



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Rowley Residence		First Owner/Tenant	
Other Associated Names:			
Street Address: 8436 Hillrose Street		Zip: 91040	Council District: 7
Range of Addresses on Property: 8432-8442 Hillrose Street		Community Name: Sunland	
Assessor Parcel Number: 2555-028-014	Tract: Montevista	Block: N/A	Lot: Ptn 38
Identification cont'd: West 116 Feet of East 423.5± Feet of North 150 Feet of Lot 38 of Montevista (ARB 5)			
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: Large stone barbeque at the rear of the property. Decorative stone fence at front of property.			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1904-06	<input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened? None
Architect/Designer: Unknown	Contractor: Unknown	
Original Use: Single Family Residence	Present Use: Single Family 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: Arroyo Stone Building		Stories: 1	Plan Shape: Rectangular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Stone	Type: Select	
CLADDING	Material: Stone, arroyo	Material: Select	
ROOF	Type: Hipped	Type: Select	
	Material: Composition shingle	Material: Select	
WINDOWS	Type: Double-hung	Type: Fixed	
	Material: Wood	Material: Wood	
ENTRY	Style: Centered	Style: Select	
DOOR	Type: Paneled, unglazed	Type: Select	



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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.

Pre 1932	Stucco clad rear addition built.
1936	House upgraded with new wiring, hardwood flooring, kitchen bathroom and interior walls.
1988	Roof replaced.
1998	Storage shed built.
2006	Original barn replaced by new garage.

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 checked="" type="checkbox"/>	Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s): SurveyLA Sunland - Tujunga - Lake View Terrace Shadow Hills - East View Ter. - Shadow Hills - East La Tuna Canyon
Other historical or cultural resource designations: SurveyLA 3S; 3CS; 5S3		

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

<input checked="" 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.



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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: Marsha Perloff	Company: Little Landers Historical Society	
Street Address: 10110 Commerce Avenue	City: Tujunga	State: CA
Zip: 91042	Phone Number: 213-422-0090	Email: chownut@gmail.com

Property Owner

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

Name: Armen Sarvari and Nanine Aghakiant	Company:	
Street Address: 8436 Hillrose Street	City: Sunland	State: CA
Zip: 91040	Phone Number: 818-480-0015	Email: narine78@yahoo.com

Nomination Preparer/Applicant's Representative

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



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9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
<input checked="" type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input checked="" type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Charles J. Fisher

February 11, 2025

Name:

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

Rowley Residence
8436 Hillrose Avenue
Architectural Description

This single story stone house is designed in a square plan made up of 6 rooms built with a symmetrical facade under a flat rolled composition roof with wide open eaves, and irregular shaped stones composing the exterior walls. The stone front porch is set to the right of the façade, wrapping around the right corner, giving the house an asymmetrical appearance. The hipped composition roof with narrow closed eaves is almost pyramidal, with a pyramidal roofed dormer at the center, above the central front entrance. A stone chimney is located at the center rear of the house.

Architectural details include wooden double-hung windows with narrow wooden frames set in deep stone fenestrations. A triangular shaped wooden bay is at the center of the Eastern facade, filled with fixed pane windows and clerestory windows. A low concrete capped seat is also on the East façade, to the right of the bay, under a small casement window. The centrally located multi-paneled wooden front door is flanked by two leaded glass, partly stained lights. The porch is accessed by a central low set of concrete capped stone stairs that is flanked by concrete capped stone stoops. The porch is supported by five stone columns and has a concrete floor and a low concrete capped stone railing. There are low arched basement vents at the base.

Interior features include hardwood floors, paneled doors, wide baseboards and a stone fireplace with a Batchelder-style hearth.

Additional structures include a stone garage (built in 2006), a wooden store room (Built in 1998), a stone barbeque and a stone fence at the property line.

Summary

8436 Hillrose Street embodies the distinctive characteristics of the Arroyo Stone architectural style, a rare sub-theme of the Arts and Crafts movement, making it a valuable resource for the study of early 20th century stone architecture in Los Angeles, and more specifically, as a noteworthy example of the vernacular architectural style of early 20th century Sunland.

The citywide historic resources survey, SurveyLA, identified the subject property

as individually eligible for listing under the national, state, and local designation programs, citing it as an excellent example of Arroyo Stone architecture.

Rowley Residence

8436 Hillrose Street

Significance Statement

Erected in 1905 for Loron T. and Virginia F. Rowley, this single-story stone house was one of a number built in the Sunland/Tujunga area during the early part of the 20th Century. The Rowleys were part of an influx of early pioneers in Sunland who were noted for both their independence and ingenuity. The Rowley Family was a key part of the success of the early Sunland community, running the town's general store which allowed the settlers to meet their needs in the young community, as well as serving as the postmaster for Sunland. The house also displays a distinctive architectural style as an early stone house, therefore qualifying for Los Angeles Historic Cultural Monument under criterion 3 as well as criterion 2.

The land that was inhabited for centuries by the Tongva people who were renamed the Gabrieleños by the Spanish, due to their proximity to the San Gabriel Mission. The area was a part of the 6.661 acre Rancho Tujunga, which was granted to brothers Francisco and Pedro Lopez by Mexican California governor Juan Alvarado in 1840. It was Francisco Lopez who was to first discover gold in Placerita Canyon in 1842. In 1845 the Lopez brothers traded the Rancho Tujunga for the 388-acre (1.57 km²) Rancho Cahuenga owned by Miguel Triunfo, an Indian who had been employed at San Fernando Mission. In 1850, Triunfo sold a half-interest in Rancho Tujunga back to Francisco Lopez, and then sold the other half-interest to Los Angeles merchants David W. Alexander and Francis Mellus. In 1851, Francisco Lopez sold his half-interest to Agustin Olvera.

As required by the Land Act of 1851, a claim for Rancho Tujunga was filed with the Public Land Commission in 1852, and the grant was patented to Alexander, Mellus and Olvera in 1874, although Alexander and Mellus had already sold their interest to Olvera in 1856. In 1875, Olvera sold the entire Rancho Tujunga to Andrew Glassell.

Sunland was first established in March 1885, when 2,200 acres of Tejung Park, an unrecorded tract known for its oak grove within the Rancho Tujunga, were divided into lots ranging from five to 40 acres under the name of "Monte Vista" by Sherman Page and Frederic C. Howes. One of the first uses of the new tract was the planting of 40 acres of olives, which made it the largest olive orchard in Los Angeles County. Advertisements

for Monte Vista emphasized that the tract had “an abundant and reliable supply of water for irrigation and all purposes” both from the canyons above through multiple pressure pipes as well as “the purest water may be had in wells over a large portion of the tract at a depth at from twenty to forty feet”.

In 1887, the Monte Vista Hotel was being served by the Sunland Post Office, which Loron Rowley was to take charge of, when appointed the first Postmaster in 1898. By 1906, the appellation "Sunland" was being used by the *Los Angeles Times* rather than "Monte Vista". A 1907 story noted that Sunland was the "first supply store, and a good one, about seven miles from the railroad" at San Fernando, at the mouth of the Little Tejunga and Big Tejunga canyons (the old spelling).

One of the earliest businesses in the new community was a general store, which Rowley opened there in 1885. A native of Wisconsin, Loron Thomas Rowley was born in Portage on June 3, 1860. His family moved to Freeborn, Minnesota about 5 years later, where he grew up. He came to California in the early 1880s and originally settled in Downey, where his brother, Dr. Quintin John Rowley, had already homesteaded. He soon joined another brother in the Hollywood Hills.

The Rowley Brothers had first come to California from Minnesota to get away from the post-Civil War depression that still plagued the Midwest. Loron joined his brothers in raising bees and selling honey. It was in 1882 that he found his own land in what was then known as the Monte Vista Valley. With the help of the original Verdugo family from the Rancho San Rafael, he was able to homestead 160 acres.

Loron Rowley, according to local historian Cecile Page Vargo, “first wandered up to the hills of Tujunga North of the City of Los Angeles. The buckboard was loaded with bee hives as they drove through washes and logging roads looking for a place to homestead and farm. Their first home was a tent, complete with their bees and one horse, on 160 acres now known as Seven Hills.

“In addition to beehives, Loron raised cattle and found a market for the wood on his property. The ever growing City of Los Angeles, some fifteen miles away, needed wood for steam boilers, heat and cooking. An abundant supply of greasewood and pine trees of the foothills of the San Gabriels provided a lucrative business.”

The wood ran out several years later, but by then the land developers and promoters had found the valley and the town of Monte Vista was beginning to grow. So was Loron’s

family. Loron married Virginia Florence Newcomb, from Missouri, on November 29, 1893 at his brother Quintin's home in Downey. She had originally come to Sunland as the school teacher.

By 1896, he opted to move closer into town to more fully operate his general store in Monte Vista. Besides the general store and his now downsized farming business, he ran a freight and mail service which became a lifeline helping to connect the early Sunland pioneers to the outside world

He and Virginia had their first born, a son named Eustace Arthur Rowley, on June 18, 1896, while living at the Monte Vista Hotel, which Quintin bought in 1890, after the real estate boom crashed the previous year. He was appointed postmaster for the new Sunland Post Office in 1898. In 1900, Virginia was appointed to be the assistant postmaster. Quintin, who had remained in Downey, sold the hotel in 1903 and Loron and his family moved back to their ranch house. As it was too far from his business for an easy commute, he began looking for a property closer to town.

The Rowleys purchased the 10-Acre North half of Lot 38 of Monte Vista, which was located immediately to the East of the town site. Photos from the Rowley family document that the house looks the same today as it did when newly completed in 1906. Since Sunland, at that time, was County territory, there was no building permit issued for the house, so it is unknown if there was an architect or who the contractor was. It does appear that it took over a year to build the house. It is one of the earliest stone houses to be built in the area.

At the time of construction, Hillrose Street was simply Hill Avenue and the house had no number. The 1920 census shows the entire family living at 305 W. Central Avenue, in the Burbank Township, which was actually an address on the street to the rear of the house, which is now known as Fenwick Street. It was 356 Hill Avenue by 1930. The street name and address were eventually changed to 8436 Hillrose Street a few years after Sunland was annexed to the City of Los Angeles on August 4, 1926.

The Rowleys were to ultimately have two sons and three daughters, who were all born in Sunland and raised in the stone house on Hillrose Street. This street actually bisects Lot 38 and did so on the original 1885 Tract map of Monte Vista. Why the Rowleys used an address on Central rather than Hill is because the addresses were first assigned on Central, which passes through the Village of Monte Vista, which is immediately to the West of the Rowley property. The addresses on Hill were not assigned until the 1920s.

The Rowley's youngest child, daughter Clara Virginia Rowley, died at the age of 13 on January 16, 1922. Virginia Rowley passed away on March 9, 1938 at the age of 68. Shortly after that, Loron Rowley opted to move in with his son, Robert, in Glendale. The 1940 census shows Marion, who was to never marry, her sister and brother-in-law, Dorothy and John McCollum and her brother Eustace living in the house. Eustace was to die later that year. Loron Rowley died at a care center in Pasadena on May 31, 1942, at the age of 81, after a long illness.

The early records are inconsistent with Marion, probably due to her name. Some show her as male, beginning with the 1910 census. Subsequent censuses show her correctly as a woman. She is also mentioned in her father's obituary as his daughter. She spent her working career as a Glendale City Librarian. In 1936 she took out a building permit to substantially remodel the interior of the house. Other than some roof repairs, the exterior of the house was untouched. She had a hardwood floor installed, the kitchen rebuilt, a new hall added, new wiring, a new bathroom all "done within present existing walls as a program of reconditioning and modernization". The roof was later replaced by a subsequent owner in 1988.

In 1947, the Rowleys filed a new subdivision, Tract No. 14601, for all but the North 150 feet of their property. Over the next several years they sold off portions of the remaining property for individual homes, bringing the property down to its current 150' X 116' 0.4 Acre size. The house was listed as "vacant" in the 1949 city directory and was soon sold to Walter C. and Jane P. Roberts.

Walter Clay Roberts, who was a barber by profession, was born in Rosendale, Missouri, on January 22, 1916. In Los Angeles, on May 4, 1940, he married Olive Jane Philbrick, who was born in Ohio on April 1, 1919 and was raised in Boston, Massachusetts. After serving in the US Army in World War II, Walter returned and the couple had a son, John Philbrick Edmunds Roberts, born on June 28, 1947. Walter Roberts appears to have left his family sometime between 1956 and 1959. There is no record of a divorce and they were still listed as married when he passed away in 1971. Jane Roberts remained in the house until about 1962, when it was sold to Aldo R. and Phyllis Costi.

