Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION CASE NO.: CHC-2017-1671-HCM

ENV-2017-1672-CE

HEARING DATE: May 18, 2017 **TIME:** 10:00 AM

PLACE: City Hall, Room 1060

200 N. Spring Street Los Angeles, CA 90012 Location: 3970 North Archdale Road

Council District: 5 - Koretz

Community Plan Area: Encino - Tarzana Area Planning Commission: South Valley

Neighborhood Council: Encino

Legal Description: Tract TR 13400, Lot 99

PROJECT: Historic-Cultural Monument Application for the

GOLDMAN HOUSE

REQUEST: Declare the property a Historic-Cultural Monument

OWNER/ APPLICANT: Erik Murkoff, Co-Trustee, Murkoff Family Trust

3970 Archdale Road Encino, CA 91436

PREPARER: Barbara Lamprecht

Modern Resources Research Rehabilitation and Restoration

550 East Jackson Street Pasadena, CA 91104-3621

RECOMMENDATION That the Cultural Heritage Commission:

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

VINCENT P. BERTONI, AICP Director of Planning

[SIGNED ORIGINAL IN FILE] [SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

Lambert M. Giessinger, Preservation Architect Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

CHC-2017-1671-HCM 3970 North Archdale Road Page 2 of 3

SUMMARY

The Goldman House is a Mid-Century Modern single-family residence with an attached garage located at 3970 Archdale Road, west of Sepulveda Boulevard in Encino. Constructed in 1951, the subject property was designed by master architect Richard Neutra for Milton and Jeanette Goldman. Neutra engaged the firm of Eckbo, Royston and Williams to assist with the landscape and hardscape designs.

The west-facing one-story, post-and-beam residence has an L-shaped plan and occupies the middle, flat portion of a large sloping site. A series of broad rectangular concrete landings follow the downward slope in an offset pattern and frame a small area of landscaping. An original swimming pool occupies the southern end of the property. The roof is flat and of rolled composition asphalt; it is concealed from view by parapets that vary in height or by overhangs that vary in depth on each elevation. A square gutter projecting from the roof's metal fascia terminates the overhangs and the parapets are capped with metal flashing. All exterior metal work and wood and steel window trim is painted silver. The primary elevation features an entrance framed by a spider leg, original single-slab mahogany front door with a large flanking single-lite window, steel single-lite and casement windows, and a projecting garage with a tongue-and-groove redwood door that is a replica of the original. The south elevation is characterized by a solid stucco wall flanked by casement and fixed windows on the west, and a full-height glass window wall on the east. The entire rear elevation is a window wall of single-lite fixed and metal sliding doors below a long beam supporting the roof that also features aluminum hopper windows and a deep overhang of tongue-and-groove redwood. The north elevation includes a full-height window wall on the east and steel-framed casements flanked by larger fixed windows. Interior features include a slump stone-clad fireplace and a tongue-and-groove redwood ceiling.

Richard Joseph Neutra (1892–1970) is considered one of Modernism's most important architects. Neutra was born in Vienna, Austria on April 8, 1892. He studied under Adolf Loos at the Technical University of Vienna, was influenced by Otto Wagner, and worked for a time in Germany in the studio of Erich Mendelsohn. He moved to the United States by 1923 and worked briefly for Frank Lloyd Wright before accepting an invitation from his close friend and university companion Rudolf Schindler to work and live communally in Schindler's Kings Road House in West Hollywood. In California, he became celebrated for rigorously geometric but airy structures that symbolized a West Coast variation on the Mid-Century Modern residence. In the early 1930s, Neutra's Los Angeles practice trained several young architects who went on to independent success, including Gregory Ain, Harwell Hamilton Harris, and Raphael Soriano. He was famous for the attention he gave to defining the real needs of his clients, regardless of the size of the project, in contrast to other architects eager to impose their artistic vision on a client. His domestic architecture was a blend of art, landscape and practical comfort. Neutra died in Wuppertal, Germany, on April 16, 1970. Other works by Neutra include the Jardinette Apartments (1929, HCM #390), Sten/Frenke-Gould Residence (1934, HCM #647), Kun Residence (1936, HCM #1006), Landfair Apartments (1937, HCM #320), Kelton Apartments (1941, HCM #365), and the Maxwell House (1941, HCM #808).

Garrett Eckbo (1910-2000) is considered one of the pioneers of Modernism in landscape design. Born in Cooperstown, New York in 1910, Eckbo later relocated to Alameda, California with his mother after his parent divorced. In 1936, he entered Harvard University's Graduate School of Design where he received a master's degree in 1938. While attending Harvard University, he took classes in architecture with former Bauhaus masters Walter Gropius and Marcel Breuer, who influenced him in establishing a three-dimensional approach to the site and defining Modern landscape design. Eckbo served as the head of the landscape architecture department at the University of California, Berkeley from 1969 to 1975 and received the Medal of Honor from the

CHC-2017-1671-HCM 3970 North Archdale Road Page 3 of 3

American Society of Landscape Architects in 1975. Properties that incorporate landscapes designed by Eckbo include the Henry Shire Residence (1950, HCM #973), Emmons House (1954, HCM #694), and the Gerst Residence (1951, HCM #759).

Alterations to the subject property over the years include the extension of the original garage wing, enclosure of a terrace and patio, conversion of the garage to a bedroom, and addition of a new garage in 1967; enlargement of the master bathroom in 1970 and 1983; relocation of the galley kitchen, addition of a third spider leg, and addition of a fireplace to the master bedroom in 1998; and the removal of the original concrete reflecting pools in the middle of the sequence of landings and the removal of the concrete bridge leading to the front of the house at unknown dates. Originally measuring 2,500 square feet, with additions by various owners the property has expanded to its current 4,234 square feet.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

FINDINGS

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



1. PROPERTY IDENTIFICATION

Other Associated Names:						
Street Address: 3970 Ar	chdale	Road		Zip	o: 91436 Co	uncil District: 5
Range of Addresses on Pro	perty:			Co	mmunity Name: Encir	10
Assessor Parcel Number: 2286-018-023			Tract: 13400		Block: None	Lot: 99
Identification cont'd:						
Proposed Monument Property Type:		Building	Structure	Object	Site/Open Space	e Natural
Describe any additional reso	ources loc	ated on the	property to be included in	the nomination	. here:	

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1951	stimated	Threatened? None	
Architect/Designer: Richard Neutra		Contractor: Wallace F. McDo	nald
O al Use: Single Family Residence		Present Use: Single Family Re	sidence
Is the Proposed Monument on its Original Site?	Yes	No (explain in section 7)	Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Mid-Century Modernism		Stories: 1 Plan Shape: L-shape			
FEATURE	FEATURE PRIMARY		SECONDARY		
CONSTRUCTION	Type: Wood	Type: Select			
CLADDING	Material: Stucco, textured	Material: Wood vertical boards			
ROOF	Type: Flat	Type: Select			
	Material: Rolled asphalt	Material: Select			
WINDOWS	Type: Sliding	Туре	Floor-to-Co	eiling	
WINDOWS	Material: Aluminum	Mate	erial: Steel		
ENTRY	Style: Off-center	Style	: Off-center		
DOOR	Type: Slab	Туре	: Sliding gla	ss	



4. ALTERATION HISTORY

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

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

	Listed in the National Register of Historic Places	
	Listed in the California Register of Historical Resources	
	Formally determined eligible for the National and/or California Re	gisters
	Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
~	Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s): SurveyLA Los Angeles Historic Resources Inventory noted tha

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

Reflects the broad cultural, economic, or social history of the nation, state, or community
Is identified with historic personages or with important events in the main currents of national, state, or local history
Embodies the distinguising characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction



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 attech 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: Erik and Heidi Murkoff Company: Street Address: 3970 Archdale Road City: Los Angeles State: CA Zip: 91436-3904 Phone Number: 310 383 3370 Email: erik@wtemedia.com

Property Owner		Is the owner in support of the no	mination?	Yes	No	Unknown
Name: As abo	ve	Company:				
Street Address:		City:			Sta	te:
Zip:	Phone Number:	E	mail:			

Nomination Preparer/Applicant's Representative

Name: Barbara Lamprecht, M.Arch., Ph.D.		Company: Modern Resources	Research Rehabilitation and Reg
Street Address: 550	E. Jackson St.	City: Pasadena	State: CA
Zip: 91104-3621	Phone Number: 626 264 7600	Email: bmlampre	cht@gmail.com



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

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

10. RELEASE

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

/

I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.



I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.



I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Name:

Dat

Signature

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

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012

Phone: 213-978-1200 Website: preservation.lacity.org

Written Statements A and B Construction/Alteration/Ownership History Bibliography

3970 Archdale Road, Encino, Los Angeles, 1951

Construction/Alteration History; Proposed Monument Description, Statement of Significance

4. CONSTRUCTION HISTORY

4A. Chronology of Home Ownership

April 4, 1951: Milton and Jeanette Goldman, 4720 Noble Ave., Sherman Oaks, purchased Lot 99. Tract

13400.

Oct. 17, 1960: William E. and Janet R. Ecki. Sept. 20, 1962: Jerome and Ruth Gould.

Oct. 16, 1997: William B. and Lisa Kirshenbaum.

Aug. 14, 2002: Robert C. and Aileen Colton.

July 10, 2006: Steven Bochco.

May 27, 2015: Erik and Heidi Murkoff purchase the Goldman House, and are the current owners.

4B. Chronology of Building and Alterations

Sources: Building records from the Los Angeles Assessor's North District Office, 13800 Balboa Blvd., Sylmar; the Los Angeles Department of Building and Safety, 201 N. Figueroa St., Los Angeles; the Richard and Dion Neutra Papers, Special Collections, Charles Young Research Library, UCLA; and the Garrett Eckbo Collection, Design Archives, UC Berkeley.

1951. Permit 1951VN07786

First building permit issued. Architect Richard Neutra, Los Angeles, Contractor Wallace F. McDonald Co., Sherman Oaks. Original size of the house was approximately 1,970 square feet with an attached garage of of approximately 530 square feet, totaling 2,500 square feet of enclosed space. The valuation was \$18,000. Neutra engaged the famed firm, Eckbo, Royston and Williams, to assist with complex design and details for plantings and landscape and hardscape design.

1952. Permits 1952VN40369, 1952VN23869, 1952VN41111

Original to the Neutra drawings, the southern end of the angled terrace was enclosed as a screened porch of wood and screen mesh construction with no foundation. The valuation was \$300.

1967. Permits 1967VN09221, 1967VN21660, 1967VN09176

Several alterations occurred during the Goulds' tenure. The garage wing (the short leg of the "L" that is oriented east-west) was extended west towards Archdale Road. At the northeast corner of the structure, a small exterior rectangular terrace was enclosed. The garage, occupying the short leg of the "L" was converted to a bedroom and a new garage was added, extending the leg of the L towards the street. The studio (family room) was enlarged to enclose an outdoor patio on the northeast corner. Overall, approximately 1,390 square feet was added. All major original interior walls, including curved walls in master bedroom and office (south side of house) were retained. (Neutra often introduced one or two curved walls in his designs, typically to afford a gentle transition when entering a room with a narrow entry. Examples include the Strathmore Apartments, Los Angeles, 1937, and the Bald House, Ojai, 1941. These walls are character-defining features.) Valuation \$16,600.

1969. Permit 1969VN46995

"New construction." Not evidenced by accompanying drawings, notations, or site observation. Unknown.

Construction/Alteration History; Proposed Monument Description, Statement of Significance

1970. Assessor's Property Data Record B540169. Master Bath alteration. Undated and partial drawing for Goulds indicates that the alteration increased the overall square footage by 288 square feet.

1975. Assessor's Property Data Record A550648 records revised square foorage of 3,534 square feet.

1983. Permit 1983LA61053

The master bath (southwest corner) was enlarged between 700 and 750 square feet. Valuation \$36,000. Permit dated March 29, 1983.

1983. Permit 1983VN53109

Minor change in square footage. Decreased square feet in master bath dressing room approximately 66 square feet, enlarge bedroom 2'-6" x 16'-0." (40 square feet.) Permit dated April 6, 1983. It is likely the two 1983 permits, only one week apart, overlap square footage somewhat.

1984. Assessor's Property Data Record B612037 records revised square footage of 4,234 (added to 3,534 by hand) square feet.

1967 - 1983

At some point during this period, the stepped series of round concrete reflecting pools in the middle of the sequence of landings acting as a staggered procession sequence to the house was removed and filled in,

1998. Permit 98016-20000-05810

Interior renovation by architect Roberta Weiser, Encino, with Narduli/Grinstein, Venice, executive architects. No square footage was added. The small galley kitchen, originally located between the living and family space was moved west where the children's bedrooms had been located. The former kitchen's bearing wall, on the north, was replaced with a load-bearing partition, now replaced in 2016 with a similar partition more sympathetic to original materials. A new fireplace was added to the master bedroom. Clad in white plaster, the simple rectangular shape is unobtrusive and is deferential to the Neutra-designed fireplace,

The 1998 renovation is notable in restoring several key original details and finishes that previous owners had removed, including a key character-defining feature: the glass wall separating master bedroom and living room, previously infilled with a solid wall and shelving. This reinstated glass wall restored a primary view axis in the house, permitting sweeping north-south views to the outdoors and to landscape. (Such a visual connection to nature was a fundamental Neutra tenet.) A new slate floor, following Neutra's drawings, led from the exterior entrance to the interior entry and the "hearth" area in front of the fireplace. A new cork floor replaced the later, non-original mix of ceramic tile and cork in the living and family areas. The plaster covering the original slumpstone fireplace was removed. Later non-original shelving adjacent to the fireplace was removed and birch shelving, resembling the original, was installed. For the northeast corner of the house (the outdoor patio enclosed by the Goulds as noted earlier), Weiser "outlined" the original footprint of the small exterior patio overhead by exposing the 2" x 10" horizontal roof rafters capped by a glass roof. As with previous alterations, major original interior walls, including the two curved walls noted earlier, were retained.

