

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2014-2281-HCM
ENV-2014-2282-CE**

HEARING DATE: August 21, 2014
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 4097 N. Valley Meadow Road
Council District: 5
Community Plan Area: Encino-Tarzana
Area Planning Commission: South Valley
Neighborhood Council: Encino
Legal Description: TR 13400, Lot 24

PROJECT: Historic-Cultural Monument Application for
MILLER HOUSE

REQUEST: Declare the property a Historic-Cultural Monument

OWNERS: Encino Group LLC
4911 Genesta Ave
Encino, CA 91316

AMG Capital Group, LLC
16060 Ventura Blvd. Suite 110-118
Encino, CA 91436

APPLICANT: Bobby White & Andrea Fordham
5633 Colfax Ave. #101
North Hollywood, CA 91601

RECOMMENDATION That the Cultural Heritage Commission:

1. **Not declare** the property a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.
2. **Adopt** the report findings.

MICHAEL J. LOGRANDE
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

FINDINGS

- The building has been demolished and can no longer convey its claimed historic associations.

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.

SUMMARY

The subject building was built in 1949, designed by Cliff May as a custom commission for Robert W. Miller. The building was demolished sometime between July 12 and July 14, 2014.

The building exhibited character-defining features of a Custom Contemporary Ranch style home. It featured an irregular U-shaped plan surrounding a garden courtyard and pool referred to as the "Garden Room" in the original blueprints. The circulation pattern, integration of indoor and outdoor living spaces, extensive use of plate-glass, informal floor plan, wide eaves, lack of ornamentation, use of natural materials, and architectural focus on the Garden Room rather than the street are all character-defining features of the Custom Contemporary Ranch style. Unique character-defining features included transom windows with large, motorized louvered shades, wide, built-in shade structures, a breezeway entrance that led over a small pool/fountain feature, hidden windows on the street-facing façade that utilized shutters made of the surrounding cladding, and a travertine floor and fireplace.

DISCUSSION

The nomination submitted by Bobby White & Andrea Fordham argued that the Miller House qualified for Historic-Cultural Monument status as an exemplary specimen of the Custom Contemporary Ranch style, and as a work of a master architect, Cliff May. In the Office of Historic Resources Recommendation Report for the July 10, 2014 Cultural Heritage Commission hearing, OHR staff found the property significant enough to warrant further investigation and recommended the CHC take the property under consideration as a Historic-Cultural Monument. In the July 10 CHC hearing, commissioners voted unanimously to take the property under consideration.

At the July 10 hearing the applicant made it known that some interior demolition work had already begun on the property, specifically that the travertine floors had been removed. Therefore once the property was taken under consideration OHR staff immediately contacted the Department of Building and Safety and requested an immediate stop-work order. This stop work notice was posted by DBS staff to the site at 2:42 pm on Friday, July 11. This action was taken pursuant to Cultural Heritage Ordinance section 22.171.12 which states:

Upon initiation by the Council, the Commission or the Director of a proposed designation of a Monument, or upon the Commission's determination that an application for a proposed designation merits further consideration, no permit for the demolition, substantial alteration or removal of that site, building, or structure shall be issued, and the site, building or structure, regardless of whether a permit exists or does not exist, shall not be demolished, substantially altered or removed, pending final determination by the Council that the proposed site, building or structure shall be designated as a Monument.

According to applicant Bobby White, the new property owner, Gil Charash, called the applicant at 3:27 pm on July 11 threatening to sue if he did not rescind the nomination, stating that demolition was scheduled to occur on Saturday, July 12. On Monday, July 14, at approximately 10 am, the applicant notified OHR staff that he visited the site and discovered the house had been demolished. The Office of Historic Resources has referred this matter to the Department of Building and Safety for enforcement and follow-up on the violation of City code requirements.

BACKGROUND

At its meeting of July 10, 2014, the Cultural Heritage Commission voted to take the application under consideration.

SIGNIFICANCE WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

Complete One or Both of the Upper and Lower Portions of This Page

ARCHITECTURAL SIGNIFICANCE

THE MILLER HOUSE IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT

CUSTOM CONTEMPORARY RANCH ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE 8)

AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

A N D / O R

HISTORICAL SIGNIFICANCE

THE MILLER HOUSE WAS BUILT IN 1949
NAME OF PROPOSED MONUMENT YEAR BUILT

AND IS A CUSTOM DESIGN BY CLIFF MAY. THE MILLER HOUSE WAS IMPORTANT TO THE
NAME OF FIRST OR SIGNIFICANT OTHER

DEVELOPMENT OF LOS ANGELES BECAUSE THE RANCH STYLE HOME IS INEXTRICABLY LINKED TO LOS
ANGELES' POST-WAR RESIDENTIAL DEVELOPMENT. CLIFF MAY DEVELOPED THE RANCH STYLE IN
SOUTHERN CALIFORNIA AND PERFECTED IT IN THE CITY OF LOS ANGELES WHERE HE LIVED AND
WORKED. THE CHARACTER OF LOS ANGELES WAS DIRECTLY INFLUENCED BY CLIFF MAY'S DESIGN
PHILOSOPHY OF INFORMAL ARCHITECTURE AND OUTDOOR LIVING. THIS IS EVIDENCED IN THE
RANCH STYLE HOME AND EXEMPLIFIED IN THE MILLER HOUSE.

DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE MILLER HOUSE IS A SINGLE-STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

CUSTOM CONTEMPORARY RANCH, U shape PLAN RESIDENCE
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (Click to See Chart) STRUCTURE USE (RESIDENCE, ETC.)

WITH A STUCCO, STONE, AND WOOD FINISH AND WOOD TRIM.
MATERIAL (WOOD SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.) MATERIAL (WOOD, METAL, ETC.)

IT'S shed ROOF IS SHAKE, ALUMINUM
ROOF SHAPE (Click to See Chart) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

HORIZONTAL SLIDING WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE (DOUBLE-HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.)

THE ENTRY FEATURES A RECESSED
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

11. Six or More Panels DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (Click to See Chart)

OF THE STRUCTURE ARE INFORMAL PLAN, LONG, LOW ASYMMETRICAL SHED ROOFS WITH EXPOSED
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

RAFTERS, CLERESTORY WINDOWS WITH MOTORIZED LOUVERED SHADES, TWO BANKS OF
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

FLOOR-TO-CEILING WINDOWS FACING THE POOL, CARVED LINTEL ABOVE THE BREEZEWAY DOORS,
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

CAST STONE STEPS OVER A WATER FEATURE AT THE BREEZEWAY ENTRANCE.
VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A MAID'S QUARTERS
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE TRAVERTINE FLOORS, MATCHING STONE AND TRAVERTINE
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

FIREPLACE, AND WOOD PANELING IN THE LIVING ROOM, BUILT-IN DRESSERS IN MASTER BEDROOM
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

TRAY CEILING IN DINING ROOM, PASS-THROUGH MASTER BEDROOM THAT OPENS TO POOL

IMPORTANT LANDSCAPING INCLUDES MATURE VEGETATION IN ORIGINAL, INTEGRATED PLANTERS
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT MILLER HOUSE
2. STREET ADDRESS 4097 VALLEY MEADOW ROAD
CITY ENCINO ZIP CODE 91436 COUNCIL DISTRICT 5
3. ASSESSOR'S PARCEL NO. 2285011024
4. COMPLETE LEGAL DESCRIPTION: TRACT 13400
BLOCK none LOT(S) 24 ARB. NO. none
5. RANGE OF ADDRESSES ON PROPERTY 4097 VALLEY MEADOW ROAD
16190 W. WOODVALE ROAD
6. PRESENT OWNER LORETTA KRAUS (UNTIL JUNE 1, 2014)
STREET ADDRESS 4097 VALLEY MEADOW ROAD *Email:* NONE
CITY ENCINO STATE CA ZIP CODE 91436 PHONE (818) 789-4601
OWNERSHIP: PRIVATE PUBLIC
7. PRESENT USE RESIDENCE ORIGINAL USE _____

DESCRIPTION

8. ARCHITECTURAL STYLE CUSTOM CONTEMPORARY RANCH
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET, 1 PAGE MAXIMUM)
THE HOME HAS A U-SHAPED PLAN WITH THE EAST WING MEETING THE CENTER SECTION AT 90
DEGREES AND THE WEST WING MEETING THE CENTER SECTION AT AN OBTUSE ANGLE.
A CARPORT EXTENDS FROM THE TIP OF THE EAST WING. THE LONG, LOW ROOF WITH WIDE
EAVES IS COMPRISED OF A SERIES OF SHAKE SHED ROOFS AND ONE SMALL GABLE. EXTERIOR
WALLS ARE CLAD IN STUCCO, BOARD AND BATTEN, AND STONE. THE ENTRY BREEZEWAY DOUBLE
DOORS ARE DEEPLY RECESSED WITHIN A LONG PORCH FACING THE DRIVEWAY. EXTERIOR
WALLS IN THE COURTYARD FACING THE POOL ARE DOMINATED BY PLATE GLASS AND SLIDING
GLASS DOORS COVERED BY WIDE EAVES AND A SUNSHADE.

