

# 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]**

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Ken Bernstein, AICP, Manager  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

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Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

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Melissa Jones, Planning Assistant  
Office of Historic Resources

Attachment:              Historic-Cultural Monument Application

## **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

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.



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 1. PROPERTY IDENTIFICATION

Proposed Monument Name: <b>Goldman House</b>		First Owner/Tenant	
Other Associated Names:			
Street Address: <b>3970 Archdale Road</b>		Zip: <b>91436</b>	Council District: <b>5</b>
Range of Addresses on Property:		Community Name: <b>Encino</b>	
Assessor Parcel Number: <b>2286-018-023</b>	Tract: <b>13400</b>	Block: <b>None</b>	Lot: <b>99</b>
Identification cont'd:			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:			

## 2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: <b>1951</b>	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened? <b>None</b>
Architect/Designer: <b>Richard Neutra</b>		Contractor: <b>Wallace F. McDonald</b>	
Original Use: <b>Single Family Residence</b>		Present Use: <b>Single Family Residence</b>	
Is the Proposed Monument on its Original Site?		<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7)
			<input type="radio"/> Unknown (explain in section 7)

## 3. STYLE & MATERIALS

Architectural Style: <b>Mid-Century Modernism</b>		Stories: <b>1</b>	Plan Shape: <b>L-shaped</b>
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: <b>Wood</b>	Type: <b>Select</b>	
CLADDING	Material: <b>Stucco, textured</b>	Material: <b>Wood vertical boards</b>	
ROOF	Type: <b>Flat</b>	Type: <b>Select</b>	
	Material: <b>Rolled asphalt</b>	Material: <b>Select</b>	
WINDOWS	Type: <b>Sliding</b>	Type: <b>Floor-to-Ceiling</b>	
	Material: <b>Aluminum</b>	Material: <b>Steel</b>	
ENTRY	Style: <b>Off-center</b>	Style: <b>Off-center</b>	
DOOR	Type: <b>Slab</b>	Type: <b>Sliding glass</b>	



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 4. ALTERATION HISTORY

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

	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 Registers	
Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
<input checked="" type="checkbox"/> Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s): SurveyLA Los Angeles Historic Resources Inventory noted that
Other historical or cultural resource designations:	

## 6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

<input type="checkbox"/>	Reflects the broad cultural, economic, or social history of the nation, state, or community
<input type="checkbox"/>	Is identified with historic personages or with important events in the main currents of national, state, or local history
<input type="checkbox"/>	Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
<input checked="" type="checkbox"/>	A notable work of a master builder, designer, or architect whose individual genius influenced his or her age



# NOMINATION FORM

## 7. WRITTEN STATEMENTS

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

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

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

## 8. CONTACT INFORMATION

### Applicant

Name: 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@wtmedia.com

### Property Owner

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

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

### Nomination Preparer/Applicant's Representative

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



# NOMINATION FORM

## 9. SUBMITTAL

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

### APPLICATION CHECKLIST

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

## 10. RELEASE

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

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

Name: Barbara Lamprecht Date: 1 Apr. 2016 Signature: [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



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

### 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 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 footage 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

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**

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 feet; 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.**

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,<sup>1</sup> 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.<sup>2</sup> 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

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

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

**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 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.<sup>3</sup>

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 end, 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

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<sup>3</sup> This exterior light strip is also a signature Neutra strategy intended to expand the area of vision at night.

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

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

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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 shade.
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."<sup>4</sup>
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,"<sup>5</sup> The cabinet, doors, and original purpose for the volume have been restored.

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

<sup>5</sup> Ibid.

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6. 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.
7. 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 only on the original roofline. Additions will be distinguished from the original with fascia material that is not crimped.

**RESTORATION AND REHABILITATION WORK PLANNED**

1. 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.
2. 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
3. Restore the missing arched bridge; if possible reinstate pool/pools, or relocate dry stream bed under arched bridge.
4. At southeast portion of site, remove incompatible and non-original steps retaining walls, re-landscape to restore original setting in this area.
5. Remove later, non-original spider leg at northeast corner of dwelling.



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## 7B. STATEMENT OF SIGNIFICANCE

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.<sup>6</sup> 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.

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

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The property was published in the influential *L'Architecture D'Aujourd'hui*, 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.<sup>7</sup> 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 Germany, 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.

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<sup>7</sup> 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.

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*Biorealism* sought to re-integrate human and nature through 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 Kandinsky, 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 Architect’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

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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*.<sup>8</sup>

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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<sup>8</sup> 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 Getty Publications, 2014), 23-24.

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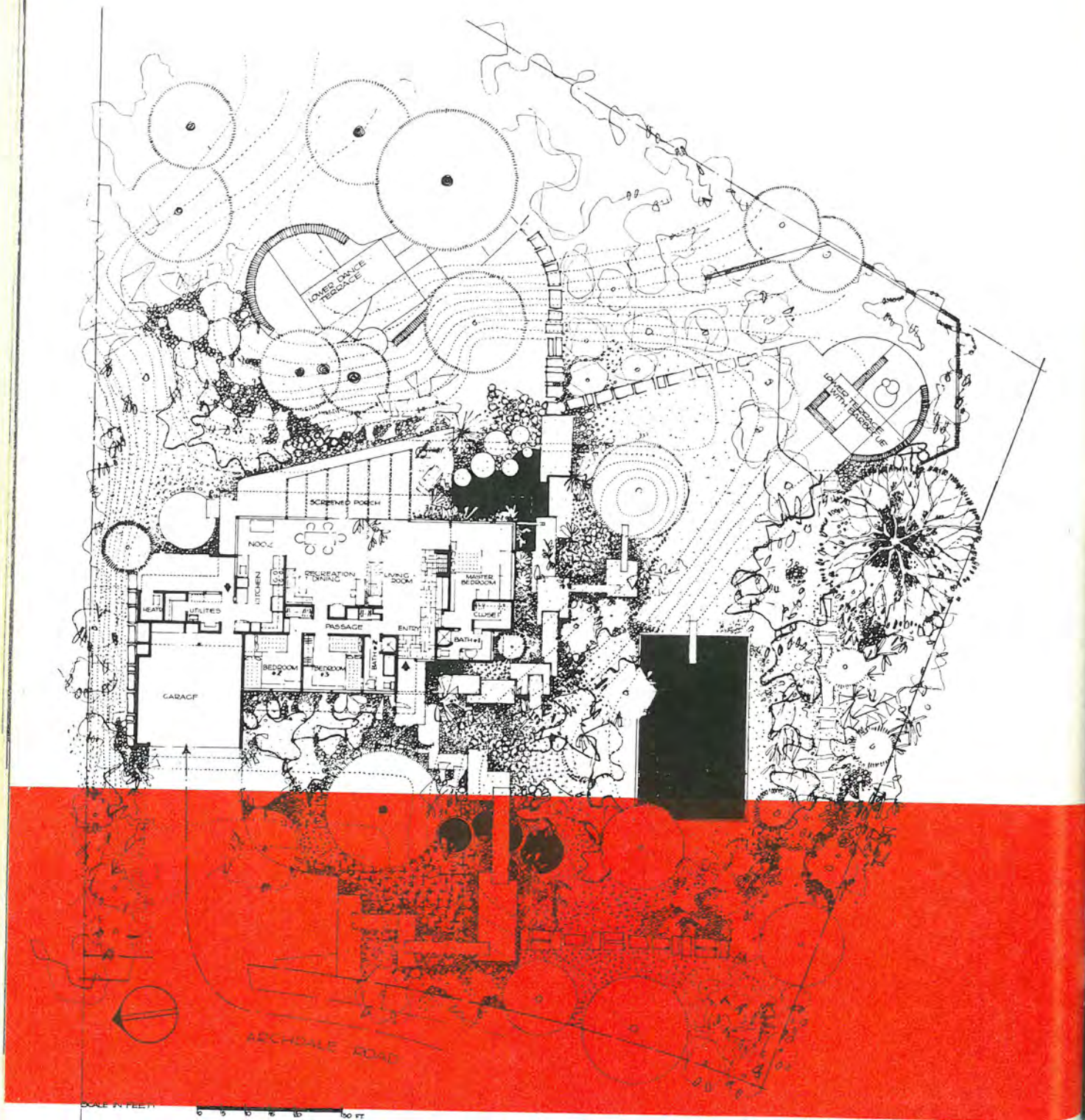




## Secondary Material



NEUTRA, "MENSCH UND WOHNEN" (LIFE IN HUMAN HABITAT), 1957, 54-57.



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

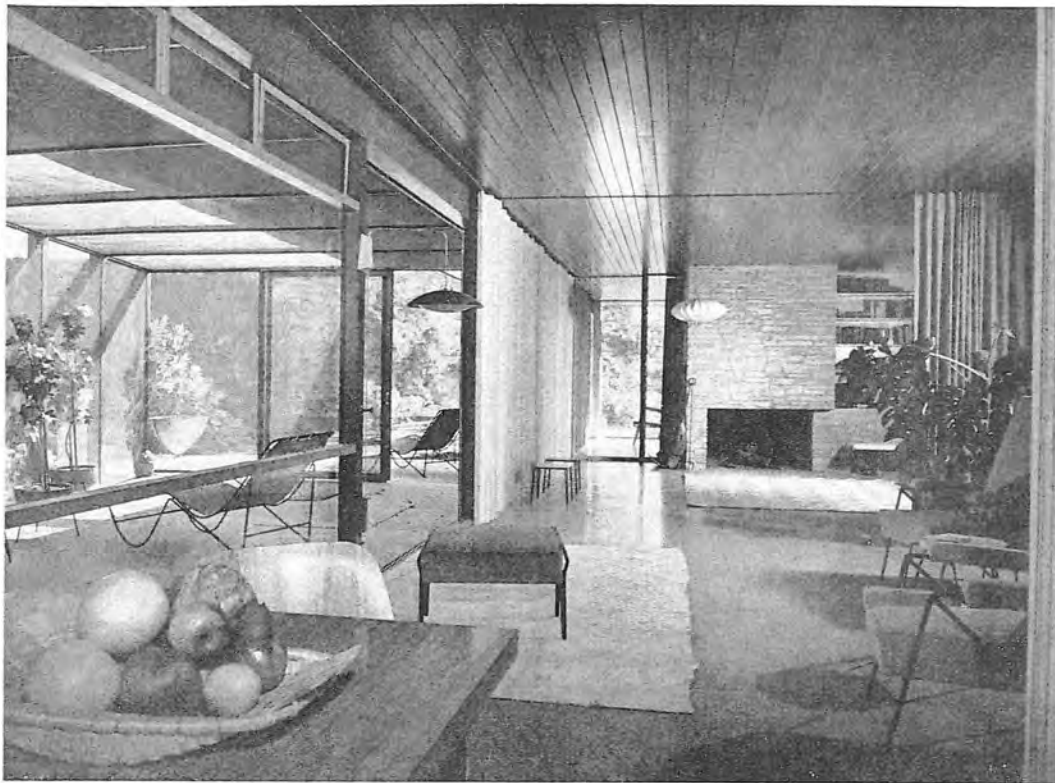
Master bedroom glass corner as seen from terrace in front of screen porch. The swimming pool is situated under the big tree in the background.

