

DODD PLAYA DEL REY RESIDENCE

8207 South Delgany Avenue

CHC-2019-3111-HCM

ENV-2019-3112-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—July 11, 2019](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Recommendation Report](#)
5. [Historic-Cultural Monument Application](#)
6. [Supplemental Information Submitted by the Applicant on July 9, 2019](#)
7. [Letters of Support from the Public](#)

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

DODD PLAYA DEL REY RESIDENCE

8207 South Delgany Avenue

CHC-2019-3111-HCM

ENV-2019-3112-CE

FINAL DETERMINATION STAFF RECOMMENDATION REPORT

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2019-3111-HCM
ENV-2019-3112-CE**

HEARING DATE: August 15, 2019
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 8207 South Delgany Avenue
Council District: 11 - Bonin
Community Plan Area: Westchester - Playa del Rey
Area Planning Commission: West Los Angeles
Neighborhood Council: Westchester/Playa del Rey
Legal Description: Tract 9809, Block 34, Lot 52

EXPIRATION DATE: September 3, 2019

PROJECT: Historic-Cultural Monument Application for the
DODD PLAYA DEL REY RESIDENCE

REQUEST: Declare the property an Historic-Cultural Monument

OWNER/APPLICANT: Thomas L. McMahon, Trustee of the Thomas L. McMahon Trust
8207 Delgany Avenue
Los Angeles, CA 90293

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—July 11, 2019
Supplemental Information Submitted by the Applicant on July 9, 2019

FINDINGS

- The Dodd Playa del Rey Residence “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” for its association with the early residential development of Playa del Rey.

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 Dodd Playa del Rey Residence is a two-story single-family residence located on South Delgany Avenue between Rees Street and 83rd Street in the Playa del Rey neighborhood of Los Angeles. Built in 1930, the subject property was designed in the Spanish Colonial Revival architectural style by architect William James Dodd (1862-1930) for himself and his family.

Rectangular in plan, the subject property is of wood frame construction with textured stucco cladding and a cross-hipped roof with red clay tiles. The primary, northeast-facing elevation is asymmetrically composed with a one-story attached garage on the northern side. The centered primary entrance is recessed behind an arched opening and consists of a single glazed paneled door. Fenestration includes arched windows with non-original stained glass inserts, single-hung and fixed aluminum windows with decorative wrought iron grills and balconies. Interior features include hardwood floors, arched doorways, built-in cabinetry, decorative wrought iron sconces and railings, bathroom tilework, vaulted ceilings, and an original fireplace.

William James Dodd was born in 1862 and worked as an architect and designer in Louisville, Kentucky until relocating to Los Angeles in 1912. Dodd constructed a number of residential and commercial properties in the Los Angeles area, including the neighborhoods of Hancock Park, Playa del Rey, and Laughlin Park. Dodd notably worked with master architect Julia Morgan and J.M. Haenke on the design of the Herald-Examiner Building in 1915 (HCM #178). His design work also extended to functional and decorative glass and ceramics, furniture, home appliances, and literary illustration. Intended as his retirement home, the subject property represents one of Dodd’s final residential designs. Dodd died in Los Angeles on June 14, 1930.

The subject property has undergone multiple alterations over the years that include the replacement of the garage door in 1948; the addition of a master bedroom and bathroom on the

second story and an eight-foot extension to the chimney in 1968; three-story addition and deck in 1992; foundation work in 1992 and in 1996; the furring out of the wall at the second floor window above the garage and addition of a sloped roof at the parapet in 2009; the installation of solar panels in 2015; and the replacement of many of the windows, the addition of a sunroom and atrium, replacement of the garage door, and kitchen and bathroom remodels at unknown dates.

DISCUSSION

Although the applicant did not claim that the Dodd Playa del Rey Residence “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community,” based on the information presented in the application, staff find that the property meets this Historic-Cultural Monument criterion for its association with the early residential development of Playa del Rey.

Located in proximity to the ocean, the Westchester-Playa del Rey area has attracted would-be developers since the late 19th century, though it did not see widespread development until the build-up to U. S. entry into World War II. In 1921, the Minneapolis-based real estate firm Dickinson & Gillespie, led by developer Fritz B. Burns, purchased a three-mile tract south of Playa del Rey that would be developed into Palisades Del Rey, Surfridge Estates, Del Rey Hills, and Surfridge. Most of the houses in the subdivision were designed in the Spanish Colonial Revival architectural style, much like the Dodd Playa del Rey Residence, to evoke the aesthetic of a resort community. Construction in the Playa del Rey area continued in the late 1920s with the development of the Del Rey Hills subdivision, but following the 1929 stock market crash many of the speculators failed and much of the land remained largely undeveloped for another two decades. In 1928, architect William J. Dodd and his wife, Lone Estes Dodd purchased 12 parcels in the Del Rey Hills subdivision, but only two homes were constructed prior to Dodd’s death in 1930-- one of which includes the subject property. As such, the Dodd Playa del Rey Residence represents one of the few extant properties dating to this period of early residential development in Playa del Rey.

While the applicant argues that the subject property also “embodies the distinctive characteristics of a style, type, period, or method of construction; [and] represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age” as an excellent example of Spanish Colonial Revival architectural style and a remarkably intact and well maintained example of William Dodd’s later work, staff finds that the property does not meet this criterion. The subject property retains some original elements such as arched window openings, decorative wrought iron balconies, and vaulted ceilings, and is one of Dodd’s last projects of his career. However, it is not a unique or outstanding example of the Spanish Colonial Revival architectural style, and does not appear to be a notable work of Dodd. The alterations to the subject property in totality, including the replacement of many of the windows, the second-story addition and deck, and modifications to the original elements on the rear elevation have significantly diminished its historic integrity and no longer reflect the original design intent. More exemplary single-family properties in the Spanish Colonial Revival style that are already locally designated include the Bradbury House (1923, HCM #594), the S.H. Woodruff Residence (1925, HCM #681), La Casa de las Campanas (1928, HCM #239), the J.L. Hodge Residence (1930, HCM #771), and the Ortiz Taylor House (1937, HCM #1144).

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 Dodd Playa del Rey 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-2019-3112-CE was prepared on July 12, 2019.

BACKGROUND

On June 20, 2019, the Cultural Heritage Commission voted to take the property under consideration. On July 11, 2019, a subcommittee of the Commission consisting of Commissioners Kanner and Milofsky visited the property, accompanied by staff from the Office of Historic Resources.

DODD PLAYA DEL REY RESIDENCE

8207 South Delgany Avenue

CHC-2019-3111-HCM

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COMMISSION/STAFF SITE INSPECTION PHOTOS—JULY 11, 2019

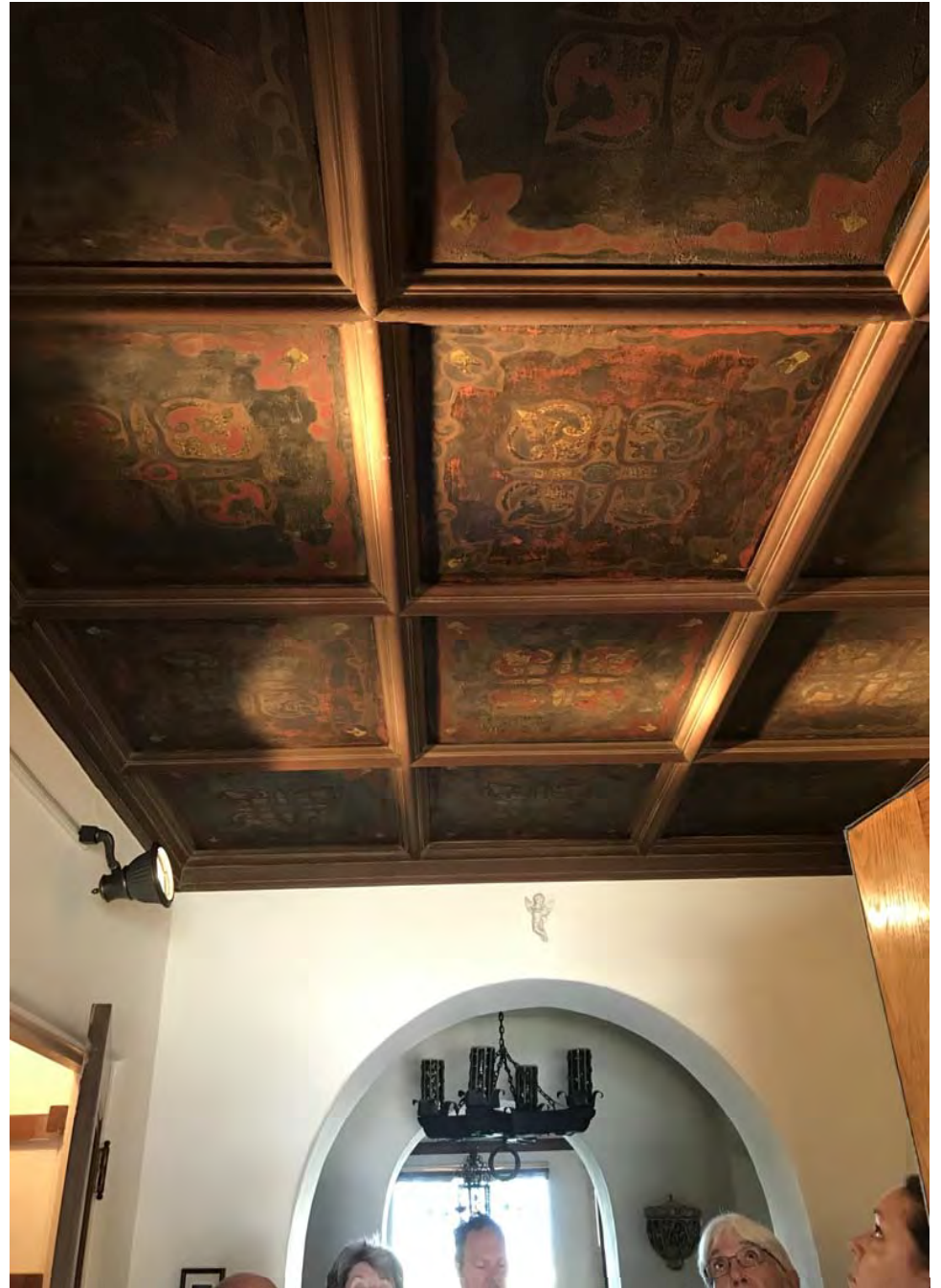




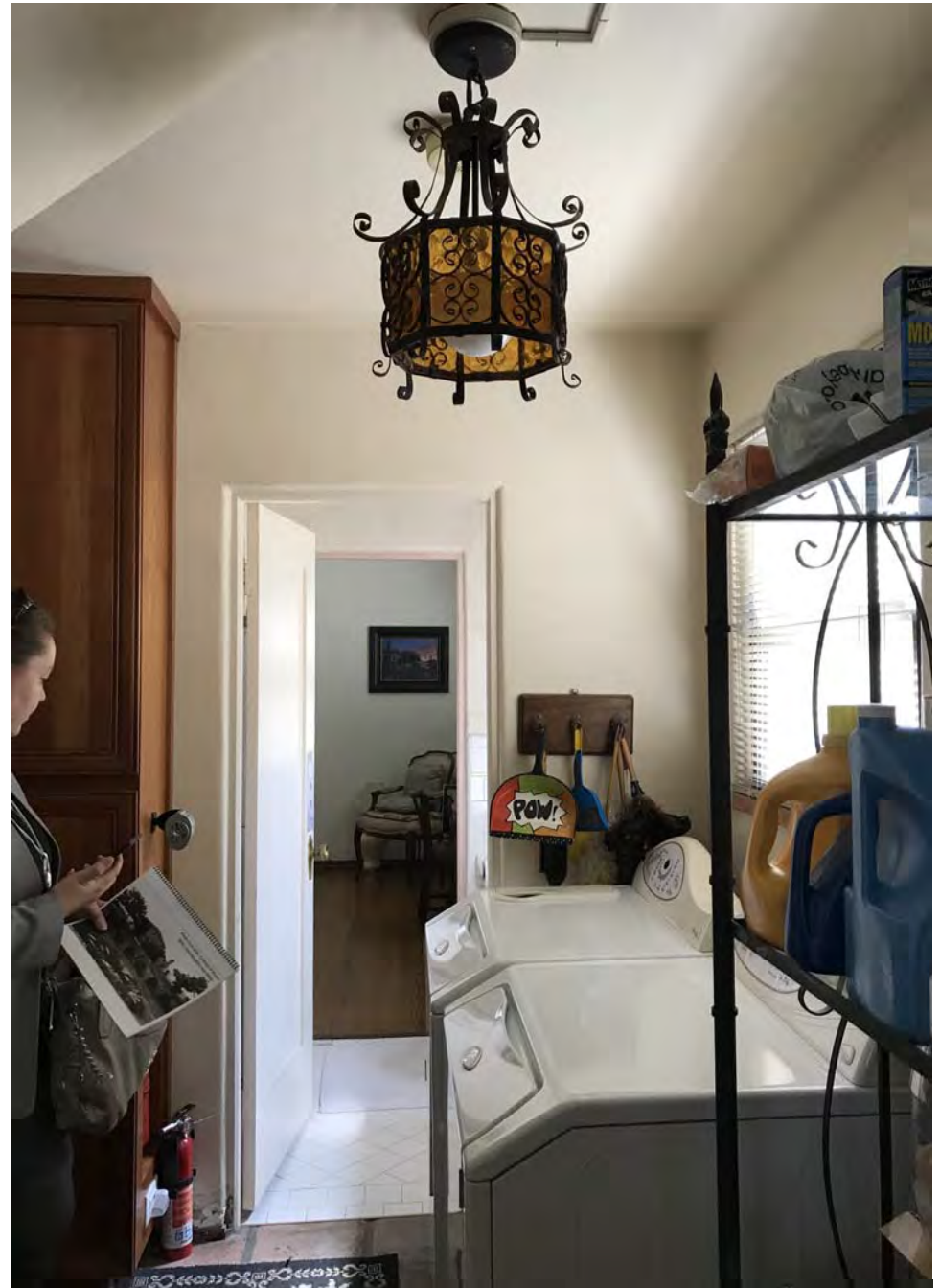






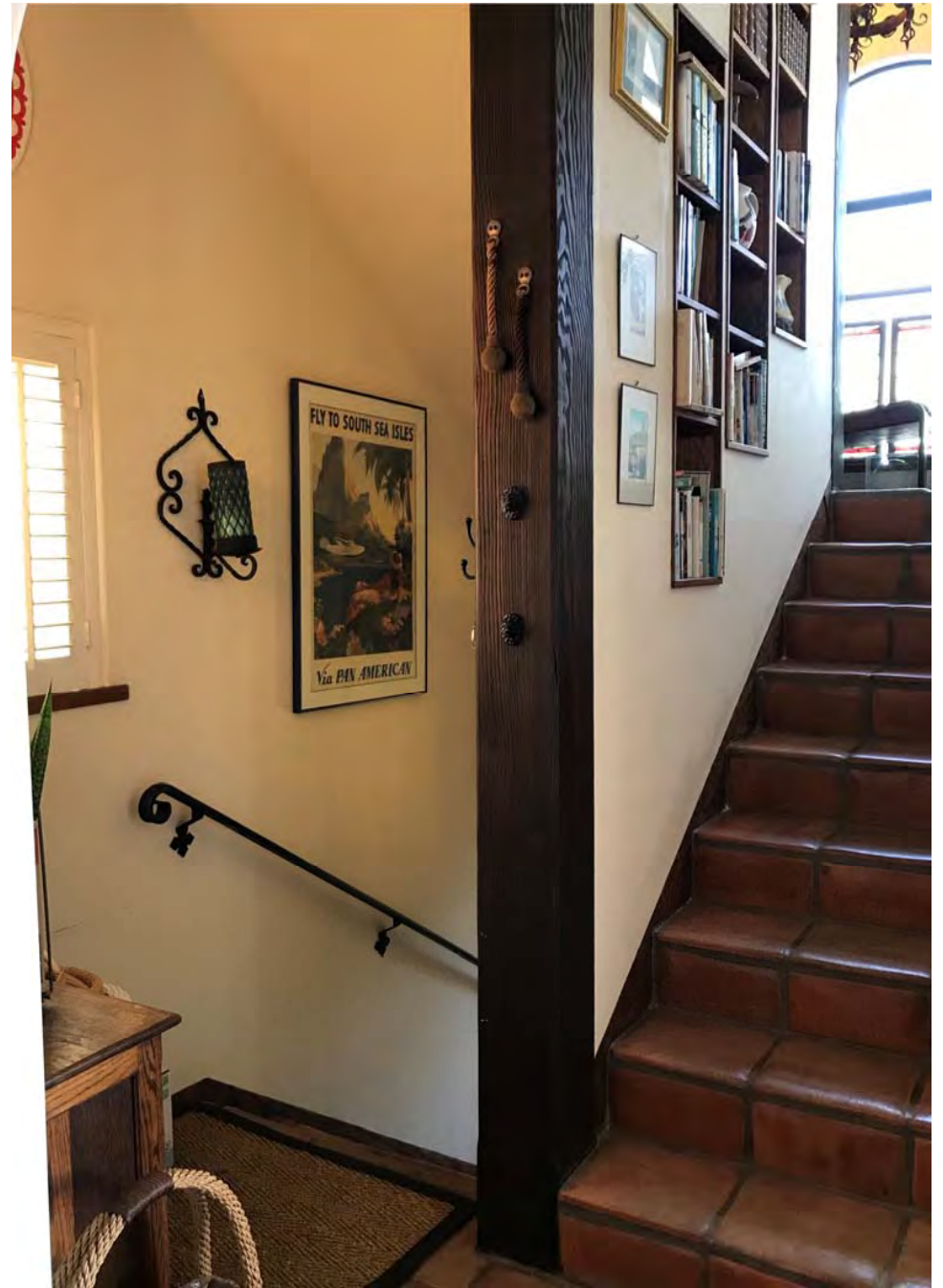












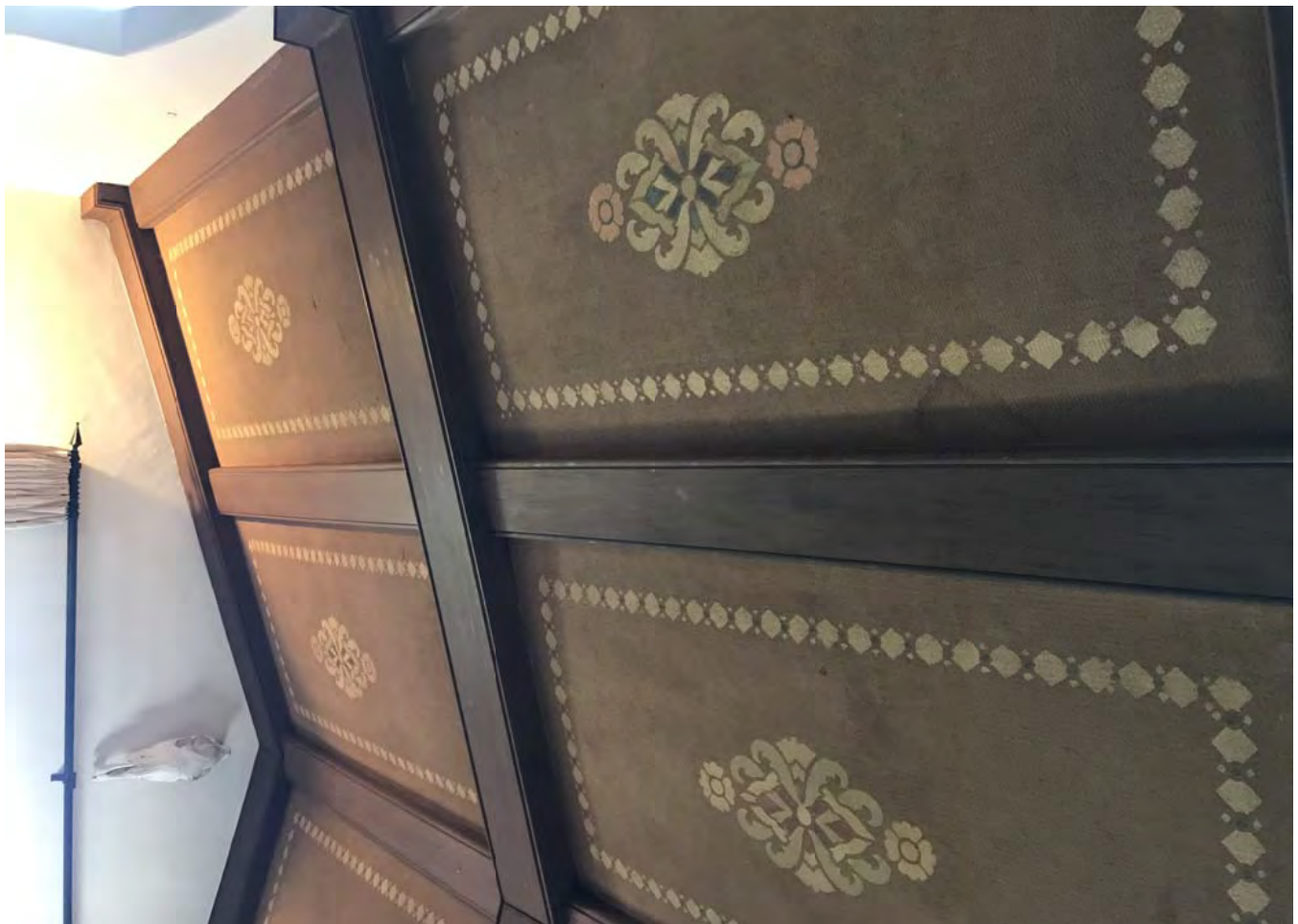
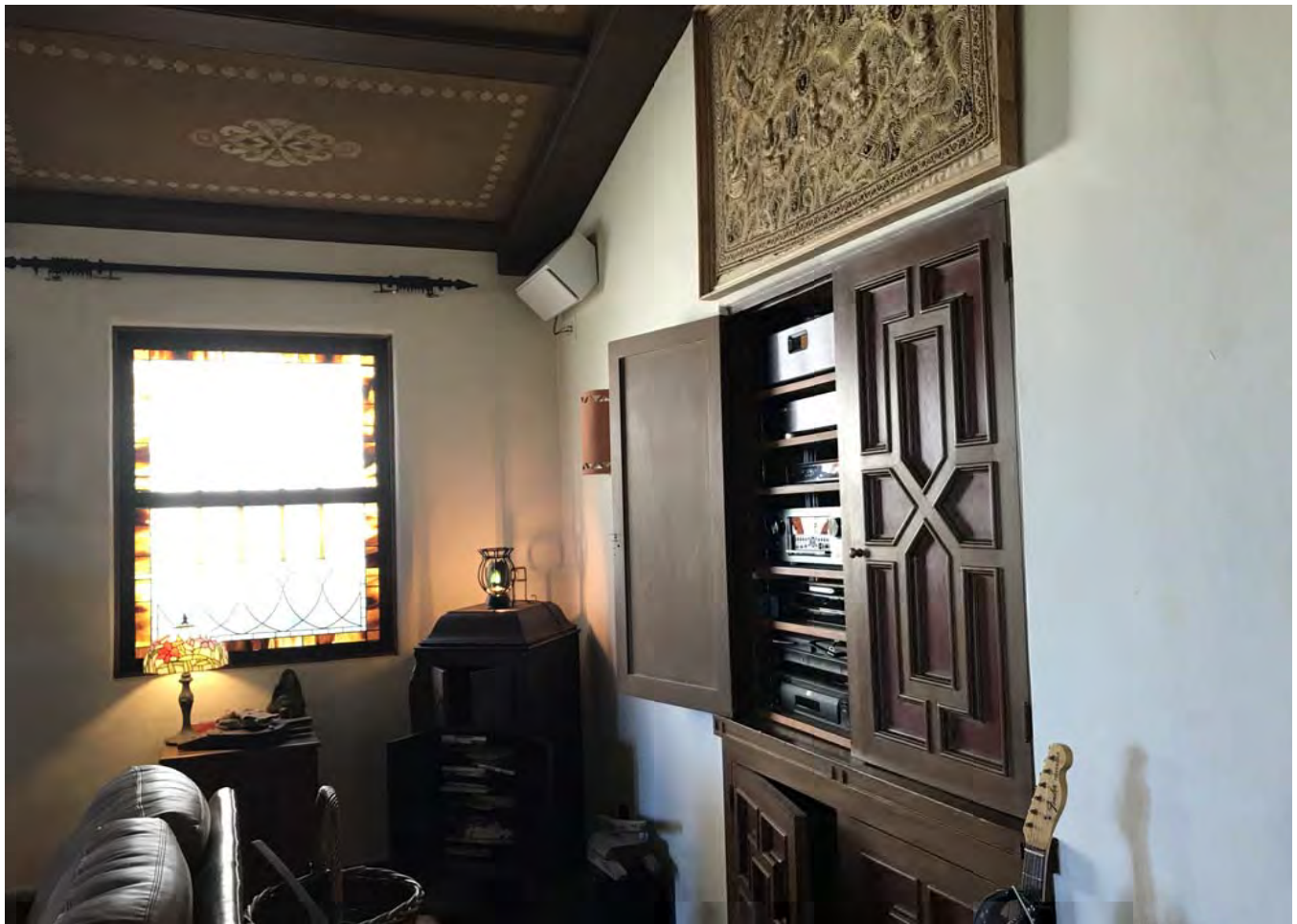


