Modeling themselves after San Francisco's Bohemian Club, these bon vivants purchased the Edmond ranch which had been constructed adjacent to the Rustic Canyon forestry station in 1895, as well as several other pieces of property. Club members, who

²² The Pacific Palisades Business Block is a designated Historic-Cultural Monument.

included many of the Los Angeles business and professional elite, put Harry Haldeman and Howard Latimer in charge of building and infrastructure improvements, including paths, roads, landscaping, terraces, and retaining walls. With the Edmond home as an improvised clubhouse, members constructed rustic-styled houses and log cabins on leased land along what became known as Latimer and Haldeman Roads, many apparently using the Pasadena based architectural firm of Arthur and Alfred Heineman, well-known for their Craftsman style architecture, to provide the designs. After the former Edmond House burned down in 1922, a new, Spanish-styled clubhouse designed by William J. Dodd was constructed.²³ Additional property was purchased in 1924 and equestrian facilities, including a polo field, were installed over the next few years, apparently causing financial hardship that was exacerbated by the Great Depression. The houses passed into private ownership and the club sold the remainder of its holdings immediately following World War II.

After purchasing 22,000 acres of property from the Santa Monica Mountain Park Company and the Santa Monica Land and Water Company in 1923, oil millionaire Alphonzo E. Bell, Sr. was associated with several affluent developments in the western sections of Los Angeles, including some in Pacific Palisades. The first was the Riviera, developed in association with the Los Angeles Athletic Club, which constructed the Riviera Country Club in upper Santa Monica Canyon in 1927. The adjacent property was subdivided for luxury estates by a syndicate organized for the purpose. Like Bel-Air, Bell's project to the east, the Riviera was intended to reflect European style and gentility. Two additional tracts, the California Riviera and the Vaughn Riviera, were subsequently marketed by Bell associate and prominent real estate promoter, Frank Meline. The Riviera Country Club included a golf course designed by George C. Thomas, who had recently completed work at the Bel-Air Country Club, as well as extensive equestrian facilities and a lavish, Spanish-styled clubhouse.

In 1926, Frank Meline developed Castellammare on Bell's property located on the bluffs west of Santa Ynez Canyon. Castellammare, another predominantly luxury development, was envisioned as a Mediterranean community, and Meline stipulated that home builders use Italian Renaissance style architecture. The first home in Castellammare, the 35-room Villa Leon (1928) designed for wool business magnate Leon Kauffman by architect Kenneth McDonald, exemplified Bell's and Meline's concept.

A third Bell venture, developed by Santa Monica Judge Arthur A. Weber and George W. Ley and marketed by the Meline Company, was Miramar Estates. This 1926 subdivision in Santa Ynez Canyon featured landscaping by Mark Daniels and the Casa Miramar restaurant overlooking the Pacific Ocean. It was extensively promoted, most successfully by construction of the Los Angeles Times Demonstration House for Arthur Weber in 1927. Also designed by Daniels, the Spanish-styled house was opened to the public for the month of May 1928. Now known as the Villa Aurora, the house was purchased by German writer Lion Feuchtwanger and his wife Marta in 1943.²⁴

²³ The Uplifters Clubhouse (now the Rustic Canyon Recreation Center) is a designated Historic-Cultural Monument.

²⁴ Villa Aurora is a designated Historic-Cultural Monument.

Daniels and Bell partnered again when the landscape architect provided a planting scheme to complement architect Elmer Grey's design for the Bel-Air Bay Club (1927- 1928). Perched on a site overlooking the sea east of Santa Ynez Canyon, the Bel-Air Bay Club was intended by Bell to be the coastal outpost of the Bel-Air Country Club, with home sites available for purchase surrounding it. Once again, Mediterranean style architecture was required; however, nearly all lots remained unimproved until after World War II.

In the late 1930s and early 1940s, this area witnessed a dramatic influx of European intelligentsia, particularly of Jewish exiles who had fled Europe in advance of World War II. Writers and actors Salka and Berthold Viertel Berthold hosted a salon every Sunday at their Pacific Palisades home that was attended by members of this creative émigré community, including actors, writers, composers, directors and others. Individuals included German writer and Nobel laureate Thomas Mann; German writer and director Bertolt Brecht; Austrian actor and director Max Reinhardt; and Russian cellist Gregor Piatigorsky. The community also spilled over into the neighboring Brentwood to include German novelist and playwright Lion Feuchtwanger, and Austrian composer and painter Arnold Schoenberg. Other local expatriates included English writers Aldous Huxley and Christopher Isherwood, English actor and filmmaker Charlie Chaplin, and Swedish actress Greta Garbo.

Sullivan Canyon, just west of Mandeville and the location of stables that Robert C. Gillis had built for his daughter's horses, was also improved in the 1930s. Architectural designer Cliff May, credited as the father of the ranch house style, created the Riviera Ranch tract, a horse-friendly neighborhood, in 1939. Custom, May-designed homes shared the landscape with stables, corrals, a riding ring and horse trails. Following World War II, May acquired additional property along the adjacent Old Ranch Road and designed more homes, including his own in 1954, which he called "Mandalay."

The Depression slowed the pace of development in Pacific Palisades, which began to recover in the late 1930s and fully rebounded in the post-World War II years. As the community diversified, new institutions arose, one of the earliest being St. Matthews's Episcopal Church, whose Carleton Winslow-designed sanctuary (no longer extant) was dedicated in 1942. A new boom in subdivision and housing construction began in 1947, picking up steam in the 1950s and continuing in the following decades, until public alarm over potential overbuilding contributed to the creation of the Santa Monica Mountains State Park. Early subdivisions during this period were in Rustic Canyon and on the acreage formerly owned by Will Rogers and not part of the park established on his estate in 1944. The equestrian property of the Riviera Country Club was subdivided, with the exception of one polo field, which became the home of Paul Revere Junior High School, opened in 1955.

One of the largest new subdivisions was Marquez Knolls, a 118-acre residential development. And throughout the community, empty lots in the older subdivisions were improved. Changes in zoning allowed expansion of the business district along Via de la Paz, Swarthmore, and Sunset in the years immediately prior and the decade subsequent to the war. Marking the postwar growth in the community, Palisades High School opened on a cleared and filled site in Temescal Canyon in 1961.

Huntington Palisades Residential Planning District²⁵

Description

The Huntington Palisades Residential Planning District is an early 20th-century residential subdivision overlooking the ocean in Pacific Palisades. The planning district spans approximately 226 acres on a mesa situated between Potrero and Santa Monica canyons. The district boundaries conform to those of the original 1926 tract, bounded by Sunset Boulevard on the north, Pacific Coast Highway on the south, Chautauqua Boulevard on the east, and Potrero Canyon Park on the west. Pampas Rica Boulevard forms the spine of the neighborhood.

The district occupies a gently sloping site atop the bluffs above the coastline. The site is graded with a distinctive street pattern, composed of broad meandering streets which form irregularly-shaped blocks. Development is exclusively residential, containing large one- and two-story single family homes with detached garages. Original residences were constructed primarily in the 1920s through the 1950s, and exhibit a range of Period Revival architectural styles popular during that time – including American Colonial, Spanish Colonial, and Tudor – along with various Ranch styles. Today, original residences share the block with more recent construction, some of which reference the architectural styles of their earlier neighbors. Features of the district include wide curvilinear streets which follow the site’s natural contours, concrete sidewalks and curbs, landscaped parkways with mature street trees, and period streetlights. A series of landscaped medians planted with palm and other trees runs the length of Pampas Ricas. The district also contains two landscaped traffic islands, located at Altata Drive and Ramos Place, and at Alva Drive and Toyopa Drive. A number of the original eucalyptus trees planted in the 1880s are still extant. A large undeveloped site along the south side of Corona del Mar overlooking the ocean serves as the community’s park.

Significance

The Huntington Palisades Residential Planning District is significant as an excellent example of residential suburban planning from the early automobile era in Pacific Palisades, as it comprises one of the community’s most important subdivisions. While the area does not retain sufficient integrity or cohesion to qualify as a historic district, it may warrant special consideration for local planning purposes.

The mesa west of Santa Monica Canyon was initially platted in 1887 by local developer Abbot Kinney. Shortly after planting several rows of eucalyptus trees, Kinney abandoned his plans to develop a fashionable subdivision on the site and sold the property to Southern Pacific Railroad tycoon, Collis P. Huntington. While it is said that Huntington planned to build himself a lavish home on the cliffs overlooking the Long Wharf, this was never realized.

In 1926, allegedly spurred by unwelcome rumors that the new Mount St. Mary’s campus would be built on the property, the Pacific Palisades Association purchased the 226-acre tract for a sum of \$1,625,000. Under the leadership of Rev. Dr. Charles Holmes Scott, Methodist minister and founder of Pacific Palisades, the association sought to develop an exclusive new subdivision.

²⁵ SurveyLA, “Historic Districts, Planning Districts, and Multi-Property Resources,” *Brentwood-Pacific Palisades Report*, November 26, 2013, 71-74.

Engineer W.W. William's plans for the site featured gently curving streets that followed the contours of the land, and lots that capitalized on spectacular views to the ocean, canyon, and mountains. Street names were derived from William's mining experiences in Mexico, except for Alma Real, which was named for his favorite Mexican singer.

The northern portion of the subdivision, recorded as Tract 9377, consisted of concentric streets fanning out from an oval block bordered by El Cerco Place and bisected by broad Pampas Ricas Boulevard, enhanced by a landscaped median. The largest lots were situated on the periphery, along Corona del Mar, Alma Real and Toyopa Drive. In all, approximately 600 homesites were provided, situated along 22 streets totaling over eight miles of roads. Landscape architect Mark Daniels, former director of National Parks in the administration of President Woodrow Wilson, oversaw the landscaping. Improvements included underground utilities, sewer connections to each lot, 60-foot paved streets, concrete curbing, and ornamental streetlights.

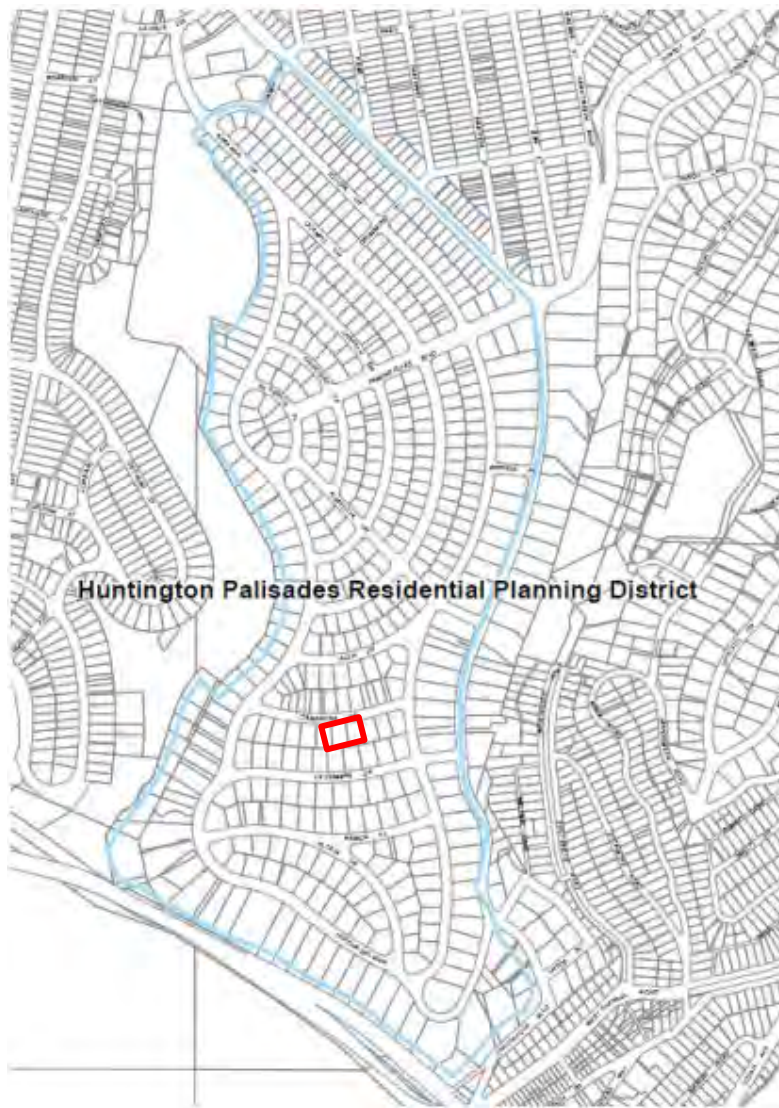
In 1928, sales personnel predicted a lot sellout, citing "the general westward expansion of Los Angeles and the rapid growth of Santa Monica as evidence of rising interest." Interest in the tract was raised further by the purchase of 12 ocean-view acres by Chicago millionaire Harold F. McCormick and his wife, opera star Ganna Walska, for a palatial estate. Eventually the property included the main house, guest house, a music facility, large garage, and accommodation for a staff of 60. (The estate has since been subdivided.) By the end of the 1920s, several homes had been constructed, many in the Spanish Colonial Revival style. However, the Crash of 1929 had a detrimental effect on lot sales. Home construction in Huntington Palisades continued at a relatively slow pace until after World War II, when construction accelerated and the subdivision was built out, primarily with the Ranch-style homes popular at the time.

Despite its significance, Huntington Palisades does not possess sufficient integrity or cohesion to qualify as a historic district. Many of the original residences have undergone some degree of alteration, or have been replaced by new construction, the cumulative impact of which has compromised the cohesion of the district as a whole. However, the district is unified by shared planning features which convey a strong sense of time and place. These include its distinctive street pattern, landscaped medians and traffic islands, mature landscaping, period streetlights, and a general consistency of scale and massing. All of these features contribute to an overall feeling of an early automobile suburb. For these reasons, this area may warrant special consideration for local planning purposes.

CONTEXT 1

CONTEXT:	Residential Development and Suburbanization, 1850-1980
SUB CONTEXT:	No Sub-Context
THEME:	Automobile Suburbanization, 1908-1937
SUB THEME:	Suburban Planning and Development, 1908-1937
PROPERTY TYPE:	Automobile Suburb
PROPERTY SUB TYPE:	Subdivision

CRITERIA	A/1/1
STATUS CODE	6LQ
REASON:	Significant as an excellent example of residential suburban planning from the early automobile era in Pacific Palisades. While the area does not retain sufficient integrity or cohesion to qualify as a historic district, it may warrant special consideration for local planning purposes.



SOURCE: SurveyLA, 2013

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

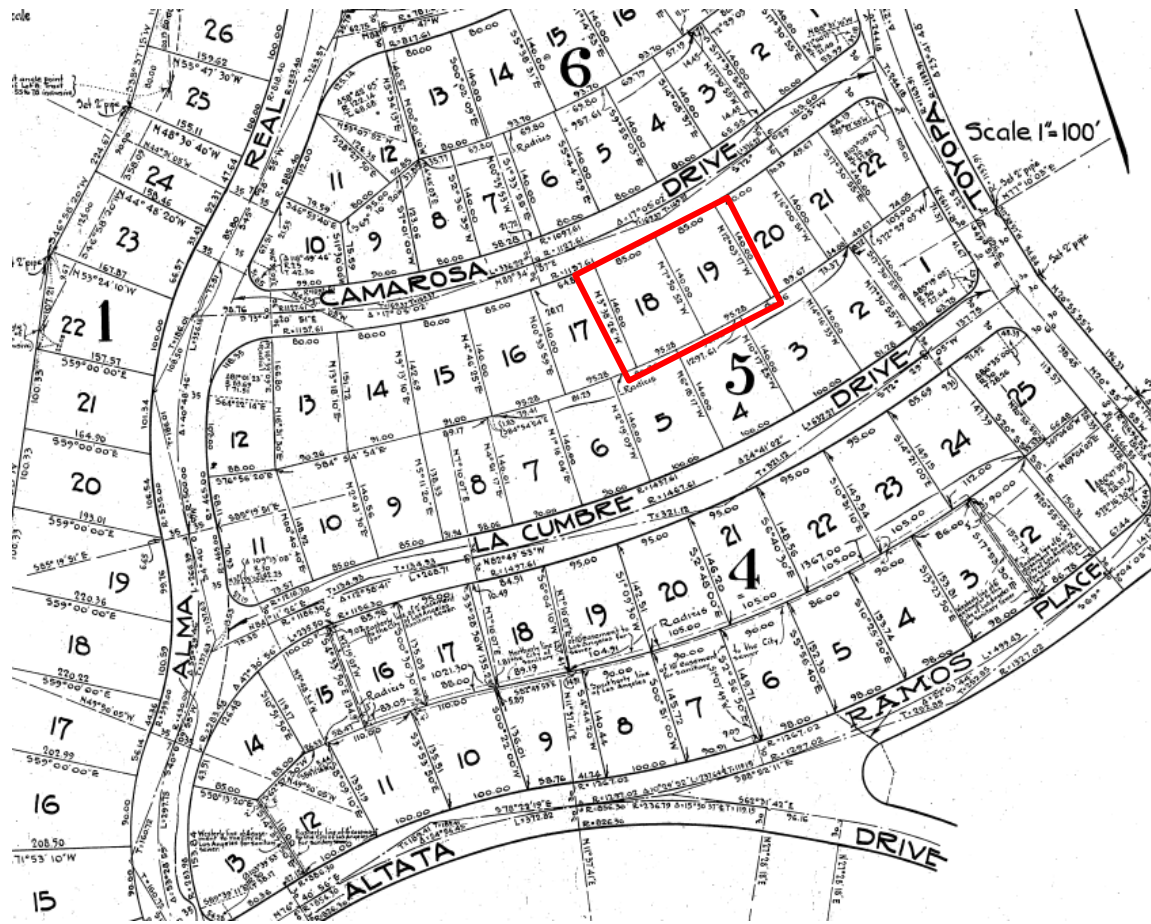
Figure 3

The Huntington Palisades Residential Planning District (district outlined in blue and subject property outlined in red)

Tract No. 9377

Tract No. 9377 was a subdivision of a portion of Allotment No. 2 to Francis De Rios Rancho Boca De Santa Monica. It was subdivided by the Pacific Palisades Association on August 2, 1926 (**Figure 4**). More information about the tract can be found in the “Huntington Palisades Residential Planning District” section above. The subject property appears to have been one of

the earliest developments and was built in 1929, and historic aerial photos show that most of the tract remained undeveloped in 1938. **(Figure 5)**. The tract was roughly half developed by 1947 **(Figure 6)** and does not appear to have been fully developed until 1953 **(Figure 7)**.



SOURCE: Los Angeles Public Library

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 4
Excerpt of Tract No. 9377, 1926 (subject property outlined in red)



14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

SOURCE: University of California, Santa
Barbara Aerial Photography
Collection

Figure 5

Excerpt of Aerial of Tract, 1938 (subject property outlined in red)



14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

SOURCE: University of California, Santa
Barbara Aerial Photography
Collection

Figure 6
Excerpt of Aerial of Tract, 1947 (subject property outlined in red)



14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

SOURCE: University of California, Santa
Barbara Aerial Photography
Collection

Figure 7
Excerpt of Aerial of Tract, 1953 (subject property outlined in red)

History of the Subject Property

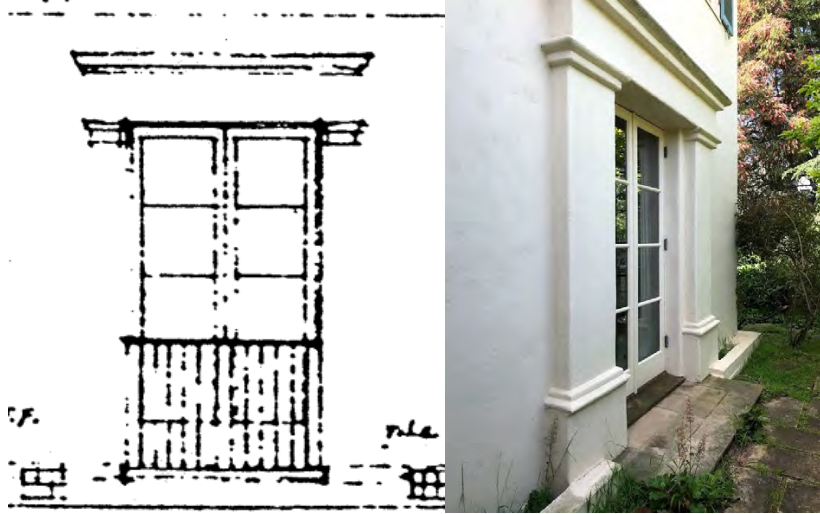
Construction and Occupancy History of 14924 Camarosa Drive

Construction History

The original building permits for the Residence and Garage were issued on March 18, 1929 to owner Mrs. Agnes Perry. The contractor and architect was Gable & Wyant. The first permit called for a 74'x92', two-story residence and garage valued at \$34,000 with a concrete foundation, brick chimneys, stucco exterior, and Spanish-style clay shingles. The second permit, issued on March 21, 1929, called for the expansion of the garage by adding a lean-to and to rearrange the living rooms and play room, and a permit issued on April 5, 1929 was for furnace installation (Building Permits are included in **Appendix D**). The Los Angeles County Assessor record for 1929 corroborates the City's permits and further describes the residence as a shed tile roof, a concrete foundation, and plaster exterior. It labels its overall quality as "good." Assessor records are provided in **Appendix E** and original building plans are included in **Appendix F**.

Historic Appearance

The north (main) façade of the residence looks about the same as it did in historic photographs from *The Architectural Digest* Vol. VIII, No. 1 from February of 1932. However, in the location of the existing French doors on the ground floor there was a cast-iron Juliette balcony. The existing stucco frame with heavy cornice and flanking pilasters around the French doors was not there originally and was not part of the architect's design (**Figure 8**). Further, the westernmost volume was only a single story with a shed roof (**Figure 10**). Landscaping and hardscaping shown below in **Figures 9** and **10** was originally different from the existing landscape which has been altered and updated. The front-yard originally had a grass lawn bordered by a sidewalk. There was an entrance courtyard surrounded by a low wall with the wrought iron details. Access to the courtyard was through a side entrance from the driveway, not at the front of the courtyard as it is now. At the time of the residence's construction, it had a side-gable main block with a two-story west wing featuring two front-facing cross gables, and a one-story shed-roofed sun room on the west end (altered). The sun room was later converted to a music room and a second floor addition was added above altering the west end. There was a telescoping side gable roof attached to the east end of the main block containing the garage and servant's quarters. Behind the garage was a rear two-story wing with a gable roof, and a one-story gable-roofed wing extending southward (**Figure 10**). A kitchen addition and patio was later constructed, altering the rear elevation. The original pool (demolished) was located on the east side of the backyard; it was later filled in and a new pool (existing) was constructed in a different location in the western portion of the backyard.



SOURCE: Gable & Wyant, 1928

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 8

The French doors on the north (main) elevation as they looked originally and as they look now.



SOURCE: The Architectural Digest, 1932

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 9

Main (north) façade of the residence, 1932



14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

SOURCE: The Architectural Digest, 1932

Figure 10

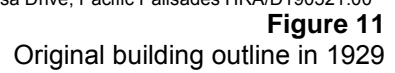
Rear (south) façade of the residence, 1932

Alterations

The residence has been altered since its original construction. A permit was issued on October 26, 1992 for an addition to the kitchen on the first floor on the rear elevation, and a reading room addition on the second floor on the westernmost volume of the residence, a patio trellis in the rear, and the remodel and refurbishment of the rest of the house (alteration). From comparing the Assessor record from 1929 to current aerial photography, the majority of the structural alterations appear to be largely located in the rear of the residence (**Figures 11 and 12**). Comparison of the original plans (**Figures 14 and 16**) with plans from the 1992 renovations (**Figures 15 and 17**) further documents the location and extent of the alterations. The interior was completely reconfigured. On the first floor, the play room and loggia was converted into a maid's room and bath. A new expanded kitchen, nook, storage room, bath and closet replaced the original kitchen, service porch and pantry. A pool room was added to the exterior in the location of the former service yard. A new terrace was added off the dining room. The sun room was converted into a music room on the first floor, and on the second floor a reading room was added over the music room. The second floor master suite was enlarged and a new master bath and closet replaced the original bath and study. A large roof terrace was constructed above the new kitchen.

On March 29, 1994, a permit was issued to repair the two-story chimney, and a permit for a new block wall replaced the damaged original block wall. On July 22, 1996, two permits were issued to fill in the existing pool and to build a new pool in a different location, and for sump pumps (**Figure 13**). On December 30, 1996, a permit was issued to construct a 440 square foot pool cabana and a storage building. On May 12, 1997, a permit was issued for the construction of a koi pond and the enclosure of the pool. The last permit was issued on November 1, 2006 to add sill plat anchor bolts and cripple walls to the existing foundation. This history is summarized below in **Table 3**.

Other alterations included changes to the pedestrian access from the street to the front door of the house. Originally it was along a sloping path on the western edge of the flagstone driveway and then made a 90 degree turn west towards the front door and had decorative clay tiles. Currently the access leads south from the street directly to the front door. Low walls and decorative shrubbery have been added to the front (north) landscaped area.



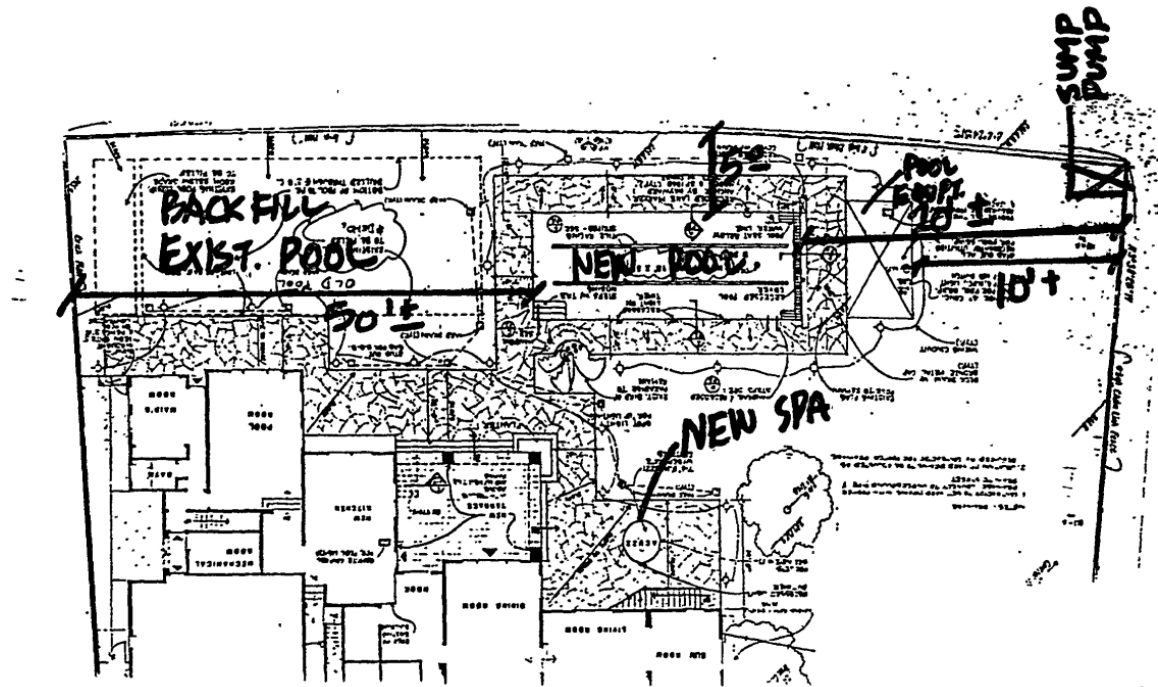


14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

SOURCE: Google Aerial View

Figure 12

In red outline are additions to the structure. The addition to the rear was completed in 1992; a second-story addition to the westernmost elevation was completed in 1992; the original pool was filled in and new pool built in 1996; and a new pool cabana was constructed in 1996.

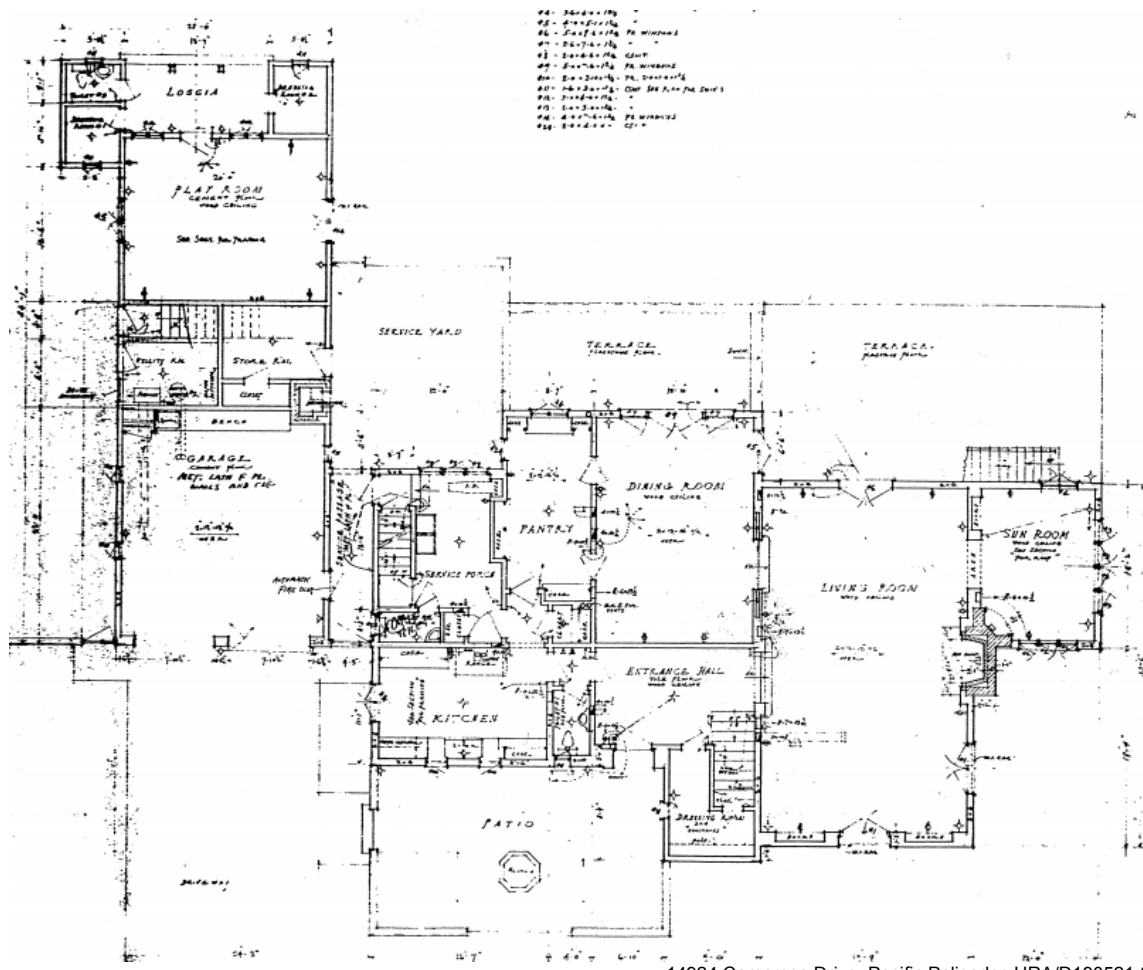


SOURCE: Los Angeles Department of Building and Safety

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 13

Plans for the new pool from Permit 96WL 38606, issued on July 22, 1996.

