

**CLIFF MAY HOUSE NO. 3**  
1500-1505 N. Old Oak Road; 13263 W. Sunset Blvd.  
**CHC-2021-1969-HCM**  
**ENV-2021-1970-CE**

**FINDINGS**

(As amended by the Cultural Heritage Commission on July 15, 2021)

- The Cliff May House No. 3 “embodies the distinctive characteristics of a style, type, period, or method of construction [and] represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age” as an excellent example of the Traditional Custom Ranch House architectural style, and as a work by master architect Cliff May that embodies his ideas for the California Ranch House for which he is widely renowned.

**DISCUSSION OF FINDINGS**

The Cliff May House No. 3 successfully meets one of the Historic-Cultural Monument criteria, acknowledging the primary and secondary spaces and non-contributing elements as defined in the attached report prepared by Chattel, Inc. dated July 2, 2021.

The property “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of the Traditional Custom Ranch House architectural style. The Traditional Custom Ranch House style represents the custom, often high-style interpretation of the Traditional Ranch style associated with California’s early working ranches, which was widely disseminated in popular magazines and replicated across the nation from the early 1930s to the mid-1970s. The subject building exhibits most of the characteristics of the style, including a sprawling, irregular footprint, horizontal massing, a low-pitched, wood shake roof, an open and free-flowing interior plan, and a blurred relationship between indoor and outdoor spaces. It also features elements of the Hacienda Ranch subset of the style, which include stucco cladding and deeply-inset windows resembling adobe construction.

The subject property also “represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age,” as a work by master architect Cliff May that embodies his ideas for the California Ranch House for which he is widely renowned. Though the ranch house style drew on a number of early influences, it was the work of May, commonly referred to as “father of the Ranch house,” that propelled the style into the public consciousness and rendered it a popular choice for residential design. During the 1930s, May’s style evolved into two basic design schemes that became characteristic of the Traditional Ranch style: the “Mexican Hacienda,” which featured clay tile roofs, troweled stucco exteriors, deeply inset windows and doors, and hewn lintels, and the “Early California Rancheria,” which exhibited such features as board-and-batten siding and wood shake roofs. These aesthetics were showcased in the design of the subject property, one of May’s first Los Angeles projects and the third home he designed for himself. Also known as the Riviera Ranch Model Home, the property served as an essential marketing tool for his Riviera Ranch development and was heavily publicized by May and popular trade magazines. The widespread publicity was instrumental in conveying how postwar residential design could be progressive, highly adaptable, and reflect regional values such as outdoor living to the rest of the country. As a result, May’s interpretation of the Ranch house was thrust into the national spotlight, emerging as a popular choice for residential architecture by the 1940s.

The subject property retains a high level of integrity of location, design, setting, workmanship, feeling, and association to convey its significance. Later changes by May, including those made

between 1983 and 1985, drew on his original ideas for the California Ranch House and reflect his evolution of the Ranch style.

### **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 Cliff May House No. 3 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.

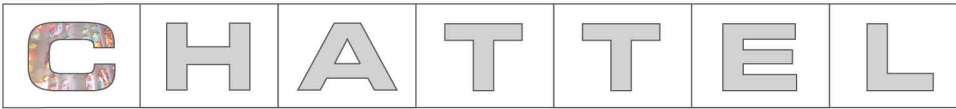
The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant 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-2021-1970-CE was prepared on April 23, 2021.





**Chattel, Inc. | Historic Preservation Consultants**

## **MEMORANDUM**

**DATE** July 2, 2021

**TO** Lambert Giessinger, Historic Preservation Architect  
Melissa Jones, City Planning Associate  
Micaela Torres-Gil, Planning Assistant  
Office of Historic Resources, Department of City Planning  
City of Los Angeles

**CC** William Strickland, Planned Giving Officer  
Carol Bradford, Senior Counsel & Charitable Advisor  
California Community Foundation

Dan Beder, Luxury Real Estate Advisor  
Sotheby's Real Estate

**FROM** Robert Chattel, AIA, President  
Aleli Balaguer, Associate III  
Chattel, Inc. | Historic Preservation Consultants

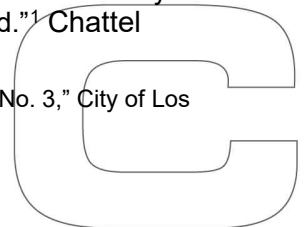
**RE** Cliff May House No. 3, 1500 Old Oak Road, Los Angeles, California  
Historic-Cultural Monument Supplemental Information for  
Cultural Heritage Commission Consideration

Chattel represents the property owner California Community Foundation (CCF), and this memorandum provides background, additional research, and significance analysis for Cliff May House No. 3 (Riviera Ranch Model House), 1500 N. Old Oak Road, Los Angeles (subject property, Assessor Parcel No. 4425-025-029). Completed in 1939, the subject property features a California Ranch House (house), stables, and other buildings totaling approximately 7,000 square feet on an approximately 1.58-acre parcel. The house and stables were designed by, and were the third self-designed residence of, master architect Cliff May (May), who is known as the father of the California Ranch House. The subject property was nominated as a City of Los Angeles (City) Historic-Cultural Monument (HCM) by the Director of Planning (Director). As a Director nomination, no HCM application or nomination was filed with or deemed complete by Office of Historic Resources (OHR) staff to begin the process of designation and the Cultural Heritage Commission (Commission) did not hold a take-under-consideration hearing. The Commission and OHR staff completed an inspection tour of the subject property on April 22, 2021, and a final determination hearing by the Commission is scheduled for July 15, 2021. Following the inspection tour and in advance of the final determination hearing, a draft HCM application/nomination prepared by OHR staff (draft HCM nomination) was shared with CCF.

This memorandum updates the draft HCM nomination with new-found alteration history, including several house remodels in 1973 and 1977 not at the hand of or associated with May. Cliff May House No. 3 is eligible for designation under HCM criterion 3 "as an excellent example of the Traditional Custom Ranch House architectural style, and as a work by master architect Cliff May that embodies his ideas for the California Ranch House for which he is widely renowned."<sup>1</sup> Chattel

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<sup>1</sup> Micaela Torres-Gil. "Draft Historic-Cultural Monument nomination for Cliff May House No. 3," City of Los Angeles, Office of Historic Resources, June 3, 2021.



agrees that the property is eligible for HCM designation as a significant expression of a particular aspect of the career of master architect Cliff May (Criterion C/3/3). This memorandum clarifies which elements of the subject property are character-defining features in view of this significance. Further research supports two periods of significance:

*Period of Primary Significance (1939-1953)* represents the period May owned the house, its original design (with early alterations under May) becoming the benchmark for the California Ranch House typology that contributed to its widespread use. May's intention was to demonstrate with this house, which was visited by thousands when first constructed, the applicability of the California Ranch House style to the design of a family home for the masses. This period rises to a level of higher significance because it represents the original, well documented concept, which was published extensively, including *Sunset Magazine*, June 1944, and *Western Ranch House*, 1946, thus influencing thousands of post-war residential housing units in the United States.