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT MILLER HOUSE

10. CONSTRUCTION DATE: 1949 1949 Factual;

11. ARCHITECT, DESIGNER, OR ENGINEER CLIFF MAY

12. CONTRACTOR OR OTHER BUILDER _____

13. DATES OF ENCLOSED PHOTOGRAPHS 2014
(1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL HERITAGE COMMISSION@LACITY.ORG)

14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE

15. ALTERATIONS ATTACHED GARAGE CONVERTED TO RUMPUS ROOM. DARK ROOM CONVERTED INTO BAR. OUTDOOR SHOWER REMOVED AND STUDY ADDED. DEN CONVERTED INTO BEDROOM. ORGAN CHAMBERS CONVERTED INTO BATHROOM AND TV ROOM. KITCHEN ENLARGED AND COVERED WITH GABLE. CARPORT ADDED. NO ALTERATIONS AFTER 1956.

16. THREATS TO SITE: NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
 ZONING OTHER DEMO PERMIT AND BUILD PLANS APPROVED MAY 2014

17. IS THE STRUCTURE: ON ITS ORIGINAL SITE MOVED UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)

SEE ATTACHED

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) ORIGINAL FLOOR PLAN

Books- Western Ranch Houses by Cliff May, Cliff May and the Modern Ranch House by Daniel P. Gregory,
cArefree California: Cliff May and the Romance of the Ranch House by Nicholas Olsberg and Jocelyn Gibbs.

20. DATE FORM PREPARED 5/25/14 PREPARER'S NAME Bobby White & Andréa Fordham

ORGANIZATION _____ STREET ADDRESS 5633 Colfax Ave. #101

CITY North Hollywood STATE CA ZIP CODE 91601 PHONE (818) 232-6006

Email: bobby white@hotmail.com

Miller House Statement of Significance

Urgent: Please note new owners have obtained demolition and build permits for a new, 2-story spec home on the property.

Cliff May is widely credited with creating the ranch style home. His creation was born of the desire to make homes for the seclusion, comfort, relaxation, and enjoyment of the owners. The Ranch style therefore is casual, open, and malleable by design. The Miller House is a Custom Contemporary Ranch home which exemplifies this style and is an excellent example of Cliff May's custom work. It features a unique U-shaped floor plan with one wing jutting at an obtuse angle. The original circulation pattern remains: The large central gallery and living room connect to the rest of the house by interior and exterior walkways centered around the "Garden Room," the interior courtyard with pool (see plan). Large banks of plate glass and sliding glass doors form the walls facing the courtyard. The main entrance is through a breezeway where one walks over water on cast stone steps and enters into the courtyard. There is virtually no exterior ornamentation on the house except for the multi-paneled breezeway doors and modest carved lintel above it. The interior of the house is accessible only from the courtyard either through a main, slab door, or sets of sliding glass doors. Wide eaves and sun shades shield the banks of plate glass windows that front the courtyard, and integrated planters further blur the line between interior and exterior. Many features remain original including the gallery, living room breezeway, master bedroom, secondary bedroom, and original bathrooms.

It was designed with unusual spaces for a presumably unique client. Two organ chambers formed a corner of the living room/gallery area. Music, apparently being played by live musicians, would fill the area through louvered walls. A dark room, workshop, and outdoor shower are three more original, unique spaces. These were unique spaces suited specifically to the original owner, it is no surprise they have been reconfigured. Part of the design philosophy behind the Ranch style is malleability; flexible floor plans that can easily adjust to changing needs. The original owner converted the garage to a rumpus room, built a detached garage, and no longer needed the darkroom or workshop. Later an interior wall was added to create a bedroom, the kitchen was extended to create a casual eating space, and the outdoor shower was converted into an enclosed space. A carport replaced the garage and the garage moved to serve as maid's quarters. All alterations were completed by 1956, there have been none since.

As a custom work by master architect Cliff May and an exemplary example of the Custom Contemporary Ranch style, the Miller House qualifies for Historic-Cultural Monument status under two criteria:

1. It embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style, or method of construction as an example of a custom, Contemporary Ranch style home.

2. It is a notable work of a master builder, designer, or architect whose individual genius influenced his or her age as a unique, custom design by Cliff May.

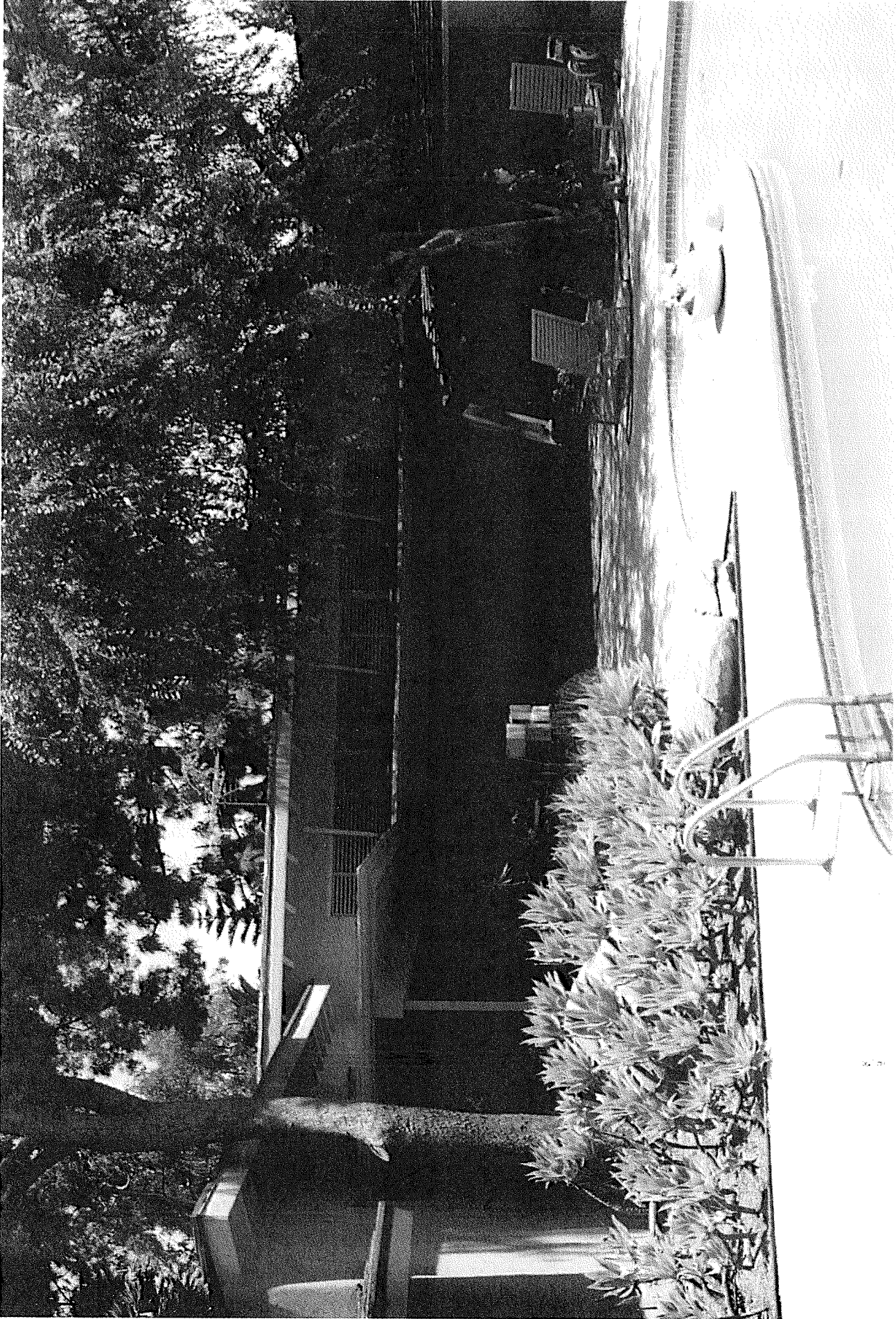
The house embodies the Custom Contemporary Ranch style through these features:

- Single story
- Long, low roofline
- Asymmetrical plan
- Open circulation
- Lack of ornamentation
- Living space centered around interior courtyard
- Extensive use of glass walls and sliding glass doors
- Clerestory windows
- Wide, overhanging eaves
- Integration of exterior and interior space
- Use of high quality materials

The circulation, interior appointments, integration and utilization of exterior space, and the bulk of the fenestration remain original as designed by Cliff May. The unique commission the house represents thoroughly showcases May's mastery of the Ranch style and lifestyle. Unique architectural touches include the breezeway water feature, the travertine floors of the gallery and living room, wood paneling in the same, the stone and travertine fireplace, the clerestory windows with motorized louvered shades, courtyard planters, and built-in dressers in the bedrooms.