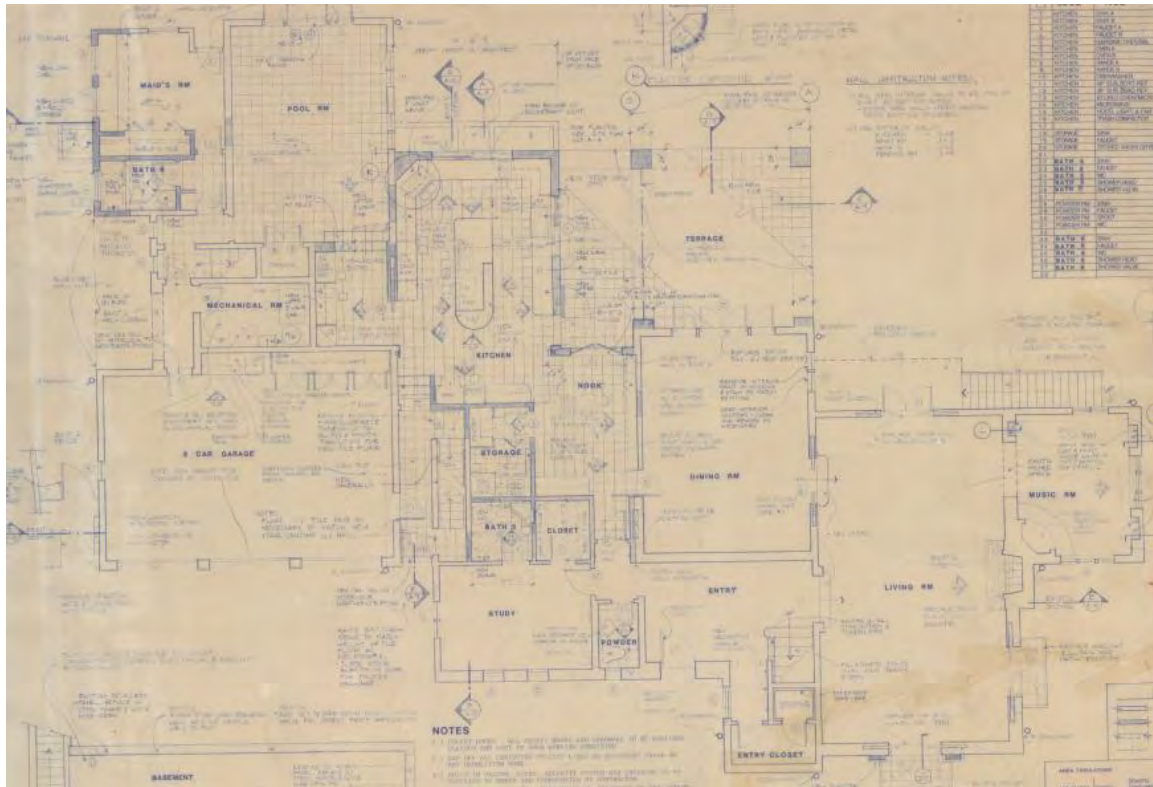


SOURCE: Gable & Wyant, 1929

- 14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 14

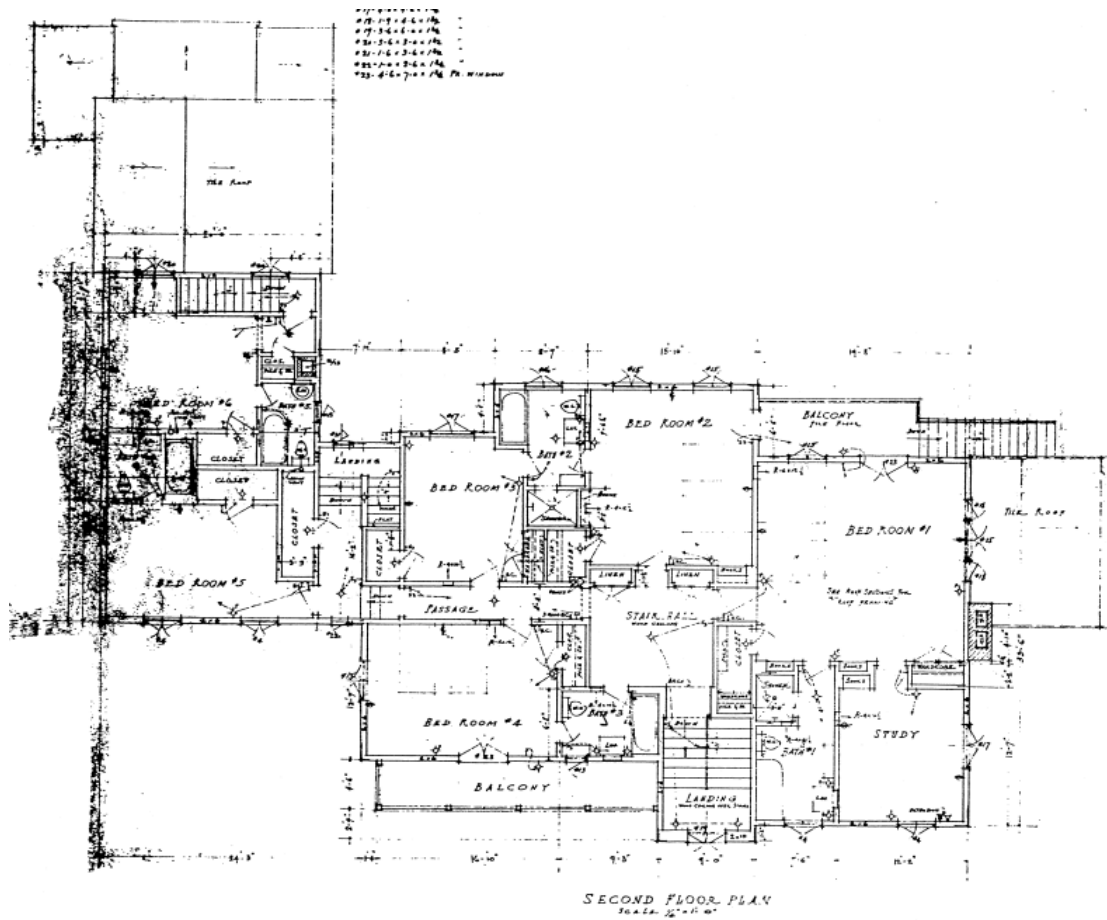
Original drawings of the first floor plans, 1929



SOURCE: Martin B. Gelber AIA and Associates, 1992

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 15
1992 first floor plans

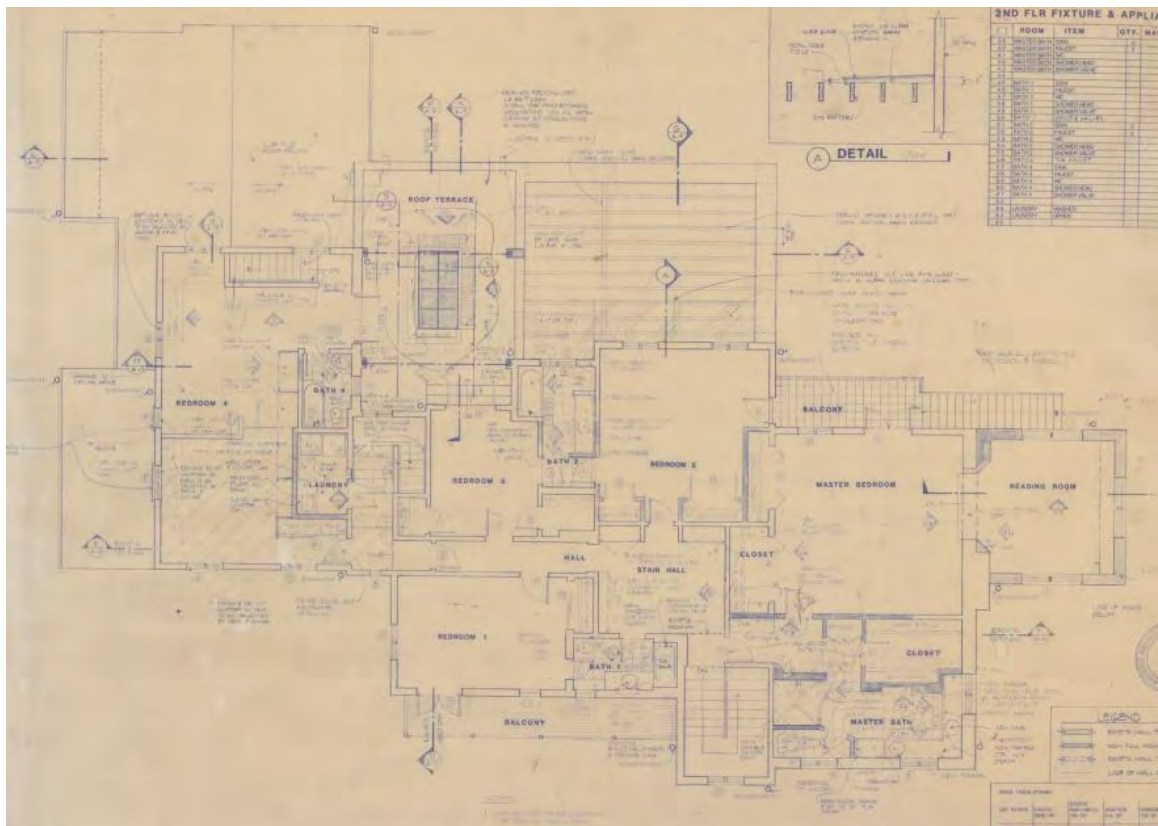


SOURCE: Gable & Wyant, 1929

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 16

Original drawings of the second floor plans, 1929.



SOURCE: Martin B. Gelber AIA and Associates, 1992

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 17
1992 second floor plans.

TABLE 3
14924 CAMAROSA DRIVE
LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING PERMITS²⁶

Issued	Permit/Assessor Record	Owner	Contractor (C) or Architect (A)	Valuation (\$)	Description
3/18/1929	7140	Agnes D Parry	Gable and Wyant (A and C)	35,000	Construction of a new single-family residence and garage, consisting of fifteen rooms and measuring 74'x92'. The exterior is wood frame and stucco with brick chimneys.
3/21/1929	7504	Agnes D. Parry	Gable & Wyant (A and C)	1,000	Enlarge garage by adding leanto and rearrange play room and living rooms.
4/5/1929	9302	Mrs. Agnes S. Parry	Gable & Wyant (A), Payne Furnace & Supply Co. Inc. (C)	-	A complete warm air furnace installation together with one no. 4 Payne Unit, four No. 2 Payne Units and two No. 1 Payne Units, electrically controlled
10/26/1992	92WL 04313	Francis and Joseph Shalant	Vincent and Kelly Assoc (E), Martin B Gelber and Assoc (C)	220,000	Add a kitchen on first floor, reading room on second floor, and a patio trellis. Remodel and refurbish rest of house
3/29/1994	94WL 13883	Joseph and Frances Shalant	Vincent K. Kelley (E)	10,000	Repair of the two story chimney.
3/29/1994	94WL 13884	Joseph and Frances Shalant	Vincent K. Kelley (E)	20,000	New block wall to replace damaged block wall
7/22/1996	96WL 38607	Joe Shalant	David Tisheamans Visuals (C)	-	Fill in (E) pool and excavation for (N) pool in different location and a spa
7/22/1996	96WL 38606	Joe Shalant	F.T. Miles (A), David Tishermans Visuals (C)	40,000	Modification to allow sump pump-s. Fan
12/30/1996	96WL 41877	Shalant, Joseph and Frances Trs, Shalant Family Trust	Martin Benjamin Gelber (A), Kickinghorse (C)	39,000	New pool cabana (18'x24'....440 Square Feet), storage/pool equipment (7'x18')
5/12/1997	97047-30000-00335	Shalant, Joseph and Frances Trs, Shalant Family Trust	Farrel T. Miles (E), David Tisherman's Visuals Inc (C)	6,000	KOI pond (10'x18'; 30 ft in dpth) std plan #267. Pool enclosure req. apply- there is a recent constructed swimming pool near the pond. Noise inspection required for the pool equipment.
11/1/2006	06016-90000-22080	Joseph L. Shalant	Whitecastle Construction (C)	2,000	Add sill plate anchor bolts and cripple wall plywood per L.A. city std. Plan #1; no foundation replacement (EQ hazard reduction per Chapter 92).

²⁶ Documentation exists for all permits and certificates of occupancy listed in this table.

Gable & Wyant, Architects

Gable & Wyant is an architectural firm formed by the partnership of George Elmore Gable and C. Stanley Wyant. They were both born in Iowa circa 1890.²⁷ Gable received a B.S. in Architecture from the University of Illinois in 1914, and then attended the University of Wisconsin for a course in design in 1917. Gable began his career as a draftsman at J.J. Brown Architecture and Engineering in Iowa, then worked for Albert Kahn Architecture and Engineering in Michigan. He also worked at the Bureau of Yards and Docks for the U.S. Navy during World War I in Washington. After that he worked for John Graham in Seattle and then at Allison and Allison in Los Angeles before joining Wyant.²⁸ Gable was also involved in the community of Beverly Hills serving as president of the Kiwanis Club and as director of the Beverly Hills Chamber of Commerce.²⁹ Very little information is found about Wyant, although he also received a B.S. in architecture from the University of Illinois in 1914.³⁰ Gable and Wyant began their practice in Los Angeles in 1922 with offices in Los Angeles and Beverly Hills.³¹ In 1926, both Gable and Wyant applied for membership to the American Institute of Architects. They were known for their residences in Beverly Hills, Santa Monica, and Hollywood which were designed primarily in the Mediterranean and Indigenous Revival architectural styles. They also designed several Los Angeles area schools including Beverly Vista Elementary School in Beverly Hills.³² They helped design Beverly Hills' commercial district. Perhaps their most well-known projects were Hangar 1 in the Los Angeles International Airport, constructed in 1928. They also designed the Beverly Hills Women's Club which "serves as an excellent, intact example of an architectural style planners envisioned to create the refined, yet idyllic ambiance of Beverly Hills."³³ They primarily worked in Spanish Colonial Revival, Art Deco, and Moderne styles.³⁴ In 1933, their designs were displayed at the Architects' Exhibit, Inc., at Barker Brothers. Gable passed away in 1953, and Wyant in 1963.³⁵ Gable & Wyant are currently listed as master architects in the Beverly Hills List of Local Master Architects.

²⁷ United States Federal Census, 2014

²⁸ A.I.A. Membership Application, 1926, 1944.

²⁹ Chattel Architecture, Preservation and Planning, Inc., "Beverly Hills Women's Club," *National Register of Historic Places Registration Form*, August 21, 2006.

³⁰ A.I.A. Membership Application, 1926.

³¹ *The American Architect: The Architectural Review*, Vol. CXXI, No. 2384, January 4, 1922, 18.

³² PCR, "Beverly Hills Women's Club," *DPR Form*, 1986.




³³ Chattel Architecture, Preservation and Planning, Inc., "Beverly Hills Women's Club," *National Register of Historic Places Registration Form*, August 21, 2006.



³⁴ William Crouch, "9507 Santa Monica Blvd," *Cultural Heritage Commission Report*, July 9, 2014, 8.

³⁵ *AIA Historical Directory*, accessed May 31, 2019, <https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/37389346/ahd1049814>.

TABLE 4
GABLE & WYANT BUILDINGS

Address	Year	Regulatory Status	Photograph
Curtiss-Wright Hangar (Hangar One) at the LAX, listed in the National Register in 1992	1928-1929	Listed in the National Register in 1992	 <p>Wikipedia</p>
Bard's West Adams Theater- 1898 West Adams Blvd	1923 updated in 1945	Not designated	 <p>Cinematreaasures.org</p>
1923 La Mesa Drive, Santa Monica	1925-26	Given the status codes of 3D and 5D3 as an eligible contributor to a potential National Register historic district and as a contributor to an eligible local district in Santa Monica	 <p>Michael Locke</p>

<p>Beverly Hills Women's Club, 1700 Chevy Chase Drive, Beverly Hills</p>	<p>1925</p>	<p>Listed in the National Register of Historic Places and is a Beverly Hills Landmark</p>	
<p>Miller Residence: 5060 Los Feliz Boulevard</p>	<p>1922</p>	<p>Los Angeles Historical Cultural Monument</p>	 <p>Wikipedia</p>
<p>Heegaard-Writers and Artists Building at 9507 Santa Monica Blvd</p>	<p>1924</p>	<p>City of Beverly Hills Landmark</p>	 <p>HCM nomination</p>
			<p>Beverly Hills Cultural Heritage Commission</p>

<p>West Hollywood Professional Building at 8851 Santa Monica Blvd, West Hollywood</p>	<p>1926</p>	<p>Locally designated as a contributor to a district: the Old Sherman Thematic Grouping and has a status code of 5D1</p>	 <p>West Hollywood Historic Architecture Survey Database</p>
<p>Beverly Vista School, 200 S. Elm Drive, Beverly Hills</p>	<p>1924-1927</p>	<p>Not listed</p>	 <p>Habs No. CA-2704</p>

Occupancy and Ownership History

Los Angeles-area directories and phone books, City of Los Angeles building permits on file with the City's Building Department, as well as U. S. Census data and other records were reviewed to determine if the subject property has any significant associations with the productive lives of historic personages. **Table 5** below summarizes the occupancy and ownership history of 14924 Camarosa Drive.

Mrs. Agnes S. Parry applied for the building permit to construct the residence at 14924 Camarosa Drive in 1929, and resided there until about 1950. According to Census data, Parry was born in 1870 in Illinois. Parry was married to William S. Parry, a secretary treasurer of the Clark Distillery in Paoria, Illinois.³⁶ William Parry was also a member of the Chicago Stock Exchange in the early 1900s, but was suspended for nonpayment of dues in 1905.³⁷ William passed away in 1918 in Illinois leaving Mrs. Parry widowed before she moved to California.³⁸ She moved into the residence with her son, William S. Parry, who, according to the 1940 U.S. Federal Census, was born in 1920, two years after the death of William S. Parry Sr.³⁹ It is not determined if the date of birth is incorrect, or if William Jr. was adopted, as he was born when Agnes was about 50 years old. Agnes resided at the property until her death in 1954. The residence was part of an estate auction after her death which took place on the premises on March 7, 1953.⁴⁰ Agnes S. Parry is not the same Agnes Parry that was married to Abram M. Parry of the Parry family that helped pioneer the automobile industry in the United States. Census data confirms that they are different people with differing birth dates and birth states, as Mrs. Abram M. Parry was born in 1889 in Indiana, while the Agnes S. Parry was shown as living on the subject property in the United States Federal Censuses from 1930 and 1940 was born in 1870 in Illinois. Further, the *Architectural Digest* Vol. VIII, No. 1 refers to Agnes S. Parry as Mrs. W.S. Parry rather than Mrs. A.M. Parry.

The next residents on file as having lived on the subject property are Dr. Ernest Richard Vincent Anderson and Roby Anderson who resided at the subject property from about 1958 to 1970. Roby Anderson was born in 1907 in California. She worked as an elementary school teacher in the late 1920's to help put her husband through medical school.⁴¹ Roby had a license to do interior decoration in the 1950's, 60's and 70's. She was active with the Children's Home Society and was a member of the Philharmonic Society. She hosted many gatherings at the subject residence, such as the Pacific Palisades Republican Women's Club, fundraisers for the California Children's

³⁶ United States Federal Census, 1900.

³⁷ "Whyland Applies to Stock Exchange," *Chicago Tribune* (Chicago, IL), February 12, 1902, 11; "Stock Exchange Suspensions," *The Inter Ocean* (Chicago, IL), November 2, 1905.

³⁸ U.S., *Find A Grave Index, 1600s-Current*, Ancestry.com, accessed May 31, 2019, https://search.ancestry.com/cgi-bin/sse.dll?indiv=1&dbid=60525&h=135848798&tid=&pid=&usePUB=true&_phsrc=pnD2322&_phstart=success Source.

³⁹ United States Federal Census, 1930 and 1940.

⁴⁰ "Important Estate Auction," *The Los Angeles Times* (Los Angeles, CA), March 7, 1954, 23.

⁴¹ "Anderson, Ruby Gidley," *The Los Angeles Times* (Los Angeles, CA) November 20, 2011, 37.

Home Society, and many other guests (**Figure 18**).⁴² Ernest R. Anderson was born in 1910 in Illinois and worked as a doctor.⁴³ During World War II, he was called by the U.S. Navy Officer's Medical Corps to serve in World War II. Together they had a son, Erland Gregory and a daughter Roby Althea, who resided at the property in 1975.⁴⁴ No further information was found about him.

Following the Andersons, Carolyn and Jeff Germain resided on the property around 1991. Then Joseph Shalant resided on the subject property since 2000. They are not historically significant people.



SOURCE: *The Los Angeles Times* (Los Angeles, CA), September 5, 1968

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 18

Roby Anderson with house guests at the subject property

⁴² "Political Notes," *The Los Angeles Times* (Los Angeles, CA), April 1, 1982, 280; Jean Ward, "Auxiliary Will Hold Mediterranean Mart," *The Los Angeles Times* (Los Angeles, CA), October 11, 1962; "'La Merienda' Bazaar to Aid Adoption Agency," *The Los Angeles Times* (Los Angeles, CA), October 4, 1964; Jean Murphy, "World Beats a Path to Her Table," *The Los Angeles Times* (Los Angeles, CA), September 5, 1968.

⁴³ United States Federal Census, 1940.

⁴⁴ "Anderson, Ruby Gidley," *The Los Angeles Times* (Los Angeles, CA) November 20, 2011, 37.

TABLE 5
OCCUPANCY HISTORY OF 707 NORTH ROXBURY DRIVE

Year	Source	Owner/Occupant	Occupation
1929-1950	California Voter Registrations	Mrs Agnes S. Parry	-
1942	California Voter Registrations	William S. Parry	-
1958-1970	Pacific Telephone	Dr. Ernest Richard Vincent Anderson Roby Anderson	Doctor Interior decorator
1975	Pacific Telephone	Thea Anderson	-
1991	Pacific Bell	Carolyn Germain Jeff Germain	-
2000	Haines & Co	Joseph Shalant	-
2014	EDR Digital Archive	Shalant Joseph Law Cop	Lawyer

Architectural Description

The subject property is improved with a two-story Monterey Revival single-family residence. The exterior material is smooth stucco, with a cross-gabled clay tile roof. The residence is set back from the street with a wide flagstone driveway and a front garden. There is an additional front lawn located on the West side of the property. Beyond this lawn, a metal fence with masonry pillars and a metal gate separates the front of the property from the rear of the property. The backyard which includes lawns, a patio, a pool, and a pool house. The pool house is a later addition that is located West of the main residence.



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 19

Primary (North) Elevation, view to south

Residence Exterior

The main (north) elevation is made up of five offset volumes, all set back different distances from the street (**Figure 19**). This architectural description begins on the east end of the front façade (north elevation) and circles around the house in a counter-clockwise direction. The volume nearest the East end is separated from the sidewalk by the wide flagstone driveway (**Figure 21**). The garage has three symmetrical arched wood-paneled garage doors on the ground floor, with decorative wall sconces in between them. West of the garage doors is a single-door entrance with a half-glass paneled wood door with divided lights (**Figure 22**). Above the door is a short projecting horizontal canopy. On the second story, right above the door is a small and narrow 2-light wood casement window. East of this window, above the garage doors, are two sets of paired casement windows with divided lights and painted wood shutters. Unlike the roof over the second-story windows (which are directly above the two garage doors closest to the west), the roof above the easternmost garage door is only one story, and has a shed roof.



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 20

Primary (North) Elevation, view to south, red arrows point to five volumes that make up this elevation



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 21

Primary (North) Elevation, garage detail, driveway repaved and landscape altered



14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

SOURCE: ESA 2019

Figure 22

Primary (North) Elevation, garage detail with secondary entrance and window above for servant stair, view to south

The Eastern elevation of the second volume from the East is comprised of a paired wood casement window on the first story for the office (**Figure 23**). The window has divided lights and a wooden frame, as well as decorative painted shutters. On the second story, is another paired casement window, also with divided lights and painted shutters (**Figure 24**).



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 23

Front Façade, East (side) Elevation of volume second from
the East first story, view to southwest



14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

SOURCE: ESA 2019

Figure 24

Front Façade, East (side) Elevation of volume second from the east, view to southwest

Moving west, the following adjacent volume contains the main entrance to the residence. Access to the entrance is almost completely closed off by a pony wall which wraps around a flagstone courtyard (**Figure 25**). This courtyard is accessed by a central opening in the pony wall (altered), which is accessed from the street by a non-original stepped flagstone walkway (**Figure 26**). Originally, the courtyard was accessed by an opening on the east side of the pony wall, and the front (north) elevation had decorative iron work facing the street (**Figure 27**).

Within the courtyard, the main entrance itself has a single wood paneled door with a small rectangular glass panel at eyelevel and iron bars on the exterior of the glass. The door is in a wooden frame with a cornice above, located on the western corner of this volume (**Figure 28**). East of the door is a narrow single hung window with decorative iron bars on the exterior. East of this window, are two slightly larger casement windows with divided lights and decorative wood shutters. On the second story of this volume, spanning the entire width of the volume, is a projecting wood balcony with a wooden balustrade and square wooden posts which support the roof above (**Figure 29**). Within the porch, on the eastern corner, are glass paneled French doors with divided lights and a wooden frame. West of the doors are two single-hung windows with wood trim and decorative painted shutters. The window nearest the doors is long and narrow, while the other is shorter. In between these two windows is another wall sconce, matching the ones between the garage doors.



14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

SOURCE: ESA 2019

NOTES: Red arrow indicates subject volume

Figure 25

Primary (North) Elevation, view to south, entrance volume



14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

SOURCE: ESA 2019

Figure 26

Primary (North) elevation, entrance walkway detail (altered)



SOURCE: Architectural Digest 1932, ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 27

Comparison of pony wall originally and today, notice the change of location of the opening



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 28

Primary (North) Elevation, entrance detail



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 29
Primary (North) Elevation, balcony detail

The Eastern elevation of the adjacent center volume has a narrow single hung window with decorative iron bars on the exterior (**Figure 30**). The second story of this elevation does not have any features, but the front-facing balcony is visible.



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 30

Front Façade, entrance, view to south, center volume with main staircase located to right of entrance

Continuing west, the following volume is the location of the interior main staircase in the center of the house. It is narrow and projects forward from the volumes on either side of it (**Figure 31**). This two-story volume has one paired casement window on the second story of the north elevation (**Figures 32 and 33**).



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 31

Primary (North) Elevation, view to south of center volume



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 32

Primary (North) Elevation, center volume, to southwest



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 33

Primary (North) Elevation, center window above staircase

The next volume, the second from the west, is the tallest of the three and has a front-facing gable roof instead of the side-gabled roofs that cover the rest of the house (**Figure 34**). On the ground floor of this volume there are a pair of French doors at the north end of the living room (**Figure 35**). The doors are encased within a larger non-original stucco frame or door surround, with side pilasters, and an entablature and cornice above (alteration). This secondary entrance can be accessed by a flagstone walkway that connects to the courtyard at the main entrance through a second opening on the west side of the pony wall (**Figure 36**). From that walkway, there is a short step up to a flagstone landing at the threshold of the French doors. On the second story, there are two paired casement windows with wooden frames, divided lights, and painted wood shutters (**Figures 37 and 38**). Above the windows, near the roofline, are three small round openings which serve as decorative attic vents.



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 34

Primary (North) Elevation, view to south, center volume

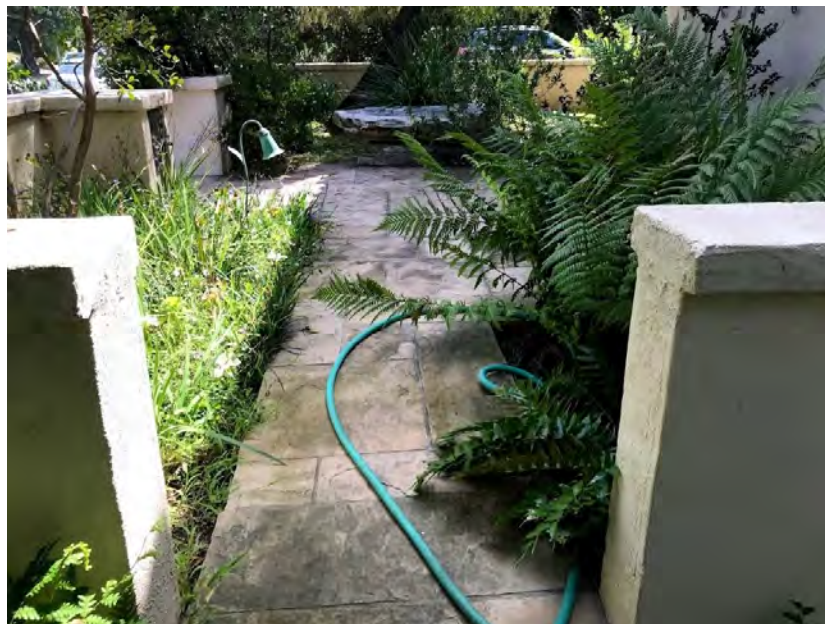


SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 35

Primary (North) Elevation, detail, living room doors with altered surround, view to southwest



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 36

Western opening in courtyard pony wall, altered landscape, view to east



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 37
Primary (North) Elevation, detail, center volume with altered surround

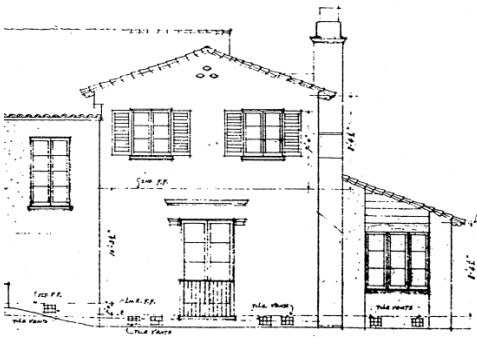


SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 38
Primary (North) Elevation, detail, center volume with altered door surround, view to south

The Westernmost volume is the one furthest set back from the street (**Figures 39 and 40**). There is a masonry chimney with iron work detail on top, located between the Westernmost volume, and the volume second from the West, that is visible from this elevation. On the actual Westernmost volume, on the first story, there is a triple-wide casement window within a wood frame, with divided lights, and decorative painted wood shutters (**Figure 41**). There is also a wood lintel located directly above the window (**Figure 42**). The second story is an addition and has a quadruple-wide casement window within a wooden frame, with divided lights, and decorative painted shutters (**Figure 43**). The second floor addition extends, overhanging over the first floor beneath. Originally, this second story did not exist, and this westernmost volume was only one story high. Thus, the chimney was originally more visible and a more prominent feature of this elevation. Although not visible from the street, the flagstone walkway that leads off the western opening of the pony wall and to the western volumes, also reaches this westernmost volume (**Figure 44**). The walkway is enclosed by a shorter knee wall with decorative metal railings on top.



SOURCE: Gable & Wyant Plans, ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 39

Primary (North) Elevation, Westernmost volume, view to south. Comparison of westernmost volume originally and today.



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 40
Primary (North) Elevation, Westernmost volume, view to south



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 41

Primary (North) Elevation, west wing, to southeast



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 42

Primary (North) Elevation, Westernmost volume first story,
view to southeast



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 43

Primary (North) Elevation, Westernmost volume second-story addition, view to southeast



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 44

Primary (North) Elevation, Westernmost volume, gate detail, view to southeast

The west end of the house consists, on the ground floor, of a triple-wide casement window within a wood frame, with divided lights and a wood lintel (**Figure 45**). The second story is an addition that overhangs over the first floor and there are decorative wooden brackets supporting the overhang. The second story addition has a gabled roof and quadruple-wide windows with divided lights and within a wooden frame (**Figures 45 and 46**).



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 45

West (side) Elevation, detail, music room windows at west end, view to southeast



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 46

West (side) Elevation, second-story addition, view to southeast

On the south elevation of the west end is a masonry staircase with colorful and decorative terracotta tiles that starts at the southwest corner of the first story and leads to a landing outside the second story of the master bedroom (**Figure 47**). From the southern side of the property, the masonry staircase that started at the southwest corner of the westernmost volume leads to a landing outside the second story of this volume, the volume second from the West (**Figure 48**). The landing nearly spans the entire width of this volume, and reaches the west elevation of the center volume.



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 47

South (rear) Elevation, detail, staircase, view to east



14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

SOURCE: ESA 2019

Figure 48

South (rear) Elevation, second volume from the West,
landing detail, view to north

The western elevation of the living room is visible from the northern side of the property. This includes, on the ground floor, a set of glass paneled French doors with divided lights and a wood frame (**Figure 49**). The doors are enclosed within a Juliette balcony with a metal railing. On the second story is a pair of wood casement windows with divided lights, in a wooden frame, and with decorative painted wood shutters (**Figure 50**). The chimney is also visible from this elevation.



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 49
West (side) Elevation, second volume from the West,
view to east



14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

SOURCE: ESA 2019

Figure 50

West (side) Elevation, second volume from the west,
second story, view to southeast

Moving east along the rear elevation under the staircase there is a paired casement window on the first story, with divided lights and a wooden frame (**Figure 51**). Below the window are three small wall vents. Above on the second story, there is a single glass door with divided lights and a wooden frame (**Figure 52**). This door leads out to the terracotta tiled landing which accesses the exterior staircase. Further east off the dining room on the first story, there is a new patio enclosure and terrace addition (**Figure 53**). Two steps lead up to the patio enclosure and it has a wooden trellis above, supported by two masonry square columns (addition).



14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

SOURCE: ESA 2019

Figure 51

Rear façade, West (side) Elevation of Central volume, view
to east



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 52

West Elevation, Central volume, view to northeast



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 53

West Elevation, central volume patio enclosure with adjacent kitchen addition, view to northeast

The kitchen addition is located in the location of the former service yard to the east of the new patio enclosure (**Figure 54**). It is accessed from the patio through a single glass panel door with divided lights and a wooden frame. The kitchen has a quadruple-wide casement window also with divided lights and a wooden frame. Beneath the window is a ledge supported by three wooden brackets (addition).



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 54
Rear façade, West (side) Elevation of kitchen addition, view to east

The rear lawn off the kitchen is the location of the original pool that was later filled in and planted over with grass. To the east of the existing kitchen was the original play room that opened out to the pool area. The play room was later altered for a maid's room and pool room. The pool room has two pairs of wood casement windows with divided lights on its west elevation (**Figure 55**). The majority of this elevation is covered with trees and vegetation. On the second story, bedroom 4 (remodeled) is located over the garage and has French doors that open onto a new roof deck over the kitchen addition (Figure 56) that has a skylight.



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 55

West (side) Elevation, pool room, first story close up, view to northeast



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 56

Kitchen skylight and roof deck (additions), view to south

The South (rear) elevation, was altered with the expansion of the kitchen on the first story and expansion of the master suite on the second story (**Figure 57**). The masonry staircase was impacted by the addition of the second story that affected the relationship of the staircase to the rest of the house. The staircase starts on the first story of the westernmost volume and leads to a landing outside the volume second from the west. Underneath the staircase, a piece of the masonry has been purposely sliced in a curved pattern, from the underside of the landing on the second story to the ground. The staircase has a decorative metal railing the landing has a metal balustrade (**Figure 58**).



SOURCE: photo provided by Gabriel Projects MP, ESA
2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 57

South (rear) Elevation, comparison of historic appearance
with existing, view to north.



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 58

South (rear) Elevation, staircase landing, view to north

The most prominent feature of the South (rear) elevation of the center volume is the outdoor patio on the first story (addition) (**Figure 59**). The patio is semi-enclosed by three masonry support columns, with a horizontal masonry beam laying above them (addition) (**Figure 60**). Within the patio, the dining room opens to the patio through a set of glass paneled French doors, with divided lights and a wooden frame. Above the patio enclosure is a wood trellis (addition) (**Figure 61**). East of the patio enclosure is a new deck above the kitchen addition that has a metal railing (addition) and is also covered by a wood trellis (**Figures 62-66**).



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 59

South (rear) Elevation, center volume, view to northeast



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 60

South (rear) Elevation, center volume first story, view to north



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 61

South (rear) Elevation, center volume second story with alterations and additions, view to northeast



SOURCE: ESA 2019
NOTE: Red arrow points at volume second from the East

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 62

South (rear) Elevation, kitchen addition and roof deck, view to northeast



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 63

South (rear) Elevation, kitchen windows (addition), view to north



SOURCE: ESA 2019
NOTE: Red arrow shows location of railing around veranda

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 64

South (rear) Elevation, kitchen addition and roof deck detail, view to north



SOURCE: ESA 2019
NOTES: Red arrows point at trellis and supporting columns

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 65

South (rear) Elevation, second story patio trellis addition, view to north



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 66

South (rear) Elevation, roof deck detail, view to south

The pool room addition is located east of the kitchen addition (**Figure 67**). There is an additional bay adjacent on the east of the pool room with an arched door opening to the remodeled maid's room (**Figure 68**). The east elevation of the house is covered with vegetation and was not accessible.