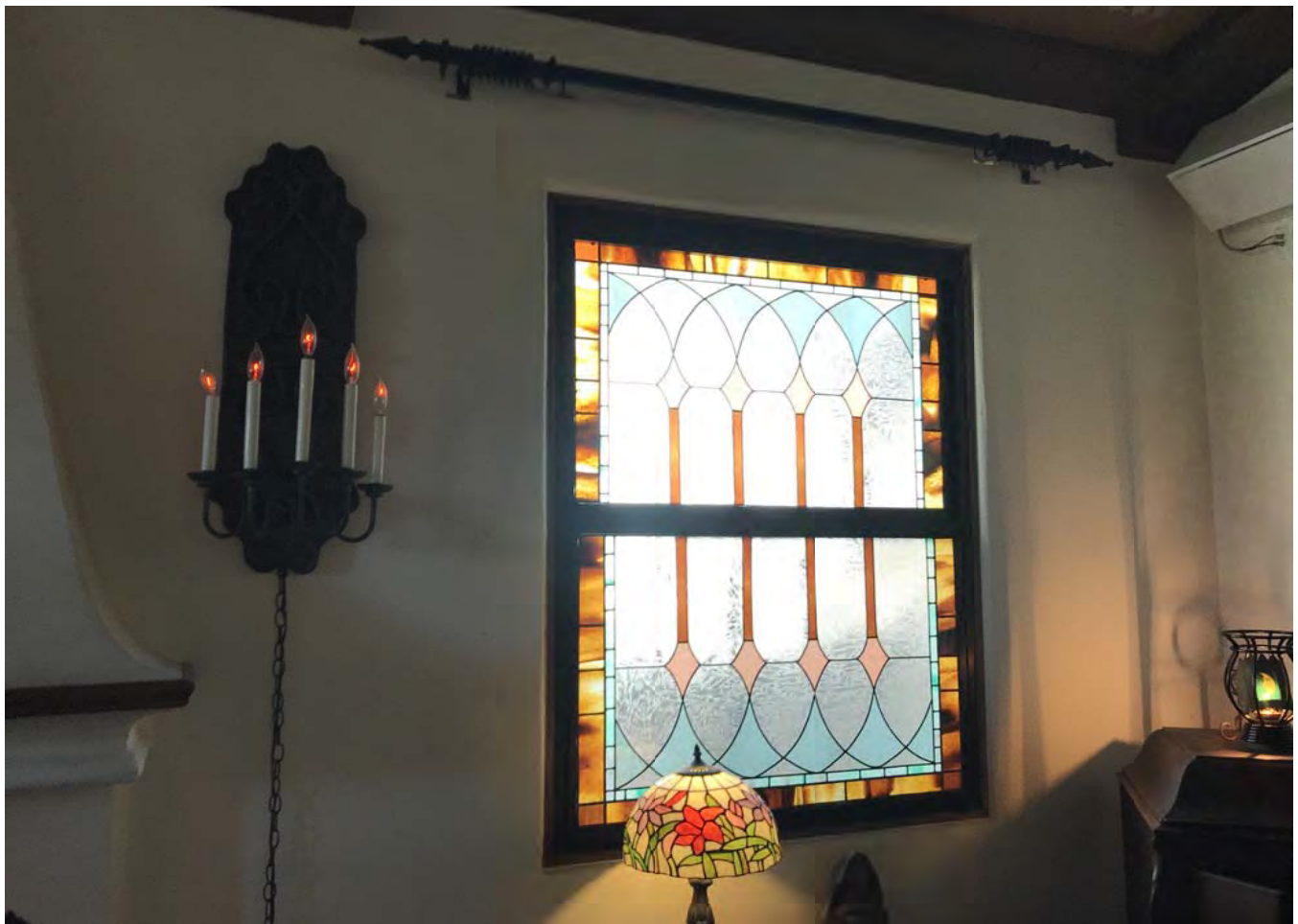






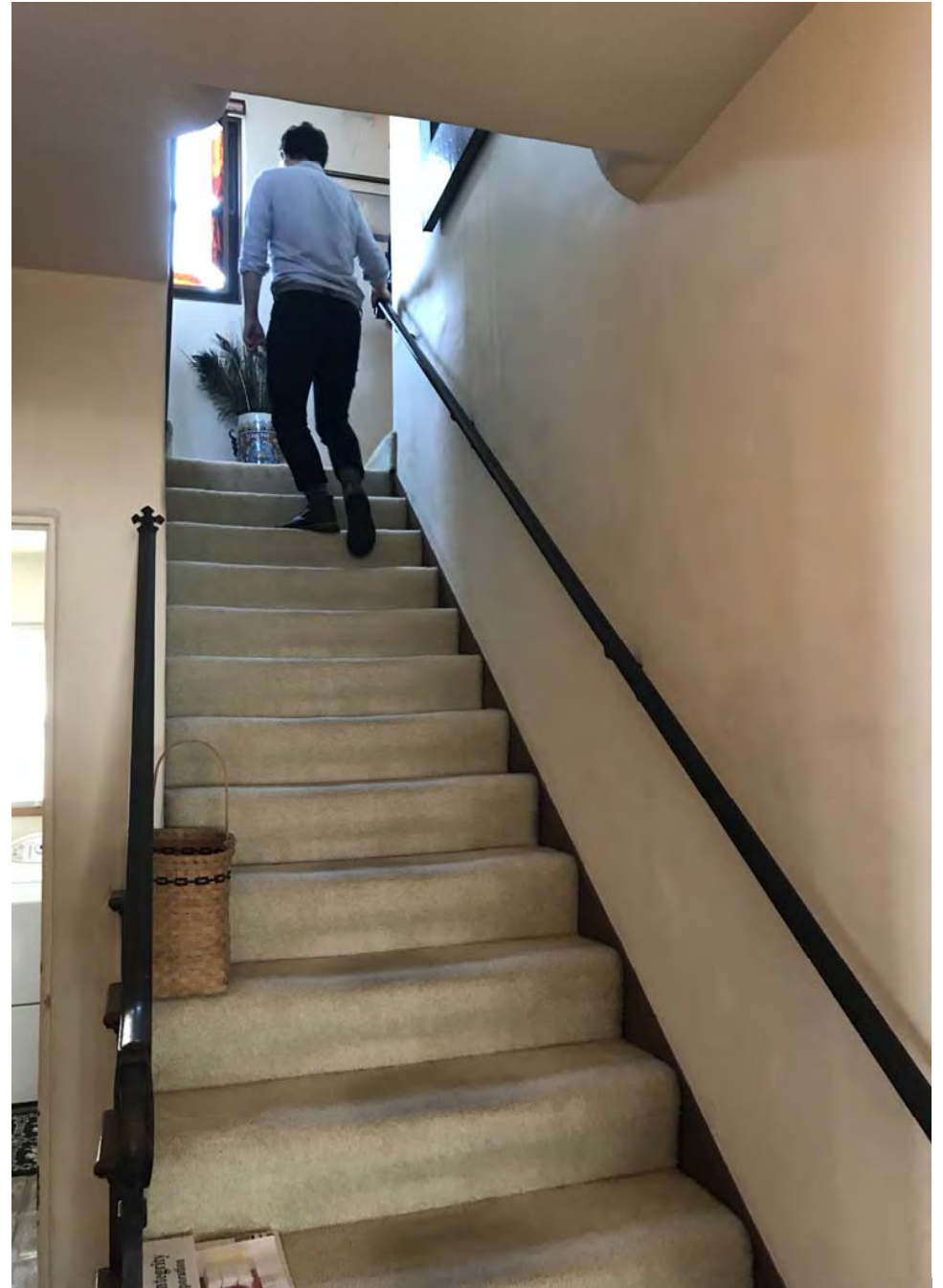


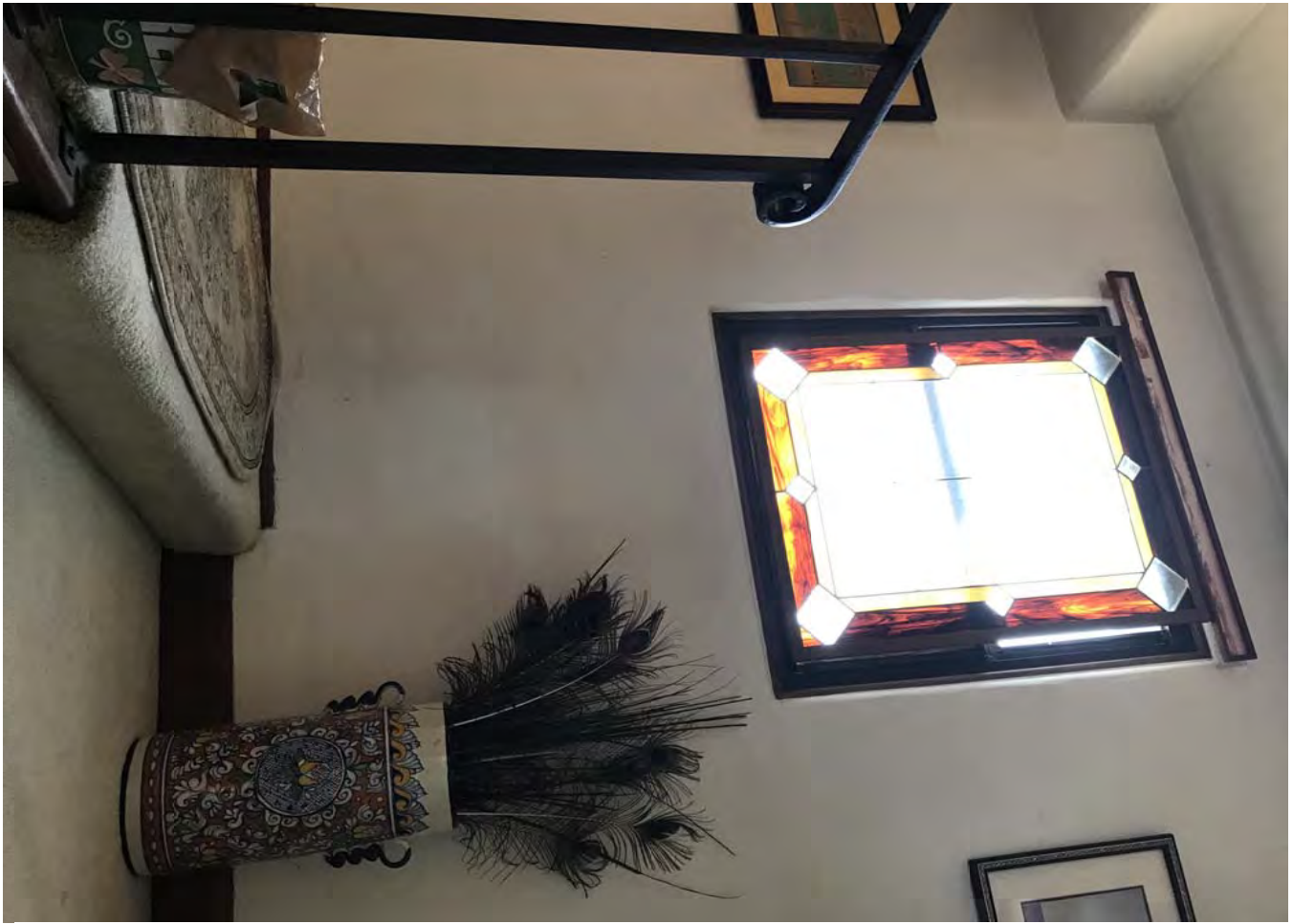
















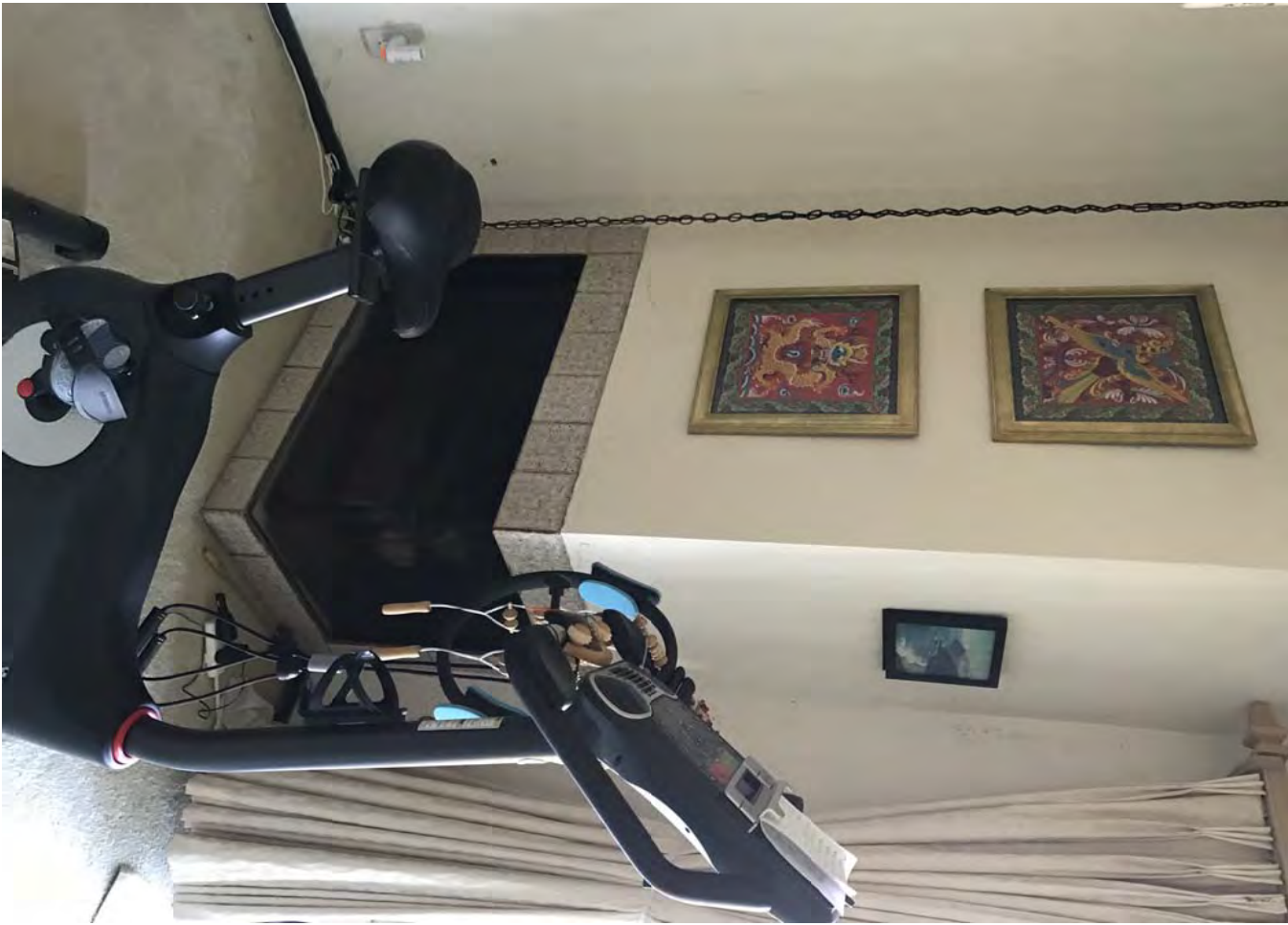




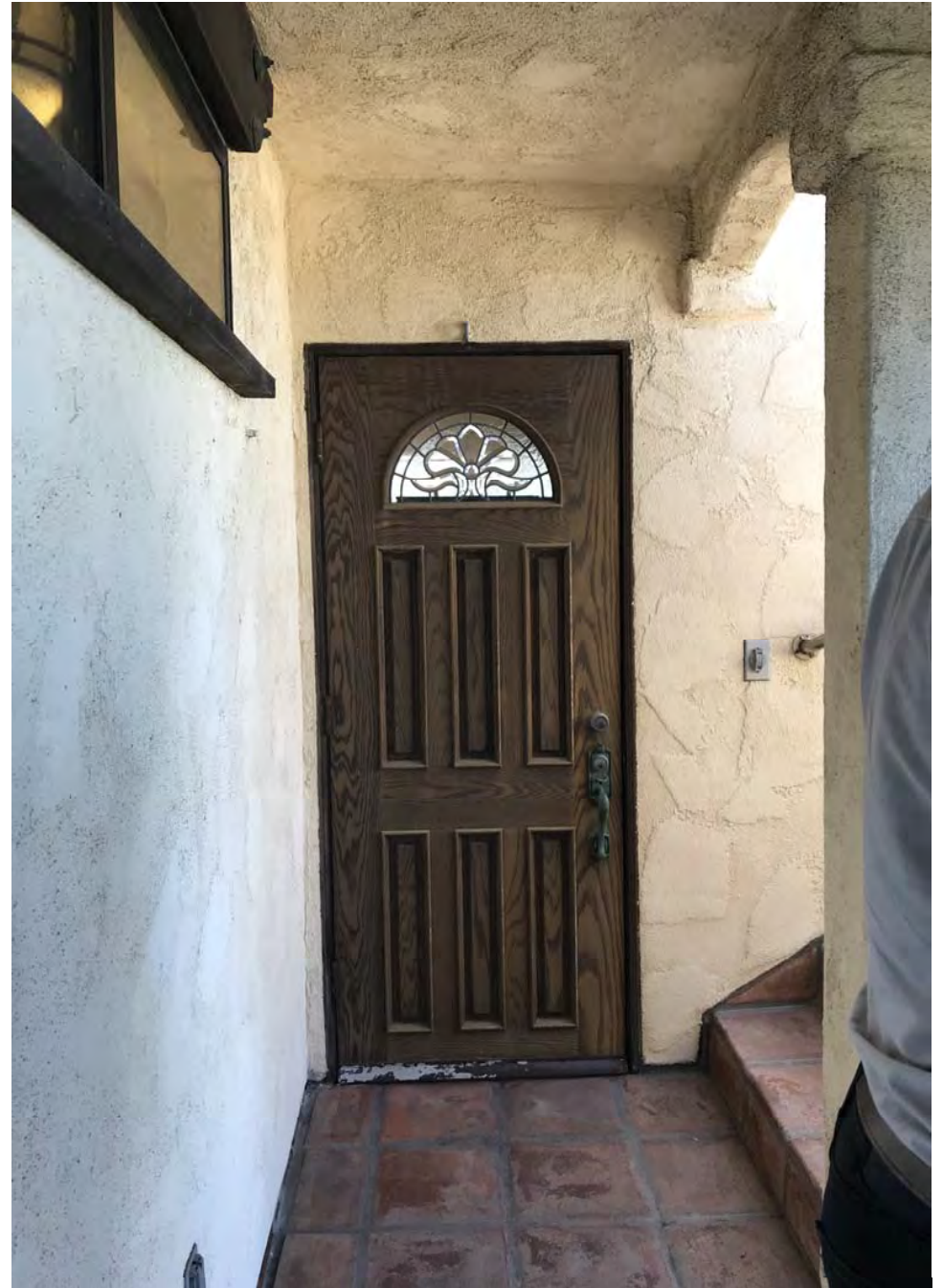




















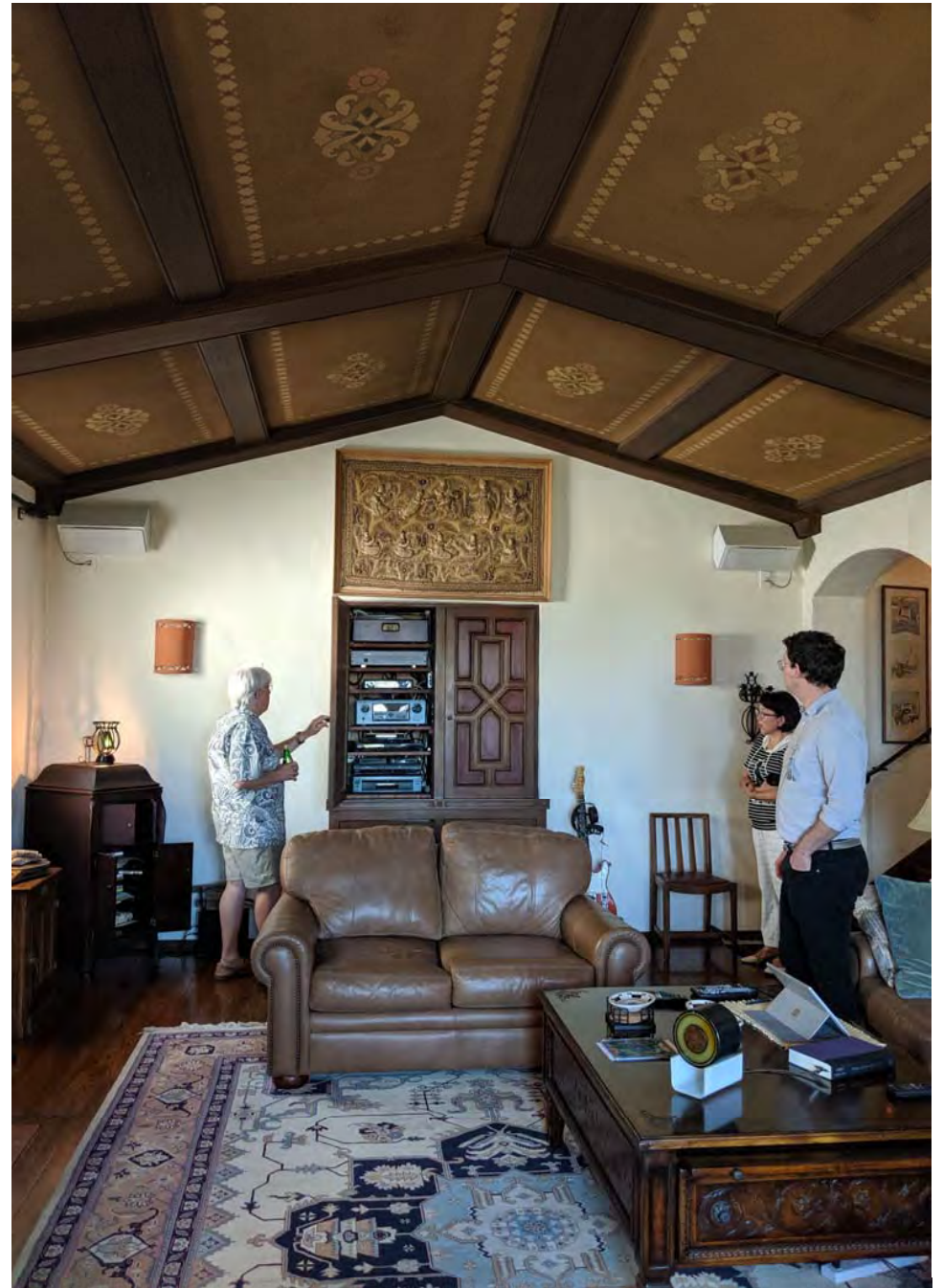






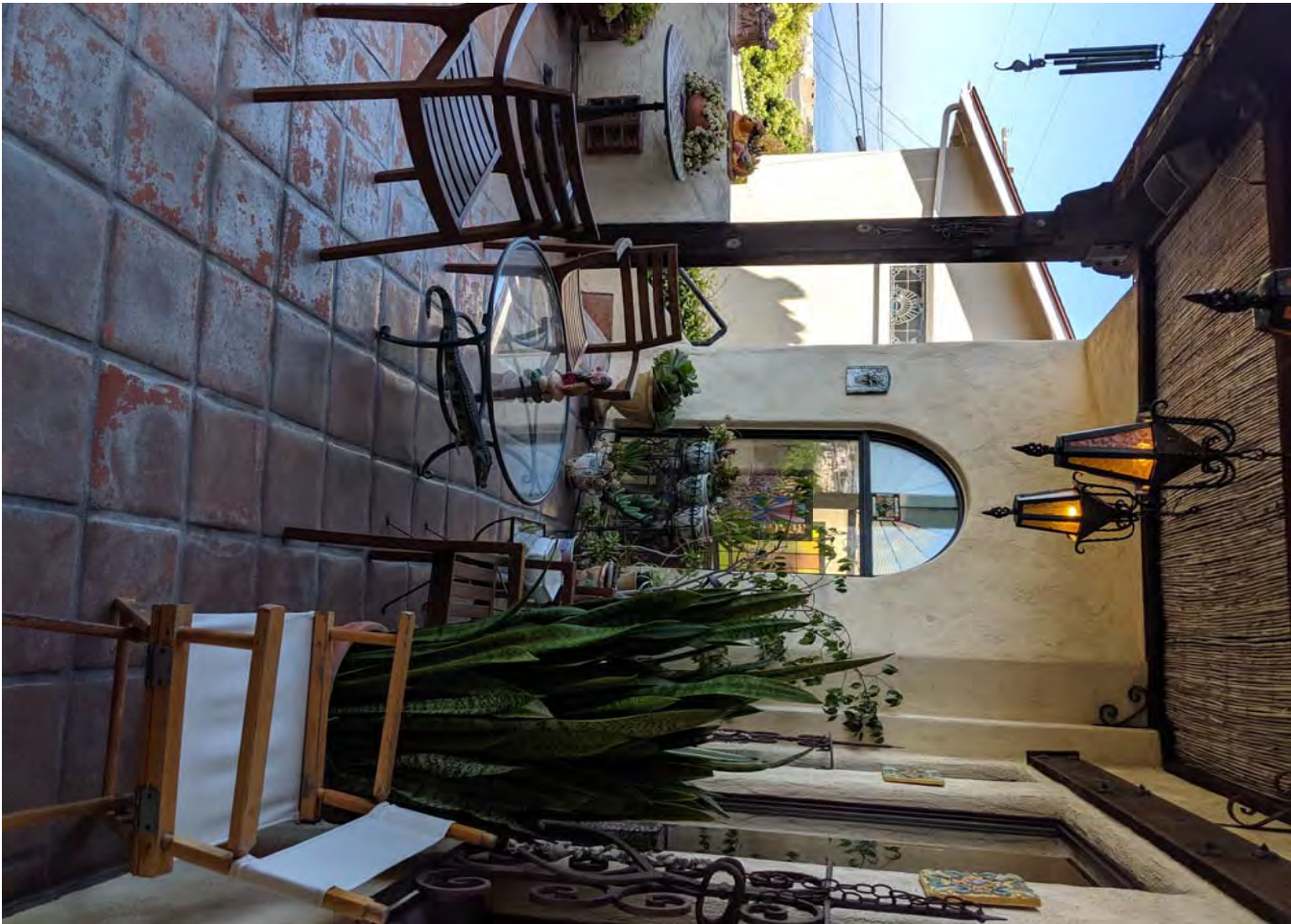


















DODD PLAYA DEL REY RESIDENCE

8207 South Delgany Avenue

CHC-2019-3111-HCM

ENV-2019-3112-CE

CATEGORICAL EXEMPTION

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 11
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PROJECT TITLE Dodd Playa Del Rey Residence	LOG REFERENCE ENV-2019-3112-CE CHC-2019-3111-HCM
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PROJECT LOCATION
8207 South Delgany Avenue, Los Angeles, CA 90293

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
Designation of the Dodd Playa Del Rey 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 847-3679	EXT.
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EXEMPT STATUS: (Check One)

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

Class 8 & 31 Category _____ (City CEQA Guidelines)

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

JUSTIFICATION FOR PROJECT EXEMPTION: Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the **Dodd Playa Del Rey 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 July 12, 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 _____

DODD PLAYA DEL REY RESIDENCE

8207 South Delgany Avenue

CHC-2019-3111-HCM

ENV-2019-3112-CE

UNDER CONSIDERATION STAFF RECOMMENDATION REPORT

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2019-3111-HCM
ENV-2019-3112-CE**

HEARING DATE: June 20, 2019
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 8207 South Delgany Avenue
Council District: 11 - Bonin
Community Plan Area: Westchester - Playa del Rey
Area Planning Commission: West Los Angeles
Neighborhood Council: Westchester/Playa del Rey
Legal Description: Tract 9809, Block 34, Lot 52

PROJECT: Historic-Cultural Monument Application for the
DODD PLAYA DEL REY RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

OWNER/APPLICANT: Thomas L. McMahon, Trustee of the Thomas L. McMahon Trust
8207 Delgany Avenue
Los Angeles, CA 90293

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, City Planning Associate
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The Dodd Playa del Rey Residence is a two-story single-family residence located on South Delgany Avenue between Rees Street and 83rd Street in the Playa del Rey neighborhood of Los Angeles. Built in 1930, the subject property was designed in the Spanish Colonial Revival architectural style by architect William James Dodd (1862-1930) for himself and his family.

Rectangular in plan, the subject property is of wood frame construction with textured stucco cladding and a cross-hipped roof with red clay tiles. The primary, northeast-facing elevation is asymmetrically composed with a one-story attached garage on the northern side. The centered primary entrance is recessed behind an arched opening and consists of a single glazed paneled door. Fenestration includes arched windows with non-original stained glass inserts, single-hung and fixed aluminum windows with decorative wrought iron grills and balconies. Interior features include hardwood floors, arched doorways, built-in cabinetry, decorative wrought iron sconces and railings, bathroom tilework, vaulted ceilings, and an original fireplace.

William James Dodd was born in 1862 and worked as an architect and designer in Louisville, Kentucky until relocating to Los Angeles in 1912. Dodd constructed a number of residential and commercial properties in the Los Angeles area, including the neighborhoods of Hancock Park, Playa del Rey, and Laughlin Park. Dodd notably worked with master architect Julia Morgan and J.M. Haenke on the design of the Herald-Examiner Building in 1915 (HCM #178). His design work also extended to functional and decorative glass and ceramics, furniture, home appliances, and literary illustration. Intended as his retirement home, the subject property represents one of Dodd's final residential designs. Dodd died in Los Angeles on June 14, 1930.

The subject property appears to have undergone some alterations over the years that include the replacement of the garage door in 1948; the addition of a master bedroom and bathroom on the second story and eight-foot extension to the chimney in 1968; three-story addition and deck in 1992; foundation work in 1992 and in 1996; the furring out of the wall at the second floor window above the garage and addition of a sloped roof at the parapet in 2009; and the installation of solar panels in 2015.

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.

DODD PLAYA DEL REY RESIDENCE

8207 South Delgany Avenue

CHC-2019-3111-HCM

ENV-2019-3112-CE

HISTORIC-CULTURAL MONUMENT APPLICATION

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



1. PROPERTY IDENTIFICATION

Proposed Monument Name: Dodd Playa del Rey Residence		Notable architect/builder	
Other Associated Names: Ivan Miller residence (President of Civic Union of Playa del Rey)			
Street Address: 8207 (8107) Delgany Avenue		Zip: 90293	Council District: 11
Range of Addresses on Property: 8207 (current); 8107 (original)		Community Name: Playa del Rey	
Assessor Parcel Number: 4115-004-017	Tract: 9809	Block: 34	Lot: 52
Identification cont'd: Case: 544894, Permit #3711, LA Architects Bldg, Assess. Books 273, 572, 677			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1930	<input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened? Private Development
Architect/Designer: William James Dodd, AIA	Contractor: Fritz Burns' Dickinson & Gillespie Corporation	
Original Use: Personal Residence/Retirement Home	Present Use: Residence	
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7) <input type="radio"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Spanish Colonial Revival		Stories: 2	Plan Shape: Rectangular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Wood	
CLADDING	Material: Stucco, textured	Material: Select	
ROOF	Type: Hipped, cross	Type: Flat	
	Material: Clay tile, rounded	Material: Rolled asphalt	
WINDOWS	Type: Single-hung	Type: Fixed	
	Material: Aluminum	Material: Aluminum	
ENTRY	Style: Recessed	Style: Centered	
DOOR	Type: Paneled, glazed	Type: Paneled, glazed	

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.	
1948	Garage Door and Basement Gravity Heater Work [See attached]
1955	Change of Address (8201 -> 8207) [See attached]
1968	Addition of Master Bedroom & Bath Upstairs; 11' x 42' Living Area over Existing Rear
	Permit No. and Year: WLA74746/68 [All documents attached.]
1992	Add 15' x 42' Foundation, Basement, Rumpus Room, and new Decks Above Existing Rear
	Permit No. and Year: 92WL03438 [All documents attached.]
1996	Foundation Earthquake Pier, Joist, T-Strap Fitting [See attached]
2015	Solar Install on upper flat roof. [See Attached]

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

<input type="checkbox"/> Listed in the National Register of Historic Places	
<input type="checkbox"/> Listed in the California Register of Historical Resources	
<input type="checkbox"/> Formally determined eligible for the National and/or California Registers	
<input type="checkbox"/> Located in an Historic Preservation Overlay Zone (HPOZ)	<input type="radio"/> Contributing feature <input type="radio"/> Non-contributing feature
<input type="checkbox"/> 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):	
<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	2. Is associated with the lives of historic personages important to national, state, city, or local history.
<input checked="" type="checkbox"/>	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: Thomas Lee McMahon TTEE		Company:	
Street Address: 8207 Delgany Avenue		City: Playa del Rey	State: CA
Zip: 90293	Phone Number: +1-310-822-2935	Email: TLM@DelRey.Com	

Property Owner

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

Name: Thomas Lee McMahon Trust		Company:	
Street Address: 8207 Delgany Avenue		City: Playa del Rey	State: CA
Zip: 90293	Phone Number: +1-310-822-2935	Email: TLM@DelRey.Com	

Nomination Preparer/Applicant's Representative

Name: Thomas Lee McMahon TTEE		Company:	
Street Address: 8207 Delgany Avenue		City: Playa del Rey	State: CA
Zip: 90293	Phone Number: +1-310-822-2935	Email: TLM@DelRey.Com	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Nomination Form | 5. <input checked="" type="checkbox"/> Copies of Primary/Secondary Documentation |
| 2. <input checked="" type="checkbox"/> Written Statements A and B | 6. <input checked="" type="checkbox"/> Copies of Building Permits for Major Alterations
(include first construction permits) |
| 3. <input checked="" type="checkbox"/> Bibliography | 7. <input checked="" type="checkbox"/> Additional, Contemporary Photos |
| 4. <input checked="" type="checkbox"/> 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. <input checked="" type="checkbox"/> Historical Photos |
| | 9. <input checked="" type="checkbox"/> Zimas Parcel Report for all Nominated Parcels
(including map) |

10. RELEASE

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

<input checked="" type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input checked="" type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Thomas Lee McMahon
Name:

April 19th, 2019
Date:


Signature:

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

2. Written Statement A - Proposed Monument Description

Two story Spanish Colonial Revival designed by Master Architect William J. Dodd in the last years of his career for his personal residence in Playa del Rey, built February 1930. The design exhibits the characteristic picturesquely arranged masses, a street elevation to be viewed from multiple perspectives, with asymmetric bulk, highlighting its three dimensional nature.