Weiser also added a spider leg at the northeast corner of the property. Stretching into the service area on the north, and distant from social interaction on the south, this addition of a third spider leg diminishes the

Construction/Alteration History; Proposed Monument Description, Statement of Significance

impact of Neutra's carefully chosen locations for his own spider legs. This later, non-original addition will be removed as noted below.

1998. Assessor's Property Data Record B569209 records unchanged square footage of 4,234.

2001. Permits 01030-20000-00617, 01020-20000-00774, 01047-20000-00265

Grading for replacing deteriorated retaining wall, north side of property. Retaining wall, 4' tall, approx. 70' width. New spa for swimming pool.

2006 - 2015

While no permit information could be obtained, at some time during this period, the narrow concrete arched bridge leading to the front of the house (and formerly traversing the series of reflecting pools noted earlier) was removed. At the rear of the dwelling, concrete block retaining walls were installed on the southeast portion of the sharp slope leading down from the house. The size and proportions of the square block; the walls' rounded cap; and how the walls created a plinth of landscape separated from the grass lawn below, are all incompatible with the original setting here, which was a continuous slope joining house to the site. Likewise, a large, obtrusive, series of concrete steps, protruding prow-like into the lower grass lawn, was installed, now cutting into the site inappropriately. Both these later additions will be removed.

Also at some point (no permit was located), the crimped metal fascia at the roofline was replaced with regular galvanized fascia and flashing. Inexpertly installed and in poor condition, it will be restored to original.

4C. LEGAL DESCRIPTION

Lot(s) 99 of Tract No. 13400, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 323 Page(s) 28 to 37 inclusive of Maps, in the office of the County Recorder of said County. Excepting That Portion Described As Follows:

Beginning at the Southwesterly corner of said Lot 99; thence Northerly along the curved Westerly line of said lot, said curve being concave Westerly and having a radius of 416.00 feet, an arc distance of 0.72 feet; thence North 87° 07' 30" East 5.14 fees; thence South 61° 40' 00" East 93.12 feet; thence South 32° 34' 17" West 1.64 feet; thence South 56° 23' 07" East 26.05 feet; then South 68° 49' 34" East 28.01 feet; thence South 01° 03' 23" West 9.90 feet to a point on the Southerly line of said lot; thence along said Southerly line North 59° 28' 25" West 155.81 feet to the point of beginning.

Milton Goldman House Richard Neutra, architect Garrett Eckbo, Eckbo Royston Williams, landscape architect 3970 Archdale Road, Encino, Los Angeles, 1951 Construction/Alteration History; Proposed Monument Description, Statement of Significance

7A. PROPOSED MONUMENT DESCRIPTION

The property is located in the southeast corner of Encino, immediately west of Sepulveda Boulevard, in an area of well-appointed, primarily older, single-family residences on generous lots. The quiet neighborhood is sheltered from nearby freeway traffic and major streets by rolling hills and a profusion of mature landscaping. The dwelling's parcel is sloped, with a grade change of 24 feet from west to east, and is eccentrically shaped, slightly widening on the west.

Of wood-and-stucco construction on a concrete slab, the post-and-beam house is L-shaped in massing. The long leg of the "L," parallel to the street, contains the primary public spaces and master suite, while secondary spaces and the two-car garage, facing the street, occupy the short leg of the "L."

The west-facing one-story residence occupies the middle, flat portion of a large site sloping down and away from the street. The dwelling's immediate setting is set off from the street by a simple fence of silver-painted vertical metal rods against a tall hedge. Beyond, a series of broad rectangular concrete landings, finished with exposed aggregate, follows the downward slope in an offset pattern that moves south and then east to frame a small area of landscaping including a small juvenile Tipuanu Tipu tree, tropical plantings, and a dry river bed. The landings then step up to the north and the primary entrance. On the east, private side of the house, the land drops away more sharply to form a large grassy amphitheater that is framed on the east by a small woodland of oak and other trees. Set off from the house by steps and a metal fence, an original concrete swimming pool occupies the southern end of the property that is well below the ground plane of the house. The swimming pool is set into a concrete deck and is shaded by large Mexican and California fan palm trees and other mature greenery.

The roof is flat and of rolled composition asphalt. It is concealed from view by parapets that vary in height or by overhangs that vary in depth on each elevation and orientation to the sun. Juxtaposed perpendicular to the overhangs, the interplay of parapets of varying heights and lengths animate the composition of simple volumes a lack of ornament, and a highly restricted materials palette of Douglas Fir, redwood tongue-and-groove, sand-finished white-painted stucco, and glass. A square gutter projecting from the roof's relatively tall metal fascia terminates the overhangs, while the parapets are capped with metal flashing. All exterior metal work and wood and steel window trim is painted silver.

The entrance features an original single-slab mahogany front door and large flanking single-light window of Factrolite glass, an industrial glass developed in the 1920s (Originally, this was a jalousie, or louvered, window that Neutra often specified, later abandoning it because it proved to be vulnerable to intruders.) The entrance landing is framed by a beam at the roofline that extends south from the house. This beam terminates in a free-standing 4" x 4" wood post embedded in the concrete landing. In addition to this prominent detail, called a "spider leg," the original north section of this primary elevation is also characterized by a group of

¹ Factrolite was an industrial glass developed in the early 1920s. Prismaric on one side, the obscure faceted glass enabled an even ambient light and was marketed to improve safe working conditions on factory floors.

² Known as a "spider leg," the L-shaped beam-and-post device is a trademark Neutra strategy of delineating and extending exterior space.

Milton Goldman House Richard Neutra, architect Garrett Eckbo, Eckbo Royston Williams, landscape architect 3970 Archdale Road, Encino, Los Angeles, 1951

Construction/Alteration History; Proposed Monument Description, Statement of Significance

commercial steel windows in which a large fixed single-light window alternates with a narrower casement window of the same height. South of the entry the wall extends as a single plane of original fabric, met by a projecting small volume. Added in 1967, the windows exhibit the same rhythm and proportions of the original windows on the north. An even smaller volume clad in solid stucco steps out again to terminate this elevation. Notably, while a later addition, the rhythm of this south end of the building adopts the same motif of staggered volumes as the original, although in reverse (stepping toward the street rather than away from it.)

The very north end of this primary façade contains the projecting garage. It has a wide door constructed of vertically oriented tongue-and-groove redwood. This door is a replica of the original garage door.

The south elevation is characterized by a solid stucco wall flanked by a unit of casement and fixed windows on the west, and a full-height glass window wall on the east.

By contrast to the relatively closed primary elevation, except for two minor sections (one at the extreme north and the other in the middle of the master bedroom suite), the entire rear elevation is a window wall of single-light fixed and metal sliding doors below a long beam supporting the roof. Each bay of the window wall is 8' – 6" wide separated by 4" x 4" Douglas Fir wood posts that are clad with 1" redwood. Three of these bays include aluminum hopper windows flanking one fixed single-light panel of the same dimension, giving an an A-B-A pattern and providing ventilation. A deep overhang of tongue-and-groove redwood, continued as the interior ceiling of the living area, shelters part of a large terrace whose outer edge is obtusely angled. Notably, a soffit light with a translucent cover flush with the ceiling plane is present near the edge of the overhang and running the full length of the overhang.³

The character of this terrace changes abruptly at its south end with the introduction of large round concrete pavers that are distributed across an orthogonally shaped reflecting pond. Beyond this pond, the long 4" x 10" roof beam supporting the roof extends south to form a second spider leg, located at the mitred glass southeast corner of the master bedroom. A third spider leg from the same roof beam extends north beyond the dwelling's northeast corner.

Hidden from public view by a tall redwood gate north of the garage, the shallow north elevation is used for services and equipment. A walkway of small round concrete pavers extends its length. This elevation includes a full-height window wall on the east and, similar to the primary façade, also contains two groupings of a steel-framed casement flanked by a larger fixed window.

On this generous lot, the landscaping is also diversified in ways that suggest outdoor areas planned for specific purposes, each with a unique character and plantings. As noted in the original drawings, there are as many as 20 existing oak trees, many of them heritage Coast Live Oak. These ring the large lower rear yard, accessed from the house by a series of original concrete roundels and then later broad concrete steps that are oriented as a ship's prow pointing east and jutting into the lower grounds.

The house appears to have been located on the site in order to exploit the shading and eccentric branching of one of the property's largest Coast Live Oaks, a tree standing just beyond the rear terrace with one limb that

This exterior light strip is also a signature Neutra strategy intended to expand the area of vision at night.

Construction/Alteration History; Proposed Monument Description, Statement of Significance

dramatically almost punctures the roof line. Other species on the property include non-native Silver Dollar and Blue Gum Eucalyptus, Liquidambar (American sweetgum), birch, Mayten, and Jacaranda trees. As noted earlier a mature Tipuanu Tipu tree anchors the entrance sequence, and the pool area is distinguished by gigantic Mexican and California fan palms amidst other tropical and native plantings. Largely out of sight, a small paved half basketball court occupies the lowest portion of the parcel, the southeast corner.

The interior of the house retains the principal public spatial layout of entry, living area, family area, master bedroom, and master bathroom. Key character-defining features including post-and-beam construction where full-height window walls occur; continuity of materials inside and out, exhibited by the tongue-and-groove redwood ceiling extending outdoors as the underside of the overhang and the concrete entry way; the asymmetrically oriented slump stone-clad fireplace and flanking storage volume at right angles to the glass wall; mitred corner glass windows; reflecting pools; the use of silver paint for casement window groups; long runs of prominent aluminum-painted fascia interrupted by parapets; spider legs.

EVALUATION OF INTEGRITY: SUMMARY

The National Register Bulletin, "How to Apply the National Register Criteria for Evaluation," states that "integrity is the ability of a property to convey its significance." While the footprint of the Milton Goldman House is considerably larger than its original construction in 1951, and over the past 65 years alterations have occurred, the property continues to convey its significance.

The Criteria for the evaluation of integrity establish seven aspects, or qualities, of integrity. These are *location*, design, setting, materials, workmanship, feeling, and association. While each aspect is individually important, the Bulletin states that ultimately a historic property either retains integrity or it does not.

The alterations and additions have not compromised the character of the principal elevations (east and west facades): the changes, compatible with the original design, deferred to the original footprint and major spatial configurations, details, materials, and strategies as designed and executed in 1951. Thus, these older changes are in accordance with the Secretary of the Interior's Standards for Rehabilitation.

While Neutra is renowned for his acumen in carefully siting houses in the landscape, even within his canon the generous, verdant setting of Goldman House stands out. While the Neutra/Eckbo's original series of curved reflecting pools crossed by a short concrete bridge have been removed, the essential spatial layout, orientation of hardscape, and major plantings are unchanged. The reflecting pools and concrete roundels in the rear have been retained with minor alterations. Additionally, efforts in the late 1990s under architect Roberta Weiser reinstated some key character-defining features. These efforts have continued by the current owners, who have already restored other missing features and are committed to restoring key features both of the building, designed by Neutra, and the setting, Garrett Eckbo's contribution.

Comprehensively, the Goldman House has retained integrity.

RECENT REHABILITATION WORK COMPLETED (2015 -)

In accordance with the Secretary of the Interior's Standards for Rehabilitation, the current owner has restored or rehabilitated many important character-defining features in exterior and interior areas that were eradicated

long ago. While not demolishing the later added square footage, the removal of inappropriate finishes and the restoration of these character-defining features have reinforced the aspects of integrity feeling and association. These rehabilitation measures were taken after close review of Julius Shulman's photographs; archival Neutra drawings from spring 1951: and consultation with Neutra lead project architect John Blanton, who assisted Neutra and Shulman with the photo session on site in 1953.

These completed rehabilitation measures include:

- 1. Restoration of all exterior woodwork, dilapidated with dry rot and stained an incompatible orange
- 2. Restoration of deteriorated and cracked exterior concrete of the rear terrace,
- 3. Restoration of a key character-defining feature in Neutra's work, which is the connection between indoors and outdoors, typically seen in ceilings, floors, and walls that continue indoors and out. Demolished by previous owners, this connection was facilitated by the continuation of a single material from the exterior entry landing to the interior, where it originally continued to become the hearth area in front of the fireplace. All of the original interior material had been demolished, replaced with the later terrazzo tile present throughout the entire living area. This demolition fragmented the previously carefully orchestrated sequence of weaving indoors and outdoors together. In a preliminary sketch, Neutra indicated that this continuous material would be an asymmetric pattern of stone. However, exposed concrete aggregate, not the more expensive stone, was originally employed for the exterior landing, where it is present today. While the outline of the hearth area was apparent after the terrazzo tile in that area was removed, no trace of the actual stone was present. Thus, concrete that adopted the original outline of the hearth and in the same mix as that of the original exterior landing was used, restoring Neutra's strategy of connecting exterior and interior with one continuous material. As he noted in his project description, "The entry is paved in the same material as the hearth, so that the entering visitor does not immediately step onto the carpet."4
- 4. Replacement of non-original, 1990s-era ribbed glass at large single-light side light at primary entrance with translucent, industrial "Factrolite" per Neutra specifications and as originally executed.
- 5. The fireplace's original cladding of pre-cast concrete slump stone is very unusual in a residential design by Neutra; ashlar stone masonry is seen far more commonly in his work. As Shulman's photos show, the slump stone cladding was present on both the fireplace and a long rectangular volume adjacent to the fireplace and extending west from it. The cladding on this long volume had been removed. Additionally, in most Neutra dwellings, these long volumes were designed to store wood used for the fireplace. However, Shulman's photography revealed that originally there was no apparent opening anywhere to access any firewood. Yet, an incompatible walnut top had been added to the volume at a later date, revealing a non-original cedar-lined chest. Original detail sheets showed that in contrast to what one might expect, this volume had never been intended to hold firewood. Rather, it was storage for the master bedroom and accessed by cabinet doors on the north wall of the master bedroom. "The fireplace is constructed of slump stone, which continues as a stone ledge, with book shelves above to the west of it,"5The cabinet, doors, and original purpose for the volume have been restored.

