

9743 PALI AVENUE RESIDENCE

9743 N. Pali Avenue
CHC-2020-7439-HCM
ENV-2020-7440-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—February 11, 2021](#)
3. [Additional Photographs from Owner, Received February 8, 2021](#)
4. [Categorical Exemption](#)
5. [Under Consideration Staff Recommendation Report](#)
6. [Historic-Cultural Monument Application](#)

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

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2020-7439-HCM
ENV-2020-7440-CE**

HEARING DATE: March 18, 2021
TIME: 10:00 AM
PLACE: Teleconference (see
agenda for login
information)

Location: 9743 N. Pali Avenue
Council District: 7 - Rodriguez
Community Plan Area: Sunland - Tujunga - Lake
View Terrace - Shadow Hills
- East La Tuna Canyon

Area Planning Commission: North Valley
Neighborhood Council: Sunland-Tujunga
Legal Description: Tract 18139, Lot 12

EXPIRATION DATE: The original expiration date of March 23, 2021 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.*

PROJECT: Historic-Cultural Monument Application for the
9743 PALI AVENUE RESIDENCE

REQUEST: Declare the property an Historic-Cultural Monument

OWNER/APPLICANT: Janice Stevenor and Scott L. Dale
9743 Pali Avenue
Los Angeles, CA 91042

Janice Stevenor and Scott L. Dale
4899 East Douglas Fir Street
Boise, ID 83716

PREPARERS: Janice Stevenor Dale and Sian Winship
9743 Pali Avenue
Los Angeles, CA 91042

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare the subject property** an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.
2. **Adopt** the staff report and findings.

FINDINGS

- The 9743 Pali Avenue Residence “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent and intact example of a Mid-Century Modern design for post-World War II residential tract development.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

SUMMARY

The 9743 Pali Avenue Residence is a one-story single-family residence with an attached carport located on the west side of N. Pali Avenue between W. Foothill Boulevard and W. Haywood Street in the Tujunga neighborhood of Los Angeles. The subject property was designed in the Mid-Century Modern architectural style by architect Carl L. Maston (1915-1992) with contributions from architect Ray Kappe (1927-2019), who was employed by Maston at the time, and was constructed in 1953 by architect/engineer Edgardo Contini (1914-1990). The property was commissioned by the Polkinghorn Construction Company, who developed the area as a suburban residential tract called Kentwood Gardens in the early 1950s.

In the post-World War II period in Southern California, many real estate developers proposed new residential subdivisions to accommodate the growing demand for housing. These tract developments often featured Ranch-style homes with prefabricated materials and customizable plans. Some developers partnered with architects to create Mid-Century Modern home designs for large-scale tracts, including George and Robert Alexander (who partnered with Palmer & Krisel) and Joseph Eichler (who worked with Jones and Emmons, Anshen and Allen and other firms). These projects typically produced a limited number of floor plans and elevations from which home buyers could choose. This design model ensured economies of scale and construction efficiencies. Between 1953 and 1954, the Polkinghorn Construction Company began building speculative houses for sale in Tract 18139, engaging architect Carl Maston and architect/engineer Edgardo Contini to design Mid-Century Modern post-and-beam style homes for the development. Maston is the architect of record for 25 homes in the Kentwood Gardens development, which was marketed as “La Crescenta Heights.”

Rectangular in plan, the subject property is of wood-frame, post-and-beam construction with stucco cladding on the residence and vertical wood siding on the carport and has a low-pitched

gabled roof. On the primary, east-facing elevation (looking onto Pali Avenue) are clerestory windows, low concrete planters along the exterior of the residence, and a carport that projects forward. The south-facing elevation is asymmetrically composed and features the primary entrance on the west side, accessed by a concrete walkway and steps with a metal handrail. The entrance consists of a single-paneled wood flush entry door. Fenestration consists of sliding glass doors, fixed trapezoidal clerestory windows, louvered windows, non-original vinyl windows, floor to ceiling divided-lite windows, and skylights. At the north of the property, there is an enclosed patio, and at the rear is a large rectangular original pink flagstone patio. There is a mature oak tree at the southwest corner of the lot. Interior features include hardwood floors, exposed beam ceilings, mahogany paneled walls, and a stacked brick fireplace.

Carl Louis Maston was born Carl Mastopietro in 1915 in Jacksonville, Illinois and earned his degree in architecture from the University of Southern California (USC) in 1937. He worked in the offices of Gordon Kaufmann, Allan Siple, V. Floyd Rible, and Rowland Crawford before opening his own firm in 1946. Known for his innovative modern designs and use of structural concrete, he completed over 100 projects—including single-family residential, multi-family residential, commercial, and institutional commissions. Beginning with the Pandora Apartments (1946) Maston experimented with garden-apartment design and developed working relationships with landscape architects Garrett Eckbo and Emmet Wemple. Several of his other notable projects include the Hillside House (1962), the National Boulevard Apartments (1955, West Los Angeles), the Valley Ice Skating Center (1960, Tarzana), Dunham Residence (1956, Pasadena), the Hillside House by Carl Maston (1961, HCM #668), Chiat Residence (1967, Pasadena), and the Abichandani Residence (1970, HCM #1064). Maston remained active in education and public service throughout his life, teaching at USC and serving on the Los Angeles Planning Commission. Maston died in 1992 at the age of 77.

Edgardo Contini was born in Ferrara, Italy in 1914 and graduated from the University of Rome with a degree in Engineering, Architecture and Urban Planning before emigrating to the United States in 1939. In 1947, he established a partnership with architects A. Quincy Jones and Whitney Smith known as Smith, Jones and Contini. Notable projects as part of this firm include the Mutual Housing Association Site Office (1948, HCM #680), the Stein House (1949, HCM #1015), the Goldenfield House (1950, HCM #632), the Haas House (1950, HCM #633), and the Pilot House (1950, HCM #717). In 1951, Contini formed a partnership with architect Victor Gruen. He later served on the faculty of the Graduate School of Architecture at the University of California, Los Angeles and taught at USC, SCI-Arc, and the Art Center College of Design. He was elevated to Fellowship in the AIA in 1990 and died later that year at the age of 76.

Ray Kappe was born in Minneapolis, Minnesota in 1927. He later attended the University of California, Berkeley, earning a degree in architecture in 1951. After graduation, Kappe worked as a draftsman for the San Francisco-based firm of Anshen and Allen where he was involved in the design of the Eichler tract homes in Northern California. In late 1951, Kappe returned to Los Angeles to work with Carl Maston, and opened his independent practice in 1954 that he operated until 1968. In 1972, Kappe, along with a group of faculty and students, started the Southern California Institute of Architecture (SCI-Arc), where he taught for many years. Notable commissions include the Kappe Residence (1967, HCM #623) and the Gould-Lafetra House (1968, HCM #886). Kappe died in 2019.

The subject property has experienced minor alterations that include the enclosure of the original patio to the north, the replacement of some windows with vinyl windows, a kitchen remodel, and the modification of the glass door at the north-facing elevation, all at unknown dates.

DISCUSSION

The 9743 Pali Avenue Residence meets one of the Historic-Cultural Monument criteria: it “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent and intact example of a Mid-Century Modern design for post-World War II residential tract development.

The Mid-Century Modern architectural style gained popularity because of its use of standardized, prefabricated materials, and economical construction, and as a result, it became the predominant style in post-World War II era design for single-family homes. The hallmarks of the style, as exhibited by the subject property, are the post-and-beam construction, one-story configuration, horizontal massing, and open interior space. The subject property also retains other characteristic features of the style that include the low-pitched roof, clerestory windows, sliding glass doors, and generally unadorned wall surfaces.

The applicant argues that the subject property also, “represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age” as exemplifying master architect Carl Maston’s philosophy of garden-apartment architecture as applied to tract homes. However, staff are unable to make this finding based on information provided in the application. While Maston is generally known for his works in the Mid-Century Modern architectural style, inclusive of apartments, shopping centers, institutional buildings, and single-family residences, he is particularly renowned for his design for garden apartments and prolific use of structural concrete. Maston’s influential work in multi-family housing has been recognized through numerous awards and appearances in architectural publications such as honors from *The Progressive Architecture* in 1947 for the Pandora Apartments, and awards from the American Institute of Architects in 1951, 1954, 1963, and 1965 for apartment house commissions, as well as another award in 1955 for his National Boulevard Apartments project. The subject property does not represent a distinctive example of Maston’s work, and it does not reflect a significant development or transitional period in his career. Other more exemplary works of Maston include Garden Apartment Building at 10567 National Boulevard (1955), Hillside House by Carl Maston (1961, HCM #668), the Abichandani Residence (1970, HCM #1064), and the College of Environmental Design at Cal Poly Pomona (1971).

Despite minor interior and exterior alterations, the subject property retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance.

Separately, it appears that Bette Simpkins was the first owner of the subject property as gathered from materials submitted by the applicant. Therefore, staff recommend that the proposed monument name be changed to the “Simpkins Residence” to reflect the original ownership history.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 “*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*”

State of California CEQA Guidelines Article 19, Section 15331, Class 31 “*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s*

Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.”

The designation of the 9743 Pali Avenue Residence as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code (“LAAC”) will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior’s Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2020-7440-CE was prepared on February 16, 2021.

BACKGROUND

On December 11, 2020, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. On January 7, 2021, the Cultural Heritage Commission voted to take the property under consideration. On February 11, 2021, a subcommittee of the Commission consisting of Commissioners Barron and Milofsky conducted a remote site inspection of the property, accompanied by staff from the Office of Historic Resources. The original expiration date of March 23, 2021 is tolled, and a revised date will be determined pursuant to *the Mayor’s March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.*