Aldo Roger Costi was born in Spezia, Italy, on March 16, 1908. His family immigrated to the United States in 1909 and settled in Franklin, Massachusetts, where he grew up. He married Phyllis Edna Comer in New York City on October 16, 1939. Before World War II, Aldo was a musician with the Lang Thompson Orchestra and was frequently on tour, which is what brought them to the Los Angeles area in 1940. By 1950, he was

working as a lab technician while living in Arcadia. The Costi's also had three children by that time. The Costi's sold the house around 1966, but remained in the Sunland-Tujunga area. The new owners were Robert and Margie Kenck.

Robert Eugene Kenck was born in Butte, Montana, on August 3, 1919. His wife, the former Margie Lois Timpe, was born in Shasta County, California and grew up in the Los Angeles community of Highland Park, where the couple were married on July 6, 1940. According to the 1859 Census, he was a newspaper advertising salesman and she was a reporter. They raised three children and then got a divorce in August of 1972, which led to the sale of the subject house to Johann and Aurea Jenniches.

Johann Jenniches was born on July 21, 1937, in Neuss on Rhein, Germany. He arrived in New York six days after his 18th birthday. He put in his intention for naturalization two years later, while living with his first wife in Monrovia, California. (He was not naturalized until 1982, while living in Salem, Oregon). He had married Aurea E. Hernandez on June 6, 1970. The couple divorced in May of 1974 and the house was eventually deeded to Gretta Doyle on April 30, 1976.

There were several Gretta Doyles in Los Angeles at the time of her ownership so it was undetermined which one we were dealing with. She transferred the property to Monica Martoff, a retired nurse who had begun a singing/songwriting career, on December 31, 1985. Martoff was to only hold the property for 10½ months, making her the shortest tenure of all the owners. On November 10, 1986, she deeded the house to Kerry Scott and Mary Jo Meyer.

Not much has been located on the Meyers. Public records, however, show that Mary Jo released her interest in the property to her husband on June 16, 1998. Then she was put back on title on August 28, 2000. On June 22nd of the following year she again transferred her interest to her now ex-husband. On October 31, 2006, Kerry Meyer sold the property to Michael and Marina P. Dahlen. A relative, Emmett Nicholas Dahlen, was added to the title on February 1, 2017. On March 15, 2022, the Dahlens sold the subject house to the current owners.

The construction of stone houses in the Sunland-Tujunga area appears to have peaked in the early 1920s. The Rowley Residence is early, being built in 1905-06. The house is one the earliest extant structures in the Sunland community. The Monte Vista Hotel, which had been substantially remodeled on the exterior over the years, was demolished in 1964. The William Bernhart Ranch House at 10359 N. Oro Vista Avenue, which was

built in 1886, is believed to be the oldest surviving structure in Sunland. At present, no buildings in Sunland are listed as Los Angeles Historic Cultural Monuments.

There are only 14 stone buildings designated in the rest of Los Angeles. The Lummis Home (HCM No. 68), the Hiner House (partially stone) (HCM No. 105), and the Abbey San Encino (HCM No. 106) are all three in Highland Park. The Canoga Mission Gallery (HCM No. 135) is in Canoga Park. The Stonehurst Recreation Center (HCM No. 172) is in Sun Valley. The Lederer Residence (HCM No. 204) is in Canoga Park. The Stimson Residence (HCM No. 212), which is in South Park, is of cut stone. The Powder Magazine from Camp Drum (HCM No. 249), also of cut stone, is in Wilmington. The Arroyo Stone House (HCM No. 373) is also in Highland Park. The Robert Edmund Williams Residence (partially stone) (HCM No. 411) is in Garvanza. Oakridge (HCM No. 484) is in Chatsworth. Lloyd Wright's Headley Handley House (partially stone) (HCM No. 563), the Stone House (HCM No. 644) and the Stonehurst House (HCM No. 941), are both in Sun Valley. The last one being part of the Stonehurst HPOZ, which is dedicated to preserving a neighborhood of stone houses.

The Arts and Crafts movement was very influential in the handmade design and materials found in many Arroyo Stone houses. Arroyo Stone structures were unlike most Art and Crafts buildings however, in that they were either completely or with a major portion clad in arroyo stone, instead of merely using stone as an accent on an architectural element.

Arroyo Stone houses are most common to the areas in the foothills of the San Gabriel Mountains, where arroyo stones (also known as river rocks, boulders and cobblestones) could be easily collected from local rivers, streams and washes. Skilled stonemasons or enthusiasts, without the assistance of an architect, built many of the early 20th century Arroyo Stone structures.

The Little Landers clubhouse, Bolton Hall (HCM No. 2), which is in nearby Tujunga exemplifies the philosophy of the Arts and Crafts movement. Built by hand by self-proclaimed "nature builder" George Harris with assistance from residents of the Little Lands colony. Like Charles Lummis, who built El Alisal (HCM No. 68) from stones he collected from the adjacent Arroyo Seco, Harris used local, natural materials gathered from the surrounding landscape. Encouraged by the pitch that "a shovel, cement, and the precious everlasting rock was all you needed to build a home", many of the colonists took this concept to heart, building their homes from the readily available local stone.

Most Arroyo Stone houses were built in a traditional mortared stonewall construction

method, although a few were built with slips. A house built using the mortared stonewall method still had to be built as carefully as a dry stack masonry house, using gravity to hold one rock on top of another, but the walls could be built higher with the use of the cement. Frames were often used on the interior of the house to help keep the walls straight, as well as to frame fireplaces, doors and windows. The material expense could be less with mortared stone wall construction than slip wall stone construction, because there is more framing for the slips and the slip method requires more cement. Additionally, the traditional mortar construction allows a skilled mason or artisan to place the rock to better showcase the natural beauty of the material.

The Rowley Residence has wood framing underneath much of the stone, a technique that was frequently used. The original permit for the Lummis Home, which was designed by architects Theodore Eisen and Sumner P. Hunt, refers to it as a frame house.

These stone houses typically followed one of two architectural styles. The first was a relatively conventional stone version of the California bungalow, featuring low-pitched gabled or hipped roofs and broad overhangs. The main difference between these houses and the standard bungalow was the use of load-bearing stone walls in place of traditional wood-frame construction. This is the basic style of the Rowley Residence, which was built very early in the period and is one of the earliest examples of this type.

The other style was considerably more adventurous in appearance and appears to be more unique to the Tujunga area. This form was essentially cubic, with vertical proportions, a flat or low-sloped roof with parapet, often a bell tower, and little if any ornamentation. By combining elements of both the Arts and Crafts and Mission Revival aesthetics, a unique expression of California architecture was created.

The 2012 SurveyLA draft study titled *Context: Pre-Consolidation Communities of Los Angeles Theme: Tujunga 1888 - 1932, Theme Narrative*, singled the subject property out as significant for its style of architecture.

The Rowley Residence qualifies for Los Angeles Historic Cultural Monument status as it “is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as being an excellent example of the early stone houses that were indigenous to the early development of the Sunland area. 8436 Hillrose Street (previously 305 W. Central Avenue and then 356 Hill Avenue), was built during Sunland’s first wave of settlement and was built as the home of one the most important

early pioneer families. Construction began sometime in late 1904 and was completed in early 1906. Loron Rowley, who was a merchant by profession, was one of the most important early residents of Sunland, supplying everything from store goods and energy supplies to postal services to the local community. He was also one of the earliest farmers in the area.

The Rowley Residence also “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” as it embodies the distinctive characteristics of the Arroyo Stone architectural style, a rare sub-theme of the Arts and Crafts movement, making it a valuable resource for the study of early 20th century stone architecture in Los Angeles, and more specifically, as an exceptional example of the vernacular architectural style unique to Sunland.

The citywide historic resources survey, SurveyLA, singles the subject property out as an “excellent example of residential arroyo stone construction in Sylmar. Arroyo stone houses are a particular building type in this area of the San Fernando Valley; in the teens and 1920s many residences were built here using local stone” and went on to identify the subject property as individually eligible for listing under the national, state, and local registers.

Rowley Residence

Bibliography

Books:

Gleye, Paul.....The Architecture of Los Angeles.....©1981, Rosebud Books
Pozzo, Mary Lou.....Founding Sisters, The Story of Tujunga’s Early Women Pioneers.....©2005, Zinna Press
McAlester, Virginia and Lee.....A Field Guide to American Houses.....©1990, Alfred A. Knopf

Los Angeles Times Articles (attached):

Still in the Lead.....November 25, 1884, Page O_4
Monte Vista: A New Colony—Enterprise in the Foothills.....February 3, 1885, Page O_4
San Fernando - Monte Vista Colony – A Good Shower.....April 11, 1885, Page O_1
Monte Vista, New Colony and Health Resort.....November 11, 1885, Page O_3
Health at Monte Vista – Accommodations at Monte Vista.....September 26, 1886, Page 6
Licensed to Wed, Loron T. Rowley and Virginia P. Newcomb.....November 29, 1893, Page 4
Mortgages: Rowley to Home Savings Bank.....August 17, 1904, Page 7
Rowley, Eustice A. Obituary.....July 3, 1940, Page 9
First Sunland Store Founder’s Rites Set.....June 2, 1942, Page 8
History of Sunland Tujunga Valley Tied to Royal Grant in 1784 by Ira Gribin.....May 16, 1981, Page SF_A60

Los Angeles Daily Herald:

In Beautiful, Healthy, Monte Vista.....October 24, 1886

Highland Park News Herald and Journal (attached):

Kenck-Timpe Nuptials Event of July 6.....July 12, 1940

The Record-Leger of the Verdugo Hills, Tujunga (attached)

Wikipedia Articles (attached):

Monte Vista Hotel

Rancho Tujunga

Additional Data Sources:

California Death Index.