SOURCE: ESA 2019

NOTE: Red arrow points at roof of second story, features of second story not visible

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 67

South (rear) Elevation, pool room and maid's room, view to north



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 68

South (rear) Elevation, rear entrance to maid's room, view to north

The Pool House Addition

The pool house addition is located on the Southwest part of the property, west of the main residence and set back further from the street. The pool house can be accessed from two directions; from the west side lawn, or from the rear of the residence. From the west side lawn, the pool house can be accessed through the metal gate located west of the main residence (**Figure 69**). From the rear of the residence the pool house can be accessed by descending three steps, or five steps from the semi-enclosed porch area, into the pool area (**Figure 70**). Between the main residence and the new pool area is an above-ground Jacuzzi with colorful tile work and terracotta details (**Figure 71**). Directly south of the Jacuzzi is the new pool, and both are located south of the westernmost volume of the residence (**Figure 72**). On the northwest corner of the pool area, the walking path surrounding the pool steps down and flagstone steps lead to the entrance of the pool house (**Figure 73**).



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 69

West side lawn, gate to rear of property, view to south



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 70

South (rear) Elevation, steps descending into pool area,
view to northeast



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 71

South (rear) Elevation, Jacuzzi detail, view to north



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 72
Pool area, view to northeast



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 73
Southwest area of the property, pathway to pool house,
view to south

The pool house (addition) has a contemporary Mission style appearance with a hipped roof and clay tiles to match the main residence. A wood trellis shades the entrance (**Figure 74**). On the primary east elevation, the entrance bay projects forward and is composed of two sets of glass paneled French doors with wooden frames (**Figure 75**). The north and south sides of this projecting bay have additional single glass panels also with wooden frames. On the northern

corner of the East elevation there is an additional wooden door which also provides access to the interior of the pool house.



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 74

East (primary) Elevation, pool house, view to west



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 75

East (primary) elevation, pool house, view to southwest

The North (side) elevation is made up of two small casement windows with wooden frames (**Figure 75**). The West (rear) elevation has two double-wide single hung windows with wooden frames. The South (side) elevation has lockers built into the wall, two double-door lockers and one single door locker (**Figure 76**).



SOURCE: ESA 2019

14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

Figure 76

South (side) Elevation, pool house, view to north

Historic Context

The historic context developed below presents the background necessary to evaluate the historical and architectural significance of the subject property, including the history of its construction and alterations, as well as the surrounding neighborhood's development. ESA evaluated the subject property under the following historical and architectural themes: Monterey Revival Style, 1929-1942; Early Residential Development, 1880-1930; and Automobile Suburbanization, 1908-1937.

Monterey Revival Style (1929-1942)⁴⁵

The Monterey Revival is another variation of the Spanish Colonial Revival. It takes its form from the two story buildings that began to appear, particularly in Monterey, once the Anglo-Americans began modifying existing adobes by adding second floors with open galleries or balconies. Its detailing is a combination of the American Colonial Revival together with the Mediterranean tradition. The stucco walls remain, although sometimes combined with brick or wood siding. But the arches are gone, replaced by wood columns and flat wall openings for doors and windows, often flanked by shutters.

The Monterey Revival was a style of limited use and time span. It was overwhelmingly an upper-middleclass suburban residential form, employed for single-family homes and courtyard

⁴⁵ SurveyLA, "Mediterranean & Indigenous Revival Architecture, 1893-1948," *Los Angeles Citywide Historic Context Statement*, prepared for City of Los Angeles Department of City Planning, November 2018, 40-42.

apartments. It appeared in the late 1920s and lasted until the war years of the early 1940s. It was particularly popular during the 1930s when it was seen as a tasteful alternative to the perceived excesses of the Spanish Colonial Revival.⁴⁶

Monterey forms can be seen in the historic Leonis Adobe (L.A. Historic-Cultural Monument No. 1). It is located at 23537 Calabasas Road in Woodland Hills (**Figure 77**). The original portion may date to the mid-1840s, but its current form is the product of a remodeling from the late 1870s. It has the characteristic second floor gallery, wood posts and flat, or trabeated, wall openings. But it differs from the later Monterey Revival forms in that the gallery is supported by posts that extend to the ground.⁴⁷



14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

SOURCE: Office of Historic Resources

Figure 77

Leonis Adobe, Mid 1840s to late 1870s, L.A. HCM No. 1

A good example of the Monterey Revival from the period of significance is the Courtyard Apartment Complex in Westwood (L.A. Historic-Cultural Monument No. 447). It is located at 10836-10840 Lindbrook Drive, one block north of Wilshire Boulevard and two blocks east of Westwood Boulevard. Completed in 1935, it was designed by A. W. Angel and is constructed of stucco on wood frame. The building is one of four two-story apartment structures in similar style. They are all arranged around interior courtyards and contain parking in the rear.⁴⁸

⁴⁶ Paul Gleye, *The Architecture of Los Angeles* (Los Angeles: Rosebud Books, 1981), 88.

⁴⁷ Gleye, *The Architecture of Los Angeles*, 38; Jeffrey Herr, ed., *Landmark L.A.: Historic-Cultural Landmarks of Los Angeles* (Los Angeles: Cultural Affairs Department, 2002), 421

⁴⁸ Herr, *Landmark L.A.*, 457; "Application for the Erection of a Building," July 23, 1935, Search Online Building Records at www.ladbs.org, accessed May 2018 1926-1950 Sanborn Map, Volume 24, Sheet 2429.



14924 Camarosa Drive, Pacific Palisades HRA/D190521.00

SOURCE: Office of Historic Resources

Figure 78

Courtyard apartment complex, 1935, L.A. HCM No. 447

The apartment complex (**Figure 78**) illustrates the combination of Spanish Colonial Revival and American Colonial Revival that is the primary characteristic of the Monterey Revival. The stucco walls and low-pitched tile roof come from the Spanish tradition. But the American Colonial Revival elements include the slender balustrade (handrail and spindles) and columns along the gallery (as compared to the Spanish Colonial Revival Outpost II previously examined) and the shutters around the trabeated window openings.

Notable in comparison to the Leonis Adobe is the fact that the gallery is not supported by posts. Rather it rests on joists, treated as shallow brackets, that project from the second-floor framing. This cantilevered support adds to the sense of lightness and delicacy provided by the slender posts and balustrade.

Early Residential Development, 1880-1930⁴⁹

Preface

The theme “Early Residential Development” is a component of Los Angeles’ citywide historic context statement and provides guidance to field surveyors in evaluating resources that are significant for their association with early residential development in Los Angeles. Refer to www.HistoricPlacesLA.org for information on designated resources associated with this theme as well as those identified through SurveyLA and other surveys.

Guidelines for Evaluation

The Early Residential Development theme is used to evaluate individual single- and multi-family residential buildings that represent early periods of residential development in Los Angeles. It is

⁴⁹ SurveyLA, “Early Residential Development, 1880-1930,” *Los Angeles Citywide Historic Context Statement*, prepared for the City of Los Angeles, Department of City Planning, September 2017, 1-2.

not used to evaluate early residential historic districts.⁵⁰ There is no narrative historic context developed for this theme as part of SurveyLA or the citywide historic context statement, although the citywide context includes related themes.⁵¹ Instead, this narrative provides overall guidance for how to evaluate resources within this theme. Note that residential properties related to the early settlement history of pre-consolidation communities (incorporated cities prior to their consolidation with Los Angeles) are evaluated within the Pre-Consolidation Communities of Los Angeles context/themes. Residential properties that pre-date the incorporation of the City of Los Angeles in 1850 are evaluated under the Spanish Colonial and Mexican Era Settlement context.

The period of significance for this theme dates from 1880 to 1930, which is intended to broadly cover early residential development in the present-day boundaries of the City of Los Angeles. This date range is based on research relating to general patterns of residential development citywide as well as SurveyLA data. Early development in Los Angeles centered around Downtown and radiated outward in all directions and then west and northwest as the city boundaries grew through annexations and consolidations. As such, the start and end dates for the period of significance are relative to the development history of communities and neighborhoods. For example, residences in early communities of Los Angeles such as Boyle Heights, Lincoln Heights, and neighborhoods in south and southeast Los Angeles would generally date from about the 1880s to 1905, while early residences in communities developed later, such as in parts of west Los Angeles and the San Fernando Valley, might date from the teens through the 1920s. To evaluate a property under this theme it is necessary to: 1) research overall patterns of residential development in the community in which a resource is located to determine what constitutes the timeframe (establish the end date) for early development, and 2) determine if the resource represents this early period and meets the evaluation criteria below. With additional research and analysis, it is possible that the end date for the period of significance can be extended for some areas/neighborhoods of Los Angeles.

Associated single-family property types range from modest cottages and bungalows to large, multi-story houses. Multi-family properties include some of the earliest duplexes, triplexes, and apartment buildings in the city. Resources represent a range of popular architectural styles from the period of significance such as Folk Victorian, Craftsman, American Foursquare, Spanish Colonial Revival, and Neo-Classical.

Applying Criteria

It is possible for a resource to be significant under local criteria and not meet significance or integrity thresholds for the National Register and/or California Register. The National Register requires a greater degree of comparative analysis with other early residences within the same geographic area, time period, and theme than may be required for the City's local Historic-Cultural Monument (HCM) program. In addition, HCM criteria do not include a discussion of

⁵⁰ There are a number of historic districts in Los Angeles significant for their association with early residential development that were not resurveyed for SurveyLA or included in this theme. Most are more closely associated with early settlement generally and/or streetcar suburbanization.

⁵¹ There may be relevant information within other themes within the Residential Development and Suburbanization context. Also see the SurveyLA Survey Reports for Individual Community Plan Areas which include a brief development history of areas and neighborhoods covered in each plan.

integrity; resources may be eligible under local criteria with more alterations than may be acceptable for the National Register and/or California Register.

Since resources related to early residential development, particularly those from the late nineteenth and early twentieth centuries, are becoming increasingly rare, it is not necessary for a resource to be the ONLY early residence in an area based on comparative analysis, particularly under local criteria. In some cases, a neighborhood may include a number of adjacent or nearby early residences, although most do not retain integrity. In other cases, the building may now be an isolated remnant of early residential development and largely surrounded by new development. Intact residences pre-dating 1910 should be carefully considered for eligibility.

Pacific Palisades⁵²

This Context/Theme was used to evaluate residential properties that substantially predate the neighborhood in which they are located. In some cases, these residences may be the first homes built in the area. Examples include a rare example of an Arroyo Stone Craftsman in Pacific Palisades, constructed in 1913 by early settler Frank E. Bundy; and a well-maintained 1911 Craftsman house in Brentwood, the earliest residence identified in the survey area. This Context/Theme was also used to identify the earliest intact houses in significant residential tracts, including Founders Tracts No. 1 and 2, Chautauqua Heights, and Castellammare in Pacific Palisades, and Brentwood Park in Brentwood.

Automobile Suburbanization, 1908-1937⁵³

This Context/Theme was used to evaluate two residential planning districts in Pacific Palisades: Huntington Palisades and The Riviera. While these areas are not sufficiently intact to qualify as historic districts, both were identified as significant examples of residential suburban planning from the early automobile era.

The Huntington Palisades Residential Planning District spans 226 acres on a mesa overlooking the ocean between Potrero and Santa Monica canyons. The area was originally subdivided in 1926 by the Pacific Palisades Association, under the leadership of Rev. Charles Scott, Methodist minister and founder of Pacific Palisades. Original residences date from the 1920s through the 1950s and exhibit a range of Period Revival and Ranch styles. Planning features include its distinctive street pattern, landscaped medians and traffic islands, mature landscaping, and period streetlights.

The Riviera Residential Planning District was subdivided in the mid-1920s by real estate developer Alphonzo Bell, who was simultaneously developing the Riviera Country Club just across Sunset Boulevard. The Riviera contains approximately 125 parcels. Original residences were constructed from the 1920s through the 1950s, displaying both Period Revival and Ranch architectural styles. Bell hired landscape architect Mark Daniels to plan the tract and design the landscape. Planning features include period streetlights, stone and granite curbs and gutters, and a

⁵² SurveyLA, "Brentwood-Pacific Palisades Community Plan Area," *Historic Resources Survey Report*, prepared for the City of Los Angeles, Department of City Planning, November 2013, 25.

⁵³ SurveyLA, "Brentwood-Pacific Palisades Community Plan Area," *Historic Resources Survey Report*, prepared for the City of Los Angeles, Department of City Planning, November 2013, 27.

landscaped allée flanked by palm trees along D'Este Drive, designed to accommodate both pedestrians and equestrians.

Evaluation

SurveyLA Registration Requirements and Eligibility Standards

Based upon the historical and architectural themes developed in the Environmental Setting section and in the Los Angeles Historic Context Statement, there are three significant SurveyLA themes associated with the subject property: Monterey Revival Style, 1929-1942; Early Residential Development, 1880-1930; and Automobile Suburbanization, 1908-1937. The following are the Context Summary Tables developed by the OHR that defines the eligibility standards, character-defining features, and integrity aspects a historical resource needs to have in order to be considered eligible in association with the aforementioned themes. These standards were utilized in the evaluation of the improvement on the subject property that follows below.

CONTEXT: ARCHITECTURE AND ENGINEERING, 1850-1980

MEDITERRANEAN & INDIGENOUS REVIVAL ARCHITECTURE, 1893-1948

CONTEXT:	Architecture and Engineering, 1850-1980
SUB CONTEXT:	No Sub-Context
THEME:	Mediterranean & Indigenous Revival Architecture, 1893-1948
SUB THEME:	Monterey Revival Style, 1929-1942
PROPERTY TYPE:	Property types are limited to two-story single-family and multi-family residential buildings.
PROPERTY SUB TYPE:	No property sub-style
GEOGRAPHIC LOCATION	Citywide; no concentrations of Monterey Revival buildings exist in Los Angeles. Scattered examples generally are found in residential areas developed during the period of significance, such as Westwood, Brentwood, and Hancock Park.
AREA OF SIGNIFICANCE	Architecture
CRITERIA	C/3/3
PERIOD OF SIGNIFICANCE	1929-1942
ELIGIBILITY STANDARDS:	<ul style="list-style-type: none"> Constructed during the period of significance Exemplifies the character-defining features of the Monterey Revival style Is an excellent example of the style and/or the work of a significant architect or builder
CHARACTER DEFINING/ASSOCIATIVE FEATURES:	<ul style="list-style-type: none"> Retains most of the essential character-defining features of the style Two stories in height with rectangular or L-shaped plan Low-pitched roofs with extended eaves, either wood-shingled or tiled Stucco, brick, and and/or wood siding exteriors Extended second-floor covered galleries across the front, typically cantilevered Slender wood columns and balustrades along galleries Trabeated (flat-headed) door and window openings, often grouped in pairs American Colonial Revival window and door detailing, often including shutters

INTEGRITY CONSIDERATIONS:	<ul style="list-style-type: none"> • Should retain integrity of Design, Materials, Workmanship, and Feeling • Stucco repair or replacement must duplicate the original in texture and appearance • Roof replacement should duplicate original in materials, color, texture, dimension, and installation pattern • New additions should be appropriately scaled and located so as to not overwhelm the original design and massing • Setting may have changed (surrounding buildings and land uses) • Alterations to garages may be permissible • Limited window replacement may be acceptable • Security bars may have been added
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CONTEXT: RESIDENTIAL DEVELOPMENT AND SUBURBANIZATION

EARLY RESIDENTIAL DEVELOPMENT, 1880-1930

CONTEXT:	Residential Development and Suburbanization
SUB CONTEXT:	No Sub-Context
THEME:	Early Residential Development, 1880-1930
SUB THEME:	Early Single-Family and Multi-Family Residential Development
PROPERTY TYPE:	Residential: Single Family Residence/Multi-Family Residence
PROPERTY SUB TYPE:	No Sub-Type
GEOGRAPHIC LOCATION	Citywide
AREA OF SIGNIFICANCE	Settlement; Community Planning and Development
CRITERIA	A/1/1
PERIOD OF SIGNIFICANCE	1880-1930
ELIGIBILITY STANDARDS:	<ul style="list-style-type: none"> • Dates from the period of significance • Represents a very early period of settlement/residential development in a neighborhood or community • Is a rare surviving and intact example of the type in the neighborhood or community
CHARACTER DEFINING/ASSOCIATIVE FEATURES:	<ul style="list-style-type: none"> • Retains most of the essential physical and character defining features from the period of significance • Has an important association with early settlement or residential development within a neighborhood or community • May also be significant for its association with important early settlers • May be within an area later subdivided and built out • Often site in prominent locations
INTEGRITY CONSIDERATIONS:	<ul style="list-style-type: none"> • Should retain integrity of Location, Feeling, Design, and Association • Some original materials may be altered or removed <ul style="list-style-type: none"> – For very early examples, which are increasingly rare, there may be a greater degree of alterations or few extant features • Setting may have changed (surrounding buildings and land uses)

CONTEXT: RESIDENTIAL DEVELOPMENT AND SUBURBANIZATION, 1850-1980**AUTOMOBILE SUBURBANIZATION, 1908-1937**

CONTEXT:	Residential Development and Suburbanization, 1850-1980
SUB CONTEXT:	No Sub-Context
THEME:	Automobile Suburbanization, 1908-1937
SUB THEME:	Suburban Planning and Development, 1908-1937
PROPERTY TYPE:	Automobile Suburb
PROPERTY SUB TYPE:	Subdivision
GEOGRAPHIC LOCATION	Citywide
AREA OF SIGNIFICANCE	Community Planning and Development, Transportation
CRITERIA	A/1/1
PERIOD OF SIGNIFICANCE	1908-1930
ELIGIBILITY STANDARDS:	<ul style="list-style-type: none"> • A single residential tract or subdivision, or part thereof, recorded by a subdivider • Conveys a strong visual sense of overall historic environment from the period of significance • Demonstrates early response of personal automobile use on suburban development • Developed primarily with single-family residences from the period of significance • Is a pioneering example of an auto-centered suburb dating from 1908-1920
CHARACTER DEFINING/ASSOCIATIVE FEATURES:	<ul style="list-style-type: none"> • As a whole, retains the essential physical and character-defining features from the period of significance • Demonstrated historic affiliation with automobile transit, either through widespread advertisement, original planning documents, or newspaper articles • Early examples may be located near a streetcar route so that both methods of transit could be used by residents • Early examples that are located a mile or more from historical streetcar routes are particularly significant • May also be significant under themes within the Architecture context • May also be significant within themes relating to ethnic/cultural history • Rectilinear design • Street improvements such as curb and gutter, historic streetlights, sidewalks, parkways and street trees common • Streetscape and contributors possess original design elements intended to support personal automobile use such as garages and driveways
INTEGRITY CONSIDERATIONS:	<ul style="list-style-type: none"> • Infill development allowed if it does not disrupt the residential character • Original streetscape features, such as street trees and lights, may be missing in limited amounts • Should retain integrity of Feeling, Setting, Design, Location, and Association • Some contributors may have been moved into the area • Within districts, the threshold of integrity for contributing properties is defined as the ability of a particular residence to reflect the architectural style and form that it would have possessed at the time of construction

Previous Evaluations of the Subject Property

In addition to the SCCIC archival records search, ESA reviewed the City's survey records. The subject property was not individually surveyed by SurveyLA during their survey of Brentwood-Pacific Palisades Community Plan Area done in November of 2013. However, it was found to be a part of the Huntington Palisades Residential Planning District, a district that does not contain enough integrity of cohesion to qualify as a historic district, but may "warrant special consideration for local planning purposes."⁵⁴ The district was given a status code of 6LQ because it is "significant as an excellent example of residential suburban planning from the early automobile era in Pacific Palisades. While the area does not retain sufficient integrity or cohesion to qualify as a historic district, it may warrant special consideration for local planning purposes."⁵⁵ Therefore, it was not identified as a contributor to a potential historic district.

Significance Evaluation

The subject property was evaluated under the following historical and architectural themes: Monterey Revival Style, 1929-1942; Early Residential Development, 1880-1930; and Automobile Suburbanization, 1908-1937. ESA also conducted research on the subject property's construction and occupancy history. ESA evaluated the subject property against the criteria for listing in the National Register, California Register, and as a Los Angeles Historic Cultural Monument (LAHCM).

Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

- **National Register Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history.
- **California Register Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- **Los Angeles Historic Cultural Monument Criterion 1:** Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic, or social history of the nation, state, city, or community.

The subject property is located in Tract No. 9377. Subdivided in 1926 as part of the Huntington Palisades subdivision, when much of the Pacific Palisades was being subdivided for large residences such as Castellammare, and the Miramar Estates, also subdivided in 1926. The design and layout of Huntington Palisades Subdivision is an excellent example of residential suburban planning from the early automobile era in the Pacific Palisades. The area was purchased by the Pacific Palisades Association under the leadership of Rev. Dr. Charles Holmes Scott, the founder of the Pacific Palisades, to develop into an exclusive subdivision, and the subdivision was planned by engineer W.W. Williams. Landscape architect Mark Daniels, former director of the National Parks under President Woodrow Wilson oversaw the landscaping of the tract. However,

⁵⁴ SurveyLA, "Historic Districts, Planning Districts, and Multi-Property Resources," *Brentwood-Pacific Palisades Report*, November 26, 2013, 71-74.

⁵⁵ SurveyLA, "Historic Districts, Planning Districts, and Multi-Property Resources," *Brentwood-Pacific Palisades Report*, November 26, 2013, 74.

the tract remained largely undeveloped in the early years due to the cessation of development after the 1929 stock market crash and during the Great Depression and recovery period. The tract was finally developed once the economy fully rebounded in the post-World War II years. This makes the subject property one of the earliest residences built on the tract that was only sparsely developed between 1926-1929. ESA evaluated the subject property for eligibility under criteria A/1/1 within the context of Residential Development and Suburbanization, under the theme of Early Residential Development (1880-1930), and sub-theme Early Single-Family and Multi-Family Residential Development. The subject property represents a very early period of single-family residential development in the Huntington Palisades Subdivision and retains its essential physical character defining features from the period of significance on the front façade, although the associated landscape setting and rear façade were substantially altered after the period of significance. However, the integrity of its setting is substantially changed. While the subject property is individually associated with the Early Residential Development theme, the majority of the surrounding development occurred in the post-World War II period after the period of significance for the subject tract (after 1930); therefore, the subject property lacks integrity of setting and association. The Huntington Palisades Subdivision and Tract No. 9377 were largely developed during the period of economic recovery after the Great Depression and during the post-World War II era. Therefore, the Huntington Palisades Subdivision and Tract No. 9377 does not retain sufficient integrity to be representative of the Early Residential Development theme, and as a result, the subject property cannot be individually significant or a contributor to a district as an example of this theme because of its lack of integrity of setting and association. It does not convey any significant association with early residential development patterns due to lack of a contextual setting.

ESA also evaluated the subject property under the Residential Development and Suburbanization Context, theme of Automobile Suburbanization, and sub-theme of Suburban Planning and Development (1908-1937). SurveyLA identified the subject property as part of the Huntington Palisades Residential Planning District. The subject property was constructed on a tract designed for automobile accessibility as it was far away from any public transit. However, since much of the surrounding neighborhood was developed after the period of significance for the sub-theme, and because the district retains little integrity or cohesion due to substantial development after the period of significance, as previously determined by SurveyLA, ESA finds that the neighborhood does not qualify as a historic district under this context, theme or sub-theme. Therefore, the subject property cannot be individually eligible or a contributor to a district under this theme because it does not convey any significant association with automobile suburbanization or suburban planning and development due to lack of a contextual setting. Although the district was determined ineligible by SurveyLA, it was given a status code of 6LQ because the street pattern and parkway landscape remains, the landscape and parkway associated with the subject property has been altered and does not retain any vestige of its original appearance. **As a result, 14924 Camarosa Drive does not appear to meet the significance requirements as an individual resource under National Register Criterion A, California Register Criterion 1, or LAHCM Criterion 1 for its association with the early development of Tract 9377 due to its substantial lack of integrity of setting and association, and the subject property is not eligible under these criteria for association with Automobile Suburbanization for similar reasons.**

Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

- **National Register Criterion B:** Is associated with the lives of persons significant in our past.
- **California Register Criterion 2:** Is associated with the lives of persons important in our past.
- **Los Angeles Historic Cultural Monument Criterion 2:** Is associated with the lives of historic personages important to national, state, city or local history.

The occupancy and ownership history for the subject property was researched by reviewing City directories, building permits, Los Angeles County Assessor records, and the U. S. Census. Research revealed many interesting residents, such as Agnes S. Parry, a widow from Illinois, not to be confused with the Agnes Parry that was married to Abram M. Parry. According to the *Architectural Digest* article, the home was built for Mrs. W. S. Parry who had the residence on the subject property constructed. Her husband, William S. Parry, a secretary treasurer of the Clark Distillery in Peoria, Illinois. He was also a member of the Chicago Stock Exchange in the early 1900s, but was suspended for nonpayment of dues in 1905. William passed away in 1918 in Illinois, leaving Mrs. Parry widowed before she moved to California. Roby Anderson was another resident of some local prominence who was active in the community through her work with the Children's Home Society and was a member of the Philharmonic Society and the Pacific Palisades Republican Women's club. Many meetings for these groups were held in the subject property, but none of them are considered to be significant events that changed the patterns of history. Furthermore, neither of these women are important to national, state, or city history and they are not considered to be historic personages. **Therefore, 14924 Camarosa Drive does not appear to be associated with significant personages or events as is required under National Register Criterion B, California Register Criterion 2 or the LAHCM Criterion 2.**

Architecture

With regard to architecture, design, or construction, the following are the relevant criteria:

- **National Register Criterion C:** Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- **California Register Criterion 3:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- **Los Angeles Historic Cultural Monument Criterion 3:** Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age

The subject property is associated with the context, Architecture and Engineering (1850-1980), under the theme of Mediterranean & Indigenous Revival Architecture (1893-1948), and was evaluated under the sub-theme of the Monterey Revival Style. The period of significance for the Monterey Revival theme is from 1929 through 1942, making the subject property a very early example of the architectural style in Los Angeles. However, the subject property was completed

in 1929, right before the stock market crash, and before the 1930s recovery period after the Great Depression when the Monterey Style reached its greatest popularity. According to the SurveyLA context, the Monterey Revival Style had a limited use and time span, and was overwhelmingly an upper-middleclass suburban residential form employed for both single-family homes and courtyard apartments. It appeared in the late 1920s and lasted until the war years of the early 1940s. Particularly popular during the 1930s, it was seen as a tasteful alternative to the perceived excesses of the Spanish Colonial Revival.⁵⁶ Examples of the Monterey Style that are designated HCMs include the Mendel and Mabel Meyer Courtyards in Fairfax, built in 1936, and the Monterey Revival apartments at Lindbrook Drive in Westwood, built in 1935. The subject property is an early example that retains some of the essential character-defining features of the style, including its two-story scale with a roughly L-shape plan, low-pitched roof with half-barrel terra-cotta tiles, stucco exterior cladding, extended second floor with covered galleries across the front, and the original wood casement windows. It also has some American Colonial Revival details such as louvered shutters that are common in Monterey Revival residences. However, it is not a significant outstanding example of its style and its integrity is not intact.

The residence was designed by Gable & Wyant, a firm that was prolific through the 1920s and usually worked within the Mediterranean and Indigenous Revival architectural styles although they also utilized some Moderne styles as well. They constructed many residences in Beverly Hills and Hollywood, as well as schools and commercial buildings in the main commercial corridors in Beverly Hills. They are perhaps best known for Hangar 1 at LAX and for the Beverly Hills Women's Club, and are considered Master Architects by the City of Beverly Hills. However, there is no evidence that the subject property is considered to be a significant example of the firm's work. One article was published about the subject property shortly after its construction that was essentially a marketing effort to encourage development in the tract and to acquire new clients; however, the tract was not successful due to the onset of the Great Depression and there is no evidence that the architectural firm acquired additional clients directly as a result of the article or the completion of the subject property. Other examples of their work from this early 1920s period that have already been identified as significant resources include the Miller Residence at 5060 Los Feliz Boulevard in Los Angeles completed in 1922 (LAHCM), and the residence at 1920 La Mesa Drive in Santa Monica completed in 1925-26, identified in the Santa Monica City inventory with status codes of 3D and 5D3 as a contributor to a potential National Register and locally eligible historic district. Other important designated resources by the firm include the Curtiss-Wright Hanger (Hangar One) at LAX completed in 1928-29, which was listed in the National Register in 1992, the Beverly Hills Women's Club that was completed in 1925 and is listed in the National Register and is a Beverly Hills Landmark, and the Heegaard-Writers and Artists Building completed in 1924 that is a City of Beverly Hills Landmark.

The residence largely retains integrity of location and materials, partial integrity of workmanship and feeling, but it lacks integrity of setting and association as discussed above, and it only has partial integrity of design as follows. While the front façade largely retains integrity, the associated landscape setting is substantially compromised, including substantial alteration of the

⁵⁶ SurveyLA, "Mediterranean & Indigenous Revival Architecture, 1893-1948," *Los Angeles Citywide Historic Context Statement*, prepared for City of Los Angeles Department of City Planning, November 2018, 41.

front courtyard that is a primary contributing feature, along with substantial alteration of the front landscaping that is no longer representative of the property's historic appearance. The front courtyard originally had a side entrance off the driveway and pedestrian access was provided by a sidewalk along the side of the courtyard; there was no front walk like there is today. Instead, there was a decorative iron grille in the center of the front courtyard wall that was later removed for the construction of the existing front steps. The existing paving and circulation paths of the present front landscape are substantial deviations from the original landscape plan. As described above in the construction history, all of the major structural alterations are located at the rear of the residence, with the exception of the second-story addition on the west end of the residence. Although the additions and alterations to the rear south elevation are not visible from the public right-of-way, they have substantially compromised the design integrity of the rear elevation. As a result of the changes to the front landscape, particularly the entrance courtyard, and the incompatible changes to the rear elevation, and the replacement of the existing rear landscape with the existing new landscape, the subject property does not retain its full integrity of design. Most importantly, the relationship of the building to the landscape has been lost, a key characteristic of the Monterey Style which was a primary character-defining feature of its design, and the rear elevation and landscape of the residence has been substantially altered in a manner that is incompatible with its original design. Thus, the integrity of the property is not intact.

The subject property is a partially altered example of the Monterey Revival style. It could be a contributor in a historic district or HPOZ if there was one, but it is not located within a historic district and it does not have enough individual integrity or significance to be eligible as an individual resource. While the publicly visible façade retains many of the features of the Monterey Revival style and it is identifiable as an example of its style, it is not a representative or distinguished example of this style of architecture, and it is not an architecturally significant work of the Gable & Wyant architectural firm.

Therefore, ESA finds that 14924 Camarosa Drive does not meet the significance requirements as an individual resource under National Register Criterion C, California Register Criterion 3 or LAHCM Criterion 3 as an early intact example of a Monterey Revival residence or as a notable work of a master architect.

Data

- **National Register Criterion D:** It yields, or may be likely to yield, information important in prehistory or history.
- **California Register Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. None of the buildings on the subject property appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the period in which they were constructed, their method of construction, or their design. The

buildings reflect common building practices and materials of the early twentieth century, which have already been well documented. **Therefore, 14924 Camarosa Drive does not meet the significance requirements under National Register Criterion D and California Register Criterion 4.**

Integrity Analysis

As stated in the previous section, the subject property does not appear to embody significance under Criterion A/1/1 for its association with the early development of Tract No. 9377 or under Criterion C/3/3 for its association as an early example of a Monterey Revival residence. The residence located on the subject property was constructed in 1929. While the subject property retains the integrity of its north front façade, the property's overall integrity has been comprised due to the alterations of its design that have affected its integrity of design, workmanship, and feeling. Due to the substantial development of the surrounding area after the period of significance, it has lost its integrity of setting and association. Since its construction in 1929, alterations include the construction of a small side addition, alteration of the front courtyard and landscape, large additions to the rear as well as the construction of a new pool and pool cabana in the 1990s.

Location: The subject property has not been moved, thus *the residence retains its original location.*

Design: The subject property largely retains its original design along the main (north) façade, except for a stucco cornice and flanking pilaster that were added later to surround the French doors on the secondary entrance to the living room on the front of the house, and the construction of a second-story addition on the west end of the house. The character-defining courtyard has been substantially altered as has the front-yard landscaping and hardscaping, and the parkway. The interior has been substantially altered, and the rear elevation and backyard have all been altered. However, the overall design of the building remains readable from the public way. *Therefore, the residence partially retains its design.*

Setting: The setting of the subject property has evolved from its period of significance as many of the surrounding buildings were constructed later during the 1940s and 1950s. As discussed above, the tract was sparsely developed between 1926-1929 and was not fully developed until the post-War period. *Therefore, the residence does not retain integrity of setting.*

Materials: The subject property retains its original materials on the north (main) facade, including stucco siding, the barrel-tile roof, wood casement windows, shutters, and doors. While the rear of the residence and the landscaping was altered through the years, the materials of the main (north) façade remain largely intact. *Therefore the subject property largely retains partial integrity of materials.*

Workmanship: The subject property retains integrity of workmanship on the main (north) facades, although the rear facades are altered. *Therefore, the subject property retains partial integrity of workmanship.*

Feeling: The subject property generally expresses its period of significance of 1929, although it does not retain its integrity intact. Additionally, much of the landscaping was altered, including the construction of a new pool and pool cabana in the rear (south) yard area although these alterations are not visible from the public right-of-way. Further, the front-yard landscaping has been altered, including the front courtyard which was a key primary feature, and the parkway in the front of the property. The surrounding area has been substantially developed over the intervening years. The relationship of architecture to landscape was a key feature of the Monterey Style, and the landscape and setting changes have affected its integrity. *Therefore, the residence does not retain its integrity of feeling.*

Association: The subject property does not retain association with the development of Tract No. 9377. As discussed above, the tract was sparsely developed between 1926-1929 and was not fully developed until the post-War period. Due to the landscape alterations of the subject property including the front landscape and parkway, and development of the surrounding area, it has lost its integrity of association. *Therefore, the subject property does not retain its association.*

Conclusion

A survey of the subject property identified a two-story single-family residence constructed in 1929 in the Monterey Revival style. The property was evaluated under the following historical and architectural themes: Monterey Revival Style, 1929-1942; Early Residential Development, 1880-1930; and Automobile Suburbanization, 1908-1937. ESA also conducted research on the subject property's construction and occupancy history within the development of the Pacific Palisades and Tract No. 9377, and evaluated the subject property against the criteria for the National Register, California Register, and LAHCM criteria.