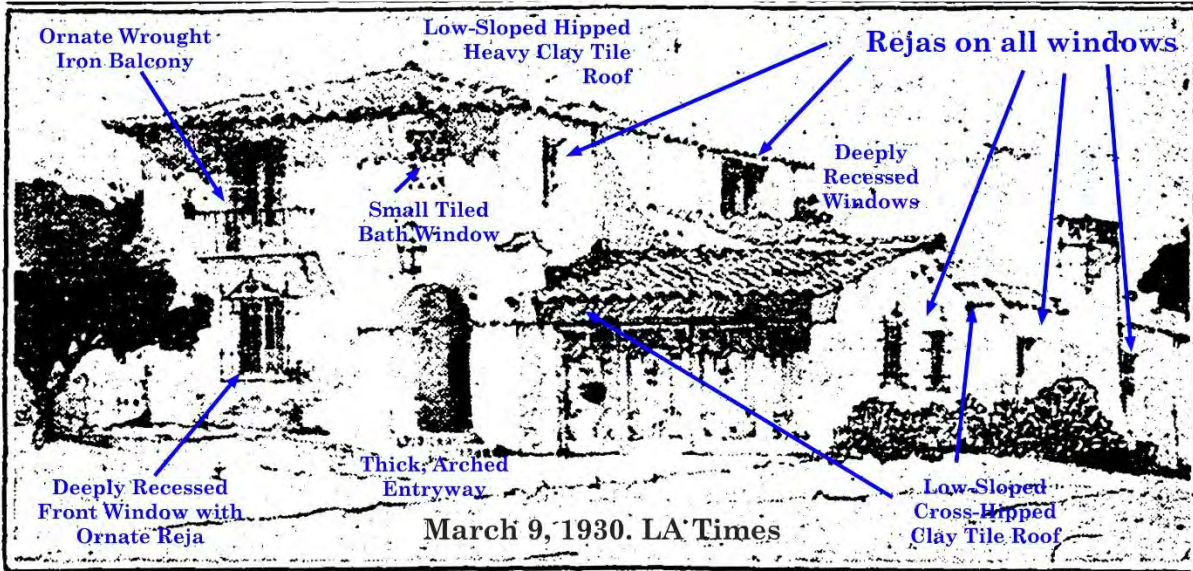
March 9, 1930 - Los Angeles Times; “The Dodd Home contains three bedrooms, living-room, large dining-room, combination breakfast and serving room, and kitchen. It is situated on sloping ground and overlooks the ocean.”

March 9, 2019: Four-bedroom, four bath, office, sunken living room, dining room, kitchen atrium, attached garage, partial basement. Hilltop location on sloping lot facing Santa Monica bay, Point Dume, and a vista of the Santa Monica Mountains in the rear. Views of Los Angeles and the San Gabriel Mountains from the front, east-facing rooms. Innovative 18 panel 16.2 kW hidden solar system for renewable energy without compromising style or the Spanish Colonial Revial architectural integrity. Solar engineering design unique to this home.

2018 photo matching historic photos angle - 8207 Delgany Avenue, Playa del Rey, CA 90293:



Historic photos – a) LA Times March 1930, b) Sharon Miller Williams 1958 [Granddaughter Playa del Rey Civic Union President Ivan Miller, owner & resident 1958-1966]:



“Future Home of W.J. Dodd. Construction work has been started on a seven-room Spanish-style home for W.J. Dodd, architect, at Playa del Rey, according to V.L. Gentry, manager for the Dickinson & Gillespie Corporation, developers of the project, who reports plans complete for fifteen additional residences and building work progress on either others. The Dodd Home contains three bedrooms, living-room, large dining-room, combination breakfast and serving room, and kitchen. It is situated on sloping ground and overlooks the ocean.”



“The last time I saw that house my grandfather, Ivan Miller, was dying of cancer and I was 9 years old. I had no idea was or even the name of the street, but when I looked up from the highway below I knew I was there. I saw that window where I stood as a child and looked down at the ocean and the patio below. I enclosed a picture from my family album that I thought you might enjoy. The house is still basically the same, but when I was there, there weren’t many houses on the hill, and when I was young it seemed his was at the very top.”

The original structure is classic tile-covered cross-hipped; the left half and rear being two stories, and the front right occupied by a one-story attached garage. The picturesquely arranged masses of the street-facing contemporary elevation is now L-shaped cross-hipped with traditional parapet and clay tile attic vents. The L-Shape front Hip is full, the rear is pseudo hipped with a flat roof hidden behind the sloped Hip/parapet. Terracotta attic vents are under all of the protruding hip rafters. The hidden solar panels cannot be seen from any direction, including street and neighbor views.

The upstairs street-facing second story bedroom (original Master Bedroom) has paired French style doors opening out onto an ornate Spanish Colonial design wrought iron balcony.



The second story rear of the “L” (new Master Bedroom) over the rear of the garage has a large front-facing and deeply inset window with wrought ironwork rejas. The second floor Office and bathroom (one of the original bedrooms and shared Master Bath of original) is situated in the corner of the “L” with protruding hip rafters and terracotta attic vents above.

A large, deeply inset, four-bay window looks out from the north elevation of the second floor Office, over the rear of the ground floor garage. Three corbeled stiles/posts of Dodd design support the lintel over these windows. Both the eleven-foot-wide, one-foot deep copper sill and the stiles/posts and corbels were restored and replaced:

2nd Story Bedroom Window Posts & Corbels for Restoration



As with every home built during development of Palisades del Rey and Surfridge, Dodd kept with the Dickinson & Gillespie criteria that “every home has a Spanish-style red tile roof and ornate tile work and featured an exterior and interior layout to enhance each home’s particular view. Home exteriors were required to be brick, stone or stucco.”

The building retains the heavy original clay tile (*), copper gutters and downspouts, ironwork, and deeply inset windows are visible from the street. A thick arch in the front elevation leads to a small covered, tiled patio and the actual front door. The copper lantern over the arch is original; the purple glass cylindrical globe retains the 1930 street number (“8107”, changed to 8207 September 13th, 1955).

The homes built by Dickinson and Gillespie in the development of Palisades del Rey and Surfridge used roughly screened local beach and dune sand for both the concrete foundations and the exterior stucco mix. This was to save cost over hauling by rail or truck to this then-relatively remote location. Use of local sand and manual application gave the stucco a more interesting texture and surface variance than that of the grit-finish billiard-table flat stucco used on modern homes and apartment buildings.



It was also used for the heavily-sanded mix in the driveway pan and 20s-era curb cuts in the Dodd house.



The same is true of the interior plaster work. In some places the combination of button board, beach sand-laden scratch coat and finish coat plaster totals almost one inch thick. A long-lost art, labor-intensive, and prohibitively expensive now.

It was very difficult to totally match the old stucco and plasterwork during the recent renovations & restorations. Both the source of materials and the skill of manual stucco/plaster application and layup are limited or not available. Recent work accomplished a highly satisfactory match.

The rear second story 1968 addition was re-engineered in the early 1992 to remedy incongruent architectural details in a prior owner's addition relative to the original Dodd design and intent. Identical roof rafters and heavy clay Spanish tiles were added, along with matching attic roof vents, an 8" deep recessed window, hand-laid stucco, no sharp corner beads (this employed bullnose corners) and matching custom-fabricated wrought iron. Engineering with an eye toward architectural integrity in this subsequent renovation was paramount.

The south elevation is relatively unremarkable, austere, and characteristic of the era. Two-story hand laid up expanse of heavy stucco with bullnose corners on all sides, softening the impact of the large, imposing, face. This is the sun-facing elevation with little or no view in that direction.

(*) - Original heavy clay Spanish tile is on all of the original main structure. The owner had all tiles removed for replacement of the original tar paper with two layers of new membrane underlayment material. All of the original clay tiles were carefully replaced, modulo a small amount of breakage. Replacements were located in salvage yards around Los Angeles specializing in Spanish Colonial home demolition.

All roof, deck, and window flashing has been replaced with 20-ounce copper fabricated to fit the building. This is notable in the base of the north facing second floor deeply-inset windows where an eleven-foot section of a wide copper exterior sill was replaced. Copper rain gutter, 20-ounce, is at the perimeter all clay tile roof sections, with copper downspouts, all patinaed by the proximity to the marine environment. Original rafter beams sticking out under all of the eaves.

Some of the ironwork was refabricated over the years by a local foundry that specializes in forge-wrought, bent and hammered iron. The new iron matches Dodd's original designs & weight. A hand-wrought railing was added to the long interior stairway up to the second floor for safety purposes.

The north elevation has the original chimney, raised approximately 8 feet during the October 30th, 1968 rear second story bedroom and bath addition.

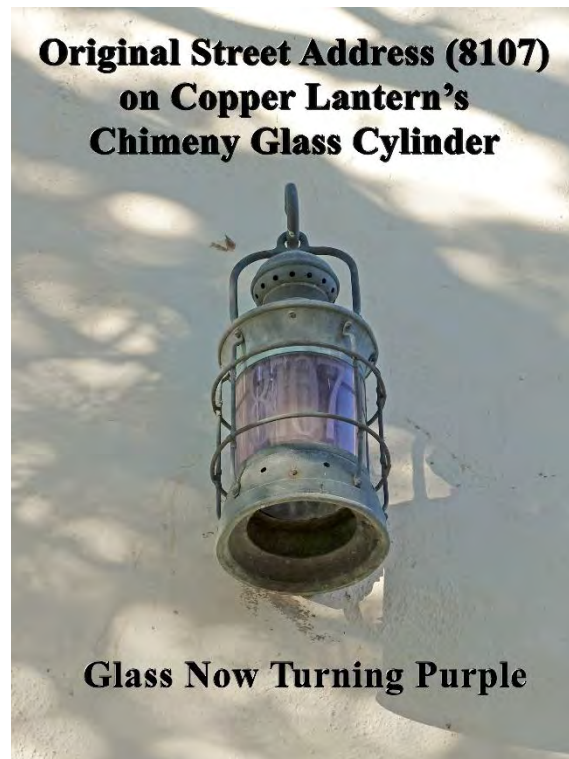
The wooden deck and railings in the rear have been replaced (1992) due to severe rot and termite damage. A tiled deck with matching beams and corbels above was added, as was another below-grade room underneath. A 30 foot Japanese copper rain chain from the gutter was added.

The second story rear balcony was replaced (1992) for similar reasons. A tile, covered gallery now spans the rear of the building and covers the new patio below. Heavy beams, rafters, and matching corbels were used throughout. See photographs end of this section (*).

Entrance begins through a 23” thick stucco arch with shoulder high tile insert collar and banding into a covered entry patio facing a large oak door. The oak door and all of its hardware and ironwork is original. It is inset into a 17-inch-thick wall at the rear of the covered entryway.



Lantern over entry arch.



From the solid brass threshold, entering the foyer, Dodd provided a view straight through a series of arches into the core of the home, a landing to the second floor (L) and sunken living room (R) staircases, through the dining room, and then the rear window to the outside beyond.



Twelve 26" by 26" hand-painted ceiling frescoes inset into the coffered foyer ceiling. The frescoes are rough, and were apparently painted on coarse scratch coat plaster. (See photographs Sections 7 & 8.)

Four of twelve panels shown:



Turning right, the living room is four hardwood steps down from the entry landing. Twelve large 78" by 40" hand-stenciled panels are inset into the eleven-foot-high Vaulted/Cathedral wood

beamed ceiling. The panel composition exhibits a canvas-like texture; the panels are approximately one inch thick. Panel material is unknown. (See additional photographs Section 7 & 8.)



The living room's fireplace in the north wall has a chest-high hearth, with original iron grill and screen. Dodd designed graceful stucco curves up over the fireplace to enter the vaulted ceiling

above. The house originally had no heat other than the fireplace in this room. A cast iron heating grate matching the other ironwork was later installed in the bottom of the south wall.

At the west end of the living room a large opening steps up over original Malibu tile to a new atrium and sunroom.



The room extends down to a story below and up two stories to the floor of the balcony above, bringing the total height of the atrium to approximately 26 feet. Four arched windows provide a view of the back yard and part of Santa Monica bay. These windows are topped with ribbed glass arches and 100-year-old stained glass inserts brought from Cornwall, England, by Bernice McMahon, the current owner's mother.

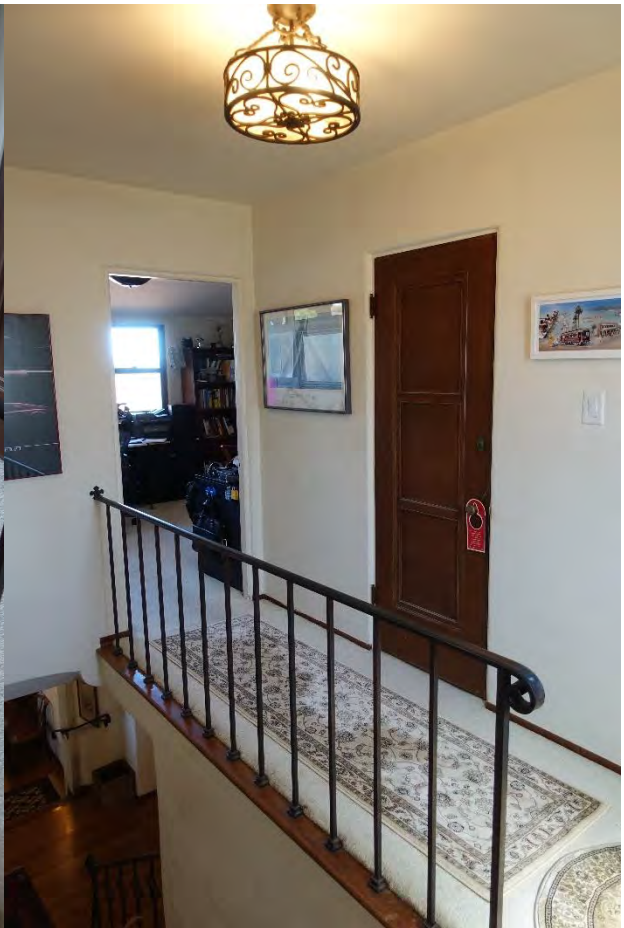


The rooms of the original structure have typical 20's era 2" quarter-sawn original oak floors throughout, however, the dining and living room areas have a notably different peg and groove style that could be a later update. Strangely, these parts of the floors match exactly the other Dodd house on Rees Street in Playa del Rey, and in just those same rooms. It would be extremely unusual for two different homeowners to replace those parts of their floors with the same style at the same time. This leads one to believe that these are, in fact, original as well.

Oak baseboards are all intact and have been refinished to match the floors. The dining room and bedrooms all have crown molding, unfortunately painted. A faux finish was applied in the dining

room molding in a successful attempt to bring it back to the original wood appearance, approximating the finish of the built-in cabinetry. The cabinetry is a unique Dodd art-deco theme with oxblood and dark teal insets. It has never been refinished and has held up well over the years. This is also true of the deeply recessed telephone alcove shelf and cabinet. (See photos Nomination Section 7.)





Dodd's ironwork continues throughout the house, down to the living room and up to the second floor.



The original mullion windows have been replaced with dual-glazed thermally efficient and Low-E inserts, with block frame or single hung as appropriate. Special attention was given to the south (LAX-facing) wall of the home, with laminated acoustic glass installed. With the newer generation of fuel-efficient aircraft engines noise is no longer an issue. These windows may thus be replaced with more aesthetically pleasing and architecturally accurate designs in the future.

The two original gravity heaters in the partial basement eventually rusted out in the salt air of the location to the point where they were no longer serviceable. They were replaced in the early 1990s by a new forced air system. The crawlspace and wall ducting were re-engineered such that the original cast iron registers could be retained. No plaster work was required. The house has no air conditioning, nor is it required in this Playa del Rey location. Prevailing ocean breezes cool the house through the summer season. A new cast iron grate, fabricated to match the others, along with the appropriate ducting, was installed in the living room which, except for the fireplace, had never enjoyed any other source of warmth. All exterior hardware is copper, brass, bronze, or stainless if required. Engineering design life intent is another 50 years or more.

The interior walls of much of the home are 8 to 16 inches thick, with two rows of 2x4 or 2x6 studs and a large air space between. Dodd's thick wall design had inherent passive convective natural cooling from the crawlspace to the attic, however some of these wall voids have since been filled with blown-in fire-retardant cellulose insulation.

This house has been completely re-plumbed with Schedule/Type L copper in the late 1980s. No major plasterwork was required as this two-year undertaking benefitted from Dodd's use of thick double-studded walls with large stud bays in-between. These same, large stud bays enabled the whole house to be equipped with hardwired copper Internet cables and a generous supply of RJ-45 jacks in most rooms. Similarly, professional grade audio and UHDTV audio, video, home security and monitoring cabling was run throughout, converging on a profession patch bay and distribution blocks in a garage utility cabinet. A second video sub panel was added in the attic over the living room. The house enjoys 7 channels of 2.4 GHz and 5.0 GHz Wi-Fi.

Dodd equipped two bathrooms with large, enclosed, tiled shower rooms. The home has two separate, unconnected, attic areas – one over the garage and living room areas and one over the master bedroom and bath in the original structure. Earthquake foundation engineering, pier fasteners, post-to-beam T-Straps, and shear work was performed in 1996. The main gas line was replaced in 2007 and a seismic gas shutoff valve was installed. Additional interior and rear elevation photographs Section XYZ.

This property has a comparatively low FAR (Floor Area Ratio) compared with other newly renovated properties on the same street and neighborhood. Some are 30-40% higher. This makes it a prime target for developers who would wish capitalize on location, view, and the demographic makeup of the locale. Several other Palisades del Rey era homes have fallen to historically and culturally ignorant development companies in the last decade.

Discussions are underway for removal of the utilities' poles and undergrounding the wiring.

Additional photos - West-facing, Rear Gallery, Balcony, and Deck of the Dodd Playa del Rey Residence. Upper bath & shower. Basement door. Telephone alcove:







Telephone Alcove - Wiring still functional



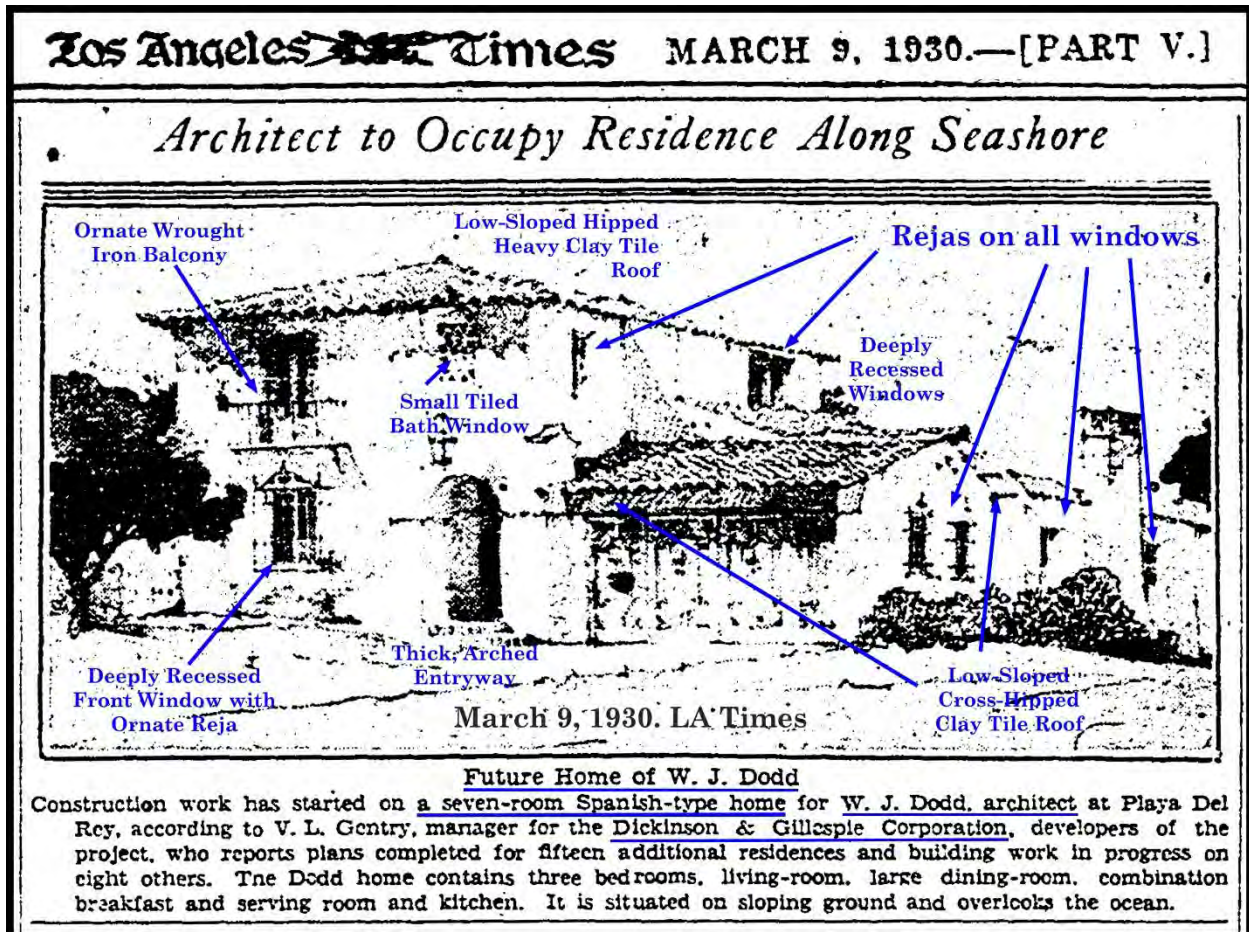


2. Written Statement B - Statement of Significance

“Dodd Playa del Rey Residence”

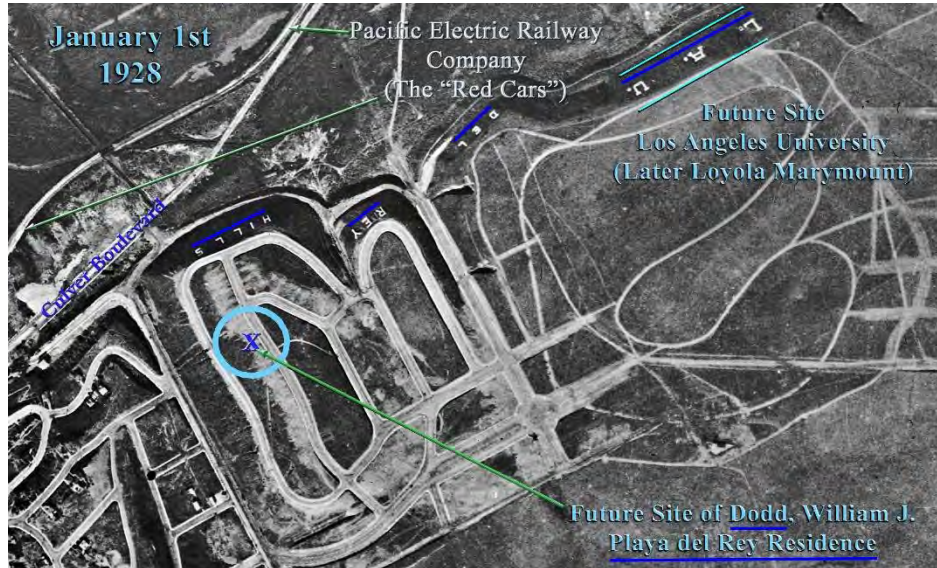
William J. Dodd, Master Architect, and his wife Ione Estes Dodd, purchased 12 parcels in the Del Rey Hills from Fritz Burns and the Dickinson & Gillespie Company [HCM #955] on February 1, 1928. Only two homes were built before Dodd’s death (***) on June 14, 1930 [Death certificates Section 5]. One of those two homes is the subject of this Nomination.

This particular home’s lot had the commanding view of the Santa Monica Bay, the SM Mountains, Mount Wilson and the San Gabriel Mountains, with another view of Catalina off to the left. It is situated at the top of the hill, one-half mile back from the Bay, at an elevation of 130 feet above sea level. The building permit for the Dodd Playa del Rey Residence was issued February 20th, 1930, just four months before he died. [Building Permits and Alterations Section 6.]



March 9, 1930 Los Angeles Times; Times Caption: “*Future Home of W.J. Dodd. Construction work has been started on a seven-room Spanish-style home for W.J. Dodd, architect, at Playa del Rey, according to V.L. Gentry, manager for the Dickinson & Gillespie Corporation, developers of the project, who reports plans complete for fifteen additional residences and building work progress on eight others. The Dodd Home contains three bedrooms, living-room, large dining-room, combination breakfast and serving room, and kitchen. It is situated on sloping ground and overlooks the ocean.*”

There was no Marina del Rey, there was no LAX. This was a lonely and desolate area, far from downtown Los Angeles, for the most part only accessible via the Pacific Electric Railway line (Red Cars) to Playa del Rey Station/Depot at the Dickinson and Gillespie ["D&G"] Building just left of this aerial photo. D&G were the contractors for the Dodd Playa del Rey Residence; [CHC-2008-4984-HCM] See Historical Photos Section 8.



While contemporary with the development of Palisades del Rey itself, Dodd and Burns choose this adjacent hilltop **Del Rey Hills** location to begin their specific work in parallel. The Dodd Playa del Rey Residence and its large walled yard can be seen in this 1931 aerial photo:



The Dodd 8252 Rees Street home faces north east and had a view of downtown Los Angeles at the time. There is no known record of Dodd's architectural plans for the other ten lots.



396 9497

Recorder's Printed Form 113 E

0 - - - 0

GRANT DEED

Title Guarantee and Trust Company, a corporation organized under the laws of the State of California, and having its principal place of business in the City of Los Angeles County of Los Angeles, State of California, in consideration of Ten Dollars (\$10.00) to it in hand paid, the receipt of which is hereby acknowledged, does hereby Grant to: William J. Dodd, a married man, All that real property situate in the City of Los Angeles County of Los Angeles, State of California, and particularly described as follows:

Lots Thirty-one (31), Thirty-two (32), Thirty-three(33), Thirty-four (34), Thirty-five (35), Forty (40), Forty-one (41) and Forty-two (42), in Block Thirty-three (33), and Lots Forty-seven (47), Forty-nine (49), Fifty (50) and Fifty-two (52), in Block Thirty-four (34), Tract No. 9809, as per map recorded in Book 145, Pages 91 to 96, both inclusive, of Maps, in the office of the County Recorder of said County.

Subject to second installment of taxes for the fiscal year 1929-1930. Subject to any and all municipal liens and assessments. Subject to conditions, restrictions, reservations and rights of way of record. This conveyance is made and accepted, and said realty is hereby granted subject to each and every easement, condition, restriction reservation and covenant contained in the Declaration of Establishment of Conditions and Restrictions executed by Title Guarantee and Trust Company as overlaid January 31,

9497 397

1928, recorded February 1, 1928, in Book 7821, at page 74, of "official Records" of said County, whereby the provisions, easements, conditions, restrictions, reservations

Assessor Parcel Number: 4115-004-017 Tract: 9809

Assessor Books:
 Book 572 pp. 18, 206
 Book 273 pps. 2, 15-20

Block 34, Lot 52						
Value	ck.	Value	ck.	Value	ck.	Value
1928		1929		1930	*	1931
\$750		\$750		\$680		\$680

Gustave E. Nelson
William J. Dodd Sec Trust Natl Bk
Martin Peterson 10-29-30

Market Crash of 1929

All Applications Must be Filled Out by Applicant

Bldg. Form 3

PLANS AND SPECIFICATIONS and other data must also be filed

BUILDING DIVISION

2

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Frame Buildings

CLASS "D"

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

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

TAKE TO ROOM No. 248 (2ND FLOOR) CITY CLERK PLEASE VERIFY	Lot No. <u>52</u>	Block <u>34</u>
	(Description of Property)	
TAKE TO ROOM No. 5 (MAIN ST. FLOOR) ENGINEER PLEASE VERIFY	District No. <u>41A</u>	M. B. Page <u>14A</u> F. B. Page <u>DELGANY</u>
	No. <u>807</u>	Street <u>Delgany Ave</u>
(Location of Job)		
<u>Block Zilata & Zilata</u>		

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Dwelling No. of Rooms 7 No. of Families 2
- Owner's name W. D. Dodd Phone
- Owner's address 606 Architects Bldg
- Architect's name W. D. Dodd Phone MU 3222
- Contractor's name W. E. Judkins Phone MO 12514
- Contractor's address 2025 N Alexandria Ave
- VALUATION OF PROPOSED WORK {including all Material, Labor, Finishing Equip-ment and Appliances in Completed Building} \$ 8500.00
- Is there any existing building or permit for a building on lot? No How Used?
- Size of proposed building 41-0 x 42 Height to highest point 24-0 feet
- Number of Stories in height 2 Character of ground Sandy loam
- Material of foundation Concrete Size of footings 12 x 8 Size of wall 8 Depth below ground 12
- Material of chimneys Brick Number of Inlets to flue 1 Interior size of flues 12 x 16
- Material of exterior walls Frame & Stucco
- Give sizes of following materials: REDWOOD MUDDSILLS 2 x 6 Girders 4 x 6 EXTERIOR studs 2 x 6 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing Studs 2 x 4 Ceiling joists 2 x 4 Roof Rafters 2 x 6 FIRST FLOOR JOISTS 2 x 6 Second floor joists 2 x 10 Specify material of roof Tile 2/2/12
- Will all provisions of State Housing Act be Complied with? Yes
- Will all lathing and plastering Comply with Ordinance? 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) W. E. Judkins (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY		
PERMIT NO. <u>3711</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>Hastings</u> Plan Examiner	Application checked and found O. K. <u>2/20/30</u> <u>Zilata</u> Clerk



2-20 house 1875

Fritz Burns owned the twelve William James Dodd parcels both prior to Dodd’s acquisition, and again at various point in time after Dodd’s death (from 1948 through 1957). Noted civic leader, **Ivan Miller**, President of Civic Union of Playa del Rey owned and resided in the home from 1958 to 1966. Sharon (Miller) Williams (Granddaughter) notes in a letter to the current owner of the Dodd residence: “He was a very well-known attorney, and was best known for his contributions in making Marina del Rey project a reality.” [See Ivan Miller Plaque and Letters Section 5.]