Los Angeles City Building Permits

Los Angeles County Assessors Records

Los Angeles County Subdivision Maps

Social Security Death Index

United States Census Records

United States Postmaster Appointments

World War I Draft Cards

World War II Draft Cards





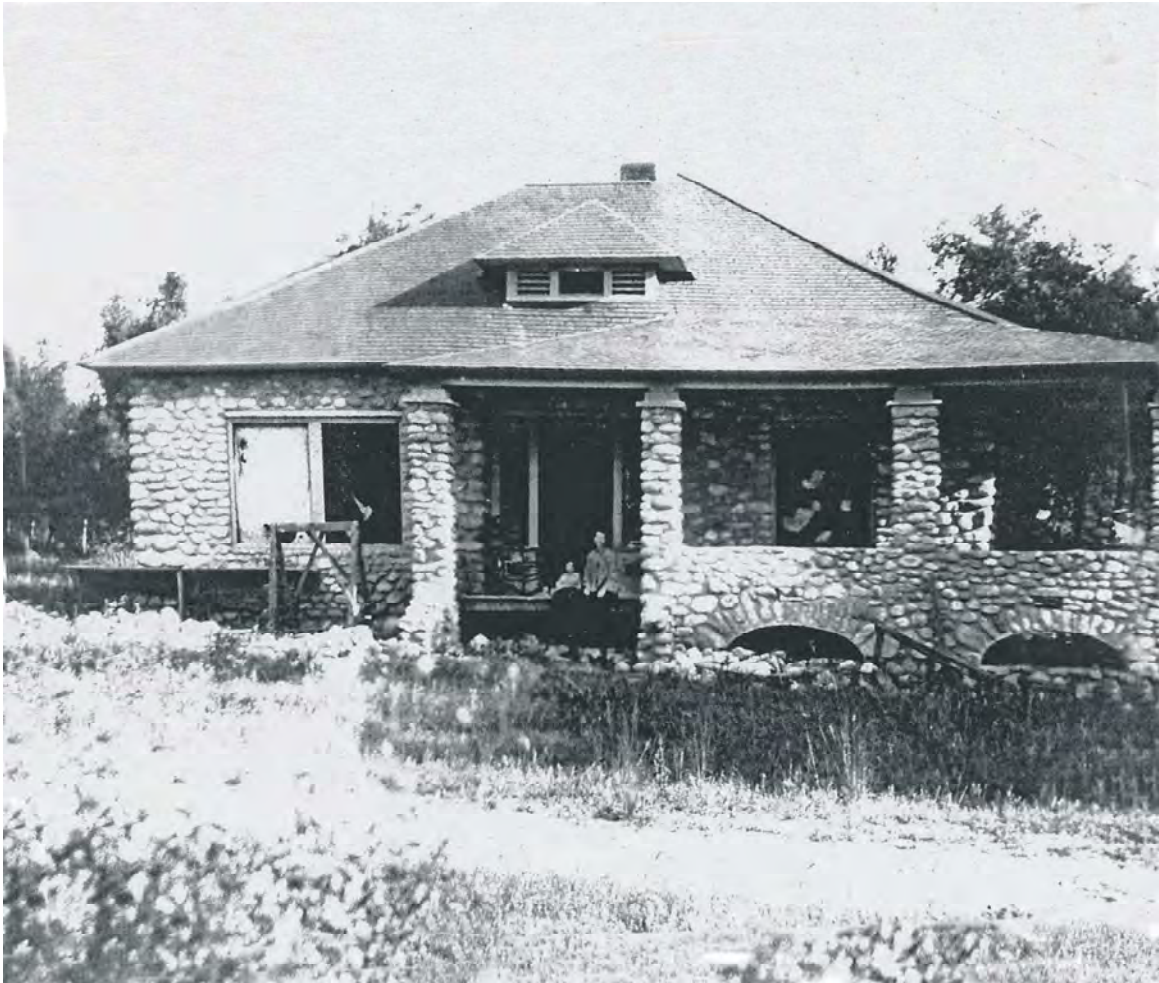
Photographs Rowley Residence



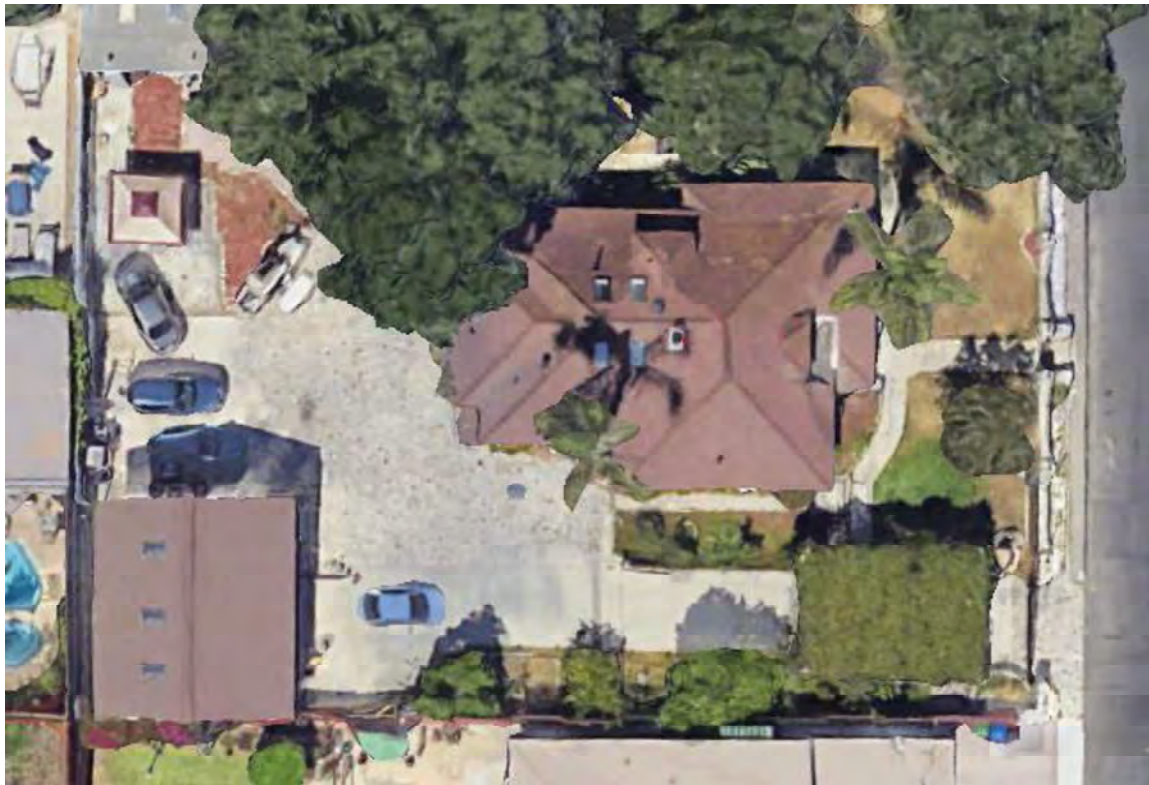
Rowley Residence, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, 8436 Hillrose Street in 1906, (Photograph from Rowley Family c/o Little Landers H. S.)



Rowley Residence, satellite view, 8436 W Hillrose Street, January, 2024, (Photograph by Google Earth)



Rowley Residence, front porch, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, front porch from West, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, rear addition, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, chimney, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, double hung windows, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, stone in exterior wall, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, barbeque and shed, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, garage, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Red Hill House, living room, 1811 Baxter Street, February 7, 2023, (Photograph by Charles J. Fisher)



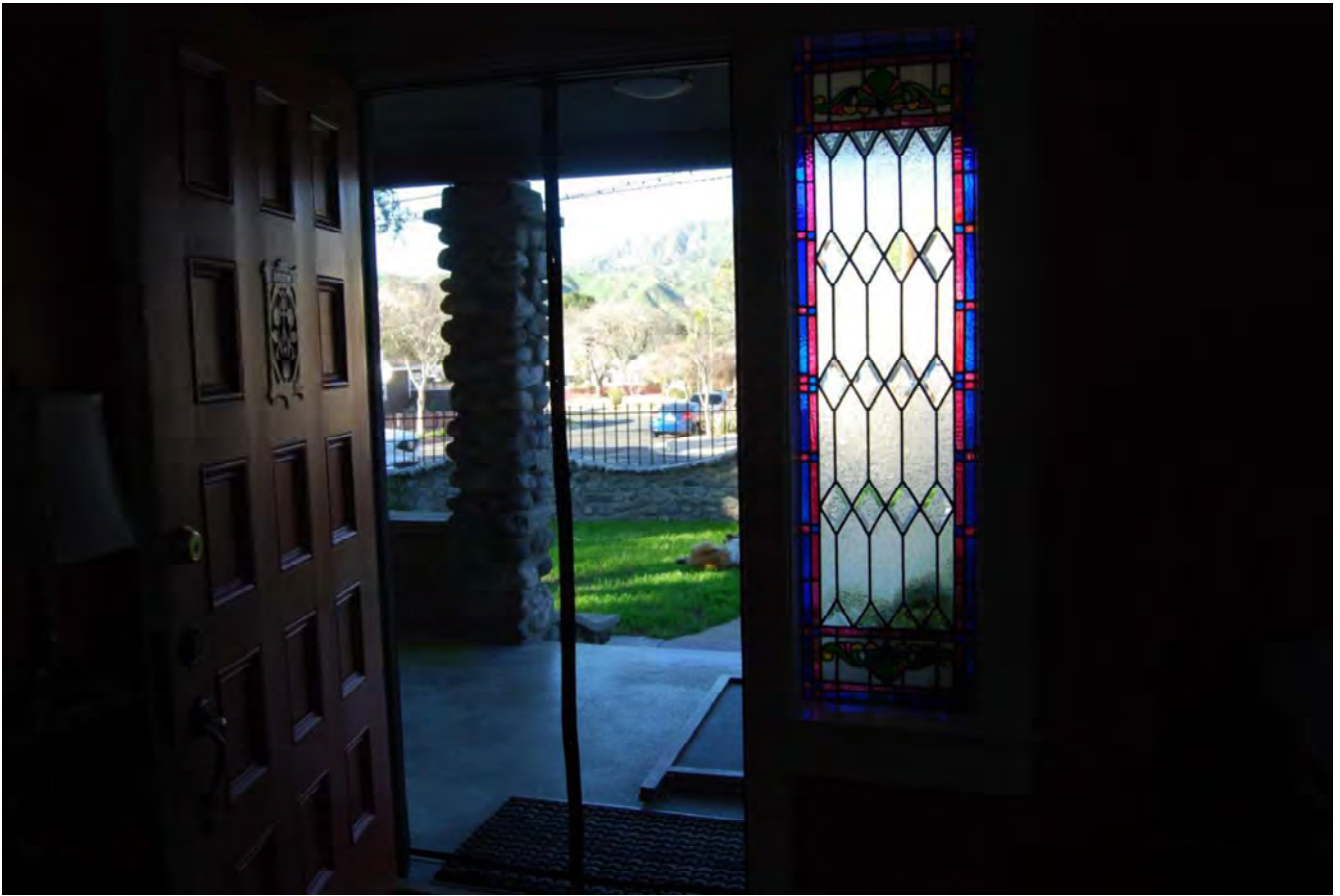
Rowley Residence, front porch, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, front door peephole, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, front door peep hole, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, front entry, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence leaded glass window,, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, living room looking toward dining room, 8436 W Hillrose Street, January 24, 2023, (Photoby Charles J. Fisher)



Rowley Residence, fireplace, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, hearth, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, base board, 8436 W Hillrose Street, January 24, 2023, (Photograph by Charles J. Fisher)



Rowley Residence, hearth, 8436 W Hillrose Street, circa 2017, (MLS Photograph)



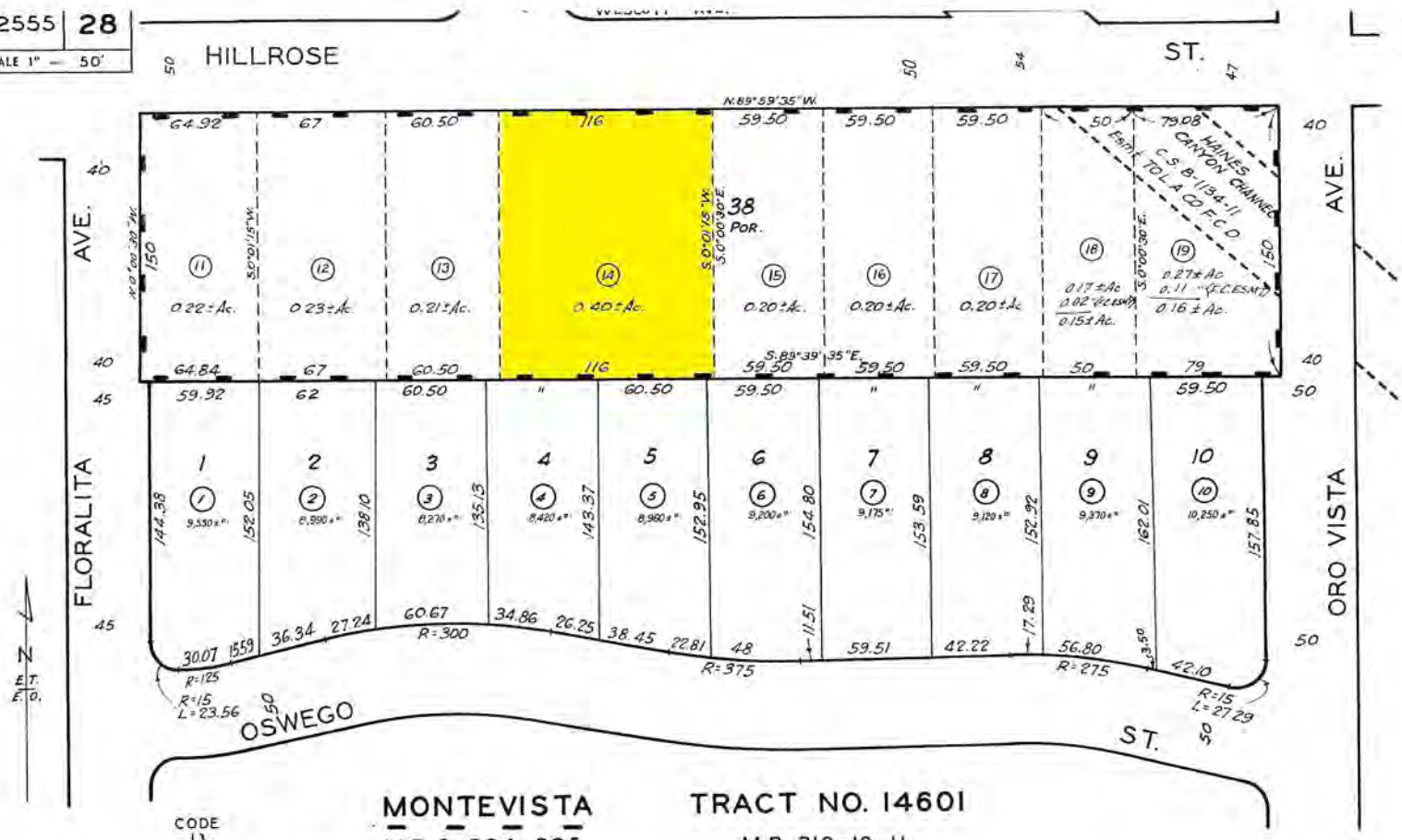
Rowley Residence, view from front porch, 8436 W Hillrose Street, circa 2017, (MLS Photograph)



Rowley Residence, front porch, 8436 W Hillrose Street, circa 2017, (MLS Photograph)



About 1980. The Rowley home built 1906 on Hillrose Ave., near Wescott.
Photo from the Rowley family collection.