The subject property was not individually surveyed by SurveyLA in a community-wide survey of Brentwood-Pacific Palisades prepared for the City of Los Angeles Department of City Planning, Office of Historic Resources in November 2013. However, it was found to be a part of the Huntington Palisades Residential Planning District, a district that does not contain enough integrity of cohesion to qualify as a historic district, but may “warrant special consideration for local planning purposes.”⁵⁷ Therefore, it was not identified as a contributor to a potential historic district. ESA concurs with SurveyLA that it is not part of a potential historic district under the Automobile Suburbanization (1908-1937) theme.

ESA did not find the subject property eligible for local listing under Criterion A/1/1 as a significant example, under the theme of Early Single-Family Residential Development (1880-1930), within the Pacific Palisades neighborhood and specifically within Tract No. 9377. Although it was constructed in 1929 and was an early improvement within the subdivision, most of the tract was developed after the period of significance in the late 1940s; therefore, the subject property lacks the necessary integrity aspects of setting and association to be eligible under Criterion A/1/1. Thus, 14924 Camarosa Drive does not appear to meet the significance

⁵⁷ SurveyLA, “Historic Districts, Planning Districts, and Multi-Property Resources,” *Brentwood-Pacific Palisades Report*, November 26, 2013, 71-74.

requirements as an individual resource under National Register Criterion A, California Register Criterion 1, or LAHCM Criterion 1 for its association with the early development of Tract 9377 due to its substantial loss of integrity of setting and association. For similar reasons, the subject property is not eligible under these criteria for association with the theme of Automobile Suburbanization (1908-1937), due to its loss of integrity of setting and association.

ESA researched the occupancy history of the subject property and concluded that 14924 Camarosa Drive does not appear to be associated with significant personages or events as is required under National Register Criterion B, California Register Criterion 2, or the LAHCM Criterion 2.

The subject property is not eligible and under Criterion C/3/3 as an example of a Monterey Revival residence. The period of significance for the Monterey Revival theme is from 1929 through 1942, making the subject property a very early example of the architectural style in Los Angeles. However, the subject property was completed in 1929, right before the stock market crash, and before the 1930s recovery period after the Great Depression when the Monterey Style reached its greatest popularity. The subject property is a partially altered example of the Monterey Revival style that, while not intact, could be a contributor in a historic district or HPOZ if there was one, but it is not located within a historic district and it does not have enough individual integrity or significance to be eligible as an individual resource. While the publicly visible façade retains many of the features of the Monterey Revival style and it is identifiable as an example of its style, it is not a representative or distinguished example of this style of architecture, and it is not an architecturally significant work of the Gable & Wyant architectural firm. Therefore, ESA finds that 14924 Camarosa Drive does not meet the significance requirements as an individual resource under National Register Criterion C, California Register Criterion 3 or LAHCM Criterion 3 as an early intact example of a Monterey Revival residence or as a notable work of a master architect.

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SurveyLA. "Historic Districts, Planning Districts, and Multi-Property Resources." *Brentwood-Pacific Palisades Report*. November 26, 2013.

SurveyLA. "Mediterranean & Indigenous Revival Architecture, 1893-1948." *Los Angeles Citywide Historic Context Statement*. Prepared for City of Los Angeles, Department of City Planning. November 2018.

Appendix A

Professional Qualifications





Margarita Jerabek, PhD

Historic Resources Director

EDUCATION

Ph.D., Art History,
University of California,
Los Angeles

M.A., Architectural
History, School of
Architecture, University
of Virginia

Certificate of Historic
Preservation, School of
Architecture, University
of Virginia

B.A., Art History,
Oberlin College

30 YEARS EXPERIENCE

AWARDS

2014 Preservation
Award, The Dunbar
Hotel, L.A. Conservancy

2014 Westside Prize,
The Dunbar Hotel,
Westside Urban Forum

2014 Design Award:
Tongva Park & Ken
Genser Square,
Westside Urban Forum

Preservation Design
Awards, RMS Queen
Mary Conservation Plan
2012; and Restoration
and Exhibit Design for
Home Savings,
Montebello, 2016,
California Preservation
Foundation

PROFESSIONAL AFFILIATIONS

California Preservation
Foundation

Santa Monica
Conservancy

Society of Architectural
Historians, Life Member

American Institute of
Architects (AIA),
National Allied Member

Margarita Jerabek has 30 years of professional practice in the United States with an extensive background in historic preservation, architectural history, art history and decorative arts, and historical archaeology. She specializes in Visual Art and Culture, 19th-20th Century American Architecture, Modern and Contemporary Architecture, Architectural Theory and Criticism, Urbanism, and Cultural Landscape, and is a regional expert on Southern California architecture. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Archaeology, and Architectural History. Margarita has managed and conducted a wide range of technical studies in support of environmental compliance projects, developed preservation and conservation plans, and implemented preservation treatment projects for public and private clients in California and throughout the United States.

Relevant Experience

Margarita has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area and Southern California. She provides expert assistance to public agencies and private clients in environmental review, from due diligence through planning/design review and permitting and when necessary, implements mitigation and preservation treatment measures on behalf of her clients. As primary investigator and author of hundreds of technical reports, plan review documents, preservation and conservation plans, HABS/HAER/HALS reports, construction monitoring reports, salvage reports and relocation plans, she is a highly experienced practitioner and expert in addressing historical resources issues while supporting and balancing project goals.

She is an expert in the evaluation, management and treatment of historic properties for compliance with Sections 106 and 110 of the NHPA, NEPA, Section 4(f) of the Department of Transportation Act, CEQA, and local ordinances and planning requirements. Margarita regularly performs assessments to ensure conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and assists clients with adaptive reuse/rehabilitation projects by providing preservation design and treatment consultation, agency coordination, legally defensible documentation, construction monitoring and conservation treatment.

Margarita is a regional expert on Southern California architecture. She has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area as well as in Ventura, Orange, Riverside, San Bernardino and San Diego counties. Beyond her technical skill, she is a highly experienced project manager with broad national experience throughout the United States. She currently manages ESA's on-call historic preservation services with the City of Santa Monica, and Los Angeles Unified School District.



Hanna Winzenried

Architectural Historian

EDUCATION

MSc Historic Conservation, Oxford Brookes University

BA, European Studies, Brigham Young University

3 YEARS OF EXPERIENCE

PROFESSIONAL AFFILIATIONS

The Society for the Protection of Ancient Buildings

Historic England

National Trust for Places of Historic Interest or Natural Beauty

Hanna is an architectural historian with 3 years of academic and professional experience performing building conservation, historic research, and field surveys and conducting plan reviews for conformance with local regulations and ordinances. Prior to joining ESA, she has 1.5 years of experience with the City of Los Angeles, Department of Planning, in the Office of Historic Resources Historic Preservation Overlay Zones (HPOZ) Unit. Her experience and education both in California and abroad have given her a wide set of interdisciplinary skills, including strong technical and research skills.

Relevant Experience

9120 W. Olympic Boulevard Preliminary Assessment and Character Defining Features Analysis for the Harkham Hillel Hebrew Academy, Beverly Hills, CA.

Contributor. ESA prepared a Phase I Historic Resources Assessment for the modernist educational building at 9120 W. Olympic Boulevard. The purpose of the report is to identify and evaluate potential historic resources. The subject property was built in 1963 as the largest Jewish day school. It was built in the Modernist architectural style by the renowned architect Sydney Eisenshtate. The Academy enrollment has outgrown the existing space, and the school is looking for a way to expand its square footage. Hanna performed research and prepared of the reports.

Universal Hilton Environmental Impacts Report and Historic Resources Technical Report for 555 W Universal Terrace Parkway, Los Angeles, CA.

Contributor. ESA prepared an Environmental Impacts Report including a Historic Resources Technical Report. The Universal Hilton Hotel was designed by master architect, William L. Pereira in 1983 in the postmodern style. The hotel was designed to accommodate visitors to the Universal Theme Parks. The hotel management wants to expand the number of rooms by building a large addition. Hanna performed research and assisted in the preparation of the report.

361 Myrtle Street Peer Review Letter for the residence at 361 Myrtle Street, Glendale, CA. *Contributor.* ESA prepared a peer review letter to conduct a peer review of previous historic resource evaluations and analyze potential cumulative impacts of the demolition for the property at 361 Myrtle Street. Previous evaluations and the impact of demolishing the residence were reviewed and analyzed. Hanna performed research and assisted with the preparation of the report.

Nestor Way Affordable Housing Project Historical Resources Technical Report, San Diego, CA. *Contributor.* ESA prepared a Historical Resources Technical Report for 1120 and 1130 Nestor Way on behalf of the Federal Housing Administration. The site is improved with a Methodist church built in 1896 in the Gothic Revival architectural style and multiple ancillary buildings. The City of San

Diego is planning on constructing permanent supportive housing containing 100 units, consisting of multi-family affordable housing for formerly homeless seniors 55 years of age and older. Hanna performed research and assisted with the preparation of the reports.

Nelles School Site Redevelopment, Whittier, CA. *Contributor.* ESA oversaw the documentation and architectural salvage of the Fred C. Nelles School. Brookfield Residential plans on redeveloping the whole site into a residential neighborhood while maintaining four historically significant structures. Hanna helped draft a documentation and architectural features salvage plan according to the character defining features list and oversaw the deconstruction of the other school buildings to ensure the architectural features were salvaged correctly.

Riverside Cement Company, Crestmore Plant HAER, Jurupa Valley, CA. *Contributor.* ESA prepared two Historic American Engineering Records for the Crestmore Plant for the White Cement Mill and for the Stock House. The Riverside Cement Company, Crestmore Plant was a former cement plant that was initially constructed in 1909, although went through multiple periods of alteration. Developers proposed an industrial and open space development at the facility. Hanna helped drafts HAERs which had to be made as a mitigating measure for deconstruction of the historically eligible buildings, the White Cement Mill and the Stock House.

Previous Work Experience

Department of City Planning, City of Los Angeles. *Student, Professional Worker.* Hanna assisted HPOZ staff with client walk-ins, which included conducting design review, drafting casework letters/certificates, and performing public outreach/presentations regarding adoption of HPOZs. She conducted field surveys of several HPOZs, using photography and making note of historical elements. She corrected technical elements on databases of HPOZ properties and research historical patterns of neighborhood growth. Hanna also communicated with project applicants to improve their projects' conformance with preservation guidelines.

Museum of Peoples and Cultures, Brigham Young University. *Collections Manager.* Hanna made an itinerary of the entire Brigham Young University (BYU) ethnographic collection. Hanna designed and implemented a social media marketing campaign. She took pictures of 400 objects for the digital collection. She helped develop a new way to house kachina dolls and Polynesian necklaces. She cataloged 25 objects in a collection and housed them for storage.

History Department, Brigham Young University. *Intern.* As part of her duties as an intern, Hanna cataloged and transcribed historic letters to and from Senator Bancroft found in the BYU digital collections. Hanna also created a marketing plan to raise campus awareness for "Europe in a Nutshell" and helped to inaugurate the international event with prominent world leaders.

Publications and Presentations

"Knobs and Knockers: The Conservation of Arts and Crafts Metal Fixtures and Fittings," Oxford Brookes University (2015).



Millie Mujica

Architectural Historian

EDUCATION

Master of Fine Arts,
Architectural History,
Savannah College of Art
and Design

BS, Architectural
Studies, Philadelphia
University

2 YEARS OF EXPERIENCE

PROFESSIONAL AFFILIATIONS

Society of Architectural
Historians – Savannah,
GA Chapter

Millie is an architectural historian with 2 years of academic and professional experience performing archival historic research and field surveys. She has experience with National Register nomination forms and with Historic American Building Survey (HABS) documentation and photography. Her experience and education in California, Pennsylvania, and Georgia have given her a well-rounded understanding of historic resources in the United States. Through this she has acquired a wide set of interdisciplinary skills, including strong research, technical, and writing skills.

Relevant Experience

Lombardi House Historic Resources Assessment for 1717 N. Bronson Avenue, Los Angeles, CA. *Contributor.* ESA prepared a Historic Resources Assessment (HRA) for the Lombardi House located at 1717 North Bronson Avenue. The purpose of the report is to identify and evaluate potential historic resources. The house was built in 1904 in a Late Victorian style but has over time acquired several Early Colonial Revival features and additions. The Lombardi House is one of two remaining homes that used to line Hollywood Boulevard, and is a rare example of pre-annexation construction in Hollywood. The current owners are looking to construct a new luxury apartment building south of the Lombardi House, facing Hollywood Boulevard. Millie performed research and assisted in the preparation of the report.

6007 Sunset Boulevard Historic Resources Assessment for 6007 Sunset Boulevard, Los Angeles California. *Contributor.* ESA prepared a Historic Resources Assessment (HRA) for 6007 Sunset Boulevard. The purpose of the report is to identify and evaluate potential historic resources. The subject property encompassed all buildings within 6001-6023 Sunset Boulevard, 1505-1511 Gordon Street, and 1504-1512 La Baig Ave. The structures on 6007-6017 Sunset Boulevard were constructed in 1922, while the adjacent properties range from 1912-1923. The properties have served a variety of uses throughout the years, mainly commercial, industrial and multi-family residential. The current owners are looking to demolish the existing structures, tie the lots and build a five story mixed use building. The new structure will include retail spaces on the ground floor and residential spaces above on all of the other floors. Millie performed research and assisted in the preparation of the report.

Previous Work Experience

Savannah & Chatham County Metropolitan Planning Commission, Savannah, GA. *Intern.* Millie was an intern for the Savannah & Chatham County Metropolitan Commission for two consecutive years. The first year she dedicated herself to surveying the pavement, sidewalks, and curbs of downtown Savannah,

documenting every change of material and incorporating this information in a GIS file that would eventually be utilized for a citywide guide on historic pavement. On her second year as an intern, Millie focused on writing a National Register for Historic Places nomination for an African American community house building in Montgomery County, GA. She single-handedly completed all of the archival research, interviews, and building survey necessary for the completion of the nomination form.

Exploration Summer Programs, Yale University. *Instructor.* Millie taught four architecture courses for the Exploration Summer Program (Explo) that takes place at Yale University every year. She was in charge of creating the course curriculum and all course supplemental materials such as worksheets and handouts, as well as preparing classroom materials and fieldtrips. She taught architecture courses for students ages 14-17, and prepared a final project exhibition for her students' work.

Publications and Presentations

"South American Slums: Their Origin, Conditions, and Proposed Architectural Solutions," Savannah College of Art and Design (2016)

Appendix B

Tract No. 9377 Map



12943

TRACT No 9377.

IN THE CITY OF LOS ANGELES

Aug 2 1926

23 1 129
3 maps

W. W. Williams
500 Deputy

We hereby certify that we are the owners of, or interested in, the land included within the subdivision shown on the annexed map, and that we are the only persons whose consent is necessary to pass a clear title to said land, and we consent to the making of said map and subdivision as shown within the colored border line and hereby dedicate to the public use all boulevards, drives, places, streets, avenues, and Corona del Mar

shown on said map within said subdivision, and grant and dedicate to the City of Los Angeles for sanitary sewer purposes, easements over the strips of land shown thereon.

California Trust Company (A Corporation)

By *W. W. Williams*
President

& *W. W. Williams*
Asst. Secretary

BEING A SUBDIVISION OF A PORTION OF ALLOTMENT No 2 TO FRANCISCA M. DE RIOS, RANCHO BOCA DE SANTA MONICA, RECORDS OF COURT CASE No 2405, DISTRICT COURT OF LOS ANGELES COUNTY AND A PORTION OF LOT B, TRACT No 9300 AS PER MAP RECORDED IN BOOK 125, PAGES 55 TO 78, BOTH INCLUSIVE, OF MAPS, RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA

JUNE 1926
SCALE 1"=100'

W.W.WILLIAMS
CIVIL ENGINEER

STATE OF CALIFORNIA,
County of Los Angeles,

On this 15th day of June, 1926, in the year One Thousand Nine Hundred Twenty-six, before me, *Joe Carey*, a Notary Public in and for said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared *Joe S. Chandler*, known to me to be the President and *W. W. Williams*, known to me to be the Asst. Secretary of the California Trust Company, the Corporation that executed the within instrument and acknowledged to me that such Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this Certificate first above written.

Joe Carey
Notary Public in and for the County of Los Angeles, State of California

W. W. Williams, hereby certify that I am a Civil Engineer, and that this map, consisting of five sheets, correctly represents a survey made under my supervision, June 1926, and that all of the monuments shown hereon, actually exist and their positions are correctly shown.

W. W. Williams
Civil Engineer

Tract No. 9377

23rd

June 6
Agnes B. Freeman

John C. Shaw

July 7 6

Title Guarantee and Trust Company
662016A June 22nd, 26

California Trust Company

15 easements

John C. Shaw

July 7, 26

23000⁰⁰
Tract No.

9377 (sheets 1-5)

8/2/26

aBunker

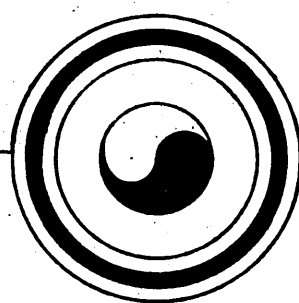
July 26
John C. Shaw

129-14

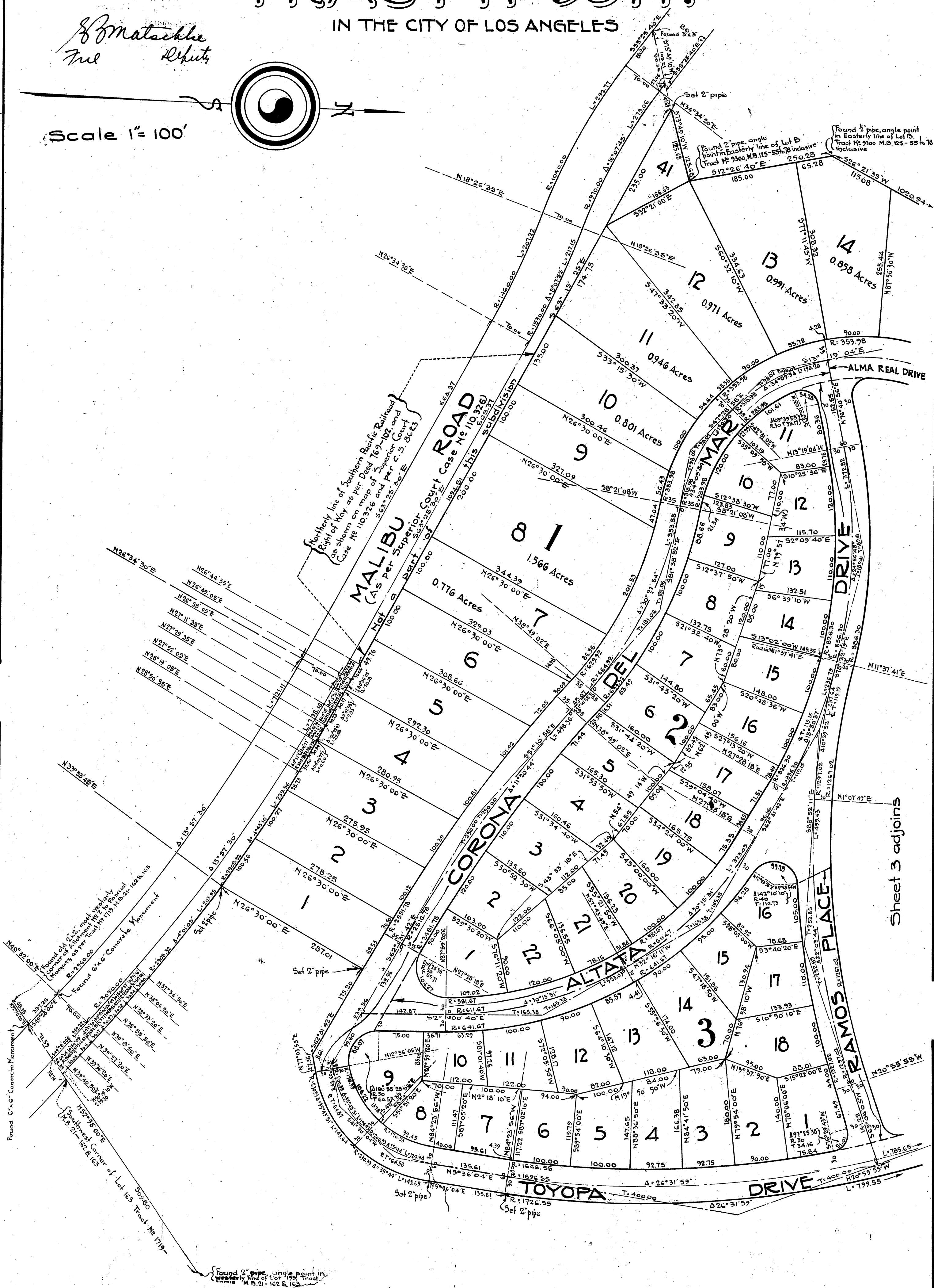
IN THE CITY OF LOS ANGELES

23 AUG 2 1926
1 129
4 maps

88 Matschke
Treas. Deputy



Scale 1" = 100'



TRACT No 9377

1905

IN THE CITY OF LOS ANGELES

Sheet 4 adjoins

AUG 2 1926
5 129
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Spencer
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Found 2" pipe at angle point in eastern line of Lot 32, Tract No. 9300, M.B. 125-55 to 78 inclusive

MARGINAL MAP
Not to scale

Found 2" pipe at angle point in eastern line of Lot 25, Tract No. 9300, M.B. 125-55 to 78 inclusive

Found 2" pipe at angle point in eastern line of Lot 21, Tract No. 9300, M.B. 125-55 to 78 inclusive

Sheet 2 adjoins

TRACT No 9377.

IN THE CITY OF LOS ANGELES

SHEET No 4

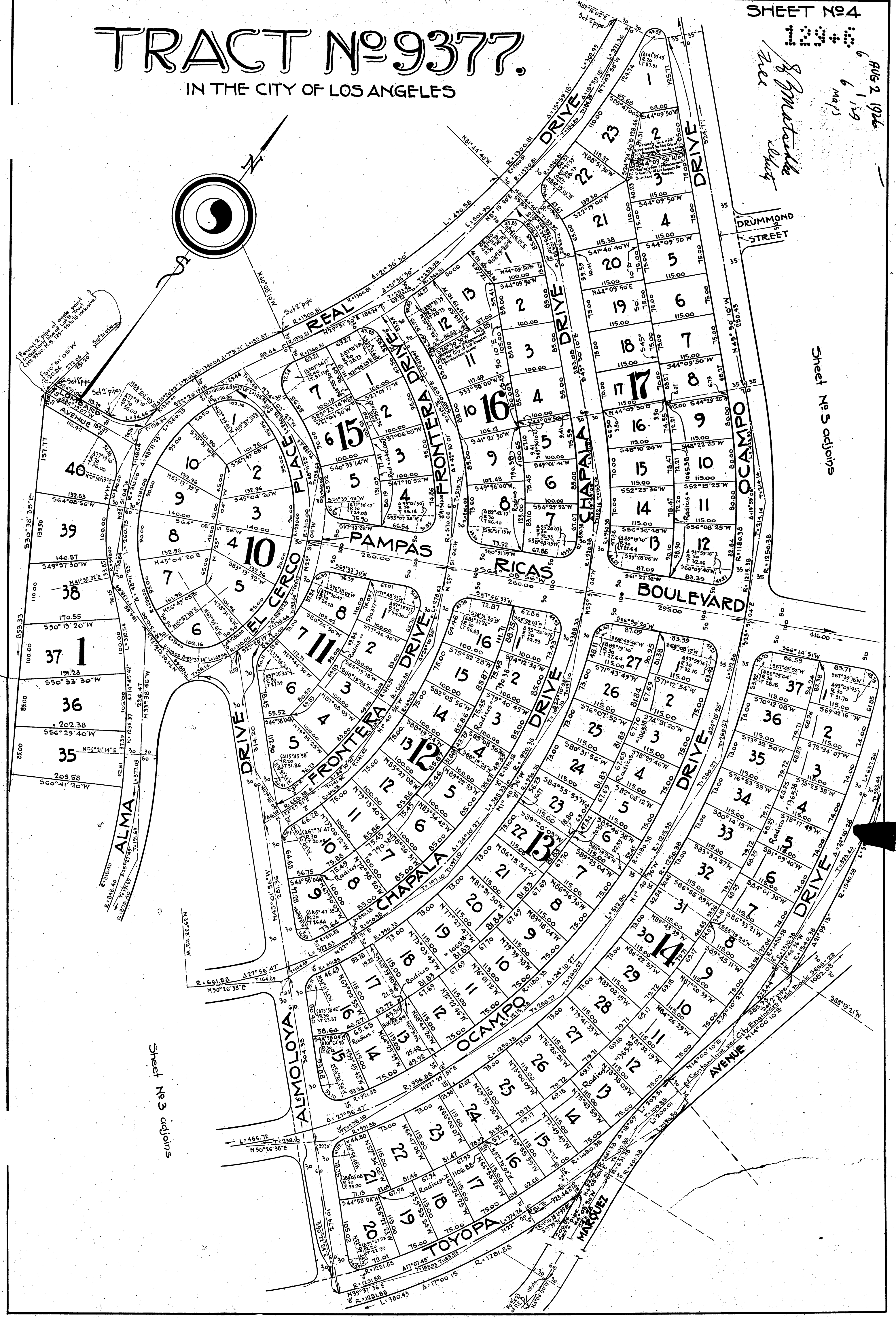
1946

Aug 2 1946
6 maps

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Sheet No 5 adjoins

Sheet No 3 adjoins



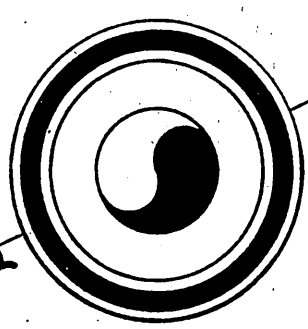
TRACT No 9377.

IN THE CITY OF LOS ANGELES

SHEET No 5

23 AUG 2 1926
1 129
7 maps

E. Matschke
Survey

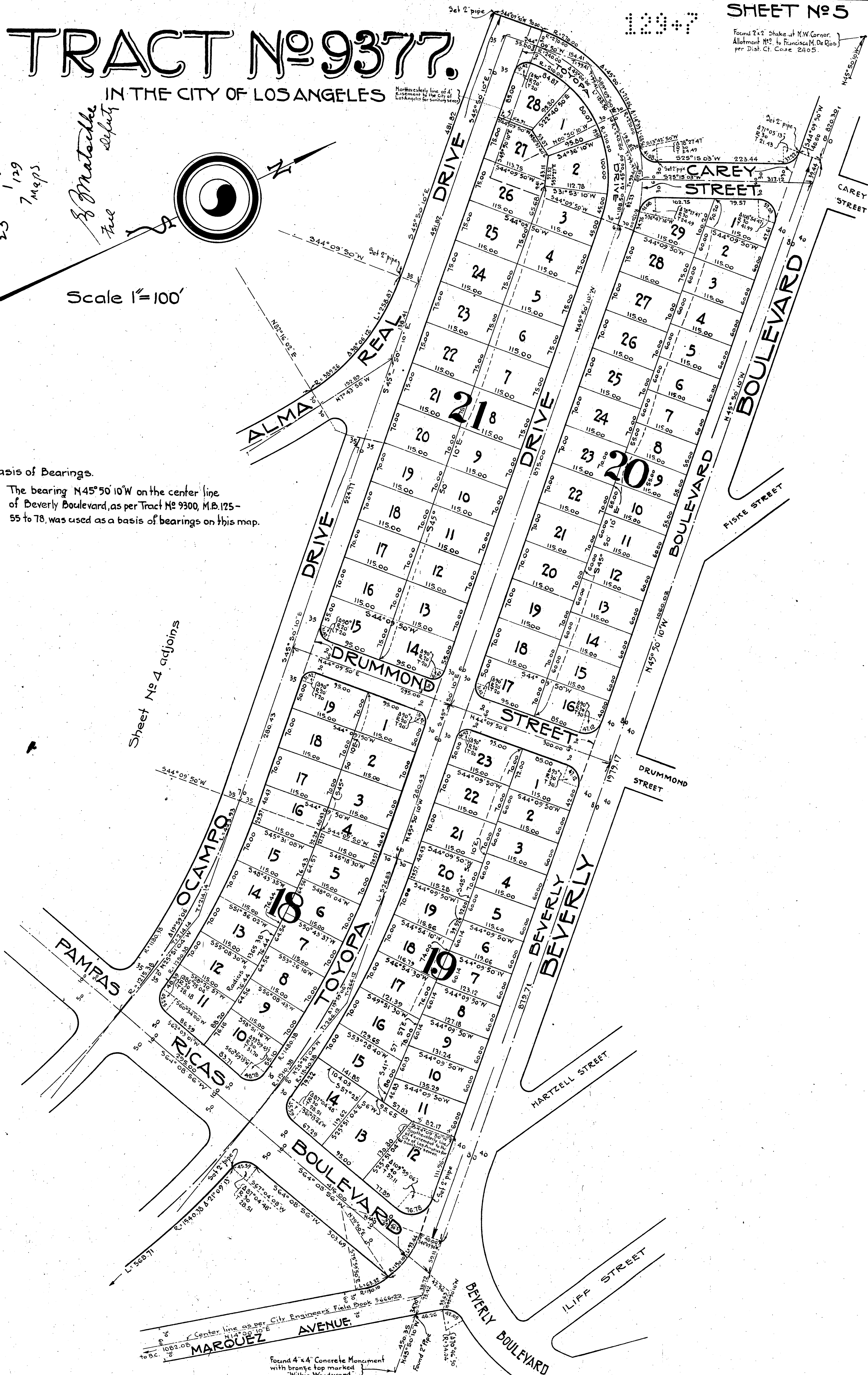


Scale 1"=100'

Basis of Bearings.

The bearing $N45^{\circ}50'10''W$ on the center line of Beverly Boulevard, as per Tract No 9300, M.B. 125-55 to 78, was used as a basis of bearings on this map.

Sheet No 4 adjoins



Appendix C

Sanborn Maps



14924 W. Camarosa
14924 Camarosa Dr.
Pacific Palisades, CA 90272

Inquiry Number: 5655670.3
May 16, 2019

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

05/16/19

Site Name:

14924 W. Camarosa
14924 Camarosa Dr.
Pacific Palisades, CA 90272
EDR Inquiry # 5655670.3

Client Name:

ESA
626 Wilshire Blvd
Los Angeles, CA 90017
Contact: Hanna Winzenried



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by ESA were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 9187-45A5-85D4

PO # NA

Project D190521.00

UNMAAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: 9187-45A5-85D4

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Appendix D

Building Permits



All Applications Must be Filled out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Bldg. Form 1

BUILDING DIVISION

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. 248
(2ND FLOOR)

CITY CLERK
PLEASE
VERIFY

TAKE TO
ROOM No. 5
(MAIN ST.
FLOOR)

ENGINEER
PLEASE
VERIFY

Lot No. 18-19 Block 5-TRACT 9377
(Description of Property)

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

No. 14924 Camarosa Drive Street _____
(Location of Job)

Between Alma Real Dr & Toyopa Dr

O. K. City Clerk

O. K. City Engineer

By _____ Deputy

By _____ Deputy

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Residence & garage No. of Rooms 15 No. of Families one
- Owner's name Agnes D. Parry Phone _____
- Owner's address 3723 Wilshire Blvd Studio 7
- Architect's name George & Wyant Phone WA-1372
- Contractor's name same Phone _____
- Contractor's address 3723 Wilshire Blvd
- VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing Equip-
ment and Appliances in Completed Building.} \$ 35,000.00
- Is there any existing building or permit for a building on lot? No How Used? _____
- Size of proposed building 74 x 92 Height to highest point 28 feet
- Number of Stories in height 2 Character of ground Sandy loam
- Material of foundation conc Size of footings 18" Size of wall 8" Depth below ground 18"
- Material of chimneys Brick Number of Inlets to flue 1 Interior size of flues 12 x 17
- Material of exterior walls wood frame & stucco
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders - x -
EXTERIOR studs 2 x 6 INTERIOR BEARING studs 2 x 6 Interior Non-Bearing studs
2 x 4 Ceiling joists 2 x 6 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 8
Second floor joists 2 x 12 Specify material of roof tile & canvas
- Will all provisions of State Housing Act be Complied with? yes
- What Zone is Property in? A

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. 7140	Plans and Specifications checked and found to conform to Ord- nances, State Laws, etc. <u>Church</u> Plan Examiner	Application checked and found O. K. <u>11679 11/11/29</u> <u>ZANSEB</u> Clerk	Stamp here when permit is issued. MAR 18 1929
---------------------------	--	--	--

CH 1404

6425

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

17. Will all Lathing and Plastering Comply with Ordinance? Yes

All Applications Must be Filled Out by Applicant

Bldg. Form 3

PLANS AND SPECIFICATIONS
and other data must also be filed

BUILDING DIVISION

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 alter 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, 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. 5
(MAIN ST.
FLOOR)
ENGINEER
PLEASE
VERIFY

Lot 18-19 Block 5

Tract 9377

Lot _____ Block _____

Tract _____

Book _____ Page _____ F. B. Page _____

From No. _____

To No. 14924 Camarosa St.