## 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.

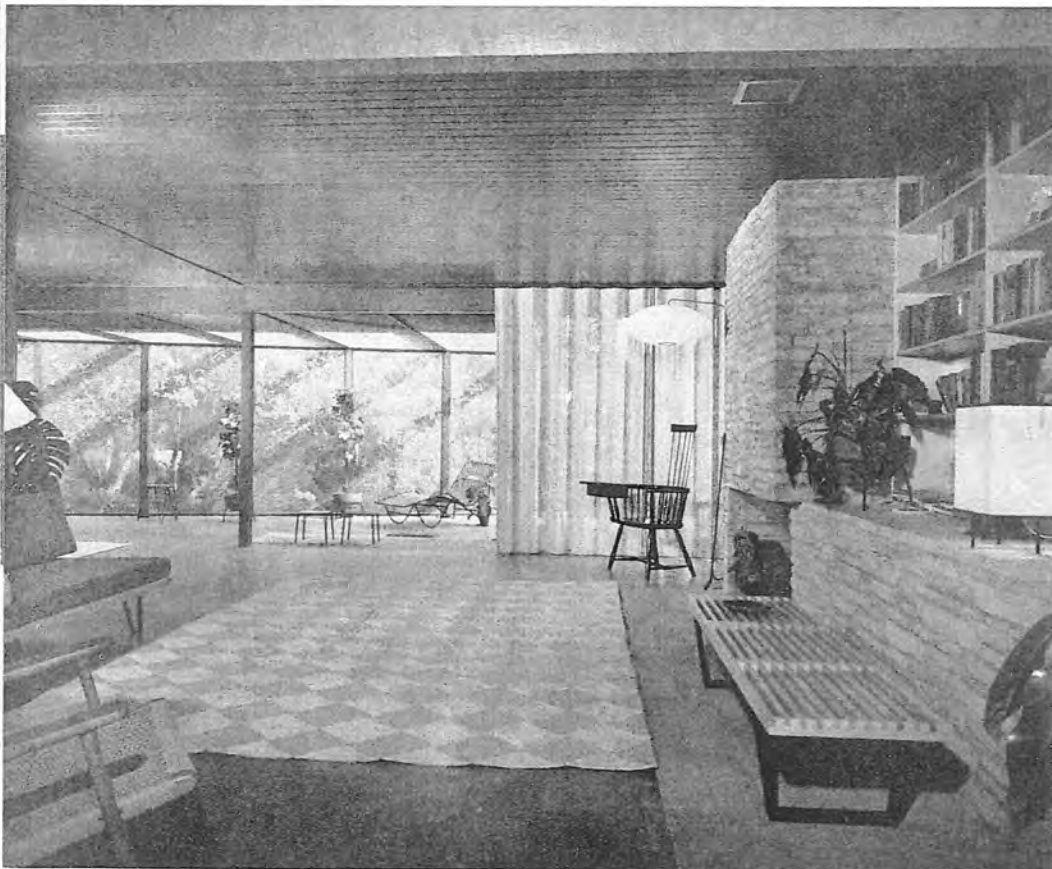
This place belongs to a busy dermatologist who loves his garden. Under the guidance of their mother – who is, incidentally, a scientific botanist – the two still very young daughters and their many friends play in the lower garden and swim in the pool. Meals are often informally served in the screen covered pergola to the east. Before finding anchorage in this country residence amidst 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 Schlafzimmer und den Garten. Der offene Kamin mit Wohncke wird von den Vorhängen (rechts) verdeckt. Durchgehende sauber gefügte Rot Holzdecke.

◀ 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 Schontisch 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 Abgeschlossenheit.

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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## Record of Permits





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1952

APPLICATION TO ALTER, REPAIR, OR DEMOLISH AND FOR A Certificate of Occupancy

Form B-2-602-1-48 CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Lot No. 99 Tract 13400 Location of Building 3970 Wilshire Rd. (House Number and Street) Approved by City Engineer Between what cross streets Royal Oak & Valley Gardens Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building Residence Families 1 Rooms 5 2. State how long building has been used for present occupancy 1 yr 3. Use of building AFTER alteration or moving Residence Families 1 Rooms 5 4. Owner D.R. GOLDMAN Phone 57-46259 5. Owner's Address 3970 Wilshire Rd. P.O. Encino 6. Certificated Architect State License No. Phone 7. Licensed Engineer State License No. Phone 8. Contractor WALLACE F. McDONALD Co. State License No. 109870 Phone 972279 9. Contractor's Address 13950 Ventura Blvd. No. 7401 10. VALUATION OF PROPOSED WORK Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon. \$ 300 11. State how many buildings NOW on lot and give use of each. 1 Dwelling (Store, Dwelling, Apartment House, Hotel or other purpose) 12. Size of existing building 32' x 70' Number of stories high 1 Height to highest point 12' 13. Material Exterior Walls masonry Exterior framework masonry (Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work: Enclose area approx. 26' x 10' with screen over existing concrete plate.

NEW CONSTRUCTION

15. Size of Addition 26' x 10' Size of Lot 110' x 176' Number of Stories when complete 1 16. Footing: Width 12" Depth in Ground 12" Width of Wall 18" Size of Floor Joists 17. Size of Studs 4" x 4" Material of Floor concrete Size of Rafter 2' x 8" Type of Roofing Asphalt

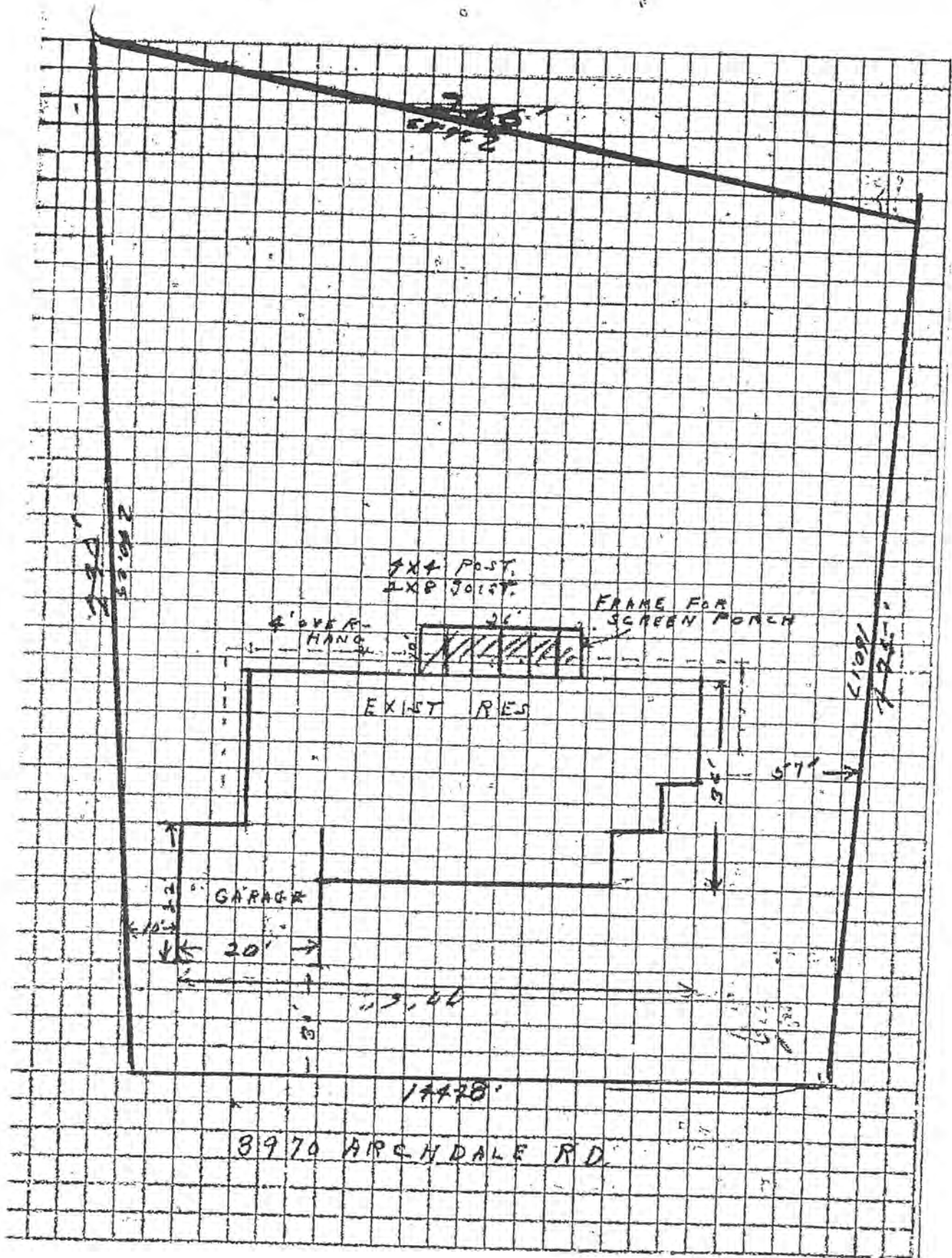
I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Wallace F. McDonald, Inc. (Owner or authorized agent) By Wallace F. McDonald, Pres.

DISTRICT OFFICE

FOR DEPARTMENT USE ONLY PLAN CHECKING Date APR - 7 '52 Receipt No. 8898 Valuation \$ 300 Fee Paid \$ 10 REINFORCED CONCRETE Bibb, Cement Tons of Reinforcing Steel FEES Bldg. Per. 2.10 Cert. of Occupancy Total PERMIT No. VN23869 Plans and Specifications checked Correction Verified Plans, Specifications and Application rechecked and approved. Application checked and approved. Stamp here when Permit is issued APR - 7 '52





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LOCATION IF CUT  
BY  
DATE

E. ON M. B. ON  
BY  
DATE

PARCEL 11-12-23  
**Building Description Blank** BOOK 2786  
LOS ANGELES COUNTY ASSESSOR'S OFFICE PAGE 2780  
ST. NO. 3970 Archdale Rd. 184  
TRACT 13400

LOT NO. 99 BLOCK No.  
EXAMINED BY *Ely + Henderson* DATE 7-27 1953

CLASS	EXTERIOR	HEATING	EXT. FEATURES
Bungalow Single Double Residence California Dwelling Cottage Factory Warehouse Church School Garage Barn Shed Poultry House Store Auto Court Bungalow Court Flat Apartment No. Units Area per: Unit Room Pib. Fixt.	1 1/2 2 3 Story Stucco Shakes, B & B Siding Sheet Steel T & G Wide Siding Knotty Pine Vertical Siding Plaster on Tile Asbestos Siding Brick Veneer Corrugated Iron Flat Galv. Iron Corr. Aluminum Transite Frame: Wood Steel	Fireplace Single Dbl. Insulation Gas Furnace No. Pipes Units Gas Radiators Elec. Heaters Blower Furnace Floor Furnace Wall Heaters Ventilating Sys. Washed Air Refrig. Air H.P.	Steel Sash All Part Cop. Spouts Screens Galv. " Trim-Tile, Plaster Stons, Wood, Brk. Cornice Board wide
			Plaster Sand, Perty Interior Stucco Knotty Pine Ply-Bd. Gypsum Plaster-Board Walls Panelled Paint Paper Unfinished Woodwork, Plain Orn
			BUILT-INS Refrigerator Elec., Gas, Ice Buffet Bookcases Patent Beds Cedar Closets Venetian Blinds
			BUILT 1951
			CLASSIFICATION Cheap M'dium Good Spec'l

Check Sanitas	B	1	2	3	BUILDING VALUE
Living Room					Year 1950
Living-Dining Combination	1				No. Sq. Feet 1969
Bedrooms	3				@ \$ 500
Dressing Rm.	1				Buid. Value 9845
Bathroom	1				Bar't. Value
" No Tub	1				Garage Value
Tile ( ) ( ) Kitchen (FD)	1				Office Value
Bfst. R. or ( )	1				Other Value
Plank ( ) Hwd. Floors					Pool 2185
Hwd. Doors Hwd. Finish					258
P. C. by Date % P.C. Val.					1000 240
					Total Value 12528

RICHARD NEUTRA, ARCHITECT

OWNER'S NAME *Mr. J. M. Baldwin*

V. F. CHECKED	PERMIT NO.	DATE	AMOUNT
COMPT. CHECKED <i>MB</i>	4786	5/3/51	18000 Blue
E. ON M. B. <i>MB</i>	40369	1/20/52	7000 Green
DATE <i>11-29-54</i>	4111	7/1/52	500 Yellow
COMPARED			

Year	Depr.	Spec. Depr.	Depr. Value	Assessed Value	Year	Depr.	Spec. Depr.	Depr. Value	Assessed Value
1954			12528	6200					
57		1.15		7200					

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

B&S Form B-3

JAN. 1967

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

AR-1

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

Form with fields for LEGAL DESOR., LOT, BLK., TRACT, PRESENT USE OF BUILDING, JOB ADDRESS, BETWEEN CROSS STREETS, OWNER'S NAME, OWNER'S ADDRESS, ARCHITECT OR DESIGNER, ENGINEER, CONTRACTOR, SIZE OF EXISTING BLDG., MATERIAL OF CONSTRUCTION, JOB ADDRESS, VALUATION, NEW WORK, NEW USE OF BUILDING, TYPE, GROUP, BLDG. AREA, DWELL. UNITS, P.C. No., S.P.C., G.P.I., B.P., I.F., O.S., C/O, TYPIST.

CASHIER USE ONLY

JAN-17-67 01758 Ck VN = 9221 K - 1 2.00

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.

Signed Leonard J. Head (Owner or Agent)

Table with columns for Name and Date, and rows for Bureau of Engineering, Conservation, Plumbing, Planning, Fire, Traffic.