MONTEVISTA TRACT NO. 14601
M.R. 6-324-325 M.B. 318-10-11

Street lines per M.R. 6-324-325 are considered the lot lines in this tract, although the divisions of some lots are measured from the center lines of the streets.



Primary Address: 7835 W HILLROSE ST
 Name: Rudolph Henry Residence
 Year built: 1924
 Architectural style: Spanish Colonial Revival

Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Important Persons/Individuals, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	B/2/2
Status code:	7SQ
Reason:	Research indicates the property contains the long-time residence of Los Angeles Times editor, Rudolph Henry. However, due to extensive alterations, the property does not retain sufficient integrity to be eligible for listing.



Primary Address: 8436 W HILLROSE ST
 Name:
 Year built: 1905
 Architectural style: Arroyo Stone

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Arroyo Stone Buildings, 1898-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of residential arroyo stone construction in Sunland. Arroyo stone houses are a particular building type in this area of the San Fernando Valley; in the teens and 1920s many residences were built here using local stone. This residence appears to be one of the earliest examples.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930



Rancho Tujunga

Rancho Tujunga was a 6,661-acre (26.96 km²) Mexican land grant in the western Crescenta Valley and northeastern San Fernando Valley, in present-day Los Angeles County, California. It was granted in 1840 by Mexican governor Juan Alvarado to Francisco Lopez and Pedro Lopez.^[1]

The rancho lands included the present-day Los Angeles communities of Lake View Terrace,^[2] Sunland, and Tujunga.^{[3][4]}

Etymology

The name *Tujunga* or *Tuxunga* means "old woman's place" in both Fernand­o and Gabrieli­o, where *Tuxu* means "old woman". The term is thought to relate to an ethnohistoric narrative, known as Khra'wiyawi, collected by Carobeth Laird from Juan and Juana Menendez at the Leonis Adobe in 1916. In the narrative, the wife of Khra'wiyawi (the chief of the region) is stricken with grief over the untimely loss of her daughter. In her sadness, she retreats to the mountains and turns to stone. It is thought this event became the basis for the village name.^[5] In fact, there is a large rock in Little Tujunga Canyon which looks like an old woman in a sitting position.^[6]

History

The Mexican government made the land grant to brothers Francisco and Pedro Lopez in 1840. Francisco Lopez is the individual who discovered gold in Placerita Canyon in 1842.

In 1845 the Lopez brothers traded the 6,661-acre (26.96 km²) Rancho Tujunga for the 388-acre (1.57 km²) Rancho Cahuenga owned by Miguel Triunfo, an Indian who had been employed at San Fernando Mission. In 1850, Triunfo sold a half-interest in Rancho Tujunga back to Francisco Lopez, and then sold the other half-interest to Los Angeles merchants David W. Alexander and Francis Mellus. In 1851, Francisco Lopez sold his half-interest to Agustin Olvera.^{[7][8]}

With the cession of California to the United States following the Mexican-American War, the 1848 Treaty of Guadalupe Hidalgo provided that the land grants would be honored. As required by the Land Act of 1851, a claim for Rancho Tujunga was filed with the Public Land Commission in 1852,^{[9][10]} and the grant was patented to Alexander, Mellus and Olvera in 1874.^[11]

Rancho Tujunga
Land grant of Mexico
1845–1875
<div> <div><div>Area</div></div> <ul style="list-style-type: none">Coordinates </div>
<div> <div><div>Government</div></div> <ul style="list-style-type: none">Type Land grant </div>
<div> <div><div>Grantee</div></div> <ul style="list-style-type: none">1845-1875 Francisco Lopez and Pedro Lopez </div>
<div> <div><div>History</div></div> <ul style="list-style-type: none">Established 1845Disestablished 1875 </div>
<div> <div><div>Today part of</div></div> <ul style="list-style-type: none">United States </div>

Alexander and Mellus sold their half-interest to Olvera in 1856. In 1875, Olvera sold the entire Rancho Tujunga to Andrew Glassell. There was further legal dispute about the boundaries in 1888.^[12]

Historic sites of the Rancho

- Bolton Hall. Bolton Hall was constructed in 1913 and declared Historic Cultural Monument #2 in 1962 by the City of Los Angeles.
- Adobe house.^[13]

See also

- Ranchos of California
- List of Ranchos of California



- Ranchos of Los Angeles County, California

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External links

- Map of old Spanish and Mexican ranchos in Los Angeles County (<https://www.loc.gov/resource/g4363l.ct001439/?r=0.295,0.412,0.443,0.39,0>)

Retrieved from "https://en.wikipedia.org/w/index.php?title=Rancho_Tujunga&oldid=1228197112"



Monte Vista Hotel

The **Monte Vista Hotel** was a building which had been formerly located at the intersection of what today are Fenwick Street and Floralita Avenue in the Sunland-Tujunga district of Los Angeles. It was considered the first structure built in the district^[1] as well as the last surviving structure of a larger, pre-existing facility known as the Monte Vista Lodge.^[2]

History

The Monte Vista Hotel was constructed in 1885^[3] (or 1887)^[4] by Frank H. Barclay, who had previously inaugurated a health colony upon the site.^[5] In its early years it served as a luxury hotel and lodge for wealthy hunters who visited the area, which in those times was renowned for its game. It also helped to attract potential developers and homesteaders to Sunland, where Barclay owned most of the land.^[6] During this period the Monte Vista Hotel was recognized for its French chef and personal fireplaces equipped in each room.^[3] The Depression of 1882–1885 caused a downturn in the Monte Vista Hotel's fortunes, forcing Barclay to let go of the property.^[3] It was acquired by Quentin Rowley, whose family would later construct the Rowley House, a homestead with a natural stone façade which survives to the present day. In 1903, Rowley sold the Monte Vista.^[7]

In 1898, the Monte Vista Hotel briefly became involved in a local scandal involving Harry Clark, the young scion of a local wealthy family.^[8] After murdering a Chinese immigrant, Clark fled into the foothills of La Crescenta whereupon he came across Philip Begue, a local off-duty police officer, and asked him for directions to the Monte Vista Hotel. Begue, who had been warned to stay alert for Clark's presence, arrested the fugitive without incident.^[9]

Subsequently, the Monte Vista Hotel changed hands several times, becoming over the course of the decades a private home, a hotel again, a rooming house, and finally a retirement home. In its final guise, the facility was renamed Cypress Manor. Although the interior had remained mostly intact, by the 1960s the exterior had been extensively remodeled to the point where the original structure was difficult to discern.^[3]

In 1960, the owner of the Cypress Manor, Robert Christopher, proposed the construction of a 50-bed hospital upon the site.^[10] After failing to accomplish this, the building was abandoned in 1961. Two years later, ownership passed to Duncan Rimmer, a developer from Brentwood. After having been vacated, the structure became much vandalized, deteriorating to the point that local residents petitioned the city to have it demolished. In 1964, the Monte Vista Hotel was razed.^[6]

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The Monte Vista Hotel in the late 19th century

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Retrieved from "https://en.wikipedia.org/w/index.php?title=Monte_Vista_Hotel&oldid=1189160050"

NEW TO-DAY.

Still in the Lead.

THE HEADQUARTERS FOR

Bargains in Real Estate

is still at the office of

ROGERS, BYRAM & CO.

They now have lands in all parts of Los Angeles and adjoining counties. Among the most desirable is the

"Tejunga Park."

The soil and climate is unsurpassed and the

Best Water Right in the County

These lands will be sold at a low price and on easy terms. We also have some special bargains

MONTE VISTA.

A New Colony--Enterprise in the Foothills.

(Advertisement.)

One of the distinguishing features of this part of Southern California is the dividing up of the choicest large tracts of land into small lots of ten to forty acres, introducing water upon each lot through pipes, and selling them off to purchasers, who are developing what are now in many cases, and are destined in the future to become, the most profitable and attractive homes in the world. This is true now of Pasadena, San Gabriel, Riverside, Orange, Tustin, Santa Ana, and many other localities of perhaps less fame, but of equal or greater merit so far as natural advantages. It needs not a prophet's ken to tell the result of this system of small well cultivated homes--of its luxury for health and comfort, its profit in a financial sense, and of its elevating and refining influences upon society within the limits of these settlements. They are to be the homes of the most cultivated and wealth class of tillers of the soil in the country during the present generation. Whoever lives to see the Los Angeles country ten or twenty years hence will see the finest vineyards, the most productive orchards of orange, olive, fig, lime and other citrus fruits, as well as apricot, nectarine, guave, peach, pear, prune and apple, with all other kinds of deciduous fruits that grow on American soil anywhere, including every kind of berries that are grown anywhere in the world. At the same time they will find California supplying America with nearly all the raisins and a large share of the dried and canned fruits. This is but the logic of cause leading to effect.

No country in the world grows successfully and abundantly so wide a range of varieties, that are natives, all the way from the tropical to the frigid zone.

These thoughts have come to us while contemplating this subject in connection with the dividing up of a new tract

of the choicest land on the mesas, heretofore known as part of the "Tejunga Park" tract, but hereafter to be known as Monte Vista, sixteen miles northwesterly from the city, and at the base of the Sierra Madre range of mountains, as stated in announcement in our "New To-day" column.

We are satisfied from investigation, that nature has not lavished more profusely her handy work upon any locality at the foothills in greater abundance than is bestowed upon this tract of land. Everything has been done by the casting up of the everlasting hills to the north and northwest to protect it from chilling winds or frost, while the chain is broken down at the southern gate, to let in the delightful zephyrs from the sea, giving life and comfort to man and beast.

There is one other vital question that seems to be settled at Monte Vista--that is of an abundant and reliable supply of water for irrigation and all purposes.

The water for irrigation comes from the great cañon above, where not less than two thousand inches is now flowing, which is to be piped on the land in pressure pipes at once. In addition to this the purest water may be had in wells over a large portion of the tract at a depth of from twenty to forty feet.

The great cañon in the rear, and the great San Fernando valley, in front with its twenty or thirty miles square of waving wheat fields, bordered with lofty and pictureque mountains, make a panorama of scenery sufficient to thrill every lover of the beauties and grandures of nature.

It will pay any one who wishes a home in a choice new locality, at bottom prices, to see the gentlemen that have this new tract in charge.

SAN FERNANDO.

MONTE VISTA COLONY--A GOOD SHOWER.

[Correspondence of the TIMES.]

SAN FERNANDO, April 7.--Our public school is well attended, and the teachers, Miss Leonard and Miss Peck, are giving entire satisfaction. The new school building is a perfect gem and speaks well for the community and the cause of education.

Mrs. Pratt, of St. Helena, Napa county, mother of Judge Pratt, has been here on a visit to her son.

The Monte Vista colony is succeeding well. Judge Page is the right man to have charge of it. He is one of those active, energetic men to take hold of an enterprise and guarantee its success. The location of the land is first-class, it has every advantage desired, no finer climate on the face of the earth. Soil good, plenty of water, scenery unsurpassed.

Mr. Griswold is now in San Francisco as a delegate to the convention of the Ancient Order of United Workmen. The order is doing well in this place.

Our lecture Sunday was a treat. Subject, "The Beautiful in Nature and Art." It was discussed most delicately and beautifully by Judge Pratt. Everybody was pleased. Next Sunday Dr. Widney will favor us with an address.

We were blessed with a fine shower of rain this morning, and ladies don't see good for more. Can't hold out well in this locality. Good night.

MONTE VISTA NEW COLONY AND HEALTH RESORT.

Located in a Beautiful Valley at the Base of the Mountains, Sixteen Miles Northwest of Los Angeles.

Choice Locality for a Quiet Home in the Shades of One of the Finest Live Oak Groves in Southern California.

NATURE'S SANITARIUM. - Dry, invigorating air; pure mountain water, abundant and never-falling. Elevation 1800 feet. Consumption and all kindred diseases cured without medicine.

POINTS OF EXCELLENCE.

First - Soil of unsurpassed fertility, adapted to the growth of all kind tropical and deciduous fruits and vines

Second - The best water to be had and the largest supply per acre needed with the land of any colony in this section.

Third - Prices 25 to 50 per cent lower than elsewhere.

Fourth - The healthiest spot to be found at the foothills or among the mountains.

This colony is only eight months old, and during this time over six million feet of iron pipe have been laid for conducting water, and about one fourth of the irrigable lands have been sold to actual settlers. Health and pleasure seekers will find this a desirable spot to spend either winter or summer months. Those who desire to purchase land and make a pleasant home are invited to visit Monte Vista before purchasing elsewhere. For the accommodation of those who may desire to visit the colony a **HACK LINE** will make tri-weekly trips between Monte Vista and Los Angeles. Commencing October 19, will leave the Monte Vista Hotel Monday, Wednesday and Friday at 1:30 p. m., and arrive at Los Angeles at 4:30 same evening. Returning leave Los Angeles at 8 a. m., and arrive at Monte Vista at 11:30 same morning. Passengers may take the hack at either of the real estate offices named below.