Book _____ Page _____ F. B. Page _____

Street _____

Street _____

O. K. City Clerk

By _____ Deputy

(USE INK OR INDELIBLE PENCIL)

- What purpose is the present Building now used for? Residence + Garage (R)
- What purpose will Building be used for hereafter? Same
- Owner's name Alyna D. Barry Phone _____
- Owner's address 3723 Wilshire Lg.
- Architect's name Gable + Wray Phone WA 1372
- Contractor's name Same Phone WA 1372
- Contractor's address 3723 Wilshire Lg.
- VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equip-
ment and Appliances in Completed Building.} \$1000.00
- Class of present Building D No. of rooms at present 12
- Number of stories in height 2 Size present Building 75' x 105'
- State how many buildings are on this lot one
- State purpose buildings on lot are used for Res + Private Garage
(Apartment House, Hotel, Residence, or any other purpose.)
- What Zone is Property in? A

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

- Enlarge garage by adding beams
- Rearrange Play Room + Dressing Rooms

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>7504</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>Checked</u> Plan Examiner.	Application checked and found O.K. <u>3/26/29 D. H. Hule</u> Clerk	Stamp here when permit is issued. <u>RECEIVED</u> <u>MAR 22 1929</u> <u>TRANSITION</u>
---------------------------	---	--	---

Plans
Per # 7140/29
Cash 1428

14. Size of new addition 10 x 20 No. of Stories in height 1
15. Material of foundation Concrete size footings 16 size wall 8 Depth below ground 12
16. Size of Redwood Mudsills 2 x 6 Size of interior bearing studs x
17. Size of exterior studs 2 x 4 Size of interior non-bearing studs x
18. Size of first floor joists slab Second floor joists x
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 Ordinance and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here)

Geo B. Fable
(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

All Applications Must be Filled Out by Applicant

Stdg. Form 3

PLANS AND SPECIFICATIONS
and other data must also be filed

BUILDING DIVISION

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 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. 5
(MAIN ST.
FLOOR)
ENGINEER
PLEASE
VERIFY

Lot _____ Block _____

Tract _____

Book _____ Page _____ F. B. Page _____

From No. _____

To No. 14924 Camarosa Drive, Huntington Palisades

Lot _____ Block _____

Tract _____

Book _____ Page _____ F. B. Page _____

Street _____

Street _____

(USE INK OR INDELIBLE PENCIL)

- What purpose is the present Building now used for? 1 Family Residence
- What purpose will Building be used for hereafter? 1 Family Residence
- Owner's name Mrs. Agnes S. Parry (Gable & Wyant) Phone _____
- Owner's address 14924 Camarosa Drive
- Architect's name Notify Payne Furnace Co. when ready Phone OX 6128
- Contractor's name Payne Furnace & Supply Co. Inc. Phone _____
- Contractor's address 338 N. Foothill Road, Beverly Hills
- VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equip-
ment and Appliances in Completed Building.} \$ WARM AIR FURNACE
- Class of present Building D Frame No. of rooms at present _____
- Number of stories in height 2 Size present Building _____
- State how many buildings are on this lot _____
- State purpose buildings on lot are used for _____
(Apartment House, Hotel, Residence, or any other purpose.)
- What Zone is Property in? _____

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

A complete warm air furnace installation together with

one No. 4 Payne Unit, four No. 2 Payne Units and two No. 1

Payne Units, electrically controlled.

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.

PAYNE FURNACE & SUPPLY CO. INC.

LET OVER

(Sign here)

(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. 9302	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <i>[Signature]</i> Plan Examiner	Application checked and found O. K. <i>[Signature]</i> Clerk	Stamp here when permit is APR 5 1929
---------------------------	--	--	--

PLANS

[Signature]

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

(Owner or Authorized Agent)

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

3180 44

7-17-0

FOR INSPECTION 3 4 0 0 2 0 0 4 4 2

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

123 B/29

1. LEGAL DESCR.	LOT 18, 19	BLOCK 5	TRACT 9377	CITY CLERK REF. NO.	DIST. MAP 7208
2. PRESENT USE OF BUILDING (01) SFD F.H. Cor.	NEW USE OF BUILDING 01 SFD Same			ZONE RE11-1	
3. JOB ADDRESS 14924 CAMAROSA DR	SUITE/UNIT NO.			FIRE DIST. FBZ	COUN. DIST. 11
4. BETWEEN CROSS STREETS TOYODA	AND ALMA REAL			LOT TYPE	
5. OWNER'S NAME () TENANT () BUILDING	ALMA REAL			LOT SIZE 190 X 140	
6. OWNER'S ADDRESS FRANCIS AND JOSEPH SHALANT	CITY PP			LOT TIE REQ ALLEY	
7. ENGINEER VINCENT AND KELLY ASSOC.	BUS. LIC. NO. 00207-03	ACTIVE STATE LIC. NO. 12494	PHONE 213-393-3431	BLDG. LINE	
8. ARCHITECT OR DESIGNER MARTIN B. GELBER AND ASSOC.	BUS. LIC. NO. 006207-04	ACTIVE STATE LIC. NO. C 5255	PHONE 213-393-0611	DOCUMENTS/ EASEMENTS	
9. ARCHITECT OR ENGINEER'S ADDRESS 1424 4TH ST STE 502	CITY SANTA MONICA	ZIP 90401	CONTRACTOR A.C.H. Construction		
10. CONTRACTOR A.C.H. Construction	BUS. LIC. NO. B-300289	ACTIVE STATE LIC. NO. (818)886-4265	PHONE	CZCA 50	
11. SIZE OF EXISTING BLDG. WIDTH 44 LENGTH 108	STORIES 2	HEIGHT 25	NO. OF EXISTING BUILDINGS ON LOT AND USE 1-SFD		
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS wd	ROOF wd	FLOOR wd	Lot Tie AFF. # 92-1612765	
13. JOB ADDRESS 14924 CAMAROSA DR	SUITE/UNIT NO.			DIST. OFF. WLA	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 220,000			P.C. REQ'D NO B	
15. NEW WORK (Describe) Add a kitchen 1st Floor, Reading room 2nd and a patio trellis. Remodel & refurbish rest of house	HEIGHT 2			GRADING YES	
NEW USE OF BUILDING (01) SFD	SIZE OF ADDITION 15'3" X 16'4" X 20'	STORIES 2	BUILDING 24'0" ZONING 26'6"		
TYPE I-N	GROUP R3	MAX. OCC. 1-Fam.	PLANS CHECKED SLAVOSH POWERSABAHIAN		
DWELL UNITS NC	BUILDING AREA +755	ZONING AREA +755	APPLICATION APPROVED H. Jumper		
GUEST ROOMS -	PARKING REQ'D N/C	PARKING PROVIDED S N/C HC.	INSPECTION ACTIVITY		
PC 818.13	G.P.I. + NP 90.00	CONT. INSP.	B & S 08-B-3 (R.7/90)		
S.P.C.	P.M.		CASHIER'S USE ONLY		
B.P.	E.I.	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	10/26/92 10:47:00AM WLO1 T-3359 C 07		
I.F.	F.H.		BLDG PLAN CHECK 818.13		
S.D.	O.S.S.		GRADING FEE IN 98.00		
ISS. OFF.	S.O.S.S.	SPRINKLERS REQ'D SPEC.	SYS DEV FEE 34.49		
P.N.		ENERGY YES	ONE STOP SURCH 18.16		
		DAS	TOTAL 980.78		
			CHECK 980.78		
Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.			10/26/92 04:15:00PM WLO1 T-4085 C 07		
* Applicant Refuses To Pay			BLDG PERMITS R 1,030.70		
NEW AFFIDAVITS			INVOICE # 0089454 88		
PLAN CHECK EXTENDED TO _____ PER _____			EI RESIDENTIAL 22.00		
ADMINISTRATIVE APPROVAL DATED _____ BY _____			SYS DEV FEE 63.16		
D.A.D. PLANS CHECKED			ONE STOP SURCH 21.05		
HOUSING MITIGATION FEE ORDINANCE			SCHOOL DEV RES 1,245.75		
<input type="checkbox"/> REQUIRED <input type="checkbox"/> EXEMPT			TOTAL 2,382.66		
ASBESTOS NOTIFICATION			CHECK 2,382.66		
Check Box: <input checked="" type="checkbox"/> Notification letter sent to AQMD or EPA. <input type="checkbox"/> I declare that notification of asbestos removal is not applicable to addressed project.			92WL 04313		
Signature: Frances Shalant Date: 10/23/92					

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 10-26-92 Lic. Class B Lic. Number 300289 Contractor (Signature)

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

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

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. 1080149 Insurance Company State Fund

☒ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 10-26-92 Applicant's Signature (Signature)

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant's Signature _____

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

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed (Owner or agent having property owner's consent)

Contractor 10-26-92
Position Date

Bureau of
Engineering

3 3 4 0 0 2 3 4 3

ADDRESS APPROVED

DRIVEWAY

HIGHWAY

REQUIRED

DEDICATION

COMPLETED

FLOOD CLEARANCE

Public Works
Improvement

Required

YES ☐ NO ☐

PERMIT

SEWERS

RES. NO.

CERT. NO.

SFC NOT APPLICABLE

SEWERS AVAILABLE

NOT AVAILABLE

SFC PAID

SFC DUE

Grading

PRIVATE SEWAGE SYSTEM APPROVED

Comm. Safety

APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐

CEQA

Fire

APPROVED (TITLE 19) (L.A.M.C.-S700)

APPROVED - HYDRANT UNIT, ROOM 920 CHE

CRA

APPROVED PER REDEV. PROJECT

Transportation

APPROVED FOR DRIVEWAY LOCATION

APPROVED FOR ORD. #

Planning

WORK SHEET #

APPROVED UNDER CASE #

LANDSCAPE / XERISCAPE

SIGHT PLAN REVIEW

Housing

HOUSING AUTHORITY AFFIDAVIT NO.

Construction Tax

RECEIPT NO.

DWELLING UNITS

Cultural Affairs

Rent Stabilization Division

— CEQA was cleared by city planning under CEX 92-0157, dated 5-21-92.

LEGAL DESCRIPTION

5-21-92.

— School district Fee = $755 \times 1.65 = 1245.75$

FIRE HYDRANT FEE NOTICE: THE CITY OF LOS ANGELES

MAY AMEND THE FIRE HYDRANT FEE ORDINANCE

(L.A.M.C. SECTION 91.0304 (b) 8). THE OWNER OF THE

PROJECT DESIGNATED IN THIS PERMIT SHALL BE

OBLIGATED TO PAY TO THE DEPARTMENT A FIRE

HYDRANT FEE IN THE AMOUNT TO BE CALCULATED

IN ACCORDANCE WITH THE AMENDMENT TO THE FIRE

HYDRANT FEE ORDINANCE. THIS FEE WILL BE USED

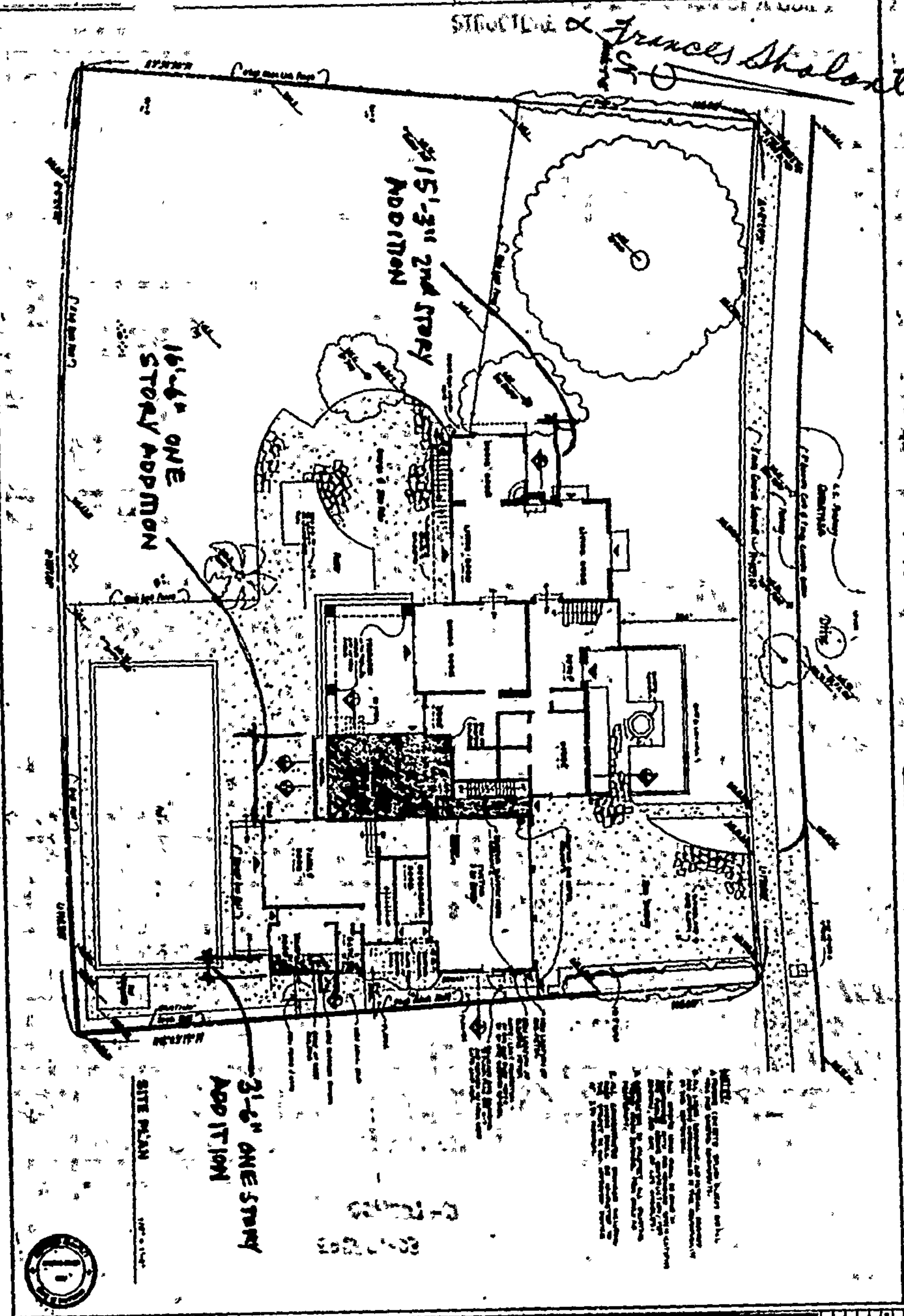
TO PROVIDE FOR THE MAINTENANCE OF FIRE

HYDRANTS AND RELATED FACILITIES AND

FOR THE REPLACEMENT OF HYDRANTS

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

STRUCTURE & Frances Shalant



SITE PLAN SHALANT, REMODEL 14924 CAMAROSA DRIVE PACIFIC PALM BEACH, CA 90672

↑ ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

3 3 4 0 0 2 0 0 4 4 4

Project: 14924

Camarosa Dr.

CITY OF LOS ANGELES



THE CHARTER

Department of Building and Safety

CEX 92-0157

EXEMPTION - COASTAL ZONE

DATE 5-21-92

This exempt exemption from the Department of City Planning for other zoning and/or improvements in the California Coastal Zone shall be submitted with necessary plans to the City of Los Angeles Department of Building and Safety as a coastal document to create a building permit.

PROJECT INFORMATION

PROJECT ADDRESS: 14924 Camarosa Drive

LEGAL DESCRIPTION: Lots 1919 Sub 5 Tract No. 2377

DISTRICT MAP NO. (X) 7292 CEMETERY Pacific Palisades

ZONE: DP-11-1 COASTAL FRONT AREA, ZONE (1) SINGLE (1)

PROPOSED DEVELOPMENT: Addition to both first and second stories of existing single-family dwelling - existing 579 sq ft, proposed addition: 755 sq ft.

APPLICANT: Joseph L. & Phyllis T. Shadoff PHONE NO. 459-1162

APPLICANT'S ADDRESS: 14968 Camarosa Dr.

CITY, STATE, ZIP: Pacific Palisades

I CERTIFY THAT ALL PRIOR COASTAL PERMITS AND/OR EXEMPTIONS ARE ATTACHED

APPLICANT'S SIGNATURE: Joseph L. Shadoff

THE CHARTER

In accordance with the provisions of Section 29000 of the California Coastal Act (as amended January 1989), a determination has been made that the above-described project does not: (1) involve a change of adverse environmental effect, (2) adversely affect public safety, or (3) involve a change in the character or use of any of the coastal resources in Title 14, of the California Administrative Code, and qualifies for an exemption under the category coastal action, and a Coastal Development Permit is not required.

CP-1000 EXEMPTION

NO OTHER DEPARTMENT EXEMPTIONS - COASTAL ZONE ACTION REQUIRED

(1) IMPROVEMENTS TO EXISTING STRUCTURES OTHER THAN A SINGLE-FAMILY DWELLING. This exemption is available for improvements to existing structures, including but not limited to: garages, swimming pools, decks, terraces, etc., that do not involve the addition of or alteration of a ground structure or self-contained residential unit. If located in the 100% coastal protection area of the California Coastal Zone, the proposed project does not result in an addition of more than 10 percent to the unimproved floor area or that will add an additional story or 10% (whichever is greater), within 1990.

(2) IMPROVEMENTS TO ANY EXISTING STRUCTURE OTHER THAN A SINGLE-FAMILY DWELLING. This exemption is available for improvements to existing structures, including but not limited to: garages, swimming pools, decks, terraces, etc., that do not involve the addition of or alteration of a ground structure or self-contained residential unit. If located in the 100% coastal protection area of the California Coastal Zone, the proposed project does not result in an addition of more than 10 percent to the unimproved floor area or that will add an additional story or 10% (whichever is greater), within 1990.

(3) REPAIR OR MAINTENANCE. These actions do not result in an addition of, or alteration of, the effect of any structure or improvement.

(4) EXEMPTIONS. Exemptions provided by the Department of Building and Safety.

This exemption is in no way intended to exempt any development from the requirements of the California Coastal Act and the regulations of the City of Los Angeles. If it is found that the project described in this exemption does not comply with the intent of the California Coastal Act as amended January 1989, this exemption is null and void.

Joseph P. Shadoff
Chief Licensing Administrator

By: Rick Jones
Rick Jones, City Planning Director

Application Fee \$64 S.S. Fee \$1 Fee Fee \$45 Stamp No. 182

Issue: (X) City Hall () West Los Angeles () San Pedro

City of Los Angeles
200 West Broadway, Suite 200
P.O. Box 1000
Long Beach, CA 90801-0001
(310) 593-0071

Copy to the State 4000, Los Angeles City Hall

CP-1000 EXEMPTION

60 LA CUMBRE

ALMA REAL

09 CAMAROSA

09 ALVA

Mr. Lee Canter
Mrs. Marlene Canter
14939 La Cumbre Drive
Pacific Palisades, Calif. 90272

Mr. James F. McIntosh
Mrs. Jennifer McIntosh
14919 La Cumbre Drive
Pacific Palisades, Calif. 90272

Mr. Justus H. Henkes
14915 Camarosa Drive
Pacific Palisades, Calif. 90272

Mr. Kurt Meier
Mrs. Greta Hunt
14904 Camarosa Drive
Pacific Palisades, Calif. 90272

Mr. Louis H. Hrubby
Mrs. Elizabeth C. Hrubby
14943 Camrosa Drive
Pacific Palisades, Calif. 90272

Mr. Donald L. Edlund
Mrs. Lauretta Edlund
14929 La Cumbre Drive
Pacific Palisades, Calif. 90272

Mr. George A. Froley
Mrs. Sandra K. Froley
10900 Wilshire Blvd. Suite 1050
Los Angeles, Calif. 90024

Mr. Richard J. Bletcher
Mrs. Patricia A. Bletcher
14916 Camarosa Drive
Pacific Palisades, Calif. 90272

3 APPLICATION FOR INSPECTION		CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY		TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY	
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.		085733794			
1. LEGAL DESCR.	LOT 18 & 19	BLOCK 5	TRACT #9377	CITY CLERK REF NO. 129 3-7	DIST. MAP 123B129 CENSUS TRACT 2627.02
2. PRESENT USE OF BUILDING (01) SFD		NEW USE OF BUILDING () SAME		ZONE RE11-1	
3. JOB ADDRESS 14924 CAMAROSA DR		SUITE/UNIT NO		FIRE DIST. FBZ COUN. DIST. 11	
4. BETWEEN CROSS STREETS TOPOYA		AND ALMA		LOT TYPE INT	
5. OWNER'S NAME () TENANT () BUILDING JOSEPH & FRANCES SHALANT		PHONE 459-1863		LOT SIZE IRR	
6. OWNER'S ADDRESS 14924 CAMAROSA DR PP		CITY ZIP 90272			
7. ENGINEER VINCENT K. KELLEY		BUS. LIC. NO. 582607-03	ACTIVE STATE LIC. NO. 12494	PHONE 828-3431	ALLEY
8. ARCHITECT OR DESIGNER		BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS 3435 OCEAN PARK BL		CITY SM	ZIP 90405	DOCUMENTS/EASEMENTS	
10. CONTRACTOR I & J CONST. INCL		BUS. LIC. NO. 840883-11	ACTIVE STATE LIC. NO. 547748	PHONE 395-7533	AF92-1612765
11. SIZE OF EXISTING. BLDG. WIDTH LENGTH		STORIES 2	HEIGHT 1	NO. OF EXISTING BUILDINGS ON LOT AND USE	
12. FRAMING MATERIAL OF EXISTING BLDG. STUCCO		EXT. WALLS	ROOF TILE	FLOOR WD	CZCA SP
13. JOB ADDRESS 14924 CAMAROSA DR		SUITE/UNIT NO			
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING		FEES WAIVED PER EA1-94 \$ 30,000.00		DIST OFF. KWK WLA P.C. REQ'D	
15. NEW WORK (Describe) REPAIR, R & R 2 STORY CHIMNEY, R & R				GRADING YES SEISMIC	
PROPERTY PERIMETER BLOCK WALLS Per L.A. STD Detail				HWY. DED. FLOOD EQ	
NEW USE OF BUILDING (01) SFD		SIZE OF ADDITION	STORIES	HEIGHT	FILE WITH
TYPE	GROUP OCC.	MAX OCC	BUILDING PLANS CHECKED		ZONED BY
DWELL UNITS	BUILDING AREA	ZONING AREA	APPLICATION APPROVED		BP 3/94
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTION ACTIVITY		JEANETT INSPECTOR
PC. 215.47	G.P.I. + NP	CONT INSP	CS GEN. MAJ. S. EO		5/20
S.P.C.	P.M.	More Than one suspect is req'd.	28-31 33YS		3-28-94
B.P. 106.00	E.I. 1.00	Claims for refund of fees paid on permits must be filed 1 Within one year from date of payment of fee, or 2 Within one year from date of expiration of extension for building or grading permits granted by the Dept of B & S SECTIONS 22.12 & 22.13 LAMC	6-42		3-27-94
I.F.	F.H. 50				
SD	O.S.S. 2.14				
ISS. OFF WLA	S.O.S.S.	SPRINKLERS REQ'D SPEC.			
PC. NO. CC	C/O	ENERGY	DAS		
Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.					
NEW AFFIDAVITS					
PLAN CHECK EXTENDED TO PER					
ADMINISTRATIVE APPROVAL DATED BY					
DAD PLANS CHECKED					
HOUSING MITIGATION FEE ORDINANCE					
ASBESTOS NOTIFICATION					
Check Box					
Signature		Date			
DECLARATIONS AND CERTIFICATIONS					
LICENSED CONTRACTORS DECLARATION					
16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.					
Date 3-28-94 Lic. Class B Lic. Number 547748 Contractor Signature					
OWNER-BUILDER DECLARATION					
17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):					
I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).					
I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).					
I am exempt under Sec. B. & P. C. for this reason.					
Date Owner's Signature					
WORKERS' COMPENSATION DECLARATION					
18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).					
Policy No. 1054308-93 Insurance Company STATE FUND					
Certified copy is hereby furnished.					
Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.					
Date 3-28-94 Applicant's Signature					
Applicant's Mailing Address 410, BROADWAY, #B, SANTA MONICA, CA. 90401					
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE					
19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.					
Date Applicant's Signature					
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.					
CONSTRUCTION LENDING AGENCY					
20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).					
Lender's Name Lender's Address					
21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.					
I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)					
Signed Contractor 3-28-94					
(Owner or agent having property owner's consent) Position Date					

~~TW 3-28-94~~

FLOOD CLEARANCE	
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PERMIT

4

SEWERS AVAILABLE

RES NO

CERT NO

SEC NOT APPLICABLE

SEC DUE

Grading

PRIVATE SEWAGE SYSTEM APPROVED

Comm Safety

APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐

CEQA

Fire

TABLE

APPROVED (TITLE 10) (I.A.M.C. 6300)

APPROVED - HYDRANT UNIT ROOM 920 CHE

CRA

APPROVED PER REDEV PROJECT

Transportation

APPROVED FOR DRIVEWAY LOCATION

APPROVED FOR

WORK SHEET #

APPROVED UNDER CASE

LANDSCAPE / XERISCAPE

SIGHT PLAN REVIEW

Housing

HOUSING AU

1000

Construction Tax

Cultural Affairs	
1. <u>Arts and Culture</u>	
2. <u>Heritage and Landmarks</u>	
3. <u>Language and Literature</u>	
4. <u>Media and Communications</u>	
5. <u>Music and Performance</u>	
6. <u>Religion and Spirituality</u>	
7. <u>Sports and Recreation</u>	
8. <u>Visual Arts</u>	
9. <u>Writing and Publishing</u>	
10. <u>Education and Research</u>	
11. <u>Community and Social Issues</u>	
12. <u>Environment and Nature</u>	
13. <u>History and Archaeology</u>	
14. <u>International Relations</u>	
15. <u>Science and Technology</u>	
16. <u>Health and Medicine</u>	
17. <u>Law and Justice</u>	
18. <u>Politics and Government</u>	
19. <u>Public Administration</u>	
20. <u>Urban Planning and Development</u>	
21. <u>Transportation and Infrastructure</u>	
22. <u>Energy and Environment</u>	
23. <u>Finance and Economics</u>	
24. <u>Business and Industry</u>	
25. <u>Marketing and Advertising</u>	
26. <u>Human Resources and Management</u>	
27. <u>Information Technology</u>	
28. <u>Telecommunications</u>	
29. <u>Media and Communications</u>	
30. <u>Public Relations</u>	
31. <u>Event Management</u>	
32. <u>Project Management</u>	
33. <u>Quality Management</u>	
34. <u>Supply Chain Management</u>	
35. <u>Logistics and Distribution</u>	
36. <u>Operations and Production</u>	
37. <u>Research and Development</u>	
38. <u>Innovation and Creativity</u>	
39. <u>Entrepreneurship</u>	
40. <u>Investment and Finance</u>	
41. <u>Banking and Finance</u>	
42. <u>Insurance and Risk Management</u>	
43. <u>Real Estate and Property</u>	
44. <u>Construction and Architecture</u>	
45. <u>Engineering and Technology</u>	
46. <u>Manufacturing and Industry</u>	
47. <u>Transportation and Infrastructure</u>	
48. <u>Energy and Environment</u>	
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98. <u>Health and Medicine</u>	
99. <u>Law and Justice</u>	
100. <u>Politics and Government</u>	

LEGAL DESCRIPTION

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

 ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

1 APPLICATION FOR INSPECTION		CITY OF LOS ANGELES		DEPT. OF BUILDING AND SAFETY		E81-94		OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY	
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.									
1. LEGAL DESCR.	LOT	BLOCK	TRACT	COUNTY REF. NO.		DIST. MAP			
	18 AND 19	5	9377	129/3-7		123B129			
2. PURPOSE OF BUILDING (23) BLOCKWALL						ZONE RE11-1			
3. JOB ADDRESS 14924 CAMAROSA DR						FIRE DIST. FBZ		COUN. DIST. 11	
4. BETWEEN CROSS STREETS TOYOPA AND ALMA						LOT TYPE INT			
5. OWNER'S NAME JOSEPH AND FRANCES SHALANT						PHONE 459-1863		LOT SIZE IRR	
6. OWNER'S ADDRESS 14924 CAMAROSA DR PP, CA						ZIP 90272			
7. ENGINEER VINCENT K. KELLEY						BUS. LIC. NO. 582607-03		ACTIVE STATE LIC. NO. 12494	
8. ARCHITECT OR DESIGNER						PHONE 828-3431		ALLEY	
9. ARCHITECT OR ENGINEER'S ADDRESS 3435 OCEAN PARK BL STA MONICA, CA						ZIP 90405		AFFIDAVITS AF92-1612765	
10. CONTRACTOR J & J CONSTRUCTION INC						BUS. LIC. NO. 840833-11		ACTIVE STATE LIC. NO. 547748	
11. SIZE OF NEW BLDG. 335' x 2						NO. OF EXISTING BUILDINGS ON LOT AND USE 1		CZCA S.D.	
12. MATERIAL OF CONSTRUCTION STUCCO						ROOF TILE		FLOOR WD	
13. JOB ADDRESS 14924 CAMAROSA DR						STREET GUIDE			
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING						Fees waived E81-94 \$ 20,000.00		30,000.00	
New Blockwall To replace damaged Blockwall						DIST. OFF. WL		P.C. REQ'D. —	
PURPOSE OF BUILDING (23) Block wall						STORIES		HEIGHT	
TYPE						GROUP OCC.		FLOOR AREA	
DWELL UNITS						MAX. OCC.		TOTAL	
GUEST ROOMS						PARKING REQ'D.		PARKING PROVIDED	
PC 158.10						G.P.I. —		CONT. INSP	
SPC —						P.M. —			
BP 186.00						EI 2.00		Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	
IF —						OSS 6.92			
SD. —						SOSS —			
ISSUING OFFICE WLA						C/O —		SPRINKLERS	
P.C. NO. CC						F.H. —		ENERGY — DAS —	
Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.									
SHIER'S USE ONLY									
FEE NO FEE NO FEE NO FEE									
03/29/94 02:03:25PM WL01 T-1675 C 11									
BLDG PLAN CHC 158.10									
BLDG PERMITS R 186.00									
INVOICE # 0042420 BB									
EI RESIDENTIAL 2.00									
ONE STOP 6.92									
SYS DEV 20.77									
NO-FEE 0.00									
94WL 13884									

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

15. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 3/28/94 Lic. Class B Lic. No. 547748 Contractor's Signature [Signature]
Contractor's Mailing Address 410 Broadway #B, Santa Monica, CA 90401

OWNER-BUILDER DECLARATION

16. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

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

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

17. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. 1054308-93 Insurance Company STATE FUNA

☒ Certified copy is hereby furnished.

☒ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety

Date 3/28/94 Applicant's Signature [Signature]

Applicant's Mailing Address 410 Broadway #B, Santa Monica 90401

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

18. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant's Signature _____

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

CONSTRUCTION LENDING AGENCY

19. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

20. I certify that I have read this application and state that the above information is correct I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

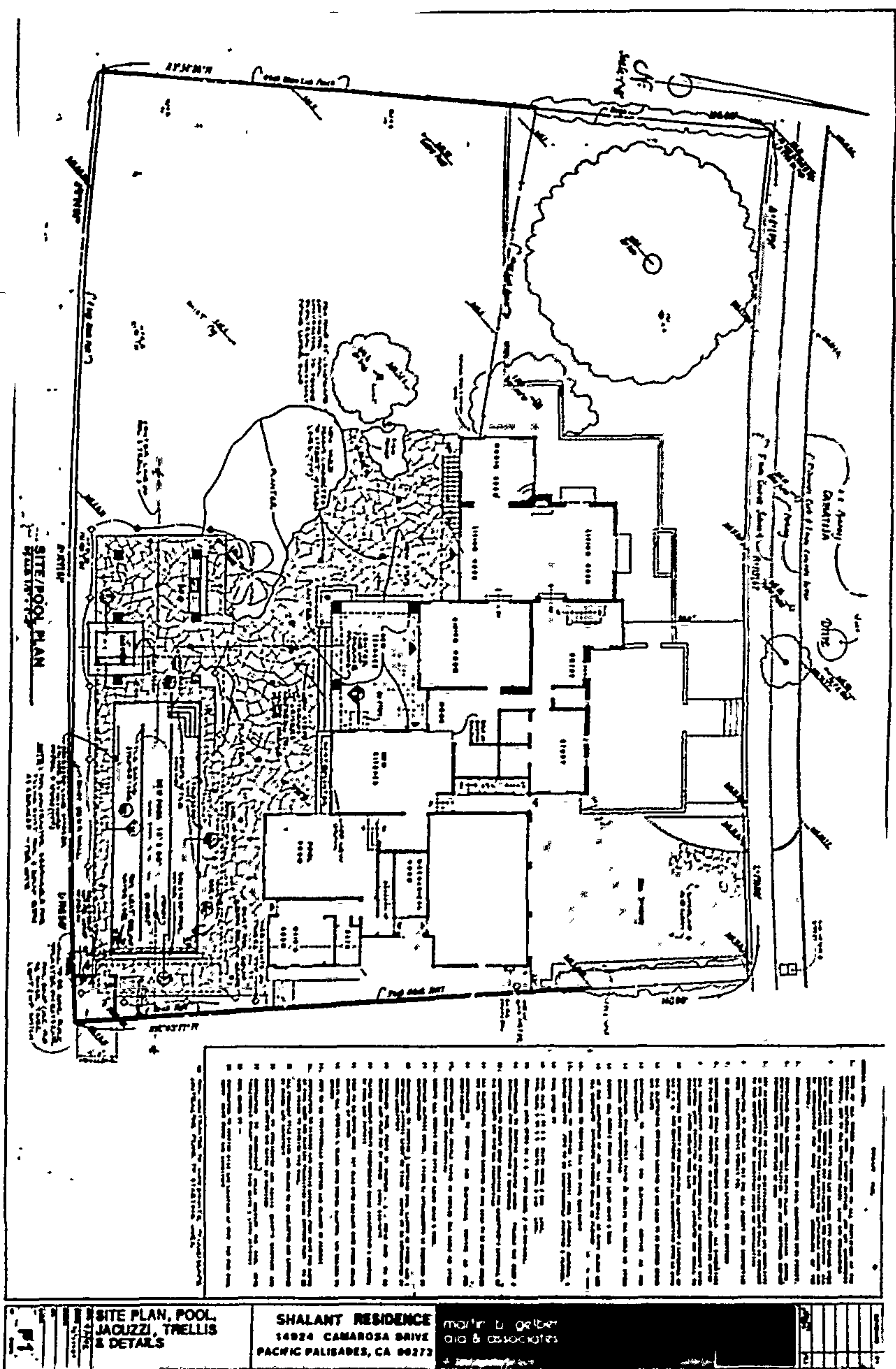
Signed [Signature] Contractor 3/28/94
(Owner or agent having property owner's consent) Position Date

44100300154

Bureau of Engineering	ADDRESS APPROVED		
	DRIVEWAY		
	HIGHWAY DEDICATION	REQUIRED COMPLETED	
	FLOOD CLEARANCE		
SEWERS RES. NO. CERT. NO.		SEWERS AVAILABLE	
		NOT AVAILABLE	
		SFC PAID	
		SFC DUE	
	SFC NOT APPLICABLE		
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Comm. Safety	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		
Transportation	APPROVED FOR		
Construction Tax	RECEIPT NO.	DWELLING UNITS	

LEGAL DESCRIPTION

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



1 SITE PLAN, POOL, JACUZZI, TRELLIS & DETAILS
SHALANT RESIDENCE
14924 CAMAROSA DRIVE
PACIFIC PALISADES, CA 90272
M. J. GELBER
M&J ASSOCIATES

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

G

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
APPLICATION FOR GRADING PERMIT AND FOR
GRADING CERTIFICATE

** PLEASE TYPE OR PRINT IN INK CLEARLY **



A JOB ADDRESS 14924 CAMAROSA DR		SUITE/UNIT NO.	CROSS STREETS		
TRACT 9377	BLOCK 5	LOT(S) 18-19	ARB	UNIT	ASSESSOR'S ID
LOT TYPE INT	ZONE RE11-1	ALLEY	BUILDING LINE	SEISMIC STUDY ZONE	COUNTY REF.
LOT SIZE IRR	FIRE DISTRICT FBZ	GRADING YES	HIGHWAY DED.	FLOOD ZONE	DIST. MAP 123B129
AFFIDAVITS, EASEMENTS AND RESTRICTIONS CZCA, CPC30628, AF92-1612765, ORD157, 731			DIST. OFFICE <input type="checkbox"/> METRO <input type="checkbox"/> WILSHIRE <input type="checkbox"/> VAN NUYS <input type="checkbox"/> SAN PEDRO <input checked="" type="checkbox"/> W.L.A. <input type="checkbox"/> W. VALLEY		CENSUS TRACT 2627.02
ORD159,608			COUNCIL DIST. 11		

B BLDG. OWNER JOE SHALANT		PHONE (310) 459-1863	APPLICANT DAVID TISHERMAN'S VISUALS		PHONE (310) 379-6700
ADDRESS 14924 CAMAROSA		SUITE/UNIT NO.	ADDRESS 504 6TH ST		SUITE/UNIT NO.
CITY/STATE/ZIP PP, CA		CITY/STATE/ZIP MANHATTAN BCH, CA 90266			
CIVIL ENGINEER NAME F.T. MILES		ADDRESS	ACTIVE STATE LIC. NO. 9196	CITY BUS. LIC. NO.	PHONE NO. (818) 994-6278
ENGR. GEOLOGIST					
SOIL ENGINEER					
GEN. CONTR. DAVID TISHERMAN'S VISUALS		453977 90119685 (310) 379-6700			
DESCRIPTION OF GRADING WORK FILL IN (E) POOL & EXCAVATION FOR (N) POOL IN DIFFERENT LOCATION					

C PURPOSE OF GRADING FILL IN (E) POOL							
CUBIC YARDS CUT 120 FILL 120				MAX SLOPE			
CAL. ENVIRONMENTAL QUALITY ACT <input type="checkbox"/> EXEMPT <input type="checkbox"/> COMPLETE		EXPORT RETAINING WALL REQ'D <input type="checkbox"/> YES <input type="checkbox"/> NO		IMPORT HEIGHT		CUT BOND <input type="checkbox"/> CASH SURETY	
EXPORT CASH		IMPORT DATE POSTED					
LIST ALL APPLICABLE REPORTS, DEPT. LETTERS AND RESPECTIVE DATES							
PLAN CHECK NOTES/SUPERINTENDANT LETTER AND AFFIDAVITS							
MODIFICATION TO ALLOW BACKFILL OF EXISTING POOL SHELL S.FAN 7/3/96							
07/22/96 08:09:4 WLO3 T-3546 C 09							

D P.C. NO. CC		EVENT CODE	SUPPLEMENT TO PERMIT NO.	
HILLSIDE POSTING	ZONING VERIFIED BY SK	DATE 7/22/96	BOARD FILE NO.	
PRE-INSPECTION	GRADING PRE-INSPECTION BY K. PORTER	DATE 12-7-95	PLAN CHECKED BY S. KUSIK	
OAK TREE INSP.	APPLICATION APPROVED BY S. KUSIK		BSID 46321	
PLAN CHECK 187.00	PRINT SIGN	DATE 7/22/96		
SUPP. PLAN CHECK	FOR DEPT. USE ONLY			
PLAN MAINT.				
GRADING PERMIT 220.00				
SURCHARGES Y				
SUPP. SURCHARGES				
ADD'L INSPECTION				
PLOT PLAN ATTACHED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the fee has been paid and construction has not commenced; or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0603 L.A.M.C.). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for building permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C.).				