*Period of Secondary Significance (1983-1989)* represents the period following May's ownership, with several alterations by May for subsequent owner Robert Wagner (1982-2007). This period represents May's adaptation of the design with compatible alterations and additions in the California Ranch House genre and his late-in-life portfolio of work as a master architect.

Alterations and additions not by May's hand or not associated with May are non-contributing to the significance of Cliff May House No. 3 under HCM criterion 3, as they detract from the character of May's designs, do not date to either period of significance, and do not convey the reasons for the significance of the subject property. To clarify which spaces are of primary significance, which are of secondary significance, and which do not contribute to the significance of the subject property, see Attachment A. Two site maps comparing the circa 1943 subject property with extant elements after 1984, indicate building and site elements of primary significance, secondary significance, and non-contributing elements, for consideration by the Commission.

### Background

In 2020, the California Community Foundation (CCF) received the subject property as a gift through a donor estate. CCF does not intend to retain the subject property for its programs or use, or to repair or develop the subject property. Instead, and in furtherance of its mission, CCF is selling the subject property at a fair value in the open market, with the sales proceeds to be added to a CCF charitable fund that will make grants to nonprofit organizations in and beyond Los Angeles County.

### Approach: Significant Space Maps

The significant space map approach provides more information and is intended to mitigate risk and lessen unknowns for potential buyers, thus potentially maximizing the value CCF receives for the subject property on sale. This concept of "zoning" a building according to relative significance has been established in building preservation planning for approximately thirty years and is widely used by federal agencies, most particularly the U.S. General Services Administration (GSA).

Significant spaces are the character-defining areas and features of a property which contribute to the historic importance of the space. *Preservation Brief 17: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character*<sup>3</sup> is the standard guidance on the subject.<sup>4</sup>

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<sup>3</sup> <https://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm>

<sup>4</sup> Facilities Standards for Public Buildings Service, June 14, 1996. Page I-6. PQ100.DOC ([https://www.gsa.gov/cdnstatic/PQ100.1 - Facilities Standards for the Public Building Service.pdf](https://www.gsa.gov/cdnstatic/PQ100.1_-_Facilities_Standards_for_the_Public_Building_Service.pdf)). This approach is also consistent with guidance promulgated by the U.S. General Services Administration (GSA) for Historic Building Preservation Plans (HBPP, now BPPs). Following this GSA guidance, buildings are zoned according to relative significance with corresponding treatments.

Attachment A categorizes the elements of the subject property as primary contributing, secondary contributing and non-contributing based on alteration history, see below. The following descriptions are keyed with corresponding color in Attachment A:

**Primary Spaces** (red) - include those spaces or elements that are closely associated with the property's historic significance. These spaces are to be restored or rehabilitated.

**Secondary Spaces** (orange) - include those spaces or elements that are moderately associated with the property's historic significance. These spaces are to be rehabilitated with some flexibility.

**Non-contributing** (yellow) - include those spaces or elements that lack historic significance and/or integrity. These spaces may be renovated, possibly demolished and/or replaced with new construction, with the most flexibility.

#### Alteration History

Below are excerpts of the draft HCM nomination, with added identification of ownership transfers in **grey**, new research updates in **bold**, and numbered notes in parentheses following the table. See Attachment D for supplemental permit documentation not included in the draft HCM nomination. It should be noted that this alteration history is further informed by historic documentation from May's archives at University of California, Santa Barbara (UCSB) that was shared with OHR staff.

Year	Alteration Description	Level of Significance
1939	Cliff May and Jean Lichty May	
1939	Permit issued to owner Cliff May for the construction of single-family dwelling with attached garage at 13263 Sunset Boulevard. Cliff May was listed as the contractor and John E. Mackel as the engineer.	Primary
1939	Permit issued to change garage walls from Hollostone masonry construction to 8" Groutlock brick walls and construct sloping ceiling in bedroom alcove.	
1940	Permit issued to move stables on lot and attach to building.	
1941	Permit issued to add a 4' x 16' porch at corner of the maid's room.	
1947	Permit issued to add two bedrooms and a bathroom. <b>(1) Though permitted, this addition does not appear to have been constructed.</b>	
1949	Permit issued to repair fire damage, add new ceiling joists and rafter shakes, and repair electrical system.	
1953	Transfer to Louis and Miriam Licht	
1956	Permit issued to owner Louis Licht to construct a pool.	Non-contributing
1957	<b>Certificate of Occupancy issued for private swimming pool.</b>	
1973	Transfer to Craig and Helen MacDonald	
1973	<b>Permit issued to owner Craig MacDonald for the addition of a 22' x 43'7" wing with two bedrooms and two baths (southeast wing) and remodel study. (2) A.T. Gilman is listed as the architect. (See Attachment D)</b>	Non-contributing
1973	Permit issued to owner Craig MacDonald for partial re-roofing with fire resistant shakes.	
1974	<b>Certificate of Occupancy issued for 22' x 43'7" (southeast wing) addition.</b>	

1977	Permit issued for the addition of a <b>7'6" x 22' [master bathroom] dressing room and bath</b> and kitchen remodel. <b>(3) Buff &amp; Hensman are listed as the architect.</b> <b>(See Attachment D)</b>	<b>Non-contributing</b>
1977	Permit issued for re-roofing.	
1978	Permit issued for the addition of a bathroom. <b>Interior only, no structural.</b>	<b>Non-contributing</b>
1979	<b>Certificate of Occupancy issued for 7'6" diameter spa with approved enclosure.</b>	
1979	<b>Certificate of Occupancy issued for 7'6" x 22' dressing room and bath addition.</b>	
1982	Transfer to Robert Wagner	
1983	Permit issued to Robert Wagner for a 48' 6" x 21' addition of accessory living quarters to dwelling and attached garage. Cliff May Associates is listed as the architect.	<b>Secondary</b>
1983	Permit issued for new stables and a lounge.	<b>Secondary</b>
1983	Permit issued for the addition of a bathroom.	<b>Secondary</b>
1984	<b>Certificate of Occupancy issued for 17'6" x 10'4" addition.</b>	
1985	Permit issued for the construction of a 24' x 10' 6" addition of a guest wing. Cliff May Associates is listed as the architect.	<b>Secondary</b>
1985	Permit issued for the construction of an accessory gym building. Cliff May Associates is listed as the architect.	<b>Secondary</b>
1985	<b>Certificate of Occupancy issued for 20' x 56' stables and lounge.</b>	
1985	<b>Certificate of Occupancy issued for 20' x 33'6" detached gym room and bath addition.</b>	
1986	Permit issued to correct previous permit from attached accessory building to detached accessory building. <b>[guest house]</b>	
1986	<b>Certificate of Occupancy issued for 24' x 106' irregular detached accessory living quarters addition.</b>	
2007	Transfer to Brian Saglimben, Julian and Cissy Charles Trust <b>(For the benefit of Rita Kogan)</b>	
2008	Permit issued for demolition of 10' x 12' storage shed.	
2020	Transfer to Abraham Kogan, Estate of Rita Kogan <b>and then to CCF</b>	

#### Notes

(1) *1947 Permit by Cliff May to add two bedrooms and a bathroom:* Though permitted, this addition does not appear to have been constructed. Site plans of this unrealized 1947 proposed addition were provided by UCSB.