Driveway front elevation



Courtyard elevation

1

APPLICATION TO
ERECT A NEW BUILDING
AND FOR A
CERTIFICATE OF OCCUPANCY

Form B-1-224-2-42
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 24

Tract 13400

Location of Building 4097 Valley Meadow Road
(House Number and Street)

Approved by
City Engineer
[Signature]
Deputy

Between what cross streets Valley Meadow Road & Woodvyla Road

USE INK OR INDELIBLE PENCIL

1. Purpose of building Dwelling with attached garage Families 1 Rooms 3
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. Owner Robert W. Miller Phone
(Print Name)

3. Owner's address 12335 Burbank Blvd., P.O. No. Hollywood, California

4. Certified Architect None State License No. Phone

5. Licensed Engineer E. Parizbanian State License No. 5679 Phone

6. Contractor Cliff Kay State License No. 18938 Phone APB 3-8355

7. Contractor's address 13151 Sunset Blvd., Los Angeles 24, Calif.

8. VALUATION OF PROPOSED WORK 32000.00
(Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon)

9. State how many buildings NOW on lot and give use of each None
(Store, Dwelling, Apartment House, Hotel or other purpose)

10. Size of new building 60 x 80 No. Stories 1 Height to highest point 13'6" Size lot 63 x 216 Corner

11. Material Exterior Walls Stucco Type of Roofing Shingles

12. Buildings and similar structures
For Accessory Buildings and similar structures
(a) Footing: Width 12" Depth in Ground 12" Width of Wall 12"
(b) Size of Studs 2 x 4 Material of Floor Concrete
(c) Size of Floor Joists None Size of Rafters 2 x 8

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 [Signature]
(Owner or Authorized Agent)

DISTRICT OFFICE **VAN NUYS DISTRICT**

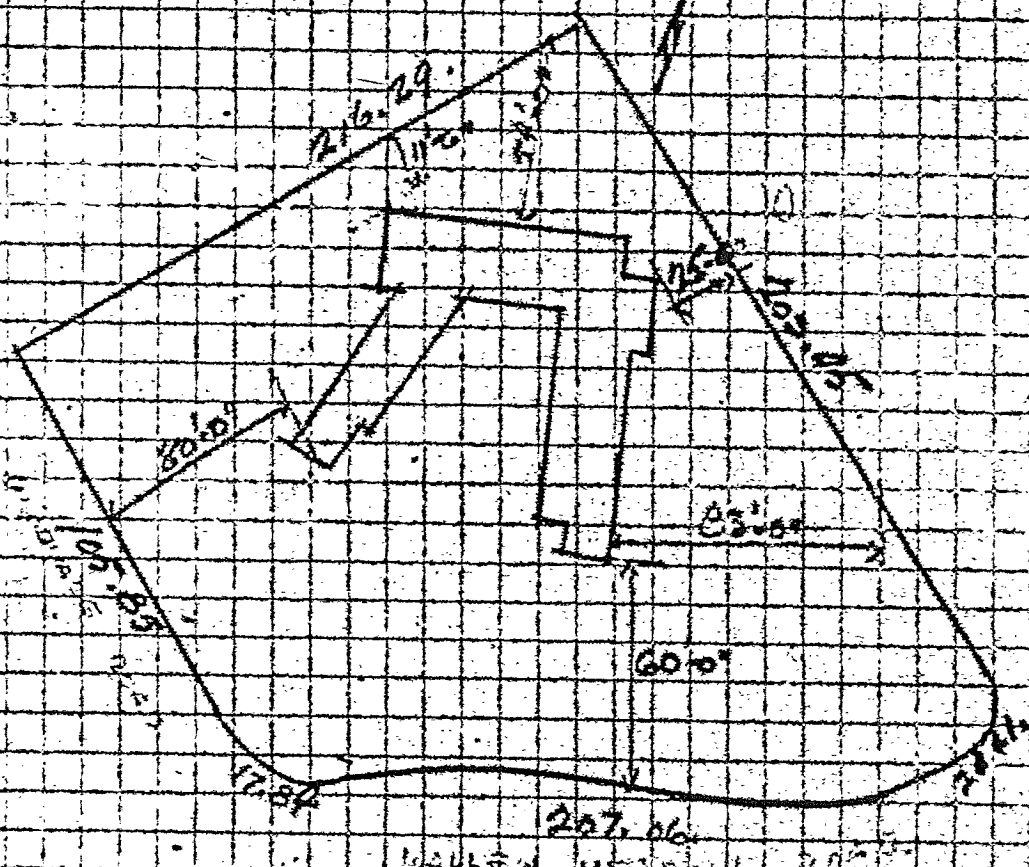
By

FOR DEPARTMENT USE ONLY

Date <u>APR 21 49</u>		PLAN CHECKING		REINFORCED CONCRETE		Bldg. Per.	
Receipt No. <u>1957</u>				Bbls. Cement		FEE'S	
Valuation <u>32000.00</u>				Tons of Reinforcing Steel		Cert. of Occupancy	
Fee Paid <u>50.00</u>						Total <u>9.00</u>	
TYPE <u>V</u>	GROUP <u>R</u>	Maximum No. Occupants <u>1</u>	Inside Loc. <u>Corner Lot</u>	Key Loc. <u>Corner Lot Keyed</u>	Lot Area <u>13526</u>	<input checked="" type="checkbox"/> Fl. rear alley <input checked="" type="checkbox"/> Fl. side alley <u>[Signature]</u>	
PERMIT No. <u>6681</u>		Plans and Specifications checked <u>[Signature]</u>		Zone <u>R-1</u>	Fire District <u>[Signature]</u>	District Map No. <u>7342</u>	
PLANS <u>140</u>		Computation Verified <u>[Signature]</u>		Side Lot <u>[Signature]</u>	Street Widening <u> </u>	Stamp here when Permit is issued	
Filed with <u> </u>		Plans, Specifications and Approvals rechecked and approved <u>[Signature]</u>		Continuation Inspection <u> </u>	SPRINKLER <u> </u>	Inspection <u> </u>	
For Plans Sec. <u> </u>		Filed with <u> </u>		Valuation Included <u> </u>	Valuation Included <u> </u>		

ZONE AND YARDS O. K.

DATE July 1 1939



Lot. 124.
TRACT = 13400.

PLANNED DEVELOPMENT
DISTRICT OF COLUMBIA
COMMISSIONERS OF PLANNING AND ZONING
APPROVED FOR THE DISTRICT OF COLUMBIA
PLANNING BOARD
DATE: JULY 1, 1939

1

APPLICATION TO
ERECT A NEW BUILDING
AND FOR A
CERTIFICATE OF OCCUPANCY

Form B-1-202-4-2
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 24

Tract 13400

Location of Building 4097 Valley Meadow
(House Number and Street)

Approved by
City Engineer

Between what cross streets W. ...

USE INK OR INDELIBLE PENCIL

1. Purpose of building SWIMMING POOL Families 1 Rooms 1
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. Owner ROBT. W. MILLER Phone
(Print Name)

3. Owner's address 17535 1/2 ROBRONIC BLVD P.O. SHERMAN OAKS

4. Certified Architect State License No. Phone

5. Licensed Engineer PETER WHITEHILL State License No. 449 Phone RE 6094

6. Contractor PADDOCK ENGR. CO. State License No. 39094 Phone HR 2315

7. Contractor's address 8400 SANTA MONICA BLVD

8. VALUATION OF PROPOSED WORK \$3200.00
Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.

9. State how many buildings NOW on lot and give use of each. (1) DWELLING
(Store, Dwelling, Apartment House, Hotel or other purpose)

10. Size of new building 20' x 40' No. Stories 1 Height to highest point 8' 6" DP Size lot

11. Material Exterior Walls CONCRETE Type of Roofing

For Accessory Buildings and similar structures (a) Footing: Width Depth in Ground Width of Wall

(b) Size of Stairs Material of Floor

(c) Size of Floor Joists Size of Rafters

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 PADDOCK ENGR. CO.
(Owner or Authorized Agent)