JAN 1967

**3 APPLICATION TO ALTER - REPAIR - DEMOLISH** ESS Form D-3  
**AND FOR CERTIFICATE OF OCCUPANCY** RA-1 E  
 CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR. LOT 99 BLK. TRACT 13400				DIST. MAP 7329
2. PRESENT USE OF BUILDING (01) Dwell & att. <del>Support</del> NEW USE OF BUILDING 01 Same				ZONE R-E-15-1-H
3. JOB ADDRESS 3970 Archdale Rd. E.				FIRE DIST. MirD
4. BETWEEN CROSS STREETS Royal Oaks Rd. AND Malley Meadow Rd.				INSIDE COR. LOT KEY REV. COR.
5. OWNER'S NAME Jerome Gould 788-1446 PHONE				LOT SIZE Irreg. over
6. OWNER'S ADDRESS #3 P.O. BOX ZIP				
7. ARCHITECT OR DESIGNER STATE LICENSE NO. PHONE				REAR ALLEY
8. ENGINEER STATE LICENSE NO. PHONE				SIDE ALLEY
9. CONTRACTOR Leonard J. Head & Son Bl 235-276 STATE LICENSE NO. PHONE				BLDG. LINE
10. SIZE OF EXISTING BLDG. 57'6x45 STORIES 1 HEIGHT 12' NO. OF EXISTING BUILDINGS ON LOT AND USE 1-Dwell & att.gar.				AFFIDAVITS PUE over
11. MATERIAL OF CONSTRUCTION EXT. WALLS stucco ROOF compo. FLOOR conc.				
12. JOB ADDRESS 3970 Archdale Rd. E.				DISTRICT OFFICE VN
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 16,600				GRADING yes
14. NEW WORK: (Describe) add fam. rm., bedrm., 2 baths, & gar. convert exist. gar. to 2 bedrms, enlarge studio & master bath add pantry to kit. (interior)				CRIT. SOIL yes
NEW USE OF BUILDING Same				HIGHWAY DED.
TYPE GROUP R-1 SPRINKLERS REQ'D SPECIFIED TOTAL				FLOOD BONS.
ELD.G. AREA 36x37.6				PLANS CHECKED
DWELL UNITS 1 GUEST ROOMS 2 SPACES REQ'D PROVIDED 2 2				BLDG. APPROVED
P.C. No. CONT. INSP. APPLICATION APPROVED				FILED WITH
P.C. 41.60 S.P.C. G.P.I. no. RB B.P. 64.00 W.F. O.S. G/O				INSPECTOR
				TYPIST smc

CASHIER ONLY  
 JAN 16 67  
 JAN 20 67  
 01623 Ck VN: 9176 L=2  
 01624 Ck VN: 9176 L=2  
 41.60  
 24.80

**STATEMENT OF RESPONSIBILITY**

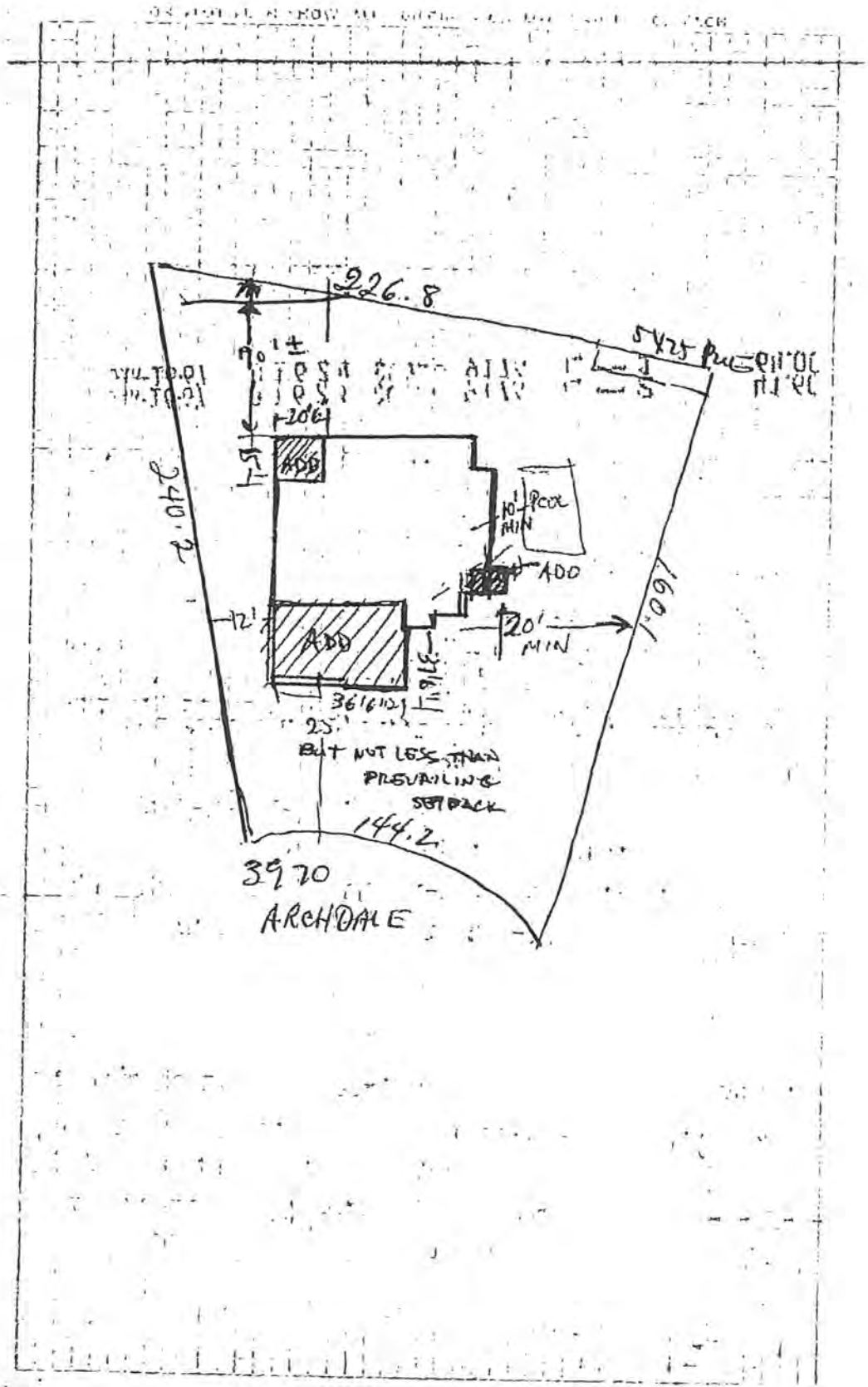
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.  
 "This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

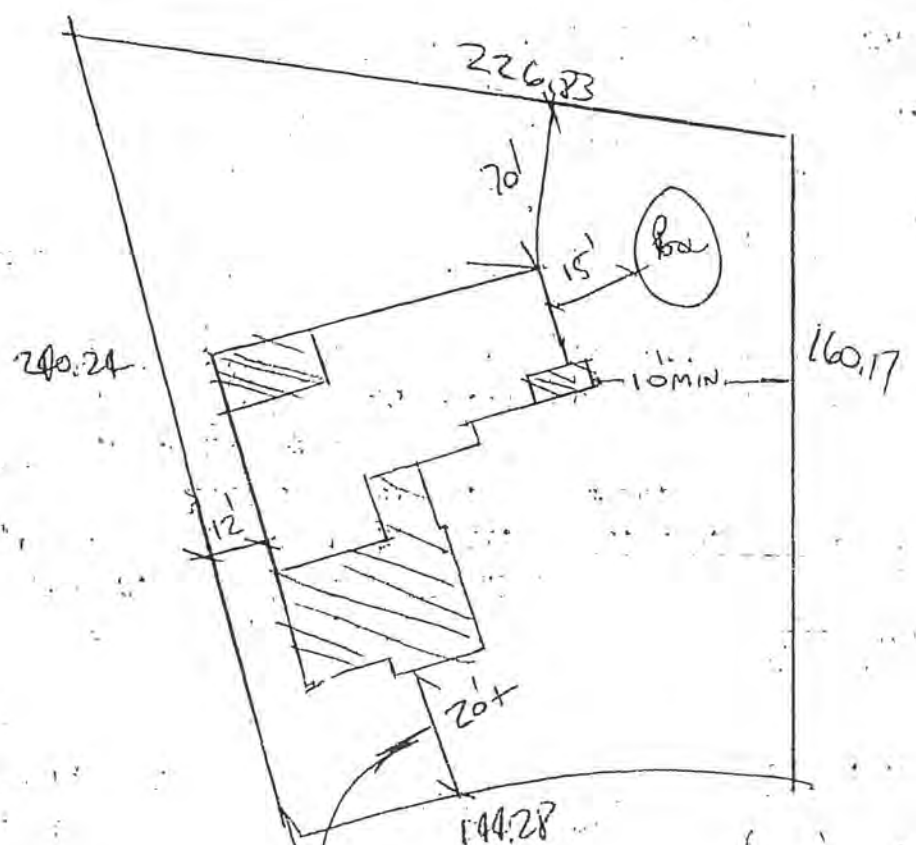
Signed Jerome Gould (Owner or Agent)

	Name	Date
Bureau of Engineering		
Conservation		
Plumbing	<i>Hartman</i>	
Planning		
Fire		
Traffic		

LOT 99 TRACT 13400

967





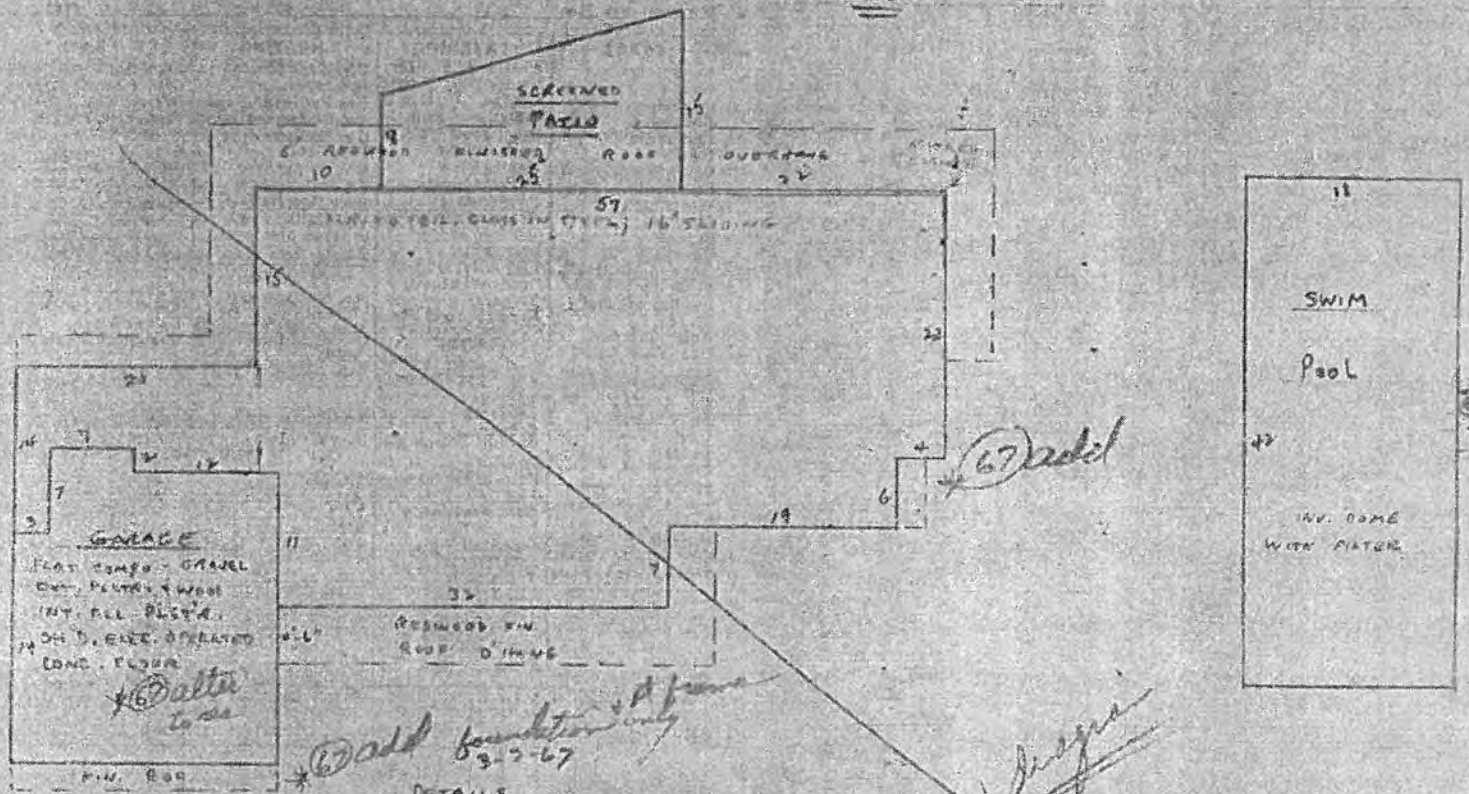
ST.  
CHANGE OF PLOT PLAN  
REDUCED FRONT YARD  
Hillside