(2) *Alfred Truesdell Gilman:* A.T. Gilman was a practicing Los Angeles-based architect who designed and owned the A.T. Gilman Residence, 2002 Old Ranch Road (1964), to the north of Cliff May House No. 4 at 1831 Old Ranch Road (Mandalay) in Sullivan Canyon. It appears Gilman and May were neighbors and colleagues; however, there is no record of Gilman working under or for May.<sup>5</sup> Gilman and May, among others, served on the Sullivan Canyon Architectural Committee.<sup>6</sup> Gilman was a partner in the firm of Gilman and Young, Associated Architects (1953-1984).<sup>7</sup>

<sup>5</sup> May's archives at UCSB contain correspondence primarily of homeowner dealings between May and Gilman, between 1949 and 1969.

<sup>6</sup> [http://clkrep.lacity.org/online/docs/2014/14-0479\\_misc\\_a\\_04-11-14.pdf](http://clkrep.lacity.org/online/docs/2014/14-0479_misc_a_04-11-14.pdf)

<sup>7</sup> <http://pcad.lib.washington.edu/person/3370/>

(3) *Buff & Hensman*: Buff & Hensman (under this name from 1952-1956, 1962-1990) were a Pasadena-based architectural firm that designed 91 Inverness Road (Case Study House No. 28) in Thousand Oaks (1968) among other important works such in Pasadena and regionally. As summarized in the City of Pasadena Historic Context Report on Cultural Resources of the Recent Past: “Like other Case Study architects, Buff & Hensman were partial to post-and-beam construction, open floor plans and generous use of glass. Buff & Hensman generated an impressive body of work during their long collaboration, designing high-style residences for the famous and wealthy throughout Pasadena and Los Angeles.”<sup>8</sup> The firm later reorganized as Buff, Straub & Hensman (1957-1962) and Buff, Smith & Hensman (1990-2001).

### **Attachments**

Attachment A: Significant Space Map - circa 1943 and 1984 comparison

Attachment B: Historic and Contemporary Images Comparison

Attachment C: Contemporary Images - Additions and Non-Contributing Elements

Attachment D: Supplemental Permit Documentation

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<sup>8</sup> Historic Resources Group and Pasadena Heritage. City of Pasadena Cultural Resources of the Recent Past, Historic Context Report. City of Pasadena, October 2007, 76.

ATTACHMENT A:  
SIGNIFICANT SPACE MAP  
CIRCA 1943 AND 1984 COMPARISON

**CLIFF MAY HOUSE No. 3  
1500 OLD OAK ROAD  
LOS ANGELES, CALIFORNIA**

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**CLIFF MAY HOUSE NO. 3, 1500 OLD OAK ROAD, LOS ANGELES, CALIFORNIA**  
**ATTACHMENT A: SIGNIFICANT SPACE MAP - CIRCA 1943 AND 1984 COMPARISON**

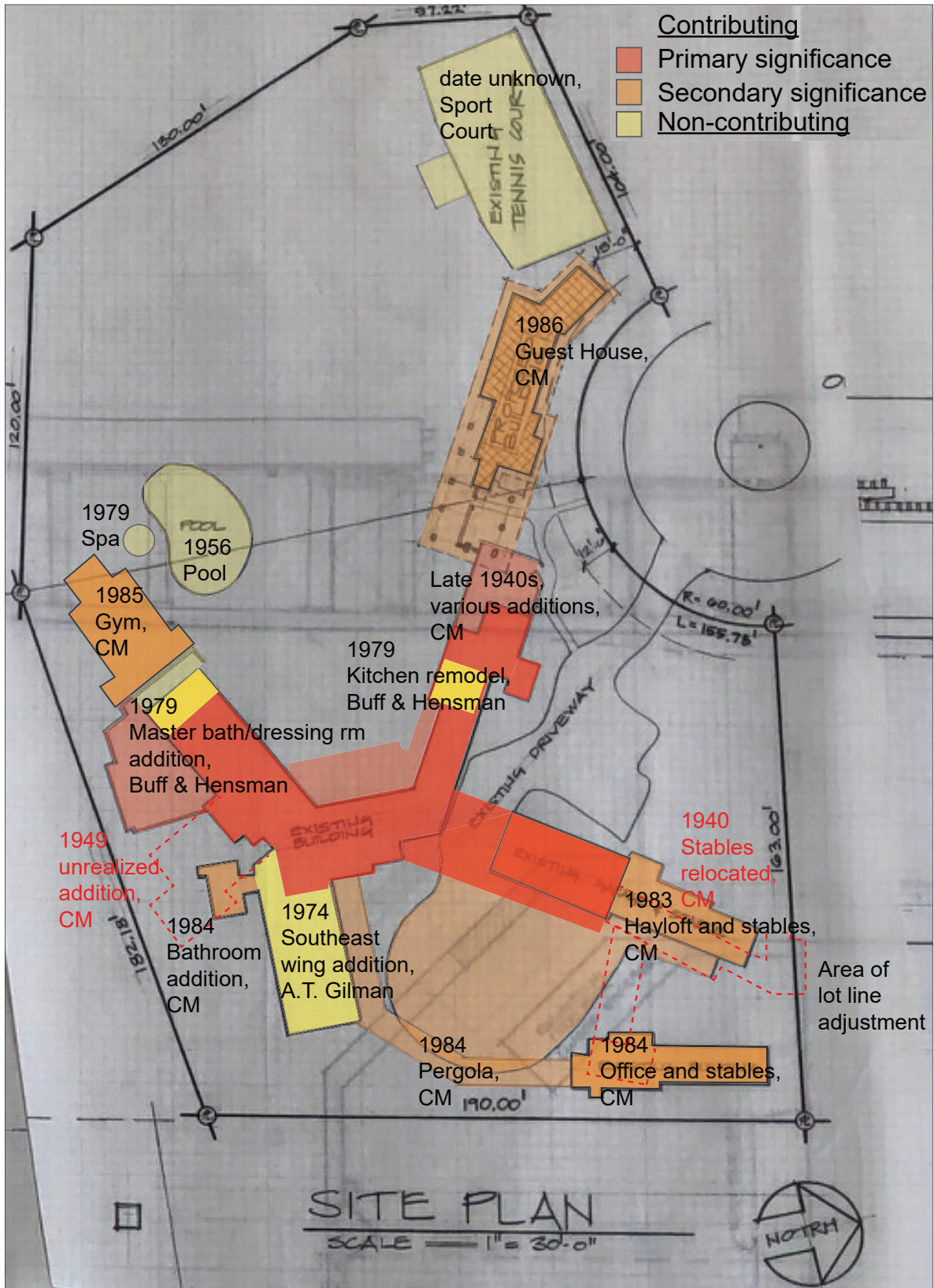


**Image 1:** Significant space map overlaid on circa 1943 architectural site plan; red denotes primary significance, light red denotes exterior areas (Maynard L. Parker Collection, The Huntington Library, circa 1943; Chattel, 2021)