LA County Assessor Data - Limit of Online Records

#	Doc Type	CI	Rec Date	Doc ID	1st Party	2nd Party	Legal	Remarks
1	DQT		5/18/1948	Case 544894	BURNS P	TREASURE CO QT PC1 L10Z15 50Z55 P	Lt 52 Blk 34 Map 145/91 (Tr 9809) P	Case: 544894 Fritz Burns
2	DEQ		12/20/1948	1674	TI P	RECORD OWNERS QC L1Z60 P	Lt 52 Blk 34 Map 145/91 (Tr 9809) P	Co: TIC
3	DEQ		12/27/1948	906	TI P	BURNS FRITZ B MM QC ALL TR P	Lt 52 Blk 34 Map 145/91 (Tr 9809) P	Co: TIC Fritz Burns
4	DEG		12/24/1954	1129	TREAS P	BURNS FRITZ B MMOC O&G P	Lt 52 Blk 34 Map 145/91 (Tr 9809) P	Co: TIC Fritz Burns
5	DEG		12/24/1954	1135	TREAS P	DEL REY DRILLING CO O&G L S P	Lt 52 Blk 34 Map 145/91 (Tr 9809) P	Co: TIC
6	DEQ		2/18/1957	3295	BURNS P	GENERAL TELE CO QC EASSWS P	Lt 52 Blk 34 Map 145/91 (Tr 9809) P	Co: TIC Fritz Burns
7	DEG		8/13/1958	344	MILLE P	SCGC O&G&MIN P	Lt 52 Blk 34 Map 145/91 (Tr 9809) P	Co: TIC Ivan Miller
8	DEG		8/26/1966	1514	MILLE P	GALLOWAY BARRY S&BARB O P	Lt 52 Blk 34 Map 145/91 (Tr 9809) P	Ivan Miller
9	DEG		3/11/1971	365	GALLO P	MCIVOR GEO D&M J P	Lt 52 Blk 34 Map 145/91 (Tr 9809) P	Co: TIC
10	DEG		10/24/1972	5411	MCIVO P	MCIVOR MARILYNN J P	Lt 52 Blk 34 Map 145/91 (Tr 9809) P	
11	DEG		2/27/1985	224254	MCIVOR MARILYNN JEAN & P	PRATT MARILYNN J P	Lt 52 Blk 34 Map 145/91 (Tr 9809) P	
12	DED		8/12/1987	1284103	PRATT MARILYNN J & P	MCMAHON THOMAS L P	Lt 52 Blk 34 Map 145/91 (Tr 9809) P	Co: TIC, \$545,000.00(est), APN(s): 4115-004-017
13	DED		4/11/1991	515509	MCMAHON THOMAS L & P	MCMAHON THOMAS L & P	Lt 52 Blk 34 Map 145/91 (Tr 9809) P	APN(s): 4115-004-017



The Dodd Playa del Rey Residence represents one of two previously unknown works of W. J. Dodd. It represents a remarkably intact and well maintained example of both Dodd's later work and the Palisades del Rey / Surfridge development. It meets the criteria for HCM designation because it embodies the "distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period style or method of construction.

The Residence embodies the characteristics of Spanish Colonial Revival architectural style through incorporation of canonical elements including low-sloped tile-covered hipped & parapeted roofs, tile attic vents under protruding hip rafters, local building materials including Malibu tile, exterior window rejas, ornate iron balcony, rounded arched thick-walled entry, numerous interior archways. It is comprised of picturesquely arranged masses, the street elevation to be viewed from multiple perspectives, highlighting its three-dimensional nature, with characteristic asymmetry of the façade

It is an example of the "notable work of a master builder, designer, or architect", "as a work by master architect William J. Dodd. It is significant as the intended residence of master architect W.J. Dodd just prior to his death June 14th, 1930. Significant for its association with the early Fritz B. Burns and his firm Dickinson and Gillespie's development of Palisades del Rey (now Playa del Rey), and their role in the history of this part of Los Angeles in general. One of only a handful of intact single-family residences remaining from this period in Playa del Rey.

This property has a comparatively low FAR (Floor Area Ratio) compared with other newly renovated properties on the same street and neighborhood. Some are 30-40% higher. This makes it a prime target for developers who would wish capitalize on location, view, and the demographic makeup of the locale. Several other Palisades del Rey era homes have fallen to historically and culturally ignorant development companies in the last decade.

New buyers typically now want much more enclosed space at the cost of eliminating yards and pushing the setback limits, larger interior rooms and hallways, and much more of an open lighter interior. Changes toward those ends typically results in loss of character and architectural significance both interior and exterior. It would be a tragedy if that were to happen to this home.

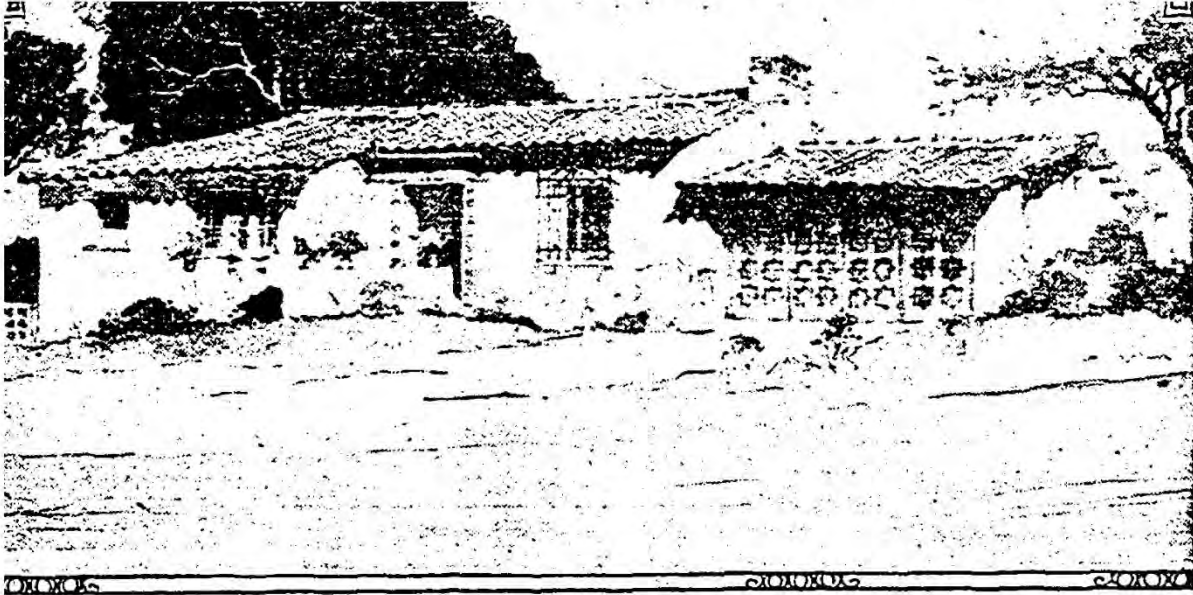
Primary motivations for pursuing nomination of the Delgany House to HCM status are preservation, education through publication of this document, and to ensure that when this property eventually changes hands, the building doesn't get razed and replaced by a big stucco box. This has already happened with several other classic Spanish Colonial structures in the Playa del Rey area.



The 8252 Rees Avenue Dodd House (informative, not subject of this HCM Nomination) –

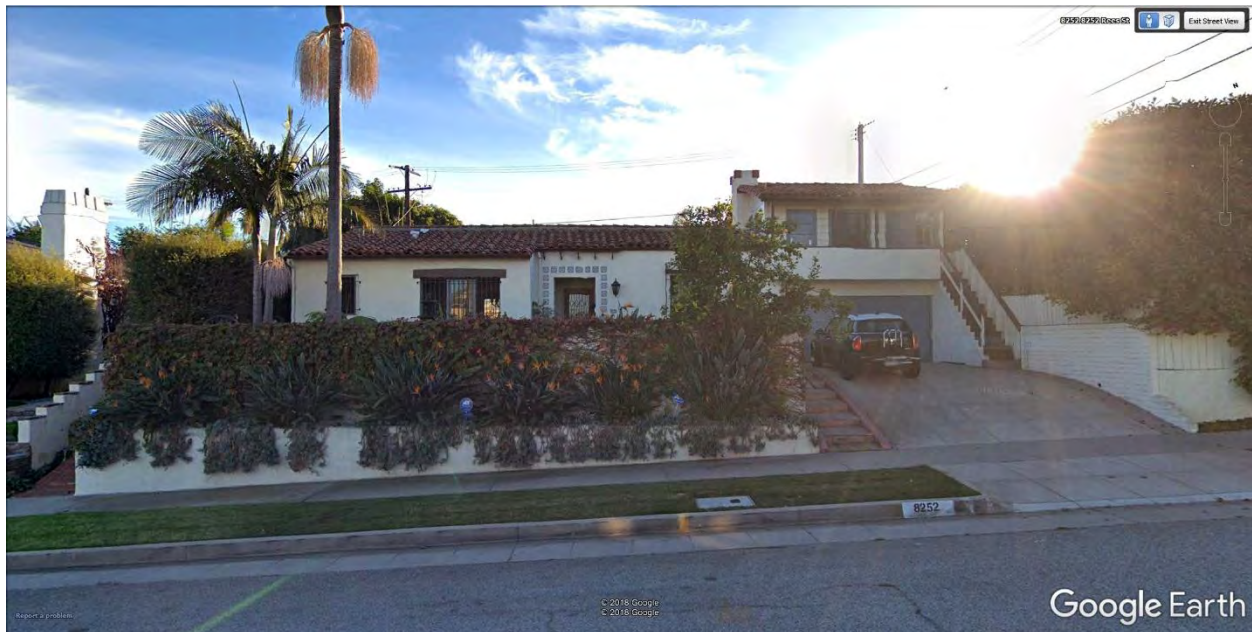
The other Dodd house on Rees Avenue, ½ block away, faces north east and had a view of downtown Los Angeles at the time. Photo Credit - Los Angeles Times March 16th, 1930.

Architect Erects Home in Hillside Location



Six-Room Spanish-Type Residence

Eight homes are under construction and plans are nearing completion for fifteen others at Playa del Rey, according to officials of Dickinson & Gillespie, developers of the project. The home pictured above is located at 8252 Rees avenue in the Del Rey hills and is owned by W. J. Dodd, architect.



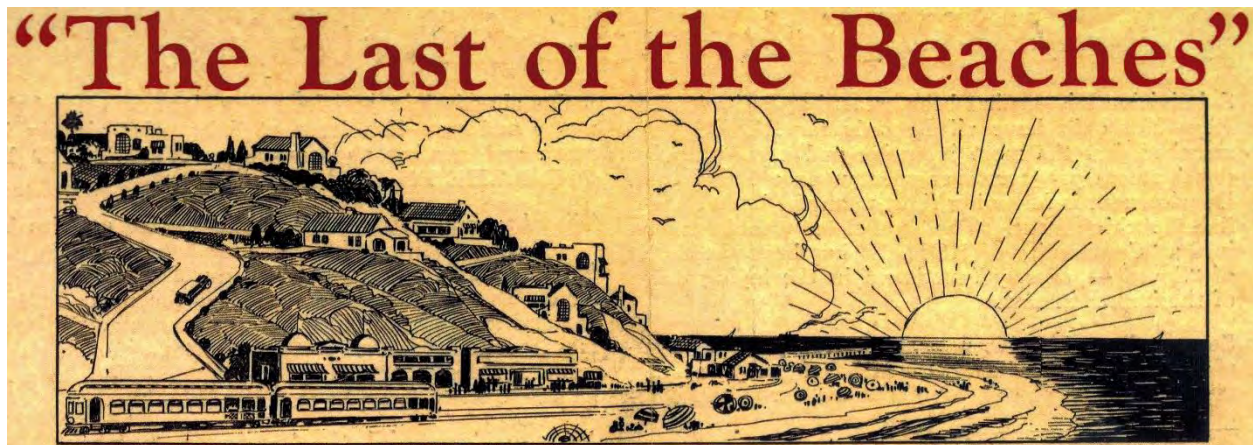
A tour of this home reveals the exact same floors, door finishes, and unique shoe shelves in all of the closets, and the external ironwork is identical with a distinctive design. Both homes have the same internal brass door locks and brass front door handle. The ironwork on the main front window is identical. The hardware in these two Dodd homes, by “Weaver”, was only manufactured 1928, 1929, and 1930. That company is out of business; an extensive restorations research reveals that there are no direct replacements available (although we tried).

The resident owner of the Dodd home on Rees was informed of this Nomination work several times during the research process but is unable to pursue HCM status for that property at this time. This is unfortunate because it is unusual for two historically important buildings of this era and of this style by the same Master Architect to exist, let alone being only a block apart.

Historical Background, Period Context, Dodd Career & Extant Los Angeles Buildings -

In the 1870s, Playa Del Rey was the location of the first attempt at a dredged harbor in Santa Monica Bay. Under contract with the Atchison, Topeka & Santa Fe Railroad, Moyer Wicks' syndicate spent \$300,000 to dredge "Port Ballona Harbor", for shipping to the Orient. Within three years, winter waves brought flooding, but what remained of man's early efforts became the Playa Del Rey Lagoon, now a regional public park.

In 1921 the Minneapolis real estate firm of **Dickinson & Gillespie** purchased a three-mile stretch and tract just south of Playa del Rey that they would develop into Palisades Del Rey, Surfridge Estates, **Del Rey Hills** and Surfridge. The company advertised this area of sand dunes as the last stretch of coastal land in the city of Los Angeles to be developed. All of the houses in this area were custom built and modeled after a Spanish aesthetic with the sensibility of a high-end resort.



Real estate developer **Fritz Burns**, a mastermind behind the project, also imported palm trees to flank the entrance. It was an easy sell; the rich and famous flocked to Surfridge for a piece of paradise. Later, Burns would own a good percentage of the land in the Del Rey Hills (*including that purchased for the Dodd Residence*) and then would go on to develop the community of Westchester. [See: Resident Owner Thomas McMahon's donation collection "**T.O. McCoy Archives**" and the Fritz Burns Collection at **Loyola Marymount University**.]

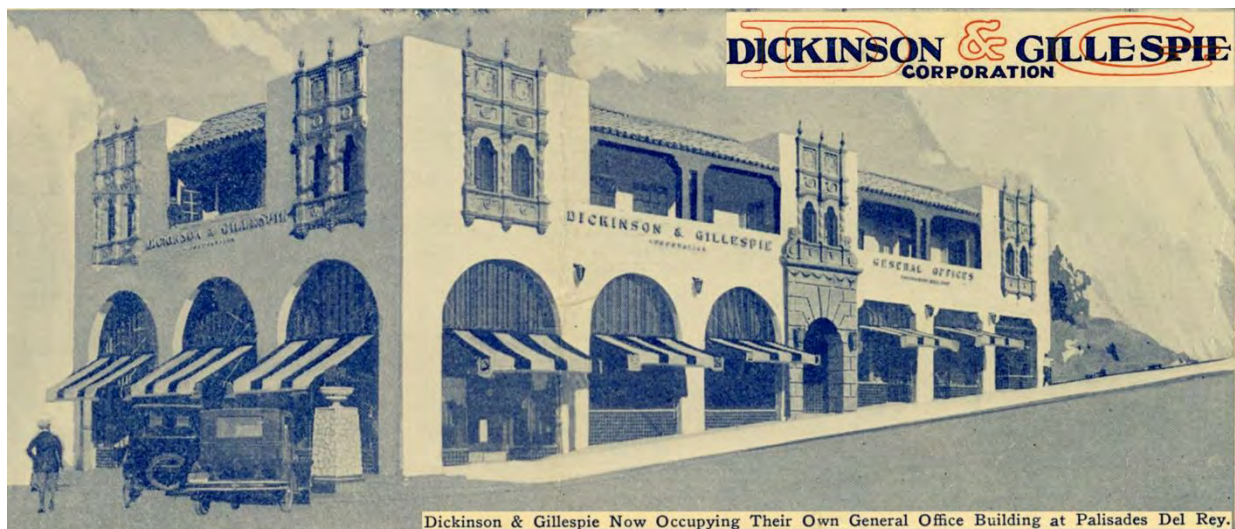
Every home had a red tile roof and ornate tile work and featured an exterior and interior layout to enhance each home's particular view. Home exteriors were required to be brick, stone or stucco — no frame structures allowed. And no one "not entirely that of the Caucasian race," according to the development's deed restrictions "except such as are in the employ of the resident owners."

The seclusion of the developments appealed to actors and directors, and their presence added cachet to the neighborhood. Many of the homes were owned by Hollywood actors and producers, including **William de Mille** [Cecil's brother on Gillis St.], **Cecil B. DeMille** [acquaintance of Fritz Burns & **W.J. Dodd**], Charles Bickford and Mel Blanc. In the early days, actress Mae Murray built a mansion on the beach, where she held lavish parties that lasted for days.

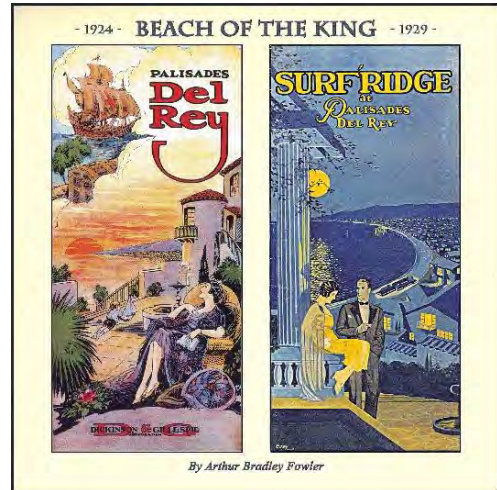
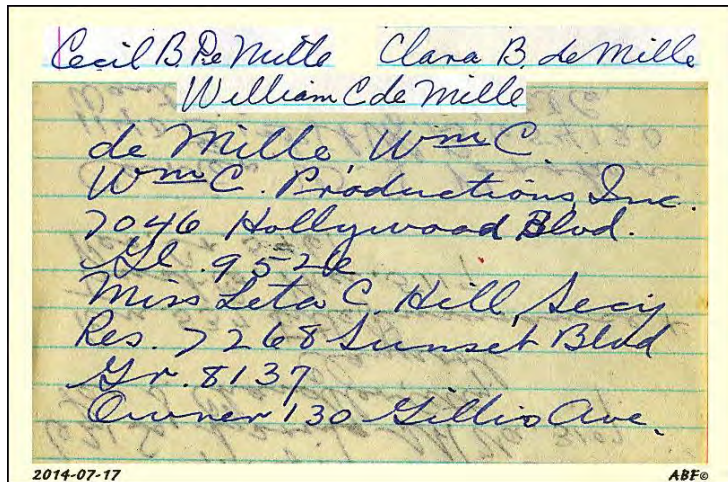
In 1924, the Palisades Del Rey development on the bluffs above the beach became a desirable location for homeowners. Dickinson & Gillespie built houses there, and also developed the Surfridge tract just south of Playa del Rey. Fritz Burns built and resided in the magnificent mansion at 200 Waterloo Street (now Waterview). Construction in the general Playa del Rey area surged in 1928 with the development of the Playa del Rey ["Beach of The King"] and the Del Rey Hills neighborhood in the Eastern part of the community (to the East of Pershing Drive), and the move of Loyola University (now Loyola Marymount University) to the adjacent community of Westchester.

The Dickinson and Gillespie Building [HCM #955; CHC-2008-4984-HCM], Contractors for the Dodd Playa del Rey Residence, is located at 200 Culver Boulevard in downtown Playa Del Rey, California, in the City of Los Angeles. This two-story commercial building, created in 1925, was an extensive remodel of the Hotel Playa, a hotel opened in 1906 on the same site. The building served at the headquarters of the Dickinson & Gillespie Real Estate Company, which was directed by Fritz Bernard Burns, and run by **General Manager T.O. McCoye** [Notary for William DeMille]. As of this writing, Legado Corporation, the current owner and filer of the HCM nomination for that building, just completed a beautiful restoration of the building to its original glory.

It was a community that embodied the good life in every way. Decades before celebrities were spotted on the bluffs of Malibu, stars of the silver screen took retreat in the dunes above the beaches of Playa del Rey and Dockweiler.



2014 research in the T.O. McCoy, Fritz Burns and Dickinson & Gillespie Archives (LMU) found the following. It is known that W. J. Dodd was a close acquaintance of Cecil b DeMille, designed one or more of his homes, associated at the time of death, and that DeMille's brother, William owned the property on 130 Gillis Avenue in Playa del Rey at the time.



W.J. Dodd (final) official *residence of record* at time of his death (June 14th, 1930) 1975 was DeMille Dr. Los Feliz, Los Angeles. The old [Charlie] Chaplin House served as DeMille's office and screening room until his death in 1959. Both houses remained in the DeMille family for nearly three decades after that, preserved just as he had left them.

A neighboring area east of this playground was also attracting the spotlight. Mines Field, a 640-acre parcel of farmland several miles east, had become a venue for people to enjoy air races and shows that were popular in the '20s and '30s. These events drew large crowds.

Along with participants Charles Lindbergh and Amelia Earhart, attendees included Marion Davies, Will Rogers [**Dodd's Uplifters Clubhouse HCM # 663**], Bill Boeing and Donald Douglas. It was an exciting moment in 1928 when the Los Angeles City Council selected Mines Field as the site of a new airport for the city, and the farmland was transformed into dirt landing strips.

William James Dodd, Career and Extant Buildings, California - (1862–1930) was an American architect and designer who worked mainly in Louisville, Kentucky from 1886 through the end of 1912 and in Los Angeles, California from early 1913 until his death. Dodd rose from the so-called First Chicago School of architecture, though of greater influence for his mature designs was the classical aesthetic of the Beaux-Arts style ascendant after the Chicago World's Columbian Exposition of 1893. His design work also included functional and decorative architectural glass and ceramics, furniture, home appliances, and literary illustration.



Courtesy Charles E. Young Research Library, UCLA



WILLIAM J. DODD.
Of Dodd & Cobb, Architects, Louisville, Ky.



W. J. Dodd.

W.J. Dodd, c. 1900.

In a prodigious career lasting more than 40 years, Dodd left many extant structures on both east and west coasts and in the midwest and upper south, among the best known of these being the original Presbyterian Seminary campus (now Jefferson Community & Technical College), the Weissinger-Gaulbert Apartments, and the old YMCA building, all three in downtown Louisville. Also notable are his numerous residential and ecclesiastical designs still in use in Kentucky and Tennessee; in California, examples of his extant work include the Pacific Center and Hearst's Los Angeles Herald-Examiner Building in downtown Los Angeles and the San Gabriel Mission Auditorium south of Pasadena.

Career & Los Angeles Period Details –

Dodd spent nearly 27 years in Louisville, during this time his professional partners were Oscar C. Wehle, Mason Maury, Arthur Cobb, and Kenneth McDonald. Also, Dodd's output from these years contained many free-lance projects, he worked throughout Kentucky and across the midwest, specifically Illinois, Indiana, Ohio, and Tennessee, creating structures of exceptional craftsmanship and high style, designs which traced the transitional tastes and technologies of the period before Modernism, on the east coast, extant Dodd structures from the early 1890s can be found in Virginia, in the historic Ghent (Norfolk) neighborhood.

On Christmas Day 1912 Dodd departed the midwest to continue his profession in the greater Los Angeles area, a period lasting until his death there in June 1930; in Los Angeles, Dodd partnered briefly with J. Martyn Haenke (1877–1963) and later with William Richards (1871–1945), his longest professional partnership.

In southern California, "the Southland", Dodd's buildings are to be found in the old downtown financial district around Pacific Center, above Hollywood in Laughlin Park and Hancock Park, to the west in Rustic Canyon, Playa Del Rey and Long Beach, southeast to San Gabriel, and possibly northeast in Altadena. Related to Dodd's Los Angeles work are residences in Oak Glen and Palm Springs, California.

From as early as 1893, and to the end of his life, Dodd was a mentor to talented younger designers who were new to the profession, designers with now well-known names like Lloyd Wright, Thomas Chalmers Vint, and Adrian Wilson, often outsiders without a developed practice and contending with a new client base and fast evolving licensing standards in cities enjoying rapid expansion as was Louisville after the American Civil War and Los Angeles after World War I. The architect Julia Morgan, a mostly free-lance California designer from upstate San Francisco, rare as a female in a male-dominated profession, formed a team with W. J. Dodd and J. M. Haenke as her LA facilitators and design partners for William Randolph Hearst's Los Angeles Herald-Examiner Building, a landmark downtown Los Angeles project completed in 1915.

William Dodd's design work extended to glass and ceramics, his designs of Teco pottery are among the most sought-after and rare of the Arts and Crafts movement products introduced by the famed Gates Potteries near Chicago Illinois. He also designed furniture and art glass windows for many of his best residential and commercial buildings; examples of such work by Dodd are to be seen in the Ferguson Mansion, currently the Filson Historical Society, and the Hoyt Gamble house, both of Louisville.

William J. Dodd Extant Buildings, California – California

- W.J. Dodd (first) residence (ca 1915) 2010 DeMille Dr. Los Feliz, Los Angeles
- Coulter Dry Goods Co. Store (1916–17), 500 W. 7th St. Los Angeles
- Huntsberger-Mennell Bldg. (1917), 412 W. 7th St. Los Angeles
- Henning Bldg. (1917), 518 W. 7th St. Los Angeles
- Ville de Paris Bldg. (1917), 420 W. 7th St. Los Angeles
- H. L. Rivers house (1918), a.k.a. "Los Rios Rancho" Oak Glen, California
- Ponet Company Bldg. (1918–19) 12th & Hope. Los Angeles
- W.J. Dodd (second) residence (ca 1922) 5226 Linwood, later the Deanna Durbin residence, Los Feliz, Los Angeles
- ***Hearst's Los Angeles Herald-Examiner Building HCM # 178***, downtown Los Angeles, California (ca. 1915). Design team of Morgan, Dodd & Haenke
- Heron Building (1919–20), originally the State Building, 6th and Olive Sts. Los Angeles
- Brock & Co. Building (1921), 515 W. 7th St. Los Angeles
- Pacific Mutual Life Insurance Building, now the Pacific Center, at Sixth and Olive streets (1921)
- Kenneth Preuss residence (1921–22), 5235 Linwood, Laughlin Park, Los Feliz, Los Angeles
 - ***Uplifters Club House HCM # 663***, now the Rustic Canyon Recreation Center, Haldeman Road, Pacific Palisades (1923)
- Good Samaritan Physicians Bldg. (1923), 6th and Lucas. Los Angeles
- Apartment Bldg. (1923) at 3105 W. 6th, now Borden Retail and Apts. Koreatown, Los Angeles
- Pasadena Medical Bldg. (1924) a.k.a. Professional Bldg., 65 N. Madison Ave. Pasadena
- William and Nelia Mead residence (1924), now "The Willows Inn", 412 W. Tahquitz Canyon Way, Palm Springs, CA
- San Gabriel Mission Auditorium, greater Los Angeles. (1926)
- Jacob Riis Vocational School for Boys (1927), renamed as Mary McLeod Bethune Junior High School, on 69th between Broadway and Main
- Home (1930) 8252 Rees Ave., Playa del Rey Los Angeles
- **Dodd Playa del Rey Residence (1930) 8207 Delgany Ave, Playa del Rey Los Angeles.**
Intended as his retirement house, this is one of Dodd's final residential designs. Anecdotal accounts by neighbors on Delgany Ave. suggest that the Dodd may have begun to occupy this property at the time of William's death. [Christopher White, noted Dodd scholar.]
- *** W.J. Dodd (final) official residence of record at time of his death (June 14th, 1930) 1975 DeMille Dr. Los Feliz, Los Angeles. Dodd-designed [Charlie] Chaplin House served as DeMille's office and screening room until his death in 1959. Both houses remained in the DeMille family for nearly three decades after that, preserved just as he had left them.

W.J. Dodd Work and Professional Relationships (California Examples)

Two RESIDENCES--PLAYA DEL REY--DODD, W.J.

Architect W.J. Dodd makes plans for his own residence at Playa Del Rey L A TIMES 3/9/1930,pt.V,p.6 illus.

8107 Delgany Avenue in Playa del Rey
(Subject of this HCM Nomination)

"Architect Erects Home in Hillside Location"
Los Angeles Times, March 16, 1930 p. D6
8252 Rces avenue in the Del Rey hills

CLUBS--RUSTIC CANYON--UPLIFTERS' CLUB

Uplifters' Club (plans for a new clubhouse to replace one destroyed recently by fire; Dodd & Richards, of Los Angeles, architects) L A EXAMINER 1/28/1923,pt.IV,p.13

MORGAN, JULIA, 1872-1957.

see LOS ANGELES EXAMINER 6/28/1914,pt.IV, p.3 illus. (Morgan, J. Martyn Haenke and W.J. Dodd, architects for Los Angeles Examiner building)

HAENKE, J. MARTYN, 1880-

see LOS ANGELES EXAMINER 6/28/1914,pt.IV, p.3; illus. (Haenke, W.J. Dodd and Julia Morgan, architects for the Los Angeles Examiner Building)

DEPARTMENT STORES--LOS ANGELES--VILLE DE PARIS

Plans by architects W.J. Dodd & William Richards for building at southeast corner of 7th & Olive, Los Angeles BUILDER & CONTRACTOR 11/16/1916,p.14

RESIDENCES--BEVERLY HILLS--DANZIGER, J.M.

see SOUTHWEST CONTRACTOR & MANUFACTURER 12/20/1913,p.18,col.3 plans by W.J. Dodd for a tile and concrete residence; to cost about \$75,000? includes description

BUILDINGS--LOS ANGELES--ARCHITECTS' BUILDING

Architects Dodd & Richards, Los Angeles, have completed plans for a \$600,000, 12-story class A office building for architects and others identified with building construction at s.e. corner 5th and Figueroa streets ARCHITECT & ENGINEER May 1927, p.113

THEATERS--LONG BEACH.

"Theater, apartment and bath house--architects W.J. Dodd and William Richards...are preparing plans for a class A theater, apartment house and bath house to be erected at Long Beach for F.B. Dunn... The property includes the entire block between Locust, Collins Way and East Ocean and Marine Way...the building will cost about \$1,000,000" SOUTHWEST BUILDER & CONTRACTOR 1/21/1921,p.12,col.3.

CALIFORNIA - BEVERLY HILLS - Mansions

Roland P. Bishop founder of Beverly Hills architect: W.J. Dodd Oxford, Hartford and Lexington Drives later was the home of banker Irving Hellman razed; gate lodge now poolside playground of Glenn Ford R979.41 B571Re Reban, The mansions of Beverly Hills.p.44 11.