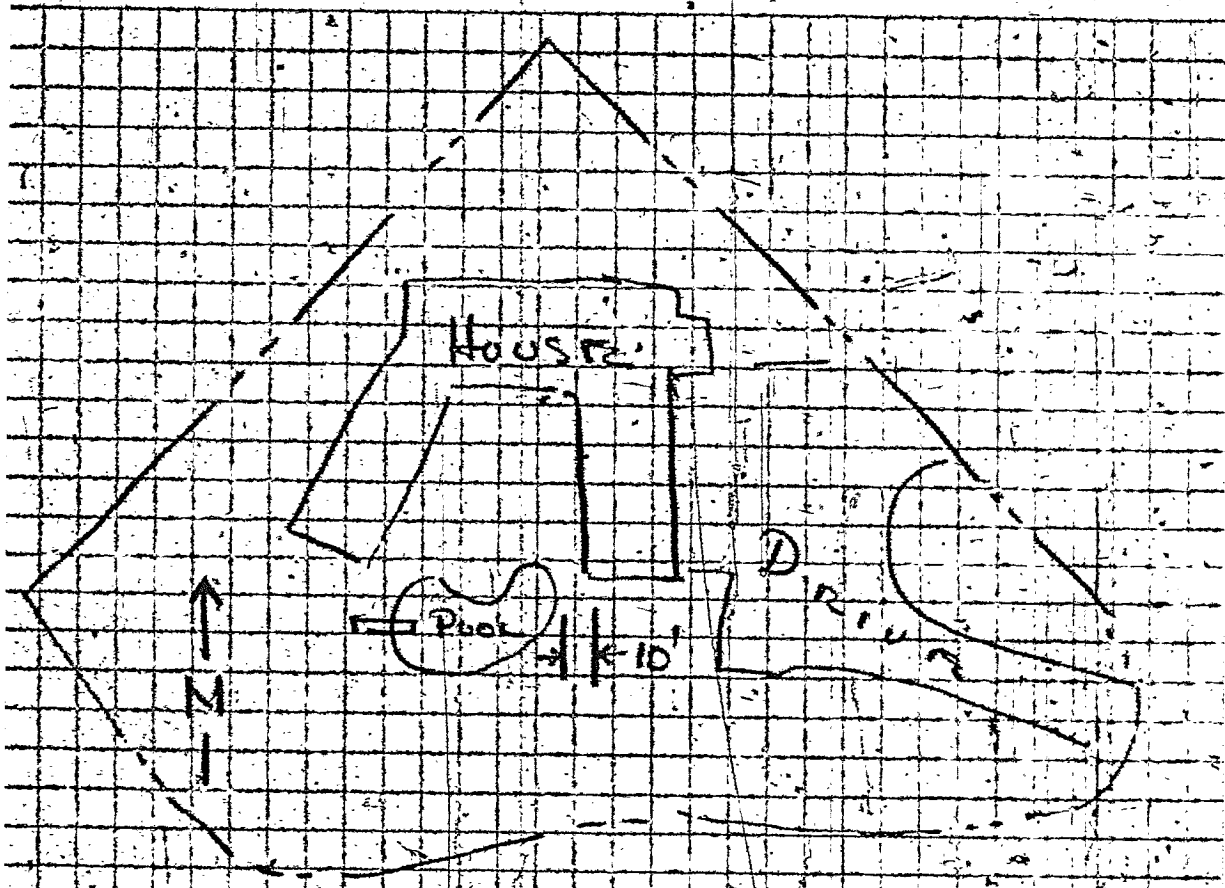
DISTRICT OFFICE

FOR DEPARTMENT USE/ONLY

Date <u>11 21 49</u>		REINFORCED CONCRETE		Blde. Per. <u> </u>	
Receipt No. <u>3341</u>		Blks. Cement <u> </u>		FEE'S	
Valuation <u>\$3200</u>		Tons of Reinforcing Steel <u> </u>		Cert. of Occupancy <u> </u>	
Fee Paid \$ <u>7.50</u>				Total <u>12.50</u>	
TYPE <u>POOL</u>	GROUP <u>L</u>	Maximum No. Occupants <u> </u>	Inside Lot <u> </u>	Key Lot <u> </u>	Lot Size <u> </u>
PERMIT No. <u>LA 9979</u>		Plans and Specifications checked <u> </u>	Corner Lot <u> </u>	Corner Lot Keyed <u> </u>	Fire District <u> </u>
PLANS <u> </u>		Corrections Verified <u> </u>	Blde. Line <u> </u>	Blde. Line <u> </u>	Street Widening <u> </u>
For Plans See <u> </u>		Plans, Specifications and Application rechecked and approved <u> </u>	Application checked and approved <u> </u>		Stamp here when Permit is issued <u> </u>
Filed with <u> </u>		CONCRETE INSPECTION <u> </u>	SPRINKLER <u> </u>		INSPECTOR <u> </u>
		None	Specified - Required Valuation Included <u> </u>		

8/1/1949

F-806



① PLOT ① PLAN

1

APPLICATION TO
ERECT A NEW BUILDING
AND FOR A
Certificate of Occupancy

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

Lot No. 24

Tract 13400

Location of Building 4097 VALLEY MEADOW RD.
(House Number and Street)

Approved by
City Engineer

Deputy

Between what cross streets? Valley Meadow Rd. & Wadsworth Rd.

USE INK OR INDELIBLE PENCIL

1. Purpose of building PUT GARAGE & MAINT. RM. Families — Rooms 2
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. Owner ROBERT W. MILLER Phone —
(Print Name)

3. Owner's Address 4097 VALLEY MEADOW P. O. —

4. Certificated Architect — State License No. — Phone —

5. Licensed Engineer — State License No. — Phone —

6. Contractor L. Bengtson State License No. 103897 Phone —

7. Contractor's Address VERNON

8. VALUATION OF PROPOSED WORK 3,000.00
Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.

9. State how many buildings NOW on lot and give use of each. ONE DWELLING
(Store, Dwelling, Apartment House, Hotel or other purpose)

10. Size of new building 21'-4" x 32' No. Stories 1 Height to highest point 11' Size lot IRREGULAR

11. Material Exterior Walls WOOD Type of Roofing SHALES

12. Accessory Buildings and similar structures (a) Footing: Width 12" Depth in Ground 12" Width of Wall 6"

(b) Size of Studs 2x4 Material of Floor CONCRETE

(c) Size of Floor Joists — Size of Rafters 2x4

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 Robert Wiley Miller
(Owner or Authorized Agent)

DISTRICT OFFICE 2072

FOR DEPARTMENT USE ONLY					
PLAN CHECKING					
Valuation \$ <u>4200</u>	\$ <u>—</u>	Address <u>13941</u> Lot <u>—</u> But <u>54420</u> on <u>Dwelling</u>		Investigation Fee \$ <u>—</u>	Bldg. Permit Fee \$ <u>12.00</u>
Fee \$ <u>10.00</u>	\$ <u>—</u>			Total \$ <u>12.00</u>	
TYPE <u>I</u>	Maximum No. Occupants <u>ACCESS</u>	Inside Lot <u>—</u>	Key Lot <u>—</u>	Lot Size <u>12,286</u>	Clerk <u>—</u>
GROUP <u>R-1</u>	Plans and Specifications checked <u>Bruce</u>	Corner Lot <u>—</u>	Corner Lot Keyed <u>—</u>	Fire District <u>—</u>	X Ft. rear alley <u>—</u>
For Plans See <u>—</u>	Correction Verified <u>Bruce</u>	Zone <u>R-1</u>	Bldg. Line <u>Hillside</u> Ft. <u>—</u>	Street Widening <u>—</u> Ft. <u>—</u>	Ft. side alley <u>—</u>
Filed with <u>6681-47</u>	Plans, Specifications and Application checked and approved. <u>Robert</u>	Continuous Inspection <u>NO</u>	SPRINKLER Specified—Required Valuation Included Yes—No <u>—</u>	District Map No. <u>7343</u>	Application checked and approved <u>Robert</u> Clerk

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	AUG 13 52		11870		0
Supplemental Plan Checking					
Building Permit	AUG 13 52		1183510		0

3

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

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Lot No. 24 Tract 13400 Location of Building 4097 VALLEY MEADOW RD. Approved by City Engineer Between what cross streets? VALLEY MEADOW RD. & WOODVALLE RD. Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building DWELLING & ATT. GAR. Families 1 Rooms 2. State how long building has been used for present occupancy 3 YEARS 3. Use of building AFTER alteration or moving DWELLING Families 1 Rooms 4. Owner ROBERT W. MILLER Phone 5. Owner's Address 4097 VALLEY MEADOW P. O. State License No. Phone 6. Certificated Architect State License No. Phone 7. Licensed Engineer State License No. Phone 8. Contractor L. BURGERSON State License No. 103847 Phone 9. Contractor's Address JERDON

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. \$ 1200.00

11. State how many buildings NOW on lot and give use of each. ONE DWELLING & ATT. GARAGE (Store, Dwelling, Apartment House, Hotel or other purpose) 12. Size of existing building x 0 Number of stories high. Height to highest point. 13. Material Exterior Walls 1. Wood Exterior framework Wood (Wood or Steel)

14. Describe briefly all proposed construction and work: CONCRETE ATTACHED GARAGE TO PLAY ROOM & HOME MOVIE PROJECTION ROOM. DETACHED GARAGE PROVIDED UNDER A SEPARATE PERMIT.

15. Size of Addition NONE NEW CONSTRUCTION Size of Lot x Number of Stories when complete 16. Footing: Width 12 Depth in Ground 12 Width of Wall 6 Size of Floor Joists x 17. Size of Studs x Material of Floor Size of Rafters x Type of Roofing 1

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.