# CLIFF MAY HOUSE NO. 3, 1500 OLD OAK ROAD, LOS ANGELES, CALIFORNIA

## ATTACHMENT A: SIGNIFICANT SPACE MAP - CIRCA 1943 AND 1984 COMPARISON



**Image 2:** Significant space map overlaid on 1984 diagrammatic site plan with alteration annotations; CM denotes Cliff May, dashed line denotes non-extant; red denotes primary significance, orange denotes secondary significance, yellow denotes non-contributing; light red, light orange, and light yellow denote corresponding exterior areas (Cliff May papers, Architecture and Design Collection. Art, Design & Architecture Museum, UC Santa Barbara, 1984; Chattel, 2021)

ATTACHMENT B:  
HISTORIC AND CONTEMPORARY IMAGES COMPARISON

**CLIFF MAY HOUSE No. 3  
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**CLIFF MAY HOUSE NO. 3, 1500 OLD OAK ROAD, LOS ANGELES, CALIFORNIA**  
**ATTACHMENT B: HISTORIC AND CONTEMPORARY IMAGES COMPARISON**



**Image 1:** Original property entry gate by Cliff May unless otherwise noted, view southeast (Maynard L. Parker Collection, The Huntington Library, 1943)



**Image 2:** Property entry gate, view southeast (Chattel, 2021)



**CLIFF MAY HOUSE NO. 3, 1500 OLD OAK ROAD, LOS ANGELES, CALIFORNIA**  
**ATTACHMENT B: HISTORIC AND CONTEMPORARY IMAGES COMPARISON**



**Image 3:** Stables and hayloft addition (left) to original attached garage (right), view northeast (Ranch House (book), photograph by Noah Sheldon, 2004)



**Image 4:** Stables and hayloft addition (left) to original attached garage (right), view east (Chattel, 2021)



**CLIFF MAY HOUSE NO. 3, 1500 OLD OAK ROAD, LOS ANGELES, CALIFORNIA**  
**ATTACHMENT B: HISTORIC AND CONTEMPORARY IMAGES COMPARISON**



**Image 5:** Original entry breezeway, view northwest (Maynard L. Parker Collection, The Huntington Library, 1943)



**Image 6:** Original entry breezeway, view northwest (Chattel, 2021)



**CLIFF MAY HOUSE NO. 3, 1500 OLD OAK ROAD, LOS ANGELES, CALIFORNIA**  
**ATTACHMENT B: HISTORIC AND CONTEMPORARY IMAGES COMPARISON**



**Image 7:** Original ranch house entry breezeway, view southwest (Maynard L. Parker Collection, The Huntington Library, 1943)



**Image 8:** Original ranch house entry breezeway, view southwest (Chattel, 2021)



**CLIFF MAY HOUSE NO. 3, 1500 OLD OAK ROAD, LOS ANGELES, CALIFORNIA**  
**ATTACHMENT B: HISTORIC AND CONTEMPORARY IMAGES COMPARISON**



**Image 9:** Original ranch house, entry breezeway, and attached garage and stables, view southwest (Maynard L. Parker Collection, The Huntington Library, 1943)



**Image 10:** 1974 southeast wing addition by A.T. Gilman and pergola (left) and original ranch house entry (right), view southwest (Chattel, 2021)



**CLIFF MAY HOUSE NO. 3, 1500 OLD OAK ROAD, LOS ANGELES, CALIFORNIA**  
**ATTACHMENT B: HISTORIC AND CONTEMPORARY IMAGES COMPARISON**



**Image 11:** Original ranch house, entry breezeway, and attached garage and stables, view northwest, before construction of 1974 southeast wing, note same tree as below (Maynard L. Parker Collection, The Huntington Library, 1943)



**Image 12:** 1974 southeast wing addition by A.T. Gilman, south elevation at patio, view northwest, note same tree as above (Chattel, 2021)



**CLIFF MAY HOUSE NO. 3, 1500 OLD OAK ROAD, LOS ANGELES, CALIFORNIA**  
**ATTACHMENT B: HISTORIC AND CONTEMPORARY IMAGES COMPARISON**



**Image 13:** Original ranch house, entry breezeway, attached garage and stables, view southwest (Maynard L. Parker Collection, The Huntington Library, 1943)



**Image 14:** 1974 southeast wing addition by A.T. Gilman (left), original entry breezeway and attached garage (center), stables and hayloft addition (right), view northwest (Chattel, 2021)



**CLIFF MAY HOUSE NO. 3, 1500 OLD OAK ROAD, LOS ANGELES, CALIFORNIA**  
**ATTACHMENT B: HISTORIC AND CONTEMPORARY IMAGES COMPARISON**



**Image 15:** Stables (right) and attached garage (distant left), view southwest (Maynard L. Parker Collection, The Huntington Library, 1943)



**Image 16:** Original attached garage (left) and stables and hayloft addition (right), view north (Chattel, 2021)



**CLIFF MAY HOUSE NO. 3, 1500 OLD OAK ROAD, LOS ANGELES, CALIFORNIA**  
**ATTACHMENT B: HISTORIC AND CONTEMPORARY IMAGES COMPARISON**



**Image 17:** Original, relocated stables (right) and attached garage (distant left), view southwest (Cliff May papers, Architecture and Design Collection. Art, Design & Architecture Museum; University of California, Santa Barbara, circa 1938-1939)



**Image 18:** Stables addition, note replaced original, relocated stables, view west (Chattel, 2021)



**CLIFF MAY HOUSE NO. 3, 1500 OLD OAK ROAD, LOS ANGELES, CALIFORNIA**  
**ATTACHMENT B: HISTORIC AND CONTEMPORARY IMAGES COMPARISON**



**Image 19:** Master bedroom patio, view east (Maynard L. Parker Collection, The Huntington Library, 1943)



**Image 20:** Master bedroom patio, view east (Chattel, 2021)



**CLIFF MAY HOUSE NO. 3, 1500 OLD OAK ROAD, LOS ANGELES, CALIFORNIA**  
**ATTACHMENT B: HISTORIC AND CONTEMPORARY IMAGES COMPARISON**



**Image 21:** Rear yard, view east (Maynard L. Parker Collection, The Huntington Library, 1943)



**Image 22:** Rear yard, view east (Chattel, 2021)



**CLIFF MAY HOUSE No. 3, 1500 OLD OAK ROAD, LOS ANGELES, CALIFORNIA**  
**ATTACHMENT B: HISTORIC AND CONTEMPORARY IMAGES COMPARISON**