07/22/96 08:08:40AM WLO3 T-3546 C-09
GRADING PLAN C 187.00
GRADING PERMIT 220.00
INVOICE # 0643321 88
SYS DEV 24.42
ONE STOP 8.16
MISCELLANEOUS 5.00
CITY PLAN SURC 12.21
FROM TRAM 3545 TO 3546
TOTAL 1,070.22
CHECK 1,070.22

96WL 38607

96WL 38607

[illegible]

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
GRADING PERMIT AND GRADING CERTIFICATE - PLOT PLAN
PLEASE DRAW AND LABEL CLEARLY IN INK

JOB ADDRESS 14924 CALAROSA DR		SUITE/UNIT NO.		CROSS STREETS		
TRACT 9377		BLOCK 1		LOT(S) 18-19		ARB
				UNIT		ASSESSOR'S ID

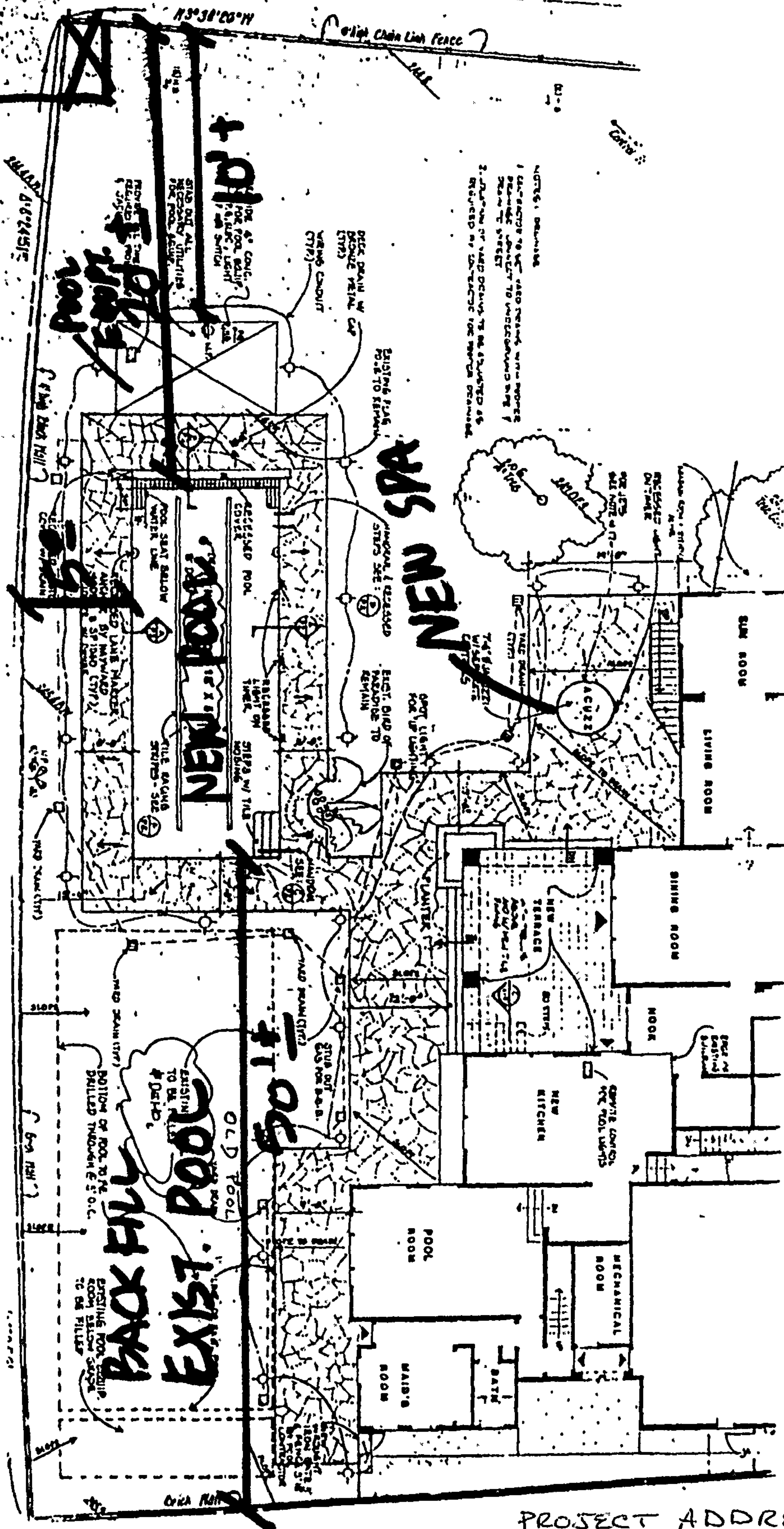
SHOW ALL BUILDINGS ON LOT AND RESPECTIVE USES

See Attached

DO NOT MARK IN THIS AREA

[illegible]

**dwnd
dwnd**



PROJECT ADDRESS:
14924 CAMAROSA DR

SP

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
APPLICATION FOR SWIMMING POOL, SPA AND SOLAR PANEL HEATERS AND
CERTIFICATE OF OCCUPANCY

** PLEASE TYPE OR PRINT IN INK CLEARLY **



A JOB ADDRESS 14924 CAMAROSA DR		SUITE/UNIT NO.		CROSS STREETS	
TRACT 9377		BLOCK 5	LOT(S) 18 & 19	ARB	UNIT
LOT TYPE INT	ZONE RE11-1	ALLEY	BUILDING LINE	SEISMIC STUDY ZONE	
LOT SIZE IRR	FIRE DISTRICT FBZ	GRADING YES	HIGHWAY DED.	FLOOD ZONE	
AFFIDAVITS, EASEMENTS AND RESTRICTIONS CZCA, CPC30628, AF92-1612765, ORD157, 731			DIST. OFFICE		ASSESSOR'S ID 123B129
ORD159, 609			<input type="checkbox"/> METRO <input type="checkbox"/> WILSHIRE <input type="checkbox"/> VAN NUYS <input type="checkbox"/> SAN PEDRO <input checked="" type="checkbox"/> W.L.A. <input type="checkbox"/> W. VALLEY		CENSUS TRACT 2627.02 COUNCIL DIST. 11

B BLDG. OWNER JOE SHALANT (PHONE 310) 459-1863		APPLICANT DAVID TISHERMANS VISUALS (PHONE 310) 379-6700	
ADDRESS 14924 CAMAROSA		ADDRESS 504 6TH ST	
CITY/STATE/ZIP PP, CA		CITY/STATE/ZIP MANHATTAN BCH, CA 90266	
ARCHENGR. NAME F.T. MILES	ADDRESS 7136 HASKELL	ACTIVE STATE LIC. NO.	CITY BUS. LIC. NO.
GEN. CONTR. DAVID TISHERMANS VISUALS		453977	901196-95
ELEC. CONTR. SAME		(310) 379-6700	
PLUMB. CONTR. SAME		()	
DESCRIPTION OF WORK <input checked="" type="checkbox"/> PRIVATE POOL <input type="checkbox"/> PUBLIC POOL <input type="checkbox"/> PRIVATE SPA <input type="checkbox"/> PUBLIC SPA <input type="checkbox"/> SOLAR HEATER <input type="checkbox"/> DAMAGE REPAIR <10% <input checked="" type="checkbox"/> NEW INSTALLATION <input type="checkbox"/> REPAIR/ALTERATION <input checked="" type="checkbox"/> ELECTRICAL <input type="checkbox"/> PLUMBING <input checked="" type="checkbox"/> SUPPORT STRUCTURE STD. PLAN # 267			
INSTALL SUMP PUMP.			

LENGTH	WIDTH	SURFACE AREA	DEPTH	MATERIAL	COVER REQUIRED	GAS/SOLAR HEATER
POOL 35 50	18	900	3 1/2 - 8 0	GUNITE	YES	GAS
SPA 8	8	64	3 1/2	GUNITE	YES	GAS
SOLAR HEATER				PURPOSE OF HEATER <input checked="" type="checkbox"/> POOL/SPA <input type="checkbox"/> HOT WATER <input type="checkbox"/> OTHER		
SPECIAL INSPECTIONS <input type="checkbox"/> CONC > 2000 PSI MASONRY <input type="checkbox"/> FIELD WELDING <input type="checkbox"/> REBAR WELDS <input checked="" type="checkbox"/> GUNITE/SHOTCRETE <input type="checkbox"/> GRADING <input type="checkbox"/> GRADE BEAMS/CAISSONS <input type="checkbox"/> OTHER				TYPE OF INSPECTION (Circle one) CS EQ MS GEN		
PLAN CHECK NOTES						

MODIFICATION TO ALLOW SUMP PUMP - S. FAN 7/3/96

06/14/96 08:08:30AM WLO1 T-6313	C.11
GRADING PRE IN	66.00
ONE STOP	1.30
SYS DEV	6.90
MISCELLANEOUS	6.00
CITY PLAN SURC	1.95
TOTAL	77.15
CHECK	77.15

FOR CASHIER'S USE ONLY

E P.C. NO. CC		VALUATION (including all fees and operating equipment) \$ 40000 -	
HILLSIDE POSTING	EQ. INSTR. 4.00	SUPPLEMENT TO PERMIT NO.	
PIPE INSPECTION 125-	PLAN MAINT.	EVENT CODE	
PLAN CHECK 264.35	FIRE HYDRANT	PLAN CHECKED BY S. KUSIK	D.A. PLAN CHECKED BY
SUPP. PLAN CHECK	ADDL. INSPECTION	ZONING VERIFIED BY SK	DATE 7/22/96
BUILDING PERMIT 311.00	MP 75% 233.25	APPLICATION APPROVED BY S. KUSIK	BSID 46321
ELEC. PRMT. (20%)		PRINT S. KUSIK	DATE 7/22/96
PLUMB. PRMT. (20%)		FOR DEPT. USE ONLY	
HVAC PRMT. (13%)			
SURCHARGES			
SUPP. SURCHARGES	<input type="checkbox"/> ENERGY <input type="checkbox"/> D.A. SURCH.	PLOT PLAN ATTACHED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the fee has been paid and construction has not commenced; or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0603 L.A.M.C.). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for building permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C.).			

07/22/96 08:07:50AM WLO3 T-3545 C 09	
BLDG PERMITS R	544.25
INVOICE # 0046321 BB	
EI RESIDENTIAL	4.00
SYS DEV	32.90
ONE STOP	10.97
MISCELLANEOUS	5.00
CITY PLAN SURC	16.33
CARRY TO TRAN 3546	613.45

96WL 38606

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CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
SWIMMING POOL, SPA AND SOLAR PANEL HEATER PERMIT - PLOT PLAN
PLEASE DRAW AND LABEL CLEARLY IN INK ▼

SHOW ALL BUILDINGS ON LOT AND RESPECTIVE USES

See Attached

DO NOT MARK IN THIS AREA

[illegible]

14924 W. Camarosa Dr.



Bldg---New
1 Or 2 Family Dwelling
Back Room Plan Check

City of Los Angeles - Department of Building and Safety

**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Project Reference :

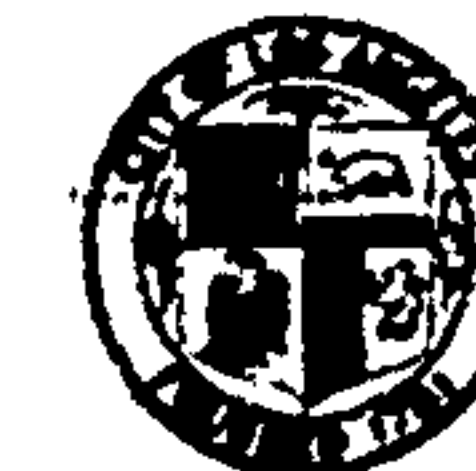
Permit Application: **96010 - 30000 - 00060**

Status/Date : **Ready to Issue 12/30/96**

Page : **A - 1**

Printed On : **12/30/1996 10:55:48**

Permit Ref# :



1. ADDRESS & PROJECT INFORMATION

Project Address : **14924 W. Camarosa Dr.**
Permit Valuation : **\$39,000.00 (Final)** PC Valuation :
Work Description : **new pool cabana (18 X 24 = 440) storage/pool equip. (7 X 18)**

Exist. Bldg. on Lot/Use : **1 SFD WITH ATTACHED GARAGE**

Relocation Old Address:

Parcel(PIN) : **123B129 306**

Council Dis : **11**

Event Code :

Sewer Cap :

APPROVED BY

PC : **Sam Lee**

Application : **Sam Lee**

Zoned by : **CS 12/30/96**
BSID : **54088**

Print : **S. Lee**

Sign : **[Signature]**

Date : **12/30/96**

2. OWNER INFORMATION

Name : **Shalant, Joseph And Frances Trs, Shalant Family Trust --**
Address : **14924 Camarosa Dr**
Pacific Palisades Ca 90272

3. APPLICANT INFORMATION

Name : Architect
Address :
Phone # : FAX # :

For Cashier's Use Only

4. ARCHITECT, CONTRACTOR & ENGINEER INFORMATION

TYPE	NAME	CLASS	LICENSE TYPE#	BTRCH#
Architect	Gelber Martin Benjamin 1424 4th St Suite 502 Santa Monica, CA 90401	NA	C5255	
		Phone :		
Contractor	Kickinghorse 706 California Avenue Venice, CA 90291	B	NA468346	887238
		Phone :		

12/30/96 11:17:40AM WLD1 T-5595 C 11
BLDG PERMITS R 444.40
INVOICE # 0000000 0P
EI RESIDENTIAL 3.50
ELEC PERMIT RE 115.54
PLBG PERMIT RE 115.54
HTG/REF PNT RE 57.77
PLAN MAINTENAN 10.00
ONE STOP 14.94
SYS DEV FEE 44.82
MISCELLANEOUS 5.00
CITY PLAN SURC 13.63
SCHOOL DEV RES 809.60
TOTAL 1,635.14
CHECK 1,635.14

96WL 41877

LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

GENERAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the general contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the following permits:

☒ Building ☒ Electrical ☒ Plumbing ☒ HVAC

GENERAL CONTRACTOR/OWNER BUILDER

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

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

Carrier: STATE CAMP FUND Policy #: 00771161

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

Sign: [Signature] Date: 12/30/96 ☐ Owner ☒ Contractor

ELECTRICAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the electrical contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the electrical permits.

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

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

Carrier: _____ Policy #: _____

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

Sign: _____ Date: _____

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name: _____ Lender's Address: _____

ASBESTOS REMOVAL

- ☒ I declare that notification of Asbestos Removal is not applicable. ☐ I declare that a notification letter has been sent to the AQMD or EPA.

Sign: [Signature] Date: 12/30/96

OWNER-BUILDER DECLARATION

I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business & Professions Code. Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chap. 9 commencing with Sec. 70000 of Div. 3 of the Business & Professions Code) or that he or she is exempt therefrom & the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

- ☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not intend to improve for the purposes of sale)

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

- ☐ I am exempt under Sec. _____ Bus. & Prof. Code for the following reason: _____

Print: _____ Sign: _____ Date: _____ ☐ Owner ☐ Authorized Agent

FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also, that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed.

Print: WILLIAM LARVEY Sign: [Signature] Date: 12/30/96 ☐ Owner ☒ Contractor ☐ Authorized Agent

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the fee has been paid and construction has not commenced, or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0603 L.A.M.C.). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C.).

~~50100200031~~
60100270031

14924 W. CAMAROSA DR.

PROJECT REFERENCE

PERMIT APPLICATION NO. 96010-30000-00060



Bldg---New
1 or 2 Family Dwelling
Back Room Plan Check

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

STATUS/DATE Ready to Issue 12/30/96
SUPPLEMENTAL PAGE B1
PRINTED ON 12/30/96 10:56



1. FULL DESCRIPTION OF WORK:

new pool cabana (18 X 24 = 440) storage/pool equip. (7 X 18)

2. LEGAL DESCRIPTION:

TRACT: TR 9377 City Ref: M B 129-3/7 Block: 5
LOT: 19 PIN: 123B129 306 BOOK: 4411 PAGE: 022 PARCEL: 017

3. PROJECT ADDRESSES:

* 14924 W. CAMAROSA DR.

4. PROPERTY OWNERS:

SHALANT,JOSEPH AND FRANCES TRSSHALANT FAMILY TRUST
14924 CAMAROSA DR PACIFIC PALISADES CA 90272

5. TENANTS INFO:

6. USE INFO - BUILDING CODE:

Existing: Dwelling Code: R3 Area: 1000000

7. USE INFO - ZONING CODE:

Existing Accessory Living Quarters (23)

Proposed Recreation Room (23)

14924 W. CAMAROSA DR.

~~5 0 1 0 0 2 0 0 0 3 2~~

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PROJECT REFERENCE
PERMIT APPLICATION NO. 96010-30000-00060



Bldg---New
1 or 2 Family Dwelling
Back Room Plan Check

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

STATUS/DATE Ready to Issue 12/30/96
SUPPLEMENTAL PAGE: C 1
PRINTED ON: 12/30/96 10:56



1. DOCUMENTS:

AF 92-1612765

CPC 29838

CPC 30628

2. PARCEL INFORMATION:

Council Districts: 11
Thomas Brothers Map Grids: 631
Lot Type: Interior
Hillside Grading Area: Y

Census Tracts: 2627.020
Fire Districts: FBZ
Zones: RE11-1
Hillside Ordinance: Y

Energy Zones: 6
Lot Size: IRR
Building Branch Office: WLA

14924 W. CAMAROSA DR.

~~50100200033~~
60100200033

PROJECT REFERENCE

PERMIT APPLICATION NO. 96010-30000-00060



Bldg---New
1 or 2 Family Dwelling
Back Room Plan Check

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

STATUS/DATE: Ready to Issue 12/30/96

SUPPLEMENTAL PAGE: D 1

PRINTED ON : 12/30/96 10:56



1. ATTACHMENT:

Clearance Summary

Plot Plan

2. CLEARANCE REQD:

Exemption from CZCA

PLN NA NA NA Exempt

12/30/96 ROBERT S HEREDIA

Hillside ordinance

BAS ENGINEER PLANCHCK STRUCENG Exempt

12/30/96 SAM LEE

Sewer availability

BAS ENGINEER PLANCHCK STRUCENG Not Applie

12/30/96 SAM LEE

3. COMBINE PERMIT:

Elec:Panel<400Amp/Area<15K

HV<350000Btu/AC<25Tons

Plumb:Not Incl. Fire Sprinkler

4. FEES INFO:

Fin: Energy Surcharge		Fin: Fire Hydrant Refuse-To-Pay		Fin: FINAL TOTAL Bldg---New	\$1,635.14
Fin: School District Residential Area	\$809.60	Fin: Permit Fee Subtotal Bldg---New	\$444.40	Fin: Electrical	\$115.54
Fin: Plumbing	\$115.54	Fin: HVAC	\$57.77	Fin: Supp. Sys. Surcharge	\$44.82
Fin: Supp. O.S. Surcharge	\$14.94	Fin: Supp. Planning Surcharge	\$13.63	Fin: Plan Maintenance	\$10.00
Fin: Planning Surcharge Misc Fee	\$5.00	Fin: E.Q. Instrumentation	\$3.90	Fin: Supp. Plan Check	\$0.00
Sub: Energy Surcharge		Sub: SUBMITTAL TOTAL Bldg---New	\$604.36	Sub: Plan Check Subtotal Bldg---New	\$399.96
Sub: Grading Preinspection	\$80.00	Sub: Posting	\$60.00	Sub: Sys. Surcharge	\$32.40
Sub: Planning Surcharge	\$16.20	Sub: O.S. Surcharge	\$10.80	Sub: Planning Surcharge Misc Fee	\$5.00

5. PC ACTIVITY:

Plan Check CHARLES CANNING

Plan Check SAM LEE

Posting Mailing Label CHARLES CANNING



~~5 0 1 City of Los Angeles~~
Department of Building and Safety
6 0 1 0 Clearances - Pending 3 4



Job Address: 14924 - 14924 W. Camarosa Dr.
Permit Application No.: 96010 - 30000 - 00060
Printed: 11/15/96 10:41:57

Governing Agency: BUREAU OF ENGINEERING
Telephone: (213) 485-3885 Fax: None
Address: 200 N. Spring St., City Hall Room 460-X
Los Angeles, CA 90012
Current Status: Pending

Clearance description: Hillside ordinance
Determination of street improvements required pursuant to Hillside Ordinance
Approval granted by: ANGEL T. SALCEDO Angel T. Salcedo 11-15-96
(Print name) (Authorized signature) (Date)
Type of approval: ☐ Approved ☒ Exempted ☐ Not Applicable
Comment: Local Street

Governing Agency: BUREAU OF ENGINEERING
Telephone: (213) 485-3885 Fax: None
Address: 200 N. Spring St., City Hall Room 460-K
Los Angeles, CA 90012
Current Status: Pending

Clearance description: Sewer availability
Clearance required from Bureau of Engineering for sewer availability and connection
Approval granted by: WESTBROOK Westbrook 11/15/96
(Print name) (Authorized signature) (Date)
Type of approval: ☐ Approved ☐ Exempted ☐ Not Applicable
Comment: Connected to city sewer

Governing Agency: CITY PLANNING DEPARTMENT
Telephone: (213) 485-7826 Fax: None
Address: 200 N. Spring St., Rm 460S, LA, CA 90012
6251 Van Nuys Bl., Van Nuys, CA 91401
Current Status: Pending

Clearance description: Exemption from CZCA
Clearance required from City Planning for exemption from Coastal Zone requirements
Approval granted by: ROBERT S. HEREDIA Robert S. Heredia 11-22-96
(Print name) (Authorized signature) (Date)
Type of approval: ☐ Approved ☒ Exempted ☐ Not Applicable
Comment: #96-0302

Prior to issuance of a building permit, an electronic approval or a valid signature from an authorized representative of the designated agency or department shall be obtained for the clearance(s) listed above.
Number of clearances listed: 3

Description of Work: new pool cabana
Clearance-Pending

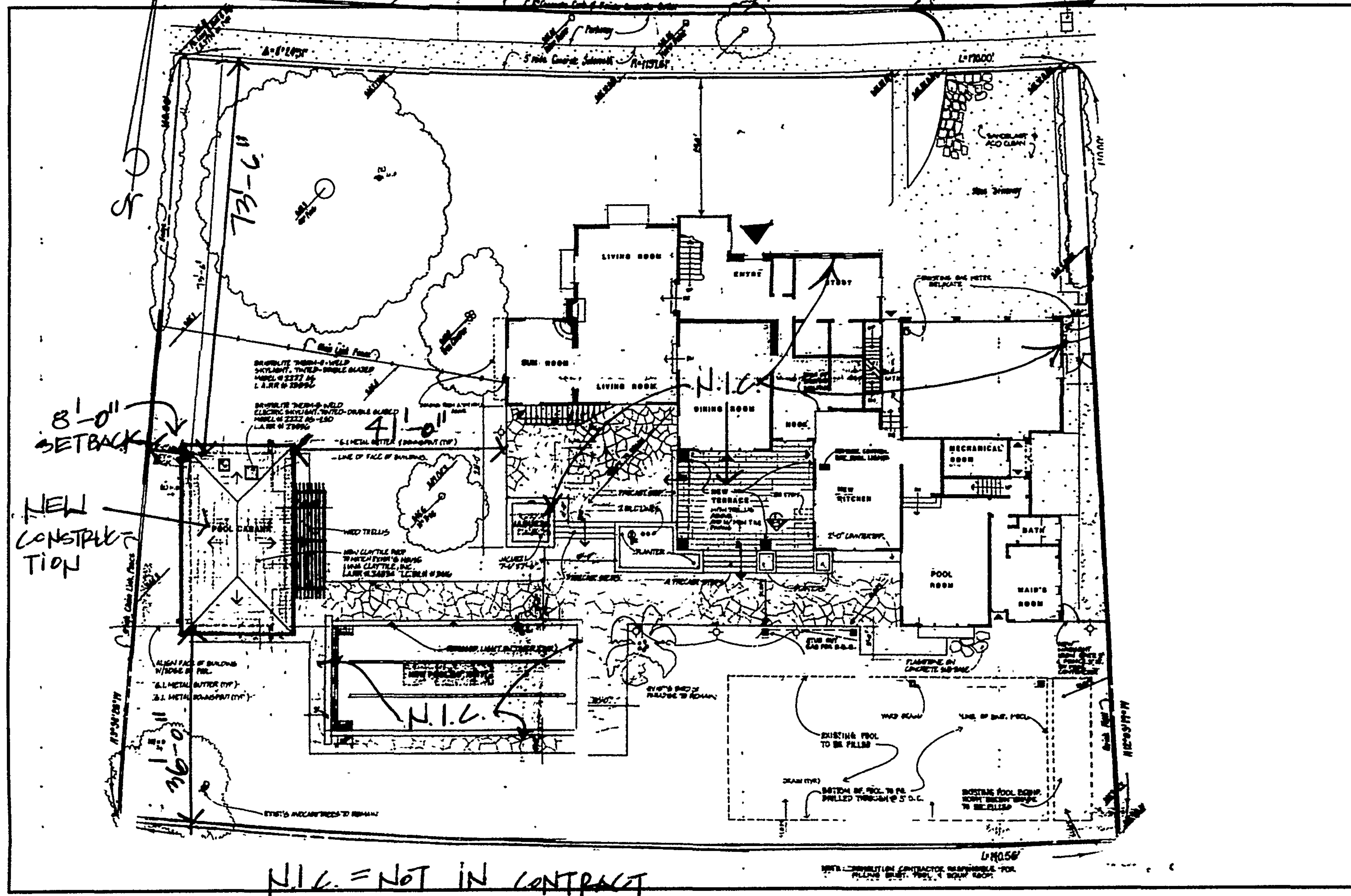


new pool cabana (18 X 24 = 440) storage/pool equip. ~~(7 X 48)~~

City of Los Angeles - Department of Building & Safety
CAMAROSA DRIVE
PLOT PLAN ATTACHMENT FOR Bldg---New



Printed on : 12/30/96 10:59



0 5 2 2 0 8 0 0 3 9 5

14924 W. Camarosa Dr.

Project Reference :

Permit Application: 97047 - 30000 - 00335



Pool-Spa-Solar

City of Los Angeles - Department of Building and Safety
APPLICATION FOR SWIMMING POOL, SPA, AND SOLAR HEATERS
AND CERTIFICATE OF OCCUPANCY

Status/Date : Ready to Issue 05/12/97

Page : A - 1

Printed On : 5/12/97 08:44:49

**1. ADDRESS & PROJECT INFORMATION**

Project Address : 14924 W. Camarosa Dr.

Permit Valuation : \$6,000.00 (Final)

PC Valuation :

Parcel(PIN) # : 123B129 306

Work Description: KOI Pond (10 ft X 18 ft) ; (30 in depth) std plan #267
pool enclosure req. apply - there is a recently constructed swimming
pool near the pond; noise inspection req for the pond equipment

Permit Ref#

Council Dist : 11

Event Code :

PC By :

APPROVED BY

PC :

Application : Sam Lee

Zoned By:

Print :

BSID:

Sign :

Date :

2. OWNER INFORMATION

Name : Shalant, Joseph And Frances Trs, Shalant Family Trust

Address : 14924 Camarosa Dr
Pacific Palisades Ca 90272

3. APPLICANT INFORMATION

Name : Contractor

Address :

Phone # :

FAX # :

For Cashier's Use Only

4. ARCHITECT, CONTRACTOR & ENGINEER INFORMATION

TYPE	NAME	CLASS	LICENSE TYPE#	BTRC#
Contractor	Tisherman'S David Visuals Inc 504 6th Street Manhattan Beach, CA 90266	C53	NA453977	398711
Engineer	Miles Farrel T 7136 Haskell Ave Ste 204 Van Nuys, CA 91406	NA	C9398	

Phone# : (310)379-6700
Phone# :

05/12/97 09:06:45AM WLD1 T-1139 C 09
BLDG PLAN CHC 117.00
INVOICE \$ 0000000 PP
BLDG PERMITS R 292.50
EI RESIDENTIAL 0.60
ONE STOP SURCH 8.20
SYS DEV FEE 24.61
MISCELLANEOUS 5.00
CITY PLAN SURC 9.36
TOTAL 457.27
CHECK 457.27

5-12-97

97WL 44335

97WL 44335

LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION**GENERAL CONTRACTOR**

I hereby affirm, under penalty of perjury, that I am the general contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the following permits:

☒ Building ☒ Electrical ☒ Plumbing ☐ HVAC

GENERAL CONTRACTOR/OWNER BUILDER

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

- ☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☒ I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier: State Farm Policy #: 229-1393-97
- ☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: [Signature] Date: 5/12/97 ☒ Owner ☒ Contractor

ELECTRICAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the electrical contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the electrical permits.

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

- ☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☐ I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier: _____ Policy #: _____
- ☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: _____ Date: _____

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

PLUMBING CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the plumbing contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the plumbing permits.

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

- ☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☐ I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier: _____ Policy #: _____
- ☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: _____ Date: _____

HVAC CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the HVAC contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the HVAC permits.

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

- ☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☐ I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier: _____ Policy #: _____
- ☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: _____ Date: _____

CONSTRUCTION LENDING AGENCY

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

Lender's Name: _____ Lender's Address: _____

ASBESTOS REMOVAL

☐ I declare that notification of Asbestos Removal is not applicable. ☐ I declare that a notification letter has been sent to the AQMD or EPA. Sign: _____ Date: _____

OWNER-BUILDER DECLARATION

I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business & Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chap. 9 commencing with Sec. 70000 of Div. 3 of the Business & Professions Code) or that he or she is exempt therefrom & the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

- ☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not intend to improve for the purposes of sale).
- ☒ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

☐ I am exempt under Sec. _____ Bus. & Prof. Code for the following reason: _____

Print: _____ Sign: _____ Date: _____ ☐ Owner ☐ Authorized Agent

FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also, that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed.

Print: DAVID FISHERMAN Sign: [Signature] Date: 5/12/97 ☐ Owner ☒ Contractor ☐ Authorized Agent

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the fee has been paid and construction has not commenced, or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0603 L.A.M.C.). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C.).

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14924 W. CAMAROSA DR.