DISTRICT OFFICE 1 of 2 Sign here Robert W. Miller (Owner or Authorized Agent) By

Certificate of Occupancy Survey RECEIPT DATE ISSUED TRACER NO. (M) RECEIPT NO. CODE FEE PAID

Table with columns: PLAN CHECKING (Valuation \$4200- Fee \$10), OCCUPANCY SURVEY (Area of Bldg., Investigation Fee \$10, Cert. of Occupancy Fee \$6.60, Bldg. Permit Fee \$16.60, Total \$33.20), TYPE (I), GROUP (R), For Plans See (1), Filled with (VN 6481-49), Maximum No. Occupants (1-FAM), Plans and Specifications checked (Braced), Correction Verified (Braced), Plans, Specifications and Application rechecked and Approved (Robinson), Inside Lot (Corner Lot), Key Lot (Corner Lot Keyed), Zone (R-1), Bldg. Line (N. Side Fl.), Continuous Inspection (No), Lot Size (1250), Fire District (7343), Street Widening, SPRINKLER Specified (No), Required (No), Valuation Included (No), District Map No. (7343), Application checked and approved (Robinson), Inspector (Robinson), Clerk (Robinson)

Table with columns: TYPE OF RECEIPT, DATE ISSUED, TRACER NO. (M), RECEIPT NO., CODE, FEE PAID. Rows: Plan Checking (AUG 13 52, 11870), Supplemental Plan Checking, Building Permit (AUG 13 52, VN33509)

3

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

CITY OF LOS ANGELES

CRITICAL SOIL

DEPT. OF BUILDING AND SAFETY

W 10/11

1. LEGAL LOT 24	BLK.	TRACT 13400	DIST. MAP 7343
2. BUILDING ADDRESS 4097 Valley Meadow			APPROVED ZONE R-1
3. BETWEEN CROSS STREETS Woodvale AND Valley Vista			FIRE DIST. /ac
4. PRESENT USE OF BUILDING Dwelling & Att. Carport		NEW USE OF BUILDING Same	INSIDE KEY /
5. OWNER T. Summers		PHONE	COR LOT REV. COR X
6. OWNER'S ADDRESS 4097 Valley Meadow		P.O.	ZONE Irreg
7. CERT. ARCH. None		STATE LICENSE	PHONE
8. LIC. ENGR. None		STATE LICENSE	PHONE REAR ALLEY / SIDE ALLEY /
9. CONTRACTOR Dotken		STATE LICENSE 119116 ST 90523	PHONE BLOG. LINE Hillside
10. CONTRACTOR'S ADDRESS 16625 Ventura Blvd., Encino			P.O. ZONE AFFIDAVITS 13941
11. SIZE OF EXISTING BLDG. 40x80	STORIES 1	HEIGHT 14	NO. OF EXISTING BUILDINGS ON LOT AND USE 2 : dwlg & att carport
12. MATERIAL EXT. WALLS: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE		ROOF CONST. <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER	ROOFING shake SPRINKLERS REQ'D. SPECIFIED
3 4097 Valley Meadow			DISTRICT OFFICE V.N. 2

VALIDATION VN32162	AUG -3 1956	CASHIER'S USE ONLY
GROUP Y R	MAX. OCC. 1 fam	AUG -3 1956
C. OF O ISSUED	INSPECTOR <i>[Signature]</i>	P.C. 3.00 S.P.C. B.P. 690 I.F. O.S. C/O

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 1300	DWELL. UNITS 1
14. SIZE OF ADDITION 8x8' L & 4x28 STORIES 1 HEIGHT 13	VALUATION APPROVED McKee PARKING SPACES 4
15. NEW WORK: EXT. WALLS ROOFING Enlarge kitchen	APPLICATION CHECKED McKee PLANS CHECKED McKee GUEST ROOMS FILE WITH CORRECTIONS VERIFIED McKee CONT. INSP.

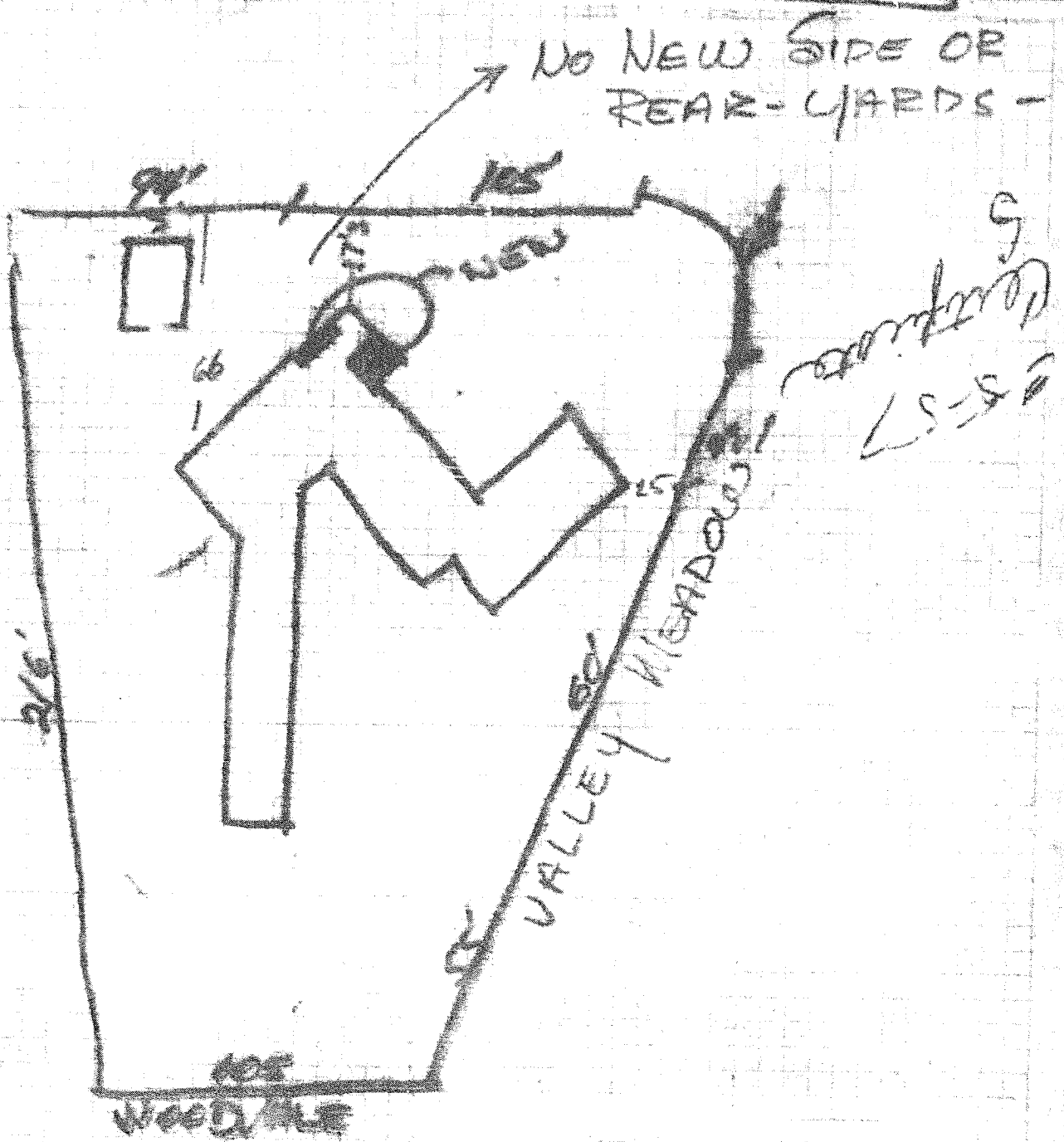
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

SIGNED *[Signature]*

This Form When Properly Validated is a Permit to Do the Work Described.

APPROVED
[Signature]
APPROVED
[Signature]