**Image 23:** Dining room, view northwest (Maynard L. Parker Collection, The Huntington Library, 1943)



**Image 24:** Dining room, view north from exterior (Maynard L. Parker Collection, The Huntington Library, 1943)



**Image 25:** Dining room, view northeast (Chattel, 2021)



**Image 26:** Dining room, view south, note altered sliding door (Chattel, 2021)

**CLIFF MAY HOUSE No. 3, 1500 OLD OAK ROAD, LOS ANGELES, CALIFORNIA**  
**ATTACHMENT B: HISTORIC AND CONTEMPORARY IMAGES COMPARISON**



**Image 27:** Kitchen, view southeast (Maynard L. Parker Collection, The Huntington Library, 1943)



**Image 28:** 1979 altered kitchen by Buff & Hensman, view southeast (Chattel, 2021)



## CLIFF MAY HOUSE NO. 3, 1500 OLD OAK ROAD, LOS ANGELES, CALIFORNIA

### ATTACHMENT B: HISTORIC AND CONTEMPORARY IMAGES COMPARISON

**Image 33:** INSERT 1980S HISTORIC IMAGE THAT LOOKS OTHER WAY, SHOWS DIFF SOFA?



**Image 29:** Living room, view east from exterior (Maynard L. Parker Collection, The Huntington Library, 1943)



**Image 30:** Living room, view west (Maynard L. Parker Collection, The Huntington Library, 1943)



**Image 31:** Living room, view northeast (Chattel, 2021)



**Image 32:** Living room, view southwest, note altered sliding door (Chattel, 2021)

**CLIFF MAY HOUSE NO. 3, 1500 OLD OAK ROAD, LOS ANGELES, CALIFORNIA**  
**ATTACHMENT B: HISTORIC AND CONTEMPORARY IMAGES COMPARISON**



**Image 34:** Master bedroom, view east (Maynard L. Parker Collection, The Huntington Library, 1943)



**Image 35:** Master bedroom, view east (Chattel, 2021)



**CLIFF MAY HOUSE No. 3, 1500 OLD OAK ROAD, LOS ANGELES, CALIFORNIA**  
**ATTACHMENT B: HISTORIC AND CONTEMPORARY IMAGES COMPARISON**



**Image 36:** Children's bedroom, view southeast (Maynard L. Parker Collection, The Huntington Library, 1943)



**Image 37:** Children's bedroom, view southeast (Chattel, 2021)

ATTACHMENT C:  
CONTEMPORARY IMAGES  
ADDITIONS AND NON-CONTRIBUTING ELEMENTS

**CLIFF MAY HOUSE No. 3**  
**1500 OLD OAK ROAD**  
**LOS ANGELES, CALIFORNIA**

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**CLIFF MAY HOUSE NO. 3, 1500 OLD OAK ROAD, LOS ANGELES, CALIFORNIA**  
**ATTACHMENT C: CONTEMPORARY IMAGES - ADDITIONS AND NON-CONTRIBUTING ELEMENTS**



**Image 1:** 1984 office (lounge) and stables (living quarters addition) by Cliff May unless otherwise noted, view east (Chattel, 2021)



**Image 2:** 1984 office (lounge) and stables (living quarters addition, left) and 1984 pergola (center), and 1974 southeast wing addition by A.T. Gilman (right), view east (Chattel, 2021)



**CLIFF MAY HOUSE NO. 3, 1500 OLD OAK ROAD, LOS ANGELES, CALIFORNIA**  
**ATTACHMENT C: CONTEMPORARY IMAGES - ADDITIONS AND NON-CONTRIBUTING ELEMENTS**



**Image 3:** 1974 southeast wing addition by A.T. Gilman, north elevation, view south (Chattel, 2021)



**Image 4:** 1984 bathroom addition (left), and 1974 southeast wing addition by A.T. Gilman (right), south elevation, view northwest (Chattel, 2021)



**CLIFF MAY HOUSE No. 3, 1500 OLD OAK ROAD, LOS ANGELES, CALIFORNIA**  
**ATTACHMENT C: CONTEMPORARY IMAGES - ADDITIONS AND NON-CONTRIBUTING ELEMENTS**



**Image 5:** 1979 altered kitchen by Buff & Hensman, view northwest (Chattel, 2021)



**Image 6:** 1979 altered kitchen by Buff & Hensman, view north (Chattel, 2021)



**CLIFF MAY HOUSE No. 3, 1500 OLD OAK ROAD, LOS ANGELES, CALIFORNIA**  
**ATTACHMENT C: CONTEMPORARY IMAGES - ADDITIONS AND NON-CONTRIBUTING ELEMENTS**



**Image 7:** 1979 (master bathroom) dressing room and bath addition by Buff & Hensman, view northwest (Chattel, 2021)



**Image 8:** 1979 (master bathroom) dressing room and bath addition by Buff & Hensman, view north (Chattel, 2021)



**CLIFF MAY HOUSE NO. 3, 1500 OLD OAK ROAD, LOS ANGELES, CALIFORNIA**  
**ATTACHMENT C: CONTEMPORARY IMAGES - ADDITIONS AND NON-CONTRIBUTING ELEMENTS**



**Image 9:** 1956 pool (left) and 1979 spa (right), view northeast (Chattel, 2021)



**Image 10:** 1956 pool and site, view northwest (Chattel, 2021)



**CLIFF MAY HOUSE NO. 3, 1500 OLD OAK ROAD, LOS ANGELES, CALIFORNIA**  
**ATTACHMENT C: CONTEMPORARY IMAGES - ADDITIONS AND NON-CONTRIBUTING ELEMENTS**



**Image 11:** 1985 detached gym/dance studio, north elevation, view south (Chattel, 2021)



**Image 12:** 1956 pool (right) and 1979 spa (left), view southwest (Chattel, 2021)



**CLIFF MAY HOUSE NO. 3, 1500 OLD OAK ROAD, LOS ANGELES, CALIFORNIA**  
**ATTACHMENT C: CONTEMPORARY IMAGES - ADDITIONS AND NON-CONTRIBUTING ELEMENTS**



**Image 13:** 1986 guest house, south elevation, view north (Chattel, 2021)



**Image 14:** 1986 guest house, south elevation (left) and east elevation (right), view northwest (Chattel, 2021)



**CLIFF MAY HOUSE NO. 3, 1500 OLD OAK ROAD, LOS ANGELES, CALIFORNIA**  
**ATTACHMENT C: CONTEMPORARY IMAGES - ADDITIONS AND NON-CONTRIBUTING ELEMENTS**



**Image 15:** 1986 guest house, north (rear) elevation (left) and koi pond (right), view northwest (Chattel, 2021)



**Image 16:** Sport court, view east (Chattel, 2021)

ATTACHMENT D:  
SUPPLEMENTAL PERMIT DOCUMENTATION

**CLIFF MAY HOUSE No. 3  
1500 OLD OAK ROAD  
LOS ANGELES, CALIFORNIA**

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3

APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH  
CITY OF LOS ANGELES  
INSTRUCTIONS: Applicant to Complete Numbered Items Only.