Calif 226

SCHOOLS--BEVERLY HILLS--BEVERLY SCHOOL

Beverly Hills has voted to issue \$30,000 bonds for the erection of a grammar school. Architect W.J. Dodd has prepared preliminary plans for the building; 6 classrooms; cost about \$20,000 SOUTHWEST CONTRACTOR & MANUFACTURER 4/11/1914 p.15,col.1

BANKS & BANKING--GLENDALE--LOS ANGELES FIRST NATIONAL TRUST & SAVINGS BANK, GLENDALE BRANCH

Plans for a 6-story building, southwest corner Brand Blvd & Broadway; Dodd & Richards, of Los Angeles, architects; \$400,000 SOUTHWEST BUILDER & CONTRACTOR 9/9/1927,p.51,col.1

SCHOOLS--BEVERLY HILLS--BEVERLY SCHOOL

Plans for Beverly School by Los Angeles architect W.J. Dodd; 1-story, six classrooms SOUTHWEST CONTRACTOR & MANUFACTURER 6/13/1914, p.12,col.2

The Dodd Playa del Rey Residence was likely WJ Dodd's last project before he died of leukemia on June 14th, 1930, four months after they started construction:

STATE OF CALIFORNIA
 CERTIFICATION OF VITAL RECORD

COUNTY OF LOS ANGELES
 REGISTRAR-RECORDER/COUNTY CLERK

*PLACE OF DEATH, Dist. No. <u>1907</u> (To be inserted by Registrar) County of <u>LOS ANGELES</u> City or Town of <u>Los Angeles</u> or Rural Registration District (No. <u>Hollywood Hospital</u> , Ward) (If death occurred in a hospital or institution, give its NAME instead of street and number.)		STATE OF CALIFORNIA DEPARTMENT OF PUBLIC HEALTH VITAL STATISTICS Local Registered No. <u>6846</u>	
STANDARD CERTIFICATE OF DEATH			
*FULL NAME <u>WILLIAM J. DODD</u>			
PERSONAL AND STATISTICAL PARTICULARS		MEDICAL CERTIFICATE OF DEATH	
*SEX <u>Male</u> *COLOR OR RACE <u>Cauc.</u> *MARRIAGE STATUS <u>Married</u> If married, widowed, or divorced, HUSBAND of (or) WIFE of <u>Lois Dodd</u>	*DATE OF DEATH <u>June 14 1930</u> (Month) (Day) (Year) I HEREBY CERTIFY, That I attended deceased from <u>May 16</u> to <u>June 14 1930</u> that I last saw him alive on <u>June 14 1930</u> and that death occurred on the date stated above at <u>4:45 P.m.</u> The cause of death was <u>Leukemia</u>	*DATE OF BIRTH <u>Sept 22 1892</u> (Month) (Day) (Year) *AGE <u>47</u> years <u>8</u> months <u>22</u> days or less than 1 day, ___ hrs.	
*OCCUPATION (a) Trade, profession, or particular kind of work <u>Architect</u> (b) General nature of industry, business, or establishment in which employed (or employer) (c) Name of employer		*BIRTHPLACE (State or country, city or town) <u>Canada</u> *NAME OF FATHER <u>Robert Dodd</u> *BIRTHPLACE OF FATHER (city or town) <u>Montreal</u> *MARRIAGE OF MOTHER <u>No record</u> *BIRTHPLACE OF MOTHER (State or country) <u>Canada</u>	
*LENGTH OF RESIDENCE At Place of Death (Primary residence, or district) (If inconsistent, list city and state) In California <u>17</u> years ___ months ___ days How long in U.S., if of foreign birth? years ___ months ___ days		*PLACE OF BURIAL OR REMOVAL <u>Forest Lawn Maus</u> DATE OF BURIAL <u>June 25 1930</u> *UNDERTAKER <u>PIERCE BROS. & CO.</u> 120 W. WASHINGTON ST. LOS ANGELES, CAL.	
*THE ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE (Informant) <u>Miss Lois Dodd</u> (Address) <u>1522 N. Normandie St</u> Filed <u>JUN 19 1930</u> By <u>George Lammie</u> REGISTRAR <u>Paul Harrison</u> DEPUTY		*STATE THE DISEASE CAUSING DEATH, or, in death from VIOLENT CAUSES, state (1) MEANS OF INJURY; and (2) whether, (probably) ACCIDENTAL, SUICIDAL, or HOMICIDAL. (See reverse side for additional space.) What test confirmed diagnosis? <u>Blood Count</u> (Signed) <u>Lowell G. Lewis</u> M. D. <u>June 15 1930</u> (Address) <u>4759 Hollywood</u> *EMBALMER'S LICENSE No. <u>1846</u>	

THIS IS TO CERTIFY THAT THIS DOCUMENT IS A TRUE COPY OF THE OFFICIAL RECORD FILED WITH THE REGISTRAR-RECORDER/COUNTY CLERK.

Dean C. Logan
 DEAN C. LOGAN
 Registrar-Recorder/County Clerk

THIS COPY IS NOT VALID UNLESS PREPARED ON AN ENGRAVED BORDER DISPLAYING THE SEAL AND SIGNATURE OF THE REGISTRAR-RECORDER/COUNTY CLERK.

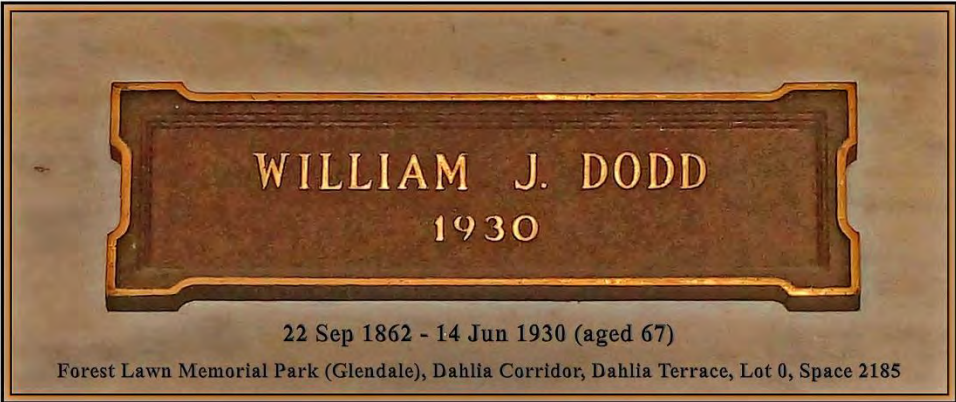


MAR 29 2018



1000002295702





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4. Two Primary Photos

Full Resolution E Mailed Separately:

2560 x 1920 Pixels

300 DPI

24 Bits/Pixel





5. Dodd Playa del Rey Residence

Primary/Secondary Documentation

(Some already incorporated in Written Statements)

Dickinson & Gillespie Company and Fritz Burns

In 1928 WJ Dodd acquired 12 Playa del Rey lots from Fritz Burns – one for his intended residence.

Their Vision for the Development of Playa del Rey:



UPLIFTERS CLUBHOUSE

Spanish Colonial Revival Style
Architect - William J. Dodd

Built 1923

Declared 1999



Historic-Cultural Landmark No. 663

City of Los Angeles
Cultural Heritage Commission
Cultural Affairs Department

Landmarked By

The Pacific Palisades Historical Society
And
The Rustic Canyon Park Advisory Board

601 N LATIMER ROAD, Pacific Palisades

Uplifters Ranch & Clubhouse

LA HCM 663

601 Latimer Road, Pacific Palisades

Santa Monica, CA 90402 Council District: 11

In 1920, the **Uplifters**, an offshoot of the prominent Los Angeles Athletic Club, purchased 40 acres at the mouth of Rustic Canyon, (reportedly for \$1,000 per acre) from Julia

Santa Monica Outlook Article
August 22, 1921 pg.1

UPLIFTERS WATCH PROGRESS ON THEIR CANYN CLUBHOUSE

The members of the Uplifters Club will dine together next Saturday at their ranch in Santa Monica Canyon, and inspect progress in building the clubhouse, dormitories and swimming pool, and the first annual outing there will be held in the week of Sept. 25-Oct. 2. The dinner will be held at 6:30 p. m.

Plans for the outing were announced last week. The dormitories will accommodate 100 and another 100 will be furnished with cots under tents. Already many have agreed to spend the whole week at the ranch, and the week-end visitors will be in great number.

The swimming pool will have been completed and croquet and tennis courts ready for play. There will be an entertainment each evening at the campfire, "low links" on Friday night and on Saturday night James Foley's and Charles Cadman's musical play will be presented. There will be a Sunday morning concert of the orchestra directed by Charles Robson.

Edmund. Her original ranch home was expanded and remodeled by the Uplifters in 1921, ironically becoming their clubhouse for the all-male, invitation-only, social club.

Uplifters continued buying land, building a pool, trap range, tennis courts, campfire and even dormitories. Many ranch and cabin style houses were built by members, on lots leased by the club, as second homes for weekend and annual retreats. All-male theatrical productions called "Low Jinx", were staged, much like those of the exclusive Bohemian Club and Grove on the Russian River north of San Francisco.

During Prohibition, Uplifters Ranch was known as a high-class drinking club, whose membership included prominent local politicians, industrialists, entrepreneurs, artists and Hollywood celebrities including Will Rogers, Walt Disney, Spencer Tracy, Clark Gable, Busby Berkeley, Leo Carrillo, Harold Lloyd, Donald Douglas, Edgar Rice Burroughs; Hal Roach and Darryl F. Zanuck. The relative isolation of the area provided an ideal retreat for the wealthy and powerful members of the club, who lived primarily in the upscale areas (of the time) near downtown Los Angeles, Pasadena and Beverly Hills, to indulge their appetites without undue notice or interference.

Fires in Rustic Canyon were a frequent occurrence (1904 & 1910) and two more

separate fires threatened the Uplifters Ranch within a year of each other. The first, on December 15, 1921 burned 100 acres up in Rustic Canyon but caused no damage to the Ranch. The second, on December 27, 1922, burned down the newly remodeled Uplifters clubhouse along with a valuable John Bond Francisco painting valued at the time at \$4,000. Arson was suspected but apparently never proved. The house was subsequently rebuilt and expanded at the direction of architect and club member William J. Dodd in 1923. It has been designated by the City of Los Angeles as Historical-Cultural Landmark No. 663.

Santa Monica Outlook Article
December 27, 1929 pg.9



[back to top](#)

http://www.crescentbaycouncil.org/Josepho-History_Pre_1940.html

“Uplifters Clubhouse in Rustic Canyon, Pacific Palisades neighborhood, Los Angeles, California **Spanish Colonial Revival Style Architect William J. Dodd** Built 1923, declared 1999 Los Angeles Historic-Cultural Landmark No. 663]] City of Los Angeles Cultural Heritage Commission, Cultural Heritage Department Landmarked by the Pacific Palisades Historical Society and the Rustic Canyon Park Advisory Board Building is now used as Rustic Canyon Recreation Center and Rustic Canyon Cooperative Nursery School at Rustic Canyon Park.” - Jengod



FANTASY MARKS RANCH OPENING.

*Frederick Warde Plays Chief
Role in Forest Play.
Luncheon, Barbecue, Jinks
Precede Main Number.*

The elaborate celebration by the Uplifters of the formal opening of their ranch, near Santa Monica, came to a climax last night with the dedication of their camp fire circle through the presentation of a woodland fantasy with Frederick Warde in the chief role.

The day's program for the organization began with a luncheon at the Athletic Club, after which all of the members motored to the ranch, where an inspection of the property was made and various sports were indulged in until 7 o'clock, when a barbecue was served. At 8:30 a "low jinks" entertainment was presented under the direction of W. J. Dodd, on this program being an address by Frederick Warde, a futurist song, with cubist music by President H. M. Haldeman, songs by Harold Proctor and Fred McPherson, as well as several numbers by the club quartet and orchestra.

Los Angeles Times

May 29th, 1921

*Uplifters Take Possession of
Santa Monica Retreat.*

The fantasy, which had as its keynote the welcoming of the new owners by the spirits of the woods, began at 10 o'clock when Earnest C. Warde, as a satyr, came through the forest under the glare of limelight to call out his woodland subjects.

Finally, after all of the other spirits, including not only those of the woods, but those of the arts as well, had been unable to light the pile of wood around which the circle was formed, Frederick Warde, as Uplift, succeeded where they had failed and the big logs blazed up as a symbol of the fellowship and good cheer of the organization which had found its home in that magnificent canyon.

Those taking part in the play, which was written by Dr. Paul Wismer, were: Ernest C. Warde, Hays Rice, Dr. J. Lester Adams, F. O. Bristol, Phillip Hansen, W. J. Dodd, Fred McPherson, Ted Shawn and Frederick C. Warde. The music was by Louis F. Gottschalk and the lighting effects were under the direction of S. E. Crabill, who was also chairman of the general committee in charge of the celebration.

Grand Muscle Haldeman took an active part in all phases of the program and was cheered and congratulated by the membership for the success to which he had brought his dream of an adequate home for the organization.

UPLIFTERS IN HILARIOUS FAREWELL

Grand Muscle Haldeman is Given Thorough Prepara- tion for Long Journey

Grand Muscle Harry Haldeman was given a thorough work-out by his brother members of the Uplifters' Club at the dinner in his honor at the Los Angeles Athletic Club last evening. They prepared him for a three months' trip to South America, on which he departs a week from this Saturday, by presenting him with an expensive English hand-bag, a lot of advice and one of the most rollicking sessions in the history of the organization.

Los Angeles Times
January 18th, 1923

**Dinner held elsewhere
because of the fire**

Staid members of bench and bar, prominent business men, doctors, lawyers and bankers threw decorum to the winds and from early in the evening until nearly midnight reverted to the days of their adolescence. Stories, uplift songs and popular ballads resulted in riotous hilarity with which after-dinner speakers coped with difficulty. Such speakers as were permitted to voice their post-prandial utterances were eulogistic of Mr. Haldeman's career as a citizen and as an Uplifter.

Oscar Lawler delivered the "bon voyage" address. "Ernie" Rivers officially said "vare" to the departing Grand Muscle in a poem of his own composing, which was lost in the tumult which greeted it. William J. Dodd presided as chairman. Sim Crabill was in charge of the affair.

CLUBS--RUSTIC CANYON--UPLIFTERS' CLUB

Uplifters' Club (plans for a new clubhouse to replace one destroyed recently by fire; Dodd & Richards, of Los Angeles, architects)
L A EXAMINER 1/28/1923, pt. IV, p. 13

10 Days later, reported by the newspaper in the building that Dodd designed.



(Los Angeles Public Library Card)

SEPTEMBER 30, 1923.—[PART V.]

— UPLIFTERS CLUBHOUSE

Building Completed in Four Months; Located in Big Canyon Near Santa Monica and Sea

A notable record for rapid building on a job involving an unusual character of construction has been achieved by G. M. Fletcher, contractor, and James Johnson, subcontractor, in the erection of the Uplifters' clubhouse in the heart of Rustic Canyon at Santa Monica.

The builders completed the structure, which is a one-story affair covering an area of 118 by 284 feet, in a period of four months, construction work starting May 8 and being finished the 15th inst.

The sub-contractor, who is a member of the Southern California chapter, Associated General Contractors of America, had charge of all concrete work on the structure.

Pouring of the concrete, in charge of C. B. Young, superintendent of construction, was of a very delicate nature owing to the unusual lightness of the steel trusses. The latter had a weight of ten tons with a span of forty feet and a drop of eighteen feet from the peak to the lower cord.

SPANISH BUILDING

The building, designed by Dodd & Richards, local architects, is of a rambling Spanish type, one story in height and covers an area of approximately 120 by 200 feet. It is completely surrounded by one recess garden and partially surrounded by another. At the end of one garden is situated a beau-

tiful loggia, while the centers of both gardens are adorned with artistic fountains.

The structure was erected at the very edge of a declivity, overlooking a valley and with the club's swimming pool, tennis courts and greens upon the slopes of the hills below the building.

The main assembly room of the structure has a height of twenty-five feet, a width of forty feet and a depth of approximately seventy-five feet. At one end there is a large stage, 25 by 50 feet, fully equipped for theatricals and motion-picture exhibitions and containing dressing rooms for men and women. At the other end a large projection room has been installed for motion-picture machines.

ASSEMBLY ROOM

The assembly room opens into the main dining room, the latter having a width of thirty feet and a depth of about 60 feet. The kitchen, which is regarded as one of the finest and most modern in Southern California, is located so that service can be efficiently provided for the main dining room, main club room, private dining rooms and tea garden at the same

Los Angeles Times; June 20th, 1926

UPLIFTERS OUTING SUCCESS

*Thirteenth Annual Playspell of Club to End Today
With Reception for Families*

SANTA MONICA, June 19.—The thirteenth annual outing of the Uplifters' Club, one of the most successful in the history of the organization, which began last Sunday and which has been celebrated daily since, will end tomorrow afternoon with a formal reception of the families of the club's members.

The reception tomorrow will be in the nature of an epochal event, for it will mark the first time in the club's history that ladies have been admitted to the hi-jinks celebration of the organization.

The outing has been in progress throughout the week at the club's headquarters in Santa Monica Canyon. There have been daily programs of sports, hi-jinks, luncheons and dinners directed by various members.

CIRCUS PERFORMANCE

Today was the circus day of the outing and the grounds around the canyon clubhouse had all the sawdust appearance and atmosphere of the "big tent." Clair Brunson was the circus ringmaster. The entertainment was of the regular type, the performers all being members of the club. The Uplifters are famous for the artistic talent represented by the names on its membership roster.

The club's big play, "The Golden Song," written by Warner Zan Zalkenberg and directed and staged by H. Ellis Reed, was presented tonight. A second presentation of the drama will be made tomorrow evening for the benefit of the members' families.

"The Golden Song" is a drama with a prologue in four scenes with interludes and a song motif. The theme, of course, is in line with the spirit of the Uplifters. Philip Whiting was the stage manager and the electrical effects were produced by Otto K. Olesen.

Uplifters who appeared in the cast of "The Golden Song" were: Dr. Lee Joseph, Thomas M. Bridges, A. E. Adams, Marco Newmark, Dan J. Brownstein, George Rice, Jr., Clarence Beam, Charles Allison, Robert Jarinuth, Fred McPherson, Dr. Frank McCoy, Rick Hardy, Phil Hansen, George Blake, H. Ellis Reed, John Sainpolis, Lloyd Moultrie, Arthur Kachel and William J. Dodd.

The Golden Song of "Service" was sung by Fred McPherson, baritone.

POLO GAME FEATURES

Featuring the athletic events of the week was a polo game between the Uplifters and the Breakfast Club of Los Angeles. This event was arranged by Maurice DeMond, president of the Breakfast Club, and Marco Hellman, chairman of the polo day for the Uplifters. The Uplifters won the match by the score of 8 to 2.

The outing chairman for the Uplifters this year was Dr. S. M. Alter. The low-jinks chairman was Louis Robinson, while H. Ellis Reed, directed the play program.

Luncheon and dinner chairmen throughout the week were Slim Crabill, grand muscle of the club; Dr. S. M. Alter, Sam Bennett, Tom Lamb, Charles Smith, Mel Rapp, Dr. W. W. Mungen, Herman Stern, Fred McPherson, Louis M. Cole, Nicola Guill, Louis Robinson, H. M. Halderman, H. Ellis Reed.

Those in charge of the athletic events were George Rice, Jr., Walter Wheat, Dr. W. W. Mungen, Nicola Guill, Charles Allison, Claire Brunson, Slim Crabill, Walter Eisenmayer.

Los Angeles Herald Examiner Building

HCM #178

146 W. 11th Street, Los Angeles, CA 90011

Ref: USC Dana and David Dornsife College
“Los Angeles Herald-Examiner Building”



In December 1903, William Randolph Hearst commenced publication of the Los Angeles Examiner, the latest in his chain of newspapers. He commissioned Julia Morgan, best known for her work on the San Simeon estate, and Los Angeles architects Henke and Dodd, to design a building to house the offices and production of the paper. The building was completed in 1914. It was constructed during the Mission Revival period and exhibits this style.

MORGAN, JULIA, 1872-1957.

see LOS ANGELES EXAMINER 6/28/1914,pt.IV,
p.3 illus. (Morgan, J. Martyn Haenke and
W.J. Dodd, architects for Los Angeles
Examiner building)

●
(Los Angeles Public Library Card)



February 8, 2004

To Whom It May Concern:

Today, my husband and I went to Playa del Rey from our home in Long Beach to try and find the house where my grandfather lived. The last time I saw that house, my grandfather, Ivan Miller was dying of cancer and I was 9 years old...I am now 55. He was a very well known attorney and was best known for his contributions in making the Marina Del Rey project a reality. There is a ballpark somewhere around Playa del Rey that I have never been to and can't seem to find named the Ivan Miller Ballpark. I spent many happy moments in the house you now live in. I had no idea what the address was or even the name of the street, but somehow thru buried memories I found it!! When I saw the name of the street I knew I was there. My husband and I had actually looked in the wrong housing project there and were driving away thinking it was gone, but when I looked up from the highway below, I saw that window that I stood at as a child and looked down at the ocean and at the patio far below that I am not sure is still part of your property. We turned around and drove straight to it. It has changed sooooo much. I have enclosed a picture that I have in my family album that I thought you might enjoy. The house is still basically the same, but when I was there, there weren't many houses up on that hill and it seemed his was at the very top.

My husband and I have 7 children and 8 grandchildren, but they are all grown and on their own now....as much as kids ever get on their own, I suppose. How times and places have changed. I just had to write and tell you what a warm place in my heart that house is and how WONDERFUL it was to see it again after all these years. I hope you enjoy seeing it as I did all those years ago in the enclosed picture.

My Best to You,

Sharon Williams

Sharon (Miller) Williams



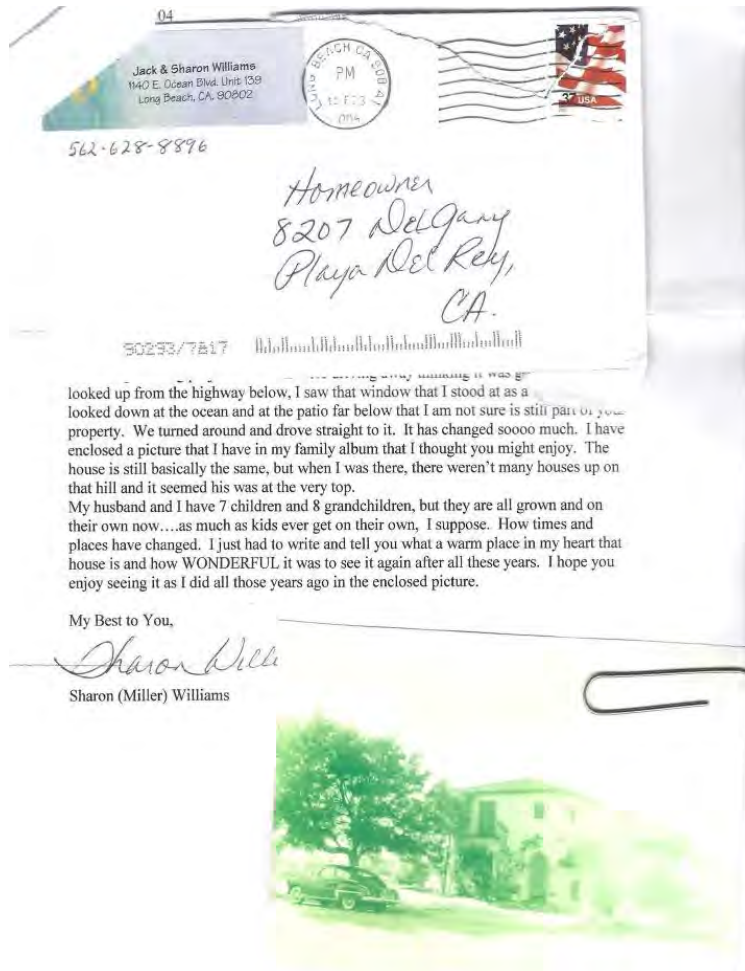


William J. Dodd; Ivan Miller



LA County Assessor Data - Limit of Online Records

Results 1-13 of 13												
#	Doc Type	CI	Rec Date	Doc ID	1st Party	2nd Party	Legal	Remarks				
1	DQT		5/18/1948	Case 544894	BURNS	TREASURE CO QT PC1 L10Z15 50Z55	Lt 52 Blk 34 Map 145/91 (Tr 9809)	Case: 544894	Fritz Burns			
2	DEQ		12/20/1948	1674	TI	RECORD OWNERS QC L1Z60	Lt 52 Blk 34 Map 145/91 (Tr 9809)	Co: TIC				
3	DEQ		12/27/1948	906	TI	BURNS FRITZ B MM QC ALL TR	Lt 52 Blk 34 Map 145/91 (Tr 9809)	Co: TIC	Fritz Burns			
4	DEG		12/24/1954	1129	TREAS	BURNS FRITZ B MMOC O&G	Lt 52 Blk 34 Map 145/91 (Tr 9809)	Co: TIC	Fritz Burns			
5	DEG		12/24/1954	1135	TREAS	DEL REY DRILLING CO O&G L S	Lt 52 Blk 34 Map 145/91 (Tr 9809)	Co: TIC				
6	DEQ		2/18/1957	3295	BURNS	GENERAL TELE CO QC FASSWS	Lt 52 Blk 34 Map 145/91 (Tr 9809) (FASSWS)	Co: TIC	Fritz Burns			
7	DEG		8/13/1958	344	MILLE	SCGC O&G&MIN	Lt 52 Blk 34 Map 145/91 (Tr 9809)	Co: TIC	Ivan Miller			
8	DEG		8/26/1966	1514	MILLE	GALLOWAY BARRY S&BARB O	Lt 52 Blk 34 Map 145/91 (Tr 9809)		Ivan Miller			
9	DEG		3/11/1971	365	GALLO	MCIVOR GEO D&M J	Lt 52 Blk 34 Map 145/91 (Tr 9809)	Co: TIC				
10	DEG		10/24/1972	5411	MCIVO	MCIVOR MARILYNN J	Lt 52 Blk 34 Map 145/91 (Tr 9809)					
11	DEG		2/27/1985	224254	MCIVOR MARILYNN JEAN &	PRATT MARILYNN J	Lt 52 Blk 34 Map 145/91 (Tr 9809)					
12	DED		8/12/1987	1284103	PRATT MARILYNN J &	MCMAHON THOMAS L	Lt 52 Blk 34 Map 145/91 (Tr 9809)	Co: TIC, \$545,000.00(est), APN(s): 4115-004-017				
13	DED		4/11/1991	515509	MCMAHON THOMAS L &	MCMAHON THOMAS L &	Lt 52 Blk 34 Map 145/91 (Tr 9809)	APN(s): 4115-004-017				



6. Dodd Playa del Rey Residence

Building Permits

Major Alterations

And

Delgany Renumbering

All Applications Must be Filled Out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS and other data must also be filed

BUILDING DIVISION

2

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Frame Buildings

CLASS "D"

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

TAKE TO ROOM No. 248 (2ND FLOOR) CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 5 (MAIN ST. FLOOR) ENGINEER PLEASE VERIFY

Lot No. 52 Block 34
 (Description of Property) 9809 VENICE DISTRICT
 District No. 41A M. B. Page 14A P. B. Page DELGANY
 No. 807 Delgany Ave Street
Plot 1 1/2 to 2 1/2
 (USE INK OR INDELIBLE PENCIL)

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

- Purpose of Building Residential No. of Rooms 2 No. of Families 1
- Owner's name W. D. Dodd Phone
- Owner's address 606 Architects Bldg
- Architect's name W. D. Dodd Phone MU 3222
- Contractor's name W. E. Judkins Phone MO 12514
- Contractor's address 2025 N Alexandria Ave
- VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing Equipment and Appliances in Completed Building.} \$ 8500.00
- Is there any existing building or permit for a building on lot? No How Used?
- Size of proposed building 41-10 x 15 Height to highest point 24-0 feet
- Number of Stories in height 2 Character of ground Sandy loam
- Material of foundation Concrete Size of footings 14 x 8 Size of wall 8 Depth below ground 12
- Material of chimneys Brick Number of Inlets to flue 1 Interior size of flues 12 x 16
- Material of exterior walls Frame Stucco
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6
 EXTERIOR studs 2 x 6 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing Studs 2 x 4
 Ceiling joists 2 x 4 Roof Rafters 2 x 6 FIRST FLOOR JOISTS 2 x 6
 Second floor joists 2 x 10 Specify material of roof Tile 2 1/2 x 12
- Will all provisions of State Housing Act be Complied with? Yes
- Will all lathing and plastering Comply with Ordinance? 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) W. E. Judkins (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 3711	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>Hastings</u> Plan Examiner	Application checked and found correct <u>2/20/30</u> <u>Z.A.</u> Clerk	Stamp: FEB 20 1930
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2-20 home
PLANS
1875

All Applications Must be Filled Out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS and other data must also be filed

BUILDING DIVISION

2

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Frame Buildings

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 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.
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 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. 52 Block 34
 (Description of Property) VENICE DISTRICT
9809
 District No. 41A M. B. Page 14A F. B. Page DELGANY
 No. 807 Delgany Ave Street
bet Zilota & Zilota
 (USE INK OR INDELIBLE PENCIL)

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

- Purpose of Building Dwelling + Garage No. of Rooms 7 No. of Families 2
- Owner's name W. J. Dodd Phone
- Owner's address 606 Architects Bldg
- Architect's name W. J. Dodd Phone MU 3222
- Contractor's name W. E. Judkins Phone MO 12514
- Contractor's address 2025 N Alexandria Ave
- VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing Equipment and Appliances in Completed Building.} \$ 8500.00
- Is there any existing building or permit for a building on lot? No How Used?
- Size of proposed building 41-0 x 15-0 Height to highest point 24-0 feet
- Number of Stories in height 2 Character of ground Sandy loam
- Material of foundation Concrete Size of footings 1-1/2 x 8 Size of wall 8 Depth below ground 12
- Material of chimneys Brick Number of Inlets to flue 1 Interior size of flues 12 x 16
- Material of exterior walls Frame Stucco
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6
 EXTERIOR studs 2 x 6 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing Studs 2 x 4
 Ceiling joists 2 x 4 Roof Rafters 2 x 6 FIRST FLOOR JOISTS 2 x 6
 Second floor joists 2 x 10 Specify material of roof Tile 212.12
- Will all provisions of State Housing Act be Complied with? Yes
- Will all lathing and plastering Comply with Ordinance? 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) W. E. Judkins
 (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 3711	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>Hastings</u> Plan Examiner	Application checked and found O. K. <u>2/20/30</u> <u>Z.A.</u> <u>White</u> Clerk	Stamp: FEB 20 1930
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2-20 home
PLANS
1875

APPLICATION FOR INSPECTION CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY **OF GRADING AND FOR GRADING CERTIFICATE**

770369 06/30

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

1. LEGAL DESCR.	LOT 52	BLK 34	TRACT 9809	COUNTY REF. NO. 145-91	DIST. MAP 96-153
					CENSUS TRACT 2766.01
2. PURPOSE OF GRADING	RETAINING WALLS & FOUNDATIONS				
3. JOB ADDRESS	8207 DELGANY AV				ZONE RI-1
4. BETWEEN CROSS STREETS	BILLOW VISTA DR	AND	83RD ST	FIRE DIST. 6	COUN. DIST. 6
5. OWNER'S NAME	TOM McMAHON			PHONE 390-8611	LOT (TYPE) INT
6. OWNER'S ADDRESS	8207 DELGANY AV				LOT SIZE 50' X 120'
7. PLANS BY CIVIL ENGR.	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY	
8. CIVIL ENGR. ADDRESS	CITY				ZIP
9. ENGR. GEOLOGIST	BUS. LIC. NO.	ACTIVE STATE LIC. NO./CERT. NO.	PHONE	AFFIDAVITS 211312	
10. SOIL ENGR.—TESTING AGENCY	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	AHA 4' REAR PUE	
11. CONTRACTOR	ABLE CONTR'S INC.				PHONE 322-0338
12. CONTRACTOR'S ADDRESS	CITY				ZIP
13. JOB ADDRESS	8207 DELGANY AV				STREET GUIDE
14. NUMBER OF CUBIC YARDS CUT	90	FILL	90	DIST. OFF. WLA	P.C. REQ'D No
15. MAXIMUM SLOPE CUT	FILL 1:2	RETAINING WALL REQUIRED YES	NO	GRADING YES	SEISMIC FLOOD
FILL DENSITY TESTS & CERTIFICATION					
90% REQUIRED <input type="checkbox"/> NOT REQUIRED <input checked="" type="checkbox"/>					
CALIF. ENVIRONMENTAL QUALITY ACT REQUIREMENTS			YARDAGE APPROVED		
EXEMPT COMPLETED			ZONES BY PC 8/31/92		
BOND AMOUNT \$1194			PLANS CHECKED G. JULIPE 8/31/92		
<input type="checkbox"/> CASH			APPLICATION APPROVED 2630		
<input type="checkbox"/> SURETY			INSPECTOR 129411		
P.C. 66.75			G.P.I. - NP		
S.P.C. -			G.P.I. INSPECTOR		
G.P. 95.00			ISSUING OFFICE WLA		
P.C. NO. DD1392			CHIEF OF DIVISION OF BLDG. SAFETY		

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 8/3/92 Lic. Class D Lic. No. 26337 Contractor (Signature)

OWNER-BUILDER DECLARATION
 17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7001.5, 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 7001.5 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 shall be 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. 0530656-91 Insurance Company STATE FUND 12-11-92
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
 Date 8/3/92 Applicant's Signature
 Applicant's Mailing Address 120 W. Grand Ave. #200

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 (See Sec. 91.0202 LAMC)
 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 makes any warranty or shall be responsible for the performance of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

22. I certify that all the land included in the Tentative Tract Map is under my ownership or land on which others rights have been granted.
 Signed _____ Position Architect 8/3/92
 (Owner or agent having property owner's consent) Position Date

Address of Building 8207 Delgany Ave.



CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, (Zoning Code), Ch. 9, Arts. 1, (Building Code)—for following occupancies:

Issued 11-20-69 Permit No. and Year WLA74746/68

Add 11' x 42' living area to existing two story, type V, one family dwelling and attached garage, R-1 occupancy.

Owner Barry Gulloway
Owner's Address 8207 Delgany Ave.
Playa del Rey, Calif.

B&S Form B-95a—4M Sheet Sets—11-68 (C-10)

By A. R. MENDENHALL: cm

3 APPLICATION TO ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY
 CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT	BLK	TRACT	CENSUS TRACT
	52	34	9809	2766
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING			DIST. MAP
Dwelling	Same			7194
3. JOB ADDRESS				ZONE
8207 Delgany Avenue				R-1-1
4. BETWEEN CROSS STREETS				FIRE DIST.
Bellow Vista Dr. AND Zitola Terrace				
5. OWNER'S NAME	PHONE			LOT (TYPE)
Barry Galloway				Inside
6. OWNER'S ADDRESS	CITY	ZIP	LOT SIZE	
8207 Delgany Avenue	L. A.	90045	50 x 120	
7. ARCHITECT OR DESIGNER	STATE LICENSE No.			PHONE
8. ENGINEER	STATE LICENSE No.			PHONE
EDWARD F. ESCALER				7710
9. CONTRACTOR	STATE LICENSE No.			PHONE
Kim Albertson				224135
10. LENDER	BRANCH OFFICE			PHONE
				377-1034
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
44' x 42'	2	20	1 DWELL EATG & N	
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR	
	STUCCO	COMP	WOOD	
13. JOB ADDRESS				DISTRICT OFFICE
3 8207 Delgany Avenue				WIA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING				YES
	8000 COMBINED INSPECTION			
15. NEW WORK: (Describe)				CRIT. SOIL
ADD MASTER BEDROOM & BATH UPSTAIRS OVER EXIST. DWELL EATG & N				1
NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT	FLOOD
DWELL EATG & N	44' x 42'	2	20	1
TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED	VALUATION APPROVED	CONS.
R-1	R-1		Strong	1
BLDG. AREA	MAX. OCC.	TOTAL	PLANS CHECKED	ZONED BY
424			Strong	Martz
DWELL UNITS	GUEST ROOMS	PARKING SPACES	REQ'D PROVIDED	PLANS APPROVED
N/C			N/C	Strong
P.C. No.	CONT. INSP.	APPLICATION APPROVED		INSPECTOR
A4335		Strong		B
P.C.	S.P.C.	G.P.C.	B.P.C.	O.S.
24.31		NONE	372	

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIERS USE ONLY	74746W	OCT-23-68	23632	A - 6 CK	24.31
		OCT-30-68	24149	A - 2 CK	37.40

STATEMENT OF RESPONSIBILITY

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

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

Signed Barry Galloway (Owner or Agent)

	Name	Date
Bureau of Engineering		
Address Approved		
Sewers Available		
Not Available		
Driveway Approved		
Highway Dedication Required Completed		
Flood Clearance Approved		
Conservation		
Approved for Issue		
File #		
Plumbing		
Private Sewage Disposal System Approved		
Planning		
Approved Under		
Case #		
Fire		
Approved (Title 19) (L.A.M.C.-5700)		
Traffic		
Approved For		

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.

1. LEGAL DESCR. 52 LOT 34 TRACT 9809 CITY CLERK REF. NO. 145 DIST. MAP 96-153 ZONE 2766.01

2. PRESENT USE OF BUILDING (C) SFD NEW USE OF BUILDING () SAME

3. JOB ADDRESS 8207 DELGANY AVE. SUITE/UNIT NO. 11312

4. BETWEEN CROSS STREETS BILLOW VISTA DR AND 83RD ST. LOT TYPE TMT LOT SIZE 50 X 120

5. OWNER'S NAME TOM McMAHON PHONE 390-2611

6. OWNER'S ADDRESS 8207 DELGANY AVE CITY T.A. ZIP 90293

7. ENGINEER SAME AS ARCHITECT BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE

8. ARCHITECT OR DESIGNER OSCAR J. ROBINSON BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE 0016262 722-0338

9. ARCHITECT OR ENGINEER'S ADDRESS 120 W. GRAND FT. SEQUINO 90245 DOCUMENTS/EASEMENTS

10. CONTRACTOR ABEL LAUREN INC BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE 2365312 322-6838 21312

11. SIZE OF EXISTING BLDG. WIDTH 40 LENGTH 40 STORIES 3 HEIGHT 35 NO. OF EXISTING BUILDINGS ON LOT AND USE AHA

12. FRAMING MATERIAL OF EXISTING BLDG. STUCCO/CONC FLOOR CONC 4' REAR PUE

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 30,000 42,000

15. NEW WORK (Describe) ADD RAMPUS RM. WITH DECKS ABOVE

NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT	FILE WITH
SAME	SEE BACK	3	35	BUILDING ZONING
TYPE	GROUP	MAX. OCC.	PLANS CHECKED	ZONING
IN	R-3	---	G 11/11/92	BC 1/11/92
BUILDING UNITS	BUILDING AREA	ZONING AREA	APPLICATION APPROVED	IP 3/11/92
---	495/	---	2/11/92 2696	IP 3/11/92
GUEST ROOMS	PARKING REQ	PARKING PROVIDED	INSPECTION ACTIVITY	INSPECTOR
---	---	5	CS	EQ.
RC 210.32	G.P.L. 50.00	CONC. INSR	SYS 16.10	SYS 22.38
EL 4.20	EL 4.20	---	07/02/92 11:15:35AM WLO1	T-5657 C 11
F.H. 5.37	F.H. 5.37	---	BLDG PLAN CHECK	218.32
O.S.S. 5.37	O.S.S. 5.37	---	GRADING PRE IN	50.00
S.O.S.S. 7.46	S.O.S.S. 7.46	---	ONE STOP	16.10
SPRINKLERS RATED SPEC.	---	---	SYS DEV. FEE	287.79
ENERGY	---	---	CHECK	1.90
DAS	---	---	TOTAL	287.89
---	---	---	CHECK	1.90
---	---	---	TOTAL	289.79

NEW AFFIDAVITS

PLAN CHECK EXTENDED TO N/A PER

ADMINISTRATIVE APPROVAL DATE N/A

BY

O.A.D. PLANS CHECKED

HOUSING MITIGATION FEE ORDINANCE

REQUIREMENT EXEMPT

ASBESTOS NOTIFICATION

Check Box: Notification letter sent to AQMD or EPA.

I declare that notification of asbestos removal is not applicable to address of this project.

Signature: X/O Date: 8/3/92

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: 8/3/92 Lic. Class: B Lic. Number: 365372 Contractor: O J R

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 or she is exempt 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, or 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 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. 05301022-9 Insurance Company STRIVE FUND 12-11-92

Certified copy is hereby furnished.

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

Date: 8/3/92 Applicant's Signature: O J R

Applicant's Mailing Address: 120 W. GRAND BLVD FT. SEQUINO 90245

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: _____

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 of shall be responsible for the performance or results of any work described herein, or in any condition of the property or soil upon which such work is performed. (See Sec. 91.5262 LAMC)

Signed: O J R Date: 8/3/92

(Owner or agent having property owner's consent) Position

CITY OF LOS ANGELES
Department of Building and Safety
REQUEST FOR CHANGE OF ADDRESS

Date Sept. 13, 1955

To: G. E. MORRIS
Superintendent of Building

I hereby request the change of address on:

Building Permit Number V 13457 Issued 9-2-55

From E 100 ZITOLA TERRACE

To 8107 DELGANEY AVE.

- () Change from one street to another street for corner lot.
- Change because of error on part of some city department.
- () Change because of error on part of applicant (must be approved by Board of Building and Safety Commissioners).

Owner Notified
Owner, Contractor or Authorized Agent

Address

CITY USE ONLY		
LOT	BLOCK	TRACT
1	34	5809
BUREAU OF ENGINEERING APPROVAL		APPLICATION CHECKED BY: <u>CW</u>
<u>R. J. Anthony</u> DATE <u>9-13-55</u>		DATE <u>9-55</u>
		APPROVED: <u>W. E. ...</u> DATE <u>9-15</u>

City of Los Angeles
DEPARTMENT OF BUILDING AND SAFETY
GRADING PRE-INSPECTION REPORT

G.P.I. FEE

PAID NOT PAID

15

TRACT	9809		BLK 34		LOTS 52	
PURPOSE	REPAIR ADDITION TO BRK		OWNERS			
OWNER	TOM MEMANON		ADDRESS			
RECORDS IN OUR FILES REVEALED THE FOLLOWING:						COMMENTS:
Approved Graded Lot:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Bearing Value:	TO CODE		
Footing Reinforcement Required	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Remarks:	SEE PLANS		
Footing Setback from Face of Slope						
Special Geological or Engineering Requirements	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	See Requirements Below			
Butress Fill	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Fill over 100 ft.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
INSPECTORS REPORT OF FIELD CONDITIONS:						
Slope of Surface - Cut	Height	Fill	Height	Nat.	8	Height 12'
Natural Soil Classifications per Table 29B	SAND					
Sewer Available	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>				
Bedding Planes - Dip	Strike	Slide Area		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Expansive Soil	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Drainage Area Above Lot	Ft. Horiz		
Located in Drainage Channel Serving	Acres	Site Above	Below	Street		
Condition of Street for Drainage Purposes	PAVED		Roof Gutters	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Recommended Termination of Drainage	TO STREET VIA ANTI-EROSIVE DEVICES					
Driveway Grade	% Existing	Proposed	Max. Rough Grade Allowed			
Ground Cover						

REQUIREMENTS:

- 1 A Grading Permit is required. **EXCAVATION (BASEMENT) + BACKFILL**
- 2 All footings shall be founded into natural undisturbed soil as per Code.
- 3 Expansive soils, comply with provisions of Section 91.2905(d).
- 4 In the event excavations reveal unfavorable conditions the services of a soils engineer and/or geologist may be required.
- 5 Geological and/or soils reports are required. Submit _____ copies, with appropriate fees, to the Grading Division for review. Owner notified by postcard on _____ Reports submitted with plans - Yes No
- 6 Incorporate all recommendations of the approved geological and/or soils reports and Department letters dated _____ into the plans.
- 7 Provide a complete grading plan showing existing and proposed contours, tops and toes of slopes, retaining walls, drainage devices and other protective devices. Plans shall include off site walls and structures around the perimeter of the project.
- 8 M.G.D. No. 63 applies, site is subject to mudflow.
- 9 Buildings shall be located clear of toe of all slopes which exceed a slope of 2:1 as per Section 91.2907(j)2.
- 10 Footing shall be setback from the descending slope surface as per Section 91.2907(j)3.
- 11 Department approval is required for construction of _____ over a slope steeper than 2:1.
- 12 Existing nonconforming slopes shall be cut back to 2:1 or retained.
- 13 All cut or fill slopes shall be no steeper than 2:1 (26°).
- 14 Provide complete details of engineered temporary shoring or slot cutting procedures on plans, call for inspection before excavation begins. **SLOT CUT REQUIREMENT NEXT TO EXISTING FOOTING.**
- 15 All concentrated drainage including roof water shall be conducted to the street in an approved device at 2% minimum.
- 16 All wood decking to be spaced 1/4" apart.
- 17 Department approval is required for the use of a private sewage disposal system and shall conform to M.G.D. No. 54 (Revised).
- 18 Department approval is required for the use of a yard sump pump and/or drainage dispersal system.
- 19 All fill or backfill shall be compacted to a minimum of 90% relative compaction as determined by A.S.T.M. method D-1557. Sub-drains shall be provided where required by code.
- 20 Specify on plans: The soils engineer is to approve the key or bottom and leave a certificate on the site for the grading inspector. The grading inspector is to be notified before any grading begins and, for bottom inspection, before any fill is placed. Fill may not be placed without approval of the grading inspector.
- 21 Grading general requirements (Form B-164) shall be attached to and made part of the plans.
- 22 Stake and flag property lines in accordance with a licensed survey map.
- 23 Approval required by the Department of _____
- 24 Resubmit plans to the grading inspector (shown below) after the above corrections have been made and before issuing permit. Inspectors are available between 7:30 a.m. and 9:00 a.m. weekdays.
- 25 **TEMPORARY EXCAVATION SHALL COMPLY WITH CAL/OSHA REQUIREMENT.**
- SEE OVER -

Inspector **M. IYABKA** Date **7-7-82** Branch **WLA**

ADDRESS 8207 DELICATA AVE PLAN CHECK NO. DP 1392

- City of Los Angeles - Department of Building and Safety
- REQUEST FOR MODIFICATION OF BUILDING ORDINANCES (98.0403 L.A.M.C.)
 - REQUEST FOR ALTERNATE MATERIAL OR METHOD OF CONSTRUCTION (17951 H. & S.C.)
 - REQUEST FOR HANDICAP EXEMPTION OR EQUIVALENT FACILITATION (19957 H. & S.C.)
- For above requests, complete sections 1, 2, & 3 in duplicate by printing in ink or typing.

READY BY _____

FILE NO. 1971978

DISTRIBUTION

Owner *WHA* Pl. Ck.

Petitioner *WHA* Insp.

Fire Bur.

Health

JOB ADDRESS 8207 DELGANY AVE		LOT(S) 52	BLK 34
Owner TOM McMAHON		District Office WLA	Type SI/N
Address 8207 DELGANY AVE		Plan Ck No. DD 1372	Stories 2 1/2
City LOS ANGELES		Zone R-1-3	Permit No. 920103738
Daytime Phone (310) 322-0338		Job Order No. _____	F. D. _____
Petitioner OSCAR J. ROBISON		Bureau/Division 6106/615	D. M. 96B.153
Address 120 W. GRAND AVE		Use of Bldg. SFP	C. D. 6
City EL SEBUNDO		Job Status under const.	
Daytime Phone (310) 322-0338		<input type="checkbox"/> YARD NOTICE (COM-784) RECEIVED FROM PETITIONER <input type="checkbox"/> POSTCARD (COM-3) NAME/ADDRESS COMPLETED <input type="checkbox"/> BY PETITIONER <input type="checkbox"/> SIGN NOTICE RECEIVED FROM PETITIONER	

2 REQUEST: Submit plans if necessary to illustrate request. Additional sheets or data may be attached.

WALKWAY SIDEYARDS of 4' 0" in view of 5 ft side yards per code

Dept. Comment *4 ft side yards in view of 5 ft* Code Sections: L.A.M.C. - **12.08 C.2**

3 JUSTIFICATION/FINDINGS OF EQUIVALENCY: Title 24 -

TO BUILD IN LINE WITH EXISTING SIDEYARDS addition area is 15' 3" x 42' 1 RR.

Petitioner's Signature *[Signature]* Position **ARCHITECT** Date **Aug 27/92** Reviewed By *[Signature]* Date **9/23/92**

DEPARTMENT ACTION: In accordance with Sect. 98.0403 L.A.M.C. Sect. 17951d H. & S.C. Sect. 19957 H. & S.C.

The Request is Granted (See attached letter). Denied (See reverse for appeal information.)

Written concurrence from the (Fire) (Transportation) (Health) () Dept. is required.

Request **(IS)** (IS NOT) in conformity with the spirit and purpose of Code Section involved.

Condition (DOES) (DOES NOT) provide *Notice* (EQUIVALENCY) (EQUIVALENT FACILITATION)

Department Action By *[Signature]* Date **9/23/92**

Conditions Of Approval: (Reasons For Appeal in Case of Denial)

See approval letter from adjacent neighbors.

09/23/92 10:49:05AM MLO1 T-1645 C: 11

BOARD APPLIC F 22.00

TOTAL 22.00

CASH 22.00

(Cashier Use Only)

No. of Items **1**

Fee due **22.00**

Fee verified **22.00**

APPEAL OF DEPARTMENT ACTION TO BOARD OF BUILDING AND SAFETY COMMISSIONERS/HANDICAPPED ACCESS APPEALS COMMISSION

(Signature, statement of reasons for appeal and filing fees are required.)

Signature of Owner or Applicant submitting notarized declaration (B & S COM 4-833) - Bd. Res. No. 833

X _____ Position _____ Date _____

Print Name _____

7. Additional Contemporary Photos

Hipped Clay Tile Roof Design

Terracotta Attic Vents

Deeply Inset Windows

Thick Entry Door Arch

Tile Bathroom Window

Balcony and Various Rejas

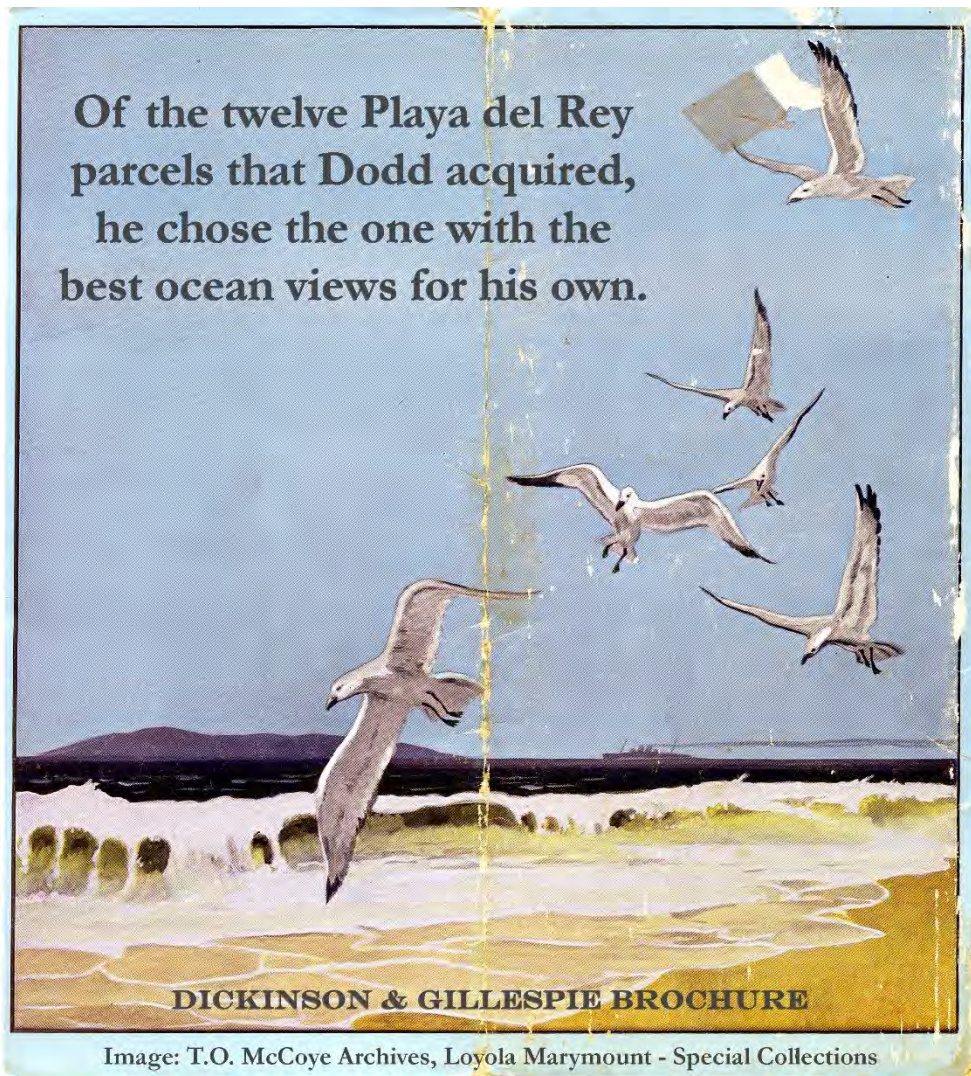
Interior Arch Design







8. Dodd Playa del Rey Residence Historical Aerial Photographs



Mannmade Channel
for Lagoon/Sea

Access from Trains

Culver aka Speedway

aka Del Rey aka

Hollywood-Redondo

Redondo

(Pershing)

Manchester

Los Angeles Pacific &
Pacific-Electric Trestle

Future Site of Dodd

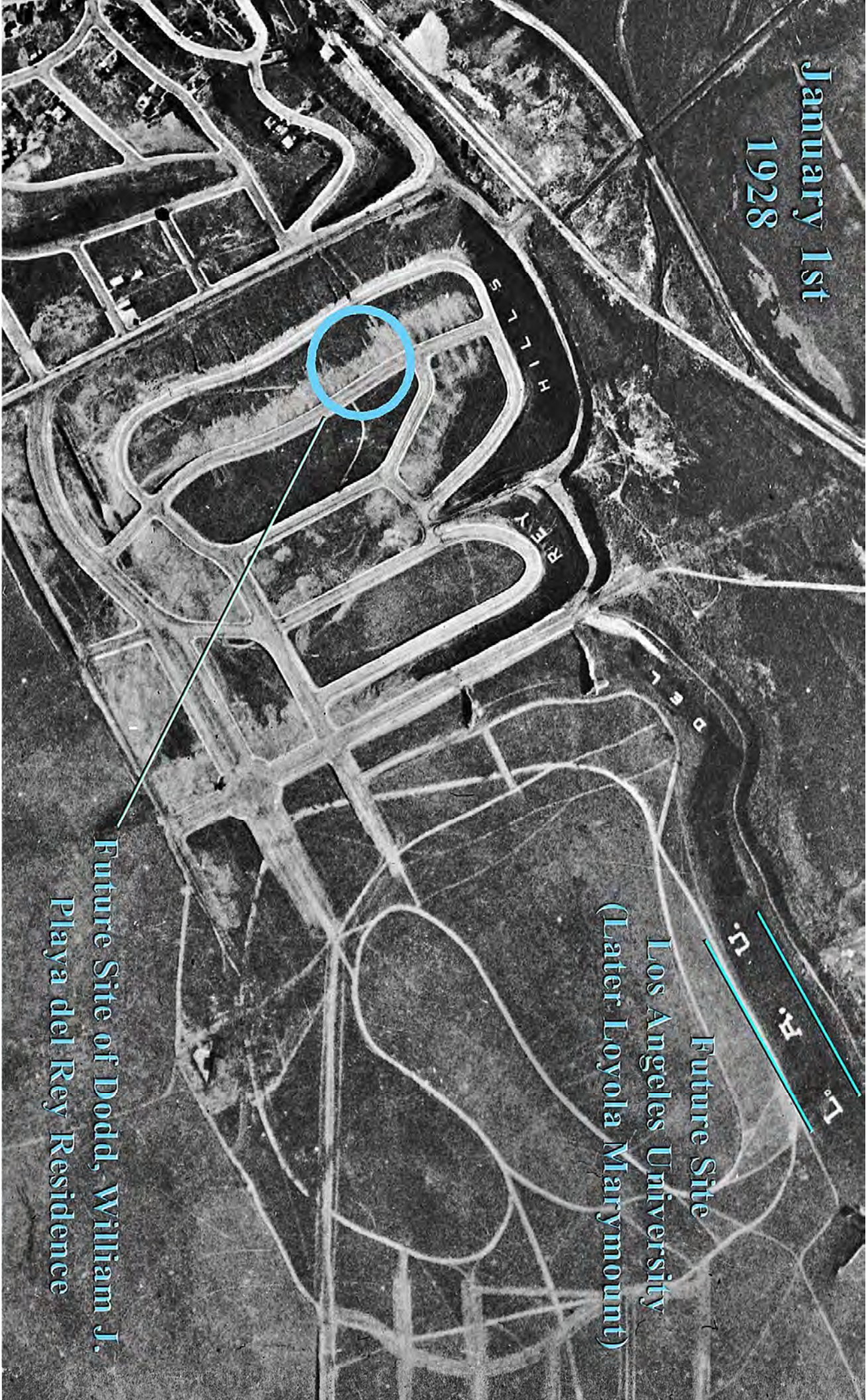
Playa del Rey

Residence

Delgany Avenue

Playa del Rey Pre-1928

January 1st
1928



Future Site
Los Angeles University
(Later Loyola Marymount)