All expenses incurred by purchasers of land after leaving Los Angeles, including hack fare and hotel bills, will be deducted from the purchase price. The following real estate dealers residing in the city of Los Angeles are authorized agents for the sale of Monte Vista property.

PICKET & KELLEY,
302 NORTH MAIN STREET.

WILCOX & ROBBINS,
34 NORTH SPRING STREET.

Applications for circulars or information can be made to either of these agencies or A. BOWEN, Los Angeles National Bank, or

SHERMAN PAGE.

Postoffice Box 1093.

or 10

Los Angeles

Health at Monte Vista.

No colony in Southern California is better situated for health than the colony of Monte Vista. Fifteen hundred feet above sea level. No fogs, frosts or malaria, the purest of mountain water, and the most delightful atmosphere imaginable. A heaven for the consumptive and a paradise for those afflicted with asthma and bronchical troubles. Go out and see, and enjoy the hospitality of this lovely spot. Call at 30 S. Spring street for particulars.

Accommodations at Monte Vista.

The Hotel Monte Vista offers the best accommodations for parties visiting this delightful valley. The table cannot be equalled anywhere in the State, and mine host is prepared at all times to cater to those who call upon him. Terms reasonable.

Marriage Announcement 2 -- No Title

Los Angeles Times (1886-1922); Nov 29, 1893; ProQuest Historical Newspapers: Los Angeles Times
pg. 4

Licensed to Wed.

Marriage licenses were issued at the County Clerk's office yesterday to the following persons:

Loron T. Rowley, a native of Wisconsin, 33 years of age, of Monte Vista, to Virginia F. Newcomb, a native of Mississippi, 23 years of age, of Downey.

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Real Estate Transaction 2 -- No Title

Los Angeles Times (1886-1922); Aug 17, 1904; ProQuest Historical Newspapers: Los Angeles Times
pg. 7

MORTGAGES.

L T Rowley and Virginia F Rowley to Home Savings Bank of Los Angeles, part lot 38, Monte Vista tract, 1 year, 10 per cent \$600.

Obituary 1 -- No Title

Los Angeles Times (1923-1995); Jul 3, 1940; ProQuest Historical Newspapers: Los Angeles Times
pg. 9

ROWLEY. Eustace A., June 30, of 8436 Hillrose avenue, Sunland, beloved father of Clayton Rowley; son of Loron T. Rowley; brother of Robert E. Rowley and Marion N. Rowley, all of Glendale, and Mrs. Dorothy E. McCollum of Sunland.

Services Wednesday, July 3, at 3:30 p.m. in Peace Chapel, Kiefer & Everick Mortuary, 314 East Harvard, Glendale.

First Sunland Store Founder's Rites Set

Los Angeles Times (1923-1995); Jun 2, 1942; ProQuest Historical Newspapers: Los Angeles Times
pg. 8

First Sunland Store Founder's Rites Set

GLENDALE, June 1.—Funeral services for **Loron T. Rowley, 82,** pioneer Southland resident and former superintendent of attendance for the Glendale school system, will be conducted at 3:30 p.m. tomorrow.

Rowley established the first general store at Sunland and served as that community's first postmaster. He leaves a son, **Robert T. Rowley,** and two daughters, **Miss Marion N. Rowley,** city school librarian, and **Mrs. Dorothy E. McCollum.**

MS. 101

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History of Sunland Tujunga Valley tied to royal grant in 1784

GRIBIN, IRA

Los Angeles Times (1923-1995); May 16, 1981; ProQuest Historical Newspapers:

Los Angeles Times pg. SF_A60

History of Sunland Tujunga Valley Tied to royal grant in 1784

By IRA GRIBIN,

Most of the land in the Sunland Tujunga Valley was contained in the Spanish royal grant made to Jose Maria Verdugo in 1784. The first settlers in the area were Spaniards. Their principal occupation was wine making.

But the first homeowner in the area was a Frenchman named Phillip Bergue. He arrived in California with letters of introduction to present to the Verdugos. His first home was carved out of a hill in eastern Tujunga. Bergue and his wife lived there until he built a log house, irrigating his vineyards with water brought down from Haynes Canyon.

In 1884, Judge Sherman Page and F. C. Howe bought 2,300 acres of Rancho Tujunga in what is now Sunland. In an attempt to encourage settlement, the tract was subdivided into 1- and 10-acre lots. F. H. Barclay, a well-known promoter, was placed in charge of the advertising campaign. He named the area Monte Vista and launched a promotion luring possible residents with free transportation and lunches. The depression of 1889, however, put a halt to this migration.

The next attempt to settle Tujunga was made in 1911, when the Western Empire Suburban Home Assn., organized by M. V. Hartranft, subdivided 1,726 acres into 2- and 10-acre lots. The company had a large number of shareholders with interest bearing bonds that could be converted into lots.

More than 300 shareholders took advantage of this option, and became lot holders in Tujunga. Many built private homes and became residents of the new community.

In 1913, the Little Landers Co. was founded by W. E.

Smythe. He put 273 acres together along with some unsold lots owned by the Western Empire Assn. From this acreage he formed a small settlement of farm homes. Though the soil was sandy, needed irrigation and water was scarce, the Little Landers were successful farmers for a time.

The Little Landers was a proud community. The people loved the beauty of the Verdugo Hills, and the freedom offered by country life. In 1913, they built Bolton Hall. Constructed completely out of stone, it was originally used by the Little Landers for public meetings.

Bolton Hall was utilized in the 1950s as Tujunga's municipal building; today it is headquarters for the Tujunga Chamber of Commerce. The Little Landers Historical Society has plans to use the structure as a historical museum.

Located at 10110 Commerce St. in Tujunga, Bolton Hall is part of a chain of San Fernando Valley landmarks. It is open to the public from 9 a.m. to 1 p.m. weekdays. For further information, call 352-4433.

If you live in, or know of a building or property with a historical past, contact our marketing department at 986-4663. The information could be used in a future article.

Gribin is chairman of Gribin von Dyl Realtors

*Fogs do not smother;
Frosts do not blight;
Scale does not bother,
And the dollars are in sight,*

— IN —
**BEAUTIFUL, HEALTHY,
MONTE VISTA**

Is situated twenty miles by road a little west of north of Los Angeles City, between the Verdugo mountains and the main chain of the Sierra Madre, and embraces the entire valley between them. It is six miles east of San Fernando, and four miles west, on the western slope from Crescents Cañada. The S.P.R.R. is four miles distant and a fine road has been constructed by the new Monte Vista Land and Water Company from the town to the station of Monte Vista, bringing Los Angeles within one hour's ride of the most delightful colony.

THE MONTE VISTA TRACT comprises an area of about 2300 acres of rich sandy loam soil. Of the entire acreage 1300 acres are first-class irrigable land, having a gentle slope to the south and west. About 500 acres are upon the hillsides and classed as non-irrigable land, although the soil is equally good and a very large percentage is capable of cultivation. The remainder is rough land, suitable only for forest trees. Nearly all the lower grade of the Monte Vista is on the north side of the Verdugo hills, which form the boundary of the tract. While the land is rolling it contains innumerable springs of pure water, which, with a little trouble, can be developed to such an extent that the owners are independent of the water supply of the colony. The division of the tract, aside from the town site, is chiefly in twenty-acre tracts, having a broad avenue on the four sides of each forty acres; less than twenty acres are sold to suit the means or desires of purchasers.

The town originally comprised forty acres, to which the new company have added additional forty acres, which are sold in building lots of 50 x 150, and villa lots of one acre each. In the center of the town plot and including about ten acres is the famous live-oak grove which for more than half a century has been known as **TUJUNGA PARK**. The company are now improving this, the finest of live oak parks in Southern California, and intend to

make it one of the loveliest spots in the State. There is no day in the year and no time in the day when a delightfully cool breeze, gentle and refreshing, is not perceptible here. Fifteen to eighteen hundred feet above sea level and protected by the great mountain chain of the Sierra Madres on the north, walled on the south by the Verdugo Mountains, and on the east by the great divide connecting the two chains, **FORTUNATE MONTE VISTA** is free from blighting frosts, settling fogs, or the hot winds prevailing in many places in the country. All this means health, wealth and plenty.

MONTE VISTA FOR HEALTH.

If there is a cure for disease in pure, dry air, pure, clear soft mountain water, warm sunny days, cool, delightful nights, delightful surroundings, good accommodations, excellent care and attention, then Monte Vista should be the Sanitarium of the World.

PRACTICAL MONTA VISTA

The soil of Monte Vista is a very rich sandy loam, and in places gravelly loam. It is deep and warm and retentive of moisture; so that even if there was no water excepting the natural rainfall, it would be capable of growing every known fruit grown in California.

MONTE VISTA THE ROMANTIC

From the head of Summit avenue, looking westward, the entire tract of Monte Vista, including the beautiful Tujunga Park, is in full view; the Verdugo hills, the San Fernando town and the eight by twenty miles of wheat fields of the San Fernando valley lie directly under the eye. From the Park and Hotel Monte Vista, looking northward, rise the giant bulwarks of the Sierra Madre, broken only by the great chasm of the Tujunga, which clefts in twain the pine-topped peaks which rise pile on pile through the range to the Mojave desert, some thirty five miles.

From Monte Vista a trail runs to the summit of the highest peak overlooking the valley, and from this point, 5000 feet above sea-level, is one of the grandest views imaginable. Northward the rocky and rugged peaks of the Sierras rise in confused masses and here and there their precipitous sides are covered with forests of sugar pine. In years gone by many of the gloomy cañons whose lines can be dimly traced by the shadows, have echoed to the picks of adventurous prospectors, some of whom left their homes a prey to

Editor's note: Throughout these older articles of the Crescenta Valley, there are various spellings and names for the places; Cañada, Canyonada, Canada, La Cañada, Crescenta, Crescenta Cañada, cañon for canyon, drouth for drought, & more.

the mountain lions and coyotes. To the south and west lie the valleys of San Fernando and Los Angeles, with all the magnificent line of plains to the coast. Upon a cloudless day the islands off Santa Barbara and southward to Catalina are in full view, and every vessel passing up or down is plainly visible. The shipping at San Pedro and the whole coast line for a hundred miles seem to lie at your feet. Eastward and southward the San Gabriel valley, Pasadena, Pomona valley, Riverside, and the mountains of Temescal, San Jacinto and San Diego, with their infinite variety of light and shadow, present a picture once seen never to be forgotten.

BUT GO TO MONTE VISTA.

**SEE MONTE VISTA BEFORE YOU
BUY ANY PLACE ELSE!**

You can get the best of land, with or without water, at lower prices than anywhere in the country, when the value is considered. It is a pleasant drive of two and one-half to three hours from Los Angeles, and you will find excellent hotel accommodations—good, new beds, good table, etc. You will find sign-boards every mile to Monte Vista.

YOU CAN GO TO MONTE VISTA

First—By stage from Los Angeles, which leaves Los Angeles on Tuesdays, Thursdays and Saturdays, from the office of the Monte Vista Company. Returning, leaves Monte Vista on Mondays, Wednesdays and Fridays.

Second—By private conveyance, following the county road northward along the S.P.R.R. to, first, Glendale, Verdugo canon and the south line of Crescenta Cañada, to the Summit, and thence to Monte Vista; or second, follow same route as above, except just before Glendale is reached keep to the left and follow the railroad and county road to the north line of the Providencia Rancho, then keep the right hand road to Big Tujunga Wash, then turn to the right and follow the road east through the valley to Monte Vista. This is a delightful road for the greater part of the year; in summer it is somewhat sandy, but not more so than the Verdugo road.

Loren T. Rowley, Sunland Pioneer, Dies In Glendale

Loren T. Rowley, who was the first postmaster in Sunland and who conducted a general store there in 1885, died last Sunday at a sanitarium in Pasadena after an illness of a year and a half. The funeral was held Tuesday afternoon in Glendale, where Mr. Rowley had made his home for the past eighteen or twenty years.

Surviving relatives are a son, Robert W. Rowley of Glendale, with whom the deceased made his home in recent years; two daughters, Miss Marion N. Rowley, Glendale city librarian and Mrs. Dorothy McCallum, both of 8438 Hillrose street, Sunland and four grandchildren, Loren N. McGillis of Los Angeles and Clayton A. Rowley, William N. Rowley and Virginia Rowley of Glendale.