FENCE 6' GALV. PICKET  
 200 L.F. @ \$1.20 = \$240

PATIO  
 BRICK + STEEL PLANK  
 ALL EXTERIOR WALLS + FCG  
 CONCR. FLD.  
 $25 \times \frac{8+15}{2} = 287.5$   
 @ .90  
\$258

POOL #1660  
 HEATER 300  
 LADDER 75  
 DIV. BOARD 75  
 MATERIALS 75  
\$2185



\*Add foundation & frame  
 3-7-67  
 DETAILS

*See New Design*

S.A.  
 8 x 12 = 57  
 7 x 12 = 182  
 12 x 20 = 288  
 527 @  
 @ 1.60  
\$790  
 450 AREA  
 3 x 12 = 42  
 7 x 7 = 49  
 10 x 4 = 90  
 2 x 20 = 48  
 12 x 75 = 1120  
 18 x 18 = 532  
 4 x 12 = 88

CEILING: ALL 4" STRIP REDWOOD T & G  
 LIGHTING: FLUSH & SPOT  
 FLOORS: CORK OVER CONCR.  
 LIVING R.M. 4 FT. OF 1 BEDROOM:  
 BIRCH VENEER WALLS  
 CABINETS - ALL DUCK EYE VERTICAL  
 GRAIN - INCL. DESK + BOOKCASES  
 IN ALL 3 BEDROOMS; 6" x 6" STEEL  
 BEAMS  
 SOME ADJUSTABLE GLASS-LOUVERED  
 WINDOWS  
 MANY LARGE GLASS WINDOWS  
 RICHARD NEUTRA, ARCHITECT.

1969 @





1970

801 SITUS ADDRESS  
 3970 Avenida Rd Encino 927  
 3990 Avenida Rd Encino 927  
 LEGAL DESCRIPTION  
 JV 13400  
 Lot 79

**BC36614**  
 PROPERTY DATA RECORD  
 (Residential)  
 L.A. COUNTY ASSESSOR

**B540169**  
 PERMIT NUMBER  
 LA 46005  
 EFF. ROLE 70  
 REG. MB. PG. PCL. 2986 1849  
 DECREASE: LAND  IMP   
 TOTAL ALL SUBPARTS  
 TOTAL IMP. VAL. 48340  
 ASSESSEE NAME:  
 TXN CODES

PERMIT NAME: *Boards* PERMIT DATE: *6/7/72* PERMIT INFORMATION: *Wall cabinets*  
 UNITS: 488 SQ. FT.: 3800 CU. YDS.: RT'G: 2

**BUILDING DATA LINE 142**

SUB PT.	YR CHG	DESIGN TYPE	QUALITY CLASS-SHAPE	YR BLT	EFF YR	DEPR TABLE	NO. OF UNITS	RES. ONLY BR.	BATH	SQ. FT. MAIN IMP	COST FACTOR	RCN MAIN	RCN OTHER	RCN TOTAL	GOOD	ADD DEPR. TYPE	RCLD THIS SUB PT.
101	70																48340

TYPE	ROOF TYPE	ENTRY	FIREPLACE	PLUMBING FIXTURES	ROOMS	L	1	2	3	4	OTHER IMPROVEMENTS	QUALITY IF EXCEPTIONAL
011 SGL. RES.	071 GABLE	101 INDIVIDUAL	151 SINGLE	191 TUB	221 ENTRY						251 GARAGE ATT.	301 EXT. TRIM
012 APR.	072 HIP	102 CENTER HALL	152 DOUBLE	192 STALL	222 LIVING ROOM						252 GARAGE DET.	302 CABINETRY
013	073 FLAT	INTERIOR	153 FACING	193 LAVATORY	223 LIVING-DIN.						253 GARAGE SUB.	303 STORAGE
014 MISC.	074	111 PLASTER	154	194 WTR. CLOSET	224 DINING						254 GARAGE SEMI SUB	304 ELECTRICAL
ARCHITECTURE	075 HI-PITCH	112 DRY WALL	KITCHEN CABINETS (TYPICAL L/F)	195 KITCH. SINK	225 FAMILY						255 CARPORT	305 PLUMBING
021 CONV'TL	076 LO-PITCH	113		196 DISHWASH.	226 DEN						256 POOL	306 GEN. FINISH
022	077 O'HANG	FLOORS	161 PAINT	197 WATER HTR.	227 BEDROOMS						257 COVERED PATIO	307 FUNC. PLAN
030 STORIES	078 FIN. "	121 PLYWOOD	162 VENEER	198 UTILITY	228 DRESSING						258 GUEST HOUSE	310 SPCL. FEAT.
FOUNDATION	ROOF COVER	122 CONCRETE	164	199 WET BAR	229 BATHS						259	UNITS BREAKDOWN
041 RAISED	081 SHGL. WD.	123 HARDWOOD	165 TILE COUNT.	200	230 BATHS 3/4						271 BACHELOR	321 FOUNDATION
042 SLAB	082 " COMPO.	124 VINYL	166 FORM. CTR.	201 TOTAL	231 BATHS 1/2						272 SINGLE	322 FLOOR
043 UP-HILL	083 SHAKE	125	167	BATH FEATURES	232 KITCHEN						273 1 BR. 1 BA.	323 FRAME-ROOF
044 OFF-HILL	084 TILE	HEAT & AIR COND.	BUILT-INS	210 PULLMANS	233 BREAKFAST						274 2 BR. 1 BA.	324 PLASTER
045	085 GRAVEL	131 FORC. AIR	171 HOOD-FAN	211 " AVE. L/F	234 UTILITY						275 2 BR. 2 BA.	325 CABINETS
FRAME	086 COMPO.	132 PERIM.	172 R & O.	212 PAINT CAB.	235 LOBBY						276 3 BR. 2 BA.	326 TRIM
051 WOOD	087	133 FLR WALL	173 DISHWASH.	213 VENEER CAB.	236						277 3 BR. 2 BA.	TRANSACTION, 022
052 METAL	EXTERIOR	135 RADIANT	174 INT. COM.	214	237						278 " BR. 2 BA.	N.A.V.
053 MASONRY	091 STUCCO	136 GRAVITY	175	215 COUNTER. TILE	238						279 TOTAL UNITS	NOT YET CUT MERGE
054	092 SIDING	137	ELEVATOR	216 " FORM. PL. MBL	239						280 NO. STUDIO	
TRIM	093	138 REFRIG.	181 HYDRAULIC	APPRaiser	ASSMT CLK	INT. VIEW	NO INT. VW.	DIAG	CLERK	K.P.	291 # /UNIT	
061 WOOD	VENEER:	139 HEAT PUMP	182 ELECTRIC	<i>FR</i>			<i>7000.85</i>				292 RCLD/UN.	
062 BRICK	095 L/F	140 THRU-WALL	183 FLD. STOPS	<i>REVIEWED</i>							293 RCLD/ #	
063 STONE	SLIDING DOORS	141 TONS	184 CAP. (100%)									021 REINDEX
064	096 L/F	142 EVAP. C.	185									001 DELETE