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



3

GRADING

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

CITY OF LOS ANGELES

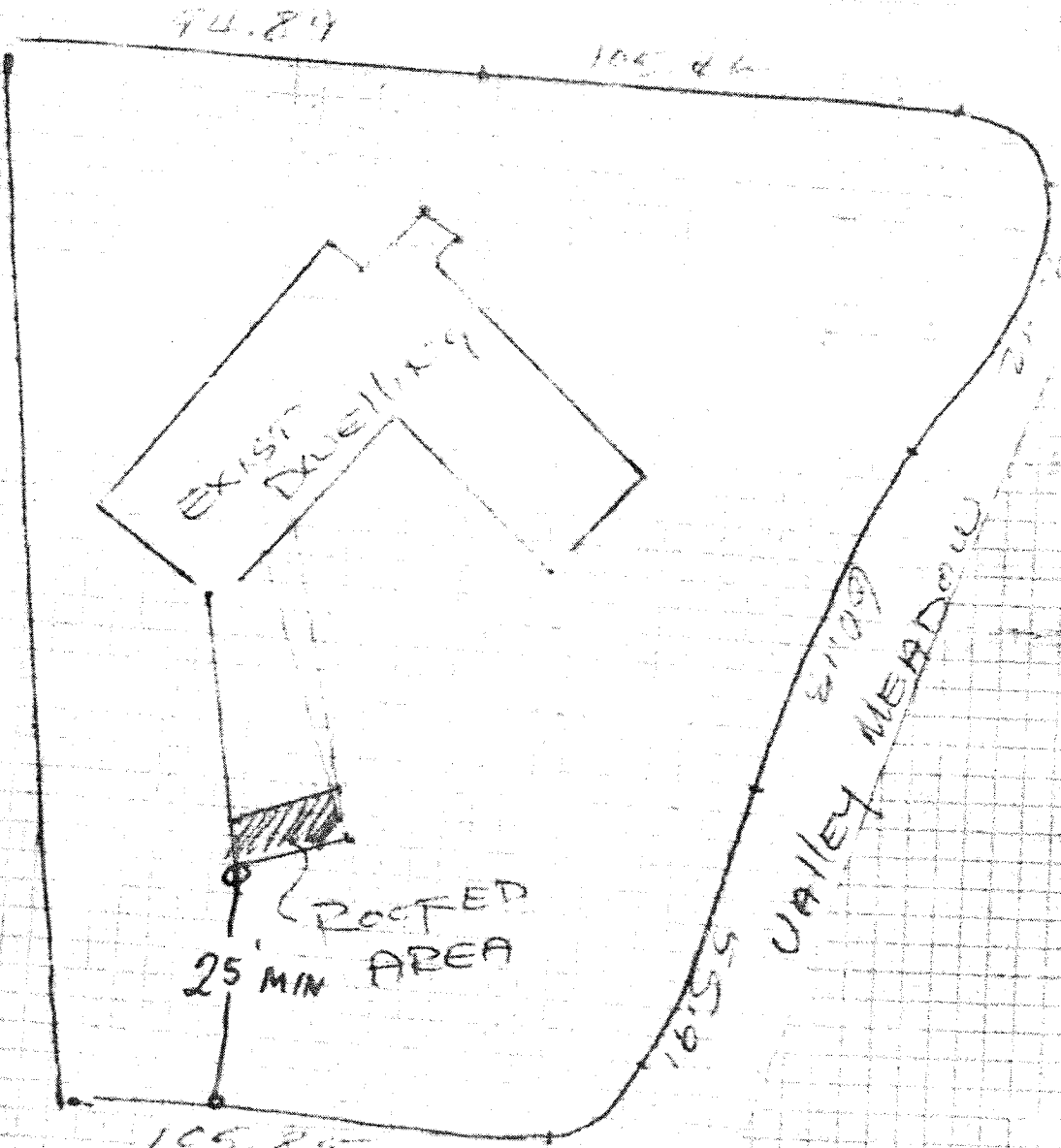
DEPT. OF BUILDING AND SAFETY

DIST. MAP 7343	1. LEGAL LOT 24	BLK.	TRACT 13400
ZONE R-1	2. BLDG. ADDRESS 4097 Valley Meadow Road		APPROVED
FIRE DIST. M-1	3. BETWEEN CROSS STS. Woodvale AND Woodvale		
INSIDE KEY	4. PRESENT USE OF BLDG. Dwelling	NEW USE OF BLDG. Same	
COR. LOT	5. OWNER R. Summers		
REV. COR. LOT SIZE X Irreg.	6. OWNER'S ADDRESS 4097 Valley Meadow Road		
REAR ALLEY	7. CERT. ARCH. None		
SIDE ALLEY BLDG. LINE 4 1/2 SIDE	8. LIC. ENG. None		
AFFIDAVITS 13941	9. CONTRACTOR Dotken 16625 Ventura, Encino		STATE LICENSE NUMBER ST 96382 119116
BLDG. AREA 5000	10. SIZE OF EX. BLDG. 30 x 150 STORIES 1 HEIGHT 14'		
SPRINKLERS REQ'D. SPECIFIED	11. MATERIAL EXT. WALLS: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE		ROOF CONST.: <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER

3		4097 Valley Meadow Road	
VALIDATION VN12171			
TYPE	GROUP	MAX. OCC.	
		NOV 16 1966	VN12171
DIST. OFFICE V.N.			
C. OF D. ISSUED		PG-0	350
DWELL. UNITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. \$ 500 ⁰⁰		VALUATION APPROVED <i>Schiller</i>
PARKING SPACES	13. SIZE OF ADDITION 11 x 15 STORIES 1 HEIGHT		APPLICATION CHECKED <i>Schiller</i>
GUEST ROOMS	14. NEW WORK: <u>SHOWER OVER EXISTING SHOWER</u> MATERIAL EXT. WALLS MATERIAL ROOF		PLANS CHECKED
FILE WITH	<p>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.</p> <p><i>R. Summers</i> SIGNED</p> <p>This form when properly validated is a permit to do the work described.</p>		CORRECTIONS VERIFIED
CONT. INSP.			PLANS APPROVED
			APPLICATION APPROVED <i>Schiller</i>

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

6-2-78



105.85
WOODDALE

3-5-57
C/O

3

GRADING

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT 24	BLK.	TRACT 13400	DIST. MAP 7343
2. BUILDING ADDRESS 4097 Valley Meadow		APPROVED	ZONE R-1
3. BETWEEN CROSS STREETS Valley Meadow		AND Woodvale	FIRE DIST.
4. PRESENT USE OF BUILDING Dwelling		NEW USE OF BUILDING Dwelling	INSIDE KEY
5. OWNER P. Summers		PHONE	COR. LOT REV. COR. X
6. OWNER'S ADDRESS 4097 Valley Meadow		P.O.	ZONE
7. CERT. ARCH. None		STATE LICENSE	PHONE
8. LIC. ENGR. None		STATE LICENSE	PHONE
9. CONTRACTOR Dotken		STATE LICENSE	PHONE
10. CONTRACTOR'S ADDRESS 16625 Ventura Blvd.		P.O.	ZONE
11. SIZE OF EXISTING BLDG. 30 x 100		STORIES 1	HEIGHT 16
		NO. OF EXISTING BUILDINGS ON LOT AND USE (2) Dwell & Garage	
12. MATERIAL EXT. WALLS:		<input checked="" type="checkbox"/> WOOD <input checked="" type="checkbox"/> STUCCO	<input type="checkbox"/> METAL <input type="checkbox"/> BRICK
		<input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> CONCRETE	ROOF CONST. <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER
		ROOFING Comp	SPRINKLERS REQ'D. SPECIFIED

3 4097 Valley Meadow		DISTRICT OFFICE Van Nuys
VALIDATION VN14236	C 13 1955	CASHIER'S USE ONLY
TYPE V	GROUP R	MAX OCC. N/C
C. OF O. ISSUED		C 13 1955
INSPECTOR		VN14236

P.C. \$2.00	S.P.C.	B.P. 67	I.F.	O.S.	C/O
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13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$1000.00 1000.00 *	DWELL UNITS
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14. SIZE OF ADDITION None	STORIES	HEIGHT	VALUATION APPROVED Carroll	PARKING SPACES
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15. NEW WORK: EXT. WALLS Open	ROOFING Rock	APPLICATION CHECKED <i>Carroll</i>	GUEST ROOMS
		PLANS CHECKED <i>Carroll</i>	FILE WITH

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.

SIGNED: <i>Bouquignon</i>	CORRECTIONS VERIFIED <i>Carroll</i>	CONT. INSP. No
	PLANS APPROVED <i>Brased</i>	

This Form When Properly Validated is a Permit to Do the Work Described.

APPLICATION APPROVED <i>Brased</i>	
---------------------------------------	--

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

3

GRADING

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP 7343	1. LEGAL LOT 24	BLK.	TRACT 13400
ZONE R-1	2. BLDG. ADDRESS 4097 Valley Meadow	APPROVED S.O.	
FIRE DIST. A-1	3. BETWEEN CROSS STS. Woodvale	AND Wooddale	
INSIDE KEY	4. PRESENT USE OF BLDG. Well all gear port	NEW USE OF BLDG. Garage	
COR. LOT	5. OWNER T. Summers		
REV. COR. LOT SIZE	6. OWNER'S ADDRESS 4097 Valley Meadow, Encino		
REAR ALLEY	7. CERT. ARCH. none	STATE LICENSE NUMBER	
SIDE ALLEY	8. LIC. ENG. Mr. Moran	STATE LICENSE NUMBER 594	
BLDG. LINE	9. CONTRACTOR Dotken Builders	STATE LICENSE NUMBER 119116	
AFFIDAVITS	10. SIZE OF EX. BLDG. 20 x 30	STORIES 1 HEIGHT 11'	
BLDG. AREA	11. MATERIAL EXT. WALLS: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE	ROOF CONST: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER	

3

4097 Valley Meadow

VALIDATION VN22825	MAR 15 1956		47986
TYPE F	GROUP R	MAX. OCC.	VN22825
DIST. OFFICE VN	P.C. 100		RP 550
C. OF O. ISSUED	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. \$ 500.00		VALUATION APPROVED [Signature]
DWELL UNITS 0	13. SIZE OF ADDITION 20x20 GARAGE to be moved to new location on lot		APPLICATION CHECKED [Signature]
PARKING SPACES 2	14. NEW WORK: MATERIAL EXT. WALLS MATERIAL ROOF		PLANS CHECKED [Signature]
GUEST ROOMS	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.		CONNECTIONS VERIFIED [Signature]
FILE WITH	T. SUMMERS Robert L. Belton		PLANS APPROVED [Signature]
CONT. INSP. N	SIGNED		APPLICATION APPROVED [Signature]

This form when properly validated is a permit to do the work described.