⁴ Richard Neutra, Project Description, Richard and Dion Neutra Papers, UCLA Special Collections, Charles E. Young Research Library, Box 1509, Folder 4.

⁵ Ibid.

Construction/Alteration History; Proposed Monument Description, Statement of Significance

- The white birch book shelves that had originally occupied the space adjacent to the fireplace, above
 the concealed storage cabinet, were reconstructed per Shulman photography after removing later
 incompatible cabinetry.
- In the master bedroom, the boundary between the original and expanded areas (in which the southeast spider leg was relocated one bay south) was demarcated by a change in the flooring material from concrete to cork.
- 8. The existing non-original metal roof fascia was inexpertly installed and is deteriorated. It does not convey the strong horizontal line characteristic of Neutra's work and as first executed. The original crimped metal fascia, a hallmark detail that he employed for almost countless designs from the 1930s to the 1950s, was removed at some point. This crimped fascia will be reinstated <u>only</u> on the original roofline. Additions will be distinguished from the original with fascia material that is <u>not</u> crimped.

RESTORATION AND REHABILITATION WORK PLANNED

- Reconfigure rear reflecting pool to more closely resemble given the constraint of the mature
 Heritage oak tree the original configuration. To achieve that, it may be able to integrate the
 original outline with materials that synthesize with the water.
- Restore Garrett Eckbo plantings in areas where indicated on archival drawings. Because these were preliminary plans, the plant lists for the Kronish and Treweek houses will be reviewed for compatible plant materials. The plants from the Goldman drawings are:

Acacia Latifolia Ceanothus Thyrsiflorus Fremontia (unspecified, poss. California Glory) Fremontia Mexicana

- Restore the missing arched bridge; if possible reinstate pool/pools, or relocate dry stream bed under arched bridge.
- At southeast portion of site, remove incompatible and non-original steps retaining walls, relandscape to restore original setting in this area.
- 5. Remove later, non-original spider leg at northeast corner of dwelling.

Milton Goldman House Richard Neutra, architect Garrent Eckho, Eckho Royston Williams, landscape architect 3970 Archdale Road, Encino, Los Angeles, 1951 Construction/Alteration History; Proposed Monument Description, Statement of Significance

7B. STATEMENT OF SIGNIFIANCE

The Goldman House embodies the definition of "Monument" as stated in the Cultural Historic Ordinance, Section 22.171.7 as a "notable work of a master builder, designer, or architect whose individual genius influenced his or her age." Designed by master architect Richard Neutra and constructed in 1951, the Goldman House ushered in that mid-century period known as Neutra's "Golden Era" of single-family residential designs. The property exhibits many of the details and strategies characterizing his work in a setting that is unusually striking even within his typically sensitive integration into memorable landscapes. Neutra's philosophy of biorealism is embodied in the integration of house and setting here, accomplished through copious amounts of glass; the continuity of materials indoors and out (such as exposed aggregate concrete and redwood tongue-and-groove ceiling) and modulated transitions from exterior to interior.

The presence of water in two primary locations, in front and rear, is unusual in his single-family repertoire. Their design can be considered as opposite; in the front, round reflecting pools were set into the landscape while in the rear, concrete roundels are set into a large reflecting pools. The contrast is a play of solids and voids or, alternatively, a Gestalt drawing contrasting figure and ground. Also typical of Neutra, the zig-zag approach from the street to the primary entrance recalls his respect for similar approaches seen in vernacular Japanese architecture, intended to slow down the transition from public street to private home, which he witnessed on his trip to Japan in 1930.

Likewise, Neutra's typical use of aluminum paint, used for the window framing at the Goldman House, was both an homage to the Dutch Functionalist architecture he had visited in 1930 in Holland and also a response to his understanding of the science of vision and the human eye. (The silver color suppressed the outline of the frame and allowed the eye to have a more complete experience of viewing the landscape.) Neutra's trademark use of exterior soffit lighting in roof overhangs, seen on the garden (east) elevation of the Goldman House, afforded a greater distance for seeing out at night and thus helped ameliorate primal concerns for safety—as well as facilitating evening entertaining.

After World War II, Neutra largely abandoned his earlier technological experiments in steel framing and cladding, structurally insulated panels made of diatomaceous earth, and portable foundations. These experiments proved to be costlier in materials and more difficult in craftsmanship because of long-held paradigms in the American building industry. Rather, he developed a hybrid of wood post-and-beam integrated with standardized stud framing, a technique that fit the lifestyles of his progressive middle-class clientele of the 1950s as well as meeting the conventions of construction and labor. His "Golden Era" was defined by relaxed single-family homes with flowing spaces, embodied by the Goldman House.

The property is also significant as one of only three Southern California single-family residential projects in which Neutra collaborated with Garrett Eckbo, considered one of the twentieth century's most influential Modern landscape architects. Notably, of these three projects (the Treweek House, Los Angeles, 1949, Goldman, and Kronish House, Beverly Hills, 1955), the landscape of the Goldman House appears to be the only example of Eckbo's work in which significant character-defining features survive to any degree. For the 2011 rehabilitation of the Kronish House, whatever original landscape existed was long gone and was not restored. Aerial views indicate that some components of Eckbo's design were implemented at the Treweeks' large corner lot, but the property is severely dilapidated and its integrity could not be evaluated.

⁶ Architect Leo Marmol (Marmol and Radziner), e-mail correspondence with author, 30 July 2016.

Milton Goldman House Richard Neutra, architect Garrett Eckbo, Eckbo Royston Williams, landscape architect 3970 Archdale Road, Encino, Los Angeles, 1951 Construction/Alteration History; Proposed Monument Description, Statement of Significance

The property was published in the influential L'Architecture D'Aujourdhi, 1956, along with the Beckstrand Medical Clinic, Long Beach; the San Bernardino Medical Center, San Bernardino, perhaps because the residence was designed for a doctor. The house was also featured in Sunset, 1954, and in Neutra's book, Mensch und Wohnen, 1957.

The property is significant as an excellent example of Neutra's mid-century single-family houses. Eckbo's contributions of plantings and the details for the reflecting pools and the arched bridge adds to the property as a unique historical resource in the City of Los Angeles.

RICHARD JOSEPH NEUTRA, MASTER ARCHITECT

Richard Neutra (1892 – 1970) is regarded as one of the most influential architects of the twentieth century. Born in 1892 in Vienna, Austria, the Modernist architect graduated summa cum laude from the Technical Institute, Vienna, and was affiliated with the radical theorist Adolf Loos before serving with the Austro-Hungarian Empire in World War I. Like his early friend and colleague Rudolf M. Schindler, Neutra was also deeply influenced by the European publication of Frank Lloyd Wright's Ausgeführte Bauten und Entwürfe von Frank Lloyd Wright, typically known as the Wasmuth Portfolios. Neutra worked for the Expressionist Erich Mendelsohn, one of Germany's most successful architects between the two world wars, from 1921 to 1923, when he emigrated to America. There he worked for the famous Chicago firm, Holabird and Roche, where he mastered steel skyscraper framing and later met another hero, architect Louis Sullivan. Neutra then worked for Wright at Taliesin, his atelier in Spring Green, Wisconsin, beginning in fall 1924 before moving in early 1925 to Los Angeles, which became Neutra's permanent home. Winner of numerous honorary doctorates, prizes, and awards, he earned the American Institute of Architects' Gold Medal posthumously in 1977.

Neutra's renown was established by the Lovell Health House, which was one of the few West Coast designs included in the iconic "International Exhibition of Modern Architecture" held at the Museum of Modern Art, New York, in 1932. He went on to design hundreds of buildings, many of which are now designated as historic resources in the U.S. as well as designated and protected abroad, including German, Italy, and Pakistan. Although more known for his residential projects, his achievements range from innovative construction techniques to his radical reconceptualization of schools beginning with the addition to Corona Bell School, 1934. The one-story light-weight design, in which an entire classroom wall opens to the outdoors, responded to the newly established Field Act, legislation requiring improved seismic performance in buildings. The Act was swiftly enacted one month after the 1933 Long Beach Earthquake that destroyed so many multi-story unreinforced masonry-built schools in the city.

Neutra distinguished himself from his Modernist peers in his credo that the human being needed to be connected to nature. He also argued that architecture as a profession needed to embrace a range of sciences including biology, evolutionary biology, environmental psychology, Gestalt aesthetics, and anthropology in order to better understand the basis of human needs and how best to address them. Neutra called the synthesis of architecture and these sciences biorealism, which he addressed in many books, beginning with Survival Through Design, 1954, and ending with Nature Near. The Late Essays of Richard Neutra, 1989.

⁷ Published in 1910-11, the *Portfolios* are considered a watershed in the development of Modern architecture. The publication showed how Wright's conception of the "breaking of the [conventional] box" through the use of diagonals, a more open plan, open corners, ganged windows, an emphasis on the extended and low horizontal line, all culminating in a complete break with historicism.

Biorealism sought to re-integrate human and nature though strategies he devised that responded to the human range of perception through the senses. Each project blended a consideration of the human being as generic, with the same basic psychological and physiological needs as other humans, and as individual, with a highly "custom" history of experiences, wants, and needs. His buildings are Modern stylistically, especially embodied in his well-controlled, horizontal arrangements of asymmetrical massings, use of standardized, prefabricated systems and products, and unornamented planes of glass, white stucco, and wood, yet invariably reach out to nature. On behalf of biorealism, he deployed a range of strategies, including continuity of materials inside and out, graduated transitions between public and private space, calibrated axes for views to the landscape, full-height window walls and steel casement windows, and spider legs.

GARRETT ECKBO, MASTER LANDSCAPE ARCHITECT

Garrett Eckbo (1910 – 2000) is considered one of the pioneers of Modernism in landscape design. A native of Alameda, Eckbo entered the Department of Landscape Architecture at Harvard University's Graduate School of Design in 1936. While attending Harvard University's graduate program in landscape design, which was based on the classical tenets of the École des Beaux Arts, he took classes in architecture with former Bauhaus masters Walter Gropius and Marcel Breuer in order to define what a Modern landscape design and philosophy might be. He established a multivalent approach that included a three-dimensional approach to the site; the rich inspirations of Modern artists such as Wassily Kandinksy, László Moholy-Nagy, and Kasimir Malevich, and an unapologetic ambition for projects that cut across all cultural and economic strata on behalf of social change. As noted by *The Cultural Landscape Foundation*, together with classmates Dan Kiley and James Rose, Eckbo produced "Landscape Design in the Urban Environment", "Landscape Design in the Rural Environment," and "Landscape Design in the Primeval Environment" (*Pencil Points*, now *Progressive Architecture*, 1938-1939). His numerous books include *Landscape for Living* (1950), defining the modern landscape architecture discipline, and *People in a Landscape* (2000), championing landscape design as an agent of social change.

Eckbo's significant design contributions include a prototypical housing project for the U.S. Housing Authority, migrant-worker camps for the Farm Security Administration, the 1959 Forecast Garden for the Aluminum Company of America, and the formation of Eckbo, Dean, Austin and Williams, later known as EDAW. Eckbo served as the head the Department of Landscape Architecture at Berkeley from 1969 to 1975 and received the Medal of Honor from the American Society of Landscape Architects in 1975. His other numerous awards include UC Berkeley's College of Environmental Design Distinguished Alumnus of 1998, the American Society of Landscape Architects Medal of Honor in 1975, the Architectural League of New York's gold medal in 1950 and the American Institute of Architects's merit award in 1953. In 1970, he won an American Society of Landscape Architects' merit award for Lodi Park in New Delhi, India.

Dr. Milton Goldman

While the property is not significant for its association with the original client, it is important to note that the physician and dermatologist Dr. Milton Goldman (1903 – 1991) was a connoisseur of Modern architecture and landscape architecture. All of the buildings he owned, occupied, or practiced in were designed by leading architects. He employed Eckbo as landscape architect five years before Neutra designed his house.

Goldman commissioned the noted Southern California architectural firm, Smith and Williams, to design

Milton Goldman House Richard Neutra, architect Garrett Eckbo, Eckbo Royston Williams, landscape architect 3970 Archdale Road, Encino, Los Angeles, 1951

Construction/Alteration History; Proposed Monument Description, Statement of Significance

his medical offices at 4463 Van Nuys Boulevard, Sherman Oaks. Completed in 1946, Eckbo designed the gardens that wove through the Modern one-story compound of offices connected with plantings and covered walkways, as shown in plans pictured in *Outside In: The Architecture of Smith and Williams.*8

From the late 1940s to the mid 1960s, the community paper Van Nuys News highlighted Goldman's activities in the community, including fund-raising for his alma mater, the University of Chicago, and charitable work with Lions International. By the late 1960s, Goldman and his wife had a residence in Palm Springs. His practice was housed in the Welmas building, a Palm Springs mid-century Modern building designed by the well-known Palm Springs Modern architect Donald Wexler built in 1959.

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⁸ Jocelyn Gibbs, "Outside In: The Architecture of Smith and Williams," in *Outside In: The Architecture of Smith and Williams*. Ed. Jocelyn Gibbs; Anthony Denzer, Jocelyn Gibbs, Alan Hess, Debi Howell-Ardila, Lilian Pfaff (Santa Barbara: Perpetua Press: Art, Architecture and Design Museum, University of Santa Barbara in association with Getry Publications, 2014), 23-24.