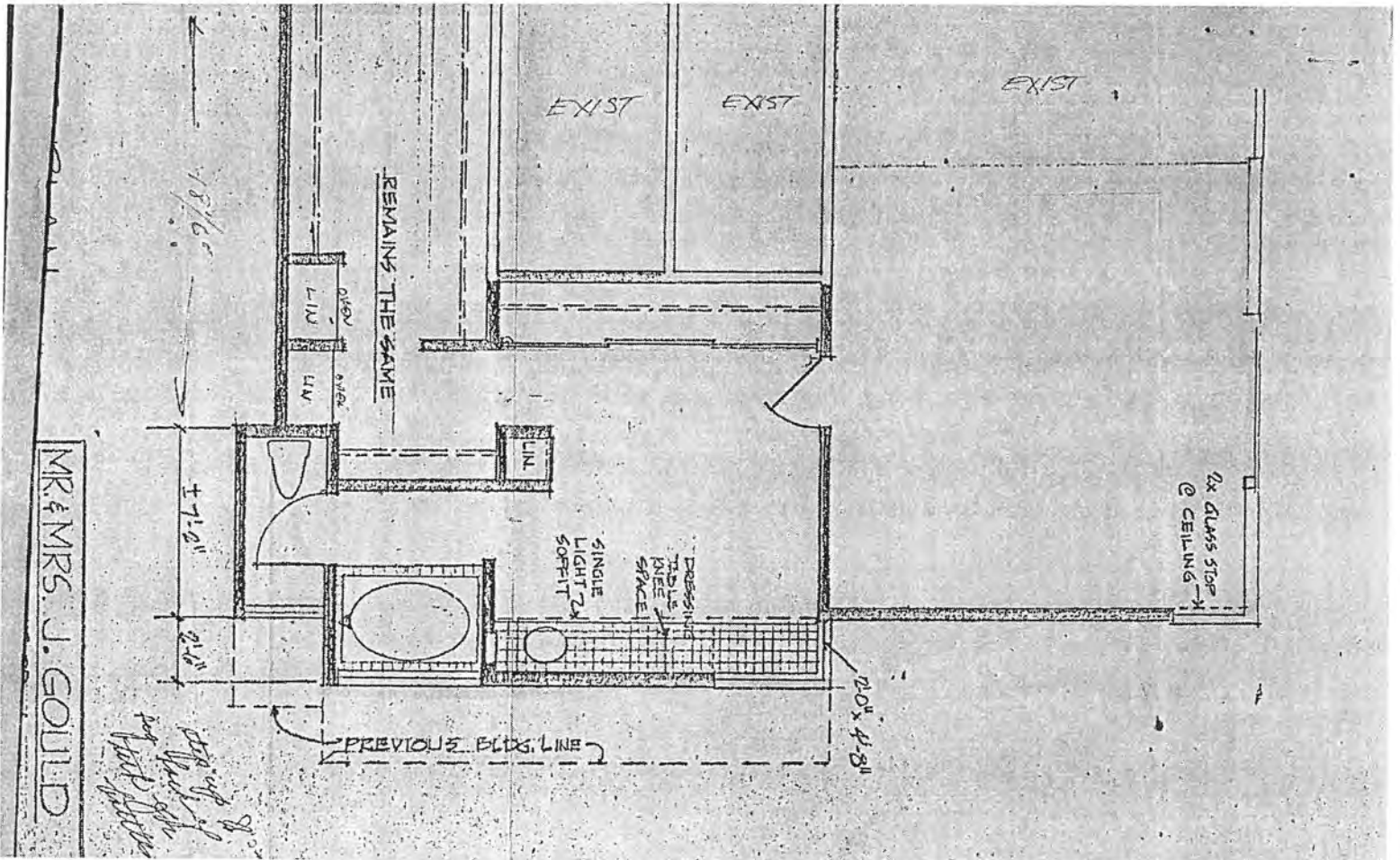
10/20/72-1/28

0.5 0.0 24

60467, undated  
APPROX 1970

Removed 200 #  
Added 400 #

200 #  
TOTAL  
ADDED



60467, undated

**A550648** 1975 23

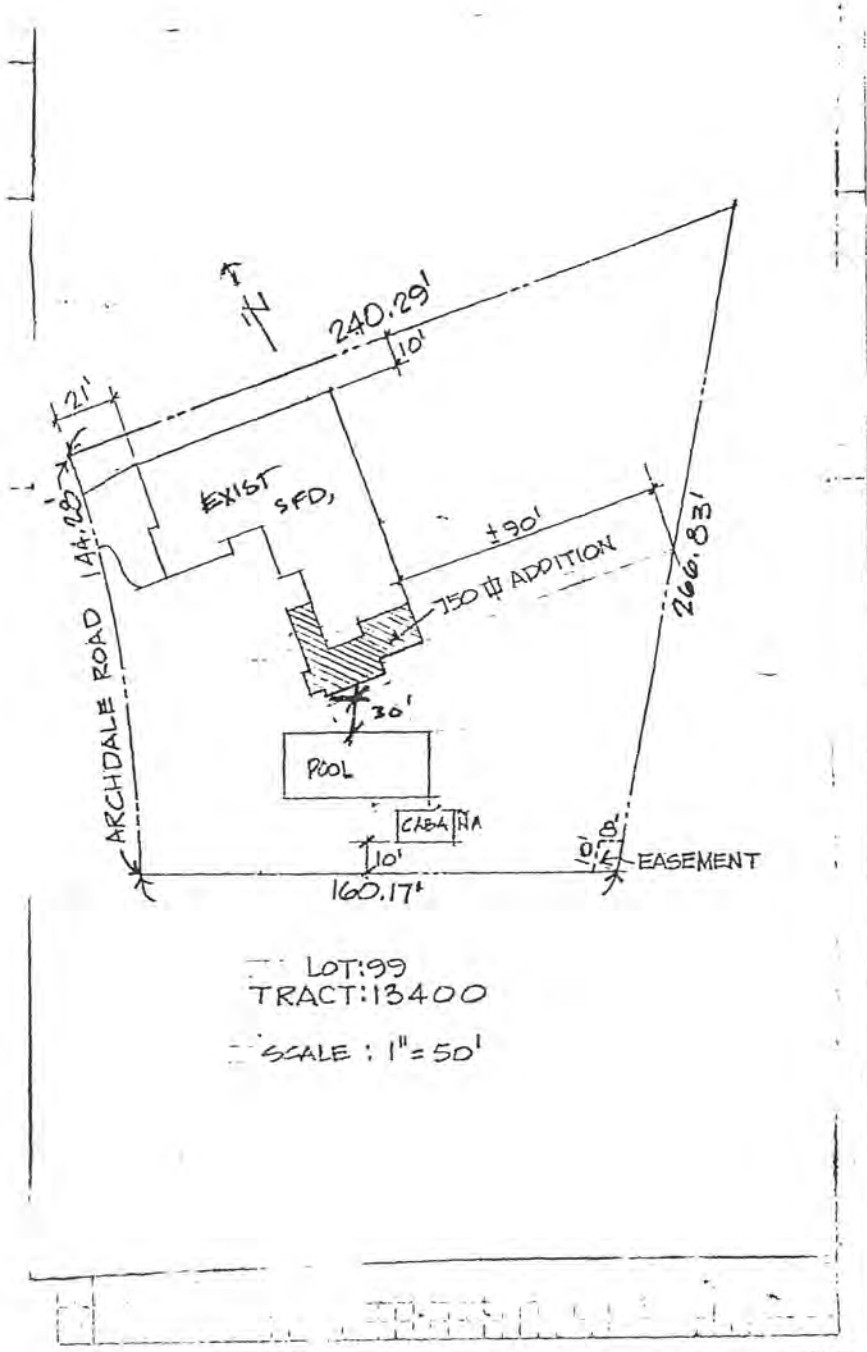
SITUS ADDRESS 3970 ARCHDALE RD ENCINO CALIF		801 PERMIT ADDRESS	PROPERTY DATA RECORD (Residential)	PERMIT NUMBER	EFF. ROLL 1974	REG. MB. PG. PCL. 02 2286 18 17												
LEGAL DESCRIPTION TRACT # 13403 LOT 99		302 ZONING LARE 15-1-H#			USE CODE 0101	CL. CODE 02179												
PERMIT NAME		PERMIT DATE	PERMIT INFORMATION	UNITS	SQ. FT. CU. YDS.	PERMIT AMOUNT												
BUILDING DATA LINE 142		73 05 18 ASSESSEE NAME: GOULD, JEROME AND RUTH			120													
SUB. PT.		YR CHG	DESIGN TYP	QUALITY CLASS/SHAPE	YR BLY	EFF YR	DEPR TABLE	NO. OF UNITS	RES ONLY	BATH	SQ. FT. MAIN IMP	COST FACTOR	RCN MAIN	RCN OTHER	RCN TOTAL	%GOOD	ADD DEPR. TYPE	RCN THIS SUB PT.
01-01	71	0133	0850	51 56	UR60	1 6 4	3534	1490	52660	8660	61320	86	117	118	119	52740		
101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119

BUILDING DATA										PROPERTY DATA										LAND DATA																																							
<b>ROOF PITCH</b> Low 223 <input checked="" type="checkbox"/> <b>ONE</b> Medium 224 <input type="checkbox"/> High 225 <input type="checkbox"/>										<b>ROOMS</b> Entry 245 <input checked="" type="checkbox"/> Living 246 <input checked="" type="checkbox"/> Dining 247 <input checked="" type="checkbox"/> Family 248 <input checked="" type="checkbox"/> Den/Library 249 <input checked="" type="checkbox"/> Dressing 250 <input checked="" type="checkbox"/> Bedroom 251 <input checked="" type="checkbox"/> Bath 252 <input checked="" type="checkbox"/> 1/2 Bath 253 <input checked="" type="checkbox"/> 1/3 Bath 254 <input checked="" type="checkbox"/> Kitchen 255 <input checked="" type="checkbox"/> Breakfast 256 <input checked="" type="checkbox"/> Utility 257 <input checked="" type="checkbox"/> Other 258 <input type="checkbox"/>										<b>DESIGN</b> 0301 01/01 <b>ARCHITECT</b> 302 <input checked="" type="checkbox"/> Conventional 303 <input type="checkbox"/> Modern 304 <input checked="" type="checkbox"/> Rustic 305 <input type="checkbox"/> Spanish 306 <input type="checkbox"/> English 307 <input type="checkbox"/> French 308 <input type="checkbox"/> Colonial 309 <input type="checkbox"/> Contemporary 310 <input type="checkbox"/>										<b>LOT DATA</b> Width 401 <input type="checkbox"/> Depth 402 <input type="checkbox"/> Actual Sq Ft 403 <input type="checkbox"/> Usable 404 <input type="checkbox"/> #Hill Add 405 <input type="checkbox"/> #Sites 406 <input type="checkbox"/> #Acres 407 <input type="checkbox"/> 408 <input type="checkbox"/>										<b>LOT FACTORS</b> 700 <input type="checkbox"/> Nonconforming 701 <input type="checkbox"/> Excess Traffic 702 <input type="checkbox"/> Frvy Proximity 703 <input type="checkbox"/> Flight Path 704 <input type="checkbox"/> Fire Hazard 705 <input type="checkbox"/> Soil Instability 706 <input type="checkbox"/> Water Front 707 <input type="checkbox"/> Golf Front 708 <input type="checkbox"/> Dock Rights 709 <input type="checkbox"/> Horses 710 <input type="checkbox"/> RPD 711 <input type="checkbox"/> Condominium 712 <input type="checkbox"/> Mineral Rights 713 <input type="checkbox"/> 714 <input type="checkbox"/> 715 <input type="checkbox"/> 716 <input type="checkbox"/> 717 <input type="checkbox"/>										<b>HILLSIDE</b> 801 <input type="checkbox"/> Below 802 <input type="checkbox"/> Grade Even 803 <input type="checkbox"/> Above 804 <input type="checkbox"/> <15% 805 <input type="checkbox"/> Slope 15%-30% 806 <input type="checkbox"/> >30% 807 <input type="checkbox"/> ENGR PAD 807 <input type="checkbox"/> VIEW 808 <input type="checkbox"/> <90° 809 <input type="checkbox"/> Degree 90°-180° 810 <input type="checkbox"/> >180° 811 <input type="checkbox"/> Canyon 812 <input type="checkbox"/> Type City 813 <input type="checkbox"/> Lake/Ocean 814 <input type="checkbox"/>									
<b>INTERIOR</b> Plaster 226 <input type="checkbox"/> Drywall 227 <input type="checkbox"/> Other 228 <input type="checkbox"/>										<b>PROP RATING</b> 311 <input checked="" type="checkbox"/> Architectural 312 <input type="checkbox"/> 313 <input type="checkbox"/> 314 <input type="checkbox"/> 315 <input type="checkbox"/> 316 <input type="checkbox"/> 317 <input type="checkbox"/> 318 <input type="checkbox"/> 319 <input type="checkbox"/> 320 <input type="checkbox"/> 321 <input type="checkbox"/> 322 <input type="checkbox"/> 323 <input type="checkbox"/>										<b>LAND DEVELOP</b> 601 <input checked="" type="checkbox"/> Curb/Gtrs 602 <input type="checkbox"/> Sidewalk 603 <input type="checkbox"/> Paved St 604 <input type="checkbox"/> Non Thru 605 <input type="checkbox"/> St Lights 606 <input type="checkbox"/> Sewers 607 <input type="checkbox"/> Udg Utilities 608 <input type="checkbox"/> Adequate Drainage 609 <input type="checkbox"/> St Frontage 610 <input type="checkbox"/> Access Problem 611 <input type="checkbox"/> Trees 612 <input type="checkbox"/>										<b>FUNCTION</b> 1 REAPPR <input type="checkbox"/> 2 MAINT <input type="checkbox"/> 3 CUT <input type="checkbox"/> 4 REGRESS <input checked="" type="checkbox"/> 5 OTHER <input type="checkbox"/>										<b>FIELD PICKUP</b> MAJOR <input type="checkbox"/> MINOR <input type="checkbox"/> SEE OVER <input checked="" type="checkbox"/>										<b>PERMIT STATUS</b> 022 CLOSED 2 <input type="checkbox"/> MERGE 3 <input type="checkbox"/> PC 4 <input type="checkbox"/> NOT VISIT 5 <input type="checkbox"/> NAV 6 <input type="checkbox"/>									
<b>EXTERIOR</b> Stucco 207 <input type="checkbox"/> Siding 208 <input type="checkbox"/> Other 209 <input type="checkbox"/>										<b>OTHER IMPS</b> Garage 259 <input type="checkbox"/> Carport 260 <input type="checkbox"/> Cabana 261 <input type="checkbox"/> Guest Qtrs 262 <input type="checkbox"/> Play/Rmps 263 <input type="checkbox"/> Cov Patio 264 <input type="checkbox"/> Fenced Yard 265 <input type="checkbox"/> Other 266 <input type="checkbox"/>										<b>ASSESSMENT CLERK</b> NAME ID NO HRS DATE EVANS 750121										<b>APPRAISER</b> NAME ID NO HRS INTWV NO INTWV																													
<b>TRIM</b> 210 <input checked="" type="checkbox"/> Plywood 230 <input type="checkbox"/> Hardwood 231 <input type="checkbox"/> Other 232 <input type="checkbox"/>										<b>HEAT/COOL</b> Evap 233 <input type="checkbox"/> Flr/Wall 234 <input type="checkbox"/> Ctl Heat 235 <input type="checkbox"/> Ctl Ht/Cool 236 <input type="checkbox"/> Other 237 <input type="checkbox"/>										<b>FIN O'H</b> 222 <input type="checkbox"/>										<b>ASSESSMENT CLERK</b> NAME ID NO HRS DATE EVANS 750121																													
<b>ROOF TYPE</b> 211 <input checked="" type="checkbox"/> Gable 212 <input type="checkbox"/> Hip 213 <input type="checkbox"/> Flat 214 <input type="checkbox"/>										<b>BUILT-INS</b> None <input checked="" type="checkbox"/> R & O 239 <input type="checkbox"/> Dishwasher 240 <input type="checkbox"/> Refrigerator 241 <input type="checkbox"/> Wet Bar 242 <input type="checkbox"/> Intercom 243 <input type="checkbox"/> Other 244 <input type="checkbox"/>										<b>BLDG CHGES</b> Kit Modern 268 <input type="checkbox"/> Remodel 269 <input type="checkbox"/> Addition 270 <input type="checkbox"/> Pool 271 <input type="checkbox"/>										<b>ASSESSMENT CLERK</b> NAME ID NO HRS DATE EVANS 750121																													
<b>ROOF COVER</b> 215 <input checked="" type="checkbox"/> Wd Shgl 216 <input type="checkbox"/> Rll Comp 217 <input type="checkbox"/> Grvl/Rck 218 <input type="checkbox"/> Other 219 <input type="checkbox"/>										<b># FIREPLACE</b> 238 <input type="checkbox"/>										<b>ASSESSMENT CLERK</b> NAME ID NO HRS DATE EVANS 750121																																							

0 2 0 0 0 5 0 0 1 2 9

Sewer in the street  
V.N. Barbara

Letter 11-1-82



INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

Form with fields for LEGAL DESCR., PRESENT USE OF BUILDING, JOB ADDRESS, ENGINEER, ARCHITECT, CONTRACTOR, VALUATION, NEW WORK, etc.