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

3

GRADING

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

W

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP 7343	1. LEGAL LOT 24	BLK.	TRACT 13400
ZONE R-1	2. BLDG. ADDRESS 4097 Valley Meadow	APPROVED S.O.	
FIRE DIST. 45	3. BETWEEN CROSS STS. Wooddale AND Wooddale		
INSIDE KEY	4. PRESENT USE OF BLDG. dwelling & att gar	NEW USE OF BLDG. same Dwelling & att Carport	
COR. LOT	5. OWNER T. Summers		
REV. COR. LOT SIZE	6. OWNER'S ADDRESS 4097 Valley Meadow, Encino		
REAR ALLEY	7. CERT. ARCH. none	STATE LICENSE NUMBER	
SIDE ALLEY	8. LIC. ENG. Mr. Moran	STATE LICENSE NUMBER 594	
BLDG. LINE	9. CONTRACTOR Datken Builders	STATE LICENSE NUMBER 119116	
AFFIDAVITS	10. SIZE OF EX. BLDG. 4000 sq. ft.	STORIES 1 HEIGHT 11'	
BLDG. AREA	11. MATERIAL EXT. WALLS: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE		
SPRINKLERS REQ'D. SPECIFIED	ROOF CONST: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER		

3

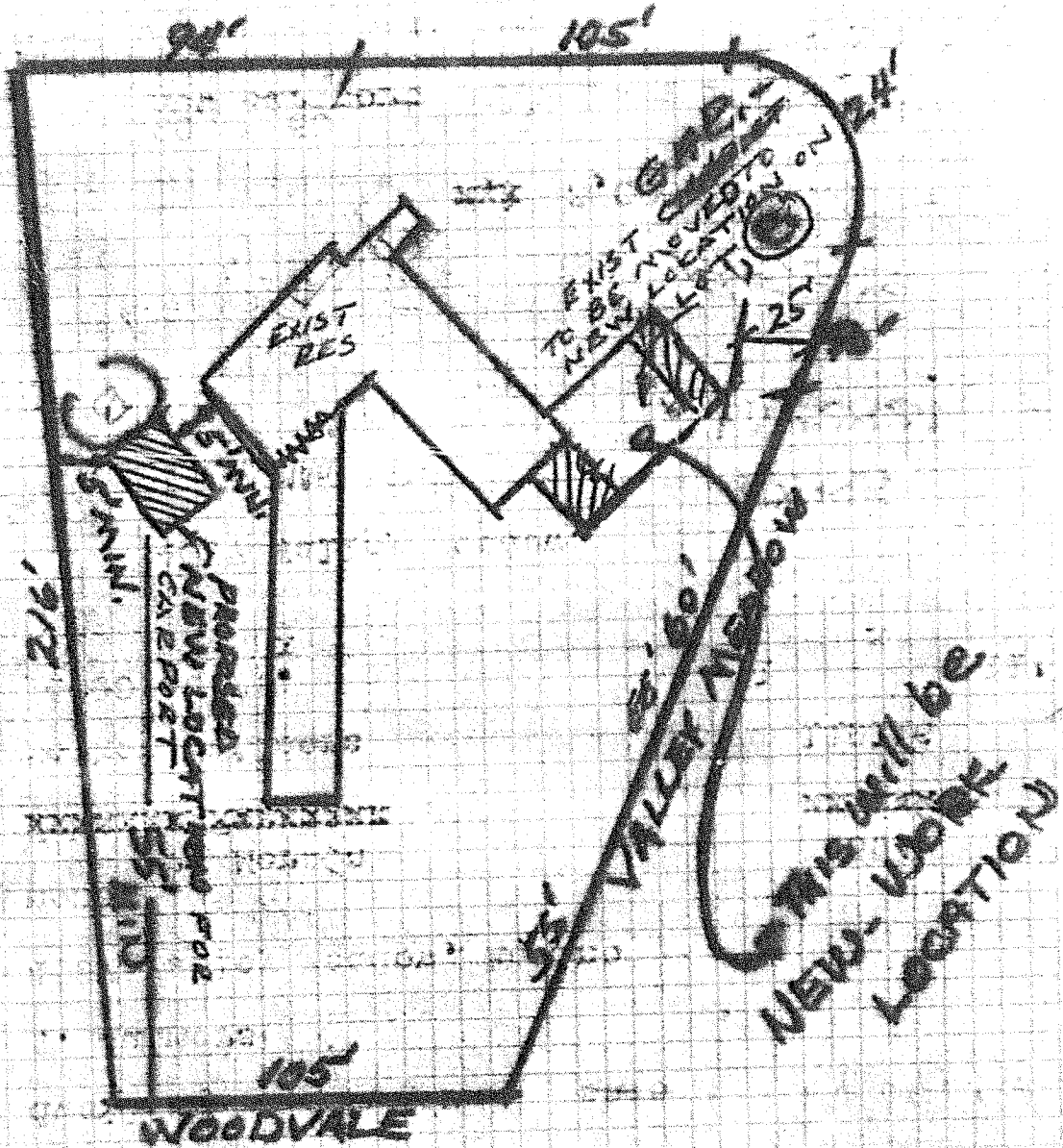
4097 Valley Meadow

VALIDATION			VN22824	MAR 15 1956	47985
TYPE R	GROUP R	MAX. OCC.	VN22824		
DIST. OFFICE			VN		
C. OF O. ISSUED			P.C. 5⁰⁰		

DWELL. UNITS 1	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. \$ 3,000	VALIDATION APPROVED <i>[Signature]</i>
PARKING SPACES 3	13. SIZE OF ADDITION 20 x 60 STORIES 1 HEIGHT	APPLICATION CHECKED <i>[Signature]</i>
GUEST ROOMS 1	14. NEW WORK: RELOCATE RELOCATE MATERIAL EXT. WALLS MATERIAL ROOF	PLAN CHECKED <i>[Signature]</i>
FILE WITH 1	DETACH GARAGE ADD CARPORT	CORRECTIONS VERIFIED <i>[Signature]</i>
CONT. INSP. N	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. T. SUMMERS <i>[Signature]</i>	PLAN APPROVED <i>[Signature]</i>
	SIGNED <i>[Signature]</i>	APPLICATION APPROVED <i>[Signature]</i>

This form when properly validated is a permit to do the work described.

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original. **7236**



Mar 5, 57
C/O.

3

GRADING

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP 7343	1. LEGAL LOT 24	BLK.	TRACT 13400
ZONE RL	2. BLDG. ADDRESS 4097 Valley Meadow Road		APPROVED
PRE-DIST. <i>Rudin</i>	3. BETWEEN CROSS STS. Royal Oaks AND Woodvale		
EDG SIDE -	4. PRESENT USE OF BLDG. Dwelling	NEW USE OF BLDG. Same	
GEN. 406	5. OWNER Summers		
REV. COR. X	6. OWNER'S ADDRESS 4097 Valley Meadow Road		
LOT SIZE Irreg.	7. CERT. ARCH. None		
WIDE ALLEY BLDG. LINE	8. LIC. ENG. None		STATE LICENSE NUMBER
AFFIDAVITS 13941	9. CONTRACTOR Dotken Builders 16625 Ventura, Encino		STATE LICENSE NUMBER ST 96382 119116
BLDG. AREA	10. SIZE OF EX. BLDG. 83 x 90 STORIES 1 HEIGHT 14'		
SPRINKLERS REQ'D SPECIFIED	11. MATERIAL EXT. WALLS: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE		
	ROOF CONST: <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER		

VALIDATION 3 VN98620		4097 Valley Meadow Road	
TYPE R		APR 15 1955	
GROUP R	MAX. OCC. 1/1	APR 15 1955	
DIST. OFFICE V.N.		32509 VN98620	
C. OF O. ISSUED		P.C.#3. BP 7-50	
DWELL. UNITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG.	\$ 1500.	VALUATION APPROVED <i>Summers</i>
PARKING SPACES	13. SIZE OF ADDITION	NONE	APPLICATION CHECKED <i>Summers</i>
GUEST ROOMS	14. NEW WORK: INTERIOR WALLS; REMOVE MATERIAL EXT. WALLS & replace	STORIES HEIGHT	PLANS CHECKED <i>Summers</i>
FILE WITH	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.		CORRECTIONS VERIFIED <i>Summers</i>
CONT. INSP.	<i>K. Bourguignon</i> SIGNED		PLANS APPROVED <i>Summers</i>
	This form when properly validated is a permit to do the work described.		APPLICATION APPROVED <i>Summers</i>

APPLICATION TO ALTER-REPAIR-DEMOLISH AR-1
CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY DEPT. OF BUILDING AND SAFETY