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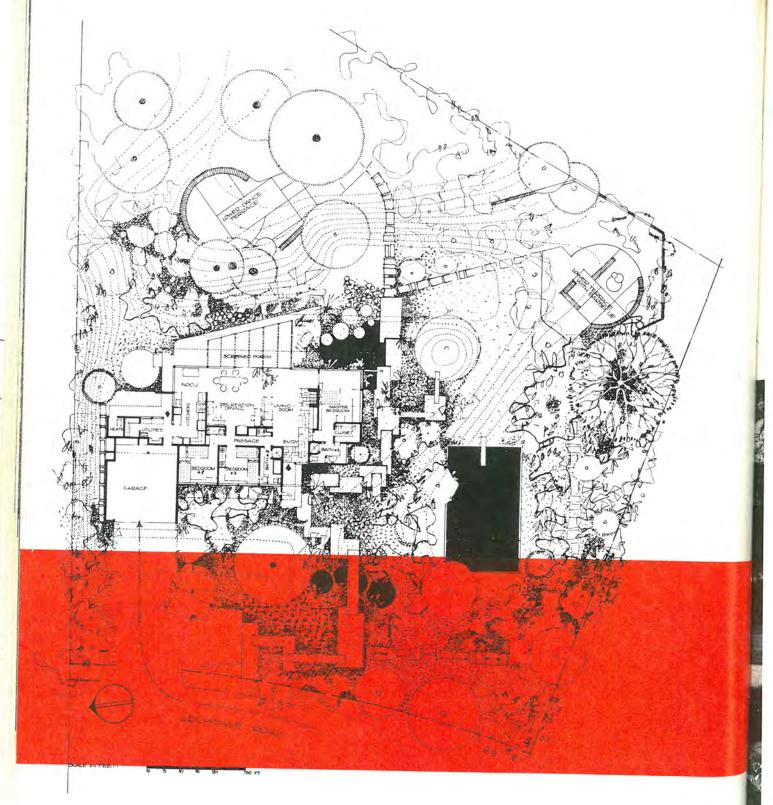
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Secondary Material



Die in Glas aufgelöste Ecke des Elternschlafzimmers von der ► Terrasse vor der Veranda aus gesehen. Unter dem Baum im Hintergrund befindet sich das Schwimmbecken.

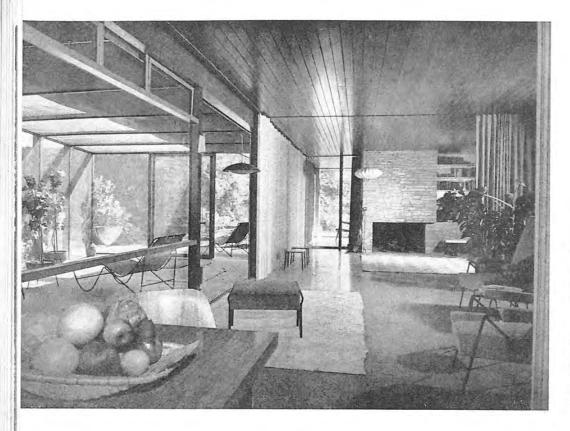
Master bedroom glass corner as seen from terrace in front of screen porch. The swimming pool is situated under the big tree in the background.

HAUS G.O.L IN ROYAL OAKS, KALIFORNIEN

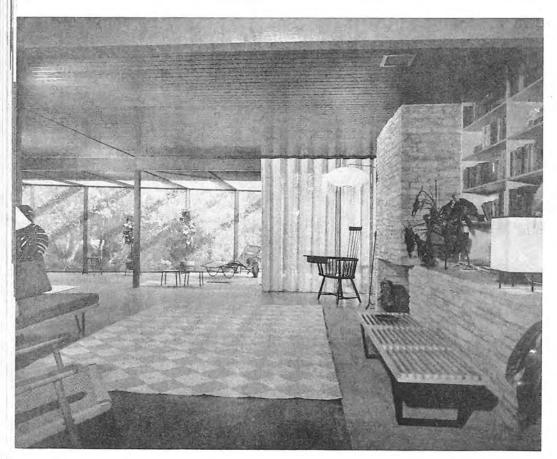
Dieses Haus bewohnt ein Dermatologe, dessen ganze Liebhaberei dem Garten gehört. Seine beiden kleinen Töchter haben eine große Zahl junger Spielgefährten; sie tummeln sich unter der Obhut der Mutter, einer Botanikerin, im Garten oder Schwimmbekken und nehmen im Schutz einer Pergola in ungezwungener Runde ihre Mahlzeiten ein. Bevor die Familie dieses Landhaus im Grünen bezog, war sie ihrem ausgesprochenen Bedürfnis nach Naturverbundenheit im "Autotrailer" nachgegangen; mit Auto und Wohnwagen fuhren sie an jedem Wochenende und in den Ferien durch abwechslungsreiche Landschaften Kaliforniens.

This place belongs to a busy dermatologist who loves his garden. Under the guidance of their mother – who is, incidentally, a scientific botanist – the two still very young daughters and their many friends play in the lower garden and swim in the pool. Meals are often informally served in the screen covered pergola to the east. Before finding anchorage in this country residence inmidst a green landscape, the family became accustomed to living close to nature when roaming through varied landscapes on weekends and vacations in their car with trailer.





- Blick vom Speiseraum auf die Veranda (links) und durch eine trennende Glaswand in das Schlafzim mer und den Garten. Der offene Kamin mit Wohnecke wird von den Vorhängen (rechts) verdeckt. Durchgehende sauber gefügte Rotholzdecke.
- ◀ View from dining space into screen porch at left and through a glass partition across master bedroom into the garden. At right fireplace with sitting corner, hidden by drawn drapes. Tongued and grooved redwood ceiling links rooms.



- ◀ Beim Betreten des Hauses blickt der Besucher durch die Veranda auf das leuchtend dunkelgrüne Laub von mächtigen kalifornischen Eichen. Der Kamin ist aus sogenanntem Slumpstein: unregelmäßig geformten Betonblöcken, aus denen auch ein Herdplatz im Freien und der anschließende Schanktisch gemauert wurde.
- When entering the house the visitor looks through the screen porch into the lovely foliage of many big live oak trees. The fireplace at right is built-in, in so-called Slump Stone: concrete blocks with not fully formed shapes, making up part of the extended hearth and adjacent counter.

Die Ecke des Elternschlafzimmers, von innen gesehen, mit Blick auf den Teich und die reizvolle Hügellandschaft. Vorhänge aus schmalen vertikalen Holzleisten können zum Schutz gegen die Sonne vorgezogen werden und gewähren dann völlige Abgeschiedenheit.

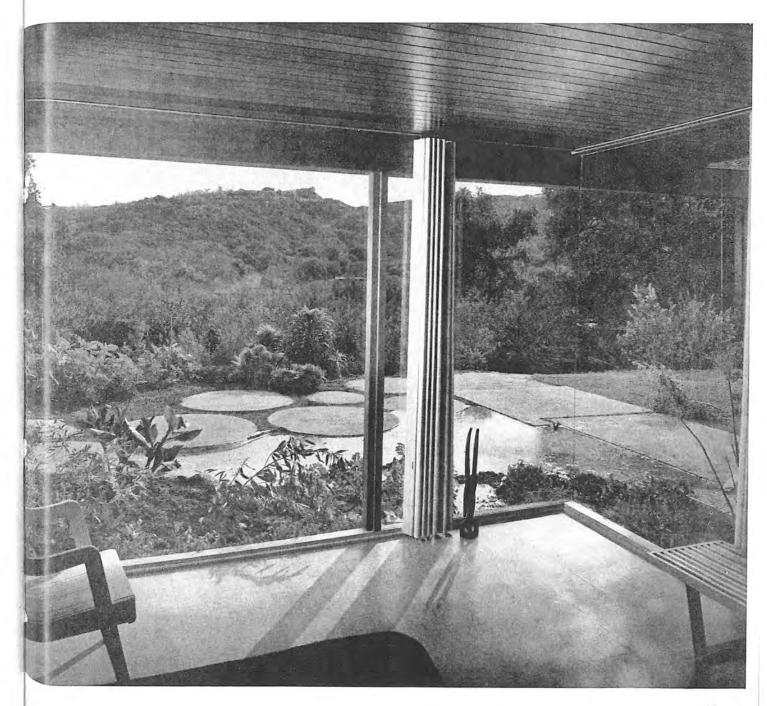
Corner of master bedroom, overlooking a reflection pool and the lovely hills beyond. Sliding of vertical wood slats drapes keep out the sun and give privacy whenever it is found desired,

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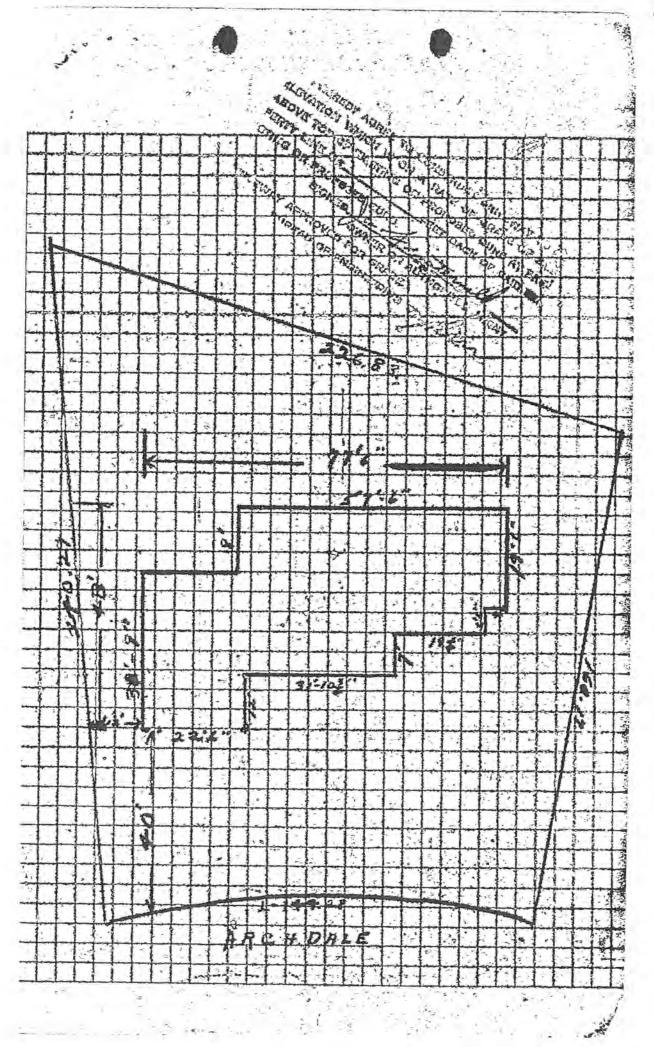
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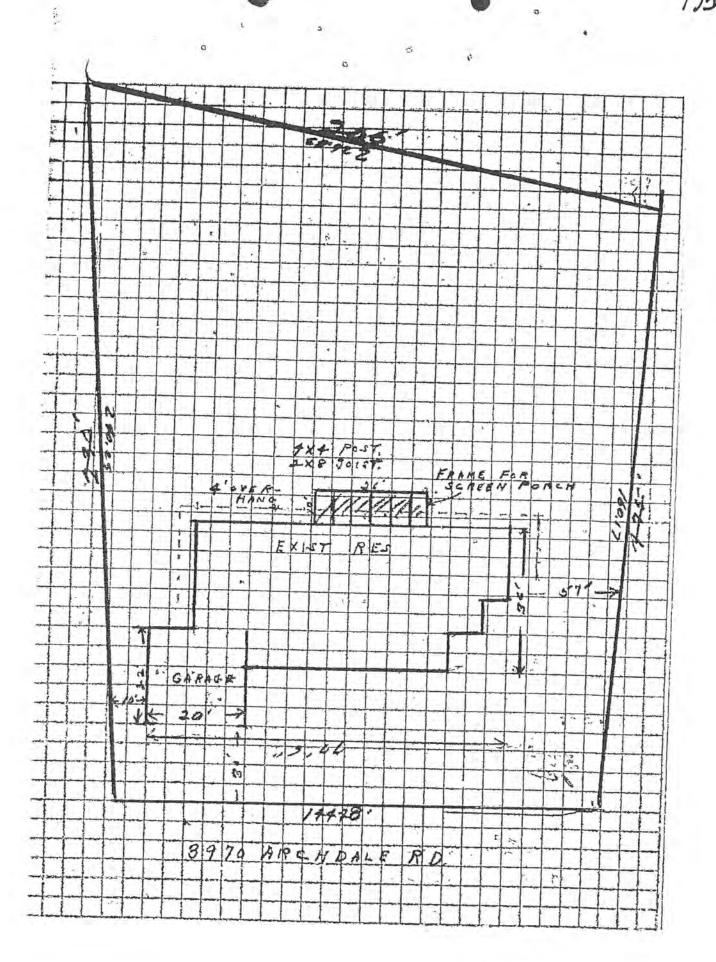
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-				TexNo	1	V