Kenck-Timpe nuptials event of July 6

Miss Margie L. Timpe, daughter of Dr. and Mrs. H. F. Timpe, 6150 York boulevard, and Robert E. Kenck, son of Mr. and Mrs. Max Kenck, 2722 West Seventy-fourth street, were married at 9 a.m. Saturday, July 6, in St. Anselma church, Seventieth and Van Ness avenue, by the Rev. Martin McNicholas before members of the family.

The bride wore a navy blue tailored suit with white accessories and corsage of gardenias and bouvardia. Miss Mary Muldoon and Norman Herman stood up with them. Miss Muldoon wore white crepe with white turban and white accessories with a pink rosebud corsage.

The honeymoon was spent in Santa Barbara. They plan to live in Los Angeles. The bride is a graduate of Franklin high school. Mr. Kenck is a graduate of Washington high.

The bride was honored by a miscellaneous shower given by her aunt, Mrs. Charles Thore, at the home of the bride-to-be on York boulevard. There were about 30 present and the gifts were many and beautiful.

Mrs. Max Kenck gave a kitchen shower at her home when the rooms were gaily decorated with kitchen gadgets. Lovely refreshments were served at both parties.

Building Permit History

8436 Hillrose Street

Sunland

- August 17 1904: Mortgage filed for Construction of 1-story 6-room house and barn at 8438 Hillrose Street on the North half of Lot 38 of Montevista (Construction completed in 1906 per family records)
Owner: Loren T. and Virginia F. Rowley
Architect: Unknown
Contractor: Unknown
Cost: \$600.00 (Mortgaged amount)
- March 9, 1936: Building Permit No. 5190 to have shingle roof repaired; underpinning repaired and interior alterations & repairs; hardwood floor added; repair and refinish interior walls; ceiling joists in attic to be reinforced; new wiring and fixtures; new bath to be installed; new hall added; kitchen rebuilt. All work to be done within present existing walls as a program of reconditioning and modernization. New bath, hall and closets to be installed by using old dining room and part of old kitchen. *Original value included cost of painting and papering.*
Owner: Marion N. Rowley
Architect: None
Engineer: None
Contractor: Various (Fred Suter, General)
Cost: \$1,000.00
- July 7, 1988: Building Permit No. VN44312 to remove old roof and replace with composition roof. 30 squares, smoke detector required
Owner: Kerry and Mary Meyer
Architect: None
Engineer: None
Contractor: Owner
Cost: \$2,000.00
- June 24, 1998: Building Permit No. VN37118 to construct a 17' X 29' storage building. *No plumbing and heating installation to be done.*
Owner: Kerry S. Meyer
Architect: None
Engineer: None
Contractor: Owner
Cost: \$12,000.00

July 2, 2003: Building Permit No. VN32636 to construct a new detached masonry 2-car garage (obtain and complete demo permit for existing garage prior to construction)..
Owner: Kerry S. Meyer
Architect: None
Engineer: Paul Cohn Pina
Contractor: Owner-Builder
Cost: \$24,000.00

February 3, 2006: Building Permit No. VN90703 to demolish existing garage <New garage under 2003VN32636>.
Owner: Kerry S. Meyer
Architect: None
Engineer: None
Contractor: Owner
Cost: \$1,200.00

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth.

REMOVED FROM Lot Tract Present location of building New location of building Between what cross streets

1. Purpose of PRESENT building 2. Use of building AFTER alteration or moving 3. Owner (Print Name) 4. Owner's Address 5. Certificated Architect 6. Licensed Engineer 7. Contractor 8. Contractor's Address 9. VALUATION OF PROPOSED WORK

10. State how many buildings NOW on lot and give use of each. 11. Size of existing building 12. Class of building Describe briefly and fully all proposed construction and work

FOR DEPARTMENT USE ONLY PERMIT NO. 5190 PLANS Fee Stamp here when Permit is issued

56

Approved by City Engineer Department

Remod

(OVER)

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

NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....
Material of Foundation.....Width of Footing.....Depth of footing below ground.....
Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....
Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....
Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

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

Sign Here.....Marion H. Rowley.....(Owner or Authorized Agent)

By.....B. E. Rowley.....

FOR DEPARTMENT USE ONLY

Table with 4 columns: Application, Fire District, Bldg. Line, Termite Inspection, Construction, Zoning, Street Widening, Forced Draft Ventil.

(1) REINFORCED CONCRETE
Barrels of Cement.....
Tons of Reinforcing Steel.....

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from
.....Street
Sign Here.....(Owner or Authorized Agent)

(3) No required windows will be obstructed.
Sign Here.....(Owner or Authorized Agent)

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

REMARKS:

original value included cost of painting
add papering

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

Form with fields for LEGAL DESCR., PRESENT USE OF BUILDING, JOB ADDRESS, OWNER'S NAME, etc. Includes handwritten entries like 'Por 38 ARB(5)', 'Monte Vista', '8436 Hillrose St', 'Meyer-Kerry & Mary', 'Sunland 91040', 'Gar/dwlg/wrshp', 'compo', 'hrdw', '2,000', 'remove old roof with composition roof', '30 sas, smoke Det. Req'd', 'Reroof', 'APPROVAL', 'S. Kaldawi', 'VN 44312', 'CASHIERS USE ONLY', '26.00 B-C', '1.00 ETR', '443.12 DSS', 'L6771 1'07/07728 27.50 DHTD'

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: _____ Lic. Class: _____ Lic. Number: _____ Contractor: _____ (Signature)

OWNER-BUILDER DECLARATION

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

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

(2) 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: 1-8-81 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. _____ Insurance Company _____ Certified copy is hereby furnished. Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety. Date: _____ Applicant's Signature: _____

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: 1-7-81 Applicant's Signature: _____

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

CONSTRUCTION LENDING AGENCY

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

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

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-intended property for inspection purposes. I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.022, LAMC.)

Signed: _____ (Owner or agent having property/owner's consent) _____ Position: _____ Date: _____

Bureau of
Engineering

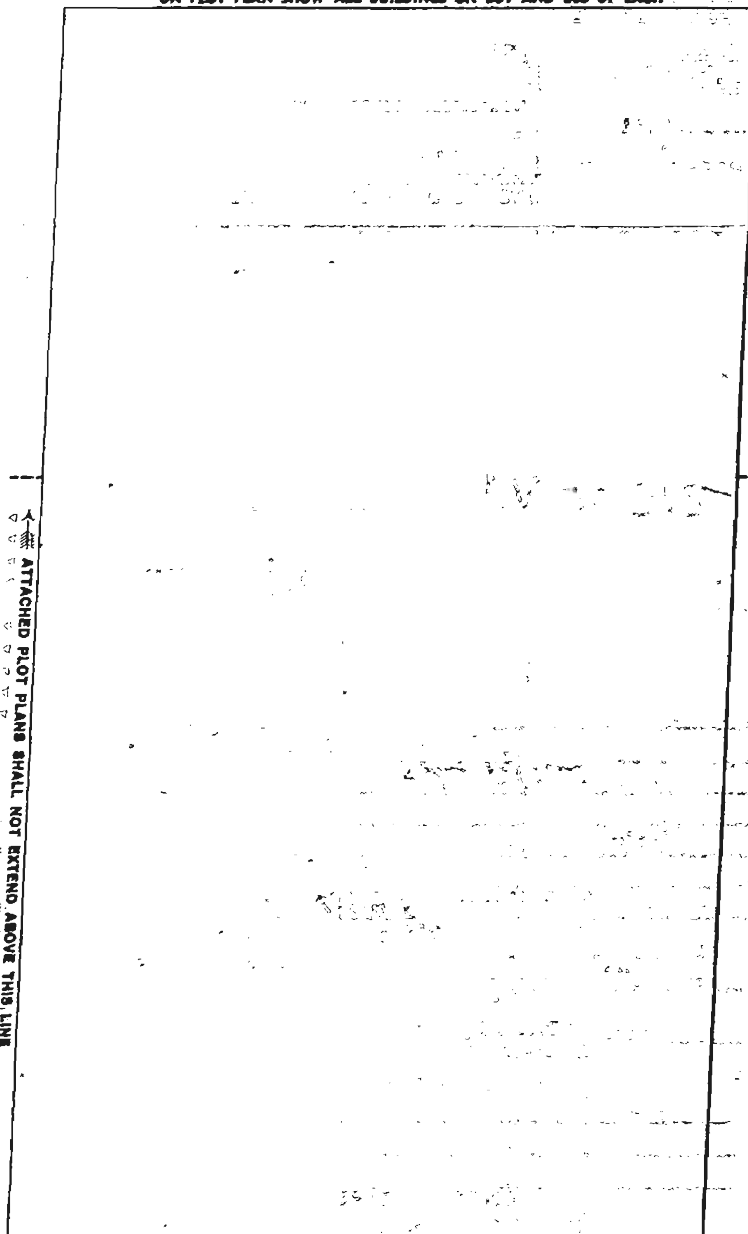
1 9 7 0 0 2 0

ADDRESS APPROVED 2

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

LEGAL DESCRIPTION

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



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

ESSEX COUNTY
& MIDDLESEX

13. STRUCTURE INVENTORY :

(P) Floor Area (ZC) 493 Sqft (P) Foundation - Continuous Footing
(P) Height (ZC) 10 Feet
(P) Length 29 Feet
(P) Stories 1 Levels
(P) Width 17 Feet
(P) Type V-N Construction
(P) Wood (Plywood, OSB, etc.) Shearwall
(P) Floor Construction - Concrete Slab on Grade

14. APPLICATION COMMENTS

NO PLUMBING AND HEATING INSSTALLATION TO BE DONE.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(O) Owner-Builder

CLASS LICENSE# PHONE#
0

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98 0602 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

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

License Class _____ Lic No _____ Print _____ Sign _____

18. WORKERS' COMPENSATION DECLARATION

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

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

Sign: [Signature] Date: 6.24.98 Contractor Authorized Agent Owner

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

19. CONSTRUCTION LENDING AGENCY

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

Lender's name _____ Lender's address _____

20. ASBESTOS REMOVAL

Notification of asbestos removal. Is not applicable Letter was sent to the AQMD or EPA Sign _____ Date: _____

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 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 licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she 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 the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)
I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law)
I am exempt under Sec _____ Bus. & Prof. Code for the following reason _____

Print: KERRY MEYER Sign: [Signature] Date: 6.24.98 Owner Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106 4.3.4 LAMC).

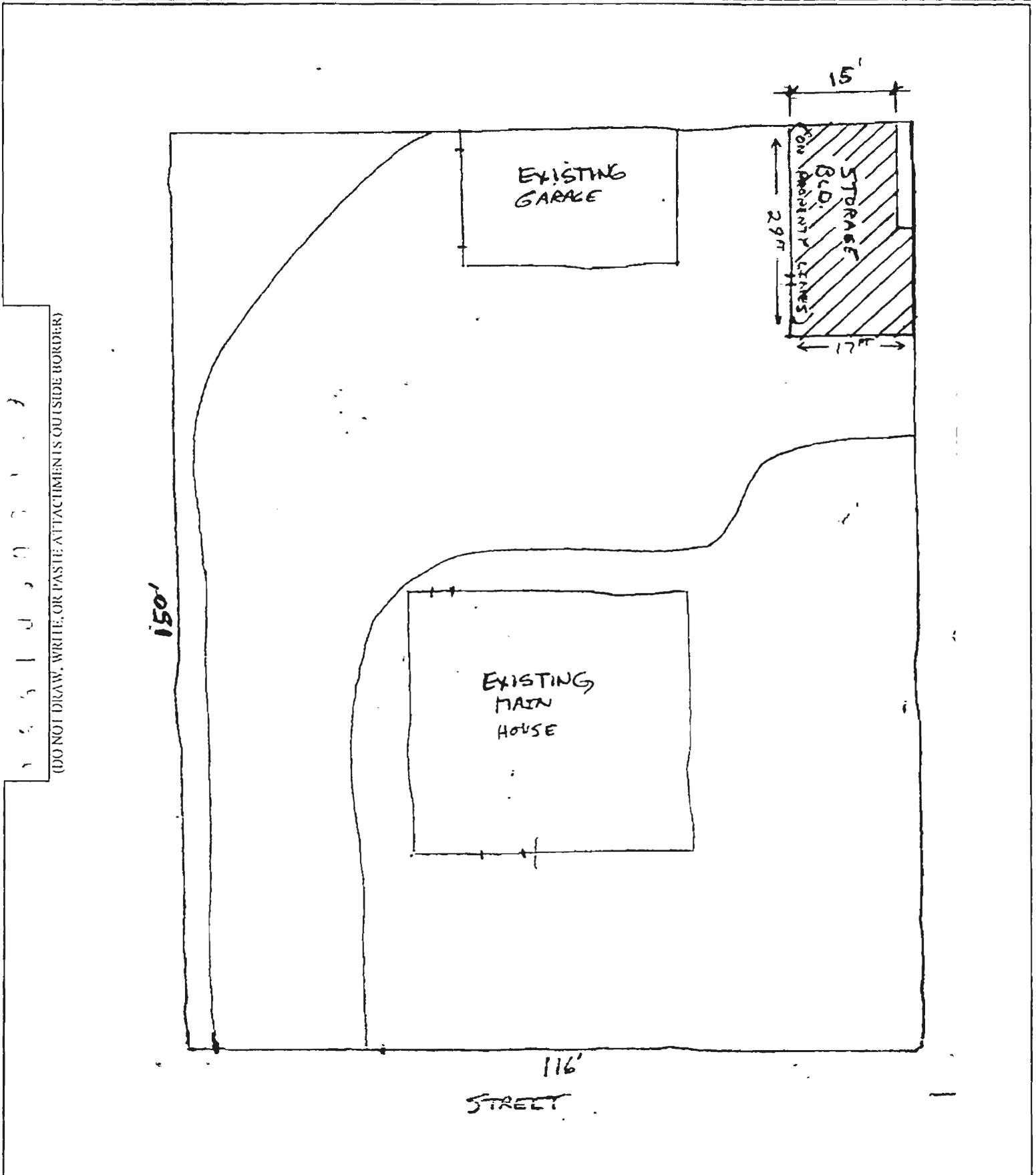
Print: KERRY MEYER Sign: [Signature] Date: 6.24.98 Owner Contractor Author. Agent