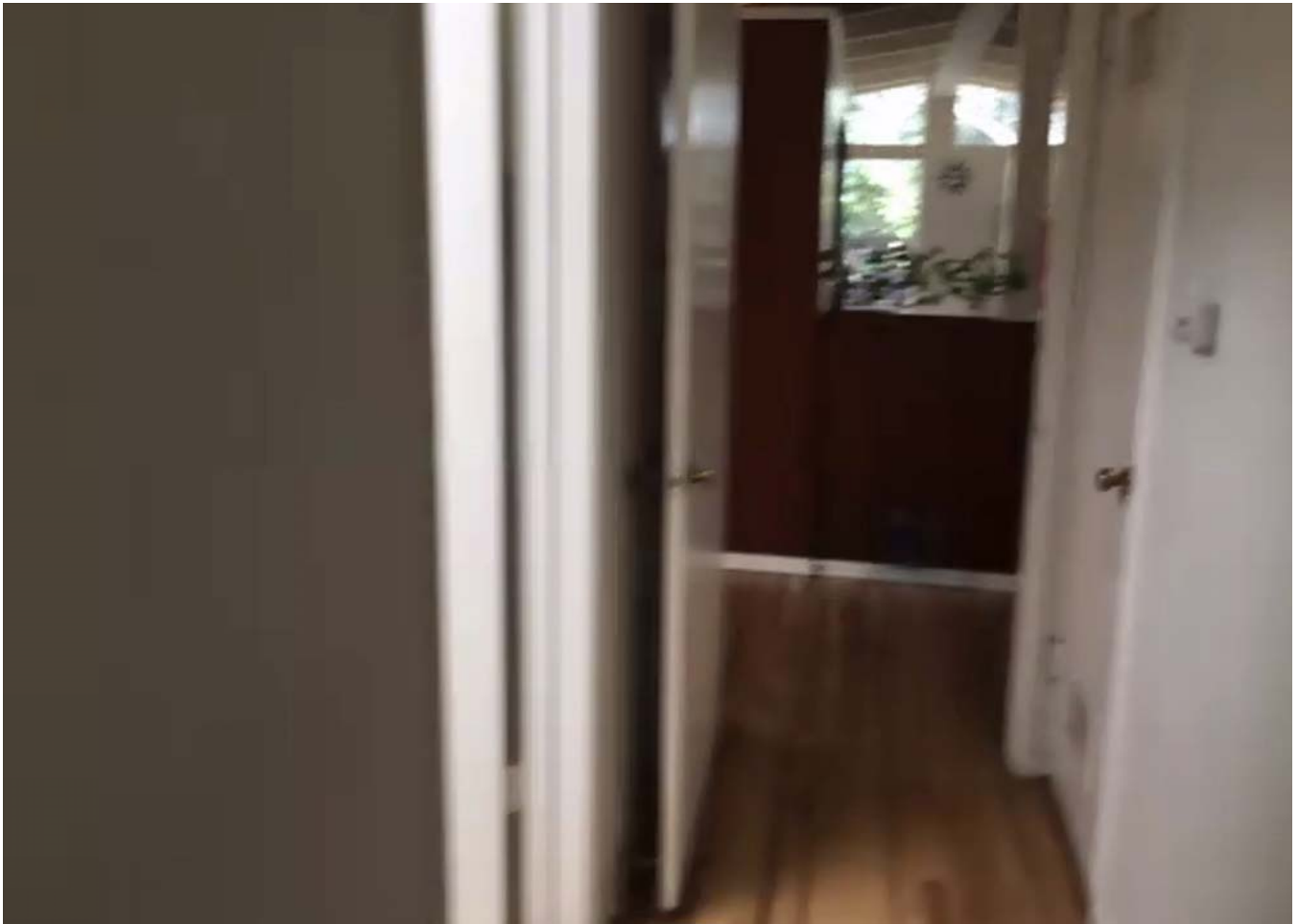




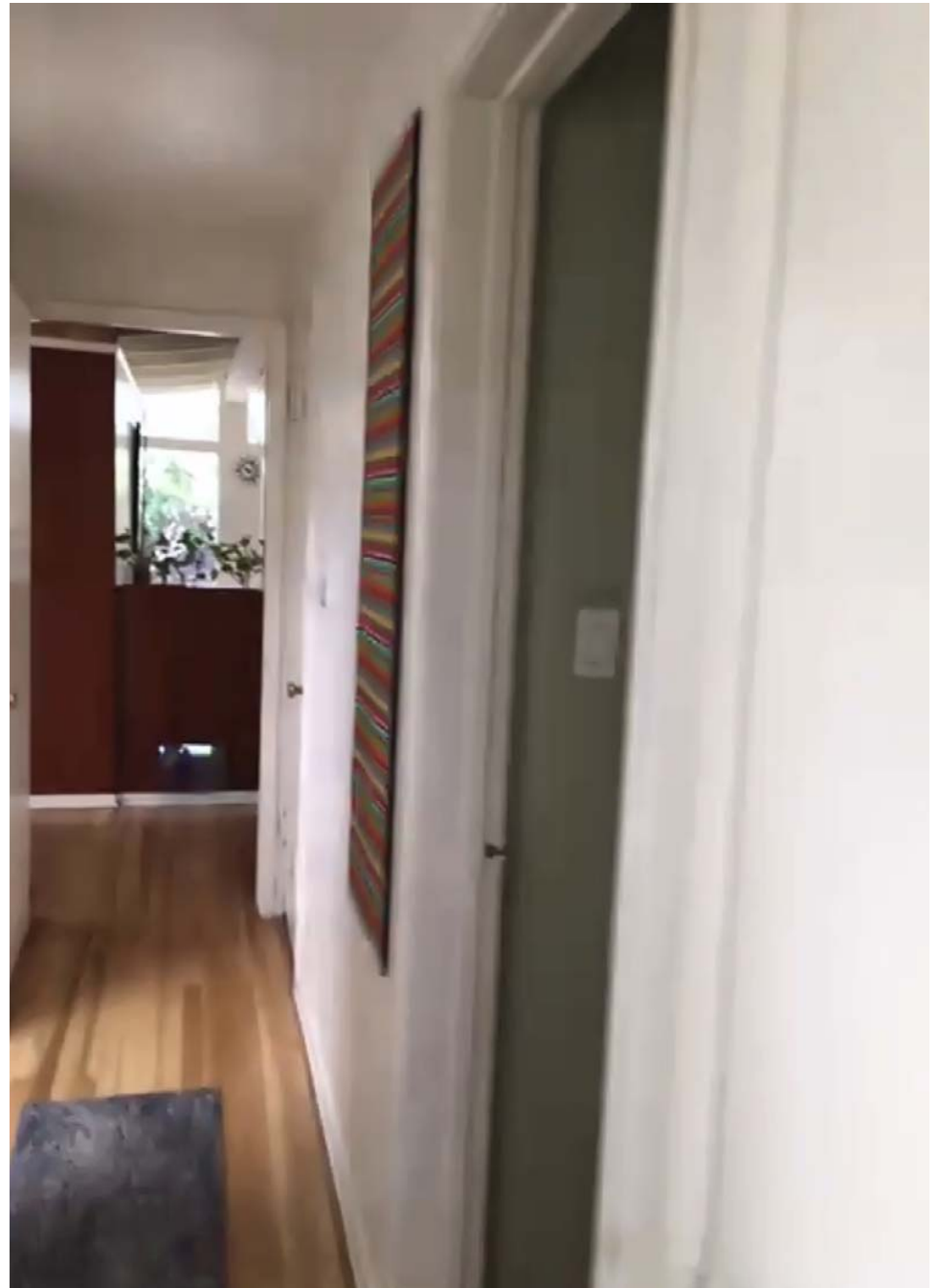




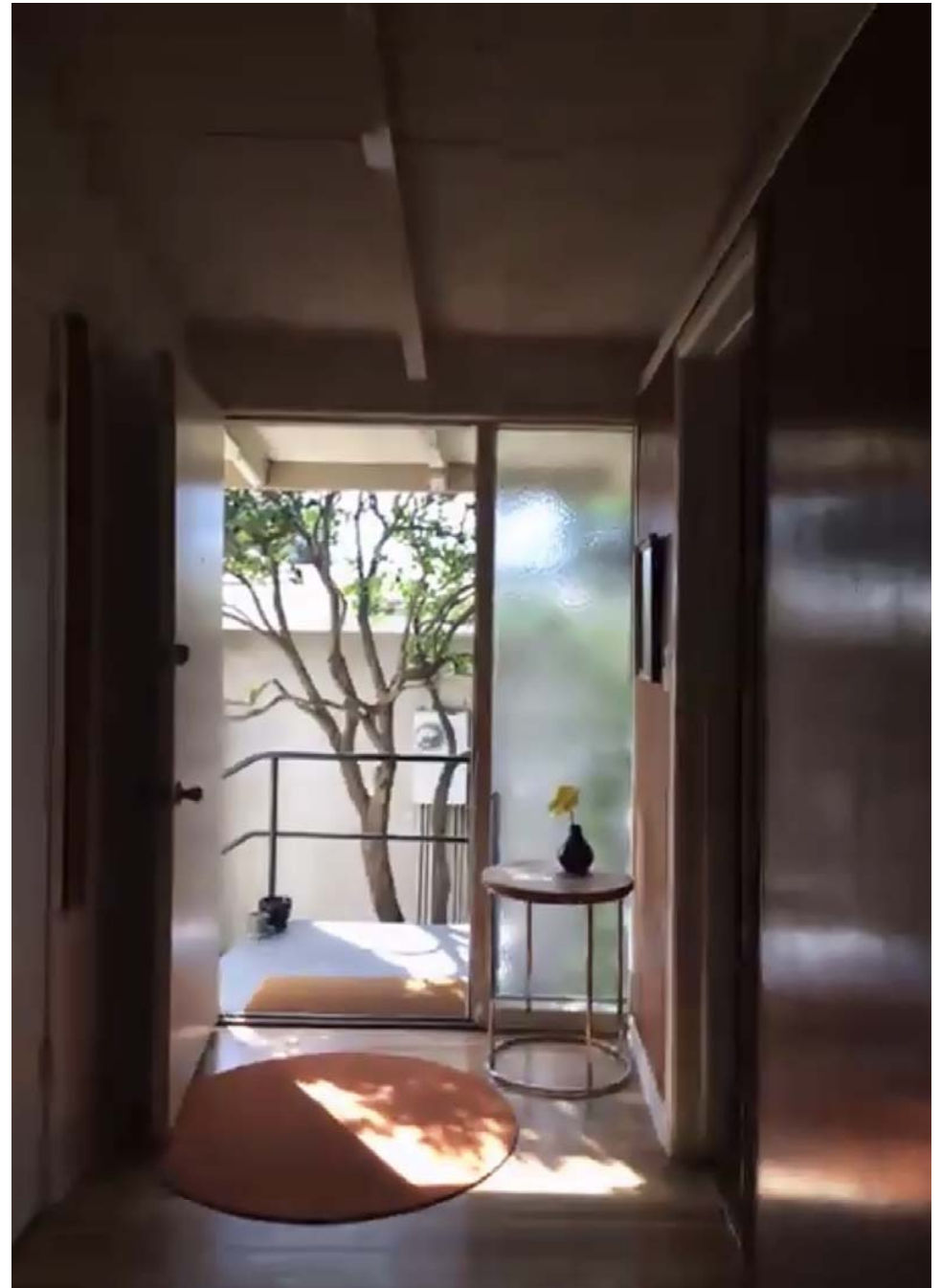


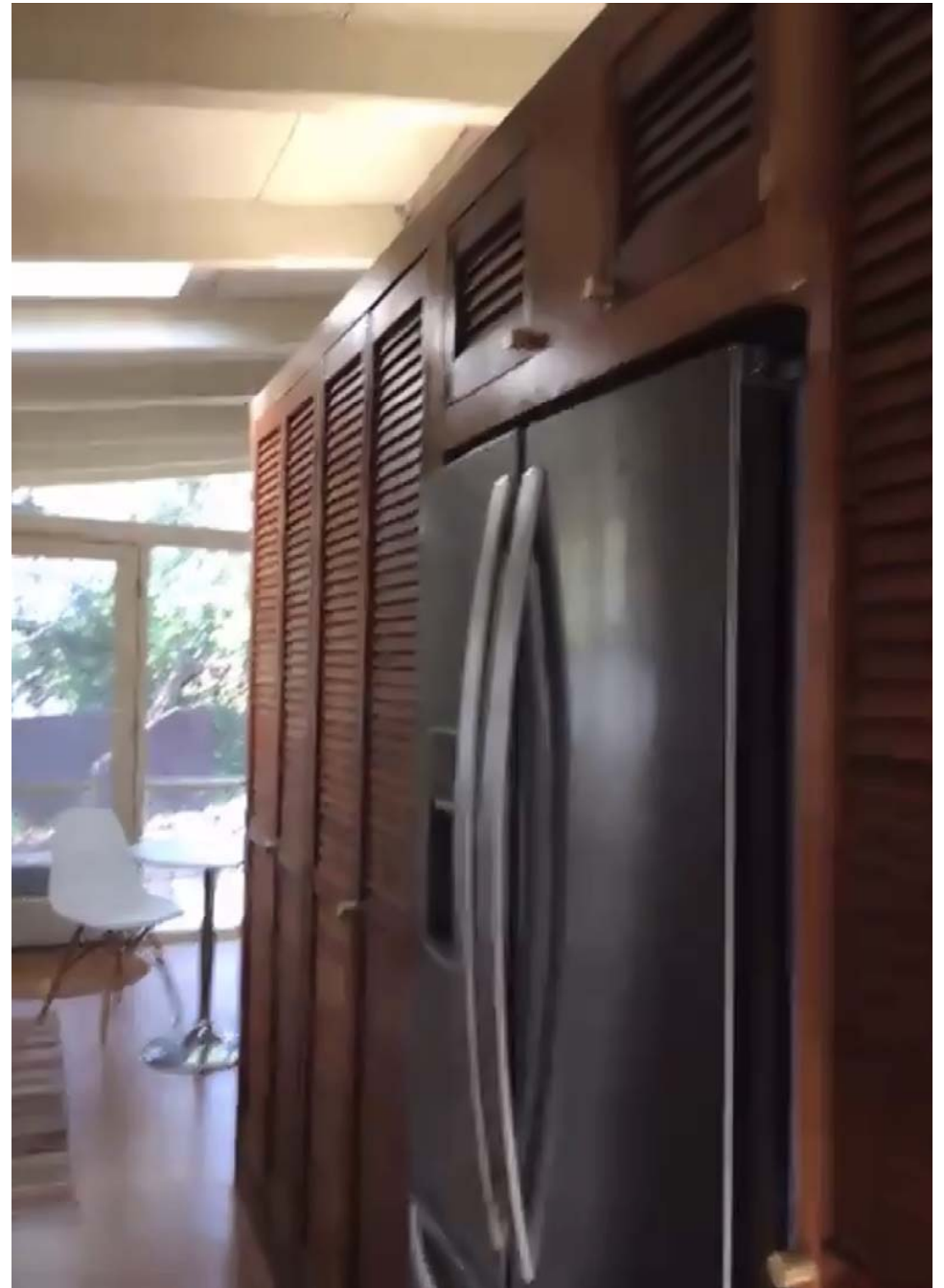






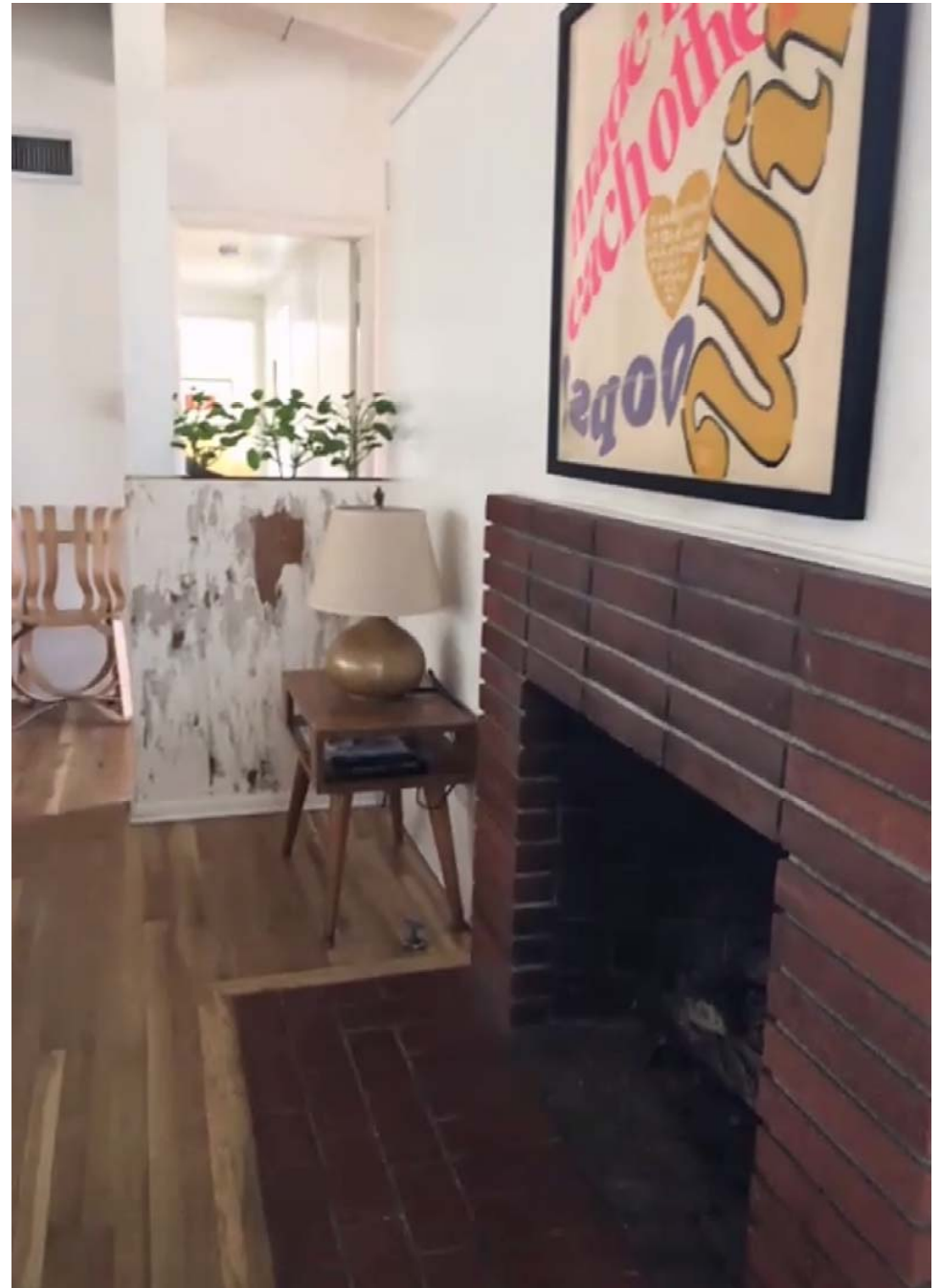


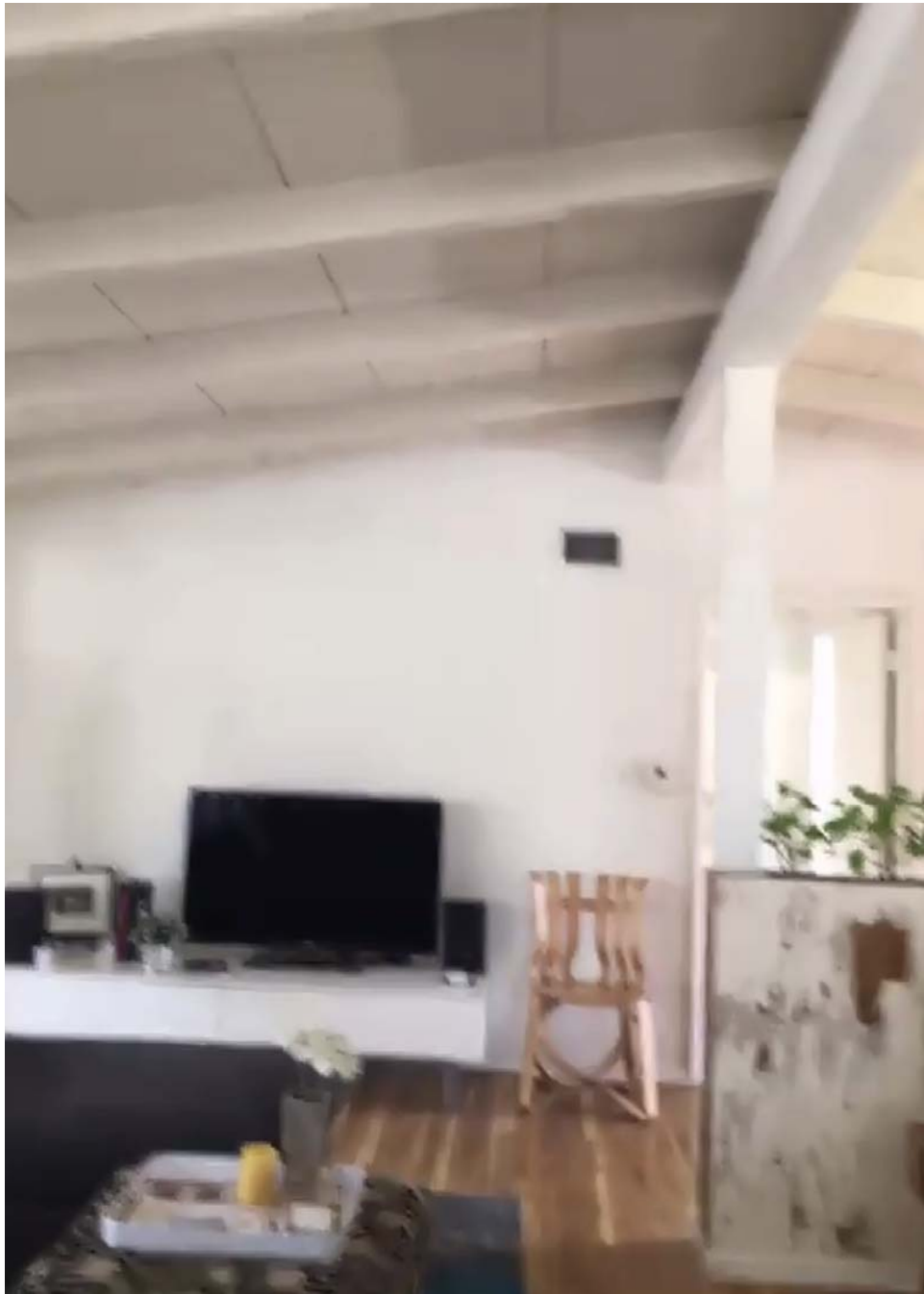




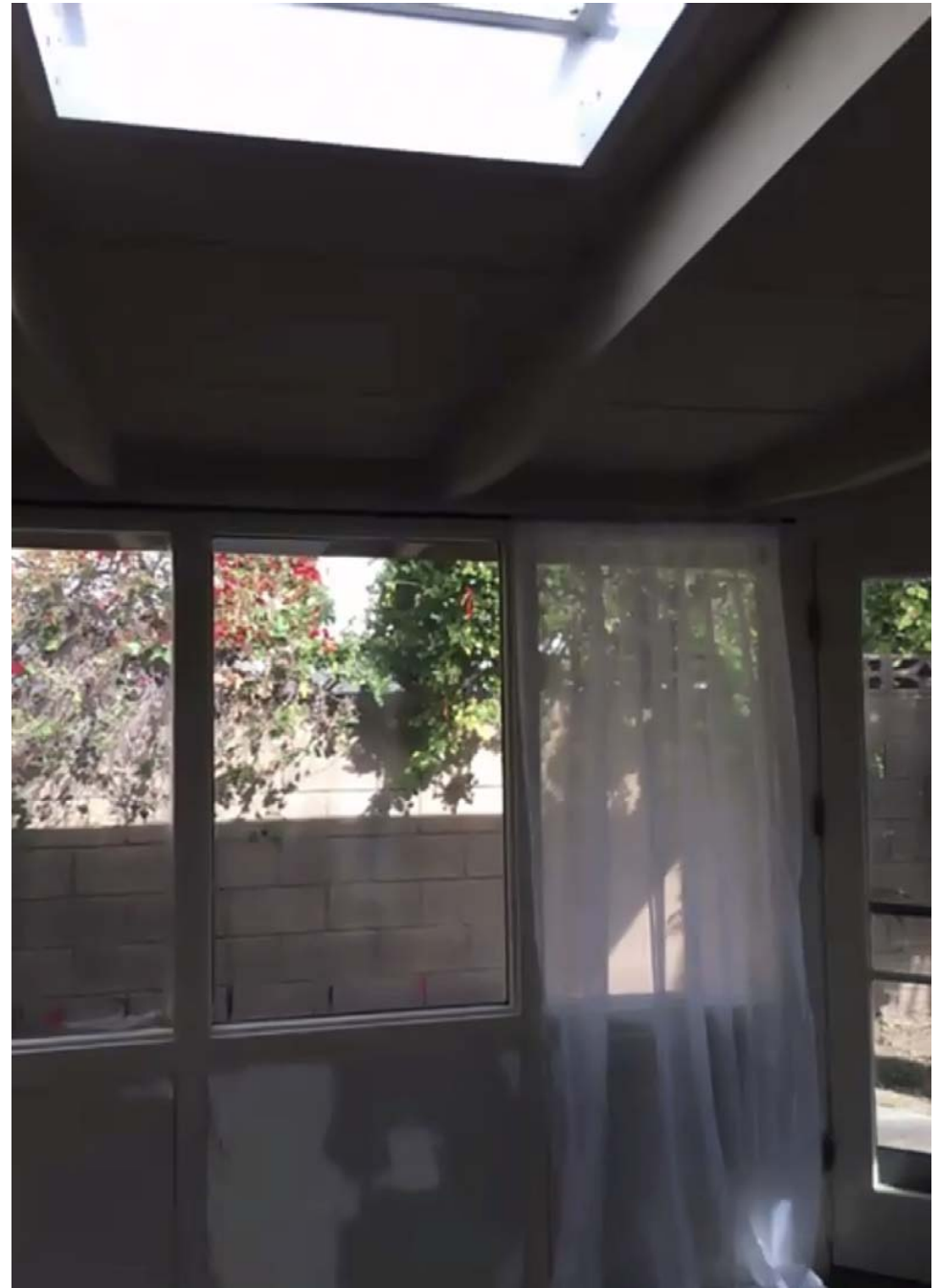




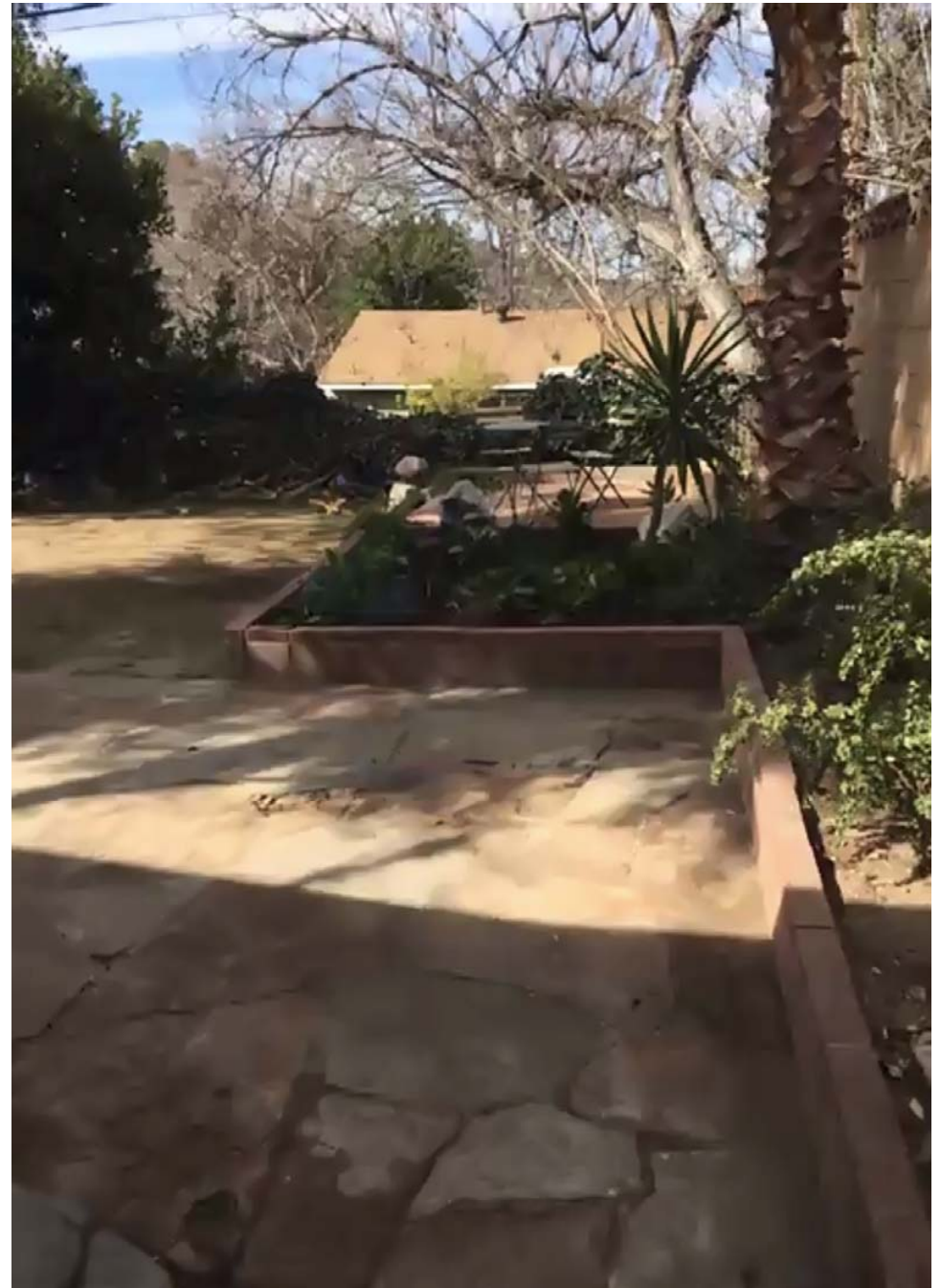


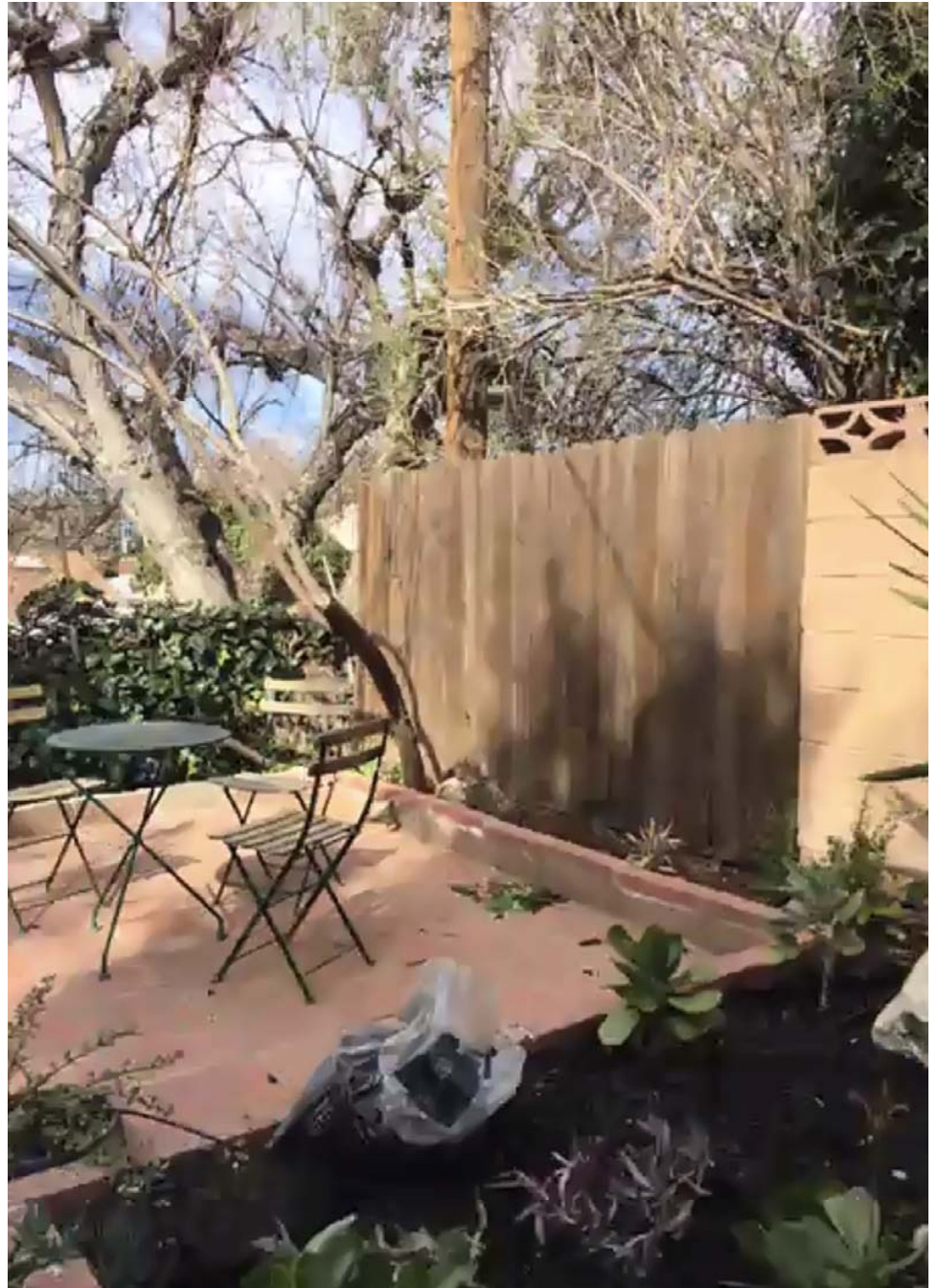


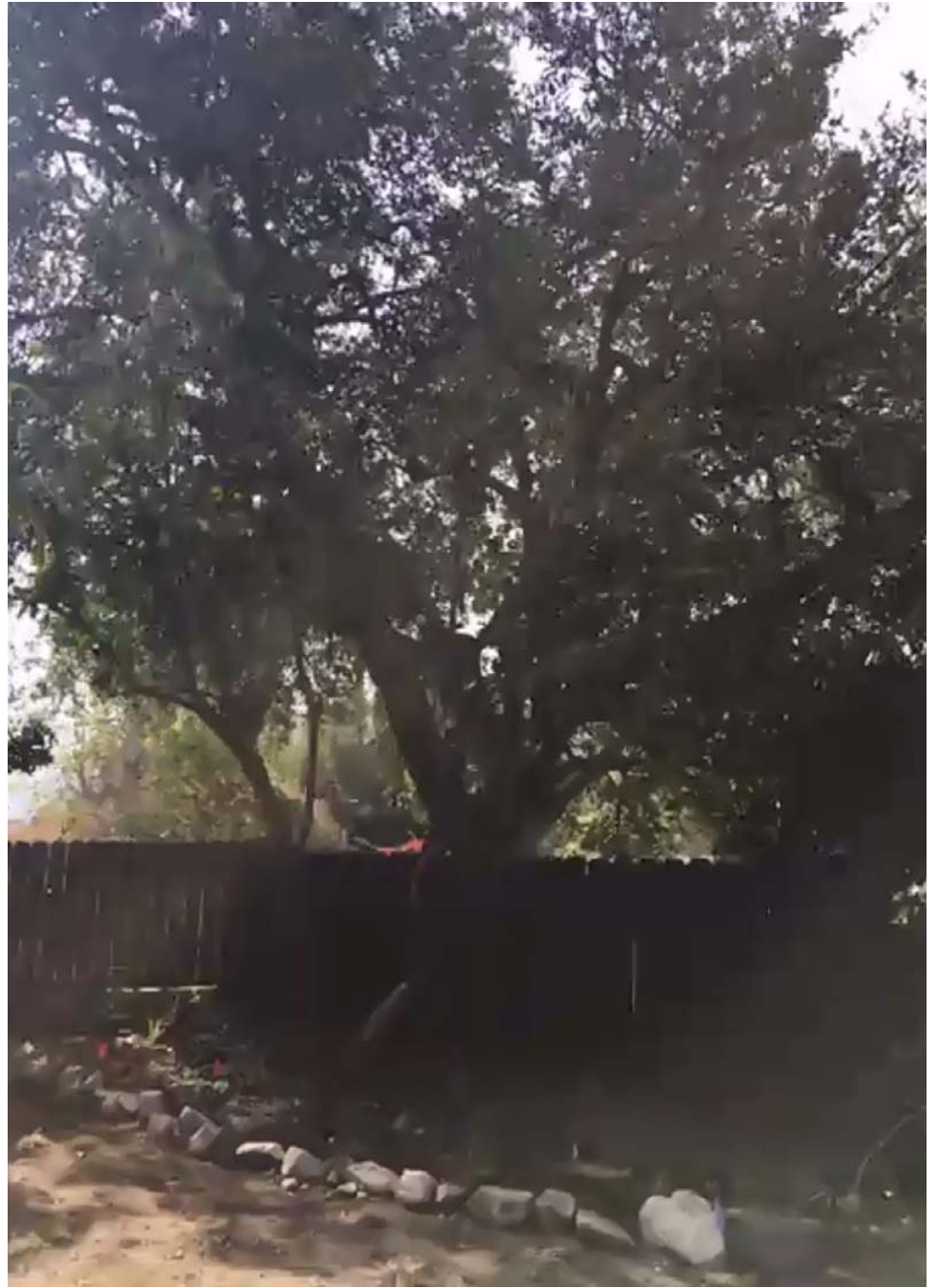




























COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
CHC-2020-7439-HCM

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2020-7440-CE

PROJECT TITLE
9743 Pali Avenue Residence

COUNCIL DISTRICT
7

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
9743 N. Pali Avenue, Los Angeles, CA 91042

Map attached.

PROJECT DESCRIPTION:
Designation of the 9743 Pali Avenue Residence as an Historic-Cultural Monument.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
N/A

CONTACT PERSON (If different from Applicant/Owner above)
Melissa Jones

(AREA CODE) TELEPHONE NUMBER | EXT.
213-847-3679

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)
STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) 8 and 31

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION: Additional page(s) attached
Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the **9743 Pali Avenue Residence** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
 The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE
Melissa Jones [SIGNED COPY IN FILE]

STAFF TITLE
City Planning Associate

ENTITLEMENTS APPROVED
N/A

FEE:
N/A

RECEIPT NO.
N/A

REC'D. BY (DCP DSC STAFF NAME)
N/A

DISTRIBUTION: County Clerk, Agency Record

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2020-7439-HCM
ENV-2020-7440-CE

HEARING DATE: January 7, 2021
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

Location: 9743 N. Pali Avenue
Council District: 7 - Rodriguez
Community Plan Area: Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon

Area Planning Commission: North Valley
Neighborhood Council: Sunland-Tujunga
Legal Description: Tract 18139, Lot 12

EXPIRATION DATE: The original 30-day expiration date of January 10, 2021 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*

PROJECT: Historic-Cultural Monument Application for the 9743 PALI AVENUE RESIDENCE

REQUEST: Declare the property an Historic-Cultural Monument

OWNER/APPLICANT: Janice Stevenor and Scott L. Dale
9743 Pali Avenue
Los Angeles, CA 91042

Janice Stevenor and Scott L. Dale
4899 East Douglas Fir Street
Boise, ID 83716

PREPARERS: Janice Stevenor Dale and Sian Winship
9743 Pali Avenue
Los Angeles, CA 91042

RECOMMENDATION That the Cultural Heritage Commission:

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The 9743 Pali Avenue Residence is a one-story single-family residence with an attached carport located on the west side of N. Pali Avenue between W. Foothill Boulevard and W. Haywood Street in the Tujunga neighborhood of Los Angeles. The subject property was designed in the Mid-Century Modern architectural style by architect Carl L. Maston (1915-1992) with contributions from architect Ray Kappe (1927-2019), who was employed by Maston at the time, and was constructed in 1953 by architect/engineer Edgardo Contini (1914-1990). The property was commissioned by the Polkinghorn Construction Company, who developed the area as a suburban residential tract called Kentwood Gardens in the early 1950s.

In the post-World War II period in Southern California, many real estate developers proposed new residential subdivisions to accommodate the growing demand for housing. These tract developments often featured Ranch-style homes with prefabricated materials and customizable plans. Some developers partnered with architects to create Mid-Century Modern home designs for large-scale tracts, including George and Robert Alexander (who partnered with Palmer & Krisel) and Joseph Eichler (who worked with Jones and Emmons, Anshen and Allen and other firms). These projects typically produced a limited number of floor plans and elevations from which home buyers could choose. This design model ensured economies of scale and construction efficiencies. Between 1953 and 1954, the Polkinghorn Construction Company began building speculative houses for sale in Tract 18139, engaging architect Carl Maston and architect/engineer Edgardo Contini to design Mid-Century Modern post-and-beam style homes for the development. Maston is the architect of record for 25 homes in the Kentwood Gardens development, which was marketed as "La Crescenta Heights."

Rectangular in plan, the subject property is of wood-frame, post-and-beam construction with stucco cladding on the residence and vertical wood siding on the carport and has a low-pitched gabled roof. On the primary, east-facing elevation (looking onto Pali Avenue) are clerestory windows, low concrete planters along the exterior of the residence, and a carport that projects forward. The south-facing elevation is asymmetrically composed and features the primary entrance on the west side, accessed by a concrete walkway and steps with a metal handrail. The entrance consists of a single-paneled wood flush entry door. Fenestration consists of sliding glass doors, fixed trapezoidal clerestory windows, louvered windows, non-original vinyl windows, floor to ceiling divided-lite windows, and skylights. At the north of the property, there is an enclosed patio, and at the rear is a large rectangular original pink flagstone patio. There is a mature oak tree at the southwest corner of the lot. Interior features include hardwood floors, exposed beam ceilings, mahogany paneled walls, and a stacked brick fireplace.

Carl Louis Maston was born Carl Mastopietro in 1915 in Jacksonville, Illinois and earned his degree in architecture from the University of Southern California (USC) in 1937. He worked in the offices of Gordon Kaufmann, Allan Siple, V. Floyd Rible, and Rowland Crawford before opening his own firm in 1946. Known for his innovative modern designs and use of structural concrete, he completed over 100 projects—including single-family residential, multi-family residential, commercial, and institutional commissions. Beginning with the Pandora Apartments (1946) Maston experimented with garden-apartment design and developed working relationships with landscape architects Garrett Eckbo and Emmet Wemple. Several of his other notable projects include the Hillside House (1962), the National Boulevard Apartments (1955, West Los Angeles), the Valley Ice Skating Center (1960, Tarzana), Dunham Residence (1956, Pasadena), the Hillside House by Carl Maston (1961, HCM #668), Chiat Residence (1967, Pasadena), and the Abichandani Residence (1970, HCM #1064). Maston remained active in education and public service throughout his life, teaching at USC and serving on the Los Angeles Planning Commission. Maston died of cancer in 1992 at the age of 77.

Edgardo Contini was born in Ferrara, Italy in 1914 and graduated from the University of Rome with a degree in Engineering, Architecture and Urban Planning before emigrating to the United States in 1939.

In 1947, he established a partnership with architects A. Quincy Jones and Whitney Smith known as Smith, Jones and Contini. Notable projects as part of this firm include the Mutual Housing Association Site Office (1948, HCM #680), the Stein House (1949, HCM #1015), the Goldenfield House (1950, HCM #632), the Haas House (1950, HCM #633), and the Pilot House (1950, HCM #717). In 1951, Contini formed a partnership with architect Victor Gruen. He later served on the faculty of the Graduate School of Architecture at the University of California, Los Angeles and taught at USC, SCI-Arc, and the Art Center College of Design. He was elevated to Fellowship in the AIA in 1990 and died later that year at the age of 76.

The subject property has experienced minor alterations that include the enclosure of the original patio to the north, the replacement of some windows with vinyl windows, a kitchen remodel, and the modification of the glass door at the north-facing elevation, all at unknown dates.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

FINDINGS

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

BACKGROUND

On December 11, 2020, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. The original 30-day expiration date of January 10, 2021 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: 9743 Pali Avenue Residence		Select source of proposed name	
Other Associated Names: Simpkins Residence			
Street Address: 9743 Pali Avenue		Zip: 91042	Council District: 7
Range of Addresses on Property:		Community Name: 2	
Assessor Parcel Number: 2571-013-012	Tract: 18139	Block:	Lot: 12
Identification cont'd: R1-1-RFA Low Residential			
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: 1953-4	<input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened? Select
Architect/Designer: Carl L. Maston, FAIA	Contractor: Polkinghorn Construction	
Original Use: Single Family Residence	Present Use: Single Family Residence	
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7) <input type="radio"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Select from menu or type style directly into box		Stories:	Plan Shape: Select
<i>FEATURE</i>	<i>PRIMARY</i>	<i>SECONDARY</i>	
CONSTRUCTION	Type: Wood	Type: Concrete poured/precast	
CLADDING	Material: Select	Material: Concrete block	
ROOF	Type: Select	Type: Flat	
	Material: Rolled asphalt	Material: Rolled asphalt	
WINDOWS	Type: Fixed	Type: Jalousie/Louver	
	Material: Wood	Material: Aluminum	
ENTRY	Style: Hidden	Style: Hidden	
DOOR	Type: Plank	Type: Glass	



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.

1954	Screened Porch, Permitted 1954

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