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LOCATION IF CUT

BY

DATE

E. ON M. B. ON

BY

DATE

CICHARD NEUTRA, ARCHITECT

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3 Sh	akes,	B & E	Gas Furn	ace	Cop. Sp	euta Screen
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- W	da Sidi	ne .	Elee. Hen	iters	Cornica	Boxed
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His	Shed	Moniter	Tile Floo	- 111		
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1274	Control of the last of the las	SHOWING BARRIES	COMMISSION NAME.			77
	Sthrash Shirt Shir	Stucce Shakes, Studen Shakes, Siding Shakes, Siding Shest Stee Wide Sidi Knotty Pi Vortical S Plaster on Asbestos S Brick Ven Corr. Alun Trangite Frame: W MO Flat 1/4 1/4 Hip Shed Gabies Sawtooth Copper Shakes Sheet Stee Corr. Alun Compositie Compositie Compositie Tile Trim	Stuce Rustle Shakes, B& B & B Siding Shingle Sheet Steel T & G Wide Siding Fine Vertical Siding Plaster on Tile Asbestos Siding Brick Veneer Corrugated Iron Flat Galv. Iron Corr. Aluminum Trangité Frame: Wood Steel ROOF Flat 1/4 1/2 % % Hip Shed Monitor Gables Dormers Sawtsoth Cut up Copper Shingle Shakes Gravel Sheet Steel Slate Corrugated Iron Corr. Aluminum Composition Corr. Aluminum Composition Corr. Aluminum Composition Tile Trim Foot Tile Trim Span Tt. B I 2 3 Year / Ro. Sq. Feet J Build Value / Office Value / Office / Value	Stucte Ruskis Shakes, B & B Shakes, B & B Siding Shingle Sheet Steel T & G Wide Siding Shingle Sheet Steel T & G Wide Siding Floor Fu Plaster on Tile Asbestos Siding Brick Veneer Corrugated fron Flat Galv. Iron Corr. Aluminum Trangite Frame: Wood Steel Frame: Wood	Stucke Rustis Shakes, B & B B SF Furnace Sheet Steel T & G Wide Slding Shingle Sheet Steel T & G Wide Slding Plaster on Tile Asbestoa Siding Brick Veneer Corrugated from Flat Galv. Iron Corr. Aluminum Transite Frame: Wood Steel Floor Fixtures Cheap Soudill Heaters Sawtooth Cut Broom Shingle Shakes Greefel	Stucke Ruskie Shakes, B & B & B Shingle Shakes, B & B & B Shingle Sheet Steel T & G & Reater's Sheet Steel Steel Sheet Sheet Steel Sheet Sheet Steel Sheet S

CITY OF LOS AN	1 Applicant	to Complete Num	bared Home Only	GERSUS TRACT
- Carrier State of the Control of th	BLK, TRACT	Required on bac	k of Original.	DIST. MAP
LEGAL LOT 99		13400		7329
. PRESENT USE OF BUILD	NG NEW	USE OF BUILDING		RE-15-H-1
	Att.Carport	OT Dame		FIRE DIST.
3970 Archo	lale Road	E		MFD
BETWEEN CROSS STREET	TS	77-11	Wandow Bog	(INSIDE) COR. LOT
Royal Oak	Road	AND VALLEY	Meadow Roa	LOT SIZE
Jerome Go	5Fr	Prioric		Irreg. Ove
5. OWNER'S ADDRESS	LILL	P.O. BOX	ZIP	TITCESOAC
See #3		CTATE LIGHT	ec no puone	REAR ALLEY
ARCHITECT OR DESIGNE	R	STATE LICEN	SE NO. PHONE	SIDE ALLEY
B. ENGINEER		STATE LICEN	SE NO. PHONE	BLDG. LINE
B. ENGINEER				Hillside
9, CONTRACTOR	5 - 3 Etzevi	STATE LICEN	ISE NO. PHONE	AFFIDAVITS
Ieonard J	G. ISTORIES HEIGHT NO	B1 2352	VGS ON LOT AND USE	
o, SIZE OF EXISTING BLE	G. STORIES HEIGHT 121		& Att. Gar.	1
1. MATERIAL OF	EXT. WALLS RO	OF	FLOOR	
CONSTRUCTION	stucco	compo.	conc.	DISTRICT OFFICE
12. JOB ADDRESS	abdala Baad			VN
13. VALUATION:	chdale Road o include all fixed	P. 1 (1-20) THE LAW	1457 v 1 = 1	GRADING
EQUIPMENT RE	O INCLUDE ALL FIXED QUIRED TO OPERATE OSED BUILDING.	15,500.00	1010	yes
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(Describe) Cha	nge Plot Plan	(LAONL 3	SE I Marce ICA DATE	HIGHWAY DED.
W USE OF BUILDING		SIZE OF ADDITION	STORIES HEIGHT	FLOOD
Same	SPRINKLERS		ON APPROVED	CONS.
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4.4	- STATEME	NT OF RESPONSE	BILITY	9
t and the star in the	ing the work authorized			violation of the Labo
Code of the State of	f Colifornia relating to W	orkmen's compensi	orion insurance.	
"This permit	s an application for inspe	ection, the issuance	e of which is not an	
	r any board, department, performance or results of	, officer or employ	ed herein or the cor	
ne roll upon which	such work is performed."	O(See Sec.	91.0202 L.A.M.C.)	
or son upon migery	mard gho	r	Name	Da
the state		-	34500	
Signed Signed	(Owner or Agent)			Santa Sant Hill
1	ADDRESS APPROVED			
Signed 4	ADDRESS APPROVED SEWERS AVAILABLE	E		
Signed 4	ADDRESS APPROVED SEWERS AVAILABLE NOT AVAILABLE	E E		
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PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED

APPROVED UNDER CASE #

APPROVED FOR

APPROVED (TITLE 19) (L.A.M.C.-5700)

Plumbing

Planning

Traffic

Fire

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-	- LITT	INSTRUCT	rinkir.	1. Applic	ent to Co	mplate Nur	shored le	ems Only	and the same		TRACT
1,	LEGAL LOT DESCR.	99	BLK.	2. 1101	TRACT	13400	CK OF U	riginal.		DIST, N	7329
2.	PRESENT USE	Dwe II	& att	PACE	NEW USE OF	D/ S	Same		. 1		-15-1-н
3.	3970	Archda	ale F	ld.	E					FIRE D	sr. Mu'D
4.	Royal	Oaks	Rd.	1	AND	Walle	ey Me	adow	2001	NSIDE) COR. LOT REV. COR.
5.	Jeron OWNER'S ADD #3	e Con	ld	78	8-1446	PHONE P.O. BOX	Z	IP.		LOT SIZ	
7.	ARCHITECT OR	DESIGNER				STATE LICEN	ISE NO. P	HONE	1	REAR A	
8.	ENGINEER					STATE LICE	ISE NO. P	HONE		BLDG.	
9.	CONTRACTOR	rd J.	Head	& So	n B	STATE LICEN	15E.NO. F	HONE		AFFIDA	vits E over
10.	57 6x		STORIES 1	HEIGHT 12	NO. OF EXI	TING BUILDING-DWell	NGS ON LOT	t.gaz		100	
11.	MATERIAL OF CONSTRUCTION		stu		ROOF	npo.	FLOOR	nc.			
3	12. JOB AI 30 13. VALUA EQUIPI AND U	ODRESS OTO Are TION: TO IN MENT REQUIR SE PROPOSED	chdale	Rd.	E	5,600				GRADIN	T OFFICE VN S yes
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STATEMENT OF RESPONSIBILITY

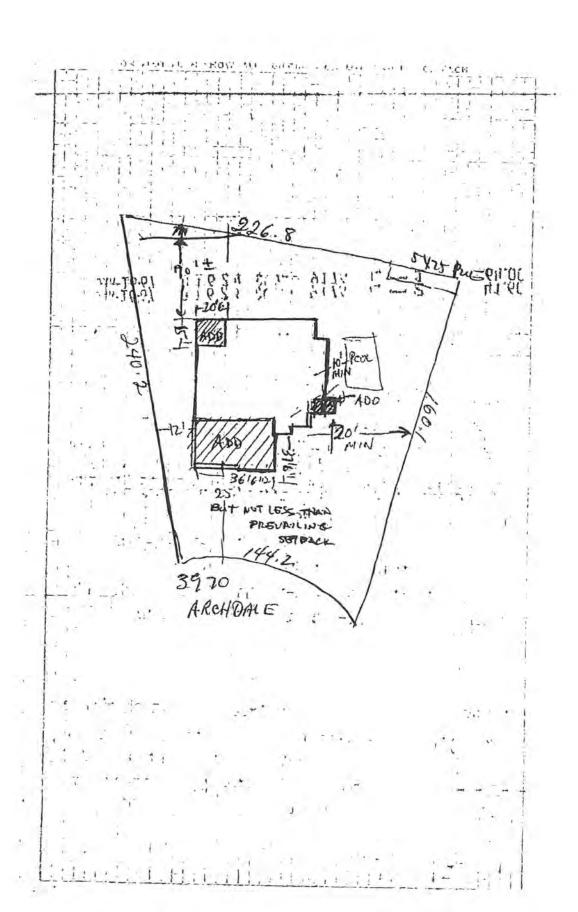
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

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

(See Sec. 91.0202 L.A.M.C.)

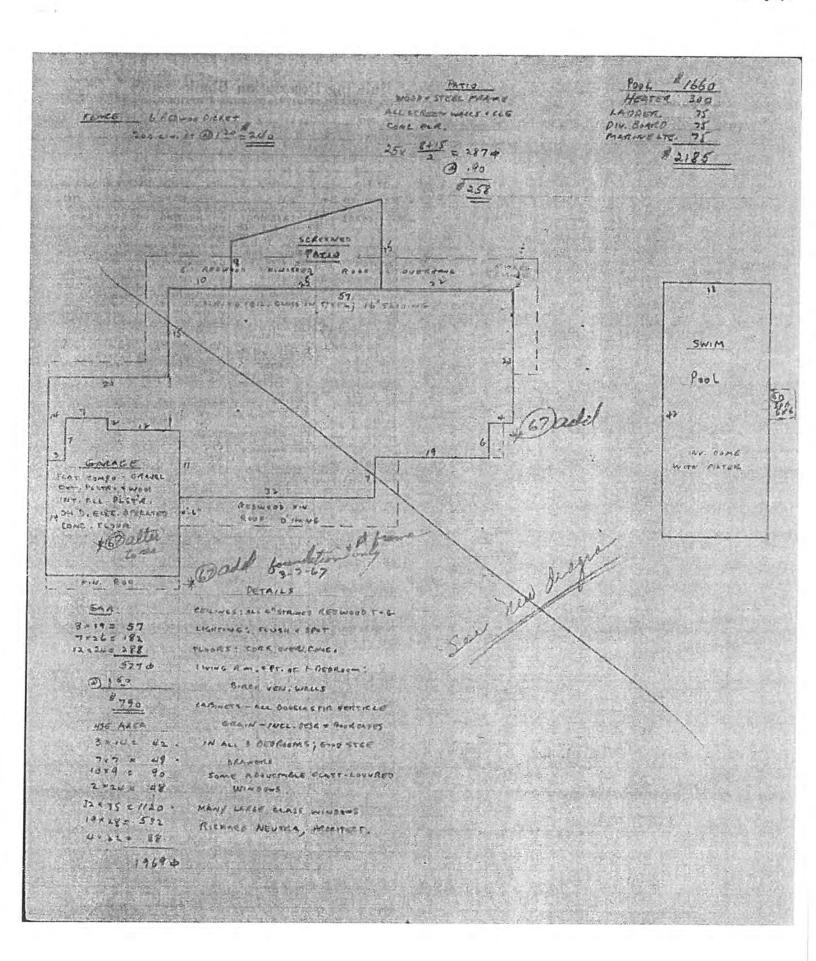
	Owner or Agent)	Name	Date
ureau of Engineering onservation iumbing			
	SEWERS AVAILABLE		
	NOT AVAILABLE		
	DRIVEWAY APPROVED		
4	HIGHWAY DEDICATION REQUIRED		
	COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE FILE #	1/)	
Plumbing	SYSTEM APPROVED	Hartman	
Planning	APPROVED UNDER CASE #	75	
Fire	APPROVED (TITLE 19) (L.A.M.C5700)		
Traffic	APPROVED FOR	5.0	

Transfer mains



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22	077 O'HANG	FLOORS	161 F		197	WATER HTR.	227 BEDRO	OMS					257 COVE	RED PATIO	H	GEN. FINISH
30 STORIES	078 FIN. "	121 PLYWOOD	H	'ENEER		UTILITY	228 DRESSI	NG _					258 GUEST		H	FUNC. PLAN
OUNDATION	ROOF COVER	122 CONCRETE	-	ARDWOOD	-	WETBAR	229 BATHS						259 CABAI	AA	303	when the beautiful to the same
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45 OFF-HILL	085 TILE	HEAT & AIR CON		INS		"AVE. L/F	234 UTILITY	-			-		271 BACHE	-		FLOOR
46	086 GRAVEL	131 FORC. AIR		OOD-FAN		PAINT CAB.	235 LOBBY							R. 1 BA.	-	FRAME-ROOF
RAME	087 COMPO.	132 PERIM.	172 R	-		VENEER CAB.	236				-		274 289			PLASTER
SI WOOD	088	133 FLR. HTR.	173 D	ISHWASH.	214		237						1000 000	RBA.	-	CABINETS
52 METAL	EXTERIOR	134 WALLHIR.	174 1	VT. COM.		COUNTER: TILE	238				-			RBA.		IRIM
53 MASONRY	091 STUCCO	135 RADIANT	175		216	" FORM., PL. MBL.	239		- N. III.				277 3 BI	R. 28A.	327	
54	092 SIDING	136 GRAVITY	176	7// 57/	217		240						278Bi	ŁBA.	TRA	NSACTION 0
RIM	093	137	ELEV	ATOR					100				279 TOTAL			N.A.V.
61 WOOD	VENEER:	138 REFRIG.	181 H	YDRAULIC		APPRAISER	ASSMI CLE	INT, VIE		.VW. DIAG	CLERK	K.P.	280 NO. ST	UDIO		NOT YET
62 BRICK	094	139 HEAT PUMP		LECTRIC		LEDEROR	2		58/1/	29	B.P.	7	UNIT FACT	ORS		CUT
63 STONE	095 L/F	140 THRU-WALL		IO. STOPS		,		1					291 ¢ /UN	П	-1	MERGE
64	SLIDING DOORS	141 TONS		AP. (100*)									292 RCLD/U			REINDEX
065	1096 L/F	142 EVAP. C.	185			REVIEWED							293 RCLD/	rh	1001	DELETE