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

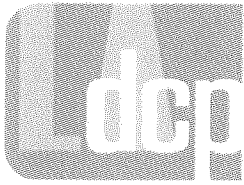
1. LEGAL DESCR.	LOT	BLK.	TRACT	CENSUS TRACT
	24		13400	1415
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING		DIST. MAP	
Q1 Dwell. & att. carport	Same		7343	
3. JOB ADDRESS	4097 Valley Meadow Rd.			ZONE
4. BETWEEN CROSS STREETS	XXXX AND			K-E-15-H1
5. OWNER'S NAME	PHONE		FIRE DIST.	
Aaron Magidow			MFD	
6. OWNER'S ADDRESS	CITY		LCT (TYPE)	
Same			Cor thru	
7. ARCHITECT OR DESIGNER	STATE LICENSE No.		LOT SIZE	
	PHONE		Irreg.	
8. ENGINEER	STATE LICENSE No.		no ext.	
	PHONE		ALLEY change	
9. CONTRACTOR	STATE LICENSE No.		BLDG. LINE	
Hirth Const. Co.	225722		all	
10. LENDER	BRANCH OFFICE		Hillside	
	PHONE		AFFIDAVITS	
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
	1	11	/	
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.	EXT. WALLS	ROOF	FLCOR	
		shake		
13. JOB ADDRESS	4097 Valley Meadow Rd.			DISTRICT OFFICE
3	E			VN
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 850		GRADING	
15. NEW WORK: (Describe)	Repair fire damage to att. carport			Yes
				CRIT. SOIL
				Yes
				HIGHWAY DED.
				/
NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT	FLOOD
Same	None			/
TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED	VALUATION APPROVED	CONS.
V	R-1		Kirkpatrick	/
BLDG. AREA	MAX. OCC.	TOTAL	PLANS CHECKED	ZONED BY
	I-fam.			Skabik
DWELL. UNITS	GUEST ROOMS	PARKING REQ'D SPACES	PROVIDED	PLANS APPROVED
				FILE WITH
P.C. No.	CONT. INSP.	APPLICATION APPROVED		INSPECTOR
		<i>[Signature]</i>		B
P.C.	S.P.C.	G.P.I.	B.P.	I.F.
			5.50	O.S.
				C/O
				TYPIST
				st

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

CASHIER'S USE ONLY
 JUL-9-66 35714 Ck VK-32438 N-2 5.50

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not...



City of Los Angeles Department of City Planning

5/29/2014

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

4097 N VALLEY MEADOW ROAD
16190 W WOODVALE ROAD

ZIP CODES

91436

RECENT ACTIVITY

None

CASE NUMBERS

CPC-18760
ORD-132416
ENV-2005-8253-ND
AFF-22328
AFF-13941

Address/Legal Information

PIN Number	165B141 478
Lot/Parcel Area (Calculated)	36,662.1 (sq ft)
Thomas Brothers Grid	PAGE 561 - GRID F5
Assessor Parcel No. (APN)	2285011024
Tract	TR 13400
Map Reference	M B 323-28/37
Block	None
Lot	24
Arb (Lot Cut Reference)	None
Map Sheet	165B141

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)	None
General Plan Land Use	Very Low II Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	Yes
Baseline Hillside Ordinance	Yes
Baseline Mansionization Ordinance	No
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
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

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

Assessor Information

Assessor Parcel No. (APN)	2285011024
Ownership (Assessor)	
Owner1	KRAUS,LORETTA A TR LORETTA A KRAUS TRUST
Address	4097 VALLEY MEADOW RD ENCINO CA 91436
Ownership (City Clerk)	
Owner	KRAUS, LORETTA A THE LORETTA A KRAUS TRUST
Address	4097 VALLEY MEADOW RD ENCINO CA 91436
APN Area (Co. Public Works)*	0.830 (ac)
Use Code	0101 - Single Residence with Pool
Assessed Land Val.	\$110,581
Assessed Improvement Val.	\$263,993
Last Owner Change	10/29/07
Last Sale Amount	\$0
Tax Rate Area	16
Deed Ref No. (City Clerk)	7-833 7-306 2440338
Building 1	
Year Built	1949
Building Class	D95A
Number of Units	1
Number of Bedrooms	6
Number of Bathrooms	5
Building Square Footage	4,862.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

Airport Hazard	420' 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

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	5.90840410387647
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

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Address: 4097 N VALLEY MEADOW ROAD

Tract: TR 13400

Zoning: RE15-1-H

APN: 2285011024

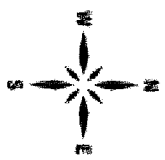
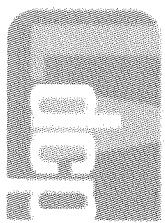
Block: None

General Plan: Very Low II Residential

PIN #: 165B141 478

Lot: 24

Arb: None



Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2014-2281-HCM
ENV-2014-2282-CE

HEARING DATE: July 10, 2014
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 4097 N. Valley Meadow Road
Council District: 5
Community Plan Area: Encino-Tarzana
Area Planning Commission: South Valley
Neighborhood Council: Encino
Legal Description: TR 13400, Lot 24

PROJECT: Historic-Cultural Monument Application for
MILLER HOUSE

REQUEST: Declare the property a Historic-Cultural Monument


OWNER: Loretta Kraus, The Loretta Kraus Trust
4097 N. Valley Meadow Road
Encino, CA 91436

APPLICANT: Bobby White & Andrea Fordham
5633 Colfax Ave. #101
North Hollywood, CA 91601


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.

MICHAEL J. LOGRANDE
Director of Planning



Ken Bernstein, AICP, Manager
Office of Historic Resources



Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

Built in 1949, this one-story, single-family residence in Encino exhibits character-defining features of the Custom Contemporary Ranch style. The building features an irregular U-shaped plan with an extended appendage off one of the legs. The U surrounds a garden courtyard and pool referred to as the "Garden Room" in the original plans. Facing a large paved driveway, the front elevation has few openings. There is the open carport space, a pair of double-doors that open to a breezeway, and windows on a small gable-roofed projection. Except for a carved lintel above the breezeway doors there is essentially no ornamentation on the structure. The doors are deeply recessed under wide, overhanging eaves which also create a porch along the face of the building. The roof is a complex of low-pitched sheds and one gable. It is covered in wood shake and features open eaves and exposed rafters with bargeboard and fascia. Cladding on the front elevation is a combination of board and batten and stucco. A long, wide planted area in front of the porch and a stone wall in front of the gabled section create a break between the paved driveway and the home. The Garden Room elevation is dominated by a wide shade structure and floor-to-ceiling windows and sliding glass doors that make up the center and east wings of the building. A low shed roof covers the breezeway and the west section of the building. Transom windows with large, motorized louvered shades are found above the shade structure in the center section.

The interior features a mostly informal and open floor plan. The open central gallery and living room are connected to the west wing by a walkway along the plate glass facing the Garden Room. The gallery and living room are connected to the east wing through an exterior walkway created by the low shed roof. The integration of the outdoor walkway into the circulation pattern, and the extensive outdoor covered space blend together interior and exterior living areas. Significant intact interior features include a travertine floor and fireplace and the breezeway fountain/pond. The circulation pattern, integration of indoor and outdoor living spaces, informal floor plan, lack of ornamentation, use of natural materials, and architectural focus on the Garden Room rather than the street are all character-defining features of the Custom Contemporary Ranch style.

The subject building was designed by Cliff May as a custom commission for Robert W. Miller. Cliff May is widely considered the "father" of the Ranch style home and a master architect.

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 is significant enough to warrant further investigation as a potential Historic-Cultural Monument.

DEPARTMENT OF
CITY PLANNING
OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 620
LOS ANGELES, CA 90012-4801
(213) 978-1200

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www.planning.lacity.org

Date: **JUL 11 2014**

Loretta Kraus, The Loretta Kraus Trust
4097 N. Valley Meadow Road
Encino, CA 91436

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NUMBER: **CHC-2014-2281-HCM**
MILLER HOUSE
4097 N. VALLEY MEADOW ROAD

At its meeting of **July 10, 2014**, the Cultural Heritage Commission considered a request for declaration of the above-referenced property as a Historic-Cultural Monument worthy of preservation. Enclosed is a copy of Section 22.171 through Section 22.171.18 of the Los Angeles Administrative Code so that you may be apprised of the procedures followed by the Cultural Heritage Commission in considering and declaring properties as Historic-Cultural Monuments. Please note Section 22.171.12 provides for a temporary stay of demolition permits when the matter is under consideration by the City for designation as an historical or cultural monument. Also, the owner of any site, building, or structure under consideration is required to notify this Commission in writing whenever application is made for a permit to demolish, substantially alter or remove any such site, building or structure.

If you have any questions, please feel free to contact the Office of Historic Resources Preservation Architect, Lambert M. Giessinger at (213) 978-1183.

The matter will be placed on the agenda of a regular meeting for final review by the Commission and, if declared, will be heard by the City Council's Planning and Land Use Management Committee, which will make a recommendation to the City Council to confirm or deny the Commission's action.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Louie
Seconded: Commissioner Kennard
Ayes: Commissioners Irvine, Scott, and Barron

Vote: **5 - 0**



Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application

c: Councilmember Paul Koretz., Fifth Council District
Bobby White and Andrea Fordham
GIS