AND FOR CERTIFICATE OF OCCUPANCY  
DEPT. OF BUILDING AND SAFETY

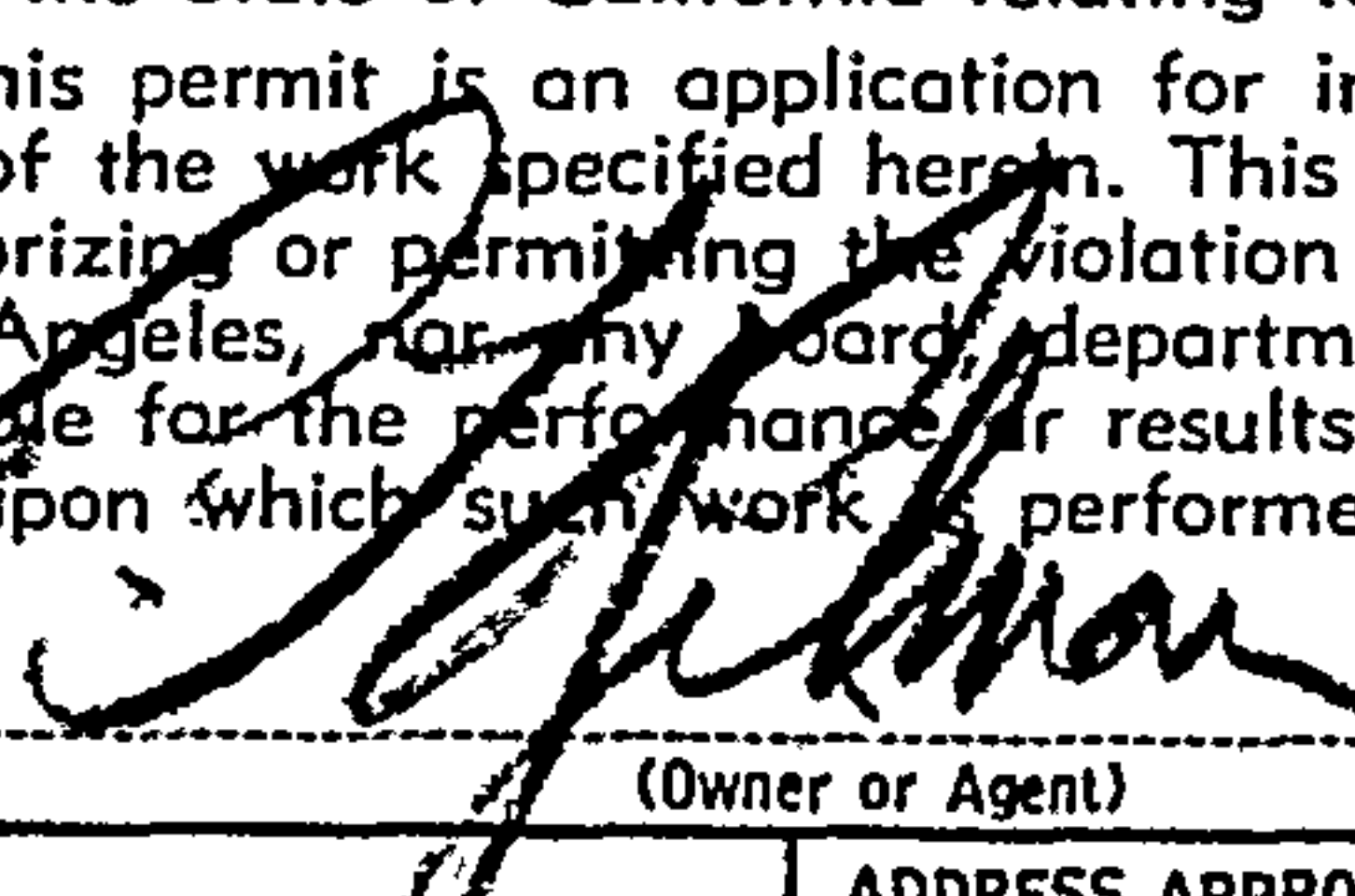
11-79

1. LEGAL DESCR.	LOT	BLK.	TRACT	CENSUS TRACT
	6		11470	2624
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING			DIST. MAP
01 Residence & Gar	( ) Same			7268
3. JOB ADDRESS				ZONE
1500 Old Oak Road				RE15-1-H
4. BETWEEN CROSS STREETS				FIRE DIST.
Rivera Randy Rd. AND End				MFD
5. OWNER'S NAME	PHONE			LOT (TYPE)
Craig McDonald	476-1475			Int. THRU
6. OWNER'S ADDRESS	CITY ZIP			LOT SIZE
1500 Old Oak Rd.	L.A. 90049			
7. ARCHITECT OR DESIGNER	STATE LICENSE No. PHONE			Irreg.
A. T. Gitman				
8. ENGINEER	STATE LICENSE No. PHONE			ALLEY
9. CONTRACTOR	STATE LICENSE No. PHONE			BLDG. LINE
OWNER				
10. LENDER	BRANCH ADDRESS			AFFIDAVITS
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
LENGTH 44 WIDTH 23	1	11	Res. & Att. Gar.	
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR	
	Cem. Plaster	Wd	Conc.	
13. JOB ADDRESS				DISTRICT OFFICE
1500 Old Oak Road				WLA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 19,000			GRADING
				Yes
15. NEW WORK: (Describe)	Add wing with two bedrms & two baths and remodel study			CRIT. SOIL
				HIGHWAY DED.
				Yes
NEW USE OF BUILDING	SIZE OF ADDITION		STORIES	HEIGHT
SAME	22' x 43'		1	8
TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED	INSPECTION ACTIVITY	
V	R-1		COMB GEN MAJ. S. CONS	
BLDG. AREA	MAX. OCC.	TOTAL	PLANS CHECKED	
1000+			Strong	
DWELL. UNITS	GUEST ROOMS	PARKING REQ'D SPACES	PLANS APPROVED	
N/C		N/C	Strong	
P.C. No.	CONT. INSP.	LIC. No.	APPLICATION APPROVED	
7427			Strong	
P.C.	S.P.C.	G.P.I.	B.P.	I.F.
8627		25	10	50
			O.S.	C/O
				TYPIST
				lc
PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.				
CASHIER'S USE ONLY				
MAY-1-73 32318 W : : K = 6 CK 86.27				
MAY-1-73 32319 W : : K = 9 CK 25.00				
AUG-24-73 04058 W 96471 • K - 2 CK 101.50				