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CHITECTURE	074	INTERIOR III PLASTER	153 FA 154 KITCHI	CING _	NETS	93 LAV	ATORY . CLOSET H. SINK	223 LIVIN 274 DINI	NE PIN.						252 GA 253 GA 254 GA	ARAGE DE ARAGE SUI ARAGE SEA RPORT	Г,	301 EXT. TE 302 CABIN 303 STORA	IEIRY AGE RICAL
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CHITECTURE	074 075 HI-PITCH 076 LO-PITCH 077 O'HANG 078 FIN."	INTERIOR 111 PLASTER 112 DRY WALL 113	ISS FA	EN CABIN PICAL L/E)	NETS	93 LAV. 94 WIR 95 KITCH 96 DISH	ATORY CLOSEF H. SINK IWASH, ER HTR.	223 LIVIN 274 DINI 225 FAM 226 DEN	NG-DIN. ING IILY I ROOMS						252 GA 253 GA 254 GA 255 CA 256 PO 257 CO	ARAGE DE ARAGE SUI ARAGE SEA RPORT	T, B. MI SUB	301 EXT. III 302 CABIN 303 STORA 304 ELECTI 305 PLUMB	AGE RICAL BING FINISH
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CHITECTURE CONVIL STORIES UNDATION RAISED SLAB	074 075 HI-PITCH 076 LO-PITCH 077 O'HANG 078 FIN. " ROOF COVER 081 SHGL WD. 082 "COMPO.	INTERIOR III PLASTER II2 DRY WALL II3 FLOORS I21 PLYWOOD I22 CONCRETE I23 HARDWOOD I24 VINYL	153 FA 154 KITCHI (1Y 161 PA 162 VE 164 165 TILI 166 FO	EN CABIN PICAL L/F) INT	NETS I	93 LAV. 94 WIR 95 KITCH 96 DISH 97 WAT 98 UTILL 99 WEI 600	ATORY L. CLOSET H. SINIC OWASH. ER HTR. IY BAR	223 LIVIN 274 DINNI 225 FAM 226 DEN 227 BEOF 228 DRES 229 BATH	NG-DIN. ING ILLY I ROOMS SSING IS IS 3/4						252 GA 253 GA 254 GA 255 CA 256 PO 257 CO 258 GU 259	APAGE DEI ARAGE SUI ARAGE SEI ARPORT IOL IVERED PA JEST HOUS BREAKDO	T, B. MI SUB MIO SE	301 EXT. III 302 CABIN- 303 STORA 304 ELECTI 305 PLUME 306 GEN. I 307 FUNC. 310 SPCL.	AGE RICAL BING FINISH PLAN FEAT. US
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CHITECTURE CONV'TL STORIES UNDATION RAISED SLAB UA-HILL OFF-HILL	074 075 HI-PITCH 076 LO-PITCH 077 O'HANG 078 FIN. " ROOF COVER 081 SHGL WD. 082 " COMPO. 083 SHAKE 084 TILE 085 GRAVEL	INTERIOR ITT PLASTER ITT PLAS	153 FA 154 161 CH (IY) 161 PA 162 VE 165 TG 165 FG 167 BUILT-I	EN CABIN PICAL L/E) INT NEER E COUNT, PM. CTR. NS	NETS I	93 LAV/ 95 KITCI 96 DISH 97 WAT 98 UTILLI 99 WET 000 001 TOTA 8ATH FE 210 PULL	ATORY L CLOSET H. SINK DWASH, ER HTR. IY BAR LL LATURES JAANS EL L/F	273 LIVIN 274 DINII 225 FAM 226 DEN 227 BEDR 228 DRES 229 BATH 230 CATH 231 BATH 232 KITCH 233 BREA 234 WILLI	NG-DIN. ING ING ROOMS SSING IS 3/4 IS 1/2 HEN IXFAST TY						252 GA 253 GA 254 GA 255 CA 256 PO 257 CO 258 GU 259 UNITS I 271 BA 272 SIN 273 274	APAGE DEI ARAGE SEI ARAGE SEI	II. B. MI SUB	301 EXT. II 302 CASIII 303 STORA 304 ELECTI 305 PLUME 306 GEN. I 307 FUNC. 310 SPCL. P.C. STATU 521 FOUN 322 FLOÖI	HEIRY AGE RICAL BING FINISH PLAN FEAT. US BOATION R E-ROOF
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CHITECTURE CONVITE STORIES UNDATION RAISED SLAB UP-HILL OFF-HILL MME WOOD METAL	074 075 HI-PITCH 076 LO-PITCH 077 O'HANG 078 FIN. " ROOF COVER 081 SHGL WD. 082 "COMPO. 083 SHAKE 084 IILE 085 GRAVEL 086 COMPO. 087 EXTERIOR	INTERIOR III PLASTER II2 DRY WALL II3 FLOORS I21 PLYWOOD I22 CONCRETE I23 HARDWOOD I24 VINYL I25 HEAT & AIR COND. I31 FORC. AIR I32 FERIM. I33 FUR WALL I35 RADIANT	153 FA 151 IKITCHI (IY) 161 PA 162 VE 164 165 TILI 166 FO 167 BUILT-I 171 HC 172 R & 173 DIS 174 INT	EING EN CABIN PICAL L/E) INT NEER E COUNT, PM. CTR. NS IOD FAN O, HWASH,	NETS	93 LAV. 94 WIR 95 KITCH 96 DISH 97 WAT 98 UTILL 99 WET 100 101 TOTAL 8ATH FE 210 PULL 211 "AV 212 PAIN 13 VENI	ATORY CLOSEF H. SINIC WASH. ER HTR. IN BAR AL ATURES MANS LE L/F IT CAB. EER CAB.	223 UVII 224 DINII 225 FAM 226 DEN 227 BEDR 228 DRES 229 BATH 230 CATH 231 BATH 232 KITCH 233 BREA 234 UTILI 235 LOBB 236 237	NG-DIN. ING ING ROOMS SSING IS 3/4 IS 1/2 HEN IXFAST TY						252 GA 253 GA 254 GA 255 CA 256 PO 257 CO 258 GU 259 UNITS I 271 BA 272 SIN 273 274 275 276 277	APAGE DE ARAGE SEA ARAGE S	TI, BB. MI SUB. MI SUB. A. A. A. A. A. A.	301 EXT. II 302 CABIN- 303 STORA 304 ELECTI 305 PLUME 306 GEN. I 307 FUNC. 310 SPCL. P.C. STATL 321 FOUN 322 FLOO 323 FRAME 324 PLASIE 325 CABIN	HEIRY AGE RICAL BING FINISH PLAN FEAT. US BDATION R E-ROOF ER HEIS
CHITECTURE CONV'TL STORIES UNDATION RAISED SLAB UP-HILL OFF-HILL WOOD MEIAL MASONRY	074 075 HI-PITCH 076 LO-PITCH 077 O'HANG 078 FIN. " ROOF COVER 081 SHGL WO. 082 " COMPO. 083 SHAKE 084 TILE 085 GRAVEL 086 COMPO. 097 EXTERIOR	INTERIOR III PLASTER II2 DRY WALL II3 FLOORS I21 PLYWOOD I22 CONCRETE I23 HARDWOOD I24 VINYL I25 HEAT & AIR COND. I31 FORC. AIR I32 PERIM. I33 FUR WALL I35 RADIANT I36 GRAYIIY	153 FA 154 161 CITY 161 PA 162 VE 164 165 TG 165 TG 167 BUILT-1 171 HG 172 R & 173 DIS 174 INT	EN CABIN PICAL L/E) INT NEER E COUNT, PM. CTR. NS OD-FAN O HWASH, COM.	NETS	93 LAV. 94 WIE 95 KITCH 96 DISH 97 WAT 98 UTILI 99 WET 100 101 TOTA 8ATH FE 210 PULL 111 "AV 112 PAIN 113 VENI 114	ATORY CLOSET H. SINIK WASH. ER HTR. IT BAR ATURES MANS EL LIF JT CAB. EER CAB. UNTER: TILE	223 LIVIII 224 DINNI 225 FAM 226 DEN 227 EEDF 228 DRES 229 BATH 230 EATH 231 BATH 232 KITCH 233 BREA 234 UIILII 235 LOBB 236 237 238	NG-DIN. ING ING ROOMS SSING IS 3/4 IS 1/2 HEN IXFAST TY						252 GA 253 GA 254 GA 255 CA 256 PO 257 CO 258 GU 259 UNITS I 271 BA 272 SIN 273 274 275 276 277 278 —	APAGE DE ARAGE SEA ARAGE S	TI, B. MI SUB	301 EXT. III 302 CABIN- 303 STORA 304 ELECTI 305 PLUME 306 GEN. II 307 FUNC. 310 SPCL. P.C. STATL 321 FOUN 322 FLOO 323 FRAMI 324 PLASIE 325 CABIN 326 TRUA TRANSAC	HEIRY AGE RICAL BING FINISH PLAN FEAT. US DATION R E-ROOF ER HEIS
CHITECTURE CONV'TL STORIES UNDATION RAISED UNHILL OFF-HILL WOOD METAL MASONRY	074 075 HI-PITCH 076 LO-PITCH 077 O'HANG 078 FIN. " ROOF COVER 081 STIGL WD. 092 " COMPO. 083 SHAKE 084 TILE 085 GRAVEL 086 COMPO. 087 EXTERIOR 091 STUCCO 092 SIDING	INTERIOR ITT PLASTER ITT PLASTER ITT PLASTER ITT PLYWOOD ITT PLASTER ITT PLAS	153 FA 154 161 CH 154 161 PA 162 VE 164 FO 165 TG 166 FO 167 BUILT-1 171 HC 172 R & 173 DIS 174 INIT	EN CABIN PICAL L/E) INT NEER E COUNT, PM. CTR. NS OD-FAN O, HWASH. COM.	NETS	93 LAV. 94 WIE 95 KITCH 96 DISH 97 WAT 98 UTILI 99 WET 100 101 TOTA 8ATH FE 210 PULL 113 VENI 114 115 COU	ATORY CLOSET H. SINIK WASH. ER HTR. IY BAR ALL EATURES MANS EL UF JI CAB. JINTER, TILE DRM., PL, MBL	223 LIVIII 274 DINNI 225 FAM 225 FAM 226 DEN 227 BEDF 228 DRSS 229 BAIT 230 EAITH 231 BAITH 232 KITCH 233 BREA 234 UIILII 235 LOBB 236 237 238. 239	NG-DIN. ING MILY I ROOMS SSSING IS IS IS IV HEN XFAST TY						252 GA 253 GA 254 GA 255 CA 256 PO 257 CO 258 GU 259 UNITS I 271 BA 272 SIN 273 274 275 276 277 278 — 279 IO	APAGE DEI ARAGE SUI ARAGE SEA ARAGE SEA ARAGE SEA ARAGE SEA ARAGE SEA ARAGE AR	TI, B. MI SUB	301 EXT. II 302 CABIN- 303 STORA 304 ELECTI 305 PLUME 306 GEN.: 310 SPCL. P.C. STATL 321 FOUN 322 FLOÖ 323 FRAM 324 PLASIE 325 CABIN 326 TRIM TRANSAC N.A.V. NOT Y	HEIRY AGE RICAL BING FINISH PLAN FEAT. US DATION R E-ROOF ER HEIS
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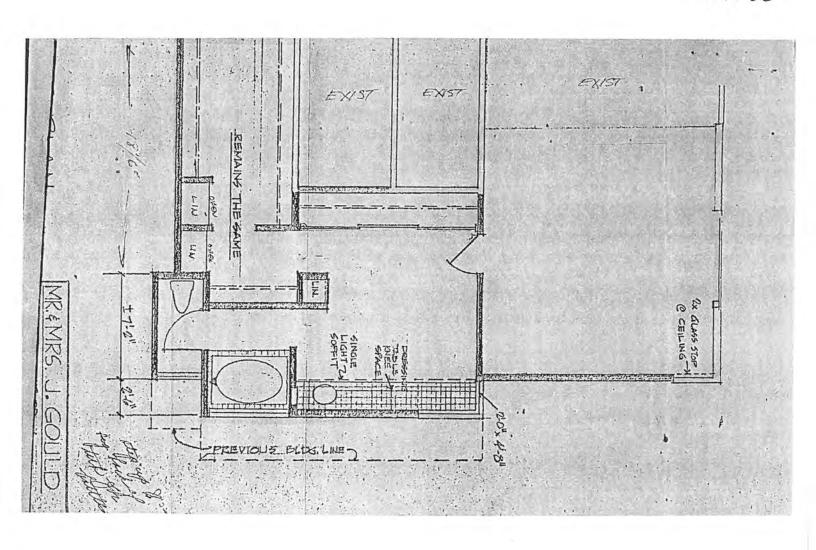
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TRACT: 13400

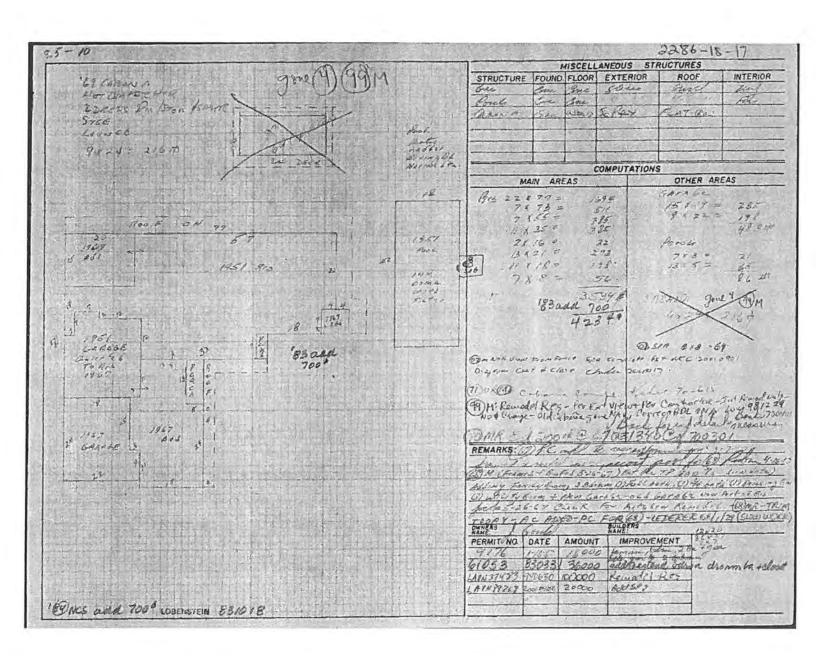
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5. DIAGRAM OF NEW CONSTRUCTION	AREA COMPUTATIO	IN OF NEW CONSTRUCTION
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Call Leafily that I have read this application and state that the above information is correct. I agree to comply with all city 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, that it does not approve or authorize or permit an application for inspection, that it does not approve or authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los changeles not any board, department, other or comployee 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. 91.020 LAMF)

Signed Walker Lawrence or permit any violation of the property or soil upon which such work is performed.