Future Site of Dodd, William J.
Playa del Rey Residence



8107 Delgany Avenue, Playa del Rey 90293
January 3rd, 1931



8107 Delgany Avenue, Playa del Rey 90293

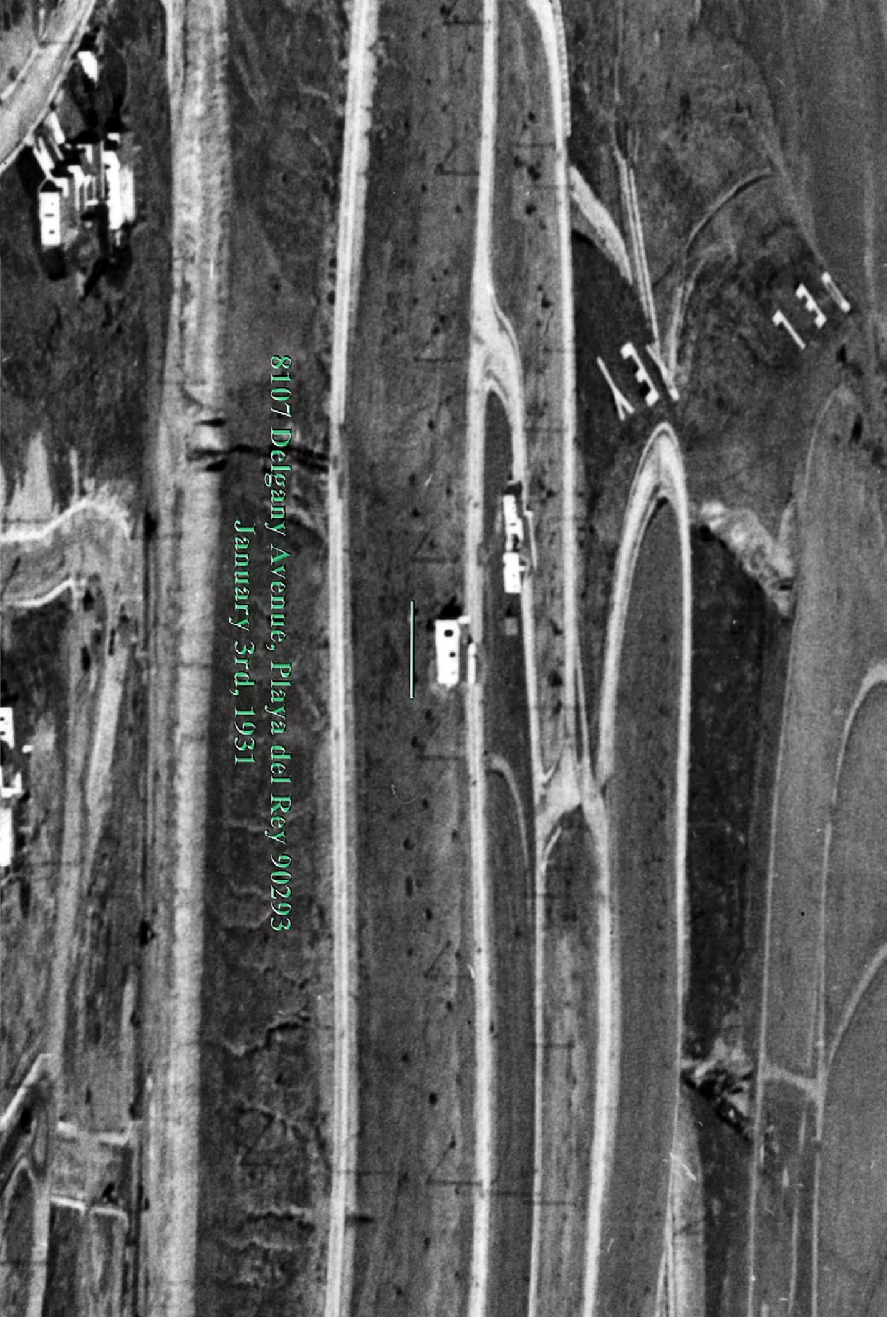
January 3rd, 1931



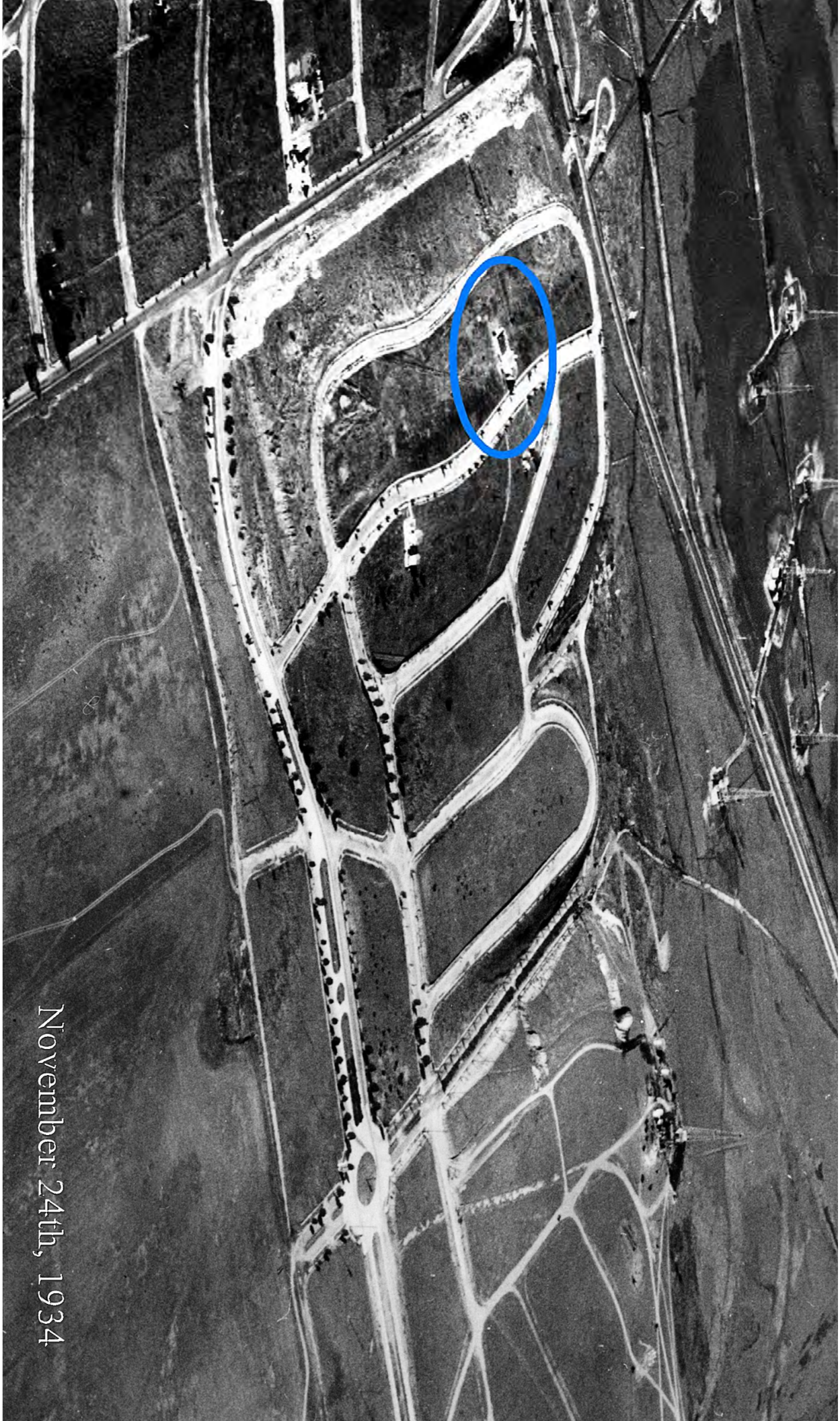
Dodd
Rees

Not a Dodd
Home

8107 Delgany Avenue, Playa del Rey 90293
January 3rd, 1931

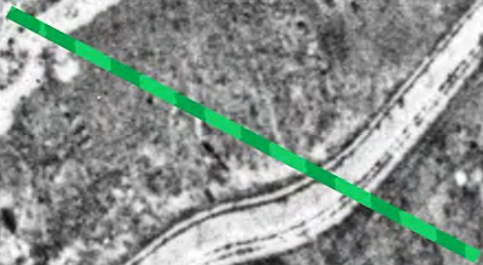


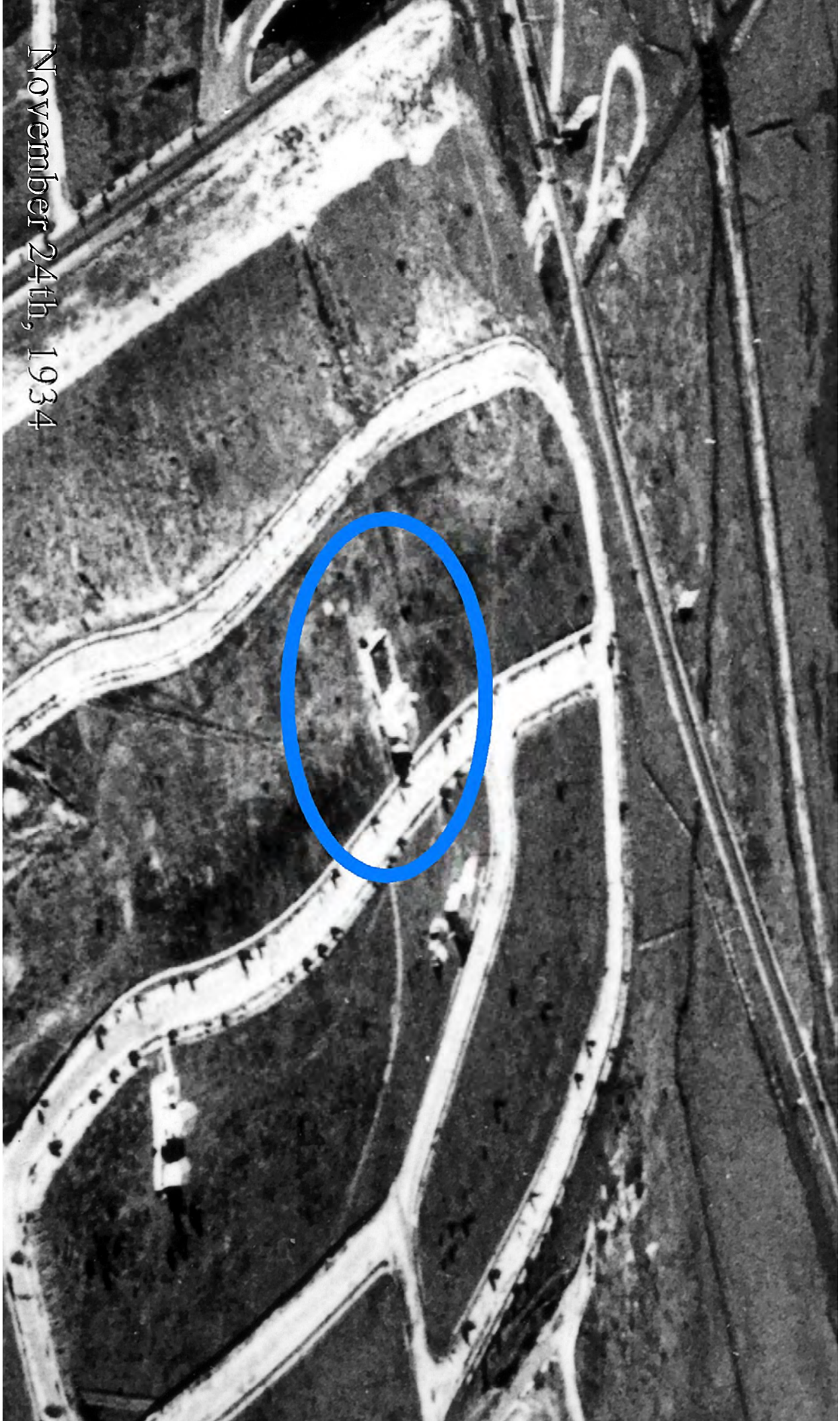




November 24th, 1934

8207 Delgany Avenue November 24th, 1934





November 24th, 1934

9. Dodd Playa del Rey Residence

ZIMAS

NavigateLA

Cadastrals

Property Reports

Westchester/Playa Reports

And Plan

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8207 S DELGANY AVE Font: A A A A

▼ Address/Legal

Site Address	8207 S DELGANY AVE
ZIP Code	90283
PIN Number	098B153 523
Lot/Parcel Area (Calculated)	6,000.4 (sq ft)
Thomas Brothers Grid	PAGE 702 - GRID B3
Assessor Parcel No. (APN)	4115004017
Tract	TR 9809
Map Reference	M B 145-9198
Block	34
Lot	52
Arb (Lot Cut Reference)	None
Map Sheet	098B153

► Jurisdictional

- Planning and Zoning
- Assessor
- Case Numbers
- Citywide/Code Amendment Cases
- Additional
- Seismic Hazards
- Economic Development Areas
- Housing
- Public Safety

Streets Copyright (c) Thomas Brothers Maps, Inc. Generalized Zoning Terms & Conditions 0.04 Miles 200 Feet

4 **Dodd Playa del Rey Residence**
8207 Delgany Avenue
Navigate LA

APN labels visible on map: 4115007024, 4115007902, 4115007026, 4115007014, 4115010001, 4115010018, 4115010017, 411501001, 4115010002, 4115010017, 4115010016, 4115007900, 4115007900, 4115007013, 4115010003, 4115010004, 4115010005, 4115007021, 4115007021, 4115004018, 4115004017, 4115010004, 4115010005, 4115007021, 4115004001, 4115004018, 4115004016, 4115010005, 4115006012, 4115004001, 4115004002, 4115004003, 4115010006, 4115005018, 4115004002, 4115004003, 4115004016, 4115004015, 4115010006, 005018, 4115005017, 4115004003, 4115004015, 4115004014, 4115010006, 4115005017, 4115004004, 4115004004, 4115004014, 4115005016, 4115004004, 4115004005, 4115004014, 4115004013, 4115005016, 4115005015, 4115004005, 4115004006, 4115004012

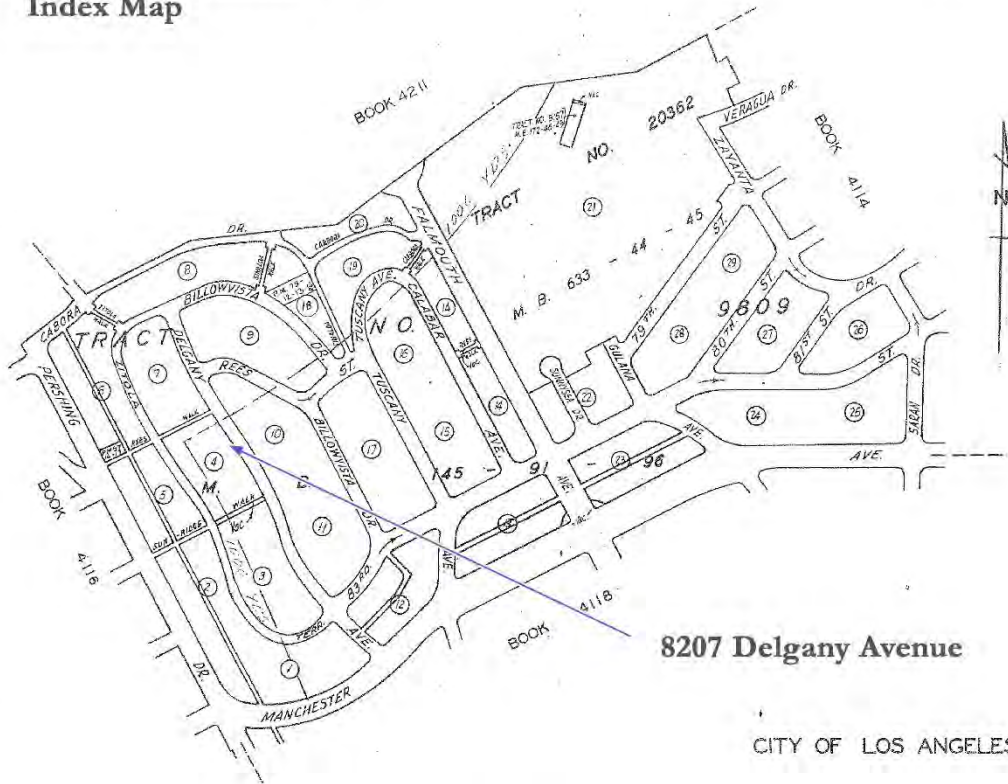


William J. Dodd &
Loene Estes Dodd
Lots in
Playa del Rey

Tom McMahon
8207 Delgany Avenue
Playa del Rey, CA 90293
2017-09-28

Dodd Playa del Rey Residence
LA County Assessor
Index Map

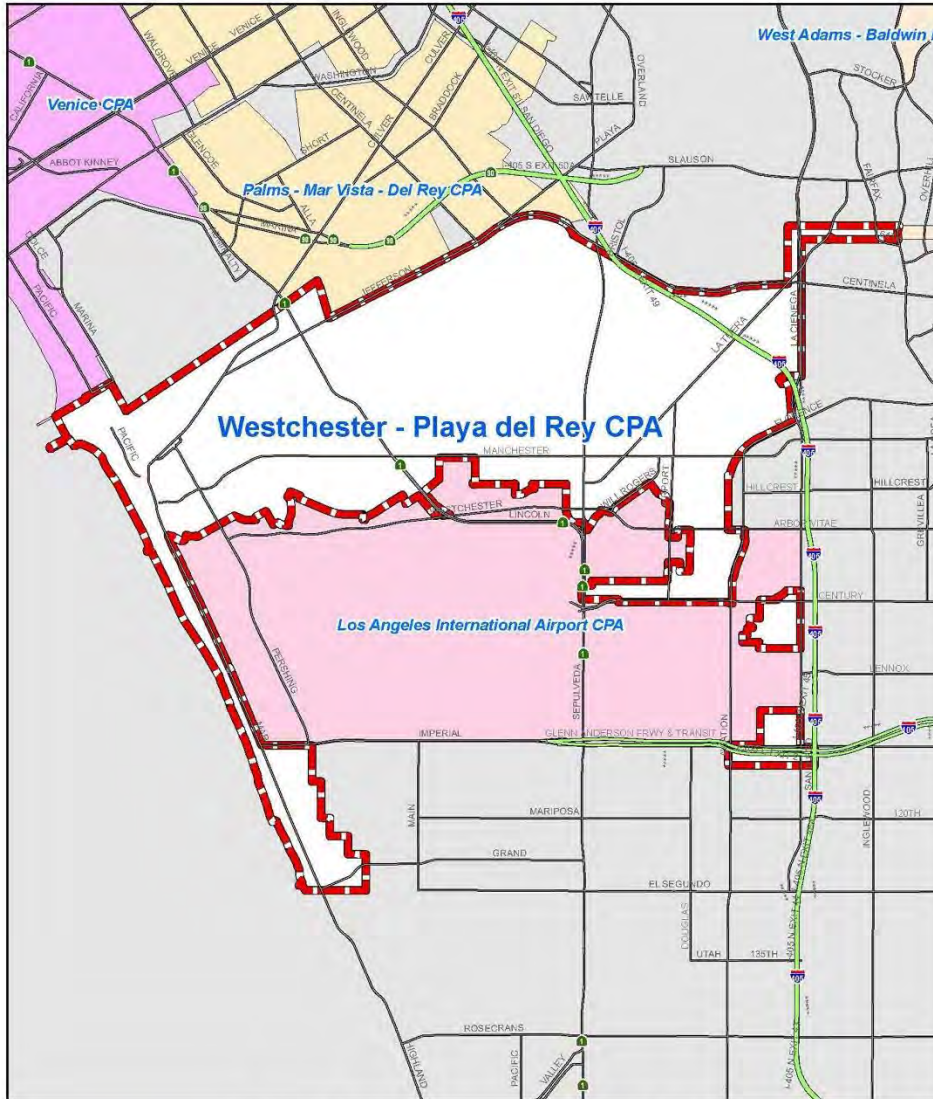
INDEX - 4115
SCALE: 1 IN. = 400 FT.



8207 Delgany Avenue

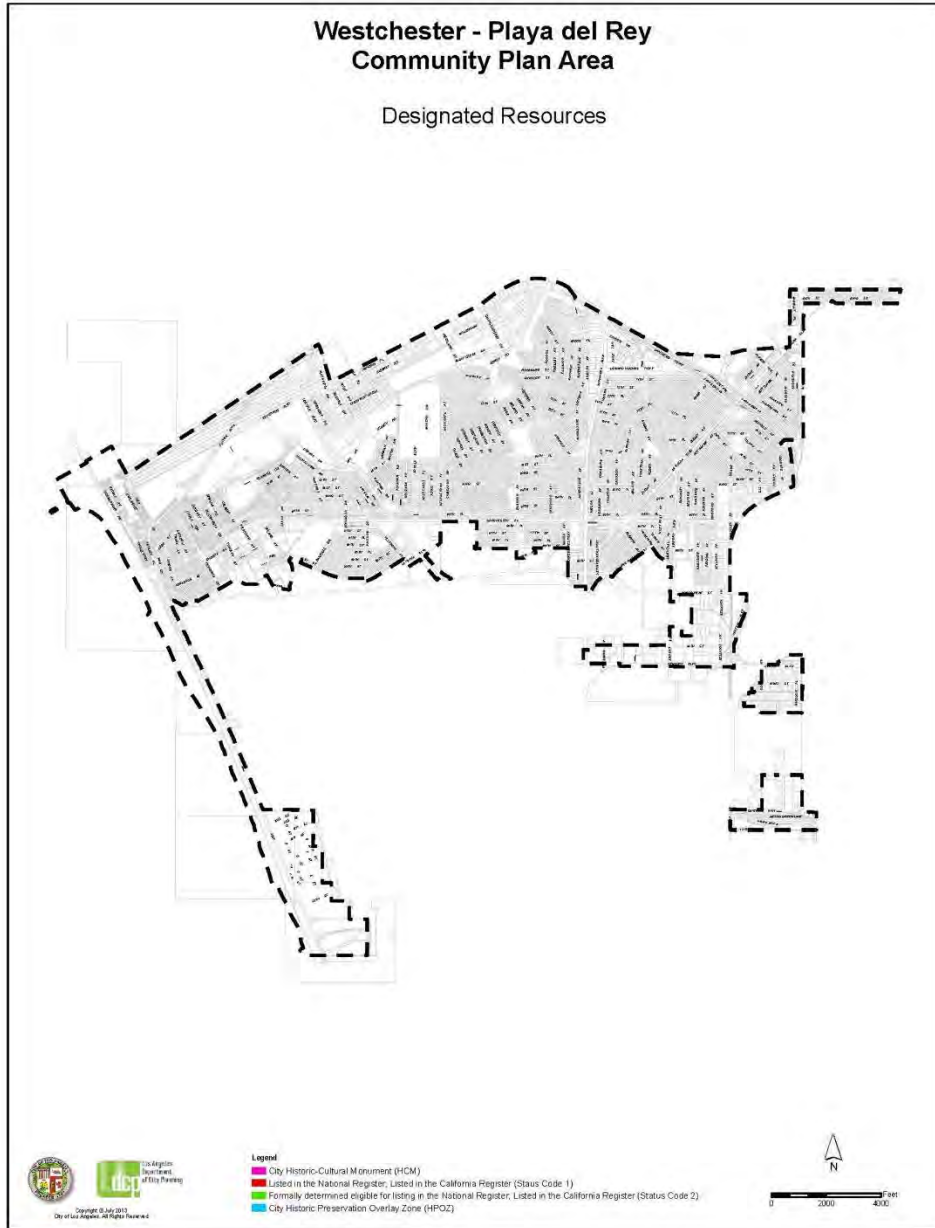
CITY OF LOS ANGELES

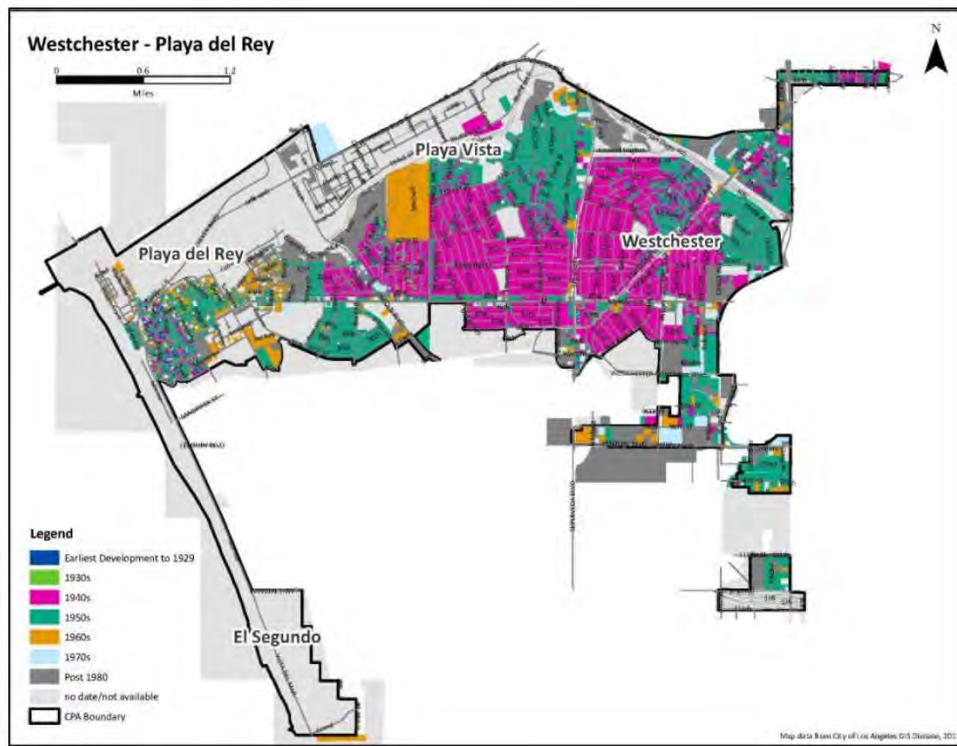
Survey Area Map



**Westchester - Playa del Rey
Survey Area**







Development History

Located in proximity to the ocean, the Westchester-Playa del Rey area has attracted would-be developers since the late 19th century, though it did not see widespread development until the build-up to U. S. entry into World War II. Before any of that activity, the area was home to the marshy outlet of the Los Angeles River (the meandering river’s outlet moved to its current location at San Pedro during a flash flood in the 1820s). This wetland, which was also fed by Ballona and Centinela Creeks along with other minor drainages, dominated the parts of the Survey Area that were not located on the higher bluffs. The area, in conjunction with the nearby Centinela Springs, was heavily used by members of the Tongva tribe before European, Mexican, and European American incursions. The entire area was relatively well-watered and therefore ideal for grazing and agriculture. Early occupants of El Pueblo de Nuestra Señora la Reina de los Ángeles established some of their cattle herds in pastures there, and eventually the region was divided into Mexican land grant ranchos that pursued cattle-raising and agriculture on more intense scales.



City of Los Angeles Department of City Planning

5/24/2019 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

8207 S DELGANY AVE

ZIP CODES

90293

RECENT ACTIVITY

CHC-2019-3111-HCM

ENV-2019-3112-CE

CASE NUMBERS

CPC-2017-4365-ZC

CPC-2014-1456-SP

CPC-2005-8252-CA

CPC-1984-226

ORD-168999

ORD-129279

ENV-2017-4366-CE

ENV-2014-1458-EIR-SE-CE

ENV-2005-8253-ND

Address/Legal Information

PIN Number	096B153 523
Lot/Parcel Area (Calculated)	6,000.4 (sq ft)
Thomas Brothers Grid	PAGE 702 - GRID B3
Assessor Parcel No. (APN)	4115004017
Tract	TR 9809
Map Reference	M B 145-91/96
Block	34
Lot	52
Arb (Lot Cut Reference)	None
Map Sheet	096B153

Jurisdictional Information

Community Plan Area	Westchester - Playa del Rey
Area Planning Commission	West Los Angeles
Neighborhood Council	Westchester/Playa del Rey
Council District	CD 11 - Mike Bonin
Census Tract #	2766.01
LADBS District Office	West Los Angeles

Planning and Zoning Information

Special Notes	None
Zoning	R1-1
Zoning Information (ZI)	ZI-1874 Los Angeles Coastal Transportation Corridor ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
General Plan Land Use	Low Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	Los Angeles Coastal Transportation Corridor
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
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None

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

Affordable Housing Linkage Fee	
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)	4115004017
Ownership (Assessor)	
Owner1	MCMAHON,THOMAS L TR THOMAS L MCMAHON TRUST
Address	8207 DELGANY AVE PLAYA DEL REY CA 90293
Ownership (Bureau of Engineering, Land Records)	
Owner	MC MAHON, THOMAS L. (TR) THOMAS L. MC MAHON TRUST UDT 3-5-91
Address	8207 DELGANY AVENUE PLAYA DEL REY CA 90293
APN Area (Co. Public Works)*	0.138 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$526,600
Assessed Improvement Val.	\$498,512
Last Owner Change	04/11/1991
Last Sale Amount	\$9
Tax Rate Area	68
Deed Ref No. (City Clerk)	515509 4-655 224254 2-929 1284103 0-355
Building 1	
Year Built	1930
Building Class	D8B
Number of Units	1
Number of Bedrooms	4
Number of Bathrooms	3
Building Square Footage	3,367.0 (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	150' Height Limit Above Elevation 126
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No

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

Methane Hazard Site	Methane Zone
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)	8.087868
Nearest Fault (Name)	Palos Verdes Fault Zone
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	3.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Moderately Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.30000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

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

Housing

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

Public Safety

Police Information	
Bureau	West
Division / Station	Pacific
Reporting District	1473
Fire Information	
Bureau	West
Batallion	4
District / Fire Station	67
Red Flag Restricted Parking	No

CASE SUMMARIES

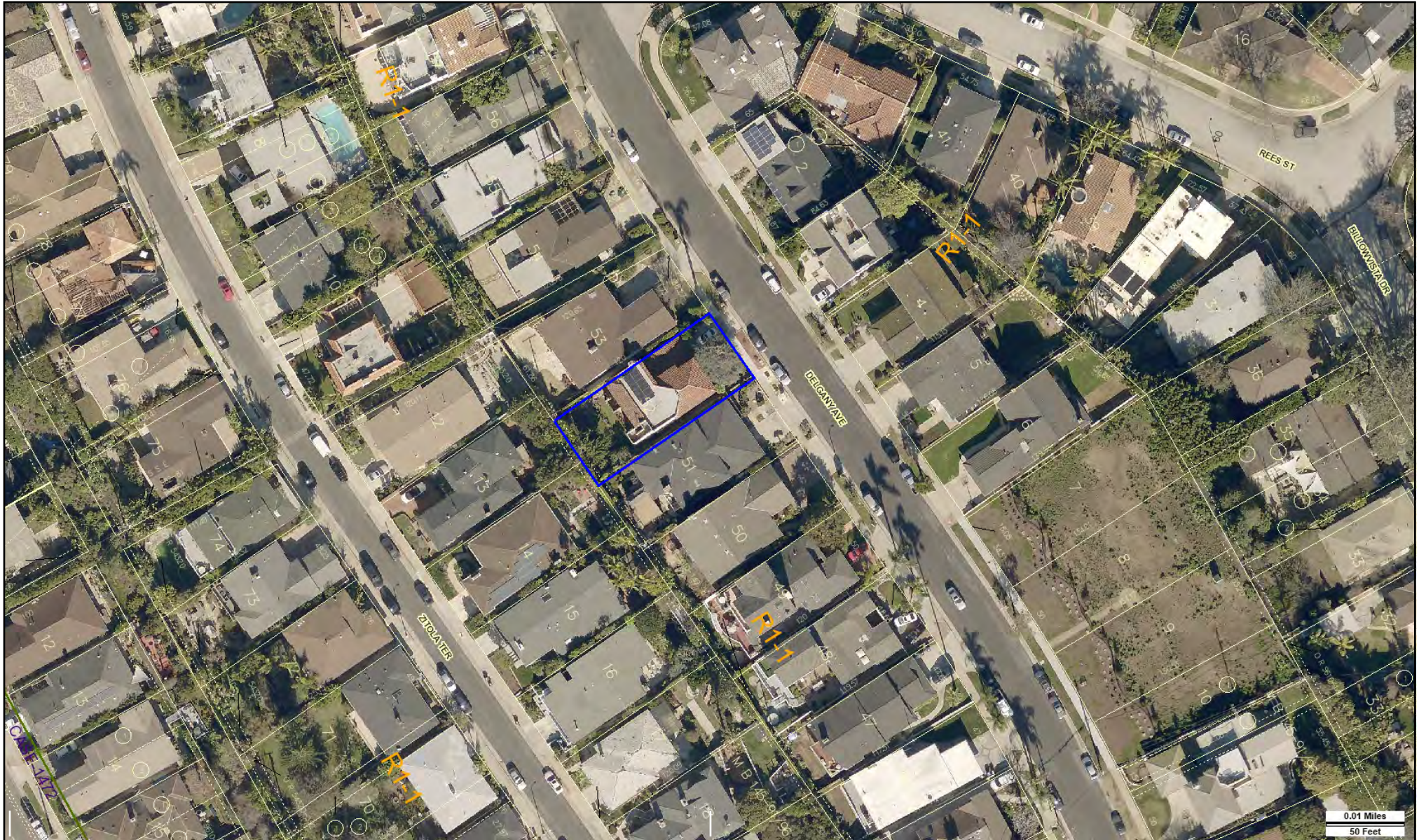
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2017-4365-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	ESTABLISHMENT OF COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT PER ZONE CODE SECTION 13.14
Case Number:	CPC-2014-1456-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	SPECIFIC PLAN AMENDMENT
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-1984-226
Required Action(s):	Data Not Available
Project Descriptions(s):	AMENDMENT TO THE COASTAL TRANSPORTATION CORRIDOR SPECIFIC PLAN THE PROPERTY LOCATION IS GENERALLY BOUNDED ON THE EAST BY THE SAN DIEGO FWY; ON THE SOUTH BY THE CITY BOUNDARY OF THE CITY OF EL SEGUNDO; THE NORTH BY THE CITY BOUNDARY OF THE CITY OF SANTA MONICA AND ON THE WEST BY THE PACIFIC OCEAN PROPOSED PROJECT BROAD AMENDMENTS TO THE COASTAL TRANSPORTATION CORRIDOR SPECIFIC PLAN
Case Number:	ENV-2017-4366-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ESTABLISHMENT OF COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT PER ZONE CODE SECTION 13.14
Case Number:	ENV-2014-1458-EIR-SE-CE
Required Action(s):	SE-STATUTORY EXEMPTIONS CE-CATEGORICAL EXEMPTION EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	ENVIRONMENTAL IMPACT REPORT
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