STATEMENT OF RESPONSIBILITY

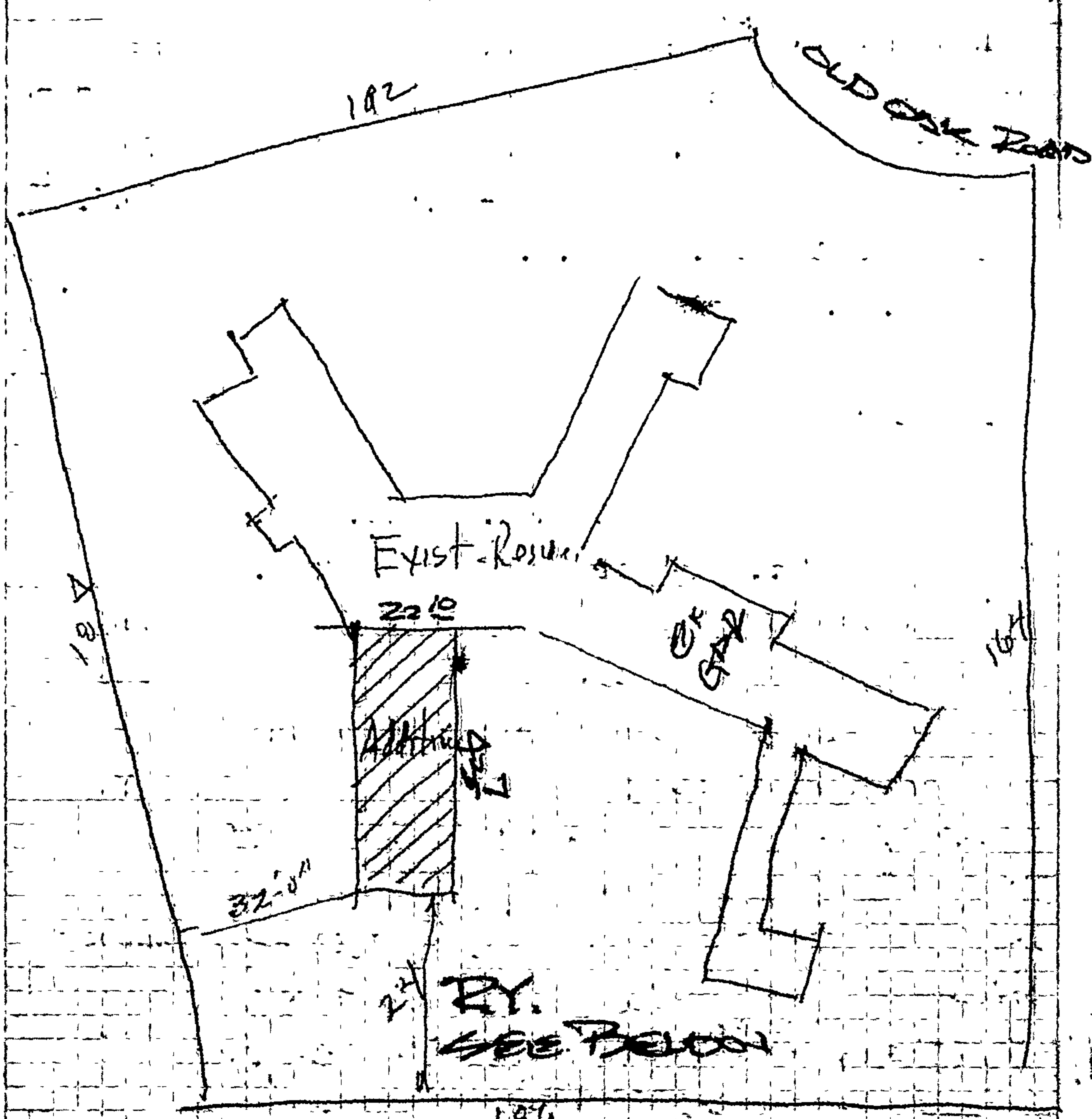
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed:   
(Owner or Agent)

Bureau of Engineering	ADDRESS APPROVED	Name	Date
	SEWERS AVAILABLE	CP	4/30/73
	NOT AVAILABLE Not	CP	4/30/73
	DRIVEWAY APPROVED Affected		
	HIGHWAY DEDICATION REQUIRED COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)		
Traffic	APPROVED FOR		





182  
 181  
 180  
 Exist. Residence  
 Added  
 32'-0"  
 22'-0"  
 RY. SEE BELOW  
 OLD OAK ROAD  
 164  
 180  
 SUNG  
 SEC 12, 21 C 1 (h)  
 (No Access Prior Hwy)

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



Address of  
Building

1500 Old Oak Road

CITY OF LOS ANGELES  
CERTIFICATE OF OCCUPANCY



**NOTES:** Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, (Zoning Code), Ch. 9, Arts. 1, (Building Code)—for following occupancies:

Issued

3/28/74

Permit No. and Year

WLA 96471/73

A 22' x 43'7" living area addition to an existing one story, Type V, one family dwelling and attached garage, R-1 occupancy.

Owner:

Craig McDonald

Owner's  
Address

1500 Old Oak Road  
Los Angeles, Calif. 90049

3

## APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

B & S B-3 — RB-76  
DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

RA

1. LEGAL DESCR.	LOT 6	BLK	TRACT 11470	DIST. MAP 7268
2. PRESENT USE OF BUILDING (01 1 Fam. Dwlg)	NEW USE OF BUILDING Same			CENSUS TRACT 2624.00
3. JOB ADDRESS 1500 Old Oak Rd.				ZONE RE15-1-H
4. BETWEEN CROSS STREETS Old Oak Line.	AND Cul de Sac			FIRE DIST. MFD
5. OWNER'S NAME Mr. & Mrs. McDonald	PHONE 652 3100			LOT (TYPE) TNS
6. OWNER'S ADDRESS same LA 9024	CITY ZIP			LOT SIZE IRREG
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY
8. ARCHITECT OR DESIGNER Buff & Hensman	BUS. LIC. NO. C 2198	ACTIVE STATE LIC. NO.	PHONE 652 5100	BLDG. LINE
9. CONTRACTOR not selected	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	AFFIDAVITS
10. BRANCH LENDER	ADDRESS	CITY		
11. SIZE OF EXISTING BLDG. WIDTH 7' 6" LENGTH 22	STORIES 1	HEIGHT 12	NO. OF EXISTING BUILDINGS ON LOT AND USE 1 Dwelling	
12. CONST. MATERIAL OF EXISTING BLDG. stucco	EXT. WALLS	ROOF wd/shakes	FLOOR conc	SEISMIC STUDY ZONE
13. JOB ADDRESS 1500 Old Oak Rd.				DIST. OFFICE WLA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 20,000.				CRIT. SOIL
15. NEW WORK: (Describe) Bath and dressing addition, kitchen remodel				GRADING yes
				HIGHWAY DED.
NEW USE OF BUILDING SAME		SIZE OF ADDITION 7'6" x 22'		FLOOD
TYPE I	GROUP OCC. E-1	BLDG. AREA 165	PLANS CHECKED	CONS.
DWELL. UNITS N/A	MAX OCC.	TOTAL	PLANS APPROVED	ZONED BY Pattee
GUEST ROOMS	PARKING REQ'D N/A	PARKING PROVIDED STD. COMP.	APPLICATION APPROVED	FILE WITH
SPRINKLERS REQ'D	CONT. INSP. FIRE EXTINGUISHERS	COMB	GEN	MAJ. S. INSPECTOR
P.C. 10795	S.P.C.	B.P.	I.F.	G.P.
P.C. No.	PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.			TYPIST WM