Project Reference :

Permit Application: 97047-30000-00335



Pool-Spa-Solar

City of Los Angeles - Department of Building & Safety
APPLICATION FOR SWIMMING POOL, SPA AND SOLAR HEATERS
CERTIFICATE OF OCCUPANCY

Status/Date : Ready to Issue 5

Page : B - 1

Printed On : 5/12/97 09:06



1. ADDRESS (PRIMARY)

14924 W. CAMAROSA DR.

2. LEGAL DESCRIPTION

Lot: 19 Block: 5 Tract: TR 9377

Map Ref: M B 129-3/7 PIN: 123B129 306AIN: 4411 - 022 - 017

3. PROPERTY OWNERS

SHALANT, JOSEPH AND FRANCES TRS SHALANT FAMILY TRUST
14924 CAMAROSA DR, PACIFIC PALISADES CA 90272

Phone#:

Fax#:

4. USE INFORMATION - ZONING CODE

(20) Existing Pool/Spa - Private

0 6 2 2 0 8 0 0 3 9 8

14924 W. CAMAROSA DR.

Project Reference :

Permit Application: 97047-30000-00335



Pool-Spa-Solar

City of Los Angeles - Department of Building & Safety
APPLICATION FOR SWIMMING POOL, SPA AND SOLAR HEATER
CERTIFICATE OF OCCUPANCY

Status/Date : Ready to Issue 5

Page : C - 1

Printed On : 5/12/97 09:06

**1. ADDITIONAL WORK INCLUDED**

Electrical

Plumbing

2. CLEARANCES REQUIRED

BAS - Grading Pre-Inspection Status: Exempt - 5/12/97

Description: Grading

PLN - Exemption from CZCA Status: Exempt - 5/12/97

Description: CZCA

3. FEE INFORMATION

E.Q. Instrumentation	\$0.60
Fire Hydrant Refuse-To-Pay	
Noise Inspection	\$65.00
Permit Fee Subtotal Swimming-Pool/Spa	\$130.00
Planning Surcharge	\$9.36
Sys. Surcharge	\$24.61

FINAL TOTAL Swimming-Pool/Spa	\$457.27
Mechanical	\$97.50
O.S. Surcharge	\$8.20
Plan Check Subtotal Swimming-Pool/Spa	\$117.00
Planning Surcharge Misc Fee	\$5.00

4. PARCEL INFORMATION

Council District: 11
 Energy Zone: 6
 Fire District: FBZ
 Hillside Grading Area: Y

Census Tract: 2627.020
 Thomas Brothers Map Grid: 631
 BAS Branch Office: WLA
 Hillside Ordinance: Y

5. POOL/SPA/SOLAR CONSTRUCTION INFORMATION

Gunite Pool Construction

Pool Standard Plan No. 267

6. POOL/SPA/SOLAR DIMENSIONS

Pool Depth-Average	30
Pool Width	10

Pool Length	18
Total Pool Surface Area	150

0 6 2 2 0 8 0 0 3 9 9

Project Reference : 0

Permit Application: 97047-30000-00335



Pool-Spa-Solar

City of Los Angeles - Department of Building & Safety
APPLICATION FOR SWIMMING POOL, SPA AND SOLAR HEATER
CERTIFICATE OF OCCUPANCY

Status/Date : Ready to Issue 5

Page : C - 2

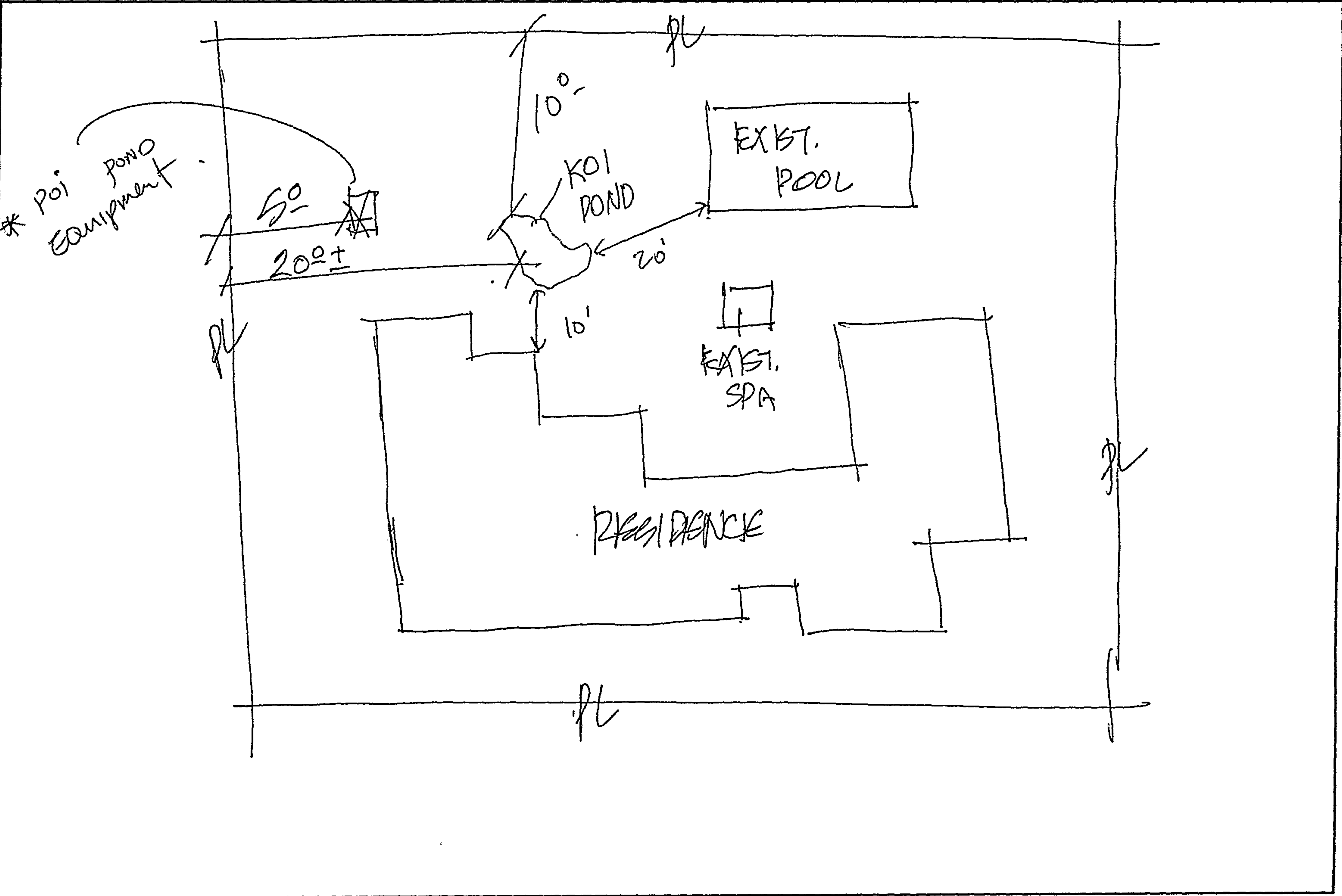
Printed On : 5/12/97 09:06



7. **SPECIAL INSPECTIONS**
Gunitite

8. **TYPE OF INSTALLATION**
New Pool/Spa

Swimming-Pool/Spa Residential Over the Counter Permit	City of Los Angeles - Department of Building & Safety PLOT PLAN ATTACHMENT	Plan Check #: Initiating Office: WEST LA Printed: 5/12/97 - 08:34:13
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CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY



ADDRESS OF BUILDING: **14924 CAMAROSA DRIVE**

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

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

Permit No.and Year: 96WL38606

ADDITION OF A SWIMMING POOL WITH A DIMENSION OF 18'X50' WITH SPA, 8'X8' WITH A POOL ENCLOSURE WITH DOOR ALARMS TO AN EXISTING SINGLE FAMILY DWELLING.

R-3/U1 ACCESSORY OCCUPANCY

Total Parking Required: ☐ No Change in Parking Requirement.

Total Parking Provided: = Standard: + Compact: + Disabled:

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

Issued By/Office:
LA-VN-(WLA)-SP-C.D. #: 11A

Bureau:
ENG-(INSP):

Division:
GLMS-MSS-EQ-(BMI)-COMM:

OWNER: JOSEPH & FRANCES SHALANT
OWNER'S 14924 CAMAROSA DRIVE
ADDRESS: PACIFIC PALISADES, CA 90272

Issued: APRIL 10, 1998

BY: M. THARPE/lr

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CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY



ADDRESS OF BUILDING: **14924 WEST CAMAROSA DRIVE**

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

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

Permit No.and Year: 96WL41877

**ADDITION OF A NEW DETACHED ACCESSORY RECREATION ROOM
18'X24' INCLUDED WITH A STORAGE FOR POOL EQUIPMENT 7'X18' TO AN
EXISTING SINGLE FAMILY DWELLING.**

ACCESSORY TO R-3 OCCUPANCY

Total Parking Required: ☒ No Change in Parking Requirement.

Total Parking Provided: = Standard: + Compact: + Disabled:

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

Issued By/Office:
LA-VN-(WLA)-SP-C.D. #: 11A

Bureau:
ENG-(INSP):

Division:
GLMS-MSS-EQ-(BMI)-COMM:

OWNER: JOSEPH & FRANCES SHALANT
OWNER'S 14924 WEST CAMAROSA DRIVE
ADDRESS: PACIFIC PALISADES, CA 90272

Issued: APRIL 10, 1998

BY: M. THARPE/lr

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Permit #:
Plan Check #:
Event Code:

Bldg-Alter/Repair 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued On: 11/01/2006 Last Status: Issued Status Date: 11/01/2006
--	--	---

1. TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
TR 9377	5	19		M B 129-3/7	123B129 306	4411 - 022 - 017

3. PARCEL INFORMATION		
Area Planning Commission - West Los Angeles LADBS Branch Office - WLA Council District - 11 Community Plan Area - Brentwood - Pacific Palisades Census Tract - 2627.02	Coastal Zone Cons. Act - YES District Map - 123B129 Energy Zone - 6 Fire District - VHFHSZ Hillside Grading Area - YES	Hillside Ordinance - YES Near Source Zone Distance - 0 Thomas Brothers Map Grid - 631-B7
ZONE(S): RE11-1 /		

4. DOCUMENTS	
ORD - ORD-157731 ORD - ORD-157731-SA44A ORD - ORD-159608 CPC - CPC-2000-4046-CA	CPC - CPC-29838 CPC - CPC-30628 AFF - AF-92-1612765-LT

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION			
Owner(s): Shalant, Joseph L	14924 Camarosa Dr	PACIFIC PLSDS CA 90272	
Tenant: Applicant: (Relationship: Net Applicant) Russell Heath -	743 N La Brea Ave	LOS ANGELES, CA 90038	(818) 400-1485

7. EXISTING USE (01) Dwelling - Single Family	PROPOSED USE	8. DESCRIPTION OF WORK Add sill plate anchor bolts and cripple wall plywood per L.A. City Std. Plan #1; no foundation replacement (EQ hazard reduction per Chapter 92).
---	---------------------	---

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: OK for Cashier: Signature:	DAS PC By: Coord. OK: Date:

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD (524-2845)
Outside LA County, call (213)-482-0000 or visit www.ladbs.org

For Cashier's Use Only
Project Name: W/O #: **61622080**

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period	
Permit Valuation:	\$2,000
PC Valuation:	
FINAL TOTAL Bldg-Alter/Repair	102.44
Permit Fee Subtotal Bldg-Alter/Repair	65.00
E.Q. Instrumentation	0.50
O.S. Surcharge	1.71
Sys. Surcharge	5.13
Planning Surcharge	5.10
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	20.00
Permit Fee-Single Inspection Flag	
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS

Payment Date: 11/01/06
Receipt No: IN050196211
Amount: \$102.44
Method: Credit Card

2006EP09347

14. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (818)753-9008. Toilet and shower water conservation devices required.
Battery operated smoke detectors required located per code.

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

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS CLASS LICENSE# PHONE #

(C) Whitecastle Construction743 North La Brea Avenue,Los Angeles, CA 90038B6971978184001485

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

17. LICENSED CONTRACTOR'S DECLARATION

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

License Class: B Lic. No.: 697197 Contractor: WHITECASTLE CONSTRUCTION

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: STATE FUND Policy Number: 1704387-2004

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

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

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and

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

Print Name: RUSSELL HEATH Sign: Internet e-Permit System Declaration Date: 11/01/2006

☒ Contractor ☐ Authorized Agent

EXPRESS PERMIT INSPECTION RECORD



PERMIT #: 06016 - 90000 - 22080

ADDRESS: 14924 W Camarosa Dr

OWNER: Shalant, Joseph L
14924 Camarosa Dr
PACIFIC PLSDS CA 90272

Bldg-Alter/Repair
1 or 2 Family Dwelling
Express Permit
No Plan Check

For use by cashier only

Payment Date: 11/01/06
Receipt No: IN050196211
Amount: \$102.44
Method: Credit Card

JOB DESCRIPTION: Add sill plate anchor bolts and cripple wall plywood per L.A. City Std. Plan #1; no foundation replacement (EQ hazard reduction per Chapter 92).

INSPECTION RECORDS MUST BE AVAILABLE WHEN REQUESTED

GROUNDWORK INSPECTIONS		
Electrical		
Plumbing		
Gas Piping		
Heating & Refrigeration		
OK to Place Floor		
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED		
ROUGH INSPECTIONS		
Electrical		
Plumbing		
Fire Sprinkler		
Heating & Refrigeration		
Roof Sheathing		
Framing		
Insulation		
Elevator		
Suspended Ceiling		
OK to Cover		

DO NOT COVER UNTIL PREVIOUS IS SIGNED		
Exterior Lathing		
Interior Lathing		
Drywall		
OK to Cover Walls		
DO NOT COVER UNTIL ABOVE IS SIGNED		
WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer		
FINAL INSPECTIONS		
Electrical		
Plumbing		
Gas		
Gas Test		
Heating & Refrigeration		
Elevator		
Fire Sprinkler		
LA FD (Title 19 only)		
LA FD Fire Life Safety		
PROJECT FINAL		

**FOR INSPECTION REQUESTS, PLEASE CALL
(888) LA-4BUILD (524-2845)
Outside LA County, call (213) 482-0000**

SUPPLEMENTAL NOTES: _____

IMPORTANT NOTICE

- * Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.).
- * Inspection(s) may be requested anytime via the Internet or touch tone phone. To request an inspection via the Internet, go to www.ladbs.org and click the "Inspection" link. To request an inspection via touch tone phone, call toll free (888) LA4BUILD (888-524-2845) and select option 1 for the Automated Inspection Request System. To request an inspection via the Customer Call Center between 7:00 a.m. and 5:00 p.m., select option 2. Outside LA County, call (213) 482-0000.
- * When requesting an inspection, the following information may be requested: job address, type of inspection, use of building, 15 digit permit number and a contact phone number of the person who can be reached on the day of the inspection. Inspection request(s) received by the Customer Call Center before 2:00 p.m. or Internet or Automated Inspection Request System before 3:00 p.m. can be requested for the following business day. An automated system will attempt to telephone the contact phone number before 10:00 a.m. on the day of the inspection.
- * Permit fees provide for a limited number of inspections. A re-inspection fee may be assessed when the work for which an inspection was requested is not ready, when inspection records are not available, or where no site access is made available.
- * No person shall perform any construction or repair work between the hours of 9:00 p.m. (6:00 p.m. grading) and 7:00 a.m. the following day which results in loud noises to the disturbance of persons occupying sleeping quarters in any dwelling, hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A.M.C.).
- * No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land so occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
- * Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting, or demolition.
- * Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The Department reserves the right to expire any permit where work has been suspended for a period of 180 days.
- * Inspection services will not be provided when there is an unleashed dog on the premises.

Appendix E

Assessor Records



PARCEL 18 17

Examined by W. J. Smith Date 10-7-1929

Bedroom						BUILDING VALUES	CHANGES ONLY
Bathroom						No. of Cnble Fl.	
Showee						No. of Square Ft.	
Kitchen						At \$	
Dinet. R. or Nook						Building Value	
Hdwd. Floors						Basement Value	
Hdwd. Finish						Heating Value	
No. of Permit						Garage Value	
Date						Artbills - new value	
Estimated Cost of Bldg.						Total Value	
No. of Permit						Physical Depreciation	
Date						Depreciation Utility	
Estimated Cost of Bldg.						Depreciated Value	
Owner's Name						Assessed Value	
C. F. Checked							
Compt. Checked							
E. on M. E.							
Compared							
P. C. by							
Date							
P. C. Value							

[illegible]

MEMORANDA	BUILDING VALUES
	Cubic Feet
	Price per Foot
	Building Cost
	Heating Cost
	Ventilating Cost
	Power Plant Cost
	Total Cost
	Per Cent Age Depreciation
	Per Cent Utility Depreciation
	Present Value
	Assessed Value

ceiling on 3 Rooms
wood panels - stained
tile walls in kitchen
7/8" Oak floors
80 lin ft Adobe fence Wall
5' high @ $\frac{2.00}{1.50} =$
@ CR etc

⑦ Prob 4 Rounding
 $1624 = 64$
 $224 = 108$
 $\frac{172}{172}$

2. seed flour

33×20	$=$	660.
16×4	$=$	64.
15×2	$=$	36.
27×6	$=$	162.
58×28	$=$	1624.
29×6	$=$	174.
10×2	$=$	20.
27×4	$=$	54
		<hr/>
		2794
		<hr/>
		2786
		<hr/>
		5880
		<hr/>
		- 86
		<hr/>
		5494

A hand-drawn floor plan of a building, likely a school or institutional structure, showing various rooms and their dimensions. The plan includes several rectangular sections connected by corridors.

- Top Section:** A large rectangle labeled "Play room" and "Drawing Room". It has a width dimension of 17 at the top and a height dimension of 19 on the left side.
- Middle Section:** Below the top section, there are two main areas. On the left is a narrow vertical strip labeled "2nd floor" with a height dimension of 6. To its right is a larger area containing "Gymnasium", "Dance hall", and "2nd floor master's lounge". This area has a width dimension of 20 at the top and a height dimension of 15 on the left. Further down, it has a height dimension of 6.
- Bottom Section:** At the bottom, there is another large rectangle labeled "Kissel floor" and "Master's lounge". It has a width dimension of 20 at the bottom and a height dimension of 20 on the left. To the right of this section is a narrow vertical strip labeled "2nd floor" with a height dimension of 6.
- Dimensions and Layout:**
 - The overall width of the building is indicated as 20 at the bottom.
 - The overall height of the building is indicated as 20 on the left side.
 - There are several smaller dimensions and labels indicating specific areas and corridors, such as "2nd floor" and "2nd floor master's lounge".

	1 st floor
10 x 2 =	20
24 x 7 =	203
16 x 13 =	208
58 x 2 =	156
27 x 6 =	162
18 x 2 =	36
⑦ 1/2 x 12 x 2 =	32
17 x 1 =	17
26 x 19 =	494
24 x 2 =	48
	<u>2936</u>
	18

Was
 $30 \times 20 = 600$
 $14 \times 12 = 312$
 $912 @ 150 = 1368$

DESCRIPTION OF BUILDING				SINGLE RESIDENTIAL BUILDING RECORD		MAP BOOK	PAGE	PARCEL	SUB PART
CLASS & SHAPE	NO. STY.	ARCHITECTURE	YR. BLT.	L.A. CO. ASSESSOR CITY		ADDRESS			

FOUNDATION		EXTERIOR	ROOF STYLE	LIGHTING		AIR COND.	ROOM & FINISH DETAIL					KITCHEN DETAIL					
Conc. Raised	Stucco	Gab. 2	Wiring	Heating		ROOMS	No	FLOORS	FLOOR	INTERIOR	FINISH	Cabinets:	L.F.				
Conc. Slab	Siding "x"	Hip	Amps	Forced Air		Pib	L	1	2	MATER.	WALLS	CEILINGS	Counters:	L.F.			
Cross Walls	Siding B & B	Shed	K.T.	Conduit	Gravity	Ally							Garb. Disp.	Dishwash.	Mix-Blend		
Piers		Flat	B.X.	W.C. 2's	Floor Fura.	Entry							Range-Oven	Refrig.			
Heavy	Light	Cut up	Fixtures		Wall-Elec.	Living							Hood-Fan		Ccrtier Isl.		
STRUCTURAL	Veneer		Low Voltage		Wall-Gas	Liv-Din.							BATH DETAIL				
Wood Frame	Trim: Wood	Pitch: L M H	FeH	Chzap	Radiant-Elec.	Family							FIXTURES		SHOWER	PLMN.	
Steel Frame	Brick	O'Hang Ft.	Alg.	Rad.	Radiant-H.W.	Den							Fl.	No.	Wc.	Lat.	Sh.
Masonry	Stone	Fin. Unf.	Many	Spec.	Heat Pump	Bedroom											
			Master Control		Cooling	Dress											
Sub-Floor	Sliding Doors	Shingle: Wood	D'm. Switches		Refrig. H.P.	Both											
Insul.-Clg.	Lin. Feet	Compo.			Thru Wall	Bath 3/4											
Insul.-Walls		Asbest.			Evap. Cooler	Bath 1/2											
WINDOWS	FIREPLACES	Shake	Poor	Med.	Spec.	Kitchen											
D.H.	Csmf.	Single	No. Fixtures	Ducting		Brkfst.											
Sliding	Double	Tile	Laundry	Tin		Utility											
Metal	Hearth	Gravel-Rock	Water Htr.	Galvanized													
Screens	Length:	Composition	Size: No:	Perimeter													
	Raised	Gutters				TOTAL											

YEAR	USE TYPE	CLASS SHAPE	UNITS	EFF. YR.	DEPR. TABLE	SQ. FEET MAIN IMP.	UNIT COST	R.C.N. MAIN IMP.	R.C.N. OTHER	R.C.N. TOTAL	% GOOD	R.C.L.N.D.	SP	APPRAISER	DATE	COST REV'D	INT VIEW	NO INT VIEW	CO. CK.
2022	0123	D105D	39	RR60	5494				11010	12000	100	40000		Kestler	7.11.04				

COMPUTATIONS																		
Unit	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost
R.C.N.	5494	1710	93950															
Grass	312	550	5120															
Path	172	250	430															
Pool	26160		5000															
Barn	2616	210	5160															
			11010															
Total R.C.N.			104960															

[illegible]

MAIN AREAS	OTHER AREAS

[illegible]

DESCRIPTION OF BUILDING				SINGLE RESIDENTIAL		BUILDING RECORD		44-11	20	17	
CLASS & SHAPE	NO. STY.	ARCHITECTURE	YR. BLT.	L.A. CO. ASSESSOR		CITY		MAP BOOK	PAGE	PARCEL	SUB PART
								ADDRESS			

FOUNDATION		EXTERIOR	ROOF STYLE	LIGHTING		AIR COND.		ROOM & FINISH DETAIL						KITCHEN DETAIL			
Conc. Raised	Strucco	Gab's	Wiring	Heating		ROOMS	No	FLOORS	FLOOR	INTERIOR	FINISH	Cabinets: L.F.					
Conc. Slab		Hip	Amps	Gravity		Pib	L	1	2	MATER.	WALLS	CEILINGS	Counters: L.F.				
	Siding "x"	Shad	K.T.	Conduit	Floor Furn.	Entry							Garb. Disp.				
Cross Walls	Siding B & B	Flat	B.X.	Watts	Wall - Elec.	Living							Range-Oven				
Piers		Cut up			Wall - Gas	Liv - Din.							Hood-Fan				
Heavy	Light	Veneer	Fixtures		Radiant - Elec.	Family							BATH DETAIL				
STRUCTURAL			Pitch: L M H	Fen	Chzap	Radiant - H.W.	Den						FIXTURES SHOWER PLMN.				
Wood Frame	Trim: Wood	O'Hang	Fl.	Alg.	Hed.	Bedroom							Fl. No. Wc. Laz. Tub. Grade St. O.T. G.D. Finish				
Steel Frame	Brick	Fin.	Unf.	Many	Spec.	Dress											
Masonry	Stone			Low Voltage	Heat Pump	Both											
Sub-Floor	Sliding Doors	Shing's: Wood	Master Control	Cooling	Refrig. H.R.	Bath 3/4											
Insul.-Clg.	Lin. Fect	Compo.	Dim. Switches	Thru Wall	Bath 1/2												
Insul.-Walls		Asbest.	PLUMBING	Evap. Cooler	Powder								SPECIAL FEATURES				
WINDOWS		FIREPLACES	Shake	Poor	Med.	Spec.	Kitchen						Bookcases Inter-com. Bar				
D.H.	Csmt.	Single	Tile	No. Fixtures	Ducting	Brkfst.							Shutters				
Sliding	Double	Gravel-Rock	Laundry	Tin	Utility								RATING (E.G.A.F.P)				
Metal	Hearth	Composition	Water Htr.	Galvanized									Cond. Arch. Altic. Func. Plan. Con-form. Stg. Space Work-manship Qual.				
Screens	Length:		Size: No.	Perimeter													
	Raised	Gutters				TOTAL											

YEAR	USE TYPE	CLASS SHAPE	UNITS	EFF. YR.	DEPR. TABLE	SQ. FEET MAIN IMP.	UNIT COST	R.C.N. MAIN IMP.	R.C.N. OTHER	R.C.N. TOTAL	% GOOD	R.C.L.N.D.	SP	APPRAISER	DATE	COST REV'D	INT VIEW	NO INT VIEW	CO. CK.
72RR	0123	D10SD	39	RR60	5494				11010					Kest Lemco	7.10.04				

COMPUTATIONS																			
Unit	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	
R.C.N.	5494	1710	93950																
Brick	912	550	5020																
Plaster	172	250	430																
Plaster	26860		5000																
Plaster	21.1	210	516																
			11010																
Total R.C.N.			104960																

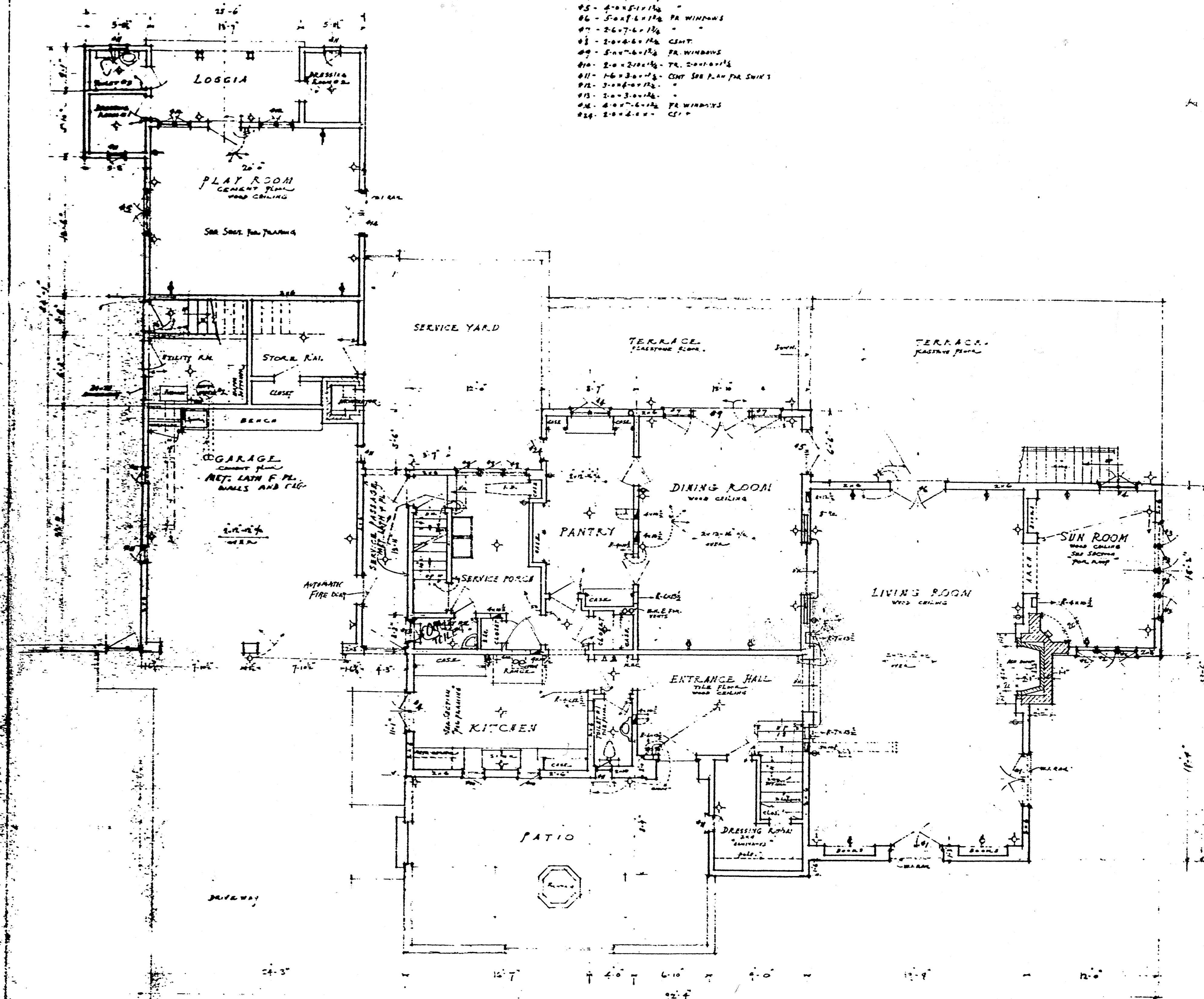
Appendix F

Original Building Plans

RECEIVED
08.04.92
FROM MRS. SHALANT

WINDOW SCHEDULE

- 01- 4'-0" x 6'-0" PA. WINDOWS
- 02- 1'-0" x 3'-0" PA. CENTS
- 03- 2'-0" x 3'-0" PA. CENTS
- 04- 3'-0" x 4'-0" PA. CENTS
- 05- 4'-0" x 5'-0" PA. CENTS
- 06- 5'-0" x 6'-0" PA. WINDOWS
- 07- 2'-0" x 7'-0" PA. CENTS
- 08- 2'-0" x 6'-0" PA. CENTS
- 09- 5'-0" x 6'-0" PA. WINDOWS
- 10- 2'-0" x 2'-0" PA. CENTS
- 11- 1'-0" x 3'-0" PA. CENTS
- 12- 3'-0" x 4'-0" PA. CENTS
- 13- 2'-0" x 3'-0" PA. CENTS
- 14- 4'-0" x 6'-0" PA. WINDOWS
- 15- 2'-0" x 2'-0" PA. CENTS



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"
3/16-1'-0"

ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE

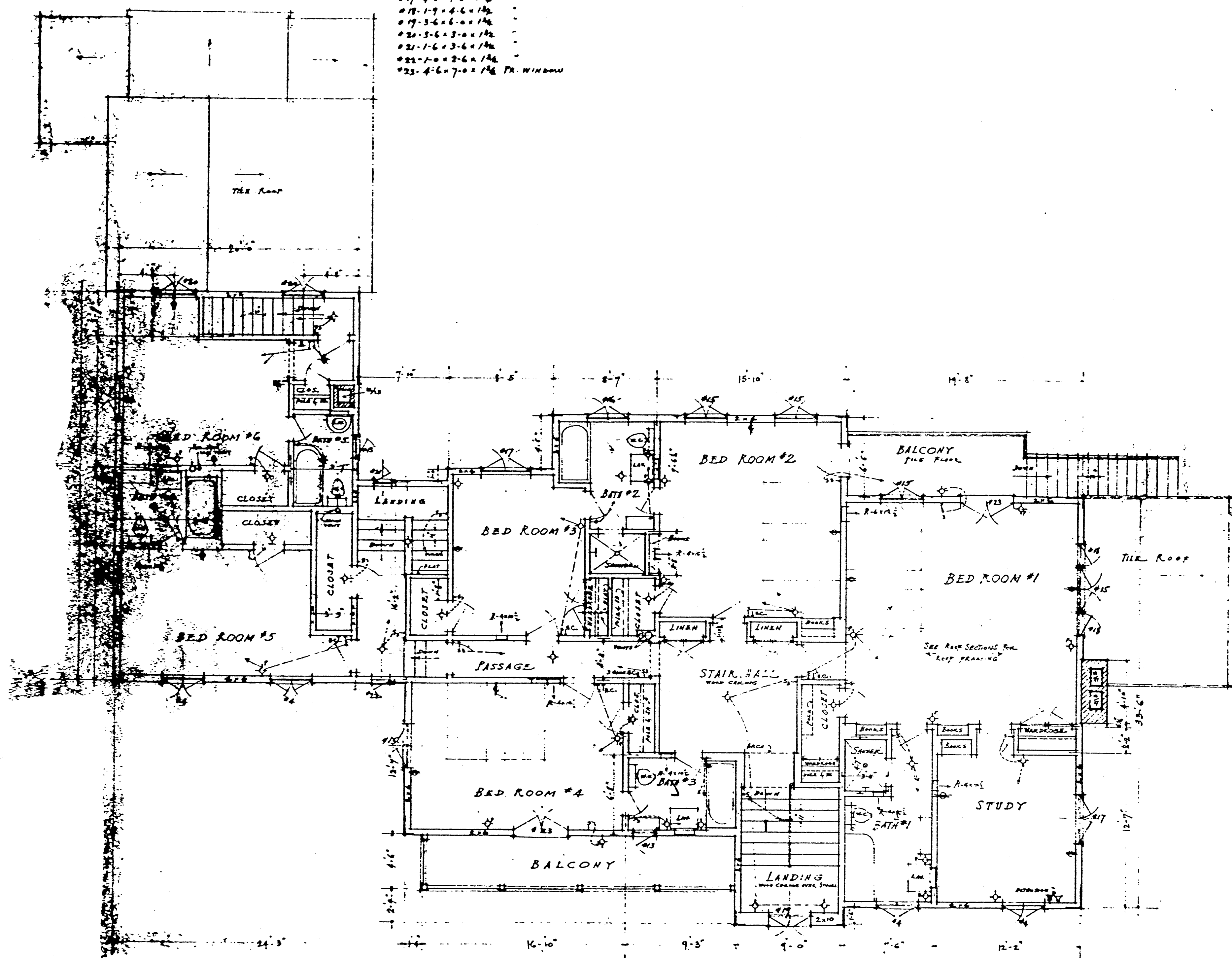
RESIDENCE FOR
MRS. V.S. PARRY
CAMAROSA DRIVE, N. H.
BENTINGTON PALISADES - LOS ANGELES

GABLE AND WYANT
ARCHITECTS - BIRMINGHAM - ALABAMA
JAN 6, '23

RECEIVED
08.04.92
FROM FRANCES SHALANT

WINDOW SCHEDULE

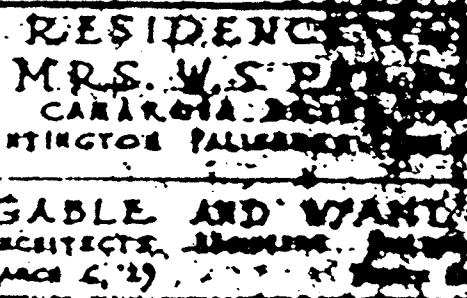
04- 8'-6" x 4'-0" x 1/4"	CSMT.
05- 3'-6" x 4'-6" x 1/4"	"
06- 3'-6" x 3'-6" x 1/4"	"
07- 4'-0" x 4'-6" x 1/4"	"
08- 1'-9" x 4'-6" x 1/4"	"
09- 3'-6" x 6'-0" x 1/4"	"
10- 3'-6" x 3'-0" x 1/4"	"
11- 1'-6" x 3'-6" x 1/4"	"
12- 1'-0" x 3'-6" x 1/4"	"
13- 4'-6" x 7'-0" x 1/4"	PR. WINDOW



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

RESIDENCE FOR
MRS. W.S. PARRY
CAMAROSA DRIVE, 7TH
EASTINGTON PALISADES, LOS ANGELES
GABLE AND WYANT
ARCHITECTS ENGINEERS BUILDERS
MARCH 6, 23
SHEET NO. 1

FROM MRS. SHALANT



GABLE AND WANT
ARCHITECTS
MARCH 6, '29

Architectural drawing of the front elevation of a two-story building. The drawing shows a central entrance with a small porch and a set of stairs. There are several windows, some with shutters. The drawing is labeled with "FRONT ELEVATION" and "ANT. GE.".