DECLARATIONS AND CERTIFICATIONS

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

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

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

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

CONSTRUCTION LENDING AGENCY I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 9007, Civ. C.).

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



COUNTY OF LOS ANGELES • OFFICE OF ASSESSOR  
PROPERTY OWNER'S STATEMENT ON NEW CONSTRUCTION

RUN NO.	REGION	CLUSTER	ASSESSOR'S IDENTIFICATION NUMBER		
			MAPBOOK	PAGE	PARCEL
31	02	02179	2286	018	01723

PERMIT DATE	PERMIT NO.
MARCH 31, 1983	LA 61053

GOULD, JEROME  
3970 ARCHDALE RD  
ENCINO CA

91316

Correct above address, if necessary.

PERMIT INFORMATION

ADD TO  
EXTEND BEDROOM DRESSING ROOM  
BATH AND CLOSET

MAIL & CORN OF JUNE 28 1983

Our records indicate a building permit was issued for new construction on your property. Section 441(d) of the Revenue and Taxation Code reads in part:

"At any time, as required by the assessor for assessment purposes, every person shall make available for examination information or records regarding his property."

In accordance with the above, complete this form and return it to the Office of Assessor before the date shown below. Include any additional information which you believe to be important in evaluating the new construction.

For assistance, call: (between 2:00 and 5:00 p.m.)  
(ON TUESDAY OR THURSDAY)  
(213)709-2500

Complete and return this form to Assessor by:  
MONDAY, AUGUST 22, 1983

Please check appropriate boxes. In Remarks section on reverse, describe new construction and materials used.

1. STRUCTURAL CHANGES

- NEW STRUCTURE
  - ADDITION
  - ALTERATION
  - POOL OR SPA
  - OTHER: \_\_\_\_\_
- TOTAL SQ FT OF NEW STRUCTURE OR ADDITION  
(See Sec. 5 for computations.) SQ FT \_\_\_\_\_
- DATE COMPLETED (estimate if not yet complete.) \_\_\_\_\_
- TOTAL COST OF WORK \$ 60,000

2. HEATING/AIR CONDITIONING

- N R (N=New Unit, R=Replacement Unit)
- CENTRAL HEATING
  - CENTRAL AIR CONDITIONING
  - SOLAR SPACE HEATING
  - SOLAR COOLING
  - FLOOR OR GRAVITY FURNACE
  - FIREPLACE
  - OTHER: \_\_\_\_\_

3. PLUMBING-CABINETS-APPLIANCES

- N R (N=New Unit, R=Replacement Unit)
- TOILET
  - BATHTUB
  - STALL SHOWER
  - SINK
  - DISHWASHER
  - CABINETS
  - RANGE AND OVEN
  - SOLAR WATER HEATING SYSTEM
  - OTHER: \_\_\_\_\_

4. POOL, SPA OR HOT TUB

		<input type="checkbox"/> POOL	<input type="checkbox"/> Attached SPA	<input type="checkbox"/> Self-Contained SPA	<input type="checkbox"/> HOT TUB
SIZE					
TYPE	Gunite				
	Plastic Lined				
	Fiberglass				
HEAT	Gas				
	Solar				
ACCESSORIES					
ITEM	Diving Board				
	Slide				
	Hydro-Sweep Cleaner				
FENCE/WALL		Height:	Linear Feet:	Material:	
DECK		Size:	Material:		
		Size:	Material:		

JULY 1983

### 5. DIAGRAM OF NEW CONSTRUCTION

Diagram the new construction and show its exterior dimensions and location in relation to other buildings on the lot.


AREA COMPUTATION OF NEW CONSTRUCTION		
X	=	
X	=	
X	=	
X	=	
X	=	
TOTAL SQ FT		<u>700</u>

STREET

### REMARKS

The Assessor's Office may audit this statement for completeness and accuracy and may contact you for additional information as required.

I declare under penalty of perjury that this statement, including any accompanying schedules and financial statements, is true, correct, and complete to the best of my knowledge and belief.

SIGNATURE OF OWNER OR AGENT 	(CHECK BOX IF OWNER-BUILDER) <input type="checkbox"/>	DATE July 27 83	TITLE (if agent)	PHONE (8 AM-5 PM) 879 1990
STREET ADDRESS 3970 Archdale Rd	CITY Encino	STATE Cal	ZIP CODE 91613	

RETURN COMPLETED STATEMENT TO ►

COUNTY OF LOS ANGELES • OFFICE OF ASSESSOR  
ROOM 290, 500 WEST TEMPLE STREET, LOS ANGELES CALIFORNIA 90012







APRIL 1983

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 99	BLOCK	TRACT 13400	COUNCIL DISTRICT NO. 11	DIS. MAP 1415
2. PRESENT USE OF BUILDING	01 Dwlg. & att. gar.		NEW USE OF BUILDING	same	
3. JOB ADDRESS	3970 Archdale Road				CENSUS TRACT 162-141
4. BETWEEN CROSS STREETS	Royal Oaks		AND Valley Meadow	LOT TYPE Int	ZONE RE 15-1-H
5. OWNER'S NAME	Jerome Gould				FIRE DIST. MFD
6. OWNER'S ADDRESS	same as #3				LOT SIZE Irreg.
7. ENGINEER	E.B. Graves	BUS. LIC. NO. 2742	ACTIVE STATE LIC. NO.	PHONE	ALLEY
8. ARCHITECT OR DESIGNER	J.T. Weeks	BUS. LIC. NO. 6626	ACTIVE STATE LIC. NO. 344-1072	PHONE	BLDG. LINE Hillside
9. ARCHITECT OR ENGINEER'S ADDRESS	same as #3				AFFIDAVITS
10. CONTRACTOR	William Clinton	BUS. LIC. NO. B 346989	ACTIVE STATE LIC. NO. 789-9085	PHONE	
11. SIZE OF EXISTING BLDG.	WIDTH	LENGTH	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE
					2 Dwlg & Cabana
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR		
13. JOB ADDRESS	3970 Archdale Road				STREET GUIDE
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 2,000 P.C. 300 B.P.				DISTRICT OFFICE VN D-11
15. NEW WORK (Describe)	Enlarge bedroom 2'6"X16' decrease bath/dressing room 3X22				SEISMIC STUDY ZONE
NEW USE OF BUILDING	Dwlg. & att. gar.		SIZE OF ADDITION	STORIES	HEIGHT
	above				
TYPE V	GROUP OCCR	FLOOR AREA	PLANS CHECKED	ZONED BY Rasselhrini	
DWELL UNITS nc	MAX OCC.	TOTAL	APPLICATION APPROVED	FILE WITH VN/83610/51	
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY	INSPECTOR	
P.C. 16.96	S.P.I. No FRB	CONT INSP	B & S-3 (R1.83)		
S.P.C.	P.M.		CASHIERS USE ONLY		
BP 7.77	EI .50	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee, or 2. Within one year from date of expiration or extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	C 16.96 B-PC		
IF	D.S.S. 7.00		C 7.77 B-CI		
DIS	S.O.S.S.		C .60 E.I.		
DIST. OFFICE	D/O	SPRINKLERS REQ'D SPEC.	C 1.00 OSS		
VN P.C. NO.		ENERGY ENV	53109 0281		
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED			Q 441 104/06/83	26.83 CHTD	

DECLARATIONS AND CERTIFICATIONS

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.  
Date 4-6-83 Lic. Class B-1 Lic. Number 346989 Contractor William Clinton (Signature)

OWNER-BUILDER DECLARATION  
17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).  
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)  
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)  
 I am exempt under Sec. B. & P. C. for this reason:  
Date \_\_\_\_\_ Owner's Signature \_\_\_\_\_

WORKERS' COMPENSATION DECLARATION  
18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).  
Policy No. 521844-83 Insurance Company STATE FUND  
 Certified copy is hereby furnished.  
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.  
Date 4-6-83 Applicant's Signature William Clinton  
Applicant's Mailing Address \_\_\_\_\_

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE  
19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.  
Date \_\_\_\_\_ Applicant's Signature \_\_\_\_\_

CONSTRUCTION LENDING AGENCY  
20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).  
Lender's Name \_\_\_\_\_ Lender's Address \_\_\_\_\_

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.  
I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof makes 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. 91.0522 LAMC)  
Signed William Clinton (Signature) 4-6-83 (Date)  
Position (Signature) Date

1998

SB08

**PROPERTY DATA RECORD**  
 COUNTY OF LOS ANGELES  
 OFFICE OF ASSESSOR  
 Roll Year **1999**

ACTIVITY:  
 Permit  
 Situs Address  
 CONEX  
 Codes

Base Year  
 Transfer  
 New Construction  
 Building Data Line  
 Land Data Line

**CODES**

Zone Designator	Use Code	Imp. ment	Right
LARE15-1-H*	0101		

**ASSESSOR'S ID NUMBER**

Region	Cluster	Map Book	Page	Parcel	CD
02	02179	2286	18	174	

Re-Indexed Parcel

**SITUS ADDRESS** RUN DATE: 98 09 15

50 3970 ARCHDALE RD  
 LOS ANGELES CA 91436-0000

FO Code House Number Fraction Direction Street Name  
 Unit City Zip Code

ASSEESSEE NAME KIRSHENBAUM, WILLIAM B AND LISA  
 LEGAL DESCRIPTION TRACT # 13400 LOT 99

**PERMIT**

Permit Address: 3970 N ARCHDALE ROAD, LOS ANGELES  
 Issuing Office: LA VN

Permit Information: REMODEL RESIDENCE.

Permit Name: KIRSHENBAUM, WILLIAM B AN Telephone: 8189811956

Permit Number: LAVN37483

Permit Date	Class	Type	Units	Square Feet / Cubic Yards	Permit Value
980630				0000000000	100000

**BASE YEAR VALUE**

Sub-Bill	Valuation Date	Land Value	RC	Base Year	Improvement Value	RC	Base Year
			T	98		T	98

**TRANSFER VALUE**

Cor. Key	Sub-Bill	Recording/Valuation Date	Land Value	RC	Base Year	Improvement Value	RC	Base Year	T.C. Orig.
----------	----------	--------------------------	------------	----	-----------	-------------------	----	-----------	------------

**NEW CONSTRUCTION (ADDED) VALUE**

Cor. Key	Sub-Bill	PC #	NCI	NCC Data	Land (Added) Value	RC	PC	I/D	Imp. (Added) Value	RC	Base Year	PC	I/D	T.C. Orig.	Perm. Status
----------	----------	------	-----	----------	--------------------	----	----	-----	--------------------	----	-----------	----	-----	------------	--------------

**CURRENT ASSESSED VALUE PC**

LAND	416262
IMP	404838
<b>TOTAL</b>	<b>821100</b>

CONEX Cor. Key

Recording Date	Exclusion Date	Occupancy Date	Prior Exclusion Date
----------------	----------------	----------------	----------------------

**BUILDING DATA LINE**

Cor. Key	Sub Part	C Year Change (RCN Other)	D Design Type	E Quality Class /Shape	F Year Built	G Effective Year	H Depr. Table	I # of Units	J # of Bedroom	K # of Baths	L Square Feet Main	N Cost Factor	O RCN Main	M RCN Other	P % Good	R Depr. Type	S Depr. Good	T RCLD this Sub Part
U	0101	76	0133	D85D	51	56	UJ80	1	6	5	4234			13600				
	0101	1999	0131			1980		5						35040				

**LAND DATA LINE**

Cor. Key	C Width	D Depth	Actual Sq. FL	Y Usable Sq. FL	Z Acres	E Corner	H Sewer	J X-Traf	K Fwy.	L Flight	P Golf	S Horse	View Water	X City	G Code Split
	0171	0200	034195	015000	000	N	Y	N	N	N	N	N	N	N	N

Appraiser	Name: JEWEL	Date: 19981229	Interior Viewed?	<input checked="" type="checkbox"/> Yes
Supv. Apr.	KSM	19990112	NCS Received?	<input type="checkbox"/> Yes
Principal				<input checked="" type="checkbox"/> No
Chief			Batch Number:	8569917
Director				
Asst. Assessor				
Entered by				
Verified by	TS	19990129		