<input type="checkbox"/>	Listed in the National Register of Historic Places	
<input type="checkbox"/>	Listed in the California Register of Historical Resources	
<input type="checkbox"/>	Formally determined eligible for the National and/or California Registers	
<input type="checkbox"/>	Located in an Historic Preservation Overlay Zone (HPOZ)	<input type="radio"/> Contributing feature <input type="radio"/> Non-contributing feature
<input type="checkbox"/>	Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designations:		

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

<input type="checkbox"/>	1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
<input type="checkbox"/>	2. Is associated with the lives of historic personages important to national, state, city, or local history.
<input checked="" type="checkbox"/>	3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

Name: Janice Stevenor Dale		Company: J S D A Inc.	
Street Address: 9743 Pali Avenue		City: Los Angeles	State: CA
Zip: 91042	Phone Number: 213.480.7500	Email: JaniceSD@JSDA.com	

Property Owner

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

Name: Janice Stevenor Dale and Scott L. Dale		Company:	
Street Address: 9743 Pali Avenue		City: Los Angeles	State: CA
Zip: 91042	Phone Number: 213.480.7500	Email: JaniceSD@JSDA.com	

Nomination Preparer/Applicant's Representative

Name: Janice Stevenor Dale/assisted by Sian Winship		Company: J S D A Inc. / Independent Consultant	
Street Address: 9743 Pali Avenue		City: Los Angeles	State: CA
Zip: 91042	Phone Number: 213.480.7500	Email: JaniceSD@JSDA.com	



HISTORIC CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

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

JANICE STEVENOR VALES 10-22-2011

Name:

Date:

Signature:

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

Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

Phone: 213-874-3679
Website: preservation.lacity.org

Carl Maston, FAIA Principal
9743 Pali Avenue | Simpkins Residence
Historic Cultural Monument
Nomination Form

By Janice Stevenor Dale, FIIIDA
Revised 10.22.2020

7A. Proposed Monument Description

9743 Pali Avenue is single-story, single-family residence with a rectangular plan and attached carport on a gently downhill sloping, rectangular lot. It was built in 1953. It is bordered by houses to the north, south and west. It was constructed in what became termed the Mid-Century Modern style using post-and-beam construction. The residence faces south to views of the foothills onto a narrow sidewalk, exhibiting its triangular clerestory windows along Pali Avenue. The residence is clad with stucco; the carport clad in striated wooden siding.

Long, fixed-pane trapezoidal clerestory windows exist below the low-pitched gabled roof. The gabled clerestory windows make the house's post and beam construction viewable from the street. The primary entrance is a single-paneled painted solid wood flush entry door with a brass-colored doorknob. To the west of the door, is a Mid-century styled light fixture.

An at-grade planters lead to the entry door and original plantings contained by a low retaining wall surround the stair platform and metal handrail. An original concrete block planter exists at the east wall with a red brick top cap matching the chimney and trim at the concrete driveway. The concrete block planter repeats the retaining wall, an integrated foundation member: the low portion of the carport structure's north and east open air walls.

The house is connected to the off-set carport. Parallel to the Pali Street façade is an attached wood, post-and-beam carport accessed via a 90 degree curved driveway. An open shelving system provide storage. Near the storage is a light fixture. The carport is wrapped with a striated wood plank system offering a natural wood tone, contrasting the stucco. A short, original wire mesh metal gate with curvilinear detailing opens to a sidewalk within the garden where original plants including camellia, yucca, lemon and a 70' tall palm tree.

Mid-century Modern style characteristically has facades that are not adorned and the fenestration is minimal consisting typically of sliding glass doors. This design differs with an extended ribbon of 32" wide wood framed floor to ceiling glazing modules. This vertical orientation is contrasted by the triangular clerestory windows, allowing both eastern and western daylight to enter the space. The north and south façade, which are not visible from the street, have the same 32" wide wood framed windows, in composition with original minimally framed louvered glass windows. All louvered windows are fully operable. Four small windows

(two adjacent at kitchen, one at each bath) at the south façade were changed to vinyl within their original openings. At the center of the ribbon of windows at the north façade, is one similarly detailed hinged glass door, which originally entered to the patio. Skylights provide natural light and ventilation at the kitchen, baths and patio.

The patio is enclosed with glazed panels on the north, similarly designed and proportioned relative to the ribbon of wood framed windows extending the view to the garden. The patio is an attached post-and-beam wooden structure, built the following year. This space was used as a protected play area by the original family's two young children. The floor of the patio originally had two in-ground planters. An original decorative concrete block tops concrete block to create a retaining wall and privacy at the north boundary of the site. An at-grade planting bed runs the length of the garden from the carport past the patio.

At the rear of the property is a large rectangular original pink flagstone patio sized at approximately 12' x 30' and accompanying area to the west, originally which had grass. At the intersection of the property lines at south and west is a large old California oak majesty with a 50' span providing shade to the backyard. Two matching original conical light fixtures light the rear yard at the west wall.

9743 Pali Avenue is an intact model Plan A, open plan which consists of a large open living and dining room, divided by an L-shaped partial height mahogany paneled wall pierced by a central stacked brick fireplace enclosing partially, the kitchen. The galley kitchen layout remains original with a small eating area at the western end. A door and two windows give views to the rear yard. Stretched trapezoidal windows allow for afternoon sunlight. Wooden louvered doors contain the pantry and laundry center at the eastern end of the kitchen. The plan features three bedrooms each with one wall mounted light fixture. One bedroom is currently used as an office. The interior palette of materials remains, though one large wall of the mahogany paneling has been painted. The 2" quarter-sawn oak floor remains throughout and was recently repaired and refinished due to deterioration. The post-and-beam ceiling is in original condition exhibiting the original ceiling cellulose insulation, painted a matte off-white matching the beams. All original large closet doors with horizontal framing elements remain, complete with original trim. The bathrooms contain their original sinks, light fixtures, recessed mirrored medicine cabinets, cabinetry and shower door. One sink is pink, the other which stands on chrome legs, white. The tub and shower are also original, though the base of the shower was recently repaired due to deterioration. The floors are the original marble and stone tile in each bath. The exposed beamed ceiling is featured throughout all the rooms of the house. The neighboring houses to the north and south are Plan B houses, carefully orchestrating views and privacy.

Character-defining features include those features of the original design and those upgrades associated with the first owner, completed within two years of purchase:

- . Simple, geometric forms lacking ornament
- . L-shaped partial height planar space-defining wall

- . Exposed post-and-beam construction
- . Low-pitched gable roof
- . Ribbons of wood-framed fixed-pane glazing
- . Louvered windows with environmental emphasis
- . Gabled fixed-pane clerestory windows with daylighting emphasis
- . Operable skylight at kitchen, fixed at baths and patio
- . Connection from indoor to outdoor living “garden architecture”
- . Open, attached double carport
- . Integration of structural retaining walls with wall/foundation construction
- . Curved driveway
- . Floor-to-ceiling windows
- . Wooden post-and-beam patio
- . Flagstone patio
- . Mahogany paneling/planter at living room
- . Red roman stacked brick fireplace in living room
- . Wooden vanity in master bathroom

Ancillary features include a partial fence at the north and south rear yard boundaries.

7B Statement of Significance

9743 Pali Avenue (also referred to as the Simpkins Residence) meets criterion 3 for designation as a Los Angeles Historic-Cultural Monument. Specifically the property

- Embodies the distinctive characteristics of a style, type, period or method of construction; or represents a notable work of a master designer, builder or architect whose individual genius influenced his or her age.

The one-story residence and attached carport at 9743 Pali Avenue were permitted in 1953 and received their Certificate of Occupancy in 1954. They were designed by master architect Carl L. Maston, FAIA for owner Polkinghorn Construction Co.¹ The building is a rare, intact and excellent example of a Mid-Century Modern design for a postwar suburb and retains its form, detailing and integrity. It exemplifies Maston's philosophy of garden-apartment architecture² as applied to tract homes. With the contributions of a young Ray Kappe, FAIA and Edgardo Contini, FAIA it represents an early fusion of the work of three master architects.