Hand-drawn architectural elevation of a two-story house with a garage. The drawing includes various annotations such as 'TILE CHIMNEY', 'FLUING', 'G.I. LAPPED VENT', 'TILE TRAYS', 'Top of plate', '2nd F.F. OVER GARAGE', 'GARAGE F.F.', '1ST F.F.', 'SHED CHIMNEY', and 'TILE TRAYS'. The house features a central entrance with a small porch, multiple windows with shutters, and a large garage on the right side.

RESIDENCE FOR
MRS. W.S. PARKER
CAMAROSA DRIVE - IN
HUNTINGTON PALISADES - LOS ANGELES

GABLE AND WYANT
ARCHITECTS - ENGINEERS - DRAFTSMEN
MARCO C. 733 DOWNTOWN
6

Appendix G

DPR Forms



State of California ☐ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other
Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 14 *Resource Name or #: (Assigned by recorder) 14924 Camarosa Drive

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

- *a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.
c. Address 14924 Camarosa Drive City Los Angeles Zip 90272
d. UTM: (Give more than one for large and/or linear resources) Zone __, ____ mE/ ____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 4411-022-017

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is improved with a two-story Monterey Revival single-family residence. The exterior material is smooth stucco, with a cross-gabled clay tile roof. The residence is set back from the street with a wide flagstone driveway and a front garden. There is an additional front lawn located on the West side of the property. Beyond this lawn, a metal fence with masonry pillars and a metal gate separates the front of the property from the rear of the property. The backyard which includes lawns, a patio, a pool, and a pool house. The pool house is a later addition that is located West of the main residence. [See Continuation Sheets]

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P3b. **Resource Attributes:** (List attributes and codes) HP2 (Single Family Property)

*P4. **Resources Present:**

- ☒ Building ☐ Structure ☐ Object
☐ Site ☐ District ☐ Element of District
☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Primary (north) elevation, view south

*P6. **Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric
☐ Both

1929/Los Angeles County Assessor

*P7. **Owner and Address:**

Manatt, Phelps & Philips, LLP
11255 West Olympic Boulevard
Los Angeles, CA 90064

*P8. **Recorded by:** (Name, affiliation, and address) Hanna Winzenried
ESA

626 Wilshire Blvd., Suite 1100
Los Angeles, CA 90017

*P9. **Date Recorded:** June 2019

*P10. **Survey Type:** (Describe)
Intensive Pedestrian

*P11. **Report Citation:** (Cite survey

report and other sources, or enter "none.")

ESA, 14924 Camarosa Drive, Los Angeles, California: Historic Resource Assessment, June 2019

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 14924 Camarosa Drive *NRHP Status Code 6Z
Page 2 of 14

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Single-Family Residence B4. Present Use: Single-Family Residence

*B5. Architectural Style: Monterey Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)

The original building permits for the Residence and Garage were issued on March 18, 1929 to owner Mrs. Agnes Perry. The contractor and architect was Gable & Wyant. The first permit called for a 74'x92', two-story residence and garage valued at \$34,000 with a concrete foundation, brick chimneys, stucco exterior, and Spanish-style clay shingles. The second permit, issued on March 21, 1929, called for the expansion of the garage by adding a lean-to and to rearrange the living rooms and play room, and a permit issued on April 5, 1929 was for furnace installation. The Los Angeles County Assessor record for 1929 corroborates the City's permits and further describes the residence as a shed tile roof, a concrete foundation, and plaster exterior. It labels its overall quality as "good." [See Continuation Sheets]

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Monterey Revival Style, 1929-1942; Early Residential Development, 1880-1930; and Automobile Suburbanization, 1908-1937 Area Pacific Palisades

Period of Significance 1929 Property Type Single-Family Residential Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property was evaluated under the following historical and architectural themes: Monterey Revival Style, 1929-1942; Early Residential Development, 1880-1930; and Automobile Suburbanization, 1908-1937. ESA also conducted research on the subject property's construction and occupancy history. ESA evaluated the subject property against the criteria for listing in the National Register, California Register, and as a Los Angeles Historic Cultural Monument (LAHCM).

[See Continuation Sheets]

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

[See Continuation Sheets]

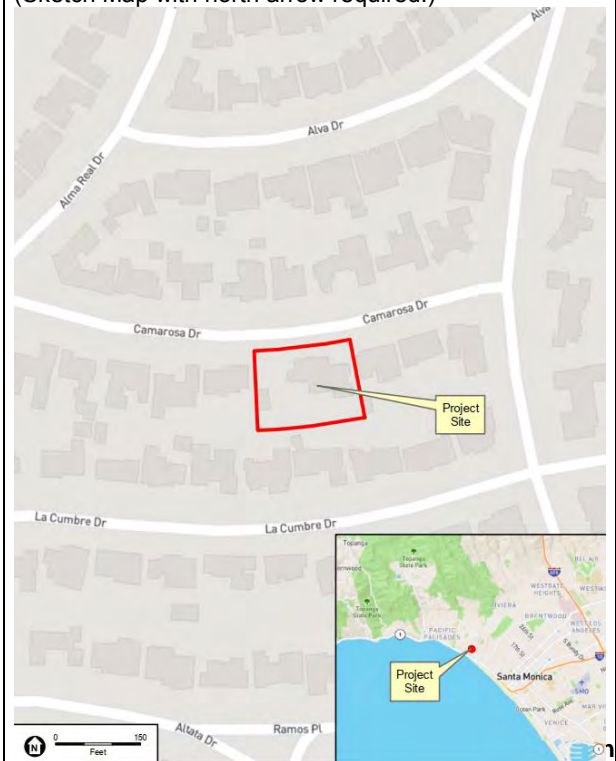
B13. Remarks:

*B14. Evaluator: Hanna Winzenried

*Date of Evaluation: June 2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Property Name: []
Page 3 of 14

Residence

Within the courtyard, the main entrance itself has a single wood paneled door with a small rectangular glass panel at eyelevel and iron bars on the exterior of the glass. The door is in a wooden frame with a cornice above, located on the western corner of this volume. East of the door is a narrow single hung window with decorative iron bars on the exterior. East of this window, are two slightly larger casement windows with divided lights and decorative wood shutters. On the second story of this volume, spanning the entire width of the volume, is a projecting wood balcony with a wooden balustrade and square wooden posts which support the roof above. Within the porch, on the eastern corner, are glass paneled French doors with divided lights and a wooden frame. West of the doors are two single-hung windows with wood trim and decorative painted shutters. The window nearest the doors is long and narrow, while the other is shorter. In between these two windows is another wall scone, matching the ones between the garage doors.

The Eastern elevation of the adjacent center volume has a narrow single hung window with decorative iron bars on the exterior. The second story of this elevation does not have any features, but the front-facing balcony is visible.

Continuing west, the following volume is the location of the interior main staircase in the center of the house. It is narrow and projects forward from the volumes on either side of it. This two-story volume has one paired casement window on the second story of the north elevation.

The next volume, the second from the west, is the tallest of the three and has a front-facing gable roof instead of the side-gabled roofs that cover the rest of the house. On the ground floor of this volume there are a pair of French doors at the north end of the living room. The doors are encased within a larger non-original stucco frame or door surround, with side pilasters, and an entablature and cornice above (alteration). This secondary entrance can be accessed by a flagstone walkway that connects to the courtyard at the main entrance through a second opening on the west side of the pony wall. From that walkway, there is a short step up to a flagstone landing at the threshold of the French doors. On the second story, there are two paired casement windows with wooden frames, divided lights, and painted wood shutters. Above the windows, near the roofline, are three small round openings which serve as decorative attic vents.

The Westernmost volume is the one furthest set back from the street. There is a masonry chimney with iron work detail on top, located between the Westernmost volume, and the volume second from the West, that is visible from this elevation. On the actual Westernmost volume, on the first story, there is a triple-wide casement window within a wood frame, with divided lights, and decorative painted wood shutters. There is also a wood lintel located directly above the window. The second story is an addition and has a quadruple-wide casement window within a wooden frame, with divided lights, and decorative painted shutters. The second floor addition extends, overhanging over the first floor beneath. Originally, this second story did not exist, and this westernmost volume was only one story high. Thus, the chimney was originally more visible and a more prominent feature of this elevation. Although not visible from the street, the flagstone walkway that leads off the western opening of the pony wall and to the western volumes, also reaches this westernmost volume. The walkway is enclosed by a shorter knee wall with decorative metal railings on top.

The west end of the house consists, on the ground floor, of a triple-wide casement window within a wood frame, with divided lights and a wood lintel. The second story is an addition that overhangs over the first floor and there are decorative wooden brackets supporting the overhang. The second story addition has a gabled roof and quadruple-wide windows with divided lights and within a wooden frame.

On the south elevation of the west end is a masonry staircase with colorful and decorative terracotta tiles that starts at the southwest corner of the first story and leads to a landing outside the second story of the master bedroom. From the southern side of the property, the masonry staircase that started at the southwest corner of the westernmost volume leads to a landing outside the second story of this volume, the volume second from the West. The landing nearly spans the entire width of this volume, and reaches the west elevation of the center volume.

The western elevation of the living room is visible from the northern side of the property. This includes, on the ground floor, a set of glass paneled French doors with divided lights and a wood frame. The doors are enclosed within a Juliette balcony with a metal railing. On the second story is a pair of wood casement windows with divided lights, in a wooden frame, and with decorative painted wood shutters. The chimney is also visible from this elevation.

Moving east along the rear elevation under the staircase there is a paired casement window on the first story, with divided lights and a wooden frame. Below the window are three small wall vents. Above on the second story, there is a single glass door with divided lights and a wooden frame. This door leads out to the terracotta tiled landing which accesses the exterior staircase. Further east off the dining room on the first story, there is a new patio enclosure and terrace addition. Two steps lead up to the patio enclosure and it has a wooden trellis above, supported by two masonry square columns (addition).

The kitchen addition is located in the location of the former service yard to the east of the new patio enclosure. It is accessed from the patio through a single glass panel door with divided lights and a wooden frame. The kitchen has a quadruple-wide casement window also with divided lights and a wooden frame. Beneath the window is a ledge supported by three wooden brackets (addition).

The rear lawn off the kitchen is the location of the original pool that was later filled in and planted over with grass. To the east of the existing kitchen was the original play room that opened out to the pool area. The play room was later altered for a maid's room and pool room. The pool room has two pairs of wood casement windows with divided lights on its west elevation. The majority of this elevation is covered with trees and vegetation. On the second story, bedroom 4 (remodeled) is located over the garage and has French doors that open onto a new roof deck over the kitchen addition (Figure 56) that has a skylight.

The South (rear) elevation, was altered with the expansion of the kitchen on the first story and expansion of the master suite on the second story. The masonry staircase was impacted by the addition of the second story that affected the relationship of the staircase to the rest of the house. The staircase starts on the first story of the westernmost volume and leads to a landing outside the volume second from the west. Underneath the staircase, a piece of the masonry has been purposely sliced in a curved pattern, from the underside of the landing on the second story to the ground. The staircase has a decorative metal railing the landing has a metal balustrade.

The most prominent feature of the South (rear) elevation of the center volume is the outdoor patio on the first story (addition). The patio is semi-enclosed by three masonry support columns, with a horizontal masonry beam laying above them (addition). Within the patio, the dining room opens to the patio through a set of glass paneled French doors, with divided lights and a wooden frame. Above the patio enclosure is a wood trellis (addition). East of the patio enclosure is a new deck above the kitchen addition that has a metal railing (addition) and is also covered by a wood trellis.

The pool room addition is located east of the kitchen addition. There is an additional bay adjacent on the east of the pool room with an arched door opening to the remodeled maid's room. The east elevation of the house is covered with vegetation and was not accessible.

The Pool House Addition

The pool house addition is located on the Southwest part of the property, west of the main residence and set back further from the street. The pool house can be accessed from two directions; from the west side lawn, or from the rear of the residence. From the west side lawn, the pool house can be accessed through the metal gate located west of the main residence. From the rear of the residence the pool house can be accessed by descending three steps, or five steps from the semi-enclosed porch area, into the pool area. Between the main residence and the new pool area is an above-ground Jacuzzi with colorful tile work and terracotta details. Directly south of the Jacuzzi is the new pool, and both are located south of the westernmost volume of the residence. On the northwest corner of the pool area, the walking path surrounding the pool steps down and flagstone steps lead to the entrance of the pool house.

The pool house (addition) has a contemporary Mission style appearance with a hipped roof and clay tiles to match the main residence. A wood trellis shades the entrance. On the primary east elevation, the entrance bay projects forward and is composed of two sets of glass paneled French doors with wooden frames. The north and south sides of this projecting bay have additional single glass panels also with wooden frames. On the northern corner of the East elevation there is an additional wooden door which also provides access to the interior of the pool house.

The North (side) elevation is made up of two small casement windows with wooden frames. The West (rear) elevation has two double-wide single hung windows with wooden frames. The South (side) elevation has lockers built into the wall, two double-door lockers and one single door locker.

Southwest Apartment

The Southwest Apartment is located at the southwest corner (rear) of the subject property and is a two-story rectangular building with a hipped roof and narrow eaves. The exterior walls of the primary (east) and north (side) elevations are clad in non-original horizontal siding, while the rear (west) and south (side) elevations are clad in original narrow shiplap siding similar to the Residence and to the adjacent Northwest Apartment. The rearmost portion of the north (side) elevation is clad in the original narrow shiplap siding. The first floor, originally a garage, was converted to a residential unit in 2001 (alteration) and features a pair of non-original multi-lite doors with security bars, and a single multi-lite door with security bars on the narrow, rectangular, 88 square-foot addition to the north (side) elevation made in 2001 (alteration). The second floor has a central ribbon of three windows divided by thick mullions. The central window is a fixed multi-lite window and the two flanking it are single-lite double hung windows.

The south elevation is located on the property line. It is a largely blank façade with three evenly-spaced wood casement windows on the second story that appear to be original.

The first floor of the rear (west) elevation features a pair of non-original wood multi-lite double doors accessed by a wood deck (alteration), sheltered by a shed roof (alteration). The second floor features a wood double-hung window and a pair of single-lite windows that appear to be original. The north (side) elevation is heavily altered with an addition made in 2001. The original portion of the north (side)

elevation is adjacent to the rear (west) elevation and clad in original narrow shiplap siding, while the remainder of the elevation is clad in the non-original siding present on the front (east) elevation. This original, rearmost portion of the north (side) façade features a replaced window on the second story (alteration) and a small shed-roofed addition accessed by a wood door (alteration). The 2001 addition has a small pop-out on the second floor.

***B6. Construction History (continued):**

Historic Appearance

The north (main) façade of the residence looks about the same as it did in historic photographs from *The Architectural Digest* Vol. VIII, No. 1 from February of 1932. However, in the location of the existing French doors on the ground floor there was a cast-iron Juliette balcony. The existing stucco frame with heavy cornice and flanking pilasters around the French doors was not there originally and was not part of the architect's design. Further, the westernmost volume was only a single story with a shed roof. Landscaping and hardscaping was originally different from the existing landscape which has been altered and updated. The front-yard originally had a grass lawn bordered by a sidewalk. There was an entrance courtyard surrounded by a low wall with the wrought iron details. Access to the courtyard was through a side entrance from the driveway, not at the front of the courtyard as it is now. At the time of the residence's construction, it had a side-gable main block with a two-story west wing featuring two front-facing cross gables, and a one-story shed-roofed sun room on the west end (altered). The sun room was later converted to a music room and a second floor addition was added above altering the west end. There was a telescoping side gable roof attached to the east end of the main block containing the garage and servant's quarters. Behind the garage was a rear two-story wing with a gable roof, and a one-story gable-roofed wing extending southward. A kitchen addition and patio was later constructed, altering the rear elevation. The original pool (demolished) was located on the east side of the backyard; it was later filled in and a new pool (existing) was constructed in a different location in the western portion of the backyard.

Alterations

The residence has been altered since its original construction. A permit was issued on October 26, 1992 for an addition to the kitchen on the first floor on the rear elevation, and a reading room addition on the second floor on the westernmost volume of the residence, a patio trellis in the rear, and the remodel and refurbishment of the rest of the house (alteration). From comparing the Assessor record from 1929 to current aerial photography, the majority of the structural alterations appear to be largely located in the rear of the residence. Comparison of the original plans with plans from the 1992 renovations further documents the location and extent of the alterations. The interior was completely reconfigured. On the first floor, the play room and loggia was converted into a maid's room and bath. A new expanded kitchen, nook, storage room, bath and closet replaced the original kitchen, service porch and pantry. A pool room was added to the exterior in the location of the former service yard. A new terrace was added off the dining room. The sun room was converted into a music room on the first floor, and on the second floor a reading room was added over the music room. The second floor master suite was

enlarged and a new master bath and closet replaced the original bath and study. A large roof terrace was constructed above the new kitchen.

On March 29, 1994, a permit was issued to repair the two-story chimney, and a permit for a new block wall replaced the damaged original block wall. On July 22, 1996, two permits were issued to fill in the existing pool and to build a new pool in a different location, and for sump pumps. On December 30, 1996, a permit was issued to construct a 440 square foot pool cabana and a storage building. On May 12, 1997, a permit was issued for the construction of a koi pond and the enclosure of the pool. The last permit was issued on November 1, 2006 to add sill plat anchor bolts and cripple walls to the existing foundation.

Other alterations included changes to the pedestrian access from the street to the front door of the house. Originally it was along a sloping path on the western edge of the flagstone driveway and then made a 90 degree turn west towards the front door and had decorative clay tiles. Currently the access leads south from the street directly to the front door. Low walls and decorative shrubbery have been added to the front (north) landscaped area.

***B10. Significance (continued):**

National Register and California Register

a. Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Los Angeles Historic Cultural Monument Criterion 1: Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic, or social history of the nation, state, city, or community.

The subject property is located in Tract No. 9377. Subdivided in 1926 as part of the Huntington Palisades subdivision, when much of the Pacific Palisades was being subdivided for large residences such as Castellammare, and the Miramar Estates, also subdivided in 1926. The design and layout of Huntington Palisades Subdivision is an excellent example of residential suburban planning from the early automobile era in the Pacific Palisades. The area was purchased by the Pacific Palisades Association under the leadership of Rev. Dr. Charles Holmes Scott, the founder of the Pacific Palisades, to develop into an exclusive subdivision, and the subdivision was planned by engineer W.W. Williams. Landscape architect Mark Daniels, former director of the National Parks under President Woodrow Wilson oversaw the landscaping of the tract. However, the tract remained largely undeveloped in the early years due to the cessation of development after the 1929 stock market crash and during the Great Depression and recovery period. The tract was finally developed once the economy fully rebounded in the post-World

War II years. This makes the subject property one of the earliest residences built on the tract that was only sparsely developed between 1926-1929. ESA evaluated the subject property for eligibility under criteria A/1/1 within the context of Residential Development and Suburbanization, under the theme of Early Residential Development (1880-1930), and sub-theme Early Single-Family and Multi-Family Residential Development. The subject property represents a very early period of single-family residential development in the Huntington Palisades Subdivision and retains its essential physical character defining features from the period of significance on the front façade, although the associated landscape setting and rear façade were substantially altered after the period of significance. However, the integrity of its setting is substantially changed. While the subject property is individually associated with the Early Residential Development theme, the majority of the surrounding development occurred in the post-World War II period after the period of significance for the subject tract (after 1930); therefore, the subject property lacks integrity of setting and association. The Huntington Palisades Subdivision and Tract No. 9377 were largely developed during the period of economic recovery after the Great Depression and during the post-World War II era. Therefore, the Huntington Palisades Subdivision and Tract No. 9377 does not retain sufficient integrity to be representative of the Early Residential Development theme, and as a result, the subject property cannot be individually significant or a contributor to a district as an example of this theme because of its lack of integrity of setting and association. It does not convey any significant association with early residential development patterns due to lack of a contextual setting.

ESA also evaluated the subject property under the Residential Development and Suburbanization Context, theme of Automobile Suburbanization, and sub-theme of Suburban Planning and Development (1908-1937). SurveyLA identified the subject property as part of the Huntington Palisades Residential Planning District. The subject property was constructed on a tract designed for automobile accessibility as it was far away from any public transit. However, since much of the surrounding neighborhood was developed after the period of significance for the sub-theme, and because the district retains little integrity or cohesion due to substantial development after the period of significance, as previously determined by SurveyLA, ESA finds that the neighborhood does not qualify as a historic district under this context, theme or sub-theme. Therefore, the subject property cannot be individually eligible or a contributor to a district under this theme because it does not convey any significant association with automobile suburbanization or suburban planning and development due to lack of a contextual setting. Although the district was determined ineligible by SurveyLA, it was given a status code of 6LQ because the street pattern and parkway landscape remains, the landscape and parkway associated with the subject property has been altered and does not retain any vestige of its original appearance. **As a result, 14924 Camarosa Drive does not appear to meet the significance requirements as an individual resource under National Register Criterion A, California Register Criterion 1, or LAHCM Criterion 1 for its association with the early development of Tract 9377 due to its substantial lack of integrity of setting and association, and the subject property is not eligible under these criteria for association with Automobile Suburbanization for similar reasons.**

b. Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

Los Angeles Historic Cultural Monument Criterion 2: Is associated with the lives of historic personages important to national, state, city or local history.

The occupancy and ownership history for the subject property was researched by reviewing City directories, building permits, Los Angeles County Assessor records, and the U. S. Census. Research revealed many interesting residents, such as Agnes S. Parry, a widow from Illinois, not to be confused with the Agnes Parry that was married to Abram M. Parry. According to the *Architectural Digest* article, the home was built for Mrs. W. S. Parry who had the residence on the subject property constructed. Her husband, William S. Parry, a secretary treasurer of the Clark Distillery in Peoria, Illinois. He was also a member of the Chicago Stock Exchange in the early 1900s, but was suspended for nonpayment of dues in 1905. William passed away in 1918 in Illinois, leaving Mrs. Parry widowed before she moved to California. Roby Anderson was another resident of some local prominence who was active in the community through her work with the Children's Home Society and was a member of the Philharmonic Society and the Pacific Palisades Republican Women's club. Many meetings for these groups were held in the subject property, but none of them are considered to be significant events that changed the patterns of history. Furthermore, neither of these women are important to national, state, or city history and they are not considered to be historic personages. **Therefore, 14924 Camarosa Drive does not appear to be associated with significant personages or events as is required under National Register Criterion B, California Register Criterion 2 or the LAHCM Criterion 2.**

c. *Architecture*

With regard to architecture, design, or construction, the following are the relevant criteria:

National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

California Register Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Los Angeles Historic Cultural Monument Criterion 3: Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age

The subject property is associated with the context, Architecture and Engineering (1850-1980), under the theme of Mediterranean & Indigenous Revival Architecture (1893-1948), and was evaluated under the sub-theme of the Monterey Revival Style. The period of significance for the Monterey Revival theme is from 1929 through 1942, making the subject property a very early example of the architectural style in Los Angeles. However, the subject property was completed in 1929, right before the stock market crash, and before the 1930s recovery period after the Great Depression when the Monterey Style reached its greatest popularity. According to the SurveyLA context, the Monterey Revival Style had a limited use and time span, and was overwhelmingly an upper-middleclass suburban residential form

employed for both single-family homes and courtyard apartments. It appeared in the late 1920s and lasted until the war years of the early 1940s. Particularly popular during the 1930s, it was seen as a tasteful alternative to the perceived excesses of the Spanish Colonial Revival.¹ Examples of the Monterey Style that are designated HCMs include the Mendel and Mabel Meyer Courtyards in Fairfax, built in 1936, and the Monterey Revival apartments at Lindbrook Drive in Westwood, built in 1935. The subject property is an early example that retains some of the essential character-defining features of the style, including its two-story scale with a roughly L-shape plan, low-pitched roof with half-barrel terracotta tiles, stucco exterior cladding, extended second floor with covered galleries across the front, and the original wood casement windows. It also has some American Colonial Revival details such as louvered shutters that are common in Monterey Revival residences. However, it is not a significant outstanding example of its style and its integrity is not intact.

The residence was designed by Gable & Wyant, a firm that was prolific through the 1920s and usually worked within the Mediterranean and Indigenous Revival architectural styles although they also utilized some Moderne styles as well. They constructed many residences in Beverly Hills and Hollywood, as well as schools and commercial buildings in the main commercial corridors in Beverly Hills. They are perhaps best known for Hangar 1 at LAX and for the Beverly Hills Women's Club, and are considered Master Architects by the City of Beverly Hills. However, there is no evidence that the subject property is considered to be a significant example of the firm's work. One article was published about the subject property shortly after its construction that was essentially a marketing effort to encourage development in the tract and to acquire new clients; however, the tract was not successful due to the onset of the Great Depression and there is no evidence that the architectural firm acquired additional clients directly as a result of the article or the completion of the subject property. Other examples of their work from this early 1920s period that have already been identified as significant resources include the Miller Residence at 5060 Los Feliz Boulevard in Los Angeles completed in 1922 (LAHCM), and the residence at 1920 La Mesa Drive in Santa Monica completed in 1925-26, identified in the Santa Monica City inventory with status codes of 3D and 5D3 as a contributor to a potential National Register and locally eligible historic district. Other important designated resources by the firm include the Curtiss-Wright Hanger (Hangar One) at LAX completed in 1928-29, which was listed in the National Register in 1992, the Beverly Hills Women's Club that was completed in 1925 and is listed in the National Register and is a Beverly Hills Landmark, and the Heegaard-Writers and Artists Building completed in 1924 that is a City of Beverly Hills Landmark.

The residence largely retains integrity of location and materials, partial integrity of workmanship and feeling, but it lacks integrity of setting and association as discussed above, and it only has partial integrity of design as follows. While the front façade largely retains integrity, the associated landscape setting is substantially compromised, including substantial alteration of the front courtyard that is a primary contributing feature, along with substantial alteration of the front landscaping that is no longer representative of the property's historic appearance. The front courtyard originally had a side entrance off the driveway and pedestrian access was provided by a sidewalk along the side of the courtyard; there was no front walk like there is today. Instead, there was a decorative iron grille in the center of the front courtyard wall that was later removed for the construction of the existing front steps. The

¹ SurveyLA, "Mediterranean & Indigenous Revival Architecture, 1893-1948," *Los Angeles Citywide Historic Context Statement*, prepared for City of Los Angeles Department of City Planning, November 2018, 41.

existing paving and circulation paths of the present front landscape are substantial deviations from the original landscape plan. As described above in the construction history, all of the major structural alterations are located at the rear of the residence, with the exception of the second-story addition on the west end of the residence. Although the additions and alterations to the rear south elevation are not visible from the public right-of-way, they have substantially compromised the design integrity of the rear elevation. As a result of the changes to the front landscape, particularly the entrance courtyard, and the incompatible changes to the rear elevation, and the replacement of the existing rear landscape with the existing new landscape, the subject property does not retain its full integrity of design. Most importantly, the relationship of the building to the landscape has been lost, a key characteristic of the Monterey Style which was a primary character-defining feature of its design, and the rear elevation and landscape of the residence has been substantially altered in a manner that is incompatible with its original design. Thus, the integrity of the property is not intact.

The subject property is a partially altered example of the Monterey Revival style. It could be a contributor in a historic district or HPOZ if there was one, but it is not located within a historic district and it does not have enough individual integrity or significance to be eligible as an individual resource. While the publicly visible façade retains many of the features of the Monterey Revival style and it is identifiable as an example of its style, it is not a representative or distinguished example of this style of architecture, and it is not an architecturally significant work of the Gable & Wyant architectural firm.

Therefore, ESA finds that 14924 Camarosa Drive does not meet the significance requirements as an individual resource under National Register Criterion C, California Register Criterion 3 or LAHCM Criterion 3 as an early intact example of a Monterey Revival residence or as a notable work of a master architect.

d. Data

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. None of the buildings on the subject property appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the period in which they were constructed, their method of construction, or their design. The buildings reflect common building practices and materials of the early twentieth century, which have already been well documented. **Therefore, 14924 Camarosa Drive does not meet the significance requirements under National Register Criterion D and California Register Criterion 4.**

***B12. References (continued):**

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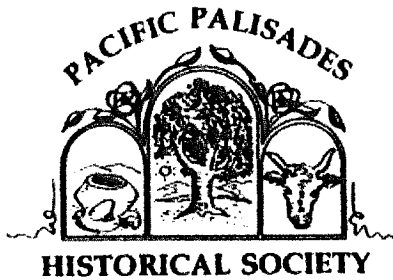
PARRY RESIDENCE

14924 West Camarosa Drive

CHC-2019-776-HCM

ENV-2019-777-CE

LETTER OF SUPPORT



Pacific Palisades Historical Society
PO Box 1299
Pacific Palisades CA 90272

June 1, 2019

Cultural Heritage Commission
Office of Historic Resources
Los Angeles Department of City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

RE: Cultural Heritage Commission
Case No.: CHC-2019-776-HCM
Env-2019-777-CE
Historic-Cultural Monument Application for the PARRY Residence
14924 West Camarosa Drive
Pacific Palisades, CA 90272
Legal Description: TR 9377, Block 5, Lots 18-19

Dear Cultural Heritage Commission:

The Pacific Palisades Historical Society supports the findings of the Commission that the above property and structure is significant and warrants not only further investigation, but Historic-Cultural Monument status.

The 1929, Gable and Wyant, Mediterranean/Monterey Revival single family residence abundantly meets the applicable Historic-Cultural Monument criteria:

The property itself is an important component in the history of development of Pacific Palisades. Located in the Huntington Palisades, the original 226-acre parcel was owned and named for the Henry Huntington Family. The land was purchased from the Huntington estate in 1926 by the Pacific Palisades Association and the Santa Monica Land and Water Company; and was one of the first tracts developed in the Palisades. The layout of concentric curved streets, broad entry streets, landscaped central parkways, view lots to the Pacific Ocean and the mountains and preservation of the original flowering eucalyptus designed by Mark Daniels made the area highly unique, and continues to be so today. Although the neighborhood was marketed to an affluent society, the development was exceptional for the time and provides a glimpse into the initial visionary planning by the Pacific Palisades Association*. The Parry Residence, designed by Gable and Wyant and built in 1929, was one the early homes to be constructed in the Huntington Palisades development; its surviving condition makes it an exquisite example of the era. In addition, the southwestern corner of the property is adorned with a 90-year old, aprox. 70 feet tall, specimen Deodar Cedar planted by the Parry family the year the house was built.

Cultural Heritage Commission

Case No.: CHC-2019-776-HCM

Env-2019-777-CE

Historic-Cultural Monument Application for the PARRY Residence
14924 West Camarosa Drive, Pacific Palisades, CA 90272

Page 2

It is interesting to note that the Parry family represents the American manufacturing era of the Industrial Revolution. The Parry Manufacturing Company, founded in Indiana in 1882 was a pioneering auto manufacturing company that was eventually sold to General Motors - Chevrolet for \$900,000 at the height of the depression; the equivalent of \$13.5 million dollars today. The Parry's move from Indiana to California, and to Pacific Palisades is about the American expansion from the industrial mid-west to the sunny and prosperous Pacific Coast of California. That migration of both the affluent and working class created the backbone of the California Dream. With them they brought a work ethic, skill and philanthropy to a sunny climate that nurtured prosperity and a culture of infinite possibility.

The style of architecture and the architects that the Parry's chose to design their residence on Camarosa is an affirmation of a building style that celebrates a significant California heritage; a classic style, ageless and enduring to the California Dream.

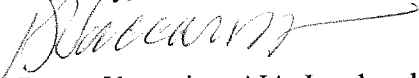
The 1929 Gable and Wyant residence for the Parry Family embodies distinctive characteristics of the Monterey Revival style, with elegantly proportioned and stepped building form, an open running balcony, and distinctive Spanish-style roof tiles, and classic smooth stucco of the Spanish Provincial and Andalusian style so characteristic of buildings done by George Washington Smith, and which became an icon of Southern California architecture.

What warrants the highest praise within a community? What will stand as an ideal archetypal standard of a lasting and enduring aesthetic? Pacific Palisades is under an abnormal surge of construction; with many traditional and important residential buildings being demolished for the construction of larger, less significant buildings of little or no aesthetic value. The loss of important buildings erases the historic fabric and cultural integrity of a neighborhood.

The Gable and Wyant house on Camarosa is a classic example of an exemplary Monterey Revival building, an architectural beauty, which stands as a custodian of aesthetic ideals and a cultural legacy within our community. It is worthy of historic status in perpetuity.

The Pacific Palisades Historic Society, with a unanimous vote of the Board, urges the Cultural Heritage Commission to declare the property and residence at 14924 West Camarosa Drive as a Historic-Cultural Monument.

Sincerely,



Donna Vaccarino, AIA, Landmarks Committee
Eric Dugdale, President
Pacific Palisades Historical Society

* Historical references from *Pacific Palisades, Where the Mountains Meet the Sea*, Betty Lou Young and Thomas R. Young, 1983, Pacific Palisades Historical Society