1720

1998

SB-08

**PROPERTY DATA RECORD**  
 COUNTY OF LOS ANGELES  
 OFFICE OF ASSESSOR  
 Roll Year 2002

ACTIVITY:  
 Permit  
 New Construction  
 Building Data Line  
 Land Data Line

SITUS ADDRESS RUN DATE: 01 06 01

50 3970 ARCHDALE RD  
LOS ANGELES CA  
 Zip Code 91436-0000

ASSESSEE NAME  
KIRSHENBAUM, WILLIAM AND LISA TRS  
 LEGAL DESCRIPTION  
TRACT # 13400 LOT 99

Sub-Bill	Valuation Date	Land Value	RC	Base Year	Improvement Value	RC	Base Year
			T	1998		T	1998

Sub-Bill	Recording/Valuation Date	Land Value	RC	Base Year	Improvement Value	RC	Base Year

Cor. Key	Sub-Bill	PC #	NCI	NCC Date	Land (Added) Value	RC	PC	I/D	Imp. (Added) Value	RC	Base Year	T.C. Orig.
				20010901	9000							LA 1

Cor. Key	Sub Part	Year Change (RCN Other)	Design Type	Quality Class /Shape	Effective Year	Depr. Table	# of Units	# of Bedroom	# of Baths	Square Feet Main	Cost Factor	RCN Main	RCN Other	M % Good	P % Good	R Depr Type	S Depr % Good	RCLD this Sub Part	
U	0101	1999	0131	D85D	1951	1980	UJ80	1	5	5	4234		35040						
	0101	2001																	

Cor. Key	C Width	D Depth	Actual Sq. Ft.	Usable Sq. Ft.	Y Acres	Z	E Corner	H Sewer	J X-Traf	K Fwy.	L Flight	P Golf	S Horses	View Water	X City	Y Canyon	G Code Split
	0171	0200	034195	015000	000	N	Y	N	N	N	N	N	N	N	N	N	N

CODES  
 Zone Designator LARE15-1-H\*  
 Use Code 0101  
 Region 02  
 Cluster 02179  
 Map Book 2286  
 Page 18  
 Parcel 174  
 CP 73

PERMIT  
 Action Key  
 Permit Address  
3970 N ARCHDALE ROAD  
LOS ANGELES  
 Permit Information  
NEW (8'X8') SPA PER LA CITY STD P  
 Permit Name  
KIRSHENBAUM, WILLIAM AND  
 Permit Number  
LAVN69268  
 Class  
20010406  
 Type  
0000000000  
 Square Feet / Cubic Yards  
20000  
 Permit Value

ASSESSOR'S ID NUMBER  
 Map Book 2286  
 Page 18  
 Parcel 174  
 CP 73  
 Re-indexed Parcel

ISSUING OFFICE  
LA  
VN  
3236557330  
 Telephone

CURRENT ASSESSED VALUE PC  
 LAND 432454  
 IMP 420585  
 TOTAL 853039  
 Recording Date  
 Exclusion Date  
 Occupancy Date  
 Prior Exclusion Date

CONEX  
 Cor. Key  
 Recording Date  
 Exclusion Date  
 Occupancy Date  
 Prior Exclusion Date

Appraiser  
 Supv. Apri. SEA 2001129  
 Principal  
 Chief  
 Director  
 Asst. Assessor  
 Entered by

Interior Viewed?  
 Yes  
 No

NCS Received?  
 Yes  
 No

Batch Number:  
B569209

Name  
SEA 2001129  
 Date

2016

3970 N Archdale Road



Permit #: X16VN05624  
Plan Check #: X16VN05624  
Event Code:

16026 - 20000 - 00113  
Printed: 03/21/16 12:45 PM

Nonbdg-Alter/Repair 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety	Issued on: 03/21/2016
<b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>		Last Status: Issued
		Status Date: 03/21/2016

1. TRACT	BLOCK	LOT(s)	ARR	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 13400		99	I	M B 323-28/37	162B141 107	2286 - 018 - 023

<b>3. PARCEL INFORMATION</b> Airport Hazard Area - 450' Height Limit Above Elevation 747 Area Planning Commission - South Valley LADBS Branch Office - VN Baseline Hillside Ordinance - Yes Council 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

<b>4. DOCUMENTS</b> ORD - ORD-128730 ORD - ORD-132416 HLSAREA - Yes CPC - CPC-18760	BHO - Yes AFF - AF-02-1861727
---	----------------------------------

<b>5. CHECKLIST ITEMS</b>
---------------------------

<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b> Owner(s): BOCHCO, STEVEN TR STEVEN BOCHCO TRUST 3000 OLYMPIC BLVD NO 1310, SANTA MONICA CA 90404 - Tenant:  Applicant: (Relationship: Agent for Contractor) DANIELLE KOVACEVICH - -- (805) 504-6391
---

For Cashier's Use Only W/O #: 62600113

<b>7. EXISTING USE</b> (20) Pool/Spa - Private	<b>PROPOSED USE</b>
---	---------------------

<b>8. DESCRIPTION OF WORK</b> 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).
---

<b>9. # Bldgs on Site &amp; Use:</b> SFD
--

<b>10. APPLICATION PROCESSING INFORMATION</b> BLDG. PC By: DAS PC By: OK for Cashier: Ruby Carrillo Coord. OK: Signature:  Date: 03/21/2016
--

VN LAUR 203075668 3/21/2016 12:45:18 PM	
BUILDING PERMIT-RES	\$320.00
ELECTRICAL PERMIT RES	\$83.20
PLUMBING PERMIT RES	\$83.20
EI RESIDENTIAL	\$3.25
ONE STOP SURCH	\$10.33
SYSTEMS DEVT FEE	\$31.00
CITY PLANNING SURCH	\$20.82
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$17.35
CA BLDG STD COMMISSION SURCHARGE	\$1.00
BUILDING PLAN CHECK	\$27.00

<b>11. PROJECT VALUATION</b> <small>Final Fee Period</small> Permit Valuation: \$25,000 PC Valuation: Sewer Cap ID: Total Bond(s) Due:
--

<b>12. ATTACHMENTS</b>
------------------------

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.



\* P 1 6 0 2 E 2 0 0 0 0 0 1 1 3 F N \*

Sub Total: \$607.15  
Permit #: 16026200000113  
Building Card #: 2016VN15062  
Receipt #: 0203303474

030320075668

**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.

**Milton Goldman House**  
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.

**Milton Goldman House**  
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.

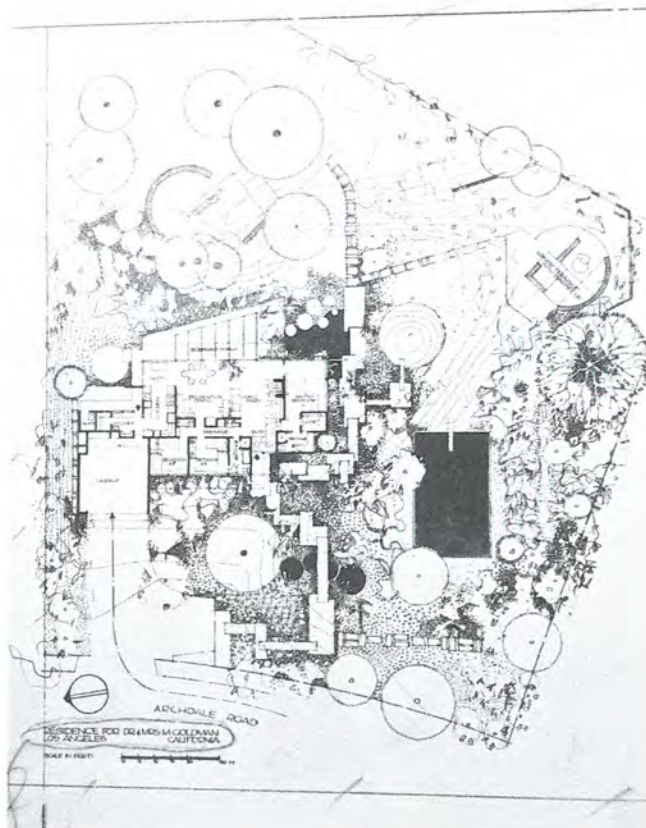


**Contemporary Figure 12.**  
Interior. Master Bedroom,  
mitred corner with spider leg.  
Camera facing SE. Milton  
Goldman House, 2016. Photo  
by Darren Bradley.

**Milton Goldman House**  
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.

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

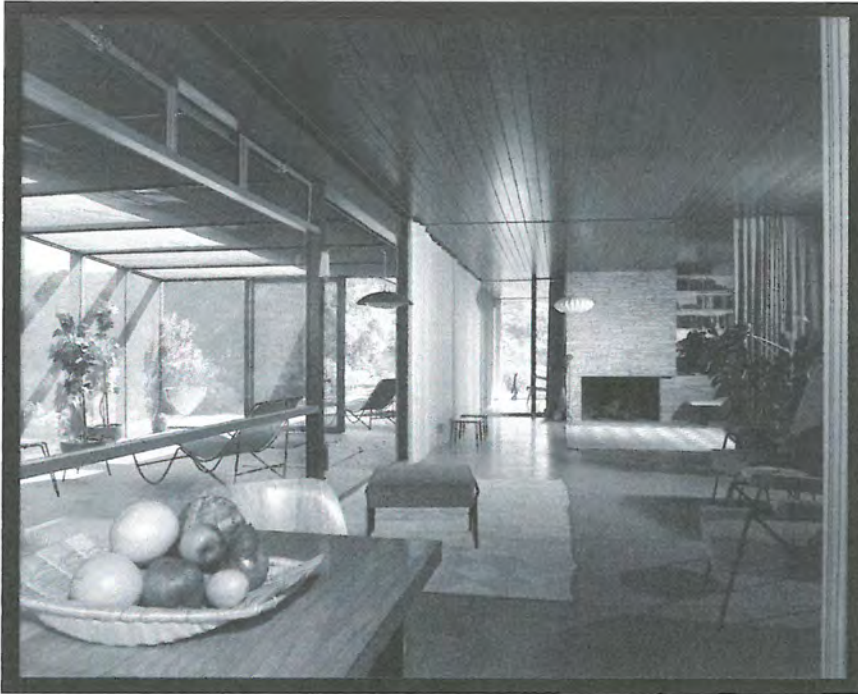


**Historic Figure 3.**  
Rear Façade, SE corner of building. Milton Goldman House, 1953. Photo by Julius Shulman. Camera facing SW. © J. Paul Getty Trust. Getty Research Institute, Los Angeles (2004.R.10)

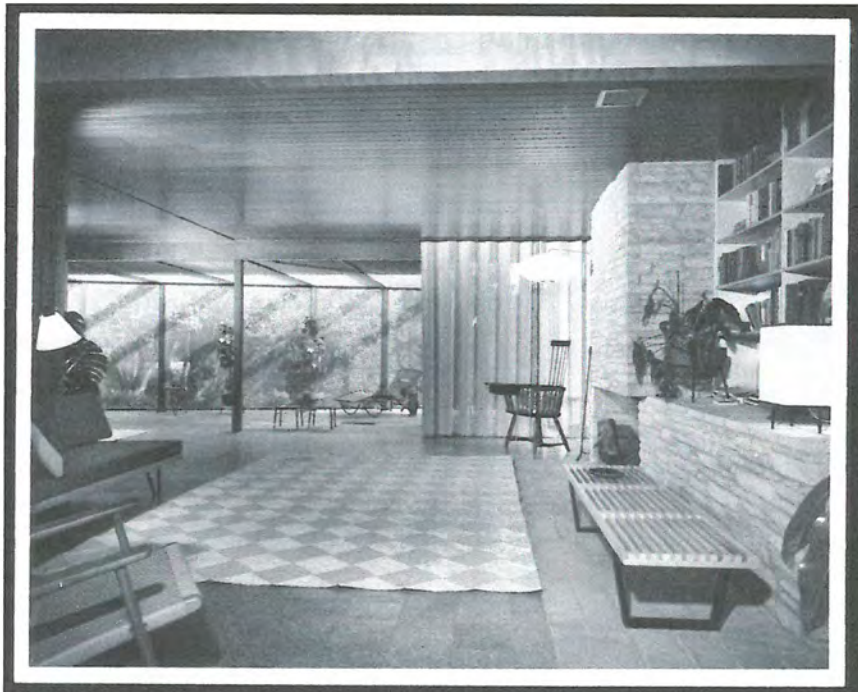


**Historic Figure 4.**  
Mitred Corner, Master Bedroom. (same corner as in Historic Figure 3, taken from inside.) Photo by Julius Shulman. Camera facing SE. © J. Paul Getty Trust. Getty Research Institute, Los Angeles (2004.R.10)

**Milton Goldman House**  
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 Mrs. Milton Goldman, Encino, California  
Richard J. Neutra, 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 nestles 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 extends along the entire length of the house: South toward the lower dance terrace, north toward the planted high bank, west through a plate glass partition, which reaches from floor to ceiling and separates the master bedroom from living room, into the foliage of a prominent tree somewhat lower than the house itself. A pair of glass sliding doors extend the living room into a screened porch. The ceiling in living-, dining-, master bedrooms is of Redwood boards, which spread uninterruptedly out to roof overhangs and entry. The entire south front consists of floor to ceiling plate glass. The fireplace is constructed of slung stone, which continues as a stone ledge, with book shelves above it. 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 area 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 nook. The kitchen was specially designed for efficiency and plenty of space was provided for streamlining activities around the vital areas of stove, sink and refrigerator.