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3970 N Archdale Road

Nonbldg-Alter/Repair

Express Permit

No Plan Check

1 or 2 Family Dwelling



Permit #:

16026 - 20000 - 00113

Printed: 03/21/16 12:45 PM

Event Code:

City of Los Angeles - Department of Building and Safety

Plan Check #: X16VN05624

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Issued on: 03/21/2016

Last Status: Issued

Status Date: 03/21/2016

I. TRACT TR 13400 BLOCK LOTG 99

COUNTY MAPREEN M B 323-28/37 PARCEL ID # (PIN f) 162B141 107

1. ASSESSOR PARCEL! 2286 - 018 - 023

W/O#: 62600113

Airport Hazard Area - 450' Height Limit Above Elevation 747

Area Planning Commission - South Valley

LADBS Branch Office - VN

Baseline Hillside Ordinance - Yes Conneil District - 5

Certified Neighborhood Council - Encino Community Plan Area - Encino - Tarzana

Census Tract - 1415.00 District Map - 162B141

Energy Zone - 9

Fire District - VHFHSZ Hillside Grading Area - YES Hillside Ordinance - YES

Earthquake-Induced Liquefaction Area - Yes

Near Source Zone Distance - 5.5

ZONES(S): RE15-1-H

4. DOCUMENTS

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Ul 02 ORD - ORD-128730

ORD - ORD-132416 HLSAREA - Yes

AFF - AF-02-1861727

BHO - Yes

CPC - CPC-18760

5. CHECKLIST ITEMS

6, PROPERTY OWNER, TENANT, APPLICANT INFORMATION

BOCHCO, STEVEN TR STEVEN BOCHCO TRUST

3000 OLYMPIC BLVD NO 1310, SANTA MONICA CA 90404 -

Applicant: (Relationship: Agent for Contractor)

DANIELLE KOVACEVICH -

.. - (805) 504-6391

(20) Pool/Spa - Private

L EXISTING USE

PROPOSED USE

E. DESCRIPTION OF WORK

Re-plaster existing swimming pool (a separate express mechanical permit for new skimmer(s) and a separate express electrical permit for new pool luminare is required, when

applicable, except for one or two-family dwellings).

SED 9, # Bides on Site & Use:

10, APPLICATION PROCESSING INFORMATION

BLDG. PC By: OK for Cashier:

Ruby Carrillo

DAS PC By: Coord OK:

Date: 03/21/2016

Signature:

II. PROJECT VALUATION Frast Fee Period

\$25,000

PC Valuation;

Permit Valuation: Sewer Cap ID:

Total Bond(s) Due

12. ATTACHMENTS

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.



For Cashier's Use Only

VN LAUR 203075668 3/21/2016 12:45:18 PM

BUILDING PERMIT-RES \$320.00 ELECTRICAL PERMIT RES \$83.20

\$83.20 PLUMBING PERMIT RES \$3.25 EI RESIDENTIAL

ONE STOP SURCH \$10.33 \$31.00 SYSTEMS DEVT FEE CITY PLANNING SURCH \$20.82

MISCELLANEOUS \$10.00 \$17.35 PLANNING GEN PLAN MAINT SURCH CA BLOG STD COMMISSION SURCHARGE

\$1.00 BUILDING PLAN CHECK \$27.00

Sub Total:

\$607.15

Permit #: 160262000000113 Building Card #: 2016VN15062 Receipt #: 0203303474

Milton Goldman House 3970 Archdale Road, Encino Richard Neutra, architect Garrett Eckbo, Eckbo Royston Williams, landscape architect Contemporary Images



Contemporary Figure 1. Primary Façade. Camera facing NE. Milton Goldman House, 2016. Photo by Darren Bradley.



Contemporary Figure 2. Primary Façade, entrance area. Camera facing E. Milton Goldman House, 2016. Photo by Darren Bradley.

Richard Neutra, architect Garrett Eckbo, Eckbo Royston Williams, landscape architect 3970 Archdale Road, Encino, Los Angeles, 1951 Contemporary Images



Contemporary Figure 3. South elevation. Camera facing NW. Milton Goldman House, 2016. Photo by Darren Bradley.



Contemporary Figure 4.
South elevation. Camera facing NE. Milton Goldman House, 2016. Photo by Darren Bradley.

Milton Goldman House 3970 Archdale Road, Encino Richard Neutra, architect Garrett Eckbo, Eckbo Royston Williams, landscape architect Historical Images



Contemporary Figure 5.
East elevation. Camera facing NW. Milton
Goldman House, 2016.
Photo by Darren Bradley.



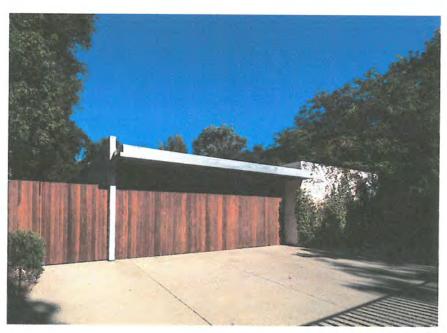
Contemporary Figure 6.
East elevation, south end.
Camera facing SW. Milton
Goldman House, 2016.
Photo by Darren Bradley.

3970 Archdale Road, Encino Richard Neutra, architect Garrett Eckbo, Eckbo Royston Williams, landscape architect

Contemporary Images



Contemporary Figure 7. North elevation. Camera facing E. Milton Goldman House, 2016. Photo by Darren Bradley.



Contemporary Figure 8.
West elevation. Garage and gate (left) that leads to north elevation. Camera facing E.
Milton Goldman House,
2016. Photo by Darren
Bradley.

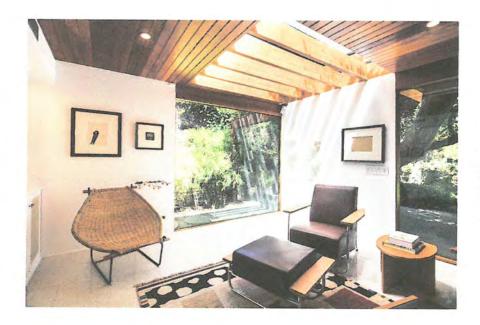
Milton Goldman House 3970 Archdale Road, Encino Richard Neutra, architect Garrett Eckbo, Eckbo Royston Williams, landscape architect Historic Images



Contemporary Figure 9. Interior. Living Room, south end. Camera facing S. Milton Goldman House, 2016. Photo by Darren Bradley.



Contemporary Figure 10. Interior. Living Room, south end. Camera facing S. Milton Goldman House, 2016. Photo by Darren Bradley. Milton Goldman House 3970 Archdale Road, Encino Richard Neutra, architect Garrett Eckbo, Eckbo Royston Williams, landscape architect Historic Images



Contemporary Figure 11.
Interior. Family Room (north of living room.) Camera facing NE. Milton Goldman House, 2016. Photo by Darren Bradley.



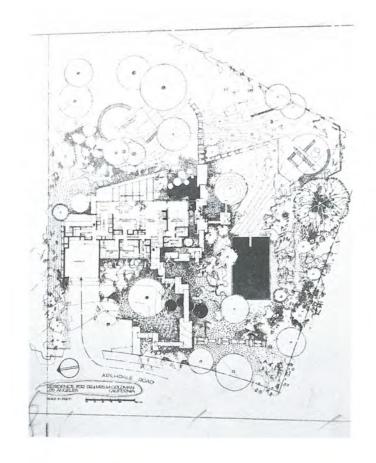
Contemporary Figure 12. Interior. Master Bedroom, mitred corner with spider leg. Camera facing SE. Milton Goldman House, 2016. Photo by Darren Bradley.

3970 Archdale Road, Encino Richard Neutra, architect Garrett Eckbo, Eckbo Royston Williams, landscape architect

Historical Images



Historic Figure 1. Primary Façade, Milton Goldman House, 1953. Photo by Julius Shulman. Camera facing NE. © J. Paul Getty Trust. Getty Research Institute, Los Angeles (2004.R.10)



Historic Figure 2.
Presentation Site Plan.
Milton Goldman House,
1953. Mensch und Wohnen
[Life and Human Habitat],
Stuttgart: Alexander Koch
GmbH, 1957, 54.

3970 Archdale Road, Encino Richard Neutra, architect

Garrett Eckbo, Eckbo Royston Williams, landscape architect

Historical Images



Historic Figure 3.

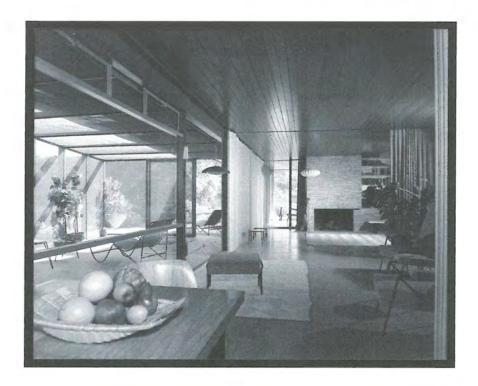
Rear Façade, SE corner of building. Milton Goldman House, 1953. Photo by Julius Shulman. Camera facing SW. © J. Paul Getty Trust. Getty Research Institute, Los Angeles (2004.R.10)



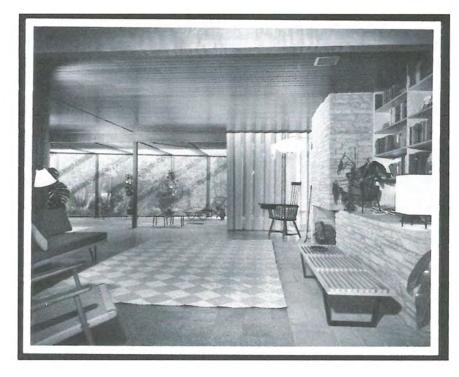
Historic Figure 4.

Mitred Corner, Master Bedroom. (same corner as in Historic Figure 3, taken from inside.) Photo by Julius Shulman. Camera facing SE. © J. Paul Getty Trust. Getty Research Institute, Los Angeles (2004.R.10)

3970 Archdale Road, Encino Richard Neutra, architect Garrett Eckbo, Eckbo Royston Williams, landscape architect **Historical Images**



Historic Figure 5.
Living Area, Milton
Goldman House, 1953.
Photo by Julius Shulman.
Camera facing S. © J. Paul
Getty Trust. Getty Research
Institute, Los Angeles
(2004.R.10)



Historic Figure 6.
Living Area, south end.
Milton Goldman House,
1953. Photo by Julius
Shulman. Camera facing E.
© J. Paul Getty
Trust. Getty Research
Institute, Los Angeles
(2004.R.10)

RESIDENCE FOR: Dr. and Nrs. Milton Goldman, Encino, California Richard J. Noutra, F.A.I.A., Architect

Landscaping in cooperation with Eckbo, Royston and Williams, Landscape Architects.

The Goldman home was designed for a physician's family of four. It nastles between the oak trees and is somewhat lower than the street. It is reached by a circuitous walk over a series of concrete slabs and a little curved bridge over several reflection pools.

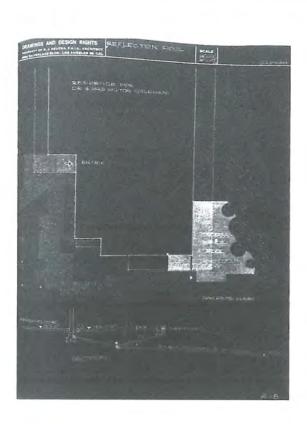
In the living room the view expands along the entire length of the house: South toward the lower dence terroom, north toward the planted high bank, wast through a plate glass partition, which reaches from floor to calling and separates the master badroom from living room, into the folioge of a prominent tree somewhat lower than the house itself. A polir of glass sliding doors extend the living room into a second perch. The calling in living-faining-, master badrooms is of Radwood boards, which spread uninturruptedly out to roof overhangs and entry. The entire south front consists of floor to calling plate glass. The fireplace is constructed of slump stone, which continues as a stone ledge, with book shall-was above int. The recreation and dining area are combined. T.V., radio, and record player are all built in and can be hidden from view by wood panels.