MAY--5-77 22432 W • • M = 6 CK 107.95  
MAY--5-77 22433 W 12903 • • M = 2 CK 127.00

CASHIER'S USE ONLY

## STATEMENT OF RESPONSIBILITY

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

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed

(Owner or Agent having Property Owner's Consent)

Signature/Date

Bureau of Engineering

ADDRESS APPROVED

BSilverberg 4/29/77

DRIVEWAY

HIGHWAY DEDICATION

REQUIRED

COMPLETED

FLOOD CLEARANCE

SEWERS

SEWERS AVAILABLE

NOT AVAILABLE

NO SEWER/PLUMBING REQ'D

SFC PAID

SFC NOT APPLICABLE BS4/29/77

SFC DUE

Conservation

APPROVED FOR ISSUE ☐NO FILE ☐

Fire

APPROVED (TITLE 19) (L.A.M.C.-S700)

Housing

HOUSING AUTHORITY APPROVAL

Planning

APPROVED UNDER CASE #

Traffic

APPROVED FOR

Construction Tax

RECEIPT NO.

DWELLING UNITS



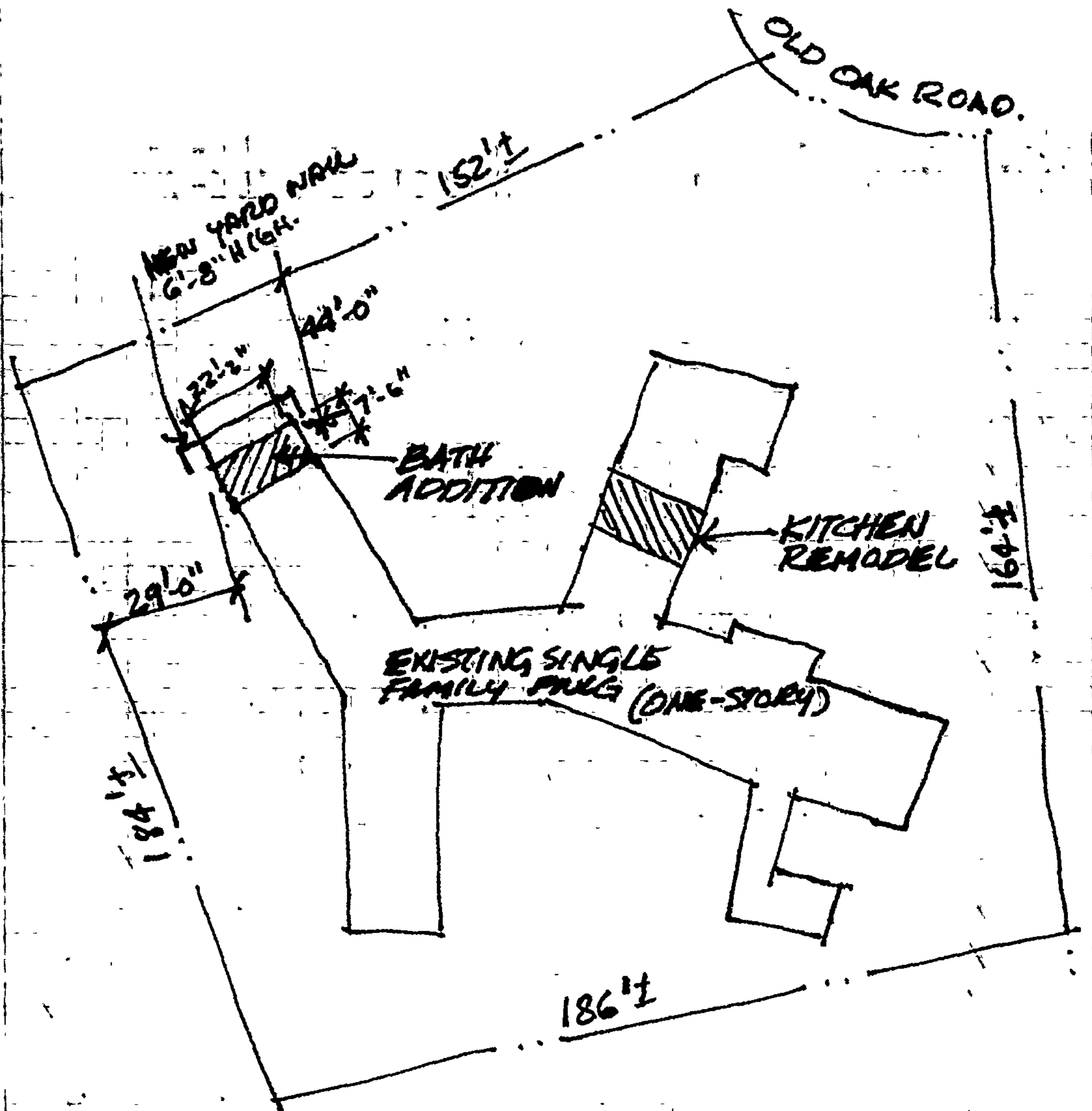
# WORKMAN'S COMPENSATION CERTIFICATION

1. 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 workmen's compensation laws of California, or
2. I certify that if I am subject to workmen's compensation laws, I have on file or will file within 15 days following the issuance of this permit with the Department of Building and Safety of the City of Los Angeles one of the following:
  - a) A certificate of consent to self insure issued by the Director of Industrial Relations, or
  - b) A certificate of workmen's compensation insurance issued by an admitted insurer, or
  - c) An exact copy or duplicate thereof certified by the director or insurer.

SIGNED

TUGIL R. P. employee.  
TITLE

4/29/77  
DATE



Address of  
Building

1500 Old Oak Rd.



CITY OF LOS ANGELES  
**CERTIFICATE OF OCCUPANCY**

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

This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of a building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified

Issued 10/16/79 Permit No. and Year WLA 12903/77

One story, Type V, 7'6" x 22' dressing room  
and bath addition to existing one story,  
Type V, one family dwelling, R-1 occupancy.

0 1 3 0 1 2 0 0 4 9 2

Owner Mr. & Mrs. McDonald  
Owner's Address 1500 Old Oak Road  
Los Angeles, CA 90024

50003172005000000042