Bldg---New
1 or 2 Family Dwelling
Over the Counter Permit

City of Los Angeles - Department of Building and Safety

Plan Check #:
Initiating Office: VAN NUYS
Printed on: 06/24/98 08:51:05

PLOT PLAN ATTACHMENT



13. STRUCTURE INVENTORY

03014 - 20000 - 03348

(P) Floor Area (ZC) 757 Sqft
 (P) Height (BC) 14 Feet
 (P) Height (ZC) 17 Feet
 (P) Stories 1 Levels
 (P) Width 32 Feet
 (NC) Dwelling Unit #Changed Unit Total
 (P) U1 Occupancy 757 Sqft Max Occ.
 (NC) Parking Req'd #Changed 2 Total
 (P) Total Parking for Site 2 Site Total
 (P) Type V-N Construction

(P) Floor Construction - Concrete Slab on Grade
 (P) Roof Construction - Wood Frame/Sheathing
 (P) Wall Construction - Masonry
 (P) Length 26 Feet

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. **

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(E) Pina, Paul Cohn (O) , Owner-Builder	2218 A Marshallfield Ln,	Redondo Beach, CA 90278	\$4194 0	

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors State License Law for the following reason (Section 7031.5, Business and Professions Code: (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

OR

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

18. WORKERS' COMPENSATION DECLARATION

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

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

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

19. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

20. FINAL DECLARATION

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

By signing below, I certify that:

- (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

X Print Name: KERRY MEYER Sign: [Signature] Date: 7-2-03 Owner Authorized Agent

Bldg-Addition

City of Los Angeles - Department of Building and Safety

Plan Check #: B03VN0776FO

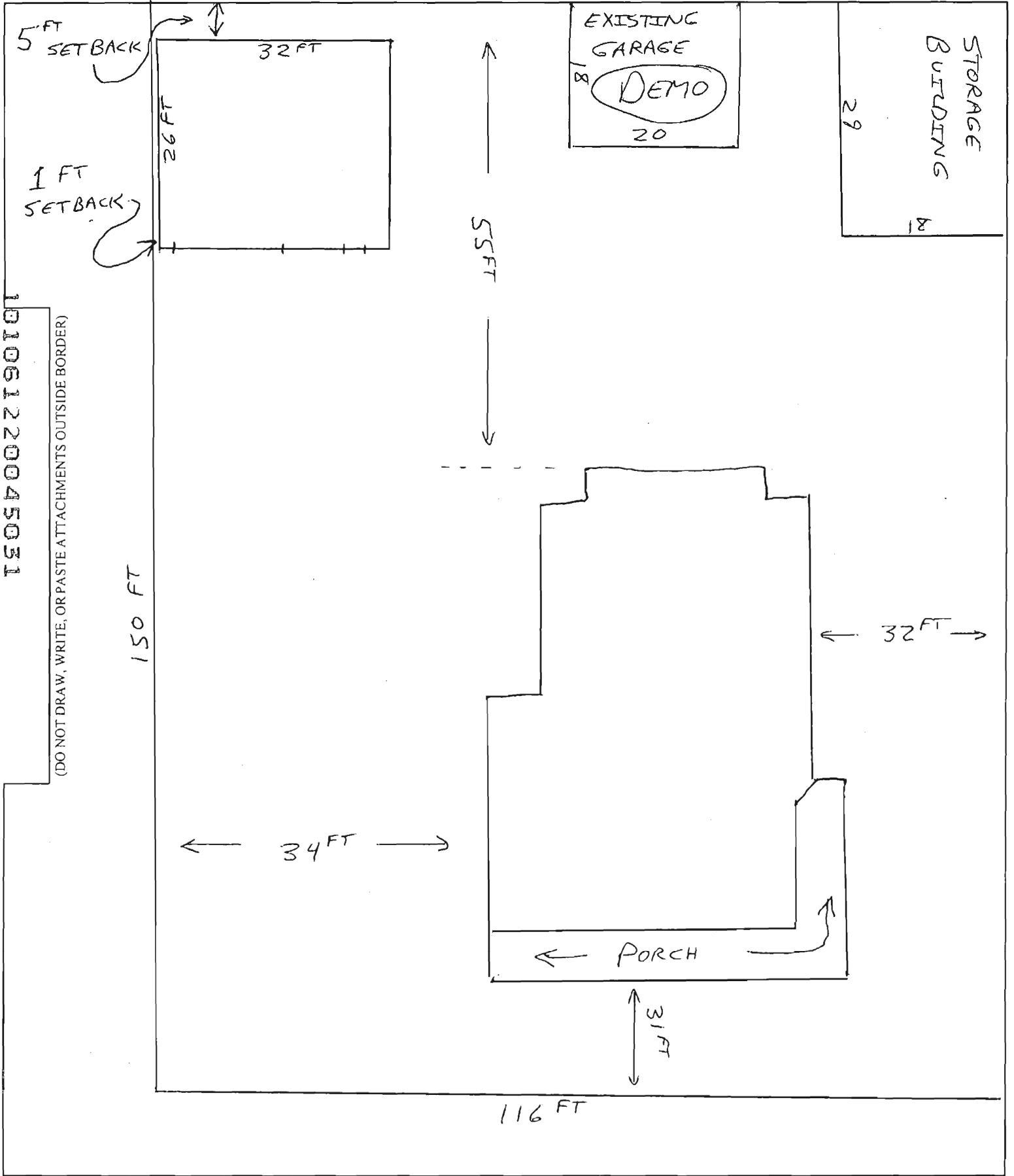
1 or 2 Family Dwelling

Initiating Office: VAN NUYS

Plan Check Submittal

PLOT PLAN ATTACHMENT

Printed on: 07/02/03 08:50:49



(P) Floor Area (ZC): -400 Sqft
 (P) UI Occ. Group: -400 Sqft / Sqft

14. APPLICATION COMMENTS

DPI #Z-5894*** DO NOT ISSUE C OF O UNTILL ISSUANCE OF C OF O FOR NEW GARAGE.***

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(O) , Owner-Builder

CLASS LICENSE# PHONE #

0 8185238211

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 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 licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she 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 the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code; The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

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

18. WORKERS' COMPENSATION DECLARATION

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

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Due to the possible presence of lead-based paint, lead safe work practices are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Section 17920.10 and Section 105256 and may be subject to a \$1000 fine or criminal prosecution. For more information call LA County's Department of Health Services at (800)524-5323. In order to locate a Lead Certified Professional and obtain additional information, call California DHS at (800)597-5323 or go to the DHS Website at <http://www.dhs.ca.gov/childlead/html/GENclist.html>.

20. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: KERRY METER Sign: [Signature] Date: 2-3-06 Owner Authorized Agent

Bldg-Demolition
1 or 2 Family Dwelling
Plan Check

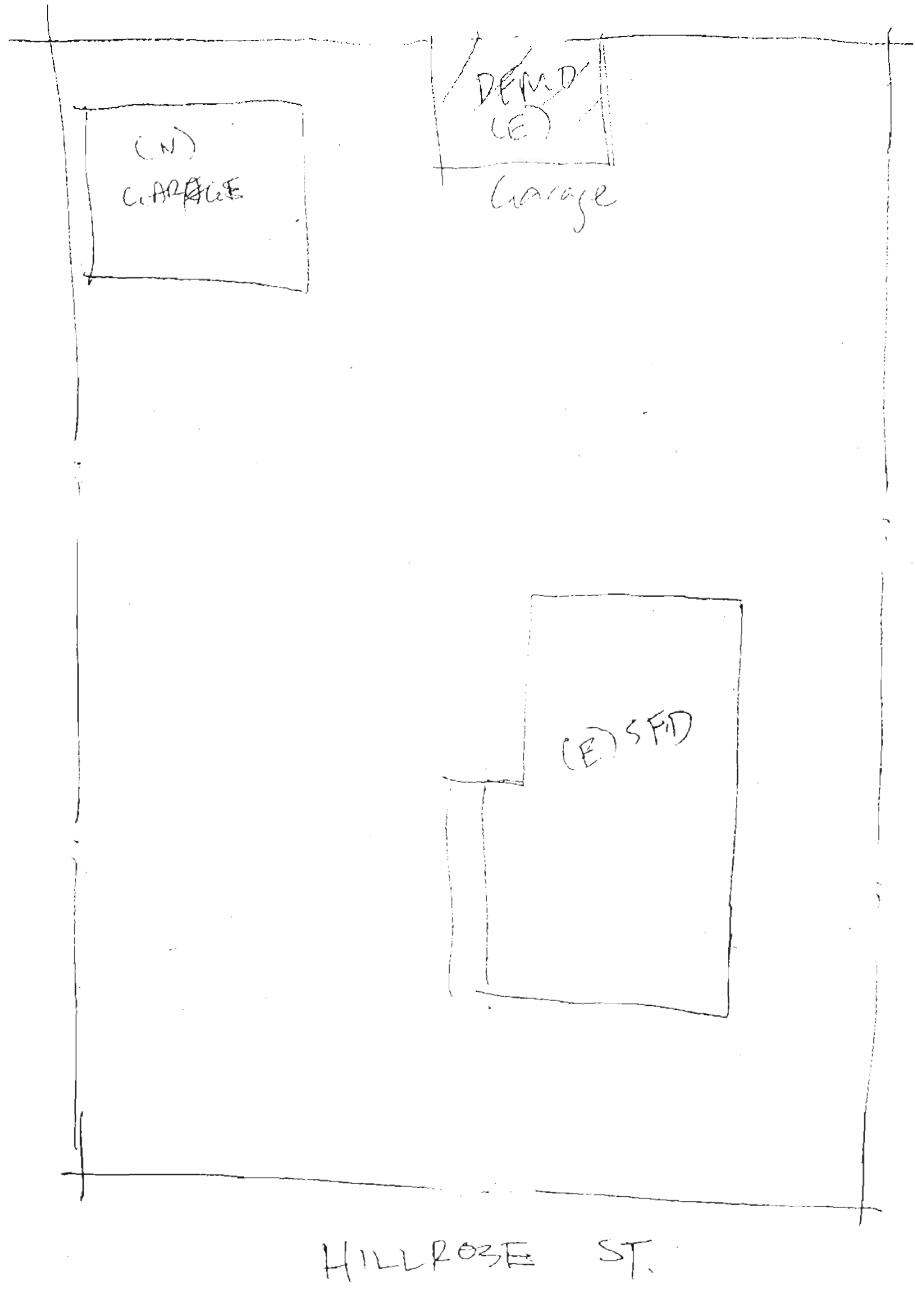
City of Los Angeles - Department of Building and Safety

Plan Check #: B03VN10008
Initiating Office: VAN NUYS
Printed on: 02/03/06 11:14:24

PLOT PLAN ATTACHMENT

1010207200627122

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



City of Los Angeles - Department of Building and Safety

Pre-Demolition ChecklistJob Address: **8436 W Hillrose Street**

Type: Residential (BMI)

Council District: **2A**Plan Check No.: **Z5894**Census Tract: **1032**# of Bldgs to Demo: **1**Description of Work: **Demo Garage**Inspector / Phone: **Richard Myers 818 756-9413**Inspection Date: **07/09/2003**PLOT PLAN**OK as provided**