9743 Pali Avenue is representative of the postwar suburban residential tract development in Los Angeles. After World War II, demand for housing in Southern California was acute. Developers often responded with large subdivisions of Ranch-style homes. National media frequently presented the California lifestyle as an idealized model for the future. *Life* magazine's feature, "The California Way of Life," exemplified this trend.³

Southern California was home to a number of large housing developments of "merchant built" homes. Using technologies and materials popularized during World War II, developers such as Henry J. Kaiser² and Fritz Burns through Kaiser Community Homes created a veritable assembly line for home construction. The result was often a series of unremarkable, much-maligned, cookie-cutter style homes such as those constructed in Levittown, Pennsylvania.⁴

At the time, Southern California was a hotbed of Mid-Century Modern architecture and experimentation. A few enlightened developers partnered with architects to offer Mid-Century Modern designs. They included George and Robert Alexander (who partnered with Palmer & Krisel) and Joseph Eichler (who worked with Jones and Emmons, Anshen and Allen and other firms) on large-scale tracts in Northern and Southern California. These endeavors all replicated a limited number of designated floor plans and Modern-style elevations to ensure economies of scale and construction efficiencies. There was no opportunity for customization by the architect(s) or home buyers.

¹ Los Angeles Department of Building and Safety, Permit No. VN51609 and Certificate of Occupancy, February 25, 1954.

² Shelly Kappe, Ten Things You Should Know About Carl Maston," *Dwell*, September 2005, 108.

³ The California Way of Life, *Life*, October 22, 1945, 105.

⁴ Sian Winship, Quantity and Quality: Architects Working For Developers in Southern California, 1960-1973" Master of Historic Preservation, USC, November 2011, 20.

Like many areas of Los Angeles, Tujunga experienced a boom in residential subdivisions after the war. According to the *SurveyLA Historic Resources Survey Report for Sunland-Tujunga-Lake View Terrace- Shadow Hills – East La Tuna Canyon Community Plan Area*, an “early” and “unique collection of Mid-Century Modern-style post-and-beam homes” in the Haines Canyon/Mistletoe Road area in 1955.⁵ However, 9743 Pali Avenue is part of an even earlier subdivision of Modern-style post-and-beam homes. Tujunga’s legacy of post-and-beam postwar architecture was recently documented in the exhibit “Tujunga’s Mid-Century Modern Homes” at Bolton Hall Museum.

Tract No. 18139 was subdivided by Frank H. Ayres & Sons in 1952 as Kentwood Gardens. Tract 18139 is an irregularly-shaped tract comprised of 54 50-foot wide rectangular parcels including the 38 parcels on the east and west sides of Pali Avenue north of Foothill Boulevard and 16 parcels on the east and west side of Cabanas Avenue.

Ayres relocated to Los Angeles from Ohio and founded his real estate development company in 1905.⁶ Ayres would go on to subdivide the land along present-day Amanita Avenue in Tujunga (just two streets east of Pali Avenue) in 1955. The company introduced a home-building component to the land sale business in the late 1950s.⁷

It appears that Polkinghorn Construction⁸ purchased the majority of parcels in Tract 18139. The relatively inexpensive parcels with their sloping topography were likely attractive to the developer. The company began building speculative houses for sale in May of 1953— completing them in 1954.⁹ Los Angeles-born William A. Polkinghorn (1912-1980), owner of Polkinghorn Construction Co., engaged architect Carl Maston and engineer Edgardo Contini to design Mid-Century Modern post-and-beam style homes for the development. Contini’s engineering input was especially valuable given topographical challenges of the parcels.

The subdivision marketed as “La Crescenta Highlands,” (despite its previous designation as Kentwood Gardens by Ayres) featured three-bedroom, two-bathroom homes at a price of \$14,850.¹⁰ An advertisement in the *Los Angeles Times* touted the “world’s most healthful climate,” and homes with “all the modern features you want” including “mammoth picture windows, louvre windows, mahogany paneling, beam ceilings, colored bath fixtures, and brick fireplaces.”¹¹ The homes also featured modern appliances such as air conditioning and garbage disposals.

⁵ City of Los Angeles, *SurveyLA Historic Resources Survey Report for Sunland-Tujunga-Lake View Terrace- Shadow Hills – East La Tuna Canyon Community Plan Area*, August 2015, 11.

⁶ *Ibid.*, 12.

⁷ *Ibid.*

⁸ The Polkinghorn Construction Co. was based in Manhattan Beach and built a number of subdivisions during the 1950s and 1960s in such areas as Palos Verdes and Hacienda Heights.

⁹ Based upon building permit records for all parcels in Tract 18139. Hall of Records inaccessible due to COVID-19.

¹⁰ With only one newspaper advertisement, it is unclear if “La Crescenta Highlands” was used as a generic term or as the name of the development.

¹¹ Display Ad 118, *Los Angeles Times*, October 4, 1953.

A review of all building permits for this tract reveals that Carl Maston was the architect of record for 25 homes—all on Pali Avenue.¹² Given a lack of documentation for these homes (no individual house plans or a neighborhood plot plan), the tract design has been pieced together from historic building permit documentation and the observation of current conditions. Significant alterations for the majority of these homes over the years makes such analysis even more challenging.

The Polkinghorn Construction Co. homes along Pali Avenue include three floor plans. Plan A (developed by Maston) is a rectangular plan with an offset, attached carport. Plan B (developed by Maston) is an L-shaped plan with an attached carport creating an overall T-shaped structure. Plan C (not developed by Maston, likely a previous Polkinghorn Co. design) was a square house with detached carport.

Of the 25 Maston-designed homes, there are ten Plan As and 15 Plan Bs. They are plotted on the parcels in no discernable pattern. The homes had varying rooflines, carport and entry detailing such that each was unique. The model home for the development was located at 9742 Pali Avenue. Buyers would walk through the model, then decide on a parcel and plan.¹³ Customization of the homes included model selection, site placement, as well as slight modifications made by the architect through the redistribution or addition of windows. This apparent customization is unique among tract home designs of the period.

The tract appears to have been a success; 1954 voter registration records for the neighborhood indicate that at least 14 of the 25 houses were occupied that year.¹⁴ Polkinghorn Construction would go on to develop the lots on Cabanas Avenue in 1954, but with no architect of record. The company continued to develop residential tracts throughout Southern California well into the 1960s.

9743 Pali Avenue is believed to have had five owners.¹⁵ The first owner was Oklahoma-born Bette Floraine Simpkins (nee Bolinger, 1927-1975).¹⁶ At the time she resided at 9743 Pali Avenue, she was freshly divorced from a tumultuous marriage to her wealthy travelling-salesman husband Uriah “Uri/Euri” Dale Simpkins, Jr. (1922-1960).¹⁷ *The 1956 Sunland-Tujunga City Directory* lists both Euri and Bette as living there.¹⁸ However, California Voter Registration records show that he resided at a Los Angeles address in

¹² They are 9718, 9723, 9724, 9728, 9732, 9729, 9738, 9739, 9742, 9743, 9748, 9749, 9752, 9758, 9759, 9762, 9763, 9800, 9801, 9806, 9807, 9812, 9813, 9816, 9822, and 9826 Pali Avenue. 9729, 9732, and 9753 either do not have permits available or have no architect of record listed.

¹³ Janice Stevenor Dale, interview with Marion Yates, Pali Avenue owner since 1956.

¹⁴ Index To Register of Voters, Los Angeles City Precinct No. 3170, 1954.

¹⁵ Janice Stevenor Dale, interview with Marion Yates, Pali Avenue owner since 1956.

¹⁶ Various public records and newspaper accounts use “Betty” and “Bette” interchangeably.

¹⁷ Various public records also spell his name “Euri,” including his World War II Draft Registration card.

¹⁸ *Sunland-Tujunga City Directory, 1956*, 116.

1958. Newspaper accounts suggest that Euri lived there on and off between sales trips and attempts at reconciliation. Bette shared the house with son Stephen (1949-2019) and daughter Leslie (dates unknown).

Like Bette, Euri was also born in Oklahoma. He lived in Texas prior to coming to Los Angeles around 1940. Once in LA, he worked in the shipyards at Terminal Island for Bethlehem Steel.¹⁹ He appears to have married Bette after arriving in Southern California. Little documentation about the type of goods Euri sold is available, but an oral interview with a neighbor suggests it may have involved silver, required frequent trips to Mexico, and kept the couple in matching T-birds.²⁰ By all accounts Euri and Bette were affluent. A *Los Angeles Times* article noted the home was “expensively decorated.”²¹ According to his death certificate, Euri also bought and sold investment property for the last 15 years of his life.²²

It is believed that Bette Simpkins lived at 9743 Pali Avenue approximately ten years then tendered the property to attorney Sam Brody (1926-1967).²³ Brody was a successful entertainment and divorce attorney from San Francisco. Brody had represented Bette Simpkins in one legal matter and possibly in her divorce. In 1966, Brody began living with film actress Jayne Mansfield (1933-1967) and was killed alongside the actress in a tragic automobile accident.

The city directories for Sunland-Tujunga available online are chronologically incomplete. However, they indicate that by 1966, Richard E. Yeoman and his wife Jackie were living in the house.²⁴ Yeoman was involved in local real estate and an active member of the Tujunga Junior Chamber of Commerce.²⁵ By 1969-70, a Robert H. Johnson and his wife Anne G. were living there.²⁶ Little is known about Johnson, other than he was a repairman. By 1973-74, J.B. Allen lived at 9743 Pali Avenue.²⁷ If these individuals were owners or renters is currently unknown. However, none of them appear to qualify as significant personages.

According to building permit records, by 1990, 9743 Pali Avenue is owned by Daryle Allen. By 2002, the property is owned by Young C. and Kyung D. Jang. Neither owner appears to qualify as a significant personage. Although it is currently unknown how long the Jangs owned the property, sometime in the early 2000s a new owner, William R. Heiden, a computer animator, purchased the house.²⁸ Currently no data exists to suggest that Heiden could be considered a significant personage.

¹⁹ Euri Dale Simpkins, World War II Draft Registration Card, 1940.

²⁰ Janice Stevenor Dale, interview with Marion Yates, Pali Avenue owner since 1956.

²¹ “Wealthy Salesman Shot to Death By Ex-Wife,” *Los Angeles Times*, May 9, 1960, 22.

²² Email from Carrie Lippincot, Simpkins family genealogist via Ancestry.com.

²³ Based on oral history. COVID-19 has restricted access to historic property ownership records.

²⁴ *Sunland-Tujunga City Directory, 1966*, 119.

²⁵ “Junior C of C Sets Meet For Orientation,” *Los Angeles Times*, February 4, 1962, GB7.

²⁶ *Sunland-Tujunga City Directory, 1969-70*, 54.

²⁷ *Sunland-Tujunga City Directory, 1973-74*, 6.

²⁸ Block Shopper suggests that the property may have changed hands in late 2002 or early 2003.

9743 Pali Avenue was designed by Carl Louis Maston, FAIA (1915-1992). Born Carl Mastopietro in Jacksonville, Illinois, he earned his B. Arch from the University of Southern California in 1937. He initially studied music before choosing architecture. Upon graduation, he worked in the offices of E. Gordon Kaufman, Allan Siple, V. Floyd Rible, and Rowland Crawford. After serving in World War II, he opened his own firm, Carl Maston, Architect in 1946. He is known for his innovative modern designs and use of structural concrete. He completed over 100 projects—including single-family residential, multi-family residential, commercial and institutional.

Beginning with the Pandora Apartments (1946) Maston experimented with garden-apartment design and forged close associations with landscape architects Garrett Eckbo and Emmet Wemple.²⁹ The Pandora Apartments were published in the most influential architectural publication, *Arts and Architecture*. Maston's signature concepts for garden-apartment design achieved transparency, light and privacy through floor-to-ceiling windows and an integral glass door looking out on protected and private outdoor patios and gardens.

As described by the architect in his Fellowship nomination, Maston's approach concentrated "on the need for single-family amenities, with particular attention to privacy and outdoor living. Emphasis on achieving simplicity and quality within a limited budget (sic). Design based on a rational construction system, yielding an ordered environment without sacrificing appeal to emotional response."³⁰ This approach was exactly the type of approach that developers of housing tracts were looking for and all of the essential elements of Maston's philosophy are present at 9473 Pali Avenue.

Maston's designs fulfilled the promise of *Art and Architecture's* Case Study House program. As a result, Maston's designs would continue to be featured in the magazine throughout the 1950s and 1960s.

Maston earned numerous awards for his apartment houses and single-family residences from both the AIA National organization and the Southern California Chapter. In 1958, Maston earned an Award of Merit in the joint competition "Homes for Better Living," sponsored by both the AIA and *House & Home*, one of the leading national publications focusing on developer housing. He won the same award again in 1963 and 1965.³¹

A Maston home graced the cover of a December 1951 *Los Angeles Home Magazine* and featured in an article by formidable architectural historian, Esther McCoy. Dozens of other articles followed. Maston was also published in *Progressive Architecture*,

²⁹ Although landscape elements at a Maston/Eckbo project photographed by Julius Shulman also appear at 9743 Pali Avenue, the project for Polkinghorn Construction does not appear in the project list of the Eckbo archives at University of California, Berkeley.

³⁰ Carl L. Maston, AIA Fellowship Application, 1967, 3.

³¹ Carl L. Maston, AIA Fellowship Application, 1967, 3a.

Architectural Forum, and *House and Home*, as well as achieved international acclaim through features in *Bauen und Whonen* and *Le Architecture d'aujourd'hui*.

Maston's legacy as a master architect is also evidenced by the multiple Maston projects featured in the seminal work, *An Architectural Guidebook to Los Angeles* by David Gebhard and Robert Winter. They include Hillside House (1962), the National Boulevard Apartments (1955, West LA), the Valley Ice Skating Center (1960, Tarzana), Dunham Residence (1956, Pasadena), Chiat Residence (1967, Pasadena) and the School of Environmental Design at Cal Poly Pomona (1971, Pomona).

Maston was active in education and public service. He taught design for more than thirty years at USC, served on the education committee of the local AIA chapter, and was instrumental in the development of the design curriculum at the School of Environmental Arts at California State Polytechnic College in Pomona. He served on the Los Angeles Planning Commission for five years. He was also a preservation advocate, fighting for homes on Bunker Hill and the Los Angeles Central Library.

On a personal note, Maston was married three times. The first marriage was short-lived. His second wife, Mary, died in 1982. His third marriage was to Edith Carrisimi, the owner of Musso & Frank Restaurant in Hollywood.

In 1968, Maston received the highest honor that can be bestowed by the American Institute of Architects (AIA) when he was elevated to Fellowship for his achievements in design. He was also the recipient of the USC Distinguished Alumni Award in 1989 for achievements in architectural design, innovative leadership and public service. Semi-retired, but still teaching courses at USC, Maston died of cancer at the age of 77.

At 9743 Pali Avenue, Maston employed the signature elements of his design philosophy: privacy, simplicity, connectivity with the outdoors, and dynamic spatial impact all on a limited budget.

Maston accomplished a sense of passage in two ways, first, through experimentation with roof type and shape, unconventional siting and composition: then, transparency, using ganged glass casement windows or with full-height glass walls, or both. On Pali Avenue, Maston's signature is a ribbon of full height windows stretching the length of this elastic connection to the exterior with a door in the center of the elevation of glass. He used an unusually thick wood vertical framing member, a 3" wide structural wood stud, the same thickness as the beams of the roof (3" x 6" nominal size). The full length of the building is 50', and the ribbon of glass is 25 feet in length, representing 50 percent of the northern wall. Floor to ceiling glass assumes the full impact of a landscape or a view. The rhythm of the 32" wide windows continues into the third bedroom, which in some homes has a moveable acoustic wall partition dividing the living room from den. It is a flexible design element that could be adjusted by each

owner upon need. The engagement with the outdoors is unbridled, without reserve yet private, creating a sense of expansiveness.

Maston's architectural forbearance at 9743 N Pali Avenue is expressed in three primary concepts.

Firstly, Maston's pavilion-like design opened the perceived volume of the space exposing a modified post and beam structure, reinforced with a boxed plywood beam beneath the key beam. Volume rather than mass. Exposed is every beam in the ceiling, demonstrating honesty of construction and a new openness to height.

Secondly, Maston delivers a clear division of the areas of the home within that volume beyond the box, by breaking it into definitional lines or planes. Emphasis on balance rather than pre-conceived symmetry; in fact, asymmetry was preferred. Maston departed from using conventional full height walls, instead conceiving walls as floating planes. The living space is simply defined by an L-shaped wall that with the turn of the pencil, denotes entry, living, dining and a semi-open connection to the kitchen. Frank Lloyd Wright began to explore volume by stretching it into tension as is extant at 9743 Pali Avenue. The intentional lines and planes are carefully conceived as part of a modular whole, where the 32" module creates the height of the full-height windows, and the width of the acoustical ceiling insulation, falling on center of the beams spaced at 32".

Thirdly, Maston's fluid, uninterrupted space connecting to nature clearly expresses his garden-apartment architecture idea. From the progression of extended entry through nature, the primacy of space leads the view and the experience of the space through it, to the terraces recessed within the patio and garden beyond. Further, the color and texture of the garden had replaced ornament in architecture. The streamlined and stylized nature incorporates rocks, trees and landscaping into the architectural composition,

At the time of the Pali Avenue project, master architect Ray Kappe, FAIA (1927-2019) was a budding young architect in Maston's office. Born in Minneapolis, Kappe's family relocated to Los Angeles when he was just a boy. In the mid-1940s he was drafted into the U.S. Army Corp of Engineers where he served as a topographical survey instructor. Upon his discharge he attended the University of California, Berkeley to study architecture earning his B. Arch in 1951.

After graduation, Kappe went to work as a draftsman for the San Francisco-based firm of Anshen and Allen where he was involved in the design of the groundbreaking Eichler tract homes in Northern California. Believing there would be more demand for modern tract homes in Southern California, Kappe returned to Los Angeles to work with Carl Maston in late 1951. The powerful combination of Maston's well-recognized name and

practice and Kappe's practical experience in tract home design must have been attractive to the developer William A. Polkinghorn.

Kappe's reverence for Carl Maston has been well documented and the two even built side-by-side apartments buildings on National Boulevard in 1953. The success of that project inspired Kappe to open his own practice that he operated until 1968. The following year, Kappe was elevated to Fellowship by the AIA—an early and unprecedented honor given that he had yet to establish the educational institution that he would be associated with for the rest of his life. Kappe founded the Southern California Institute of Architecture (SCI-Arc) in 1972—now one of the premiere design schools in the country.

The *SurveyLA Citywide Historic Context Statement* credits Maston and Kappe as some of the exponents responsible for the post-and-beam dialect of postwar Modernism—suggesting they brought to wide public attention the possibilities of Modern design in domestic architecture, influencing an entire generation of architects and lending impetus to a new and immensely popular style of architecture that has since been branded Mid-Century Modern.

At 9743 Pali Avenue Maston and Kappe partnered with engineer Edgardo Contini, FAIA (1914-1990). Born in Ferrara, Italy and a graduate of the University of Rome (with a degree in Engineering, Architecture and Urban Planning), Edgardo emigrated to the US in 1939. After becoming a naturalized American citizen and doing a tour of duty with the U.S. Army Corps of Engineers, Contini settled in Los Angeles.

In 1947, he established a partnership with architects A. Quincy Jones and Whitney Smith known as Smith, Jones and Contini. Their chief project was the 800-acre Crestwood Hills housing development in 1946. In 1951, Contini formed a partnership with architect Victor Gruen. During his time with Gruen, Contini worked on several design commissions apart from the Gruen office. The Pali Avenue project is one of them. Given his interest and experience in urban planning, it is likely that he was a strong member of the planning team alongside Maston and Kappe.

Contini also received his share of well-deserved awards including a Distinguished Award from the AIA Southern California Chapter in 1951 and an Award of Merit in 1952.³² He was elevated to Fellowship in the AIA in 1990 as “the Godfather of urban design and planning in Los Angeles.”³³ Of the five architects who proposed Contini be made a Fellow, one of them was Carl Maston.

After his retirement from Gruen Associates in 1978, Contini became the president of the Urban Innovations Group at the Graduate School of Architecture at UCLA. He was a

³² Edgardo Contini AIA Membership File, <http://content.aia.org/sites/default/files/2018-09/ContiniEdgardo.pdf> (accessed October 14, 2020).

³³ Ibid.

guest lecturer at USC, UCLA, SCI-Arc and the Art Center College of Design. He died at the age of 76.³⁴

Maston, Kappe and Contini all designed in the Mid-Century Modern style. Mid-Century Modern is a term used to describe the post World War II iteration of the International Style in both residential and commercial design. The International Style was characterized by geometric forms, smooth wall surfaces and an absence of exterior decoration. Mid-Century Modernism represents the adaptation of these elements to the local climate and topography, as well as to the postwar need for efficiently-built, moderately-priced, homes. In Southern California, this often meant the use of wood post-and-beam construction. Mid-Century Modernism is often characterized by a clear expression of structure and materials, large expanses of glass and open interior plans.

The roots of the style can be traced to early Modernists like Richard Neutra and Rudolph Schindler, whose local work inspired “second generation” modern architects like Gregory Ain, Craig Ellwood, Raphael Soriano and many more. These postwar architects developed a Southern California modernism that was informed by the International Style but matured into a fundamentally regional style, fostered in part by *Art and Architecture* magazine’s pivotal Case Study Program (1945-1966).³⁵ The style gained popularity because its use of standardized, prefabricated materials permitted quick and economical construction. It became the predominant architectural style in the postwar years and is represented in almost every property type, including single-family residences.