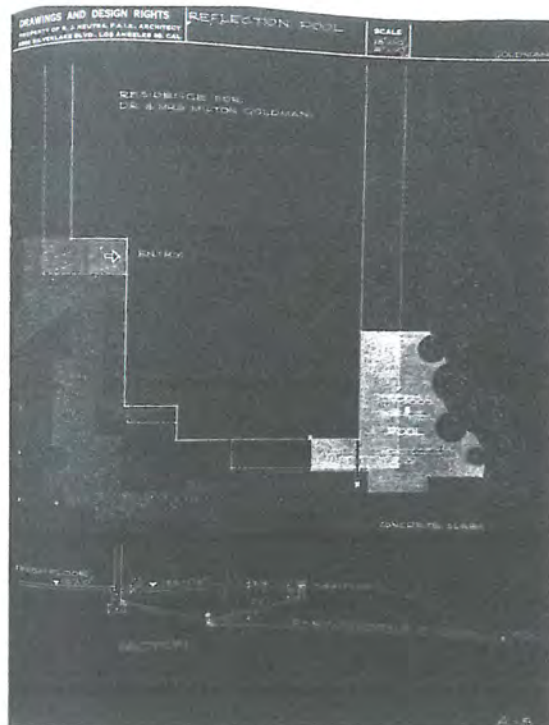
The floors in service, kitchen, living quarters and master bedroom are covered with cork tile. Large rugs of Manila hemp squares are used in the living room in addition. Radiant heat in floor slab is used throughout. The master suite consists of a generous bedroom, with all furniture built in, a walk-in closet and a bathroom. On two sides of the bedroom the glass reaches from floor to ceiling, surrounded on the outside by a shallow pool with partial planting. Each daughter has her own room which contains twin beds. In case of guests the girls double up in one room, making the other available for overnight visitors. A bathroom nearby serves this part of the house.

The exterior of the house is plaster, painted white, which forms a pleasing contrast to the rich darkness of the redwood. A continuous light trough on the south side roof overhang provides even and warm lighting at night. There are four outside recreational areas: The pool, the barbecue, the dance terrace in the lower bowl and the screen porch.

Thus the layout of the house provides spacious area for social activities and at the same time preserves the existing vegetation, magnificent old 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.

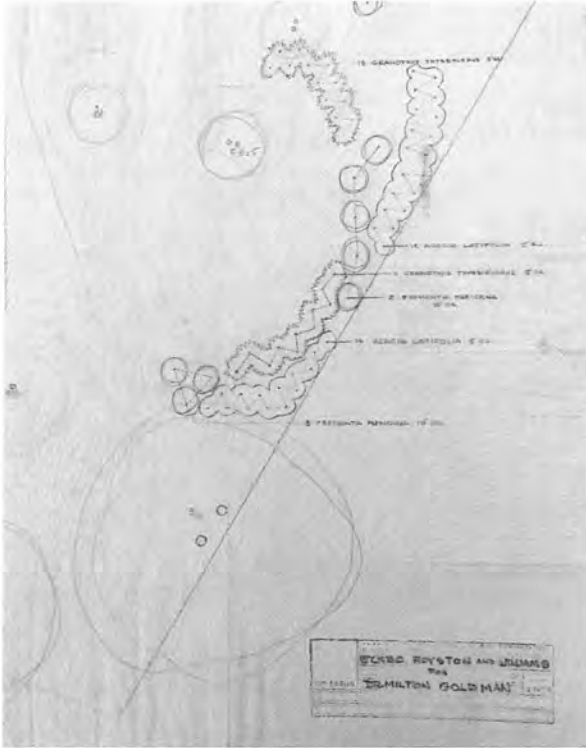


### Historic Figure 8.

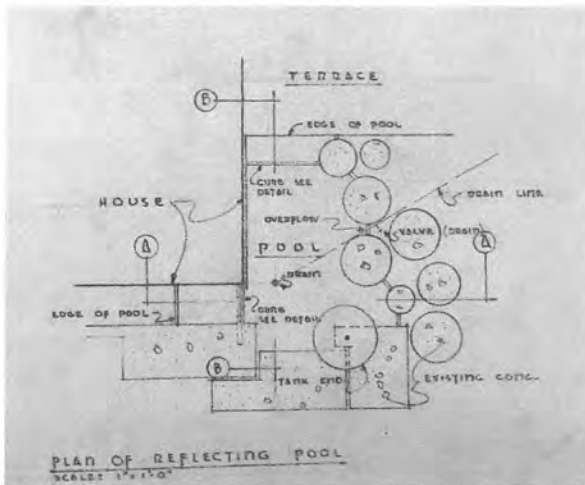
Plan, Rear Reflecting Pond. Single page. Richard Neutra drawing. This is one page from Neutra's standard "Specifications Bible" issued for each house, but no collection had this document. Garrett Eckbo Collection, Collection 1990-1, Folder IV.105. Environmental Design Archives, UC Berkeley. The same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



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

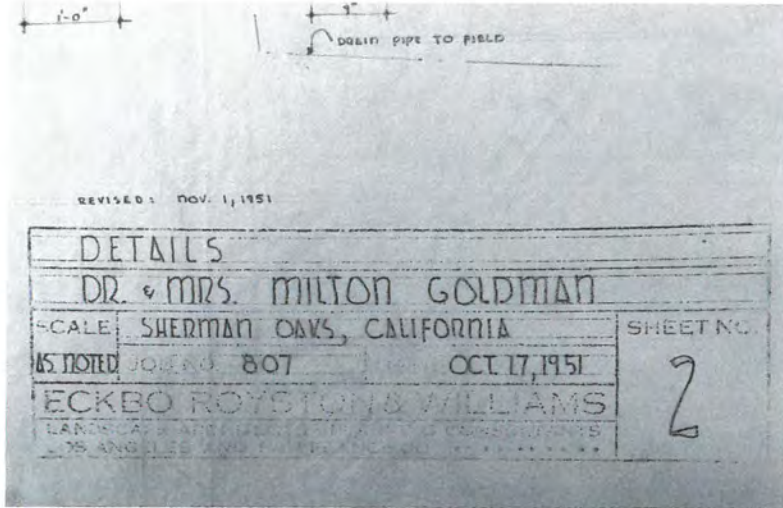


**Historic Figure 9.**  
Plan, Eastern portion of  
property. Garrett Eckbo  
Collection, Collection 1990-1,  
FF245. Environmental Design  
Archives, UC Berkeley.

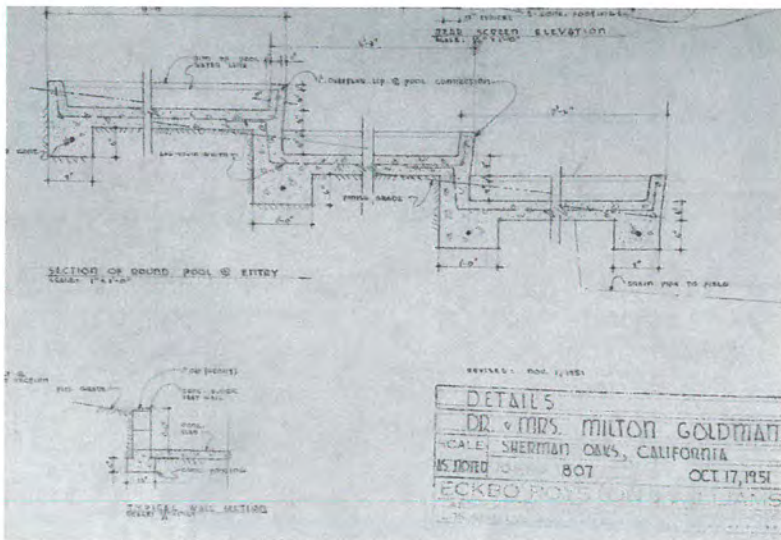


**Historic Figure 10.**  
Plan, rear reflecting pool, SE  
corner of house. Description,  
Goldman House. Collection  
1990-1, FF245. Environmental  
Design Archives, UC Berkeley.

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

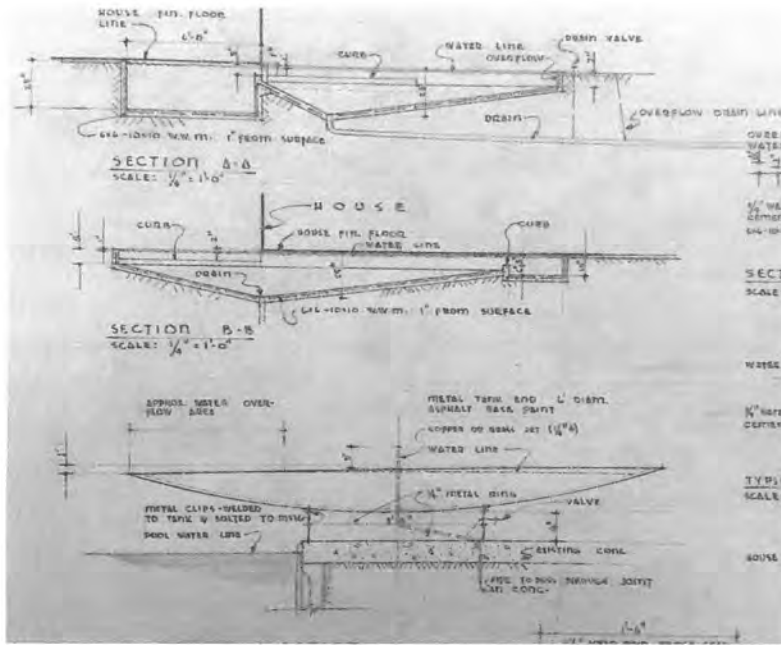


**Historic Figure 11.**  
 Title Block, Eckbo Royston  
 and Williams. Garrett Eckbo  
 Collection, Collection 1990-1,  
 FF 245. Environmental Design  
 Archives, UC Berkeley.

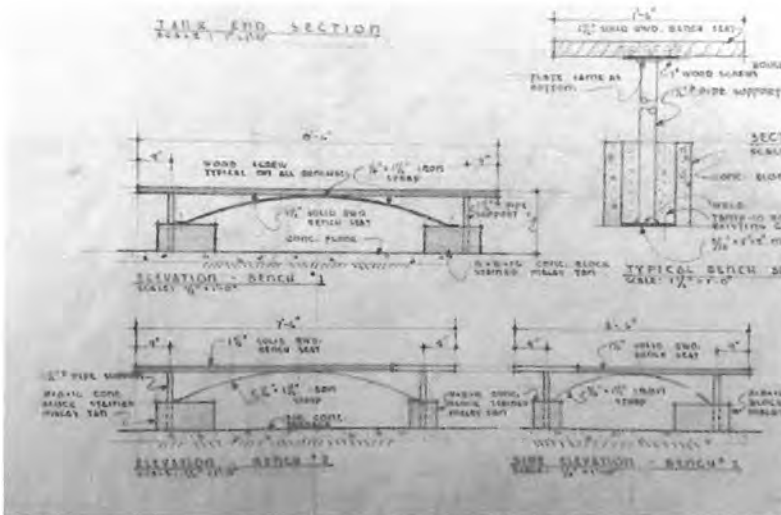


**Historic Figure 12.**  
 Detail, Circular pools, front  
 garden. Eckbo Royston and  
 Williams. Garrett Eckbo  
 Collection, Collection 1990-1,  
 FF 245. Environmental Design  
 Archives, UC Berkeley.

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



**Historic Figure 13.**  
 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
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
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](http://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
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	2286018023
Ownership (Assessor)	
Owner1	MURKOFF,ERIK CO TR MURKOFF FAMILY TRUST
Address	3970 ARCHDALE RD 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
Building Class	D85D
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
<b>Additional Information</b>	
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-13372)	Yes
Oil Wells	None
<b>Seismic Hazards</b>	
Active Fault Near-Source Zone	

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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)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
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	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
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