DATA NOT AVAILABLE

ORD-168999

ORD-129279



Address: 8207 S DELGANY AVE

APN: 4115004017

PIN #: 096B153 523

Tract: TR 9809

Block: 34

Lot: 52

Arb: None

Zoning: R1-1

General Plan: Low Residential



DODD PLAYA DEL REY RESIDENCE

8207 South Delgany Avenue

CHC-2019-3111-HCM

ENV-2019-3112-CE

SUPPLEMENTAL INFORMATION SUBMITTED BY THE APPLICANT ON JULY 9, 2019

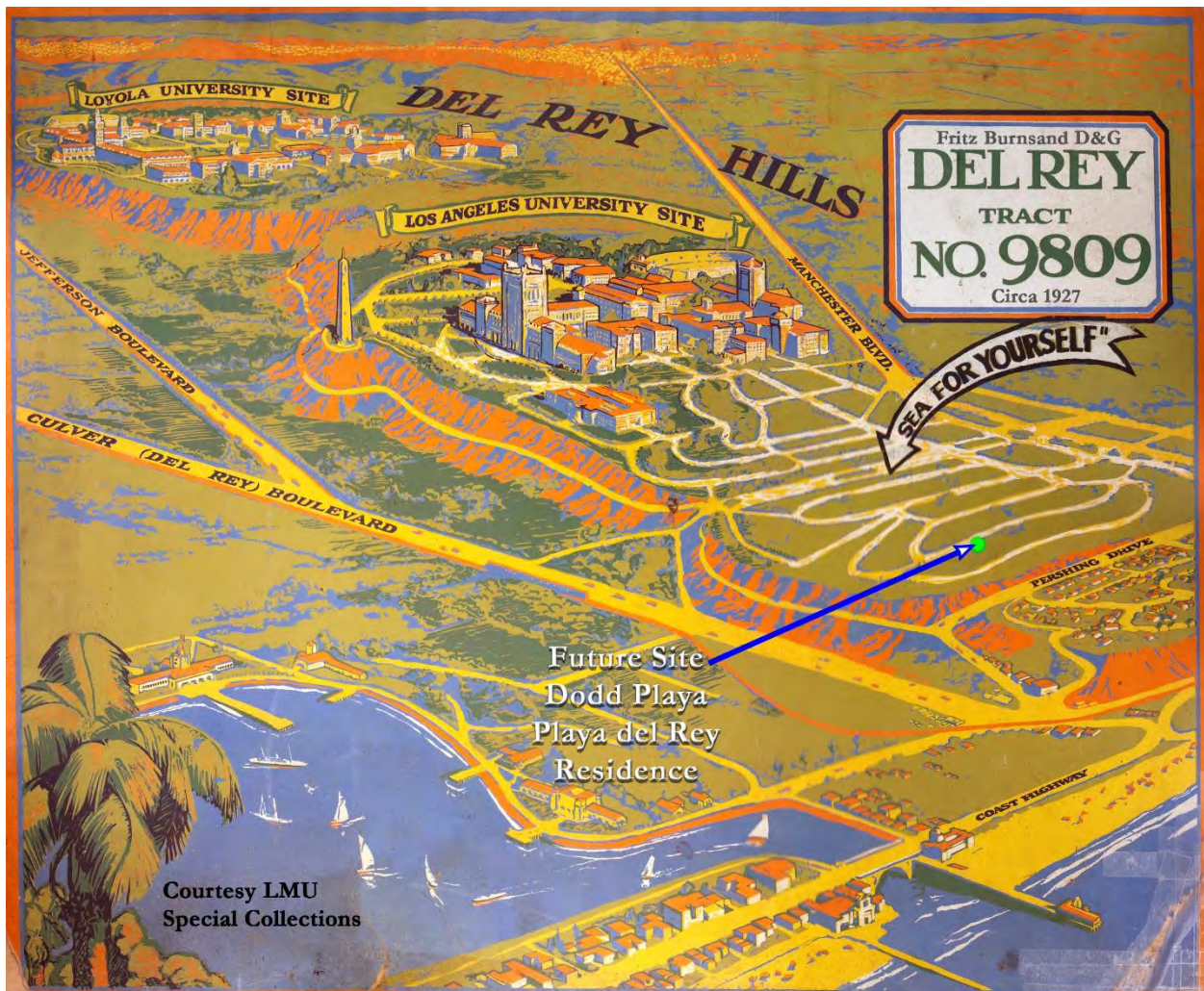
Dodd Playa del Rey Residence

Additional Historic and Contemporary Photos

Supplemental Annex 01

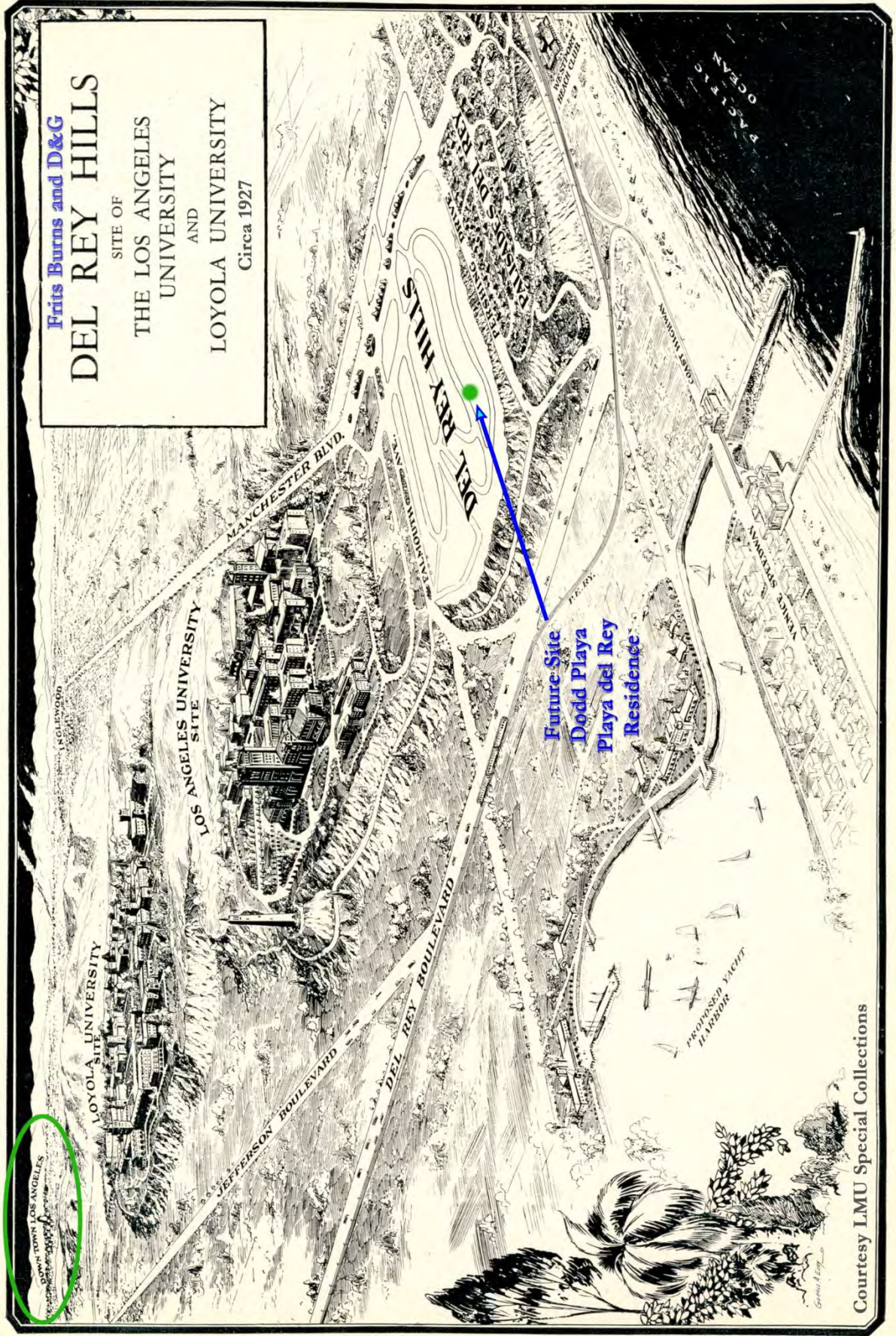
2019-07-09

Burns' vision, 1929:



Frits Burns and D&G
DEL REY HILLS

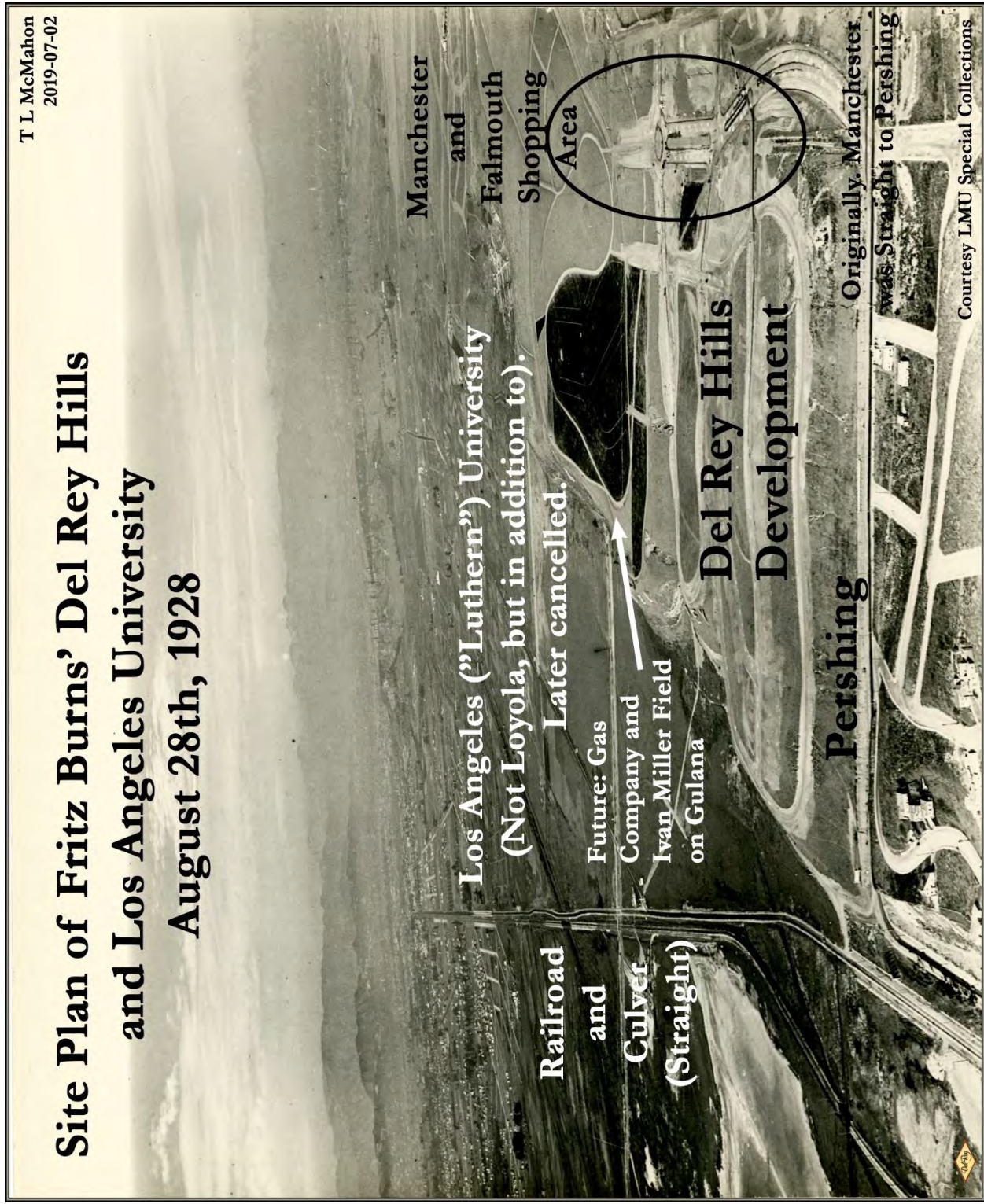
SITE OF
THE LOS ANGELES
UNIVERSITY
AND
LOYOLA UNIVERSITY
Circa 1927



Courtesy LMU Special Collections

T L McMahon
2019-07-02

Site Plan of Fritz Burns' Del Rey Hills and Los Angeles University August 28th, 1928



Manchester
and
Falmouth
Shopping
Area

Los Angeles ("Luthern") University
(Not Loyola, but in addition to).
Later cancelled.

Future: Gas
Company and
Ivan Miller Field
on Gulana

Del Rey Hills
Development

Pershing

Originally, Manchester
was straight to Pershing

Courtesy LMU Special Collections

Del Rey Hills was Burns' next major development after Palisades del Rey and Surfridge. His vision was something to compete with (akin to) what was going on up in Westwood/UCLA at the time. Los Angeles University was planned but never built.

Fritz Burns and Dickinson & Gillespie marketed these lots to land speculators on extremely favorable terms. Burns owned/controlled the bank. Mortgage regulations were extremely lax or nonexistent. There was no FHA. Very low down payments were the norm. (Fritz Burns was deeply involved prior to the creation of the National Housing Act of 1934, and donated heavily to lobbyists to insure favorable terms for his developments in Playa del Rey and later Westchester.) Reference: Keane's Burns Bio.

All of the homes were to be custom built – this was not a Tract with 6 or 8 cookie cutter home options (like Westchester would become much later when Burns partnered with Kaiser). Dodd was his flagship architect, or at least one of them, working with Dickinson & Gillespie's V. L. Gentry on the first (and only) two homes he built before he died.

Many speculators failed after the crash of 1929; Burns bought back a good percentage of this land through the early 1930s including this home on Delgany from Ione Estes Dodd (recently widowed) on October 7th 1930.

With few notable exceptions (the two Playa del Rey Dodd houses and one other of unknown pedigree on Delgany), almost no other homes were built. The land remained largely undeveloped for another two decades.

Architect to Occupy Residence Along Seashore

Future Home of W. J. Dodd

Construction work has started on a seven-room Spanish-type home for W. J. Dodd, architect at Playa Del Rey, according to V. L. Gentry, manager for the Dickinson & Gillespie Corporation, developers of the project, who reports plans completed for fifteen additional residences and building work in progress on eight others. The Dodd home contains three bedrooms, living-room, large dining-room, combination breakfast and serving room and kitchen. It is situated on sloping ground and overlooks the ocean.

LOS ANGELES' GREATEST GROWTH IS TOWARD SEA

PALISADES Del Rey PRESS

1926 WILL BE SOUTHERN CALIFORNIA'S BIGGEST YEAR

VOL. I.

PALISADES DEL REY, VENICE, CALIF., MONDAY, MARCH 1, 1926

NO. 5

PALISADES DEL REY PERSONALITIES



VIRGIL L. GENTRY, whose

VIRGIL L. GENTRY, whose picture appears here, has been employed with the Dickinson & Gillespie Corporation three years. These three years have been years of loyal service and a rapid rise from a salesman to division manager.

Three years ago Gentry was a salesman with the Hoffine Middleton Corporation, one of the largest subdividers in Southern California of that period. But he sought to throw his lot with a new organization.

Dickinson & Gillespie had been operating in California at that time two years. Gentry knew what this reliable organization had accomplished in that period. Their achievements running back for a period of over twenty years, with operations extending over half of the United States, was also known to him.

TURNING POINT IN LIFE

"The turning point in my life," Mr. Gentry told a friend recently, was when Dickinson & Gillespie accepted my application for a position with their organization as a salesman. While I had made big

money previously and held jobs of great responsibility, I didn't realize then that the harvest was just beginning for me."

"I had worked for years on a salary. I had been signing the dotted line twice a month for such a long period I was in a rut. I saw no future ahead of me and no opportunity to do anything in a big way. And then I went to work for Dickinson & Gillespie."

Gentry's previous employment was in the railroad service. As a railroad man he worked in various capacities from a telegraph operator to a traveling auditor. Immediately before going into real estate Gentry was a traveling auditor for ten years with the Southern Pacific in California. In this important office he traveled the greater part of the Pacific Coast periodically and became thoroughly familiar with the history and development of the great commonwealth.

WAR! GENTRY ENLISTS

In the midst of his railroad service war with Germany was declared and Gentry hastened to

enlist in the signal corps, where his knowledge of telegraphy made him a valuable man to his government. A few months of intensive training and Gentry was on the high seas, ducking submarines and headed for the western front. Gentry passed through eight months of active service behind the lines in France and participated in some of the major battles in which General Pershing's forces took part. Gentry's war record, were it possible to relate

VIRGIL L. GENTRY Continued From Page Four

it here, would read like a heroic novel.

Gentry knows the underlying principles of thought and action which bring success. While a crew manager with Dickinson & Gillespie, he made a high sales record with only a small group of men. Later as a free lance salesman his success was notable.

NOW DIVISION MANAGER

Recently Gentry was appointed division manager by Mr. Fritz Burns, vice president and general manager of the Dickinson & Gillespie Corporation, as a part of the expansion program which is now being put into operation by that concern.

Gentry is well known for his ability to secure sales through sub-agents while his handling of personal clients has been highly suc-

An associate of the Office of the Cecil B. De Mille Family has recently exchanged EMail with me giving additional information on Dodd's work on one of their properties. They (and Christopher White) were kind enough to provide me with some photographs both before and after the recent preparation for its \$8.5 Million sale by a third party. The family is very familiar with Dodd's work, some having grown up in the house shown in the following photographs. It is a tragedy what happened to this house and Dodd's work.

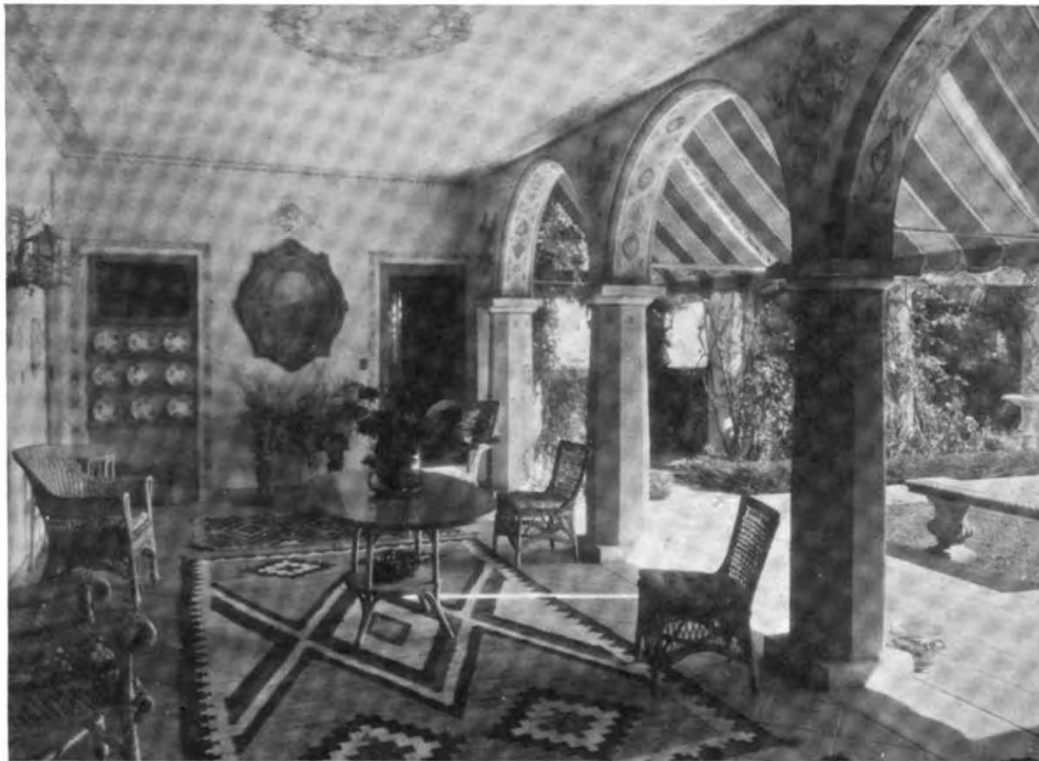
The family is committed to historic preservation and are considering whether it would be appropriate to officially support the PdR HCM Nomination. (Requires BoD approval.) We don't want this to happen here.



**Approx. 1915-1916 VIEW OF LIVING ROOM. RESIDENCE OF CECIL B. DE MILLE [Charlie Chaplin]
W. J. DODD, ARCHITECT**



VIEW IN LOGGIA. RESIDENCE OF CECIL B. DE MILLE [Charlie Chaplin]
W. J. DODD, ARCHITECT



Approx. 1915-1916 VIEW IN LOGGIA. RESIDENCE OF CECIL B. DE MILLE [Charlie Chaplin]
W. J. DODD, ARCHITECT

More recent photo of DeMille Dodd interior, but prior to “renovation”. Somewhat similar ceiling:





VIEW OF LIVING ROOM. RESIDENCE OF CECIL B. DE MILLE [Charlie Chaplin]
W. J. DODD, ARCHITECT



Approx. 1915-1916 VIEW OF LIVING ROOM. RESIDENCE OF CECIL B. DE MILLE [Charlie Chaplin]
W. J. DODD, ARCHITECT

DeMille property, Dodd interior, prior to "renovation":





NOVEMBER 14, 2018

Additional contemporary photographs, Dodd Playa del Rey Residence:

Cooking (stew?) pot in hearth. Marilyn Pratt told me it was there when she and George McIvor bought the place in 1971:



The top of the hearth enclosure had never been painted according to Pratt. This photo 2019:



Newly restored 1930 Western Electric Type 102 telephone in the alcove. (Non-original phone type behind it.) Pulse dial, fully functional with modern phone system (Frontier local, AT&T L.D.). Ringer disabled to reduce phone loading (1 Unit) on old wiring and today's phone system.

Cabinetry Dodd:



Large dairy/eggs delivery door on south side wall. Originally opened into inside kitchen (interior door) but it was sealed in the late 1980s for thermal and security reasons. Milk delivery in this area was from Merritt Adamson's (Adamson House) Adohr Farms and was carried at the Del Rey Co-Op market down the hill in what was the Bank/Commerce Building.



Front patio mailbox drop door inside of front entry foyer:



George McIvor traveled to South Africa on business and required a compatible outlet for his electronics (radio):



The kitchen had a charcoal-burning indoor barbeque installed in the late 1960s. Now decommissioned, sealed, and turned into bunker for mini-fridge:



Ironwork south side – front BR looking west to kitchen:



Front bedroom window:



North side looking west – two garage and one LR window:

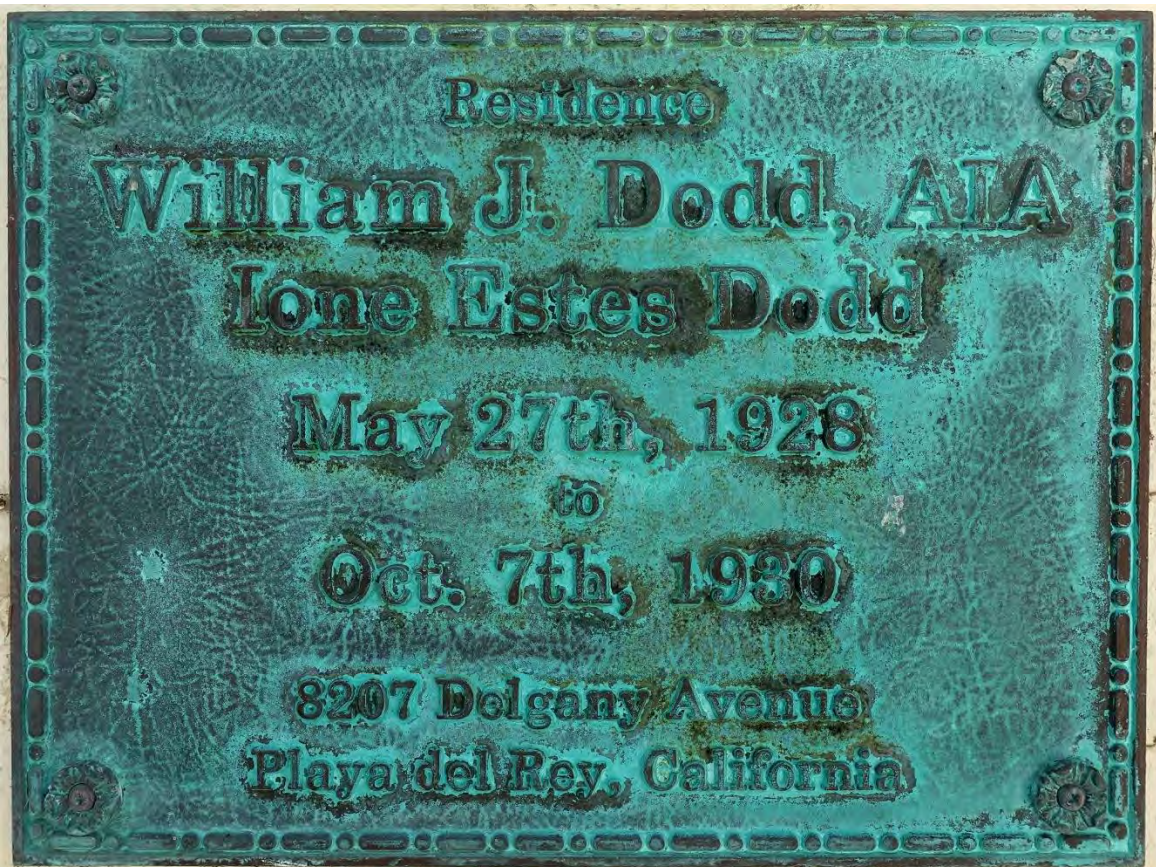


New (July 2019) exterior photos - from street:









DODD PLAYA DEL REY RESIDENCE

8207 South Delgany Avenue

CHC-2019-3111-HCM

ENV-2019-3112-CE

LETTERS OF SUPPORT FROM THE PUBLIC

July 9, 2019

Cultural Heritage Commission
City of Los Angeles, Department of City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012

Dear CHC Commissioners,

I am writing today on behalf of the nomination of the Dodd house on Delgany for recommendation by the city of Los Angeles' Office of Historic Resources (OHR) and the mayoral-appointed members of the Cultural Heritage Commission (CHC), and the Los Angeles City Council that this structure be registered as a Historic Cultural Monument ("HCM").

I am a third-generation Playa del Rey resident and would like to encourage the committee to preserve historic landmarks. The Dodd house exhibits the distinctive architecture of Playa del Rey during the 1920's and 1930's. William James Dodd actually lived in this home, one of the many he designed for our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald L. Edilson". The signature is fluid and cursive, written over a horizontal line.

Ronald L. Edilson
Former Resident

Copies:

Lambert Giessinger, Architect, Office of Historic Resources, Lambert.Giessinger@LACity.Org

Melissa Jones, Office of Historic Resources HCM, Melissa.Jones@LACity.Org

Tom McMahon, Applicant, TLM@DelRey.Com

Timothy H. Arendt
Donald A. Dale, Jr.
8252 Rees Street
Playa del Rey, California 90293-7824
310.305.8004 h / 310.613.6005 c
310.305.8004 fax / tarendt@ca.rr.com

Cultural Heritage Commission (chc@lacity.org)
City of Los Angeles, Department of Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012

Dear Commissioners:

I am writing today as a long term resident of Playa del Rey and homeowner in the Del Rey section of Playa del Rey, in support of the monument application for the William James Dodd Playa del Rey Residence (8207 Delgany Ave, Playa del Rey), which will be heard by you on August 15, 2019.

The residence is one of the few remaining original Spanish Colonial homes in Playa del Rey and Tom McMahan has been a wonderful caretaker. We are fortunate to have Tom and this grand home in our small community. Playa del Rey is a very special part of Los Angeles, an area steeped in history and a community that reflects the best of living by the sea. The home is a beautiful example of classic Spanish Colonial architecture and stands out in enhancing the unique beauty of this neighbourhood. It must be preserved for future Los Angelinos to keep in touch with the roots of this community. Tom's commitment to preservation of this and other historic monuments in Playa del Rey is so important to us all.

Thank you for your consideration of this application.

Best Regards,



Tim Arendt & Don Dale

Cc: Lambert Giessinger, Architect, Office of Historic Resources
Lambert.Giessinger@LACity.Org
Melissa Jones, Office of Historic Resources HCM
Melissa.Jones@LACity.Org
Tom McMahan, Applicant
TLM@DelRey.Com

RUTH LANSFORD
6953 Trolleyway
Playa del Rey, CA 90293

July 19, 2019

Cultural Heritage Commission
City of Los Angeles, Department of Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

Re: Dodd House, Playa del Rey
CHC-2019-3111-HCM

Dear Commissioners:

My family and I have lived in Playa del Rey since 1960. During all that time, we learned much about its colorful and unique history, thanks to local historians Tom McMahon and David J. "Duke" Dukesherer.

Through the years, we have lost many of the buildings that recall that history. As our population increased, beautifully designed old homes were demolished and replaced with new ordinary structures. But there are some treasures that still recall old Playa del Rey. The Dodd house is one of them — a beautiful Spanish Colonial that tells its own story — a story that should not be lost.

The Dodd house deserves monument status. We ask that you approve this nomination.

Sincerely,



Ruth Lansford

Founder, Friends of Ballona Wetlands (for ID purposes, only)

CC: Lambert Giessinger, Architect, Office of Historic Resources
Melissa Jones, Office of Historic Resources HCM
Tom McMahon, Applicant