Character-defining features of Mid-Century Modern include simple geometric forms, horizontal massing, direct expression of the structural system (through steel or wood post-and-beam), flat or gabled roof, unornamented wall surfaces, and floor-to ceiling glass windows with flush-mounted window frames. Post-and-beam construction enables an open plan; interior space are often integrated with one another as well as integrated with exterior patio spaces, decks and view corridors.

In sum, 9743 Pali Avenue is an early, rare, and intact example of a Mid-Century Modern design by three master architects: Carl Maston, FAIA; Ray Kappe, FAIA and Edgardo Contini, FAIA. It retains its form, detailing and integrity.

The Pali Avenue corridor of homes was not identified as a potential historic district by SurveyLA, likely due to the fact that the Pali Street enclave did not meet integrity thresholds, when surveyed back in 2015. It is in similar condition at this time. As such, 9743 Pali Avenue is the last intact example of Maston’s philosophy of garden apartment

³⁴ Information on Edgardo Contini adapted from 9728 Pali Avenue written by Tim Gregory, with the exception of information gleaned from the AIA membership file.

³⁵ Office of Historic Resources, City of Los Angeles, Survey LA CTP for Architecture and Engineering/LA Modernism/Postwar Modernism, 2946-76. Draft June 2010.

architecture as he applied it to customizable tract home design in Tujunga. It is one of the earliest postwar residential developments in Tujunga.

9743 Pali Avenue embodies the distinctive characteristics of a Mid-Century Modern postwar tract home emblematic of Southern California, the City of Los Angeles, and the Tujunga community.

Carl Maston, FAIA Principal
9743 Pali Avenue | Simpkins Residence
Historic Cultural Monument
Nomination Form

By Janice Stevenor Dale, FIIDA
Revised 10.22.2020

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9749

Tract No. 18139 in the City of Los Angeles

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45/



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Page 27 of Maps Records of Los Angeles County,
State of California.

Wm. G. Fair Jr

Licensed Surveyor

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character and locations shown hereon and in place or
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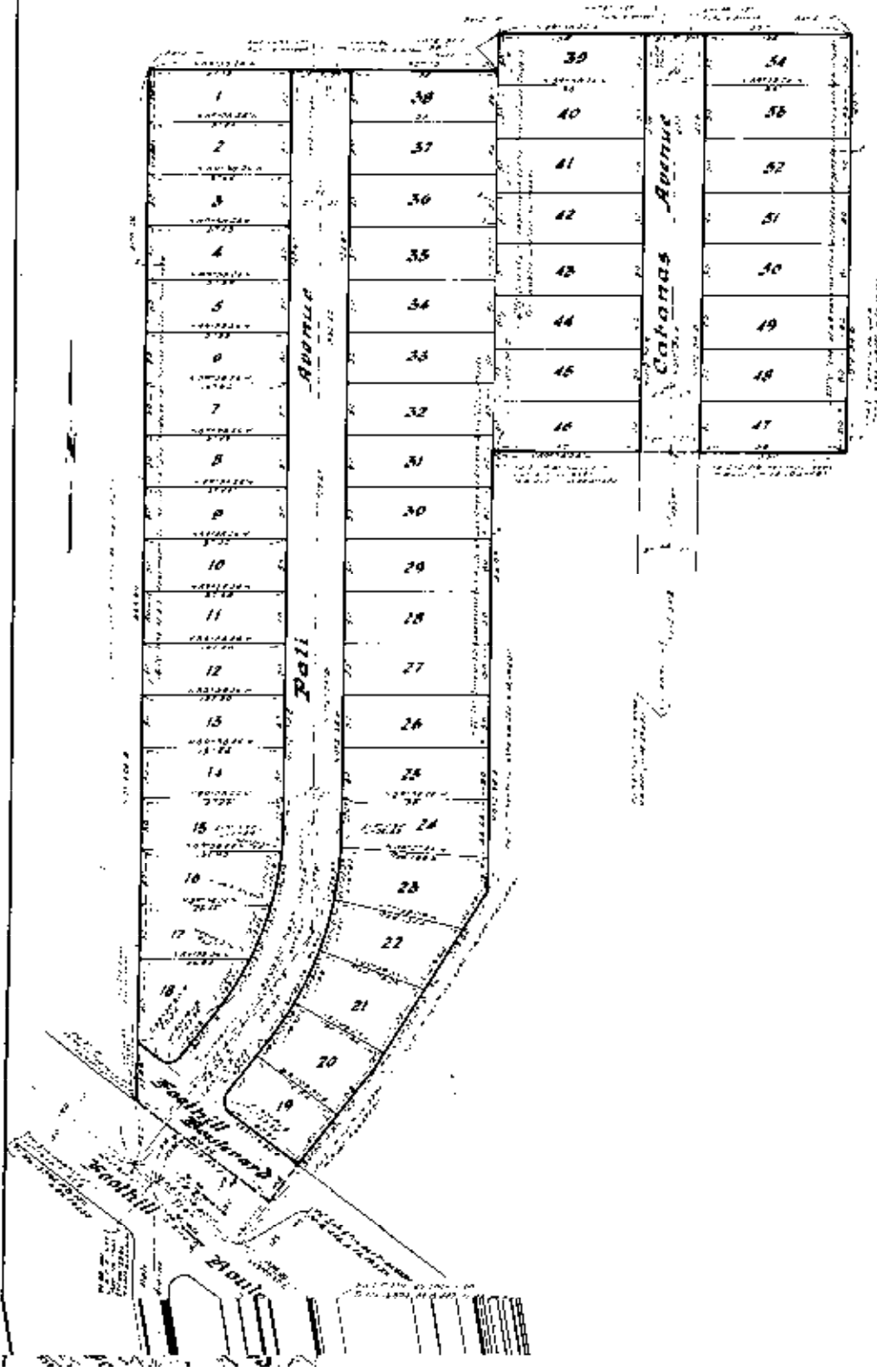
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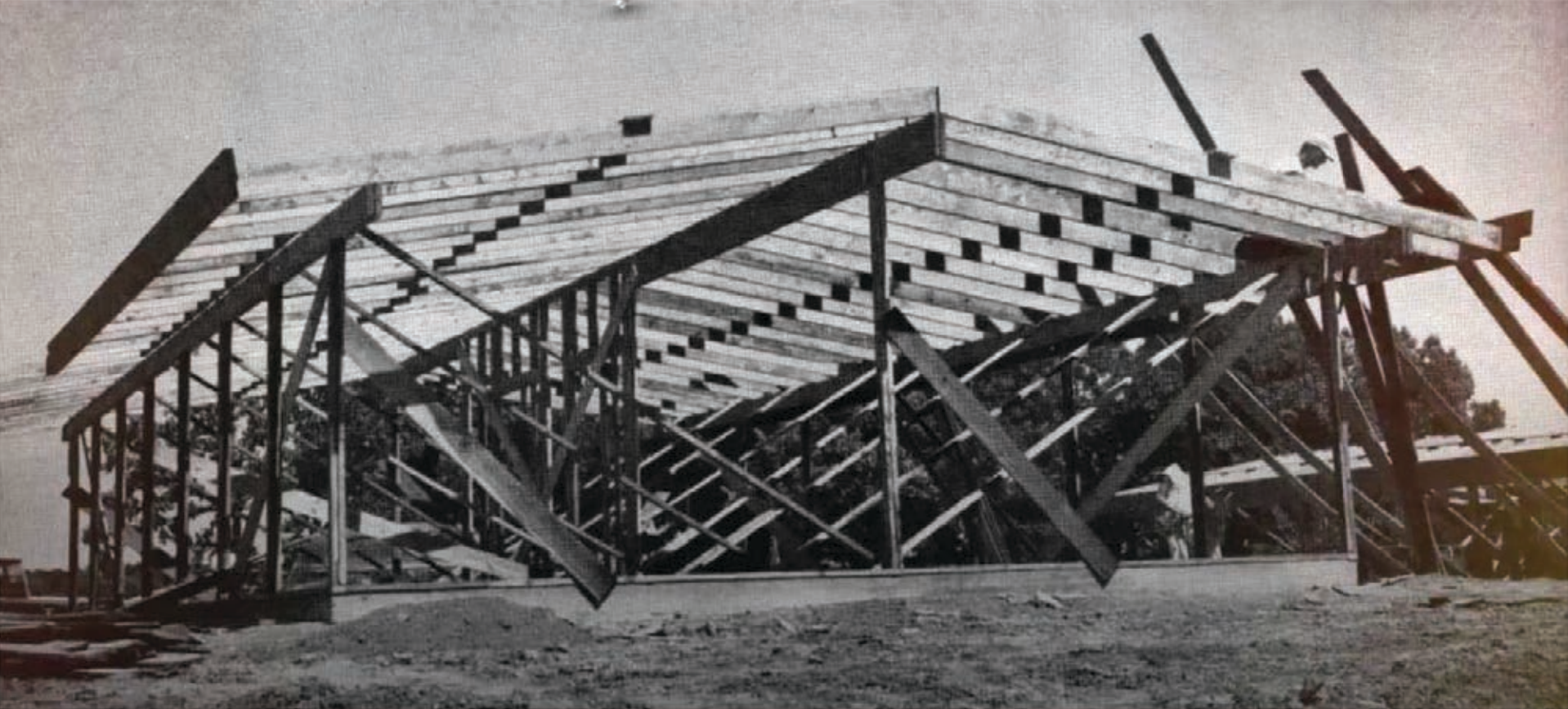
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National Boulevard Apartments, Los Angeles, 1954-1956, documents

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The American Institute of Architects

APPLICATION FOR MEMBERSHIP

APPLICATION NO AP 12631

Dated March 5, 19 57

Received April 9, 19 57

Granted ~~April 10, 19 57~~

MEMBERSHIP NO 12631
May 14

- A Name of applicant Carl Louis Maston Chapter Southern California
- B Address of applicant 8717 West 3rd Street, Los Angeles 48, California
- C Application received with check for \$ 20.00 on April 9, 1957.
- D Application returned for correction 19 .
- E Application in due order on April 9, 1957.
- F Acknowledgments to applicant and chapter on April 9, 1957.
- G Certified resolution of chapter executive committee recommending admission as that applicant had denied received on April 9, 1957.
- H Record of registration, Form S39, Sent California 19 57 Received April 9, 19 57
- I The applicant has - been examined as to his professional qualifications by California State Board of Architectural Examiners.
- J The applicant is - currently registered as an architect or licensed to practice architecture in the states of California.
- K Application sent to The Committee on Membership..... April 9, 1957.
Resubmitted: May 7, 1957.
- L The Committee on Membership reported on application on April 9, 1957.
- M The applicant was -- requested to furnish additional evidence of his professional qualifications on or before May 7, 19 57, which was received.

REPORT:

As a result of its findings on the evidence submitted The Committee on Membership unanimously reports that in its opinion the applicant is* qualified for membership in The American Institute of Architects.**

THE COMMITTEE ON MEMBERSHIP

Date April 9, 19 57.

Resubmitted: May 7, 1957

[Signature]
[Signature]
[Signature]
 Chairman

CERTIFICATION OF ELECTION AND ASSIGNMENT

I, Secretary of The American Institute of Architects, hereby certify that, under authority vested in me by The Board of Directors, I have this day duly elected

Carl Louis Maston

to membership in The Institute, and hereby declare him to be a corporate member of The Institute and assign him to membership in the Southern California Chapter.

Date ~~April 15, 19 57.~~
May 14,

[Signature]
 Secretary

- N Applicant was admitted on May 14, 19 57.
- O Notice to applicant and notice of assignment to chapter on May 14, 19 57.
- P Notice of denial of application to chapter and applicant and \$ returned to applicant on 19 .



INSTRUCTIONS

Type in all information carefully and sign with ink.
Mail both copies to the secretary of the local Chapter of The Institute, with check for \$20.00 made payable to The American Institute of Architects.

The American Institute of Architects

APPLICATION FOR CORPORATE MEMBERSHIP

I, the undersigned, do hereby apply for corporate membership in The American Institute of Architects.

1. My full name is **Carl Louis Maston**
2. I am a **Natural** citizen of the United States.
3. My legal residence is in the City of **Los Angeles, Calif.**
County of **Los Angeles,** State of **California**
4. My address in The Institute records will be
Number **8717 West** Street **3rd**
City **Los Angeles** zone **48** State **Calif.**
5. I am engaged in the profession of architecture as **a practicing architect.**
6. I desire to be a member of the **Southern California** Chapter.
7. I declare that I will comply with the By-laws; and the Standards of Professional Practice of The American Institute of Architects, which are attached hereto; and the Rules and Regulations supplementary thereto; and that I understand the duties, responsibilities, and obligations of a member of The Institute; and that I have read and understand all the information contained in this form and its attachments.
8. I have filed the duplicate of this application with the secretary of the Chapter above named. I am not indebted to The Institute or to any of its component organizations.
9. I enclose my check for \$20.00, for admission fee and the first year's annual dues, of which \$1.00 is for a year's subscription to the *Bulletin of The American Institute of Architects.* It is my understanding that if I am not admitted to membership \$10.00 will be returned to me, and \$10.00 retained by The Institute as an examination fee.

2. State whether a natural or a naturalized citizen.

4. State whether residence or office address.

5. State whether as a practicing architect, a teacher, a public official, etc.

Handwritten initials "JK" and a checkmark.

Date **March 5,** 19 **57**
PAID
\$20.00 - 3 - 57

Carl Louis Maston
Applicant sign full name in ink

STATISTICS

10. Date of birth 6/17/1915 Place of birth Jacksonville, Illinois

11.(a) I am registered or licensed to practice architecture in the following-named states:

California

(b) I passed the State Board Examination in the following-named states:

California

(c) I hold Certificate No. of the National Council of Architectural Registration Boards, for having passed their Standard Examination.

EDUCATION

12.(a) I attended high schools, private schools, colleges, universities, as follows:

Name of School, College, University	Location	No. of Years	Year of Graduation	Degree
Fremont High	Los Angeles	3	1932	
Univ. of So. Calif.	Los Angeles	5	1937	B. Arch.

(b) I have held the following-named scholarships or other honor awards, and have traveled in the following-named countries:

England, Germany, Switzerland, France & Italy

PROFESSIONAL TRAINING *

13. I list below, in chronological order, the periods of my training as draftsman, the names and addresses of my principal employers, and my classification as draftsman while employed by each

From

To

* (NOTE: Applications must conclusively show that applicant has had three full years of experience in architectural work, in offices, governmental employment, or teaching, in addition to graduation from an architectural school; or eight full years of such experience without formal education; or equivalent combinations of both of the foregoing.)

PROFESSIONAL PRACTICE

14. I list below, in chronological order, the periods during which and the states in which I have practiced architecture as an individual or as a member of a firm or corporation or as a public official or have taught architecture or the arts and sciences allied therewith. (State names of firms or corporations or public office and of schools or colleges.)

	From		To
Univ. of Southern Calif.	1946		Present

15. Is architecture your principal vocation?

Yes

BUSINESS AFFILIATIONS

16. I list below other business in which I participate or own an interest, and the extent of such participation or interest.

PRESENT OR PREVIOUS MEMBERSHIPS IN ARCHITECTURAL ORGANIZATIONS

- | | | |
|--------------------------------------|--------------|--------------|
| 17. Member of Institute from | to | |
| 18. Junior of Institute from | to | |
| 19. Associate of Southern California | Chapter from | 1937 to 1957 |
| 20. Junior Associate of | Chapter from | to |
| 21. Student Associate of | Chapter from | to |
| 22. Member of State Organization in | from | to |

REFERENCES

Five references are required, at least three of whom shall be corporate members of The Institute in good standing. Member references must be available for personal contact by the local chapter officers.

C. M. Deasy	8810 Melrose, L. A.
Member	Address
G. V. Russell	3275 Wilshire, L. A.
Member	Address
P. R. Hunter	5758 Wilshire, L. A.
Member	Address
John Rex	306 N. Doheny Dr., L. A.
Reference	Address
R. E. Alexander	2379 Glendale, L. A.
Reference	Address



THE AMERICAN INSTITUTE OF ARCHITECTS

Southern California
(Chapter)

3223 Wilshire Blvd.
(Address)

SECRETARY, Richard A. Patrick

BOARD OF ARCHITECTURAL EXAMINERS,

Address 1020 N. St. room 553
Sacramento, Calif.

RECORD OF REGISTRATION

OF

Carl Louis Maston
(Name of Applicant)

Dear Sir:

The above named applicant for membership in The American Institute of Architects is an architect practicing in your state.

To qualify for such membership, an applicant, must be registered or licensed by the state to practice architecture therein.

Will you please answer the following questions relating to the applicant's registration, to assist The Institute in determining his eligibility for membership? A duplicate of the form is enclosed for your files.

Date March 14 1957.

Edward Tickett
Chapter Secretary

1. Is the applicant registered or licensed to practice architecture in your state? Yes
2. Was his registration or licensing by examination? yes or by exemption?
3. What was the scope of the examination? written and oral and presentation of exhibit of drawings
4. What was the period of the examination? 4 days. Written examination 36 hours; Oral examination 3 hours.
5. When examined, did applicant have a certificate from the National Council of Architectural Registration Boards? If so, give Certificate No. _____
6. Date of first registration October 28, 1941. Registration No. C-593. Is it current? Yes

Richard A. Patrick
(Signature of Secretary of Board)

Date March 19 1957.

CALIFORNIA STATE BOARD OF ARCHITECTURAL EXAMINERS
(Name of Board)

*May
Com on
membership*

April 11, 1957

Miss Rita E. Miller, Executive Secretary
Southern California Chapter, A.I.A.
3757 Wilshire Boulevard
Los Angeles 5, California

Dear Miss Miller:

The Committee on Membership is holding in abeyance the application of Mr. Carl Louis Maston for corporate membership, for clarification of Mr. Maston's practice of architecture which he lists, under Item #14, as "University of Southern California" from 1946 to present.

It is not clear to the Committee whether Mr. Maston has been teaching or in what capacity he has been practising architecture.

Would you be kind enough to let us have a little further information on this subject in time for consideration of the application at the Committee's next meeting on May 7th?

With appreciation of your help,

Sincerely yours,

(Miss) Florence H. Gervais
Secretary to The Committee on Membership

CORNELIUS M. DEASY, *President*
ROBERT A. FIELD, *Vice-President*
EDWARD H. FICKETT, *Secretary*
STEWART KERR, *Treasurer*



DIRECTORS
PAUL ROBINSON HUNTER, *One Year*
GEORGE VERNON RUSSELL, *One Year*
STEWART GRANGER, *Two Years*
BURNETT C. TURNER, *Three Years*

RITA E. MILLER
Executive Secretary

SOUTHERN CALIFORNIA CHAPTER
THE AMERICAN INSTITUTE OF ARCHITECTS
SUITE 9, 3723 WILSHIRE BOULEVARD, LOS ANGELES 5
DUYKIRK 4-1197

April 26, 1957

Miss Florence H. Gervais, *Secretary*
Membership and Records
American Institute of Architects
1735 New York Avenue
Washington, D. C. -6-

Dear Miss Gervais:

With reference to application for membership of Mr. Carl L. Maston.

Mr. Maston's principal vocation is definitely architecture and always has been. He operates a full time architectural office and has won many of our honor awards for his excellent work.

His teaching at U.S.C. is certainly secondary to his practice of architecture. He teaches in the same capacity as many of our other members which is once or twice a week.

Favorable action on this application is strongly urged by both the Executive Committee and the Membership Committee of the Chapter.

Sincerely,

Rita E. Miller
Rita E. Miller, *Executive Secretary*.

Com. on Membership
Re: Carl L. Maston

JK

May 2, 1957

Miss Rita E. Miller, Executive Secretary
Southern California Chapter, A.I.A.
3723 Wilshire Boulevard
Los Angeles 5, California

Dear Miss Miller:

Thank you for your letter of April 26th, containing information supplementary to the application of Mr. Carl L. Maston for corporate membership.

If you will examine your copy of Mr. Maston's application, you will note that he makes no reference, whatever, to the practice of architecture, except to state, on page 1, that he is a practicing architect.

He merely lists, under "Professional Practice," the following:

"Univ. of Southern Calif. 1946 to Present."

This might be taken as being an architect for the University, since he did not state in what capacity he was affiliated with the school.

The application will be resubmitted to The Committee on Membership at its May meeting.

Sincerely yours,

(Miss) Florence H. Gervhis
Secretary to The Committee on Membership

May 14, 1957

Mr. Carl Louis Maston, AIA
8717 West 3rd
Los Angeles 48, California

Dear Mr. Maston:

The Board of Directors of The American Institute of Architects takes pleasure in informing you that it has acted favorably on your application and welcomes you to corporate membership in The Institute. You will receive shortly a certificate of membership duly executed by the officers of The Institute.

You are assigned to the Southern California Chapter and the California Council of the American Institute of Architects, effective May 14, 1957.

I sincerely hope that you will take an active and interested part in your chapter activities since it is through these activities that Institute policies are developed. Your cooperation and participation will contribute to the advancement of Institute objectives and increase the benefits to be derived from Institute membership.

I want you to know that my office is always at your service to the fullest extent of its powers.

Sincerely yours,

Edward L. Wilson
Secretary

Enclosures

MASTON, Carl
Submitted for MID-CENTURY ARCHITECTURE IN AMERICA

CARL MASTON

Los Angeles, California -- Maston studied at the University of Southern
California to which he returned in 1953
California ~~where he worked as Visiting Design Critic.~~ as Visiting Design Critic.