The dining creat is most flexible, the table standing either against the corner seats or near the windows with chairs around. Most family dining takes place in the neek. The kitchen was specially designed for efficiency and planty of space was provided for streamlining activities around the vital cross of stove, sink and refrigorator.

The floors in service, kitchen, living quarters and master bedroom are covered with early file. Large rugs of Manila home squares are used in the living room in addition. Radiant host in floor stab is used throughout. The master suite consists of a generous bedroom, with all furniture built in, a walk-in alcast and a bathroom. On two sides of the bedroom the glass reaches from floor to ceiling, surrounded on the outside by a shallow good with partial planting. Each daughter has her own room which contains twin bads. In case of guests the girls double up in one room, making the other available for available for available for available for available to the part of the house.

The exterior of the house is plaster, pointed white, which forms a pleasing contrast to the rich derivates of the redwood. A continuous light trough on the south side roof over-hong provides even and werm lighting at night. There are four outside recreational greats The goot, the barbaeue, the dense terrace in the lower bowl and the scroun perch.

Thus the layout of the house provides spacious area for social activities and at the same time preserves the existing vegetation, magnificent ald oak trees, which shield the living quarters from the view of any neighbors.



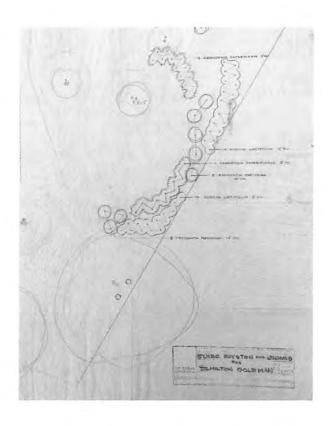
Historic Figure 7.

Neutra's Project Description of the house, with acknowledgement of Eckbo, Royston and Williams. Richard and Dion Neutra Papers, Collection 1179, Box 1509, Folder 3. Special Collections, Charles E. Young Research Library, UCLA.

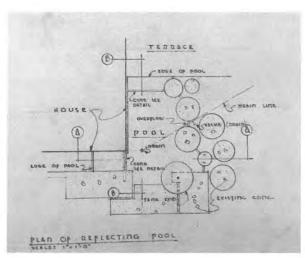
Historic Figure 8.

Plan, Rear Reflecting Pond. Single page. Richard Neutra drawing. This is one page from Neutra's standard "Specifications Bible" issued for each house, but no collection had this document. Garrett Eckbo Collection, Collection 1990-1, Folder IV.105. Environmental Design Archives, UC Berkeley. The same single page is also present at UCLA Special Collections, Richard and Dion Neutra Papers, Collection 1179, Oversize Folder 1747.

3970 Archdale Road, Encino Richard Neutra, architect Garrett Eckbo, Eckbo Royston Williams, landscape architect **Historic Images**

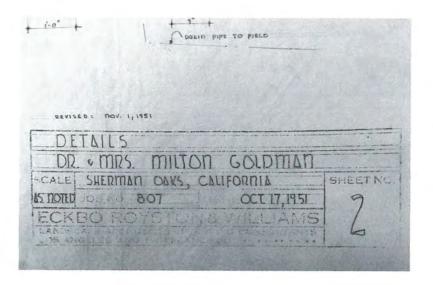


Historic Figure 9. Plan, Eastern portion of property. Garrett Eckbo Collection, Collection 1990-1, FF245. Environmental Design Archives, UC Berkeley.



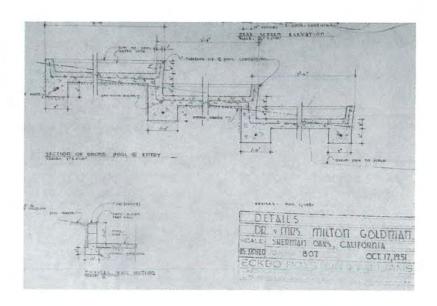
Historic Figure 10. Plan, rear reflecting pool, SE corner of house. Description, Goldman House. Collection 1990-1, FF245. Environmental Design Archives, UC Berkeley.

3970 Archdale Road, Encino Richard Neutra, architect Garrett Eckbo, Eckbo Royston Williams, landscape architect **Historic Images**



Historic Figure 11.
Title Block, Eckbo Royston and Williams. Garrett Eckbo Collection, Collection 1990-1, FF 245. Environmental Design

Archives, UC Berkeley.

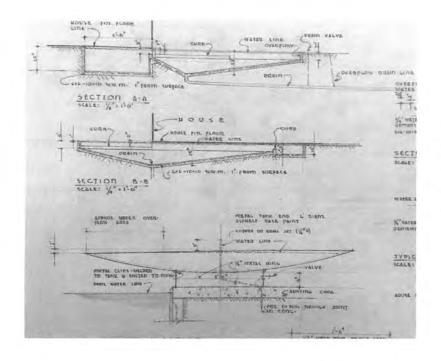


Historic Figure 12.

Detail, Circular pools, front garden. Eckbo Royston and Williams. Garrett Eckbo Collection, Collection 1990-1, FF 245. Environmental Design Archives, UC Berkeley.

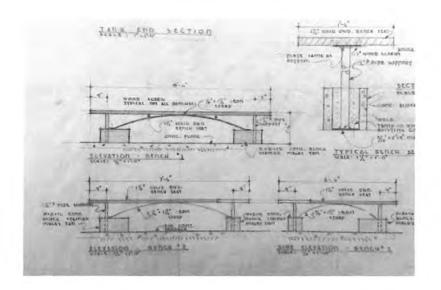
3970 Archdale Road, Encino Richard Neutra, architect n Williams, landscape architect

Garrett Eckbo, Eckbo Royston Williams, landscape architect Historic Images



Historic Figure 13. Detail, rear reflecting

Detail, rear reflecting pool, SE corner. Eckbo Royston and Williams. Garrett Eckbo Collection, Collection 1990-1, FF 245. Environmental Design Archives, UC Berkeley.



Historic Figure 14.

Detail, redwood benches supported by steel arches and concrete bases. These curved benches are seen on the site plan, **Historic Figure 2**, upper left of drawing, NE corner of property. Eckbo Royston and Williams. Garrett Eckbo Collection, Collection 1990-1, FF 245. Environmental Design Archives, UC Berkeley.



City of Los Angeles Department of City Planning

4/26/2017 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

3970 N ARCHDALE ROAD

ZIP CODES

91436

RECENT ACTIVITY

None

CASE NUMBERS

CPC-18760 ORD-132416 ORD-129279 ORD-128730

AA-2002-1409-PMEX ENV-2005-8253-ND

AF-02-1861727

Address/Legal Information

PIN Number 162B141 107 Lot/Parcel Area (Calculated) 33,379.9 (sq ft)

Thomas Brothers Grid PAGE 561 - GRID G6

 Assessor Parcel No. (APN)
 2286018023

 Tract
 TR 13400

Map Reference M B 323-28/37

 Block
 None

 Lot
 99

 Arb (Lot Cut Reference)
 1

Map Sheet 162B141

Jurisdictional Information

Community Plan Area Encino - Tarzana
Area Planning Commission South Valley
Neighborhood Council Encino

Council District CD 5 - Paul Koretz

Census Tract # 1415.00

LADBS District Office Van Nuys

Planning and Zoning Information

Special Notes None
Zoning RE15-1-H

Zoning Information (ZI) ZI-2462 Modifications to SF Zones and SF Zone Hillside Area

Regulations

General Plan Land Use Very Low II Residential

General Plan Footnote(s) Yes Hillside Area (Zoning Code) Yes Specific Plan Area None Special Land Use / Zoning None Design Review Board No Historic Preservation Review No Historic Preservation Overlay Zone None Other Historic Designations None Other Historic Survey Information None Mills Act Contract None CDO: Community Design Overlay None CPIO: Community Plan Imp. Overlay None District None Subarea None None No

CUGU: Clean Up-Green Up NSO: Neighborhood Stabilization Overlay POD: Pedestrian Oriented Districts None SN: Sign District No Streetscape No Adaptive Reuse Incentive Area None Ellis Act Property No Rent Stabilization Ordinance (RSO) No CRA - Community Redevelopment Agency None Central City Parking 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.

Downtown Parking No **Building Line** None 500 Ft School Zone No 500 Ft Park Zone No

Assessor Information

Assessor Parcel No. (APN) 2286018023

Ownership (Assessor)

MURKOFF, ERIK CO TR MURKOFF FAMILY TRUST Owner1

3970 ARCHDALE RD Address ENCINO CA 91436

Ownership (Bureau of Engineering, Land

Records)

Owner BOCHCO, STEVEN THE STEVEN BOCHCO REVOCABLE TRUST

Address 3000 OLYMPIC BLVD # 1310

SANTA MONICA CA 90404

APN Area (Co. Public Works)* 0.768 (ac)

Use Code 0101 - Residential - Single Family Residence - Pool

Assessed Land Val. \$1,759,500 Assessed Improvement Val. \$3,060,000 Last Owner Change 08/07/2015 Last Sale Amount \$4,725,047 Tax Rate Area

16 Deed Ref No. (City Clerk) 433812 4-52 2139088 2032695 1638560

> 1611173 1304757

Building 1

Year Built 1951 D85D **Building Class** Number of Units 1 Number of Bedrooms 5 Number of Bathrooms 5

Building Square Footage 4,234.0 (sq ft)

Building 2 No data for building 2 **Building 3** No data for building 3 Building 4 No data for building 4 Building 5 No data for building 5

Additional Information

Airport Hazard 450' Height Limit Above Elevation 747

Coastal Zone None

Farmland Urban and Built-up Land

Very High Fire Hazard Severity Zone Yes Fire District No. 1 No Flood Zone None Watercourse No Hazardous Waste / Border Zone Properties No Methane Hazard Site None High Wind Velocity Areas No Special Grading Area (BOE Basic Grid Map A-Yes 13372)

Seismic Hazards

Oil Wells

Active Fault Near-Source Zone

None

Nearest Fault (Distance in km) 5.4501288

Nearest Fault (Name) Hollywood Fault

Region Transverse Ranges and Los Angeles Basin

Fault Type B

Slip Rate (mm/year) 1.00000000

Slip Geometry Left Lateral - Reverse - Oblique

 Slip Type
 Poorly Constrained

 Down Dip Width (km)
 14.0000000

 Rupture Top
 0.00000000

 Rupture Bottom
 13.00000000

 Dip Angle (degrees)
 70.0000000

 Maximum Magnitude
 6.40000000

Alquist-Priolo Fault Zone No
Landslide No
Liquefaction Yes
Preliminary Fault Rupture Study Area No
Tsunami Inundation Zone No

Economic Development Areas

Business Improvement District

Promise Zone

Renewal Community

No

Revitalization Zone

State Enterprise Zone

Targeted Neighborhood Initiative

None

Public Safety

Police Information

Bureau Valley
Division / Station West Valley
Reporting District 1099

Fire Information

Bureau Valley
Batallion 10
District / Fire Station 88
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: AA-2002-1409-PMEX

Required Action(s): PMEX-PARCEL MAP EXEMPTION

Project Descriptions(s): LOT LINE ADJUSTMENT

Case Number: ENV-2005-8253-ND

Required Action(s): ND-NEGATIVE DECLARATION

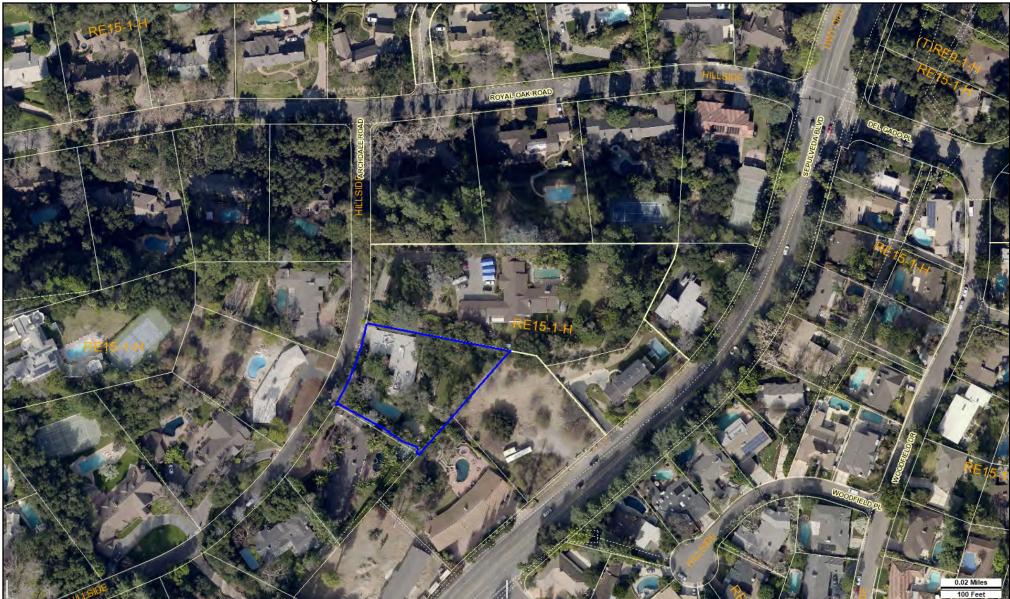
Project Descriptions(s): AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

DATA NOT AVAILABLE

CPC-18760 ORD-132416

ORD-129279 ORD-128730

AF-02-1861727



Address: 3970 N ARCHDALE ROAD

APN: 2286018023 PIN #: 162B141 107 Tract: TR 13400 Block: None Lot: 99

Arb: 1

Zoning: RE15-1-H

General Plan: Very Low II Residential