SEWER INFORMATION:	Private
SEWER CAP:	Not Required
PEDESTRIAN PROTECTION:	None

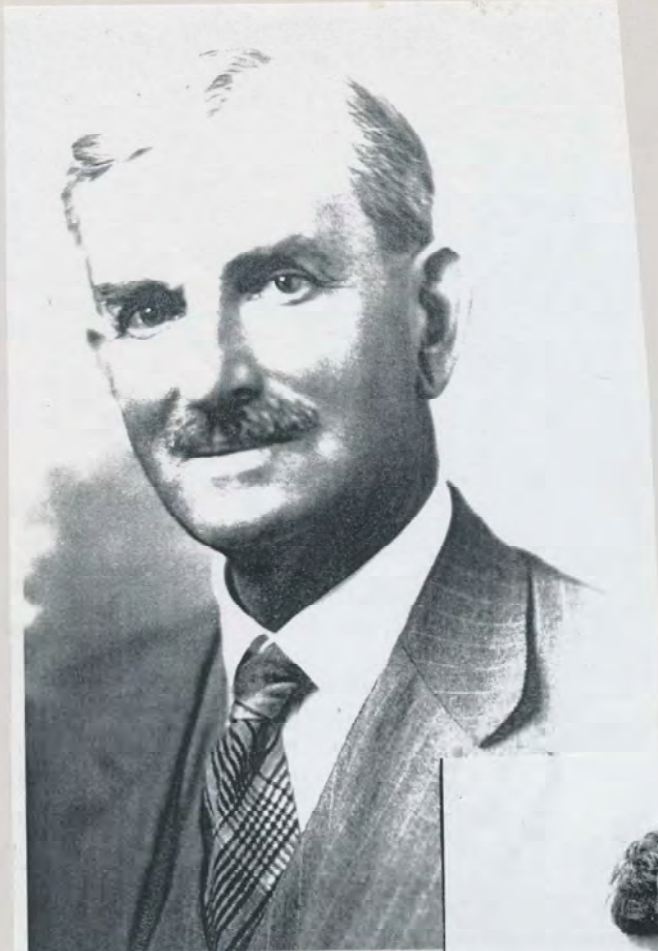
BUILDING INFORMATION				
	Building #1	Building #2	Building #3	Building #4
Basement	No			
Ext Wall Construction	Wood			
No. of Stories	1			
Height (ft)	12'			
Type of Construction	V			

ADDITIONAL COMMENTS

Ok to issue demolition permit.

1010207200627122

Rowley Family photos



LOROU THOMAS Rowley

Virginia Florence Newcomb Rowley



Loron and Virginia Rowley, circa 1905



Loron Rowley's General Store in Monte Vista (now Sunland) circa 1890



Monte Vista Hotel, circa 1887



Eustice and Robert Rowley on steps of Monte Vista Hotel in Sunland. From Marion Rowley's family album, 1996. Photo from the Rowley family collection.



Loron Rowley in front with son, Robert and daughter, Marion in 1924.



The Rowley house at 8436 Hillrose Street in Sunland, California during construction. Dorothy Rowley and aunt Marion Newcomb on porch. This image was donated by Virginia Rowley-Wilson to the Little Landers Historical Society.



1914. The Rowley home at 8436 Hillrose Street in Sunland, California. left to right: Robert Rowley, Virginia Rowley, Marion, and Dorothy. Image donated by Virginia Rowley-Wilson to the Little Landers Historical Society.



City of Los Angeles Department of City Planning

7/24/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

8436 W HILLROSE ST

ZIP CODES

91040

RECENT ACTIVITY

CHC-2004-5388-HCM

CASE NUMBERS

CPC-2008-2861-RFA

CPC-2004-7771-ICO

ORD-180197

ORD-129279

ENV-2008-2862-CE

ENV-2004-7772-CE

Address/Legal Information

PIN Number	207B189 717
Lot/Parcel Area (Calculated)	17,398.8 (sq ft)
Thomas Brothers Grid	PAGE 503 - GRID G3
Assessor Parcel No. (APN)	2555028014
Tract	MONTEVISTA
Map Reference	M R 6-324/325
Block	None
Lot	PT 38
Arb (Lot Cut Reference)	5
Map Sheet	207B189

Jurisdictional Information

Community Plan Area	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon
Area Planning Commission	North Valley APC
Neighborhood Council	Sunland-Tujunga
Council District	CD 7 - Monica Rodriguez
Census Tract #	1032.01000000
LADBS District Office	Van Nuys

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	R1-1-RFA
Zoning Information (ZI)	ZI-2394 Residential Floor Area: Sunland
General Plan Land Use	Low Residential
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No

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.

RFA: Residential Floor Area District	Sunland
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	No
AB 2097: Within a half mile of a Major Transit Stop	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Low
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Not Eligible
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Moderate
High Quality Transit Corridor (within 1/2 mile)	No
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Sunland Elementary Active: Sunland Elementary (G/HG/HA Magnet)
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	No

Assessor Information

Assessor Parcel No. (APN)	2555028014
Ownership (Assessor)	
Owner1	SARVARI,ARMEN AND AGHAKIANT,NARINE
Address	8436 HILLROSE ST SUNLAND CA 91040
Ownership (Bureau of Engineering, Land Records)	
Owner	DAHLEN, MICHAEL & MARINA P.
Address	8436 HILLROSE STREET LOS ANGELES CA 91040
APN Area (Co. Public Works)*	0.400 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$540,700
Assessed Improvement Val.	\$237,709
Last Owner Change	03/15/2022
Last Sale Amount	\$1,120,000
Tax Rate Area	13
Deed Ref No. (City Clerk)	951258 613803 5-588 4-153 3-474 2408718 1538030

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	1014594
Building 1	
Year Built	1923
Building Class	C65A
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	2
Building Square Footage	1,908.0 (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
Rent Stabilization Ordinance (RSO)	No [APN: 2555028014]

Additional Information

Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	YES
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No

Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	Low
Mountain Lion Potential	Low
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	Yes
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	Yes
Criterion 1 Protected Areas for Wildlife (PAWs)	No

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Verdugo
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	0.50000000
Slip Geometry	Reverse
Slip Type	Unconstrained
Down Dip Width (km)	18.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	45.00000000
Maximum Magnitude	6.90000000

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Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

Economic Development Areas

Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Rent Stabilization Ordinance (RSO)	No [APN: 2555028014]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	Yes
Assessor Parcel No. (APN)	2555028014
Address	8436 HILLROSE ST
Year Built	1923
Use Code	0100 - Residential - Single Family Residence
Notes	The Just Cause Ordinance applies after the expiration of the initial lease or after 6 months of continuous occupancy, whichever comes first.
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	Yes

Public Safety

Police Information	
Bureau	Valley
Division / Station	Foothill
Reporting District	1617
Fire Information	
Bureau	Valley
Battalion	12
District / Fire Station	74
Red Flag Restricted Parking	No

CASE SUMMARIES

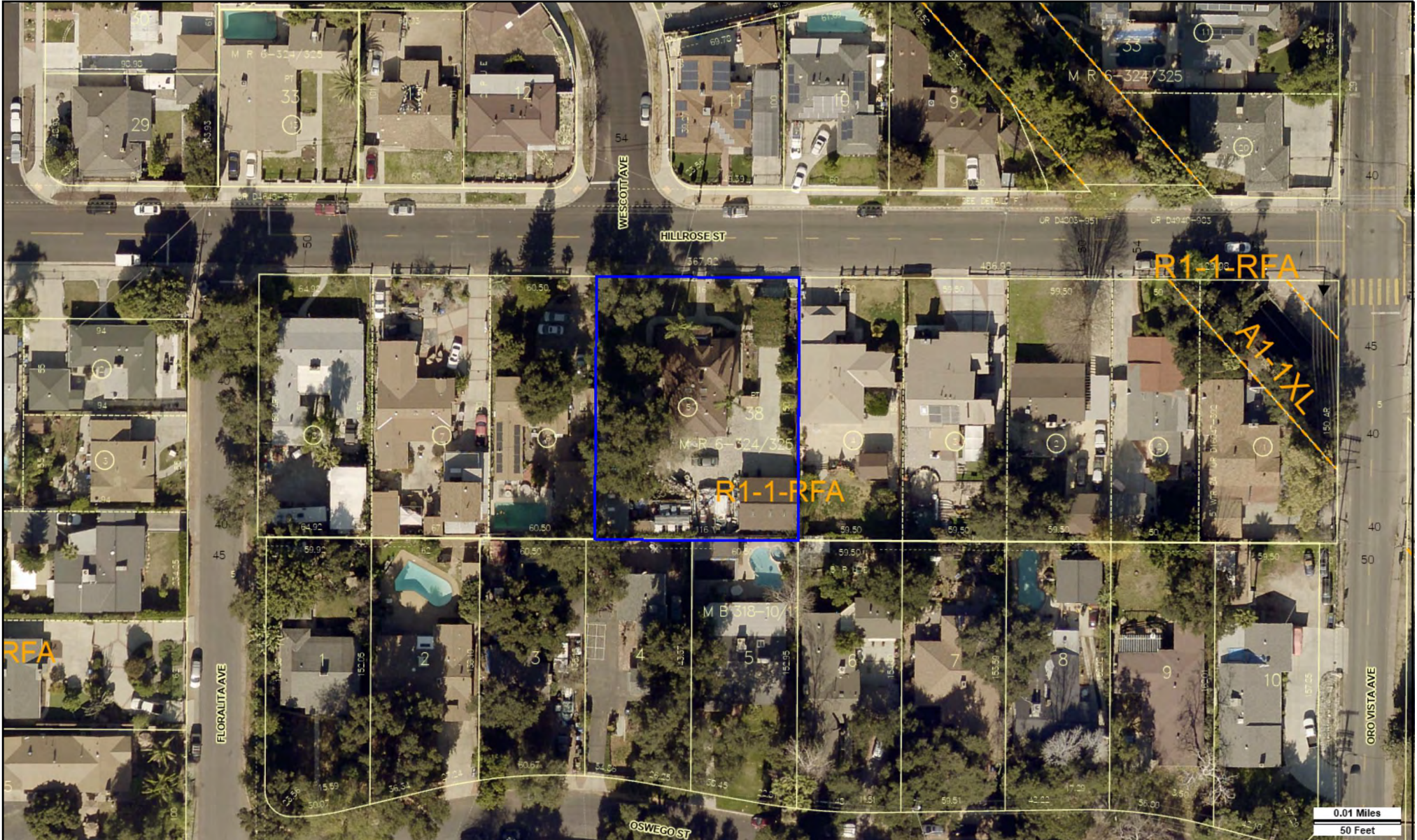
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2008-2861-RFA
Required Action(s):	RFA-RESIDENTIAL FLOOR AREA DISTRICT
Project Descriptions(s):	ESTABLISHMENT OF THE SUNLAND-TUJUNGA RESIDENTIAL FLOOR AREA (RFA) OVERLAY DISTRICT
Case Number:	CPC-2004-7771-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE (ICO) FOR THE ISSUANCE OF BUILDING PERMITS FOR RESIDENTIAL USES ON ALL RESIDENTIAL PROPERTIES ALONG THE AREA BOUNDED BY LOWELL AVENUE AND THE CITY LIMIT ON THE EAST, THE FOOTHILL FREEWAY ON THE SOUTHWEST, THE EASTERN EDGE OF BIG TUJUNGA WASH ON THE NORTHWEST, AND THE CITY LIMIT ON THE NORTH.
Case Number:	ENV-2008-2862-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ESTABLISHMENT OF THE SUNLAND-TUJUNGA RESIDENTIAL FLOOR AREA (RFA) OVERLAY DISTRICT
Case Number:	ENV-2004-7772-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	INTERIM CONTROL ORDINANCE (ICO) FOR THE ISSUANCE OF BUILDING PERMITS FOR RESIDENTIAL USES ON ALL RESIDENTIAL PROPERTIES ALONG THE AREA BOUNDED BY LOWELL AVENUE AND THE CITY LIMIT ON THE EAST, THE FOOTHILL FREEWAY ON THE SOUTHWEST, THE EASTERN EDGE OF BIG TUJUNGA WASH ON THE NORTHWEST, AND THE CITY LIMIT ON THE NORTH.

DATA NOT AVAILABLE

ORD-180197

ORD-129279



Address: 8436 W HILLROSE ST
 APN: 2555028014
 PIN #: 207B189 717

Tract: MONTEVISTA
 Block: None
 Lot: PT 38
 Arb: 5

Zoning: R1-1-RFA
 General Plan: Low Residential