He has had a continual practice since 1941 except for three year's service
in ^{the} Marine Corps. He has won a number of national awards.

Five Unit Apartment Building - M '55
Julius Shulman

Biographical Data: Carl Maston - Graduated 1937 University of Southern California. Architectural License - California 1941. Continual practice since 1941 except for three years' service in the Marine Corps. Visiting Design Critic at University of Southern California since 1953.

1960 American Institute of Architects, Southern California Chapter
Honor Award for Ice Skating Rink

1958 House & Home, Outstanding Contribution to Quality Housing
Award of Merit

1957 American Institute of Architects, Southern California Chapter
Honor Award for Residence

1956 The Progressive Architecture, Design Awards Program
First Design Award for Residential Category

1955 American Institute of Architects (National)
Award of Merit for Apartment House

The Progressive Architecture, Design Awards Program

I sincerely regret the delay in submitting this information
but Mr. Maston has been out of the country on a vacation.

Yours very truly,



Mary Curry, Secretary



No. NF #1316

Received Sept. 28 1967

Voted On March 1968

Voted On _____ 19__

Voted On _____ 19__

Granted April 3 1968

No. M #1316

THE AMERICAN INSTITUTE OF ARCHITECTS
JURY OF FELLOWS

NOMINATION FOR FELLOWSHIP

CASE RECORD

1. Name of Nominee Carl Maston Date of Nomination August 28 1967
2. Address of Nominee 2811 Cahuenga Blvd., Los Angeles, California 90028
3. Nominee's firm Carl Maston Architect
4. Nominee's principal place of business same as above
5. Nominee's Chapter Southern California
6. Nominee's State Organization California Council
7. Nominee admitted to Institute May 14, 1957
8. Nominee has been in good standing in Institute from 5 1947 to 12/31 1967
9. Nominee's age 52 Birthplace Jacksonville, Illinois
10. Nominators: Executive Comm., Southern California Chapter
 - (1) Edward A. Killingsworth
 - (2) Robert Bolling
 - (3) Morris Verger
 - (4) Henry Silvestri
 - (5) Stephan Gassman
 - (6) Herbert Kahn
11. Achievement Design



CONFIDENTIAL

THE AMERICAN INSTITUTE OF ARCHITECTS

Nomination for Fellowship by Chapter

The Jury of Fellows, AIA
The American Institute of Architects
1735 New York Avenue, Northwest
Washington, D. C.

Date August 28 19 67

The Executive Committee of this Chapter, at a duly called meeting on August 28 19 67 (DATE OF MEETING)

nominated Carl Maston (NAME OF NOMINEE), corporate member of this Chapter, for fellowship in the Institute. We enclose evidence of the qualifications of the nominee for the fellowship on which the nomination was based and certify the resolution is as follows:

"Whereas, this Executive Committee believes Carl Maston (NAME OF NOMINEE) a member of this Chapter, has made so notable a contribution to the advancement to the profession because of his achievement in DESIGN

(NAME OF CATEGORY(S) FOR WHICH NOMINATION IS MADE—I.E., DESIGN, SCIENCE OF CONSTRUCTION, LITERATURE, EDUCATION, SERVICE TO THE PROFESSION, PUBLIC SERVICE)

"Whereas, said member has been in good standing in this Chapter for 10 (NUMBER OF YEARS) years prior to this date; therefore be it

"Resolved, That Southern California (NAME OF CHAPTER) Chapter, AIA

does hereby nominate Carl Maston (NAME OF NOMINEE) for fellowship in The Institute, and the President and Secretary be and hereby are authorized and directed to prepare the nomination papers and forward them to The Jury of Fellows of the Institute and to do all things proper to forward said nomination."

* Signatures of Members of Executive Committee

Edward A. Killingsworth FAIA
Robert Bolling
Morris D. Verger
Morris Verger

Henry Silvestri
Stephan Gassman

Herbert Kahn

THE NOMINATORS SHOULD SEE THAT DATA IS SENT TO THE JURY OF FELLOWS IN SUPPORT OF THIS NOMINATION. ALL SUCH COMMUNICATIONS SHALL BE PRIVILEGED AND NO COPIES SHOULD BE GIVEN TO OTHERS.

9/28/67

BIOGRAPHICAL STATISTICS

Additional sheets may be inserted to supplement any page, 2 to 7, inclusive.

Typewriting only

1. Nominee's full name: Carl Louis Maston
2. Nominee is a natural naturalized citizen of U. S. A.
(NAME OF COUNTRY)
3. Nominee's legal residence (address): 1657 Marmont Ave. Los Angeles, Calif. 90069
4. Nominee's firm name: Carl Maston Architect
5. Nominee's principal place of business (address): 2811 Cahuenga Blvd. Los Angeles, Calif. 90028
6. Nominee is registered or licensed to practice architecture by: California State Board
Arizona State Board
(NAME OF STATE BOARD, NCARB, AS CASE MAY BE)
7. Nominee is registered or licensed to practice architecture in the states of: California and Arizona
8. Nominee is engaged in the profession of architecture as: Principal of firm of
Carl Maston - Architect
(CURRENT STATUS OF EMPLOYMENT AND POSITION)
9. Nominee's date of birth: June 17, 1915 Place of birth: Jacksonville, Illinois
10. Nominee's education:
- (a) Name of High School, College, University, Private Schools, Post Graduate, etc. (chronological order)
- | LOCATION | NO. OF YEARS | YEAR OF GRADUATION | DEGREE |
|--|--------------|--------------------|--------------------------|
| Fremont High School
Los Angeles, Calif. | 3 | 1932 | |
| Univ. of So. Calif.
Los Angeles, Calif. | 5 | 1937 | Bachelor of Architecture |
- (b) Scholarships held by nominee:
11. Nominee has traveled in the following countries: England, France, Germany,
Switzerland, Italy
12. Other data concerning nominee's record: *(important experiences during employment or additional statistics of importance in nominee's record)*

NOMINEE'S ACHIEVEMENT IN ARCHITECTURAL DESIGN

(Part I of this page must be executed in all cases regardless of category for which nomination is made to conform to photographic exhibits which will be submitted.)

1. * Works

TYPE (a) Commercial (b) Monumental (c) Domestic (d) Special	IDENTIFICATION OF WORK	LOCATION OF WORK		COMPLETED CONSTRUCTION WORK (Year)	PHOTOGRAPHS SUBMITTED TO JURY OF FELLOWS
		(City)	(State)		
Domestic	Garden Apts.	Los Angeles,	Calif.	1954	1 & 2
Domestic	House for Mr. & Mrs. Dunham	Pasadena,	Calif.	1956	3
Commercial	Ice Rink	Los Angeles,	Calif.	1959	4 & 5
Domestic	Garden Apts.	Cardena,	Calif.	1962	6 & 7
Domestic	House for Mr. & Mrs. Maston	Los Angeles,	Calif.	1962	8 & 9
Commercial	City Bank of San Diego	San Diego,	Calif.	1963	10
Commercial	Fed-Mart Cafeteria	San Diego,	Calif.	1964	11
Commercial	Bank of America	Los Angeles County		1967	12 & 13
Industrial	Laboratory & Office Bldg. for interstate Electronics Corp.	Anaheim,	Calif.	1967	14 & 15

2. Describe nominee's notable work in design, to bring out the particular achievements the nominators believe have notably contributed to the advancement of the profession.

Design for School of Environmental Arts, California State Collogo, Pomona which provides physical conditions conducive to the inter-related study of the several disciplines involved.

industrial and commercial work represents serious efforts to advance concrete and masonry technology and give a more expressive as well as economical use of these basic materials in this type of building.

Influence in the field of multi-family residential work concentrates on the need for single family amenities, with particular attention to privacy and outdoor living. Emphasis on achieving simplicity and quality within limited budget. Design based on a rational construction system, yielding an ordered environment without sacrificing appeal to emotional response.

AWARDS - See attached sheet 3a

* Part I above must be executed in all cases regardless of category for which nomination is made to conform to photographic exhibits which will be submitted.

AWARDS

1947	The Progressive Architecture, Design Awards Program	Mention for Apartment House
1948	House & Garden, Category: Houses under \$20,000.00	First Place Award
1951	American Institute of Architects, Southern California Chapter	Honor Award for Apartment House
1954	American Institute of Architects, Southern California Chapter	Honor Award for Apartment House
1954	Carson, Pirie, Scott & Co., Competition for Redevlopment of Downtown Chicago, in association with Beda Zwicker	Fourth Award
1955	The Progressive Architecture, Design Awards Program	Award Citation for Apartment House
1955	American Institute of Architects, (National)	Award of Merit for Apartment House
1956	The Progressive Architecture, Design Awards Program	First Design Award for Residential Category
1957	American Institute of Architects, Southern California Chapter	Honor Award for Residence
1958	American Institute of Architects, House & Home, Outstanding Contribution to Quality Housing	Award of Merit
1960	American Institute of Architects, Southern California Chapter	Honor Award for Ice Skating Rink
1963	American Institute of Architects, House & Home, Outstanding Contribution to Homes for Better Living	Award of Merit for Apartment Project
1963	American Institute of Architects, Southern California Chapter	Honor Award for Residence
1965	American Institute of Architects, House & Home, Outstanding Contribution to Homes for Better Living	Honor Award for Apartment

NOMINEE'S ACHIEVEMENT IN SCIENCE OF CONSTRUCTION

1. Construction Work

TYPE OF WORK CONSTRUCTED	IDENTIFICATION OF WORK	LOCATION OF WORK	COMPLETED CONSTRUCTION WORK (Year)	PHOTOGRAPHS DRAWINGS, OR SKETCHES SUBMITTED TO JURY OF FELLOWS
Thin shell concrete corrugated toroid	Ice Rink	Los Angeles	1959	#6
Precast concrete structure integrated with environmental control systems	Laboratory & Office Bldg. for Interstate Electronics Corp.	Anaheim	1967	#15

2. Books, Treatises, or Articles Written

SUBJECT TITLE	WHERE PUBLISHED	DATE PUBLISHED
---------------	-----------------	----------------

3. Describe nominee's notable work in the science of construction and any recognition thereof by other societies, to bring out the particular achievements the nominators believe have notably contributed to the advancement of the profession.

NOMINEE'S ACHIEVEMENT IN EDUCATION AND LITERATURE

1. Education Work

(List the degrees and the educational positions held by the nominee, and bring out clearly the nominee's signal work and its particular force and influence which the nominators believe to be a notable contribution to the advancement of the profession, and state evidences of recognition of such work by pupils, the profession, other societies, or the public.)

Bachelor of Architecture University of Southern California

Architectural Design Critic at University of Southern California for last 13 years. Instrumental in effecting a curriculum which relates architectural design to the other determining disciplines.

Committee on Cal-Poly

Member of Advisory panel to establish a curriculum for the proposed School of Environmental Arts at California State Polytechnic College, Pomona, California.

2. Literary Work

(List the original written works of the nominee and state clearly the particular force and influence of that work which the nominators believe to be a notable contribution to the advancement of the profession, and state evidences of recognition of such work by other societies, the profession, educational institutions or the public.)

BOOK, TREATISE OR ARTICLE	SUBJECT	NAME OF BOOK OR PERIODICAL CONTAINING WORK	YEAR WORK PUBLISHED
---------------------------	---------	---	---------------------

NOMINEE'S ACHIEVEMENTS IN SERVICE TO THE PROFESSION

1. State fully the nominee's signal service to the profession, The Institute, his chapter, or his state organization, which the nominators believe has notably contributed to the advancement of the profession, and list the offices in architectural organizations occupied by the nominee and the period of each.

1. Southern California Chapter Education Committee 1964 - 66
 - a. Advanced and promoted a program to the California State Registration Board, which gained acceptance by them. Program advocated evaluation of applicants on the basis of a simple Log Book kept by each applicant with periodic notations by employers rather than the various employers writing letters to the Board just prior to examination.
 - b. Initiated a program with University of Southern California School of Architecture where they agreed to sponsor continuing education courses for architecture, particularly for those who were working toward licensing.
2. Program Chairman Southern California Chapter 1967
 - a. Instituted monthly meeting programs that would be of educational benefit to the membership by engaging speakers from other arts, crafts, as well as scientific areas. The aim was to give the membership exposure to fields that were related to their profession and to stay away from the previously insular meetings of architects talking to architects.
3. Member, California Council A.I.A. Education Committee 1964 - 66
4. Member, Board of Directors California Council A.I.A. 1966 - 67
5. Vice President and President designate, Southern California Chapter 1967

NOMINEE'S ACHIEVEMENT IN PUBLIC SERVICE

1. List the public offices held by the nominee and the positions of trust held by him in recognition of civic leadership, and state clearly his notable work in public service and the particular influence of that work which the nominators believe to be a notable contribution to the advancement of the profession.



THE AMERICAN INSTITUTE OF ARCHITECTS

DECLARATION OF AUTHORSHIP

THE following certification must accompany the photographic exhibit. It may be signed by anyone in possession of full knowledge concerning the development of the design. This might be the Chapter President, a member of the Executive Committee of the Chapter, a partner of the nominee, or even the nominee himself. If the various examples were developed under different conditions respecting authorship, the various statements below should be keyed to the proper exhibits.

The accompanying photographs show examples of work with which the nominee's connection was as follows:

- The nominee was solely responsible for the design.
- The nominee was largely responsible for the design.
- The design was under the direction of the nominee.
- The nominee's firm executed the design.

Signed Cari Maston Title Nominee

Name of Nominee Cari Maston

April 9, 1968

Mr. Carl L. Maston, FAIA
2811 Caluenga Boulevard
Los Angeles, California 90028

Dear Mr. Maston:

The American Institute of Architects desires to confer upon you the honor of Fellowship and membership in the College of Fellows, in accordance with the action of the Jury of Fellows at its recent meeting, for your notable contribution in Design.

Your presence is requested at the 1968 Convention of The Institute to be held in Portland, Oregon, June 23-27, 1968.

Those who have been advanced to Fellowship will receive their medals at the Investiture ceremony at 4:30 p.m. on Monday, June 24, 1968, at the Masonic Temple, Portland, Oregon. Presentation will be with appropriate ceremony and it is highly desirable that each of the newly advanced Fellows be present.

Information will follow as to rehearsal, room reservations and any other pertinent details.

The Officers of The Institute and the Jury of Fellows join in the request that you come to receive this honor in person. Please send your response to The Institute at an early date.

A memorandum from the Department of Public Services regarding the public announcement of your advancement to Fellowship is enclosed.

Sincerely yours,

Rex W. Allen, FAIA

THE AMERICAN INSTITUTE OF ARCHITECTS

The Octagon • 1735 New York Avenue, N.W. • Washington, D. C. 20006 • EXecutive 3-7050

April 19, 1968

Mr. Carl L. Maston, FAIA
2811 Cahuenga Boulevard
Los Angeles, California 90028

Dear Mr. Maston:

At the recent meeting of the Jury of Fellows, you were advanced to Fellowship in the Institute and admitted to membership in the College of Fellows for your notable contribution in Design.

At the Portland Convention, there will be an exhibition of the work of the Fellows who were advanced for Design. In this connection, the Jury has selected three photographs in your exhibit for this occasion. The three photographs selected are marked on the back of the mounts and are as follows.

1. Garden Apartments, Los Angeles, California
2. Residence for Mr. & Mrs. Carl Maston, Los Angeles
3. City Bank of San Diego

Under separate cover, the Institute is returning your entire exhibit to you and the photographs which were selected by the Jury for Convention exhibition, as described above, should be reproduced, if necessary, in black and white, all on one mount, 40" x 40", to conform to the instructions enclosed.

On behalf of the Jury of Fellows, I want to congratulate you on your achievement and welcome you to Fellowship.

Sincerely yours,

Joseph D. Murphy, FAIA
Chairman

JDM/s

April 9, 1968

MEMORANDUM

TO: 1968 Fellows

FR: Information Services at the Octagon

RE: News Announcement of New Fellows

The National AIA will announce the names of newly-advanced Fellows in a news release to be issued on May 15, 1968. We are asking all concerned to observe the release date of May 15th. Your cooperation will be greatly appreciated.

NOTE: The following information is needed for the news release. Please fill in this form and return it without delay to:

AIA Information Services
1735 N. Y. Ave., N. W.
Washington, D. C. 20006

Please check the appropriate category and insert a 3 or 4 line statement describing your work which you would like to see included in the news release.

I WAS ADVANCED AS A FELLOW FOR:

DESIGN --

SCIENCE OF CONSTRUCTION --

LITERATURE --

SERVICE TO THE PROFESSION

PUBLIC SERVICE --

Please print:	Carl Maston	1657 Marmont Ave.
	(name)	(home street address)
	Los Angeles	California
	(city)	(state)
		90069
		(zip)
	Carl Maston - Architect	Los Angeles
	(name of your firm)	(city)
		Principal
		(your title)

...over...

CARL MASTON
Los Angeles, Calif.

1968

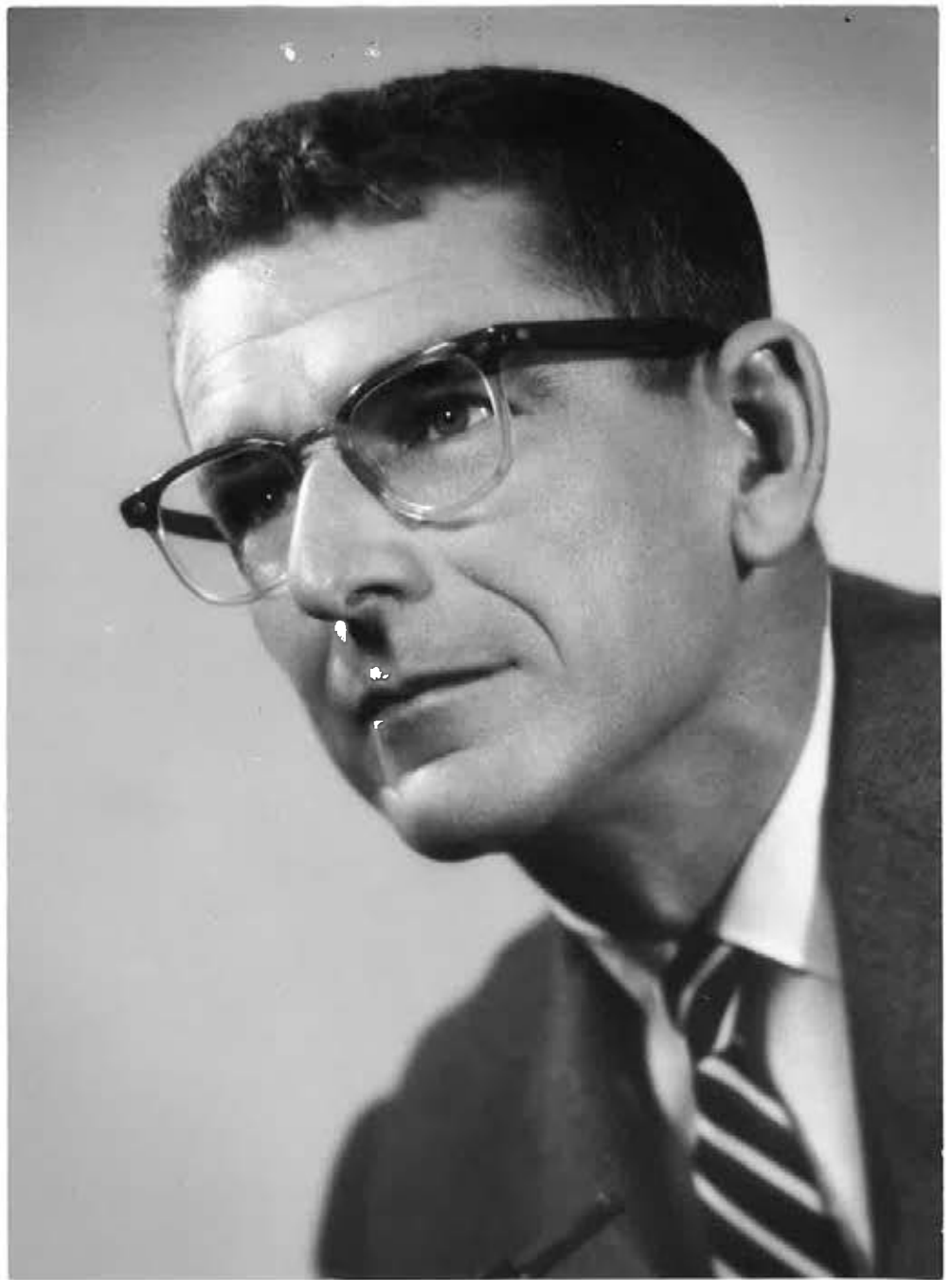
Carl Maston, principal of Carl Maston-Architect, Los Angeles, has just been elevated to Fellow of The American Institute of Architects for his work in Design.

Mr. Maston has been influential in the field of multi-family housing. He received the 1965 AIA House and Home Outstanding Contribution to Homes for Better Living Award. He was also recognized for his design for the School of Environmental Arts, California State College, Pomona.

He is currently President of the Southern California Chapter, AIA.

He received his Bachelor of Architecture degree from the University of Southern California.

His home is 1657 Marmont Ave., Los Angeles.





THE AMERICAN INSTITUTE OF ARCHITECTS

1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006

RECEIVED
DEC 16 1985
LA/AIA

Application for Membership Emeritus

AIA 57

A/RG/R3
4993457

TO THE SECRETARY,
THE AMERICAN INSTITUTE OF ARCHITECTS

I hereby apply for Membership Emeritus in the Institute for the following reason:

(Check the appropriate reason)

- I am more than 70 years of age.
- I am more than 60 years of age and retired from the profession of architecture.
- I am unable to engage in the profession of architecture because _____

(state nature of incapacitation)

I have been in good standing in the Institute and the LOS ANGELES Chapter
for 15 successive years.

California Council

If and when elected to Membership Emeritus, I wish to continue to receive AIA mailings

Yes No

Date 12/13/85

Name CARL MASTON *Carl Maston*
(written and printed signature)

Address 6624 MELROSE AVE.
LOS ANGELES CAL 90038

Information for applicant: The applicant may supplement the above reasons on a blank sheet. In exceptional circumstances and for adequate cause, the Secretary of the Institute may lessen the period of good standing but not the other conditions.

Upon election to Membership Emeritus, all rights and privileges of membership, including the use of the title Member Emeritus written in full after the initials "AIA" or "FAIA", as the case may be, remain intact while the member is exempted from further dues payments to the Institute and the member's Chapter and State.

Members Emeriti have the option to remain on the AIA mailing list for \$15 per year to help defray mailing costs. Members Emeriti who do not wish to receive AIA mailings and publications need not pay this mailing charge.

UPGRADE

15 MONTH PLAN (Oct. 1 -
Dec. 31)

The current dues rate for associates
applying for full membership:

- Active status (\$80.00 dues)
- Inactive status (\$80.00 dues
and \$10.00 readmission fee)
- 50% Deduction plan: (January 1 -
June 30)

Individuals who apply and are
confirmed for membership in
October through December and
include a check for one year's
dues are not billed until the
following November. This does
not apply to individuals whose
memberships were terminated in
the current year.

- Active status \$40.00
- Inactive status \$40.00
plus \$10.00 readmission fee

Please remit \$ 40.

\$40.00 for a Member Emeritus who wishes to receive Institute
Mailings.

Question of liability. Please complete the enclosed copy of
the reverse side of the application, and remit appropriate
amount for supplemental dues.

Lack of approving signatures from the chapter.

Lack of sponsors signatures. Enclosed is a copy of the
application.

Please send us a copy of current registration.

We look forward to an early receipt of the information and/or additional
fees now being requested; please respond with a copy of this notice. Upon
receipt of such materials, the application will be processed as quickly
as possible.

Thank you.


Processor

CARL MASTON
ARCHITECT
Fellow American Institute of Architects

V9937
40

N.P.P.

January 16, 1986

American Institute of Architects
1735 New York Avenue, N.W.
Washington, D.C. 20006
Attention: Ms. Sharon Hunter

Dear Ms. Hunter:

Enclosed please find a check for \$40.00 which I understand should have accompanied my application for Emeritus status in the AIA.

Thank you for your attention to this matter.

Sincerely,

Carl Maston, by BP.
Carl Maston, FAIA

CM:bp

Enclosure



February 12, 1986

Your Membership No. Is: 4993457

Mr. Carl Maston, AIA, Member Emeritus
6624 Melrose Avenue
Los Angeles, CA 90038

Dear Mr. Maston:

It is a pleasure to inform you that your membership classification has been changed to Member Emeritus.

We are grateful for your many years of support and we hope that your participation and interest will continue, though you are now relieved of further dues payments.

With best wishes.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Philip W. Dinsmore".

Philip W. Dinsmore, AIA
Secretary

cc: Los Angeles Chapter, AIA
California Council, AIA

APRIL 2, 1989

CLIPPED BY **Bacon's**

USC Will Honor Architect Maston

School to give award to alumnus best known for his innovative, modern-style designs.

By DAVID W. MYERS,
Times Staff Writer

When Carl Maston was in his senior year at USC in 1936, he still didn't know whether he wanted to pursue a career as a pianist or an architect.

Although he worked hard as an architectural student during the school year, he'd spend his summers practicing the piano for eight hours a day and would cap it with a public concert before heading back to school in the fall.

His piano instructor thought Maston had a bright future as a soloist. But Maston chose architecture, and over the next half-century would go on to design everything from honored homes to ice rinks.

The 73-year-old Angeleno, who still practices architecture on a part-time basis, will receive the USC School of Architecture's 1989 Distinguished Alumni Award at the Architectural Guild dinner April 12.

Inauspicious Beginning

In announcing that Maston had won the award, Robert S. Harris, dean of the school, said Maston is being singled out "for excellence in design and innovative leadership in public service."

Maston's career started on an inauspicious note: He got his architect's license in December, 1941, and enlisted just a few days after Pearl Harbor was bombed.

He served as a Marine Corps transportation officer on Oahu, and later, Midway, but most of the fighting was over by the time he got to either island. "We never saw action," Maston said. "We played tennis a lot and watched gooney birds."

He also daydreamed about the home he'd build in Los Angeles after the war was over.

After returning home, Maston found a site on Marmont Lane in West Hollywood and built what



Carl Maston

would become known as the Maston House or Marmont House, a late-Craftsman style home that has won several design awards.

Maston, however, is best known for his work in Modern architecture.

Modernism is a functional, no-frills, technology-based style born in the pre-World War I days. Modern buildings are characterized by simple surfaces bereft of ornamentation—buildings such as Century Plaza Towers in Century City and the Chemosphere House in the Hollywood Hills.

One of Maston's most innovative structures was an ice rink at the corner of Reseda and Ventura boulevards in the San Fernando Valley community of Tarzana. It was built about 20 years ago, but torn down in the mid-1970s.

The rink resembled a tortoise shell. Its 36 precast concrete pieces reinforced each other, so the roof—a mere 3½ inches thick—required no supporting posts.

The ice rink wasn't just one of Maston's most innovative buildings: It was also one of his personal favorites. "I couldn't go look at it when they were tearing it down," said Maston, who usually worked alone. "It was like losing a baby."

Most of the more than 100 other

buildings Maston designed—from homes and shopping centers to university buildings and naval housing—have fared better than the old ice rink.

The headquarters he designed in the 1960s for himself at 2811 Cahuenga Blvd. in Hollywood is hailed as "an ideal Modern design" by "Architecture in Los Angeles: A Complete Guide."

His other creations include the Chiat House on Camino Verde, which "Architecture in Los Angeles" calls "one of the best pieces of architecture in South Pasadena," and more than 40 other homes, ranging from California's wine country to Laguna Beach.

Planning Commissioner

Maston also designed the School of Environmental Design at Cal Poly Pomona and the Creative Arts Building at California State University, San Bernardino.

He has also held numerous volunteer posts, including a five-year stint as a Los Angeles city planning commissioner. He was president of the Southern California chapter of the American Institute of Architects in 1968, and has taught several courses at USC.

Maston, who is widowed and has one daughter, still takes on some architectural jobs, although he spends much of his free time sailing and, in the fall, watching Trojan football games on television.

Several other awards will be presented at the April 12 ceremonies, including the guild traveling fellowships. The two fellowships will allow the winners, USC graduate students Steven Whitney and Paul Blazek, to study architecture abroad.

DONALD AYRES WILL HEAD REALTY BOARD

Veteran Operator to Begin Duties in 1952 With Others Chosen for Various Positions

Donald B. Ayres yesterday was unanimously elected 1952 president of the Los Angeles Realty Board at the annual meeting and election of officers of the board of directors.

Ayres came to Los Angeles with his family in 1905 from Ohio and received his education in city schools. He began his real estate career in 1920 when he became associated with his father, the late Frank H. Ayres, pioneer land developer, also studying law at the University of Southern California.

He became a member of his father's firm in 1928, under the firm name of Frank H. Ayres & Son, and assumed the presidency of the company in December of last year. He has served as vice-president of the realty board, director and member of its active committees.

The Frank H. Ayres & Son firm, a member of the Realty

Turn to Page 2, Column 4



PRESIDENT — Donald B. Ayres elected 1952 head of Los Angeles Realty Board.

AYRES

Continued from First Page

Board since 1919, has been responsible for developing subdivisions in Los Angeles, Santa Monica, Alhambra, North Hollywood and other Southern California areas. They are currently engaged in work in the Westchester and Portuguese Bend areas.

Ayres is a member of the Newport Harbor Yacht Club, past commodore of the California Yacht Club and the Los Angeles Yacht Club and is now commodore of the Transpacific Yacht Club.

Other Officers

Other new officers of the Realty Board elected are R. F. Ingold, president of Los Angeles Investment Co., vice-president; B. Y. Taft, pioneer realty operator of Hollywood and 1951 chairman of the Hollywood-Wilshire division, vice-president; William S. McClung, 1951 chairman of the southwest branch of the Realty Board, vice-president; Marcus D. Fitzsimmons, retiring president of the Realty Board, treasurer; and Earl S. Anderson, re-elected executive secretary.

Other realty operators who will serve as directors of the board for 1952 are: Hubert A. Boisvert, Gordon Crain, Albert Dippell, J. V. Evans, John J. Garland, Robert Glover, Raymond E. Hanson, R. W. Harper, Irene Atkinson Kays, D. Duffy Lane, Norman M. Lyon, Glenn A. Marhofer, R. O. Miller, O. L. Montgomery, Harold E. Phelps, Philip M. Rea, William T. Richardson, Myron Runyan, Matt C. Ryan, James M. Udall, David L. Wilkes, and a representative from the North Hollywood Realty Board, and the San Fernando Valley Real Estate Board.

The newly elected officers and directors will take office on Jan. 1, and will be formally inducted at the board's 49th annual banquet Wednesday evening, Feb. 13, at the Ambassador.

Know About Carl Maston

4 / Maston served in the Air Force in World War II from 1942 to 1945, quite possibly where he picked up his pipe-smoking habit.

5 / In 1946, Maston returned to Los Angeles and opened his first office in Beverly Hills. That year, he was commissioned to build the Pandora Apartments, marking the beginning of his experimentation with garden-apartment design.

B. J. Caughlin Elected Head of Port Group

Bernard J. Caughlin, general manager of Los Angeles Harbor, has been elected president of the American Association of Port Authorities at a closing session of the 40th annual convention at Montreal, Can., it was announced yesterday.

He succeeds D. Leon Williams, executive director of the North Carolina Port Authority.

Caughlin, identified with development of Los Angeles Harbor since 1924, won a Los Angeles Chamber of Commerce special award in 1957. He will leave for Europe to join a special Harbor Department Trade Mission immediately following the close of the convention in Montreal.

Members of the port authority voted to hold the 1961 convention, slated for September, at Long Beach, Cal.

Judge to Rule on Navajo, Hopi Dispute

U.S. Judge Leon R. Yankwich is scheduled to leave today for Prescott, Ariz., to participate in a special three-judge statutory court to settle a major boundary dispute between Navajo and Hopi Indians.

The Hopis, in a suit brought by Dewey Healing, tribal council chairman, claim many Navajos are living on and moving in great numbers into northeastern Arizona territory specifically set aside in 1882 as Hopi reservation.

Paul Jones, chairman for the Navajo Tribal Council, maintains the land in question is and should continue to be legally considered Navajo country.

Mother Set Free in Killing

Mrs. Bette Simpkins, 34-year-old blond mother of two, was acquitted of a murder charge late yesterday in the slaying May 8 of her husband, Uriah Simpkins, 38, a traveling salesman.

A jury which had heard 10 days of testimony in Superior Judge Evelle J. Younger's court returned the verdict after two days of deliberation.

Simpkins was shot five times by his estranged wife in their home at 9743 Fall Ave., Tujunga. Mrs. Simpkins testified that she was being choked at the time of the shooting.

Her attorney, Sam Brody, corroborated Mrs. Simpkins' story through the couple's children, Stephen, 11, and Leslie, 9, who told of frequent clashes between their parents.

Scotty Beckett Gets Probation

Former child actor Scotty Beckett, 30, yesterday received a suspended sentence of 180 days in jail for drunk driving and driving with a revoked license.

Judge Joseph A. Wapner in West Los Angeles Municipal Court also fined Beckett \$350 and placed him on probation for three years.

The case had been pending against the actor since Aug. 18, 1959, when he was crippled for life after his car crashed into some trees on Westgate Ave. near Kearns St. in Brentwood.

Seven Receive Architecture's Highest Honor

The highest honor within the architectural profession has been bestowed upon seven Los Angeles area architects with their naming as Fellows of the American Institute of Architects.

Each has been selected for outstanding achievement in one or more of the fields of design, educational service, science of construction, service to the profession, public service and literature. All are members of the Southern California Chapter, AIA.

They are Carl Maston, president of the chapter; Richard L. Norman, Daniel E. Dworsky, all in the design category; S. Kenneth Johnson, science of construction; Harold Hauf, education and service to the profession; Clinton Terrstrom and Raymond Ziegler, service to the profession.

They will receive medals signifying membership in the Institute's College of Fellows during the AIA convention in Portland, Ore., June 25-27. Their selection boosts the number of FAIA members from the 1,000-member local chapter to 59. The chapter is second largest among the 225 nationwide which have 23,000 members.

Los Angeles Department of Building and Safety

Certificate Information: 9743 N PALI AVE 91042

Application / Permit 20016:90000-22733
Plan Check / Job No. -
Group Building
Type Bldg-Alter/Repair
Sub-Type 1 or 2 Family Dwelling
Primary Use (1) Dwelling - Single Family
Work Description Reroof with 22 sqrs BUILT UP roofing. Existing solid sheathing. Re-roof with Class A or B material weighing less than 6 pounds per sq. ft. For residential roof replacement > 50% of the total roof area, apply Cool Roof Product labeled and certified by Cool Roof Rating Council (CRRC). Cool Roof may be required for non-residential buildings per Title 24, Part 6, Section 149(b).
Permit Issued Issued on 9/11/2020
Issuing Office
Current Status Permit Finaled on 9/30/2020

Permit Application Status History

Issued	9/11/2020	INTERNET PERMIT
Permit Finaled	9/30/2020	MATTHEW NELSON

Permit Application Clearance Information

No Data Available.

Contact Information

Contractor Bill-Well Roof And Material Co; Lic. No.: 458005-C39 3310 VERDUGO ROAD LOS ANGELES, CA 90065

Inspector Information

MATTHEW NELSON, (818) 374-1174 Office Hours: 7:00-8:00 AM MON-FRI

Pending Inspections

No Data Available.

Inspection Request History

Pre-Inspection	9/15/2020	Not Ready for Inspection	MICHAEL TEMPLE
Floor/Roof Diaphragm/Shear Wall	9/16/2020	Approved	MATTHEW NELSON
Final	9/25/2020	No Access for Inspection	MATTHEW NELSON
Final	9/30/2020	Permit Finaled	MATTHEW NELSON
Posting Pre-Inspection	9/30/2020	Approved	MATTHEW NELSON

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy
Must be approved by the Department of
Building and Safety.

Address of Building 9743 Palmdale
Permit No. and Year VN51609/53
Certificate Issued Feb. 25, 1954

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

1 story, Type V, 71x31 one-family dwelling and attached
garage, R-1 occupancy.

Owner Polkinghorn Constr Co.
Owner's Address 412 Marine
Manhattan Beach, Cal'f.

John D. Miller

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

Address of Building

9743 Pali

Permit No. and Year

ST 2541/54

Certificate Issued

Sept. 27, 1956

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

1 story, type V, 12x24 screened porch addition to existing one-family dwelling and attached carport, R-1 occupancy.

Owner

Bette Simpkins

Owner's Address

9743 Pali
Tujunga, Calif.

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

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1 story, Type V, 71x31 one-family dwelling and attached
garage, R-1 occupancy.

Owner Polkinghorn Constr Co.
Owner's Address 412 Marine
Manhattan Beach, Cal'f.

John D. Miller



Electrical
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

Issued On: 09/25/2002
Last Status: Issued
Status Date: 09/25/2002

**APPLICATION FOR ELECTRICAL
PLAN CHECK AND INSPECTION**

1. PROPERTY OWNER

Jang, Young C And Kyung D 9743 Pali Ave TUJUNGA CA 91042

2. APPLICANT INFORMATION (Relationship: Owner-Bldr)

Bill Heiden - 9743 Pali Ave TUJUNGA, CA 91042 (310) 210-0732

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME

(O), Owner-Builder , , **CLASS** **LICENSE#** **PHONE #**
0 3102100732

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> NA.

6. DESCRIPTION OF WORK

Replacement of old style breaker box and upgrade to 220

7. COUNCIL DISTRICT: 2

For information and/or inspection requests originating within LA County,

Call toll-free (888) LA4BUILD

Outside LA County, call (213)-977-6941. (LA4BUILD = 524-2845)

8. APPLICATION PROCESSING INFORMATION

PC OK By:

OK for Cashier:

Signature: _____ Date: _____

For Cashier's Use Only

W/O #: 24121304

Project Name:

In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

9743 N Pali Ave
02041-90000-21304

9. FEE INFORMATION **Inspection Fee Period**

Permit Fee: **70.20**

INSPECTION TOTAL Electrical	70.20
Permit Total	70.20
Permit Fee Subtotal Electrical	65.00
Permit One Stop Surcharge	1.30
Permit Sys. Development Surcharge	3.90
Permit Issuing Fee	0.00

Payment Date: 09/25/02
Receipt No: IN05018293
Amount: \$70.20

10. FEE ITEM INFORMATION		
PANELBOARDS AND SWITCHBOARDS		
Panel 0-200 Amp	(1)	12.00
SERVICES		
Services 0-200 Amp	(1)	12.00

PERMIT EXPIRATION

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

11. OWNER-BUILDER DECLARATION

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

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

OR

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

12. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, the following declaration:

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

13. ASBESTOS REMOVAL DECLARATION

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

14. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: BILL HEIDEN Sign: Internet ePermit System Declaration Date: 09/25/2002 Owner Authorized Agent

1

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

Form B-1-50M-7-49
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 12

Tract 18139

Location of Building 9743 PARI Ave
(House Number and Street)

Approved by
City Engineer
ES
Deputy.

Between what cross streets FOOTHILL BLVD + LOWELL Ave

USE INK OR INDELIBLE PENCIL

1. Purpose of building Residence + Carport Families 1 Rooms 5
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. Owner POLKINGHORN CONSTRUCTION CO. Phone _____
(Print Name)

3. Owner's address 412 Marine Ave P. O. Marlborough Beach, Calif

4. Certificated Architect CARL MASTON State License No. C 593 Phone FR 45952

5. Licensed Engineer EDGARDO CONTINI State License No. 6790 Phone GM 3196

6. Contractor Same State License No. 59681 Phone CR 12812

7. Contractor's address _____

8. VALUATION OF PROPOSED WORK \$ 10,100⁰⁰
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 71 x 31 No. Stories 1 Height to highest point 4 Size lot 50 x 177.70

11. Material Exterior Walls Frame + Stucco Type of Roofing Shrub

12. For Accessory Buildings and similar structures }
(a) Footing: Width 12 Depth in Ground 12 Width of Wall 6
(b) Size of Studs 2 x 4 Material of Floor Wood
(c) Size of Floor Joists 2 x 6 Size of Rafters 2 x 6

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.

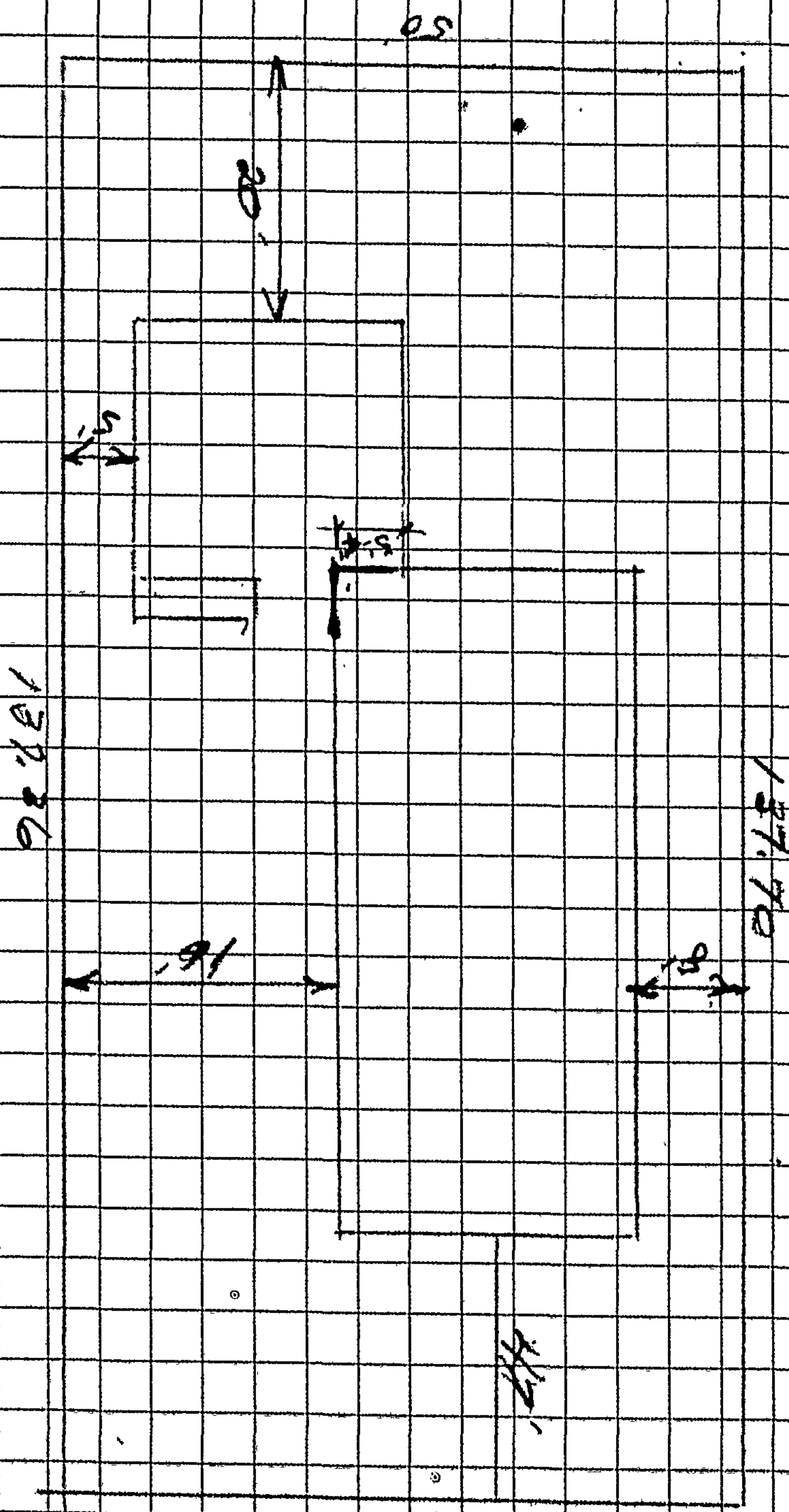
Sign here W. Polkinghorn
(Owner or Authorized Agent)

DISTRICT OFFICE _____

By _____

TYPE		GROUP	Maximum No. Occupants	Inside Lot	Corner Lot	Key Lot	Lot Size	Bldg. Per	
<u>V</u>	<u>R</u>		<u>5</u>				<u>50 X 137</u>	<u>1</u>	<u>5</u>
Date		PLAN CHECKING		REINFORCED CONCRETE		F E E S		Cert. of Occupancy	
Date <u>APR 27 '53</u>		Receipt No. <u>18301</u>		Bbls. Cement		Total <u>33.30</u>		Clerk <u>Robinson</u>	
Valuation \$ <u>49,150⁰⁰</u>		Fee Paid \$ <u>60⁰⁰</u>		Tons of Reinforcing Steel		District Map No. <u>7551</u>		Stamp here when Permit is issued	
PERMIT No. <u>VN51609</u>		Plans and Specifications checked		Zone <u>R-1</u>		Fire District No. <u>---</u>		MAY - 7 '53	
PLANS		Corrections Verified		Bldg. Line		Street Widening		Inspector	
Rec'd <u>Yes</u>		Plans, Specifications and Application rechecked and approved.		Application checked and approved		SPRINKLER		Valuation Included	
For Plans See		Filed with		Continuous Inspection		Specified - Required		Yes - No	

PAK 1 A13



CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

Address of
Building
Permit No.
and Year
Certificate
Issued

9743 Pali

ST 2541/54

Sept. 27, 1956

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

1 story, type V, 12x24 screened porch addition to existing one-family dwelling and attached carport, R-1 occupancy.

Owner Bette Simpkins
Owner's Address 9743 Pali
Tujunga, Calif.

3

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

Form B-3
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 12

Tract 18139

Location of Building 9743 Pali Ave.
(House Number and Street)

Approved by
City Engineer

Between what cross streets? Foothill and Dead end

Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building Dwelling and Att. Carport Families 1 Rooms 5
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy 1-yr.
3. Use of building AFTER alteration or moving Same Families 1 Rooms 5
4. Owner Batta Simpkins Phone -
5. Owner's Address 9743 Pali Ave. (Print Name) P. O. Tujunga
6. Certificated Architect none State License No. Phone
7. Licensed Engineer none State License No. Phone
8. Contractor Owner State License No. Phone
9. Contractor's Address Above
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. \$ 600.00
11. State how many buildings NOW on lot and give use of each. 1-dwelling and att. carport
(Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 31' x 71' Number of stories high 1 Height to highest point 14'
13. Material Exterior Walls wood and stucco Exterior framework wood
(Wood, Steel or Masonry) (Wood or Steel)
14. Describe briefly all proposed construction and work:

Add screened Porch

NEW CONSTRUCTION

15. Size of Addition 12' x 24' Size of Lot 50' x 137' Number of Stories when complete 1
16. Footing: Width 18" Depth in Ground 12" Width of Wall 6" Size of Floor Joists - x -
17. Size of Studs 4" x 4" Material of Floor concrete Size of Rafters 3" x 6" Type of Roofing Compo.

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.

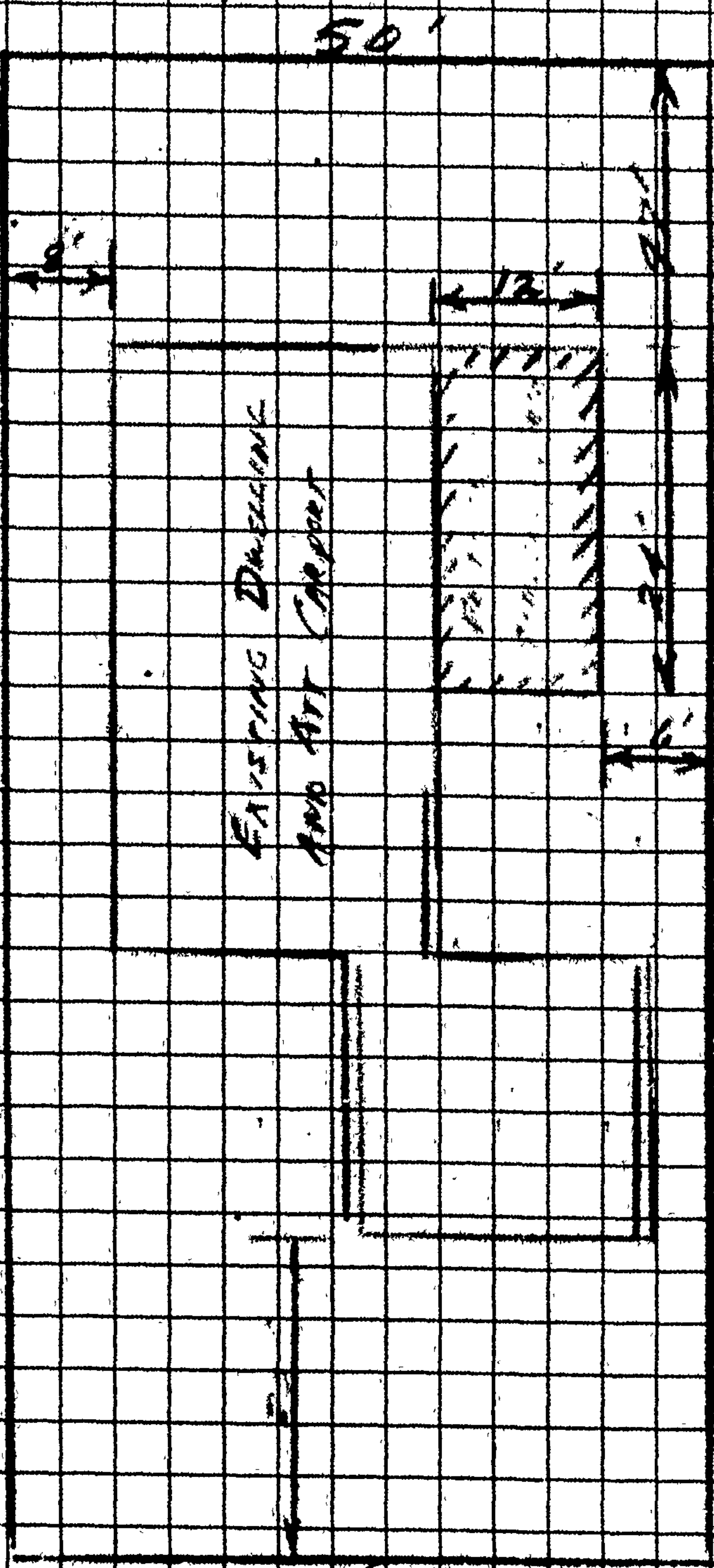
DISTRICT OFFICE SUNLAND-TUJUNGA DISTRICT Sign here Batta Simpkins (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PLAN CHECKING			OCCUPANCY SURVEY		
Valuation \$			Area of Bldg. Sq. Ft.		Investigation Fee \$ <u>10.-</u>
Fee \$			Fee \$		Cert. of Occupancy Fee \$ <u>4.-</u>
TYPE	Maximum No. Occupants	Inside Lot	Key Lot	Lot Size	Bldg. Permit Fee \$ <u>14.00</u>
<u>I</u>	<u>1-FAM</u>	Corner Lot	Corner Lot Keyed	<u>50 x 13239</u>	Total \$ <u>14.00</u>
GROUP	Plans and Specifications checked		Zone	Fire District	Clerk
<u>R</u>			<u>R-1</u>	<u>127.30</u>	<u>map</u>
For Plans Sec	Correction Verified		Bldg. Line	No. Street Widening	District Map No. <u>7543</u>
			<u>-</u> Ft.	<u>-</u> Ft.	Application checked and approved
Filed with	Plans, Specifications and Application rechecked and approved.		Continuous Inspection	SPRINKLER Specified-Required Valuation Included	Clerk
			<u>No</u>	<u>Yes</u>	<u>map</u>

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking					
Supplemental Plan Checking					
Building Permit	<u>OCT 7 1954</u>		<u>ST 2541</u>		✓



50'

18'

12'

EXISTING DWELLING
AND ART CARPORT

137.3'

50'

Face 1/2"

137.70

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 12	BLOCK	TRACT 18139	COUNTY REF. NO.	DIST. MAP 201B205
					CENSUS TRACT 1013
2. PRESENT USE OF BUILDING	01 Dwlg w/att crprt		NEW USE OF BUILDING	01 Same	
3. JOB ADDRESS	9743 Pali AV				FIRE DIST. --
					COUN. DIST. 2
4. BETWEEN CROSS STREETS	AND Foothill				LOT TYPE INT
5. OWNER'S NAME	Daryle Allen		PHONE 352-2586	LOT SIZE 50'X137.3'	
6. OWNER'S ADDRESS	9743 Pali Av		CITY Tarzana	ZIP 91352	
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY --	
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE --	
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY		ZIP	AFFIDAVITS ZI 15611	
10. CONTRACTOR	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	HWA	
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		5' PUE (R)
WIDTH 20 LENGTH 25			1-SFD W/ATT CARPORT		
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR	STREET GUIDE	
13. JOB ADDRESS	9743 Pali Av				
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 3000				DIST. OFF. VN
					P.C. REQ'D noA
15. NEW WORK (Describe)	Replacing carport cover joist lay the same size joist (4X10)				GRADING yes
					SEISMIC --
					HWY. DED. --
					FLOOD --
NEW USE OF BUILDING	Dwlg w/att crprt		SIZE OF ADDITION	STORIES	HEIGHT
			N/C		
TYPE V-N	GROUP OCC. N/C	FLOOR AREA	PLANS CHECKED		ZONED BY Embuido
			Beñad		TYPIST ah
DWELL UNITS N/C	MAX OCC. N/C	TOTAL	APPLICANT APPROVED		INSPECTOR
			Beñad		
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED		INSPECTION ACTIVITY	
		STD.	COMP.	CS	GEN. MAJ.S. EQ.
P.C. 27.20	G.P.I. + NP No	CONT. INSP.		B & SB-3 (R.7/89)	
S.P.C.	P.M.			08/15/90 11:38:50AM VND4 T-4378 C 16	
B.P.	E.I.	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 of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.		BUILD PLAN CHE 27.20	
I.F. 32.00	F.H. .50			B PRMT COMM IN 32.00	
S.D.	S.S. 1.19			EI RESIDENTIAL 0.50	
ISS. OFF VN	S.O.S.S.	SPRINKLERS REQ'D SPEC.		ONE STOP 1.19	
P.C. NO. ce	C/O	ENERGY	DAS	TOTAL 60.89	
				CASH 61.00	
				CHANGE 0.11	
Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.					

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

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

OWNER-BUILDER DECLARATION

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

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 X Daryle Allen Owner's Signature Daryle Allen

WORKERS' COMPENSATION DECLARATION

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

Policy No. _____ Insurance Company _____

Certified copy is hereby furnished.

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

Date _____ Applicant's Signature _____

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 X Daryle Allen Applicant's Signature Daryle Allen

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name _____ Lender's Address _____

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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty 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 LAMC)

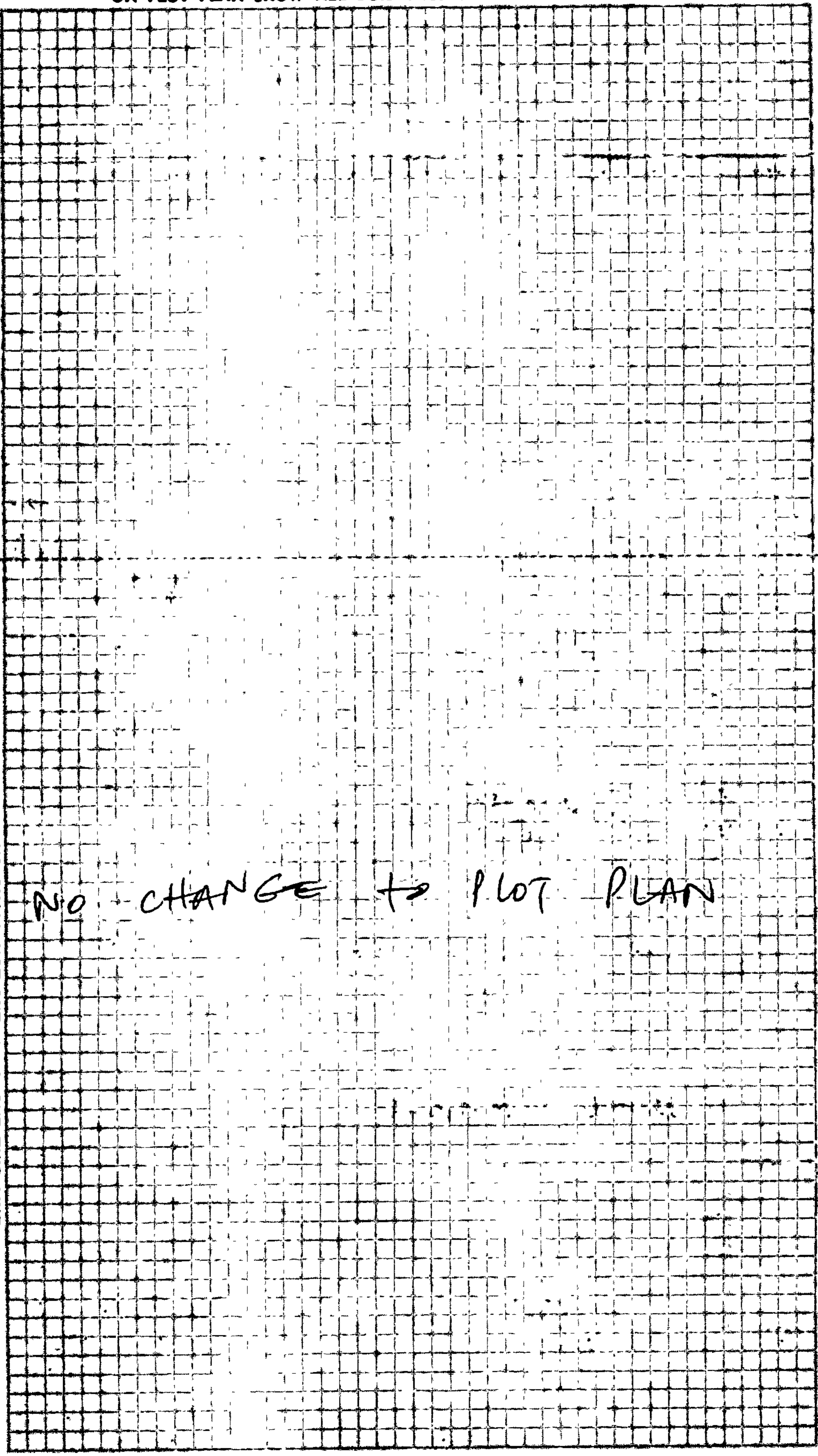
Signed X Daryle Allen (Owner or agent having property owner's consent) X Owner Position X Aug 16, 1990 Date

2 9 6 0 0 4 0 0 2 0 1

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

LEGAL DESCRIPTION

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



↑
ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

NO CHANGE TO PLOT PLAN



City of Los Angeles Department of City Planning

12/11/2020 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

9743 N PALI AVE

ZIP CODES

91042

RECENT ACTIVITY

CHC-2020-7439-HCM

ENV-2020-7440-CE

CASE NUMBERS

CPC-2008-2861-RFA

CPC-2007-2986-ICO

CPC-2004-7771-ICO

CPC-19XX-967

ORD-92116

ORD-180197

ORD-179184

ORD-176908

ORD-129279

ENV-2008-2862-CE

ENV-2007-2987-CE

Address/Legal Information

PIN Number	201B205 703
Lot/Parcel Area (Calculated)	6,872.8 (sq ft)
Thomas Brothers Grid	PAGE 504 - GRID C5
Assessor Parcel No. (APN)	2571013012
Tract	TR 18139
Map Reference	M B 451-7/8
Block	None
Lot	12
Arb (Lot Cut Reference)	None
Map Sheet	201B205

Jurisdictional Information

Community Plan Area	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon
Area Planning Commission	North Valley
Neighborhood Council	Sunland-Tujunga
Council District	CD 7 - Monica Rodriguez
Census Tract #	1013.00
LADBS District Office	Van Nuys

Planning and Zoning Information

Special Notes	None
Zoning	R1-1-RFA
Zoning Information (ZI)	ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations ZI-2394 Residential Floor Area: Sunland
General Plan Land Use	Low Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	Sunland
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None

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

Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Low
Transit Oriented Communities (TOC)	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	2571013012
Ownership (Assessor)	
Owner1	DALE,SCOTT L AND JANICE S
Address	4899 E DOUGLAS FIR ST BOISE ID 83716
Ownership (Bureau of Engineering, Land Records)	
Owner	DALE, SCOTT L DALE, JANICE STEVENOR
Address	4899 E DOUGLAS FIR ST BOISE ID 83716
APN Area (Co. Public Works)*	0.157 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$181,422
Assessed Improvement Val.	\$191,760
Last Owner Change	01/13/2020
Last Sale Amount	\$722,507
Tax Rate Area	13
Deed Ref No. (City Clerk)	6-125 5-971 5-372 2040789 1836601 1336681 0043474
Building 1	
Year Built	1953
Building Class	D6A
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	2
Building Square Footage	1,224.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2571013012]

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No

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Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	YES
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Verdugo
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	0.50000000
Slip Geometry	Reverse
Slip Type	Unconstrained
Down Dip Width (km)	18.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	45.00000000
Maximum Magnitude	6.90000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Hubzone	Not Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 2571013012]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	2571013012
Address	9743 PALI AVE
Year Built	1953
Use Code	0100 - Residential - Single Family Residence
Notes	The property is subject to AB 1482 only if the owner is a corporation, limited liability company, or a real estate investment trust.

Public Safety

Police Information	
Bureau	Valley
Division / Station	Foothill
Reporting District	1659
Fire Information	
Bureau	Valley
Batallion	12
District / Fire Station	74
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-2008-2861-RFA
Required Action(s):	RFA-RESIDENTIAL FLOOR AREA DISTRICT
Project Descriptions(s):	ESTABLISHMENT OF THE SUNLAND-TUJUNGA RESIDENTIAL FLOOR AREA (RFA) OVERLAY DISTRICT
Case Number:	CPC-2007-2986-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	
Case Number:	CPC-2004-7771-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE (ICO) FOR THE ISSUANCE OF BUILDING PERMITS FOR RESIDENTIAL USES ON ALL RESIDENTIAL PROPERTIES ALONG THE AREA BOUNDED BY LOWELL AVENUE AND THE CITY LIMIT ON THE EAST, THE FOOTHILL FREEWAY ON THE SOUTHWEST, THE EASTERN EDGE OF BIG TUJUNGA WASH ON THE NORTHWEST, AND THE CITY LIMIT ON THE NORTH.
Case Number:	CPC-19XX-967
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2008-2862-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ESTABLISHMENT OF THE SUNLAND-TUJUNGA RESIDENTIAL FLOOR AREA (RFA) OVERLAY DISTRICT
Case Number:	ENV-2007-2987-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	

DATA NOT AVAILABLE

ORD-92116
ORD-180197
ORD-179184
ORD-176908
ORD-129279



Address: 9743 N PALI AVE

APN: 2571013012

PIN #: 201B205 703

Tract: TR 18139

Block: None

Lot: 12

Arb: None

Zoning: R1-1-RFA

General Plan: Low Residential

